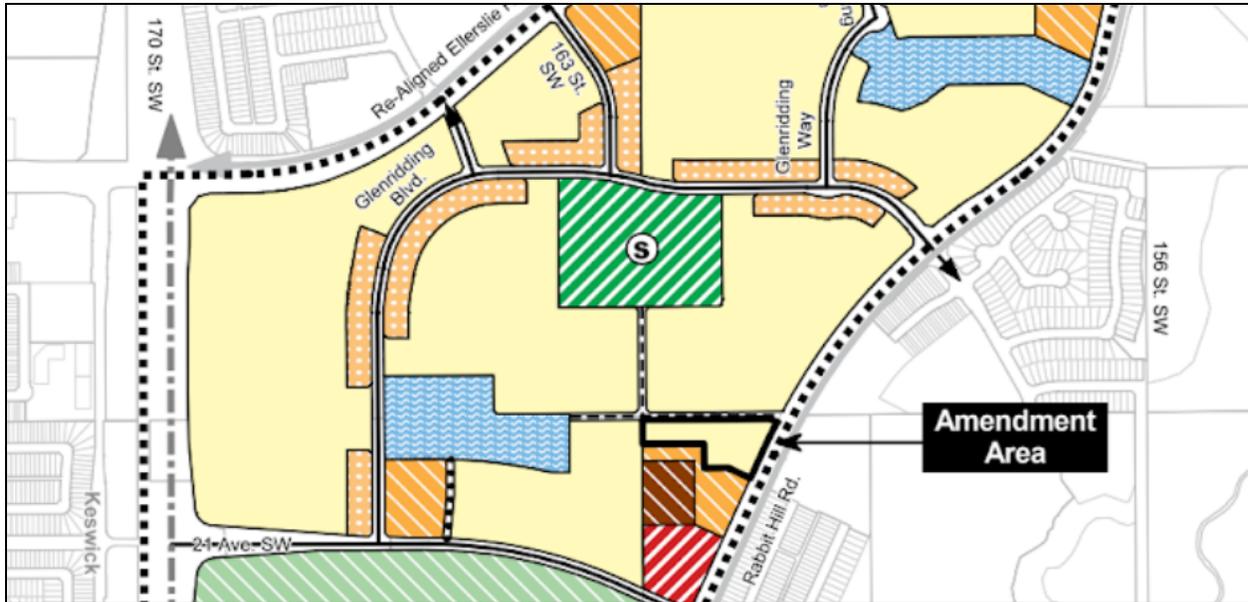




ADMINISTRATION REPORT **REZONING, PLAN AMENDMENT** GLENRIDDING HEIGHTS

1903 - 163 Street SW



Recommendation: That Bylaw 19683 to amend the Glenridding Heights Neighbourhood Structure Plan and Charter Bylaw 19684 to amend the Zoning Bylaw from (RF6) Medium Density Multiple Family Zone to (RA7) Low Rise Apartment Zone and (RLD) Residential Low Density Zone, be **APPROVED**.

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

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

Report Summary

This land use amendment application was accepted from Keith Davies (Stantec) on January 29, 2021 on behalf of Anthem United. This application proposes to amend the Glenridding Heights Neighbourhood Structure Plan (NSP) to redesignate a portion of land from Medium Density Residential (Low Rise/Medium Density Housing) to Low Density Residential (Single/Semi-detached Residential). The Low Density Residential amendment area is proposed to be rezoned from (RF6) Medium Density Multiple Family Zone to (RLD) Residential Low Density Zone to allow for a range of low density residential uses and built-forms and the remaining southern portion of the site is proposed to be rezoned to (RA7) Low Rise Apartment Zone to allow for low rise Multi-unit Housing up to 16 m (approximately 4 storeys) in height.

