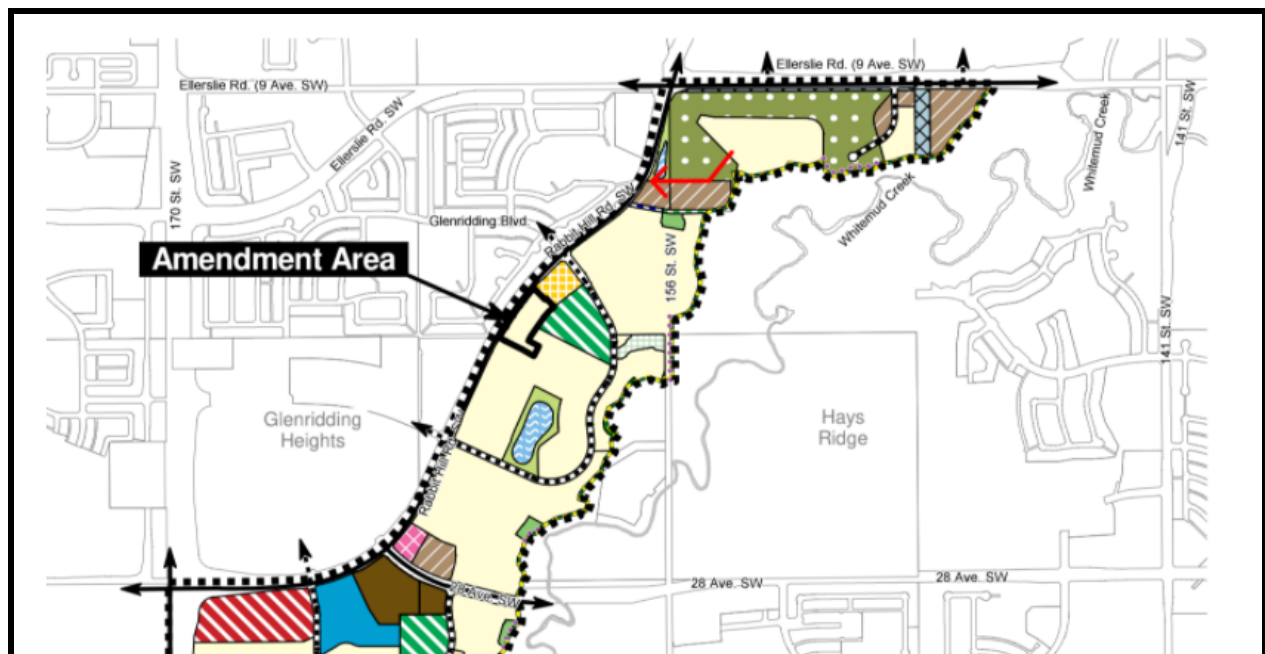




ADMINISTRATION REPORT **REZONING, PLAN AMENDMENT** GLENRIDDING RAVINE

150 - Glenridding Ravine Rd. SW, 1705 - Rabbit Hill Rd SW, 1821 Rabbit Hill Road SW, 1503 to 1542 -157 Street SW.



Recommendation: That Bylaw 19569 to amend the Glenridding Neighbourhood Structure Plan and Charter Bylaw 19570 to amend the Zoning Bylaw from (DC2) Site Specific Development Control Provision to (DC1) Direct Development Control Provision and (RLD) Residential Low Density Zone, be **APPROVED**.

Administration is in **SUPPORT** of this application because:

- the proposed zoning is compatible with surrounding land uses;
- the amendment does not result in a significant change to the residential density of the neighbourhood; and
- the proposal facilitates the development of a broad range of housing forms in the Glenridding Ravine neighbourhood.

