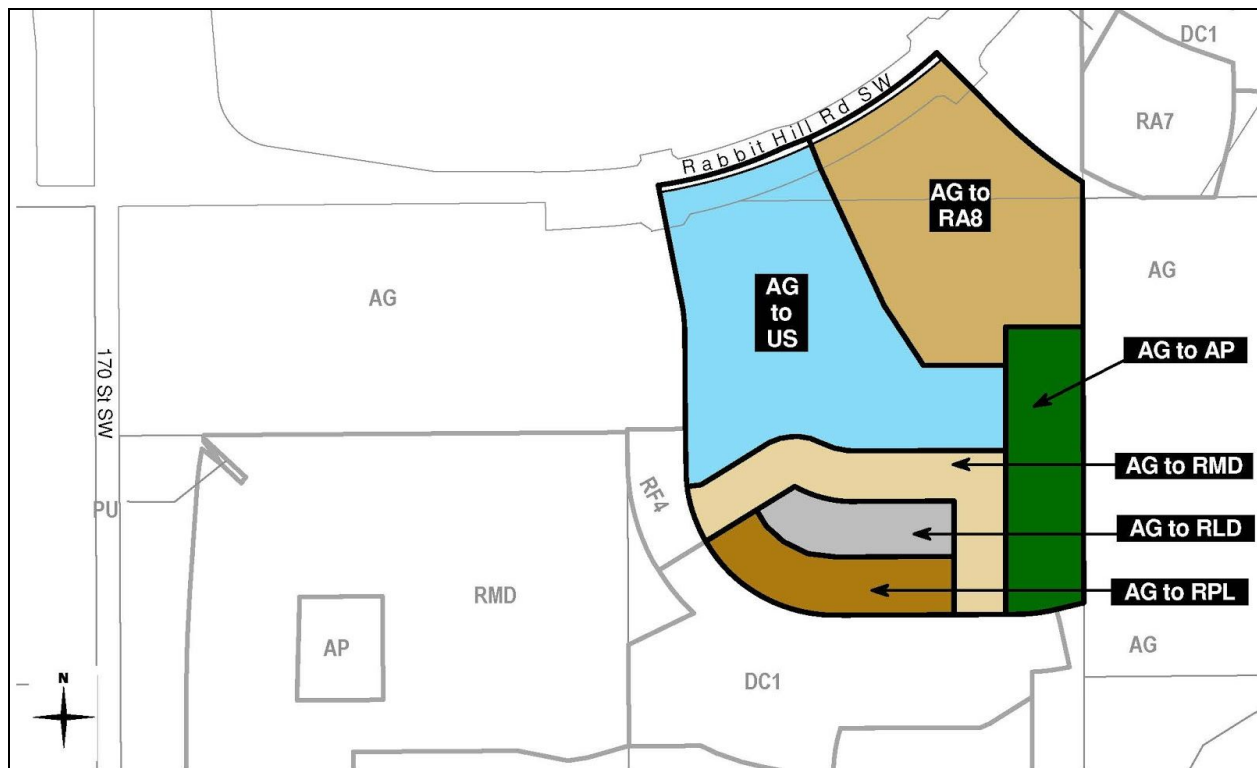




CITY PLANNING REPORT PLAN AMENDMENTS, REZONING Glenridding Ravine

2503 and 2531 - 170 Street SW

To allow for the development of low-density residential housing, medium rise apartment, public park and institutional uses.



RECOMMENDATION AND JUSTIFICATION

City Planning is in **SUPPORT** of this application because it:

- will increase opportunities for a variety of housing choices in Glenridding Ravine;
- will add to the diversity of uses that serve the Glenridding community; and
- will allow for higher residential densities and provide an opportunity for community uses in proximity to a future school/park site and transit centre.

