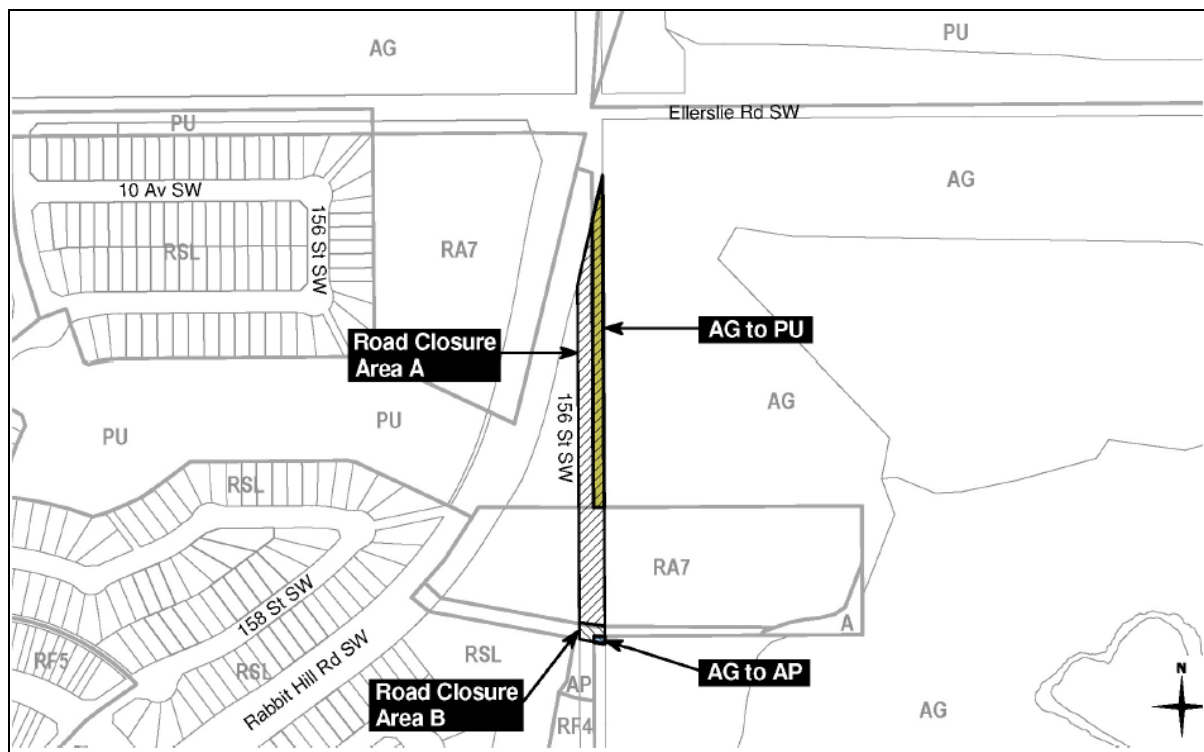




CITY PLANNING REPORT REZONING & ROAD CLOSURE GLENRIDDING RAVINE

A PORTION OF 156 STREET SW ROAD RIGHT-OF-WAY

To close a portion of 156 Street SW, located south of Ellerslie Road SW, and facilitate the development of a greenway, stormwater management facility and medium density residential site.



RECOMMENDATION AND JUSTIFICATION

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

- will facilitate development of a greenway, stormwater management facility and medium density residential site;
- is compatible with the existing and planned development of surrounding land; and
- is in conformance with the Glenridding Ravine Neighbourhood Structure Plan.

THE APPLICATION

1. BYLAW 18701 and BYLAW 18740 will close portions of 156 Street SW road right of way, located south of Ellerslie Road SW. The southern part of Area A will be consolidated with the abutting parcels to create a medium density residential site zoned (RA7) Low Rise Apartment Zone. The northern part of Area A will be consolidated with the westerly abutting parcel for the development of a future stormwater management facility. Area B will be closed to vehicular traffic and will be incorporated into the future greenway.
2. CHARTER BYLAW 18702 will amend the Zoning Bylaw for portions of the 156 Street SW closure area from (AG) Agricultural Zone to (PU) Public Utility Zone and (AP) Public Parks Zone for the development of a stormwater management facility and a greenway.

SITE AND SURROUNDING AREA



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONE	CURRENT USE
SUBJECT SITE (Rezoning application only)	(AG) Agricultural Zone	Road right-of-way (proposed to be closed with Bylaw 18701 and 18740)
CONTEXT		
North	Ellerslie Road (no zoning)	Road right-of-way

East	(AG) Agricultural Zone	Golf Course
South	156 Street SW	Road right-of-way (proposed to be closed with Bylaw 18703)
West	(PU) Public Utility Zone	Vacant / Undeveloped

PLANNING ANALYSIS

The proposed road closure and rezoning bylaws are in conformance with the Glenridding Ravine Neighbourhood Structure Plan which designates the site for a stormwater management facility, greenway and low rise/medium density housing. The proposed rezoning is compatible with the planned and existing land uses.

TECHNICAL REVIEW

The Real Estate Branch of Financial and Corporate Services advises the disposition of the closed road right-of-way Area A will be dealt through a sales agreement. A signed sales agreement is ready to be executed pending the approval of Bylaw 18701. Area B will remain City land and operate as a greenway.

All comments from affected City Departments and utility agencies have been addressed. Interim access will be provided for all adjacent property owners affected by the road closure.