Report Summary

This land use amendment application was accepted from Keith Davies (Stantec) on October 31, 2019 on behalf of Anthem United. This application proposes to amend the Glenridding Ravine Neighbourhood Structure Plan to redesignate a portion of land from Row Housing to Low Density Residential. The Low Density Residential amendment area is proposed to be rezoned from (DC2) Site Specific Development Control Provision to (RLD) Residential Low Density Zone to allow for a broader range of low density housing forms. The DC2 area extends north and applies to the registered row house lots, and is proposed to be rezoned to (DC1) Direct Development Control Provision. The DC1 Zone will retain the majority of regulations that allowed for a unique row housing product and will align with the NSP's guidance for direct control zoning to be used to establish innovative row housing lots.

The proposal is in alignment with the City Plan (MDP) by facilitating the development of residential uses in the Glenridding Ravine neighbourhood and allowing the Southwest District to accommodate future growth to a population of 1.25 million within Edmonton's existing boundaries.

The Application

1. **Bylaw 19569** proposes to amend the Glenridding Neighbourhood Structure Plan to re-designate approximately 1.85 ha of land designated for Row Housing to Low Density Residential in the central portion of the Neighbourhood Structure Plan. The Low Density Residential amendment area is proposed to be rezoned from DC2 to RLD with Charter Bylaw 19570 to support a broad range of housing forms. Changes are proposed to the relevant maps, figures, and statistics in the NSP to reflect the proposed amendment. The NSP's approved density of 42 dwelling units per net residential hectare will remain unchanged.
2. **Charter Bylaw 19570** proposes to amend the Zoning Bylaw from (DC2) Site Specific Development Control Provision to (DC1) Direct Development Control Provision and (RLD) Residential Low Density Zone. The proposed DC1 zone would allow for a unique row housing product with front attached garages and greater height (up to 14.0 meters) than the (RF5) Row Housing Zone and the proposed RLD zone would allow for a range of low density housing forms.

Site and Surrounding Area

The subject site is approximately 1.85 ha in size and is partially developed with Row Housing. It is located south of Glenridding Ravine Road SW and east of Rabbit Hill Road SW.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	<ul style="list-style-type: none"> (DC2.997) Site Specific Development Control Provision 	<ul style="list-style-type: none"> Row Housing Undeveloped land (wester portion of site)
CONTEXT		
North	<ul style="list-style-type: none"> (RSL) Residential Small Lot Zone 	<ul style="list-style-type: none"> Single Detached House
East	<ul style="list-style-type: none"> (RSL) Residential Small Lot Zone 	<ul style="list-style-type: none"> Single Detached House
South	<ul style="list-style-type: none"> (AP) Public Parks Zone (DC1) Direct Development Control Provision (RPL) Planned Lot Residential Zone 	<ul style="list-style-type: none"> Undeveloped land Undeveloped land Undeveloped land
West	<ul style="list-style-type: none"> (DC1) Direct Development Control Provision 	<ul style="list-style-type: none"> Undeveloped land

Planning Analysis

The land proposed for rezoning is centrally located in the Glenridding Ravine neighbourhood and is designated for Row Housing in the Glenridding Ravine NSP. The proposed rezoning to RLD is submitted in conjunction with a plan amendment to the Glenridding Ravine NSP to redesignate approximately one hectare of land from "Row Housing" to "Low Density Residential." The RLD zone allows for Single Detached, Duplex and Semi-detached housing

forms with flexible lot sizes but does not allow for row house development. There will be no significant reduction to the density calculation for the neighbourhood as a result of the proposed amendment. The units per net residential hectare is 42 for the neighbourhood.

The remaining area of the site is zoned DC2 and applies to the registered row house lots, and is proposed to be rezoned to (DC1) Direct Development Control Provision. The DC1 Zone will retain the majority of regulations from the existing DC2 that allowed for a unique row housing product and will align with the NSP's guidance for direct control zoning to be used to establish innovative row housing lots. The proposed DC1 zone is updated to reflect the new area of application and align with the approved changes to the RF5 Zone as part of the "missing middle" Zoning Bylaw update.

City Plan Alignment

The proposed rezoning will facilitate residential development within a redeveloping area (as defined in the City Plan) providing housing for the City's first anticipated population growth from 1-1.25 million people.