THE APPLICATION

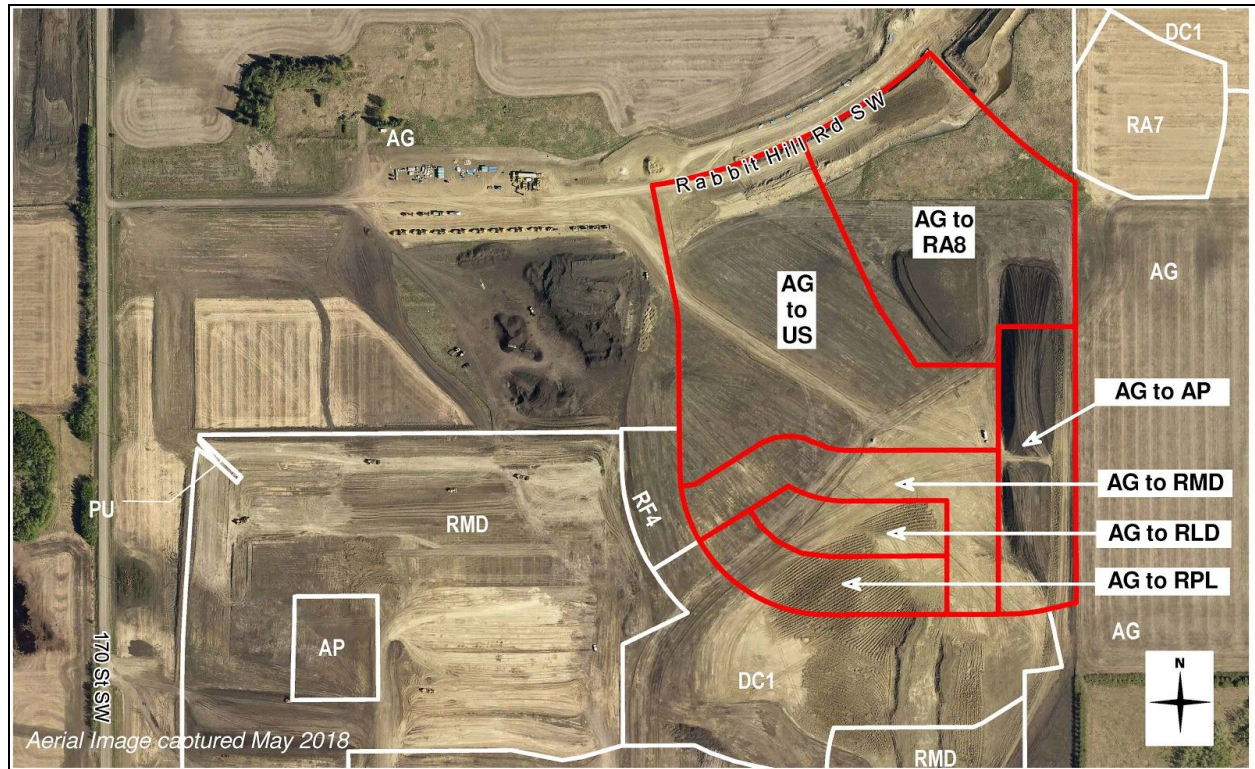
1. BYLAW 18815 to amend the Windermere Area Structure Plan (ASP) proposes to update the land use map to add an institutional use and statistics that reflect the proposed NSP amendment. Overall ASP densities remain unchanged.
2. BYLAW 18816 to amend the Glenridding Ravine Neighbourhood Structure Plan (NSP) proposes to redistribute residential land uses and add an institutional land use designation. The table below summarizes proposed area changes. The net result is an increase in the planned residential density of the NSP, from 35 to 41 units per net residential hectare (upnrh). Plan text, maps, and statistics changes have been updated:

Land Use	Existing Area (ha)	Proposed Area (ha)	Net Change (ha)
Low Density Residential	79.23	77.38	-1.85
Low Rise Apartment /Medium Density Housing	14.16	9.41	-4.75
Row Housing	5.16	4.31	-0.85
Medium Rise / High Density Housing	n/a	3.2	+3.2
Institutional	n/a	4.04	+4.04

3. CHARTER BYLAW 18817 to amend the Zoning Bylaw from (AG) Agricultural Zone to (RPL) Residential Planned Lot Zone, (RLD) Residential Low Density Zone, (RMD) Residential Mixed Dwelling Zone, (RA8) Medium Rise Apartment Zone Zone, (US) Urban Services Zone, and (AP) Public Parks Zone.