The proposal is in alignment with the City Plan (MDP) by facilitating the development of residential uses in the Glenridding Heights 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 19683** proposes to amend the Glenridding Heights Neighbourhood Structure Plan to re-designate approximately 1.3 ha of land designated for Medium Density Residential (Low-Rise/Medium Density Housing) to Low Density Residential (Single/Semi-detached Residential) in the southeast portion of the Neighbourhood Structure Plan. Changes are proposed to the relevant maps, figures, and statistics in the NSP to reflect the proposed amendment.
2. **CHARTER BYLAW 19684** proposes to rezone the site from (RF6) Medium Density Multiple Family Zone to (RA7) Low Rise Apartment Zone and (RLD) Residential Low Density Zone. The proposed RA7 Zone would allow for low rise Multi-unit Housing up to 16 m (approximately 4 storeys) in height and the proposed RLD Zone would allow for a variety of low density residential uses.

Site and Surrounding Area

The subject site is approximately 2.27 ha in size and is undeveloped. It is located north of 21 Avenue NW and west of Rabbit Hill Road SW in the east-central portion of the Glenridding Heights neighbourhood.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	<ul style="list-style-type: none"> (RF6) Medium Density Multiple Family Zone 	<ul style="list-style-type: none"> Undeveloped land
CONTEXT		
North	<ul style="list-style-type: none"> (RSL) Residential Small Lot Zone 	<ul style="list-style-type: none"> Single Detached Housing
East	<ul style="list-style-type: none"> (DC1) Direct Development Control Provision 	<ul style="list-style-type: none"> Single Detached Housing Undeveloped land
South	<ul style="list-style-type: none"> (CB1) Low Intensity Business Zone (RA8) Medium Rise Apartment Zone 	<ul style="list-style-type: none"> Commercial Development Undeveloped land
West	<ul style="list-style-type: none"> (AG) Agricultural Zone 	<ul style="list-style-type: none"> Undeveloped land

PLANNING ANALYSIS

The subject site is located in the east-central portion of the Glenriding Heights neighbourhood and is adjacent to low density residential, planned commercial and high density residential sites, as well as the major arterial roadway of Rabbit Hill Road SW. The proposed plan amendment seeks to redesignate approximately 1.3 ha of land designated for Medium Density Residential to Low Density Residential. The Low Density Residential amendment area is proposed to be rezoned from RF6 to RLD to allow for the development of a range of low density housing forms. The remaining portion of the site is proposed to be rezoned to RA7 to allow for Multi-unit Housing up to 16 m (approximately 4 storeys) in height; this zone will conform with the

Low-Rise/Medium Density Housing designation prescribed for the site in the Glenridding Heights NSP.

The proposed amendments will allow for a transition of land uses between the existing Low Density housing located north of the subject site, and the planned higher density residential land use on this site.

Although the proposed amendment will result in a slight decrease to the Plan's projected residential density from 38 Dwelling Units Per Net Residential Hectare (du/nrha) to 37 (du/nrha), the net residential density for the NSP remains within the density target (30-40 upnrha) of the former Capital Region Board growth plan (under which the NSP was approved).

City Plan Alignment

The proposed rezoning will facilitate residential development within a developing 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

The proposed plan amendment and rezoning has been reviewed by all required technical agencies. The planned civic infrastructure can accommodate the proposed rezoning and will be provided as development progresses.

Transportation & Transit:

Administration from the Transportation and Transit teams support the proposed plan amendment and rezoning application.

The widening of Ellerslie Road SW to four lanes (between 135 Street SW and 170 Street SW) is required in the near term to accommodate anticipated growth in the area. Administration continues to work with area developers to complete essential segment(s) of this project in the next four to six years.

The Neighbourhood Structure Plan identifies a Key Pedestrian Crossing on Rabbit Hill Road adjacent to the rezoning site. A zebra marked crosswalk with pedestrian signs is currently in place at this priority crossing location. Rabbit Hill Road will be widened to a 4-lane divided cross-section as Windermere neighborhoods continue to develop. Traffic and pedestrian volumes and development patterns will be monitored in this area, and the installation of a pedestrian signal at the priority crossing location will be required with a future subdivision in the area.

