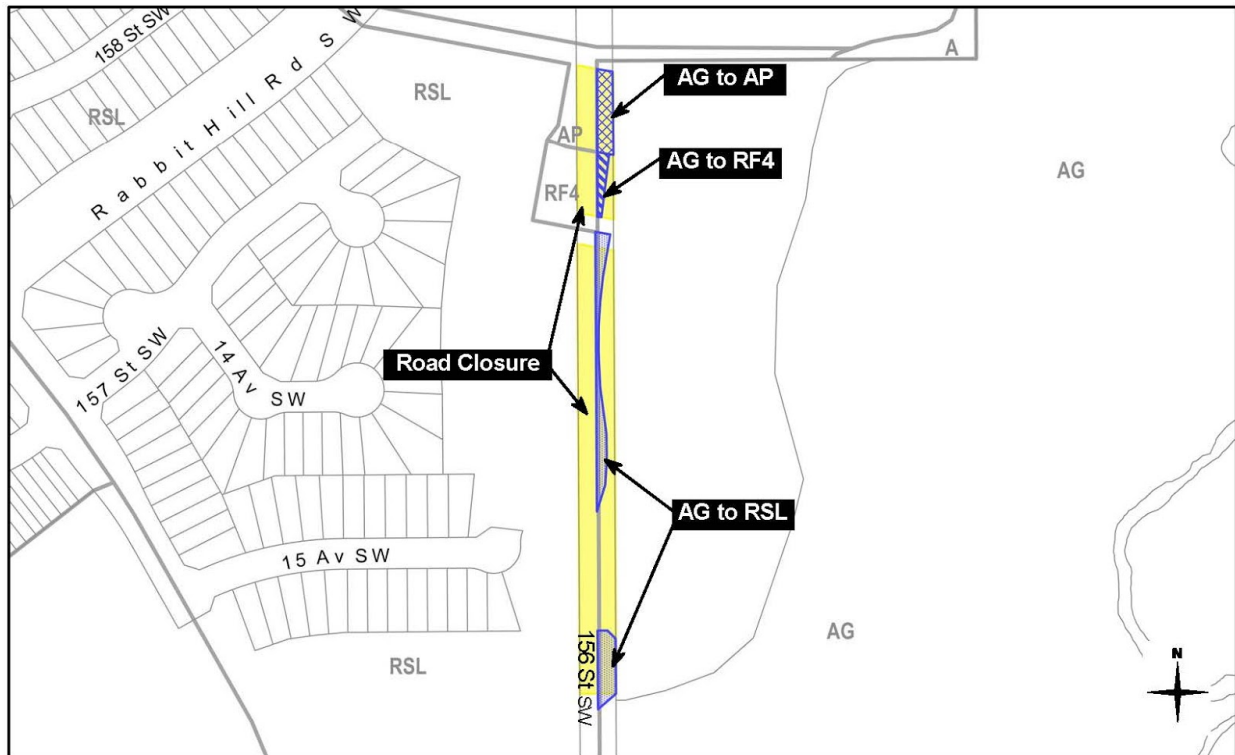




CITY PLANNING REPORT ROAD CLOSURE & REZONING GLENRIDDING RAVINE

1106 – 156 STREET SW & 14705 – ELLERSLIE ROAD SW

To close a portion of 156 Street SW and to facilitate the development of single / semi-detached residential uses and a pocket park.



RECOMMENDATION AND JUSTIFICATION

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

- It provides for low density residential and park uses in conformance with the Glenridding Ravine Neighbourhood Structure Plan;
- It allows for interim alternative accesses for neighbouring properties; and
- It is compatible with existing and planned development of surrounding land.