Technical Review

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

Community Engagement

ADVANCE NOTICE December 10, 2020	<ul style="list-style-type: none"> • Number of recipients: 297 • Number of responses with concerns: 1 <ul style="list-style-type: none"> ◦ An objection to the proposal was submitted to the file planner via email. No reason for the objection was provided.
WEBPAGE	<ul style="list-style-type: none"> • www.edmonton.ca/glenriddingravine

Conclusion

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

APPENDICES

- 1 Approved Glenridding Ravine NSP Land Use and Population Statistics (Bylaw 19314)
- 2 Proposed Glenridding Ravine NSP Land Use and Population Statistics (Bylaw 19569)
- 3 Approved Glenridding Ravine NSP (Bylaw 19314)
- 4 Proposed Glenridding Ravine NSP (Bylaw 19569)
- 5 Track Changes for DC1
- 6 Application Summary

Glenridding Ravine Neighbourhood Structure Plan Approved
Land Use and Population Statistics - Bylaw 19314

LAND USE	Area (ha)	% of GA
Gross Area	197.93	
Environmental Reserve Easement (ER)	0.74	
Public Upland Area (Lands between Urban Development Line and Top-of-Bank)	5.51	
Utility Right-of-Way	1.76	
Existing Jagare Ridge Golf Course	12.39	
Arterial Road Right-of-Way	22.19	
	Area (ha)	% of GDA
Gross Developable Area	155.34	100.0%
Commercial		
<i>Community Commercial</i>	6.02	3.9%
Urban Services	4.04	2.6%
Parkland, Recreation, School, Municipal Reserve*	9.14	5.9%
<i>Urban Village Park</i>	6.50	4.21%
<i>Pocket Parks</i>	1.40	0.91%
<i>Greenway (MR)</i>	0.15	0.10%
<i>Top-of-Bank Parks</i>	1.09	0.71%
Transportation		
<i>Circulation</i>	30.89	20.0%
<i>Greenway (ROW)</i>	0.14	0.1%
<i>Transit Centre</i>	0.79	0.5%
Infrastructure / Servicing		
<i>Stormwater Management Facilities</i>	8.91	5.8%
Total Non-Residential Area	59.93	38.80%
Net Residential Area (NRA)	95.41	61.20%

RESIDENTIAL LAND USE, UNIT COUNT AND POPULATION

Land Use	Area (ha)	Units/ha	Units	% of NRA	People/Unit	Population
Low Density Residential (LDR)						
<i>Single/Semi-Detached Residential</i>	78.49	25	1,962	82%	2.80	5,494
Medium Density Residential (MDR)						
<i>Row Housing</i>	4.31	45	194	5%	2.80	543
<i>Low-Rise/Medium Density Housing</i>	8.74	111	970	9%	1.80	1,746
Medium Rise / High Density	3.87	225	871	4%	1.50	1,306
Total	95.41		3,997	100.00%		9,090

SUSTAINABILITY MEASURES

Population Density (ppnrha)						95
Unit Density (upnrha)						42
Single/Semi-Detached // Rowhousing, Low Rise/Medium Density Housing	49%	/	29%	/	22%	
Population (%) within 500 m of Parkland						81%
Population (%) within 400 m of Transit Service						100%
Population (%) within 600 m of Commercial Service						61%
Presence / Loss of Natural Area Features			Land	Water		
Protected as Environmental Reserve (ha)			0.74	n/a		
Conserved as Naturalized Municipal Reserve (ha)			n/a	n/a		
Protected through other means (ha)			n/a	n/a		
Lost to Development (ha)			5.69	n/a		

STUDENT GENERATION STATISTICS

Public School Board	621
Elementary	311
Junior High	155
Senior High	155
Separate School Board	311
Elementary	155
Junior High	78
Senior High	78
Total Student Population	932

*As per TOB Policy C542, the area between the TOB roadway and the Urban Development Line shall be deducted from the gross area. Exact areas will be confirmed at the time of subdivision and through legal survey.