SITE AND SURROUNDING AREA

The subject land and surrounding properties are located south of Rabbit Hill Road SW, east of 170 Street SW, and is currently farmland and/or undeveloped. North of Rabbit Hill Road SW is the location of the future district park site.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(AG) Agricultural Zone	Undeveloped Land
CONTEXT		
North	(AG) Agricultural Zone	Undeveloped Land (Future District Park site and Transit Centre)
East	(AG) Agricultural Zone	Undeveloped Land
South	(DC1) Direct Control Provision	Undeveloped Land
West	(RF4) Semi-detached (AG) Agricultural Zone	Undeveloped Land

PLANNING ANALYSIS

The proposed application complies with the policies of the Windermere ASP, which generally support the development of a range of housing options and the inclusion of institutional land uses in the ASP area. It also identifies a transit centre northeast of the subject site, and supports higher densities in proximity to community level services including the future district/park site north of Rabbit Hill Road SW.

The proposed mid-rise/high density land use designation in the Glenridding Ravine NSP and rezoning to (RA8) Zone allow for a greater range of housing options in the neighbourhood and

support transit oriented development around the future transit centre. The location of the proposed (RA8) Zone site will act as a transition from the proposed low rise apartment development to the north and larger community-oriented uses to the south. The site being rezoned to (US) Zone is intended to accommodate a religious assembly.

The proposed increase in residential density supports densification, efficiencies in servicing the area, and community uses planned for the area.

TECHNICAL REVIEW

All comments from affected City Departments and utility agencies have been addressed. An Environmental Site Assessment was submitted to the City's satisfaction and the Pedestrian Network Plan (Figure 9) in the NSP was revised to reflect proposed changes in circulation.

PUBLIC ENGAGEMENT

ADVANCE NOTICE October 23, 2018	<ul style="list-style-type: none">• Number of recipients: 169• No responses received
PUBLIC MEETING	<ul style="list-style-type: none">• Not held
WEBPAGE	<ul style="list-style-type: none">• edmonton.ca/glenridding

CONCLUSION

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

APPENDICES

- 1 Approved Windermere ASP Land Use and Population Statistics – Bylaw 18682
- 2 Proposed Windermere ASP Land Use and Population Statistics – Bylaw 18815
- 3 Approved Glenridding Ravine NSP Land Use and Population Statistics – Bylaw 18266
- 4 Proposed Glenridding Ravine NSP Land Use and Population Statistics – Bylaw 18816
- 5 Approved Windermere ASP - Bylaw 18568
- 6 Proposed Windermere ASP - Bylaw 18815
- 7 Approved Glenridding Ravine NSP – Bylaw 18266
- 8 Proposed Glenridding Ravine NSP – Bylaw 18816
- 9 Application Summary

WINDERMERE AREA STRUCTURE PLAN
LAND USE AND POPULATION STATISTICS
BYLAW 18682

	Area (ha)	% of GDA
Gross Area	1,775	
Pipeline / Power Line Corridors	9	
Creeks / Ravine Lands (ER)	15	
Major Arterials	97	
Public Upland Areas	6	
Golf Course	12	
Existing Uses - Country Residential	70	
Gross Developable Area	1,566	100.0%
Public Utility	7	0.4%
Parks and Schools	134	8.6%
Circulation	311	19.9%
Transit Centre	1	0.1%
Public Open Space	3	0.2%
Stormwater Management Facilities	86	5.5%
Institutional	3	0.2%
Net Developable Area	1,021	65.2%
Business Employment	70	4.5%
Major Commercial	48	3.1%
Community Commercial	35	2.2%
Mixed-Use Institutional / Residential	14	0.9%
Mixed-Use Residential /Commercial	5	0.3%
Total Non-Residential	172	11.0%
Total Residential	849	54.2%
	% of Total	
	Units	Population
Low Density	16,031	59.4% 46,412
Medium Density	8,587	31.8% 18,921
High Density	1,897	7.0% 2,427
Large Lot	491	1.8% 1,375
Total Residential	27,006	100.0% 69,135