Drainage:

The proposed plan amendment and rezoning can be supported by the planned drainage infrastructure. Storm and sanitary infrastructure will be provided at the subdivision stage.

EPCOR Water:

EPCOR Water supports the proposed plan amendment and rezoning application and advises that the required infrastructure will be provided at the subdivision stage.

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

Community Engagement

ADVANCE NOTICE February 22, 2021	<ul style="list-style-type: none">• Number of recipients: 338• No responses received
WEBPAGE	<ul style="list-style-type: none">• edmonton.ca/glenirddingheightsplanningapplications

Conclusion

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

APPENDICES

- 1 Approved NSP Land Use and Population Statistics – Bylaw 19024
- 2 Proposed NSP Land Use and Population Statistics – Bylaw 19683
- 3 Approved NSP Map – Bylaw 19024
- 4 Proposed NSP Map – Bylaw 19683
- 5 Application Summary

**APPROVED GLENRIDDING HEIGHTS NEIGHBOURHOOD STRUCTURE
PLAN LAND USE AND POPULATION STATISTICS
BYLAW 19024**

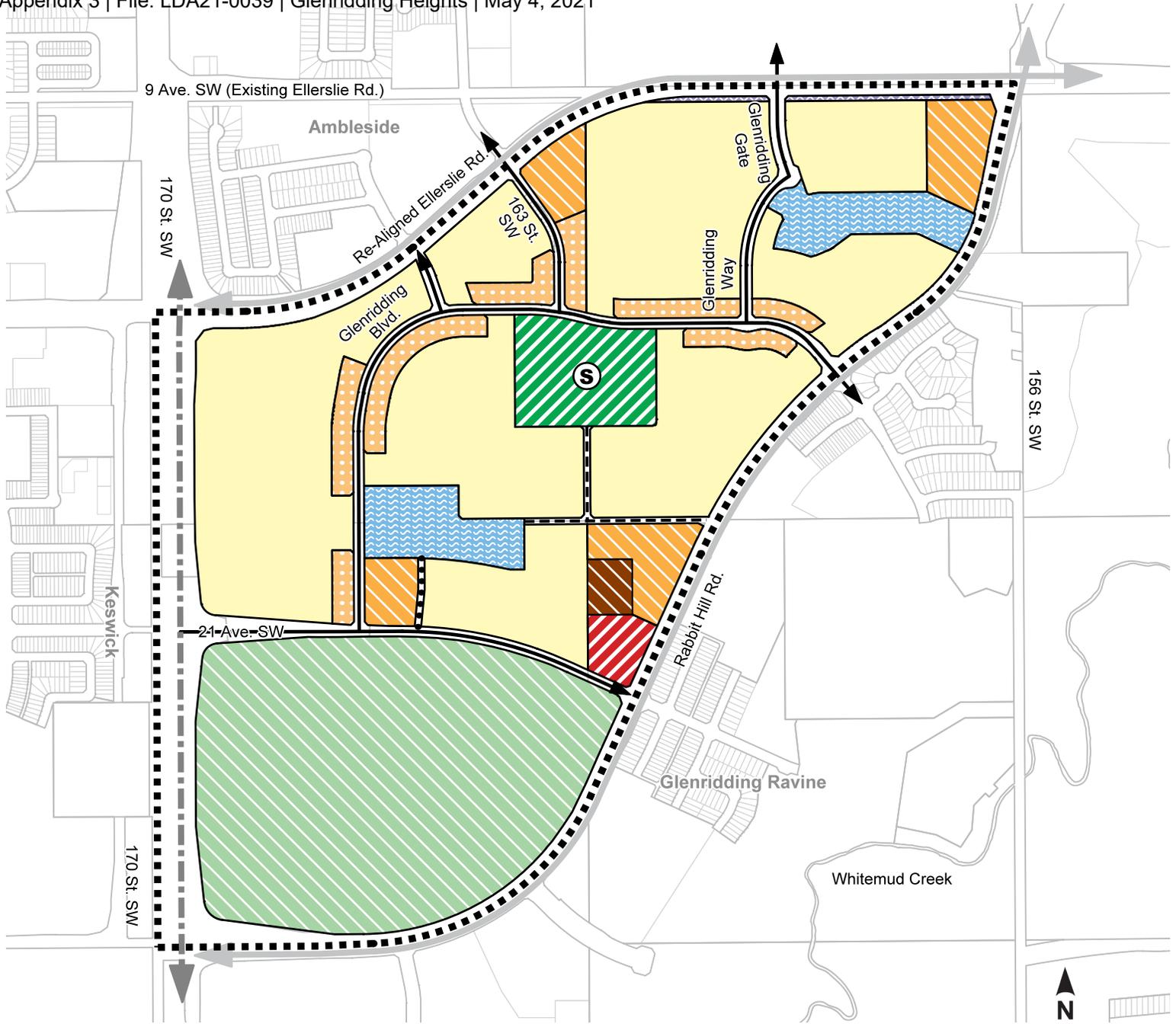
LAND USE	Area (ha)	% of GDA				
Gross Area	160.5	100%				
Arterial Road Right-of-Way	19.6	12.20%				
Utility Right-of-Way (ATCO Gas)	0.6	0.40%				
Gross Developable Area	139.8	100.00%				
<u>Commercial</u>						
Neighbourhood Commercial	1.3	1%				
<u>Parkland, Recreation, School, Municipal Reserve*</u>						
District Park	37.4	27%				
School / Park	5.3	4%				
Greenways	0.2	0%				
Transportation						
Circulation	28.0	20%				
Greenways	0.6	1%				
<u>Infrastructure / Servicing</u>						
Stormwater Management Facilities	7.1	5%				
Total Non-Residential	79.9	57%				
Total Residential	60.0	43%				
RESIDENTIAL LAND USE, DWELLING UNIT COUNT AND POPULATION						
Land Use	Area (ha)	Units/ha	Units	People/Unit	Population	% of NRA
<u>Low Density Residential (LDR)</u>						
Single/Semi-Detached	44.8	25	1,120	2.8	3,136	57%
<u>Medium Density Residential (MDR)</u>						
Row Housing	7.0	45	315	2.8	882	16%
Low-Rise/Medium Density Housing	7.4	90	662	1.8	1,192	22%
Mid-Rise/High Density Housing						
Mid-Rise Units	0.8	225	180	1.50	270	5%
Total	60.0		2,277		5,480	100.00%