***Areas dedicated to Municipal Reserve to be confirmed by legal survey.

Glenridding Ravine Neighbourhood Structure Plan
Proposed Land Use and Population Statistics - Bylaw 19569

LAND USE	Area (ha)	% of GA
Gross Area	197.93	
Environmental Reserve Easement (ER)	0.74	
Public Upland Area (Lands between Urban Development Line and Top-of-Bank)	5.51	
Utility Right-of-Way	1.76	
Existing Jagare Ridge Golf Course	12.39	
Arterial Road Right-of-Way	22.19	
	Area (ha)	% of GDA
Gross Developable Area	155.34	100.0%
Commercial		
<i>Community Commercial</i>	6.02	3.9%
Urban Services	4.04	2.6%
Parkland, Recreation, School, Municipal Reserve*	9.14	5.9%
<i>Urban Village Park</i>	6.50	4.21%
<i>Pocket Parks</i>	1.40	0.91%
<i>Greenway (MR)</i>	0.15	0.10%
<i>Top-of-Bank Parks</i>	1.09	0.71%
Transportation		
<i>Circulation</i>	30.89	20.0%
<i>Greenway (ROW)</i>	0.14	0.1%
<i>Transit Centre</i>	0.79	0.5%
Infrastructure / Servicing		
<i>Stormwater Management Facilities</i>	8.91	5.8%
Total Non-Residential Area	59.93	38.80%
Net Residential Area (NRA)	95.41	61.20%

RESIDENTIAL LAND USE, UNIT COUNT AND POPULATION

Land Use	Area (ha)	Units/ha	Units	% of NRA	People/Unit	Population
Low Density Residential (LDR)						
<i>Single/Semi-Detached Residential</i>	80.34	25	2,009	84%	2.80	5,624
Medium Density Residential (MDR)						
<i>Row Housing</i>	2.46	45	111	3%	2.80	310
<i>Low-Rise/Medium Density Housing</i>	8.74	111	970	9%	1.80	1,746
Medium Rise / High Density	3.87	225	871	4%	1.50	1,306
Total	95.41		3,960	100.00%		8,986