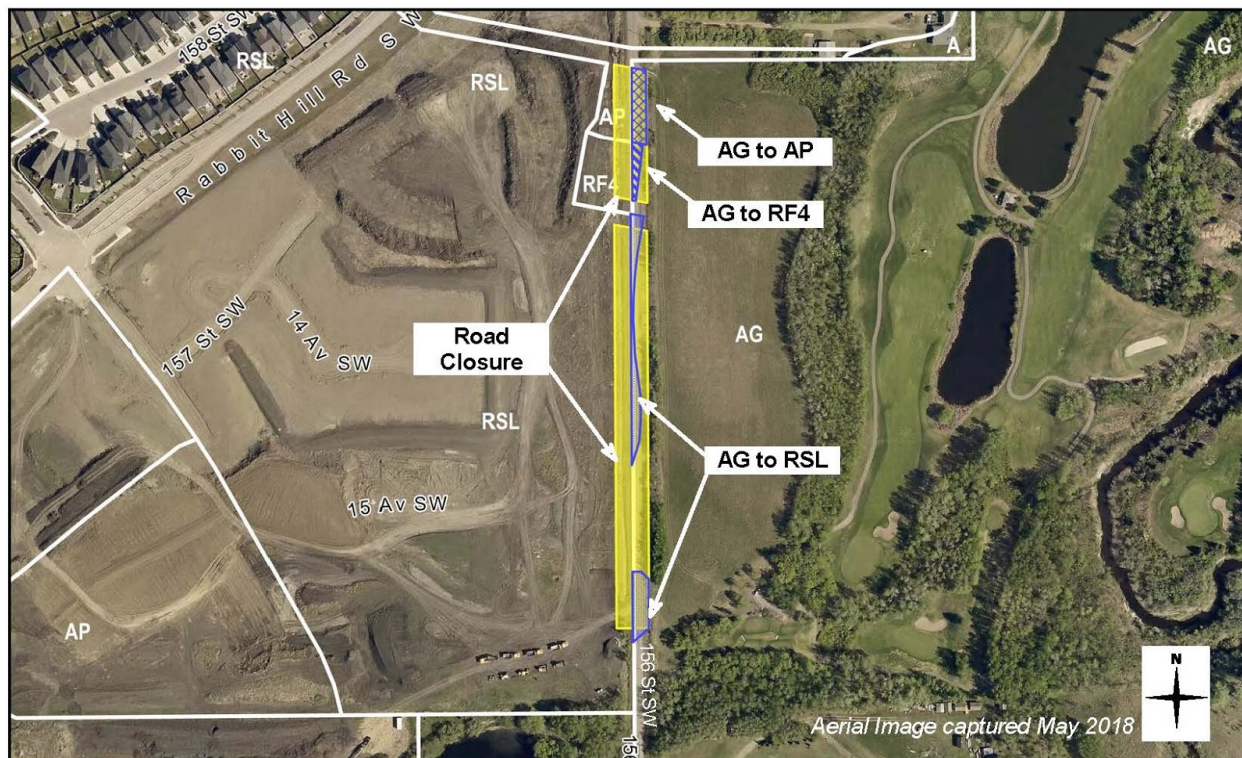
THE APPLICATION

1. BYLAW 18703 to close a portion of 156 Street SW road right-of-way.
2. CHARTER BYLAW 18704 to amend the Zoning Bylaw from (AG) Agricultural Zone to (AP) Public Parks Zone, (RF4) Semi-detached Residential Zone and (RSL) Residential Small Lot Zone to allow for the development of a pocket park and single / semi-detached residential development.

A signed sales agreement is in place to execute the land exchange, pending approval of the Road Closure Bylaw.

SITE AND SURROUNDING AREA

The subject site is located in the north central portion of the Glenridding Ravine Neighbourhood Structure Plan which is designated for single / semi-detached residential uses and the development of a pocket park. The site and surrounding area is mainly undeveloped, with the exception of a golf course and rural residential house to the east of 156 Street SW.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(AG) Agricultural Zone	Undeveloped
CONTEXT		
North	(RA7) Low Rise Apartment Zone (AP) Public Parks Zone	Rural residential house Undeveloped
East	(AG) Agricultural Zone	Undeveloped
South	(AG) Agricultural Zone	Undeveloped
West	(RSL) Residential Small Lot Zone	Undeveloped

PLANNING ANALYSIS

The proposed road closure and rezoning is in conformance with the Glenridding Ravine Area Structure Plan which designates the area for single / semi-detached residential uses and the development of a pocket park. The proposal is compatible with existing and planned land uses for the surrounding land in the neighbourhood.

The proposed road closure area is planned to be consolidated with adjacent properties to the east (14705 – Ellerslie Road SW & 1106 – 156 Street SW) following approval of the road closure bylaw and executed sales agreement. Interim access will be provided for all adjacent property owners affected by the road closure. A portion of the road closure area will be dedicated as a pocket park.

TECHNICAL REVIEW

The Corporate Properties Branch of Real Estate advises that the disposition of the closed road right-of-way will be dealt with through a sales agreement. A signed sales agreement is in place to execute the land exchange, pending approval of the Road Closure Bylaw.

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

PUBLIC ENGAGEMENT

ADVANCE NOTICE August 8, 2017	<ul style="list-style-type: none"> • Number of recipients: 71 • No responses received
PUBLIC MEETING	<ul style="list-style-type: none"> • Not held

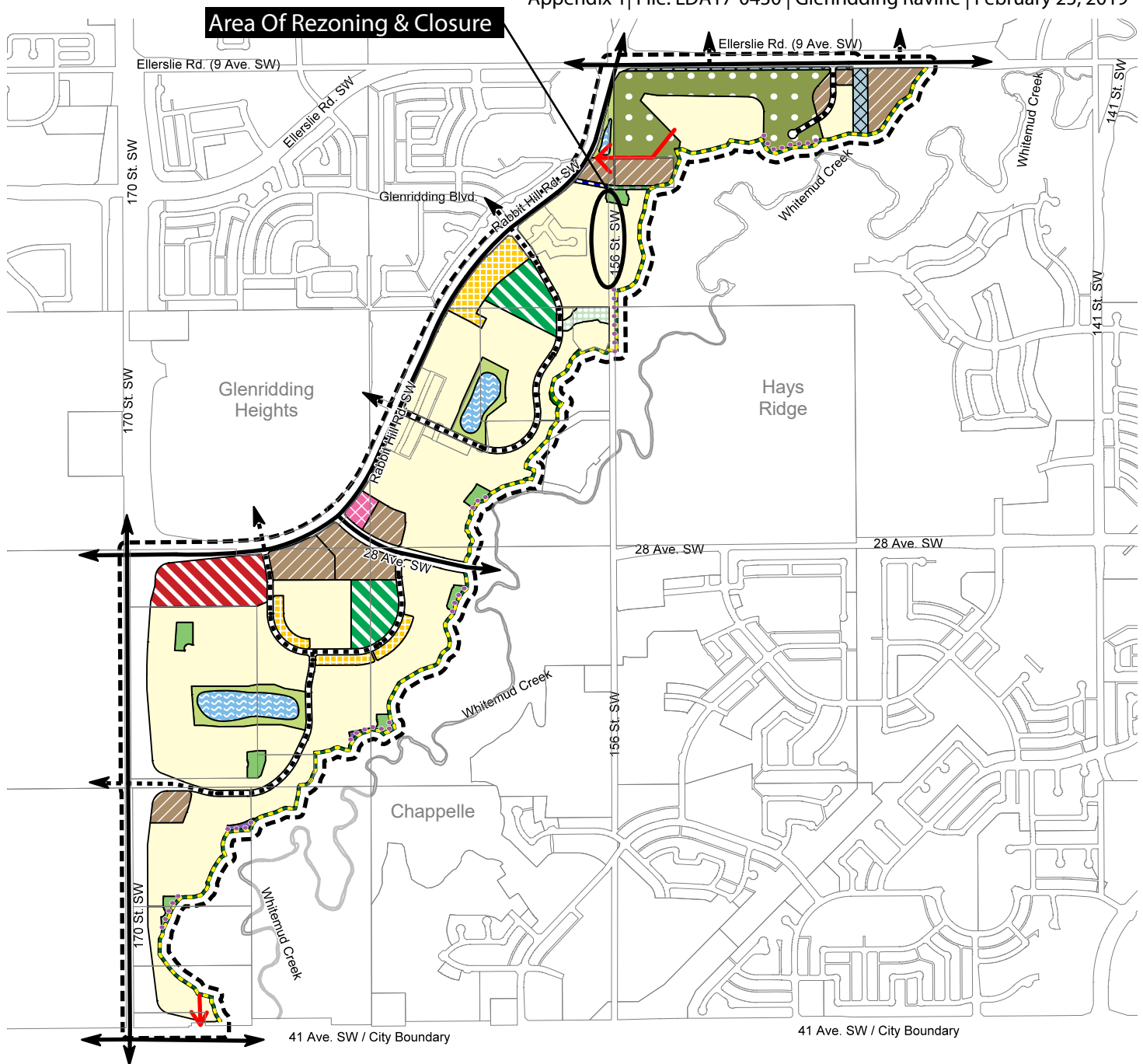
WEBPAGE	<ul style="list-style-type: none">• Glenridding Ravine NSP RC and rezoning application
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CONCLUSION

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

APPENDICES

- 1 Context Map
- 2 Application Summary



BYLAW 18266
APPROVED
GLENRIDDING 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:	Rezoning, Road Closure
Bylaw(s)/Charter Bylaw(s):	18703, 18704
Location:	A portion of 156 Street SW road right-of-way, south of Ellerslie Road SW and east of Rabbit Hill Road SW
Address(es):	1106 – 156 Street SW & 14705 – Ellerslie Road SW
Legal Description(s):	Portion(s) of Lot B, Block 1, Plan 1322811 & portions of NE-22-51-25-4
Site Area:	N/A
Neighbourhood:	Glenridding Ravine
Ward - Councillor:	9 – Tim Cartmell
Notified Community Organization(s):	Greater Windermere Community League & Heritage Point Community League
Applicant:	Stantec Consulting Inc.

PLANNING FRAMEWORK

Current Zone:	(AG) Agricultural Zone
Proposed Zone:	(RSL) Residential Small Lot Zone (RF4) Semi-detached Residential Zone (AP) Public Parks Zone
Plan(s) in Effect:	Glenridding Ravine Neighbourhood Structure Plan; Windermere Area Structure Plan
Historic Status:	None

Written By:
Approved By:
Branch:
Section:

Luke Cormier
Tim Ford
City Planning
Planning Coordination