SUSTAINABILITY MEASURES					
Population Density (ppnrha)		91			
Unit Density (upnrha)		38			
Single/Semi-Detached:Row Housing/Low Rise:Mid-Rise Apartment Ratio		57:38:5			
Population within 500 m of Parkland		92%			
Population within 400 m of Transit Service		100%			
Population within 600 m of Commercial Service		88%			
Presence / Loss of Natural Area Features	Land	Water			
Protected as Environmental Reserve (ha)	n/a	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)	n/a	n/a			
STUDENT GENERATION STATISTICS					
Public School Board		559			
Elementary	280				
Junior High	140				
Senior High	140				
Separate School Board		280			
Elementary	140				
Junior High	70				
Senior High	70				
Total Student Population		839			
* Areas dedicated to Municipal Reserve to be confirmed by legal survey.					

**PROPOSED GLENRIDGING HEIGHTS NEIGHBOURHOOD STRUCTURE
PLAN LAND USE AND POPULATION STATISTICS
BYLAW 19683**

LAND USE	Area (ha)	% of GDA				
Gross Area	160.5	100%				
Arterial Road Right-of-Way	19.6	12.20%				
Utility Right-of-Way (ATCO Gas)	0.6	0.40%				
Gross Developable Area	139.8	100.00%				
<u>Commercial</u>						
Neighbourhood Commercial	1.3	1%				
<u>Parkland, Recreation, School, Municipal Reserve*</u>						
District Park	37.4	27%				
School / Park	5.3	4%				
Greenways	0.2	0%				
Transportation						
Circulation	28.0	20%				
Greenways	0.6	1%				
<u>Infrastructure / Servicing</u>						
Stormwater Management Facilities	7.1	5%				
Total Non-Residential	79.9	57%				
Total Residential	60.0	43%				
RESIDENTIAL LAND USE, DWELLING UNIT COUNT AND POPULATION						
Land Use	Area (ha)	Units/ha	Units	People/Unit	Population	% of NRA
<u>Low Density Residential (LDR)</u>						
Single/Semi-Detached	46.1	25	1,153	2.8	3,227	76.9%
<u>Medium Density Residential (MDR)</u>						
Row Housing	7.0	45	315	2.8	882	11.7%
Low-Rise/Medium Density Housing	6.1	90	545	1.8	982	10.1%
Mid-Rise/High Density Housing						
Mid-Rise Units	0.8	225	180	1.50	270	1.3%
Total	60.0		2,193		5,361	100.00%

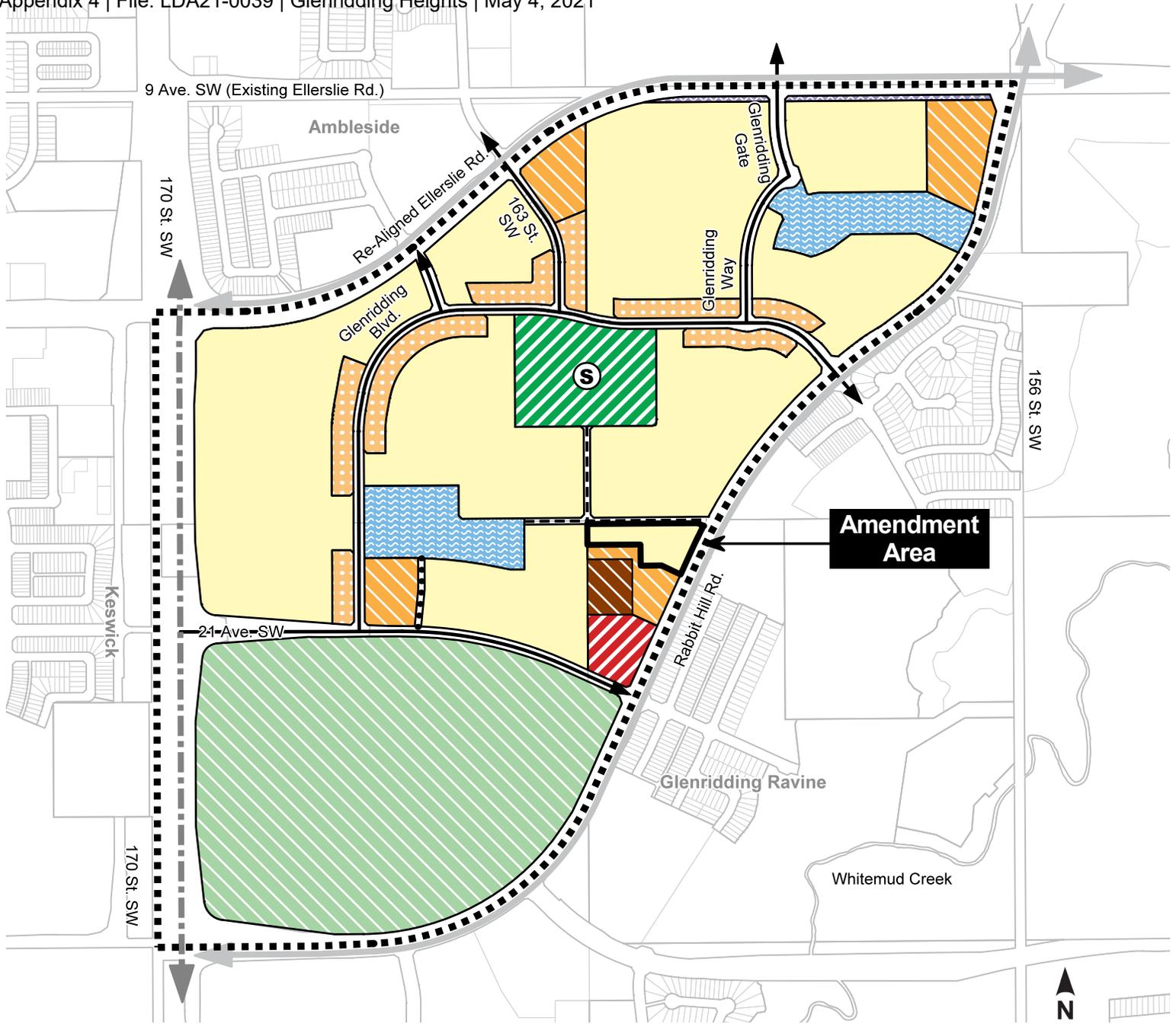
SUSTAINABILITY MEASURES					
Population Density (ppnrha)		89			
Unit Density (upnrha)		37			
Single/Semi-Detached:Row Housing/Low Rise:Mid-Rise Apartment Ratio		49%/51%			
Population within 500 m of Parkland		92%			
Population within 400 m of Transit Service		100%			
Population within 600 m of Commercial Service		88%			
Presence / Loss of Natural Area Features	Land	Water			
Protected as Environmental Reserve (ha)	n/a	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)	n/a	n/a			
STUDENT GENERATION STATISTICS					
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Total Student Population		839			
* Areas dedicated to Municipal Reserve to be confirmed by legal survey.					



- | | | | |
|--|------------------------------------|---|------------------------------|
|  | Single / Semi-Detached Residential |  | Greenway |
|  | Row Housing |  | Greenway (Municipal Reserve) |
|  | Low-Rise / Medium Density Housing |  | Utility Right-of-Way |
|  | Neighbourhood Commercial |  | Collector Roadway |
|  | High Density Residential |  | Arterial Roadway |
|  | Stormwater Management Facility |  | Urban Roadway |
|  | School / Park |  | NSP Boundary |
|  | District Park | | |

BYLAW 19024
GLENRIDDING HEIGHTS
 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.



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|--|------------------------------------|---|------------------------------|
|  | Single / Semi-Detached Residential |  | Greenway |
|  | Row Housing |  | Greenway (Municipal Reserve) |
|  | Low-Rise / Medium Density Housing |  | Utility Right-of-Way |
|  | Neighbourhood Commercial |  | Collector Roadway |
|  | High Density Residential |  | Arterial Roadway |
|  | Stormwater Management Facility |  | Urban Roadway |
|  | School / Park |  | NSP Boundary |
|  | District Park |  | Amendment Area |

**BYLAW 19683
AMENDMENT TO
GLENRIDDING HEIGHTS
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:	Plan Amendment Rezoning
Bylaw:	19683
Charter Bylaw:	19684
Location:	North of 21 Avenue NW and west of Rabbit Hill Road
Address:	1903 - 163 Street SW
Legal Description:	Lot 1, Block 11, Plan 1723398
Site Area:	2.27 ha
Neighbourhood:	Glenriding Heights
Notified Community Organizations:	Greater Windermere and Chappelle Community Leagues
Applicant:	Keith Davies; Stantec

PLANNING FRAMEWORK

Current Zones:	(RF6) Medium Density Multiple Family Zone
Proposed Zone:	(RLD) Residential Low Density Zone (RA7) Low Rise Apartment Zone
Plans in Effect:	Glenriding Heights Neighbourhood Structure Plan (NSP)
Historic Status:	None

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