SUSTAINABILITY MEASURES

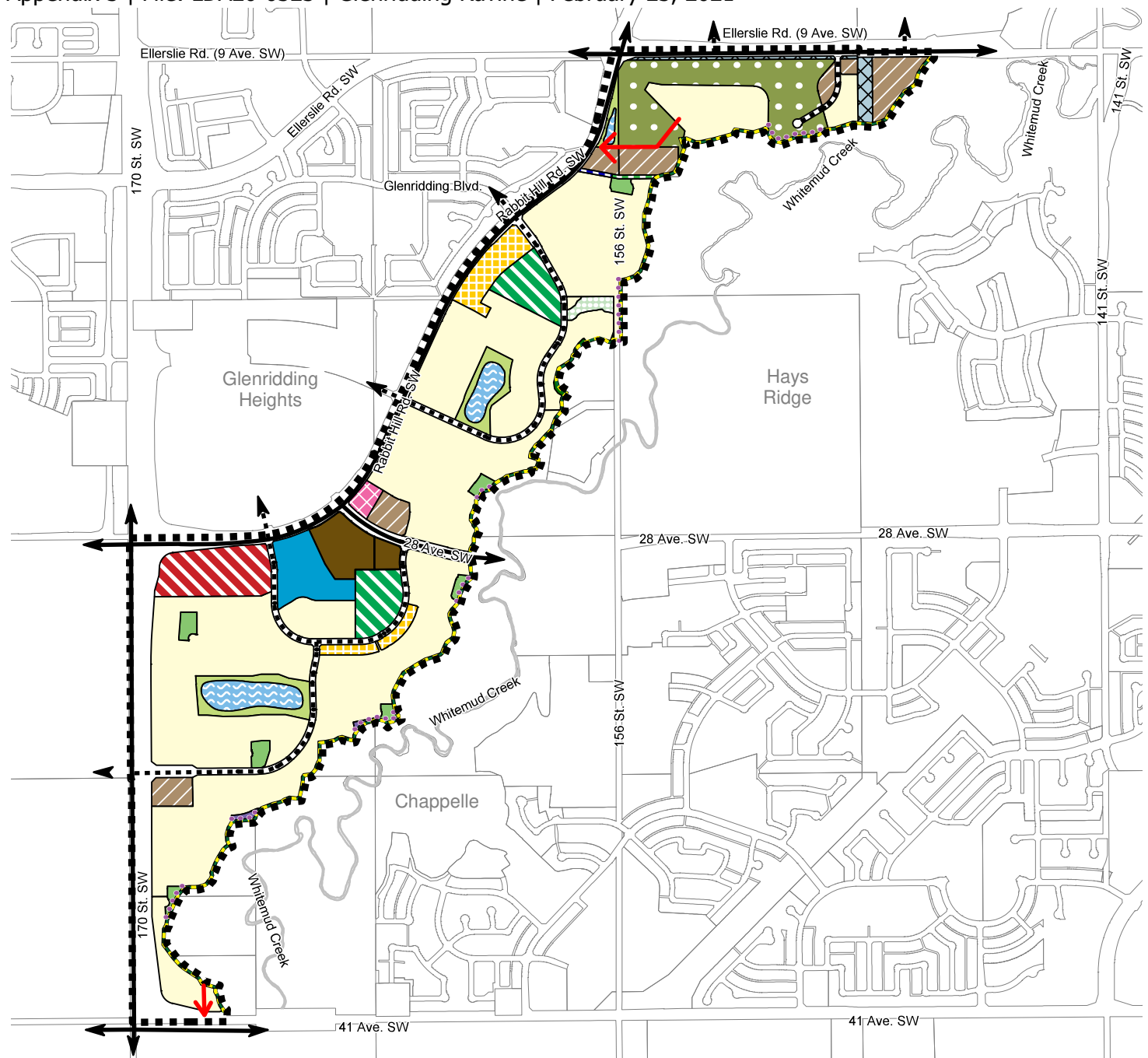
Population Density (ppnrha)					94
Unit Density (upnrha)					42
Single/Semi-Detached // Rowhousing, Low Rise/Medium Density Housing	51%	/	27%	/	22%
Population (%) within 500 m of Parkland					81%
Population (%) within 400 m of Transit Service					100%
Population (%) within 600 m of Commercial Service					61%
Presence / Loss of Natural Area Features		Land	Water		
Protected as Environmental Reserve (ha)		0.74	n/a		
Conserved as Naturalized Municipal Reserve (ha)		n/a	n/a		
Protected through other means (ha)		n/a	n/a		
Lost to Development (ha)		5.69	n/a		

STUDENT GENERATION STATISTICS

Public School Board	621
Elementary	311
Junior High	155
Senior High	155
Separate School Board	311
Elementary	155
Junior High	78
Senior High	78
Total Student Population	932

*As per TOB Policy C542, the area between the TOB roadway and the Urban Development Line shall be deducted from the gross area. Exact areas will be confirmed at the time of subdivision and through legal survey.