Density: 44 persons per gross hectare
32 units per net residential hectare

WINDERMERE AREA STRUCTURE PLAN
LAND USE AND POPULATION STATISTICS
BYLAW 18815

	Area (ha)	% of GDA
Gross Area	1,775	
Pipeline / Power Line Corridors	9	
Creeks / Ravine Lands (ER)	15	
Major Arterials	97	
Public Upland Areas	6	
Golf Course	12	
Existing Uses - Country Residential	70	
Gross Developable Area	1,566	100.0%
Public Utility	7	0.4%
Parks and Schools	134	8.6%
Circulation	311	19.9%
Transit Centre	1	0.1%
Public Open Space	3	0.2%
Stormwater Management Facilities	86	5.5%
Institutional	7	0.2%
Net Developable Area	1,017	65.8%
Business Employment	70	4.5%
Major Commercial	48	3.1%
Community Commercial	35	2.2%
Mixed-Use Institutional / Residential	14	0.9%
Mixed-Use Residential /Commercial	5	0.3%
Total Non-Residential	172	11.0%
Total Residential	849	54.2%
	% of Total	
	Units	Population
Low Density	16,150	59.7%
Medium Density	7,437	27.5%
High Density	2,966	11.0%
Large Lot	491	1.8%
Total Residential	27,044	100.0%
		69,061

Density: 39 persons per gross hectare
32 units per net residential hectare

*Includes land potentially releasable from the R.D.A

Glenridding Ravine
Neighbourhood Structure Plan
Land Use and Population Statistics- Bylaw 18266

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	23.09		
	Area (ha)	% of GDA	
Gross Developable Area	154.44	100.0%	
Commercial			
<i>Community Commercial</i>	6.02	3.9%	
Parkland, Recreation, School, Municipal Reserve*	9.14	5.9%	% of MR
<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	55.89	36.19%	
Net Residential Area (NRA)	98.55	63.81%	

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>	79.23	25	1,981	80%	2.80	5,547
Medium Density Residential (MDR)						
<i>Row Housing</i>	5.16	45	232	5%	2.80	650
<i>Low-Rise/Medium Density Housing</i>	14.16	90	1,274	14%	1.80	2,293
Total	98.55		3,487	100.00%		8,490

SUSTAINABILITY MEASURES

Population Density (ppnrha)						86
Unit Density (upnrha)						35
Single/Semi-Detached // Rowhousing, Low Rise/Medium Density Housing	57%	/	43%	/		
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	618
Elementary	309
Junior High	154
Senior High	154
Separate School Board	309
Elementary	154
Junior High	77
Senior High	77
Total Student Population	927

*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 Land Use and Population Statistics - Bylaw 18816				
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	23.09			
	Area (ha)	% of GDA		
Gross Developable Area	154.44	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%	<u>% of MR</u>	
<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)	94.51	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>	77.38	25	1,935	50%	2.80	5,417
Medium Density Residential (MDR)						
<i>Row Housing</i>	4.31	45	194	5%	2.80	543
<i>Low-Rise/Medium Density Housing</i>	9.41	111	1,045	27%	1.80	1,880
Medium Rise / High Density	3.20	225	720	18%	1.50	1,080
Total	94.30		3,893	100.00%		8,920

SUSTAINABILITY MEASURES

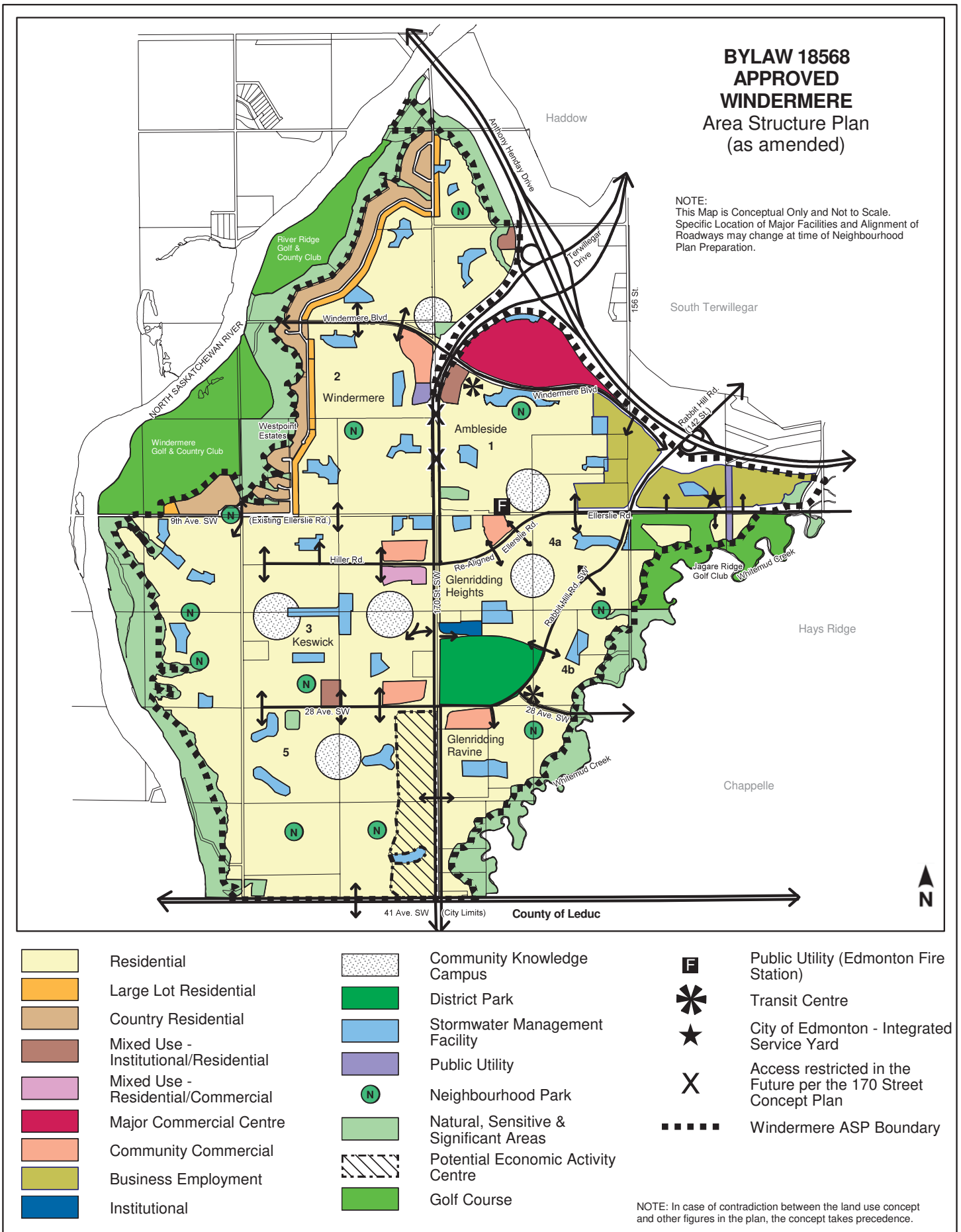
Population Density (ppnrha)						95
Unit Density (upnrha)						41
Single/Semi-Detached // Rowhousing, Low Rise/Medium Density Housing	50%	/	32%	/	18%	
Population (%) within 500 m of Parkland						81%
Population (%) within 400 m of Transit Service						100%
Population (%) within 600 m of Commercial Service						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			

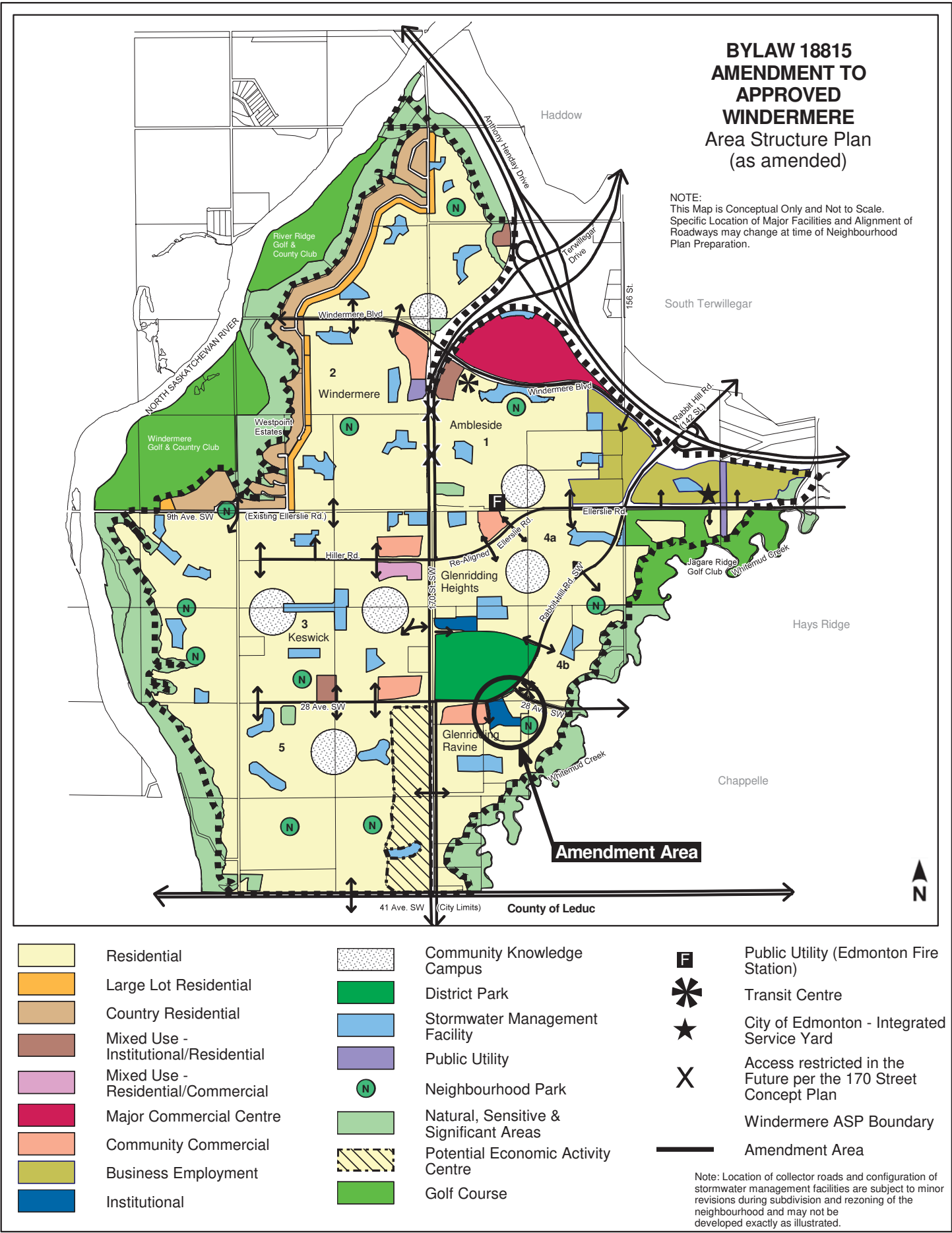
STUDENT GENERATION STATISTICS

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





- | | | | | | |
|--|---------------------------------------|--|----------------------------------------|--|-----------------------------------------------------------------|
| | Residential | | Community Knowledge Campus | | Public Utility (Edmonton Fire Station) |
| | Large Lot Residential | | District Park | | Transit Centre |
| | Country Residential | | Stormwater Management Facility | | City of Edmonton - Integrated Service Yard |
| | Mixed Use - Institutional/Residential | | Public Utility | | Access restricted in the Future per the 170 Street Concept Plan |
| | Mixed Use - Residential/Commercial | | Neighbourhood Park | | Windermere ASP Boundary |
| | Major Commercial Centre | | Natural, Sensitive & Significant Areas | | Amendment Area |
| | Community Commercial | | Potential Economic Activity Centre | | |
| | Business Employment | | Golf Course | | |
| | Institutional | | | | |
- 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.



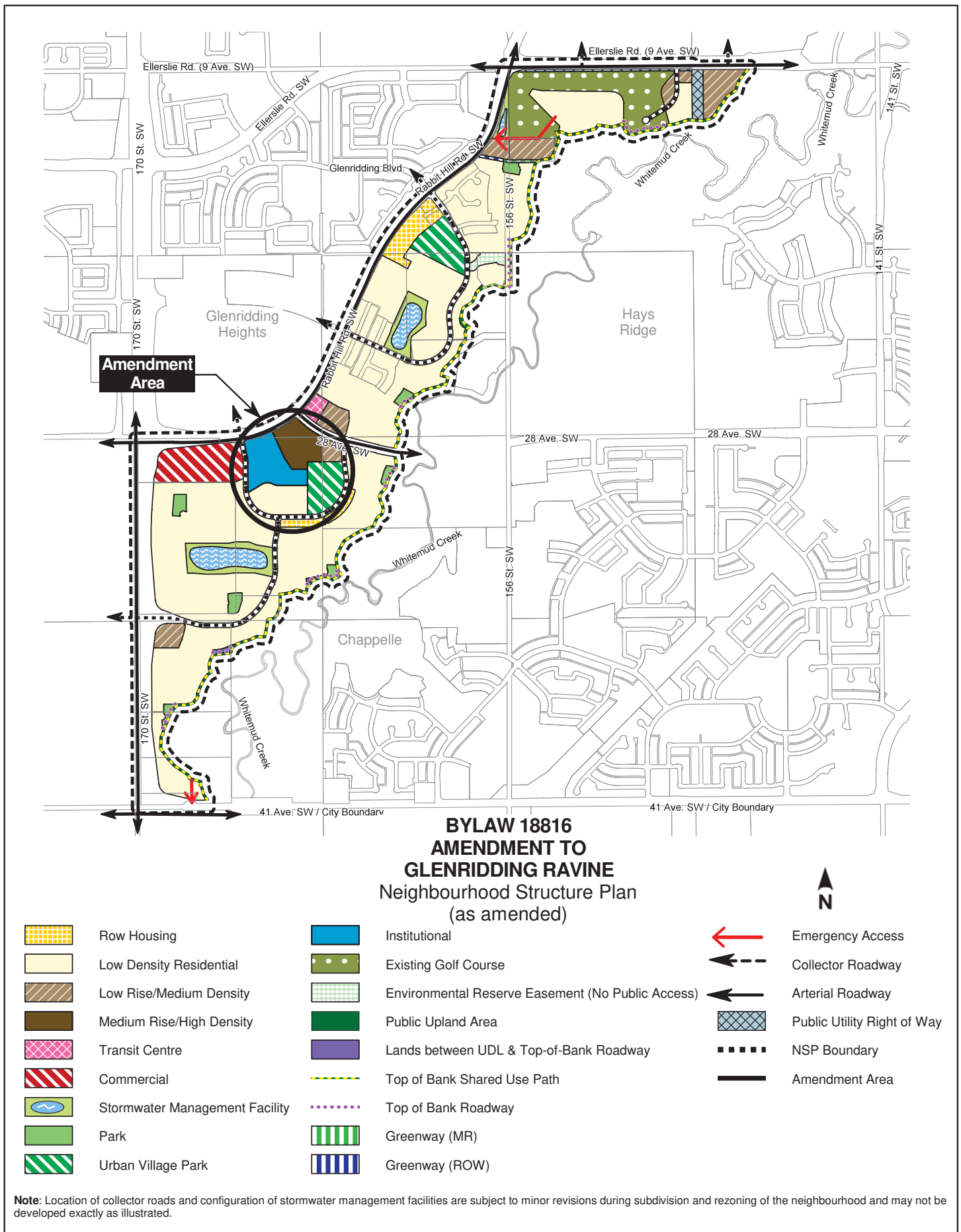
BYLAW 18266
APPROVED
GLENRIDGING RAVINE
Neighbourhood Structure Plan



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

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.

SUSTAINABLE DEVELOPMENT



APPLICATION SUMMARY

INFORMATION

Application Type:	Plan Amendment, Rezoning
Bylaw(s)/Charter Bylaw(s):	Bylaw 18816, Bylaw 18815, Charter Bylaw 18817
Date of Application Acceptance	August 30, 2018
Location:	South of Ellerslie Road SW and East of 170 Street SW
Address(es):	2503 - 170 Street SW, 2531 - 170 Street SW
Legal Description(s):	Portions of SW-22-51-25-4 and NW-15-51-25-4
Site Area:	Approximately 13.23 ha
Neighbourhood:	Glenridding Ravine
Notified Community Organization(s):	Greater Windermere Community League, Heritage Point Community League
Applicant:	Stantec

PLANNING FRAMEWORK

Current Zone(s) and Overlay(s):	(AG) Agricultural Zone
Proposed Zone(s) and Overlay(s):	(RPL) Residential Planned Lot Zone, (RLD) Residential Low Density Zone, (RMD) Residential Mixed Dwelling Zone, (RA8) Medium Rise Apartment Zone Zone, (US) Urban Services Zone, (AP) Public Parks Zone
Plan(s) in Effect:	Glenridding Ravine Neighbourhood Structure Plan, Windermere Area Structure Plan

Written By:	Brandon Langille
Approved By:	Tim Ford
Branch:	City Planning
Section:	Planning Coordination