PUBLIC ENGAGEMENT

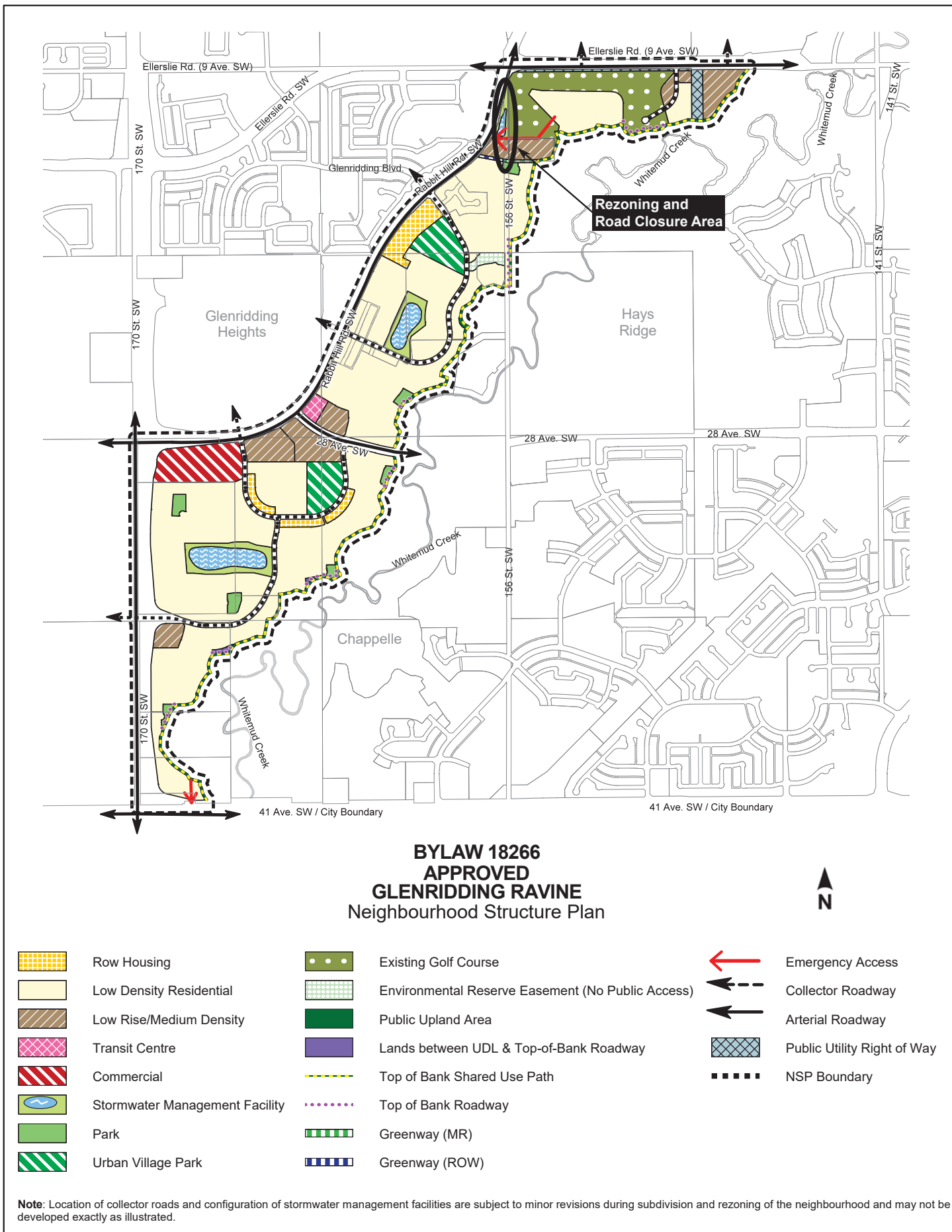
ADVANCE NOTICE (Road Closure) June 25, 2018	<ul style="list-style-type: none"> • Number of recipients: 59 • No responses received
ADVANCE NOTICE (Rezoning) November 8, 2018	<ul style="list-style-type: none"> • Number of recipients: 64 • No responses received
PUBLIC MEETING	Not held
WEBPAGE	edmonton.ca/glenridding

CONCLUSION

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

APPENDICES

1. Context Map
2. Application Summary



APPLICATION SUMMARY

INFORMATION

Application Type:	Road Closure and Rezoning
Bylaws:	18701, 18740
Charter Bylaw:	18702
Date of Application Acceptance	June 15, 2018 and September 27, 2018
Location:	A portion of 156 Street SW road right-of-way, south of Ellerslie Road SW
Address:	N/A
Legal Description:	N/A
Site Area:	Approximately 0.627 ha (road closure area)
Neighbourhood:	Glenridding Ravine
Ward - Councillor:	9 - Tim Cartmell
Notified Community Organizations:	Greater Windermere Community League Heritage Point Community League
Applicant:	Stantec Consulting Ltd.

PLANNING FRAMEWORK

Current Zone:	(AG) Agricultural Zone
Proposed Zones:	(PU) Public Utility Zone (AP) Public Parks Zone
Plans in Effect:	Glenridding Ravine Neighbourhood Structure Plan Windermere Area Structure Plan
Historic Status:	None

Written By:
Approved By:
Branch:
Section:

Anshu Gupta
Tim Ford
City Planning
Planning Coordination