***Areas dedicated to Municipal Reserve to be confirmed by legal survey.

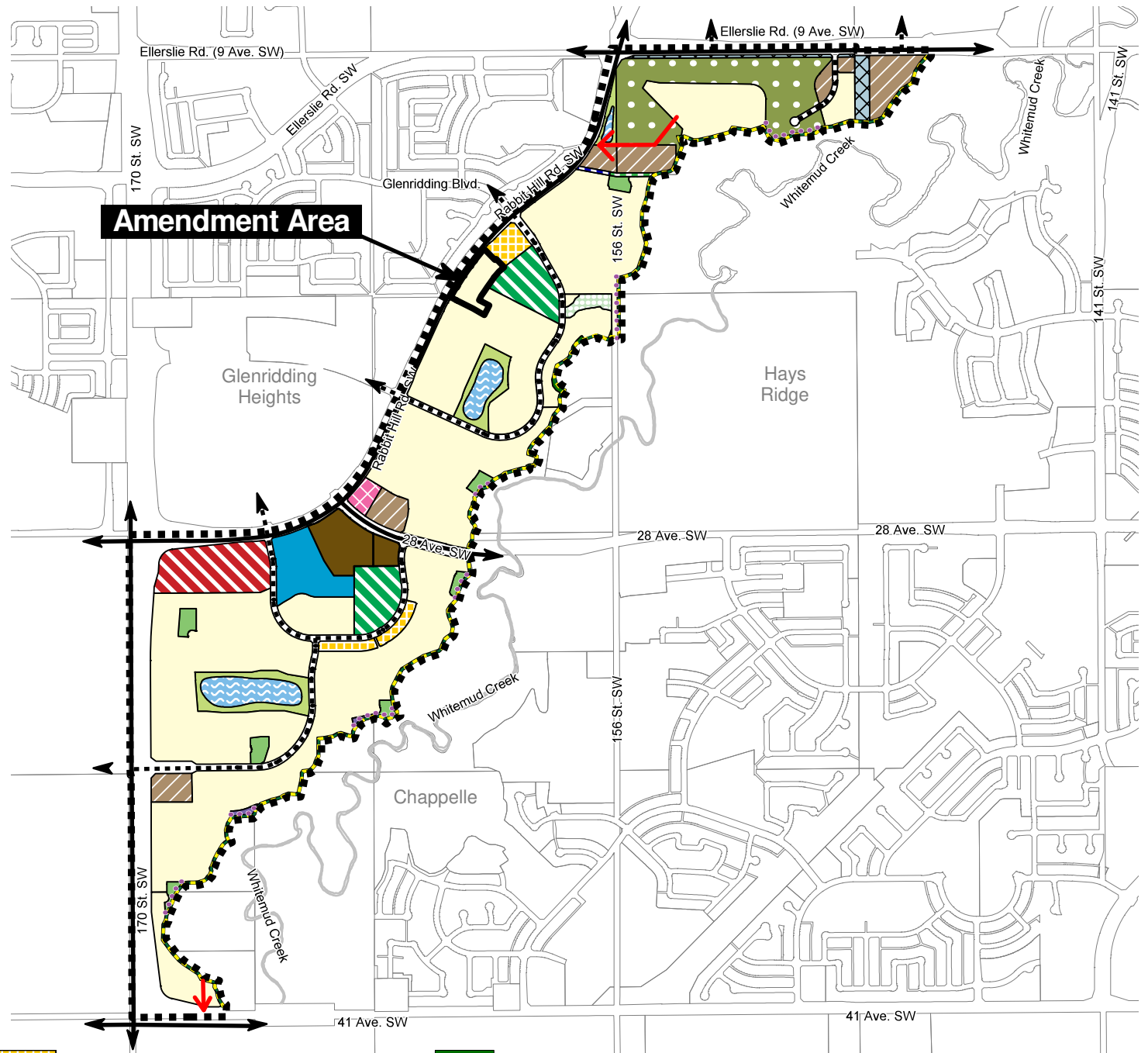














- | | | | |
|--|--------------------------------|--|---|
| | Row Housing | | Environmental Reserve Easement (No Public Access) |
| | Low Density Residential | | Public Upland Area |
| | Low Rise/Medium Density | | Lands between UDL & Top-of-Bank Roadway |
| | Medium Rise/High Density | | Top of Bank 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.



-  Row Housing
-  Low Density Residential
-  Low Rise/Medium Density
-  Medium Rise/High Density
-  Transit Centre
-  Commercial
-  Stormwater Management Facility
-  Park
-  Urban Village Park
-  Institutional
-  Existing Golf Course
-  Environmental Reserve Easement

(No Public Access)

-  Public Upland Area
-  Lands between UDL & Top-of-Bank Roadway
-  Top of Bank Shared Use Path
-  Top of Bank Roadway
-  Greenway (MR)
-  Greenway (ROW)
-  Emergency Access
-  Collector Roadway
-  Arterial Roadway
-  Public Utility Right of Way
-  NSP Boundary
-  Amendment Area



**BYLAW 19569
AMENDMENT TO
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.

(DC21) ~~SITE SPECIFIC~~ DIRECT DEVELOPMENT CONTROL PROVISION

1. General Purpose

To provide for Row Housing, developed as individual lots with front attached garages and greater height and site coverage than allowed by the (RF5) Row Housing Zone.

2. Area of Application

~~A portion of NE 22 51 25 4; a portion of Lot 1, Block D, Plan 1620360; and a portion of Block C, Plan 8922649, totaling 3.04 ha more or less; located in the Glenridding Ravine Neighborhood~~ This Provision shall apply to Lots 9 through 20, Block 22, Plan 1923428; Lots 12 through 19, Block 23, Plan 1923428; Lots 1 through 8, Block 22, Plan 1823048; and Lots 1 through 11, Block 23, Plan 1823048; generally located at the southwest corner of Glenridding Ravine Rd SW and Rabbit Hill Road SW, as shown on Schedule “A” of the Charter Bylaw adopting this Provision, Glenridding.

3. Uses

- a. Child Care Services
- b. Limited Group Homes
- c. Major Home Based Business
- d. Minor Home Based Business
- ~~d.~~ e. Multi-unit Housing
- ~~e.~~ f. Residential Sales Centre
- ~~f. Row Housing~~
- g. Urban Gardens
- h. Urban Outdoor Farms
- i. Fascia On-premises Signs
- j. Temporary On-premises Signs

4. Development Regulations

- ~~a. Development shall be in general conformance with the attached appendix.~~
- ~~b. Site Area and Site dimensions for individual Dwellings shall be in accordance with Table 1 below:~~

Table 1: Site Area and Site Dimensions			
	Minimum Site Area	Minimum Site Width	Minimum Site Depth

(a) Row Housing- internal Dwelling and Minor and Major Home Based Business	150 m²	5.0 m	30.0 m
(b) Row Housing end- Dwelling	186 m²	6.2 m	30.0 m
(c) All other Uses	186 m²	6.2 m	30.0 m

- a. The minimum Site Area shall be 125 m² per principal Dwelling.
- b. The minimum Site Width shall be 5.0 m.
- c. The minimum Site Depth shall be 30.0 m.
- d. The maximum Density shall be 35 Dwellings/ha.
- ~~e.e.~~ The maximum Height shall not exceed 14.0 m.
- ~~d.f.~~ The maximum total Site Coverage shall be 55%, ~~except that it shall be 45% for Row Housing end Dwellings.~~
- ~~e.g.~~ The minimum Front Setback shall be 5.5 m.
- ~~f.h.~~ The minimum Rear Setback shall be 7.5 m.
- ~~g.i.~~ Minimum Side Setbacks shall be 1.2 m.
- ~~h.j.~~ Notwithstanding clause 4.~~i.g.~~, the minimum Side Setback shall be 4.5 m where the Side Yard abuts a flanking public roadway other than a Lane, except that this may be reduced to 3.0 m where:
 - I. there is a treed landscaped boulevard along the flanking roadway;
 - II. the depth of the Side Setback would be consistent with other development on the flanking block face; and
 - III. the flanking side of the building is not a Blank Wall, and is articulated through architectural elements such as recesses or projections, including but not limited to, windows, a side entrance, a porch, or other architectural element that would be compatible with adjacent development.
- ~~i.k.~~ Separation Space shall not be required where side walls of Abutting buildings face each other and habitable windows are not located directly opposite each other, such that privacy is not impacted, and:
 - I. in the case of Dwellings on separate Sites, each development complies with the minimum Side Setback requirements for each Dwelling; and
 - II. in the case of Dwellings on the same Site, the separation distance between Dwellings is at least equal to the total of the minimum Side Setback requirements for both Dwellings.
- ~~j.l.~~ Amenity Areas shall be provided as follows:

- I. a minimum of 15 m² per Dwelling unit, shall be provided; and
- II. the Amenity Area shall be permanently retained as open space, unencumbered by an Accessory building or future additions.

~~k. Each Dwelling shall be a Family Oriented Dwelling.~~

~~l.~~m. The Development Officer may require registration of maintenance and/or drainage and utility easements(s) on title in areas between Abutting buildings and/or through private yards to ensure adequate access for property, drainage and utility maintenance prior to issuance of the Development Permit.

~~m.~~n. All roof leaders from the Dwelling shall be connected to the storm sewer service.

~~n.~~o. No outdoor parking, trash collection or outdoor storage areas shall be developed within 1.2 m of any Lot line that Abuts a Site zoned to allow Single Detached Housing as a Permitted Use.

~~o.~~p. Where a building exceeds 10.0 m in Height, and the side Lot line Abuts a Site zoned to allow Single Detached Housing as a Permitted Use, the portion of the building above this Height that faces the side Lot line shall have a minimum 1.8 m Stepback.

~~p.~~q. Signs shall comply with the regulations found in Schedule 59A of the Zoning Bylaw.

~~q. Row Housing shall be limited to a maximum of 5 Dwellings per building.~~

- r. Each Dwelling that has direct access to Grade shall have an entrance door or entrance feature facing a public roadway, other than a Lane. On Corner Sites, the entrance door or entrance feature may face either the Front Lot Line or the flanking Side Lot Line.
- s. Each Dwelling shall be individually defined through a combination of architectural features that may include variations in the rooflines, projection or recession of the Façade, porches or entrance features, building materials, or other treatments.
- t. On Corner Sites the Façades of a principal building abutting the Front Lot Line and flanking Side Lot Line shall use consistent building materials and architectural features, and shall include features such as windows, doors, or porches.
- u. Front attached Garages must be designed such that the Garage is attached to a shared common wall and includes adjoining shared driveway aprons, unless, in the case of a Row Housing end unit, the Abutting Dwelling already has a driveway shared with another Abutting Dwelling.
- v. Driveway widths, including Abutting Walkways, shall be no wider than the width of the Garage, and subject to the following additional limitations:
 - i. single wide Garage: the width of the driveway, including Abutting Walkways, where it meets a public or private roadway shall not exceed 3.1 m; and
 - ii. double garage: the width of the driveway, including Abutting Walkways, where it meets a public or private roadway shall not exceed 5.2 m.

APPLICATION SUMMARY

INFORMATION

Application Type:	Plan Amendment Rezoning
Bylaw:	19569
Charter Bylaw:	19570
Location:	South of Glenridding Ravine Road SW; and east of Rabbit Hill Road SW
Addresses:	150 - Glenridding Ravine Rd. SW, 1705 - Rabbit Hill Rd SW and 1821 Rabbit Hill Road SW, 1503 to 1542 -157 Street SW
Legal Descriptions:	a portion of Block C, Plan 8922649; a portion of Lot A, Block 23, Plan 1922251; a portion of Lot 1, Block D, Plan 1620360; Lots 1 - 11, Block 23, Plan 1823048; Lots 1 - 8, Block 22, Plan 1823048; and Lots 9 - 20, Block 22, Plan 1923428; Lots 12 - 19, Block 23, Plan 1923428
Site Area:	4.18 ha
Neighbourhood:	Glenridding Ravine
Notified Community Organization(s):	Greater Windermere Community League, Chappelle Community League
Applicant:	Keith Davies; Stantec

PLANNING FRAMEWORK

Current Zone:	(DC2) Site Specific Development Control Provision
Proposed Zones:	(DC1) Direct Development Control Provision, (RLD) Residential Low Density Zone
Plans in Effect:	Glenridding Ravine Neighbourhood Structure Plan (NSP) Windermere Area Structure Plan (ASP)
Historic Status:	None

Written By:	Sean Conway
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination