

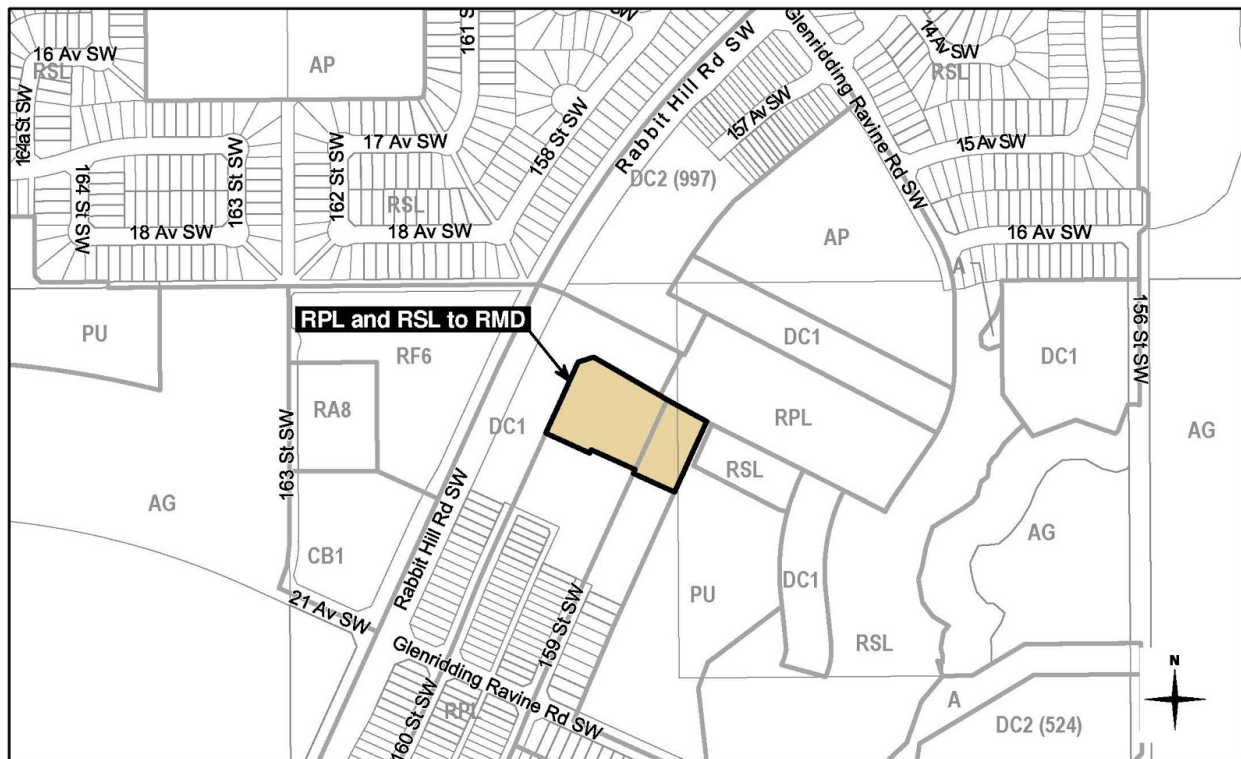


ADMINISTRATION REPORT

REZONING

GLENRIDDING RAVINE

150 - Glenridding Ravine Road SW; and
1821 - Rabbit Hill Road SW



Recommendation: That Charter Bylaw 19525 to amend the Zoning Bylaw from (RPL) Planned Lot Residential Zone and (RSL) Residential Small Lot Zone to (RMD) Residential Mixed Dwelling Zone be **APPROVED**.

Administration **SUPPORTS** this application because:

- it will provide opportunity for a range of housing choices in a variety of physical forms; and
- it conforms with the low density residential land use designation of the Glenridding Ravine Neighbourhood Structure Plan.

Report Summary

This land use amendment application was submitted by Stantec Consulting Ltd. on September 14, 2020 on behalf of Anthem United. The application proposes to rezone the site from (RPL) Planned Lot Residential Zone and (RSL) Residential Small Lot Zone to (RMD) Residential Mixed Dwelling Zone. If approved, the proposed RMD Zone will allow for a range of low density residential dwelling types including single detached, semi-detached and row housing.

The applicant's stated intent is to develop housing with front driveways on the east side of the future lane.

The proposed RMD Zone conforms with the low density residential designation prescribed to the site in the Glenridding Ravine Neighbourhood Structure Plan and meets Objective 25 of the NSP which seeks to provide a range of housing choices in a variety of physical forms to meet the needs of different household types, income levels and ages.

The stated intent of the rezoning, however, does not meet Objectives 2 and 5 of the Glenridding Ravine NSP which encourage efficient use of land resources and pedestrian-friendly street design. The front-drive housing product will decrease the number of boulevard trees along this stretch of road from approximately 5 to 1 and will increase the number of driveways intersecting the sidewalk. This is not preferable from an aesthetic, urban design, environmental or pedestrian comfort perspective and does not align with the City Plan's priority to be *Greener as we Grow* and the measurement target of planting two million urban trees.

While the (RMD) Zone will allow an appropriate land use at this location, Planning Coordination recommends that the eventual development be designed in a manner that would align with Objectives 2 and 5 of the Glenridding Ravine NSP by maintaining a consistent streetscape and comfortable pedestrian environment along 159 Street and providing vehicular access from the lane.

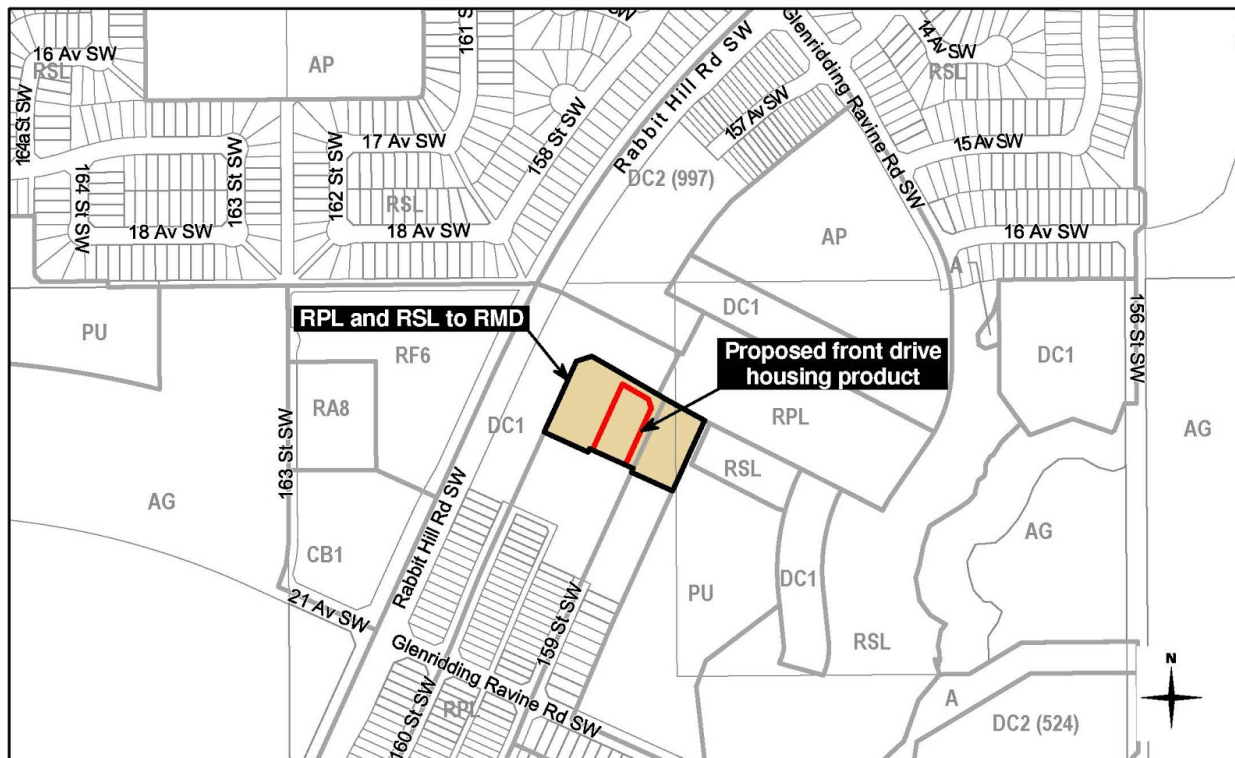
All comments from civic departments or utility agencies regarding this proposal have been addressed.

The Application

Charter Bylaw 19525 proposes to rezone the site from (RPL) Planned Lot Residential Zone and (RSL) Residential Small Lot Zone to (RMD) Residential Mixed Dwelling Zone. If approved, the proposed RMD Zone will allow for a range of low density residential dwelling types including single detached, semi-detached and row housing.

Planning Analysis

The application proposes to rezone the site from (RPL) Planned Lot Residential Zone and (RSL) Residential Small Lot Zone to (RMD) Residential Mixed Dwelling Zone. The intent of the rezoning is to allow for a front-drive housing product on the east side of the future laneway (fronting onto future 159 Street) as shown in the image below:



PLANS IN EFFECT

The rezoning area is located within the Windermere Area Structure Plan (ASP) and Glenridding Ravine Neighbourhood Structure Plan (NSP). The proposed RMD Zone conforms with the Windermere ASP which designates the site for residential uses, conforms with the low density residential designation prescribed to the site in the Glenridding Ravine NSP, and meets Objective 25 of the NSP which encourages a range of housing choices in a variety of physical forms to meet the needs of different household types, income levels and ages.

The stated intent of the rezoning does not meet the following objectives of the Glenridding Ravine NSP:

- Objective 2: Ensure a compact, integrated urban form that uses the land resources responsibly and efficiently.

Placing a front-drive housing product along a blockface with a planned future laneway is an inefficient use of land and infrastructure and will reduce availability of on-street parking.

- Objective 5: Design residential streets which are pedestrian friendly, safe and form an integral and attractive component of the public realm within the neighbourhood.

The front-drive housing product will decrease the number of boulevard trees along this stretch of road from approximately 5 to 1 and will increase the number of driveways intersecting the sidewalk. This is not preferable from an aesthetic, urban design, environmental or pedestrian comfort perspective and does not align with the City Plan's priority (Big City Moves) to be *Greener as we Grow* and the measurement target of planting two million urban trees.

While the (RMD) Zone will allow an appropriate land use at this location, Planning Coordination recommends that the eventual development be designed in a manner that would align with Objectives 2 and 5 of the Glenridding Ravine NSP by maintaining a consistent streetscape and comfortable pedestrian environment along 159 Street and providing vehicular access from the lane.

ZONE COMPARISON SUMMARY

	RPL <i>Current</i>	RSL <i>Current</i>	RMD <i>Proposed</i>
<u>Principal Building</u>	Single Detached Housing	Single Detached Housing	Single Detached, Semi-detached, Row Housing
Vehicular Access	Each lot must be serviced by a lane and public road	Dwellings must have front attached garages	Dwellings may have front attached garages or access the lane
Height	10.0 m	10.0 m	10.0 m 12.0 m for row housing
Front Setback	min 4.5 m (min 3.0 m if a treed boulevard is provided)	min 5.5 m (to allow for front driveways)	min 4.5 m (min 5.5 m for front attached garage)
Interior Side Setback	min 1.2 m*	min 1.2 m	min 1.2 m*
Flanking Side Setback	min 2.4 m (or 20% of site width)	min 20% of site width (max 4.5 m)	min 2.4 m
Rear Setback	N/A	7.5 m (4.5 m on a corner site)	7.5 m (4.5 m on a corner site)
*Zero Lot Line Development is permitted where the other side setback is a minimum of 1.5 m.			

Technical Review

EPCOR Water

The planned infrastructure does not meet the fire protection standards for the proposed zoning change. Four new hydrants must be added to the current development plan; two on 160 Street and two on 159 Street. All costs associated with this update will be at owners' expense.

All other comments from affected City Departments and utility agencies have been addressed.

Community Engagement

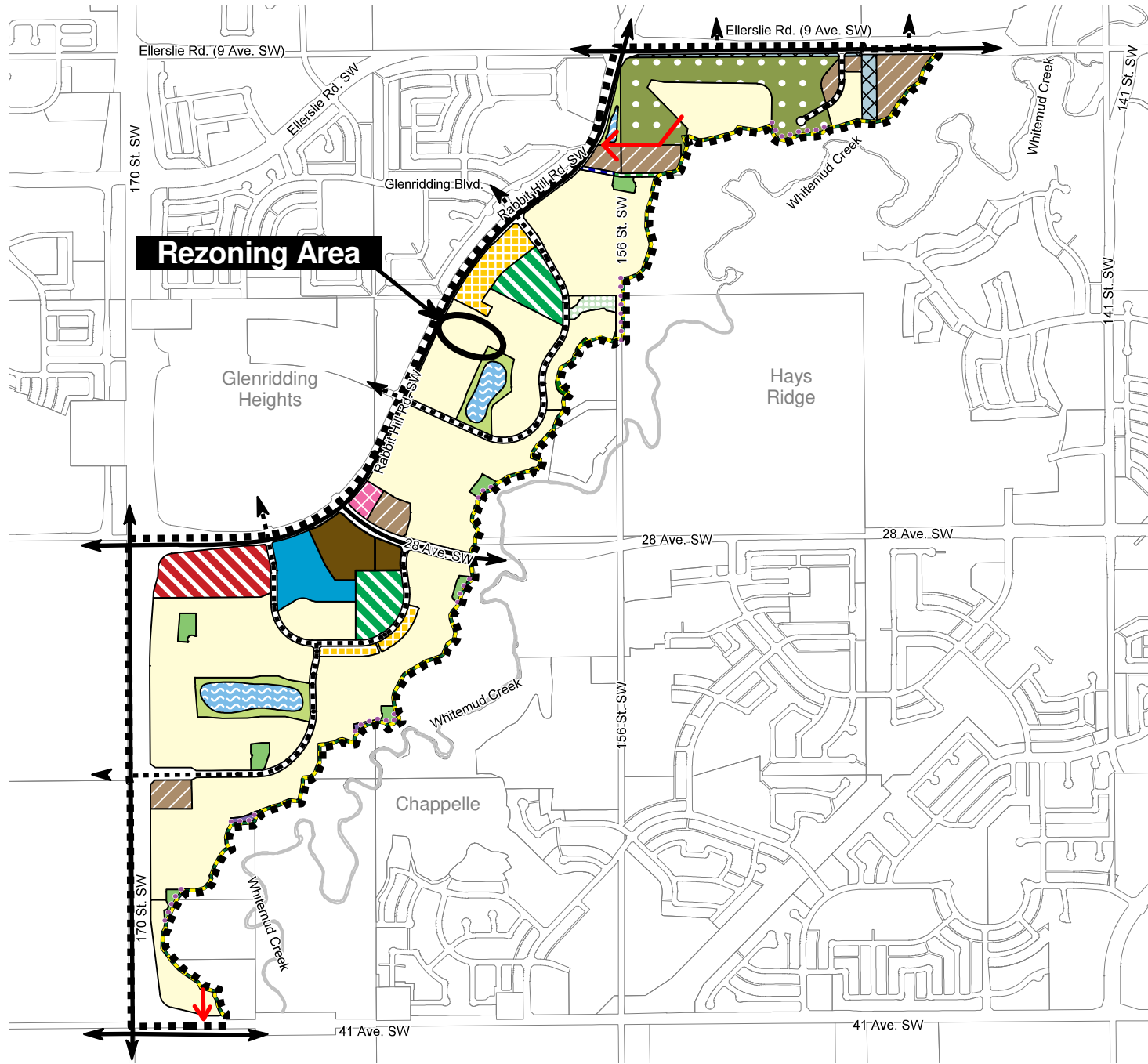
ADVANCE NOTICE October 14, 2020	<ul style="list-style-type: none">• Number of recipients: 42• No responses received
WEBPAGE	<ul style="list-style-type: none">• edmonton.ca/glenridding

Conclusion

Administration recommends that City Council **APPROVE** this application.

Appendices

- 1 Context Plan Map
- 2 Application Summary



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|--|--------------------------------|--|---|
| | Row Housing | | Environmental Reserve Easement (No Public Access) |
| | Low Density Residential | | Public Upland Area |
| | Low Rise/Medium Density | | Lands between UDL & Top-of-Bank Roadway |
| | Medium Rise/High Density | | Top of Bank Shared Use Path |
| | Transit Centre | | Top of Bank Roadway |
| | Commercial | | Greenway (MR) |
| | Stormwater Management Facility | | Greenway (ROW) |
| | Park | | Emergency Access |
| | Urban Village Park | | Collector Roadway |
| | Institutional | | Arterial Roadway |
| | Existing Golf Course | | Public Utility Right of Way |
| | | | NSP Boundary |

BYLAW 19314
GLENRIDDING RAVINE
Neighbourhood Structure Plan
(as amended)

Note: Location of collector roads and configuration of stormwater management facilities are subject to minor revisions during subdivision and rezoning of the neighbourhood and may not be developed exactly as illustrated.

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Charter Bylaw:	19525
Location:	East of 160 Street SW; and north of Glenridding Ravine Road SW
Addresses:	150 - Glenridding Ravine Road SW; and 1821 - Rabbit Hill Road SW
Legal Descriptions:	A portion of Block C, Plan 8922649; and a portion of Lot 1, Block D, Plan 1620360
Site Area:	N/A
Neighbourhood:	Glenridding Ravine
Notified Community Organization:	Greater Windermere Community League
Applicant:	Keith Davies, Stantec Consulting Ltd.

PLANNING FRAMEWORK

Current Zones:	(RPL) Planned Lot Residential Zone; and (RSL) Residential Small Lot Zone
Proposed Zone:	(RMD) Residential Mixed Dwelling Zone
Plans in Effect:	Glenridding Ravine Neighbourhood Structure Plan Windermere Area Structure Plan
Historic Status:	None

Written By:	Michelle Neilson
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination