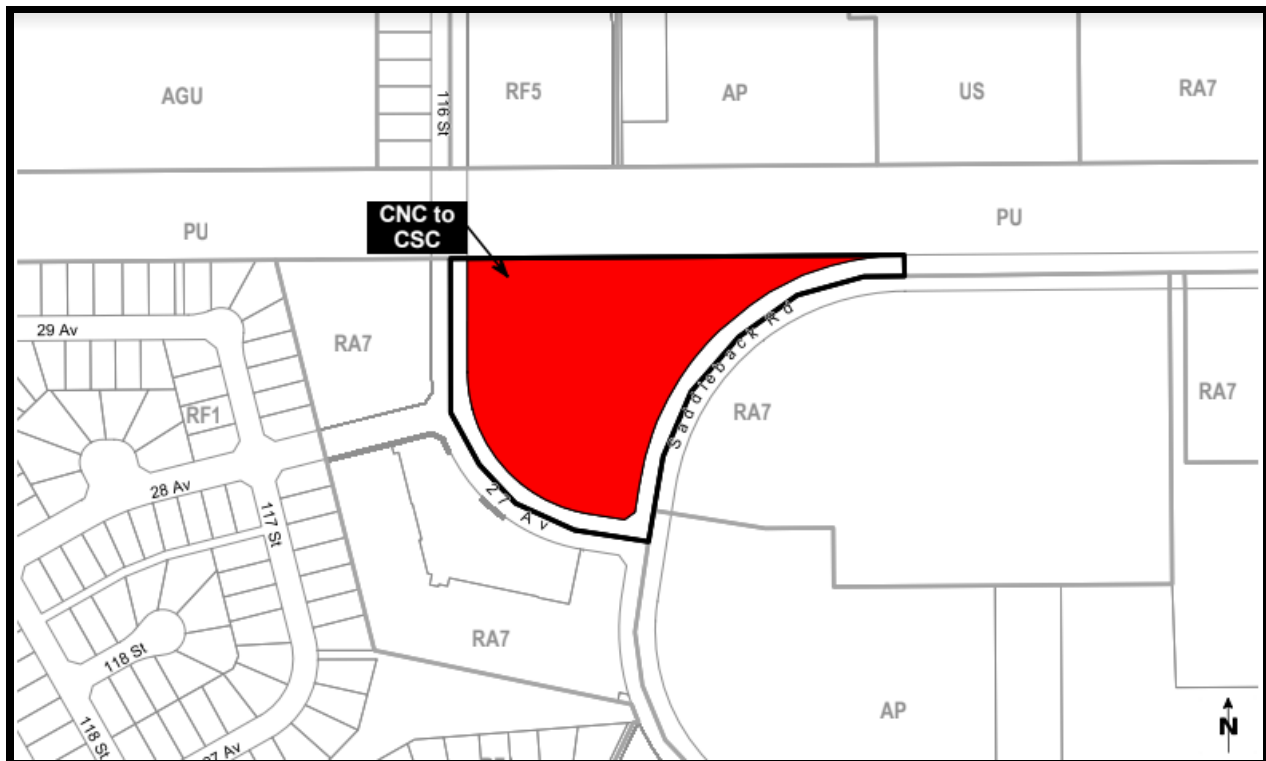




ADMINISTRATION REPORT **REZONING** BLUE QUILL

280, 280C, 320, and 348 Saddleback Road NW

To expand the commercial opportunities of an existing neighbourhood commercial site.



Recommendation: That Charter Bylaw 19765 to amend the Zoning Bylaw from (CNC) Neighbourhood Convenience Commercial Zone to (CSC) Shopping Centre Zone be APPROVED.

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

- allow for additional commercial uses to serve the neighbourhood and surrounding area;
- allow for easy access to a major arterial roadways; and
- facilitate the redevelopment of the Blue Quill area.

Report Summary

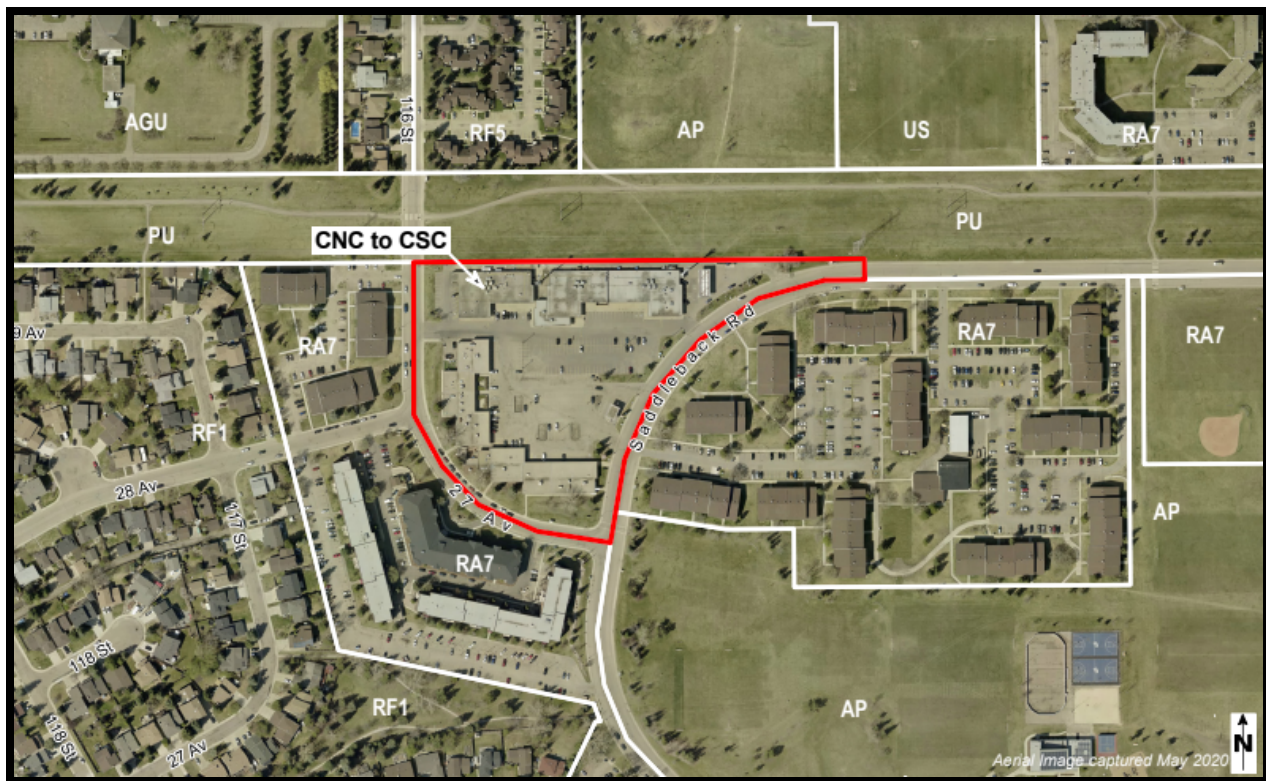
This application was accepted from Ryan Eidick, of Eins Development Consulting, on April 14, 2021, on behalf of 1178971 Alberta Ltd, Southwest Muslim Community Centre and Malcolm Young Professional Corporation. The application proposes to change the site's zoning designation from (CNC) Neighbourhood Convenience Commercial Zone to (CSC) Shopping Centre Zone. The proposed zone aligns with the purpose of the CSC Zone, which is intended for larger sites (minimum size of 2.0 ha) that provide commercial services to a community.

The Application

CHARTER BYLAW 19765 to amend the Zoning Bylaw to amend the Zoning Bylaw to rezone the subject site from (CNC) Neighbourhood Convenience Commercial Zone to (CSC) Shopping Centre Zone, to facilitate the development of commercial uses.

Site and Surrounding Area

The subject site is 2.4 ha in area, contains existing commercial development, and is located north of 27 Avenue NW and west of Saddleback Road. The site is adjacent to a utility corridor with a multi-use trail to the north, and is surrounded on all other sides by collector roadways. Low-rise, multi-unit housing in the form of 3 - 4 story apartments also surround most of the site, across the collector roadways. A school/park site is located to the southeast, across Saddleback Road.



AERIAL VIEW OF APPLICATION AREA



ORTHOGRAPHIC VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(CNC) Neighbourhood Convenience Commercial Zone	Commercial buildings
CONTEXT		
North	(PU) Public Utility Zone	Multi-Use Trail, Major Utility Corridor and Power Transmission Lines
East	(RA7) Low Rise Apartment Zone (AP) Public Parks Zone	Three Storey Apartments School/Park site
South	(RA7) Low Rise Apartment Zone	Four Storey Apartments
West	(RA7) Low Rise Apartment Zone	Three Storey Apartments

Planning Analysis

The Blue Quill neighbourhood is an established, built-out residential neighbourhood with a commercial node (subject sites) located along Saddleback Road NW and 27 Avenue NW. There's ample open space situated central to the neighbourhood, which contains a school, a community league and the Mosaic House Church.

The current commercial node supports walking, cycling and transit, where people can live, work, shop, and access services nearby. The proposed expansion of commercial uses will augment the viability and resilience of this neighbourhood commercial node by increasing the mix of commercial uses and employment opportunities in a centralized, accessible neighbourhood hub.

LAND USE COMPATIBILITY

The current CNC Zone allows for a limited range of neighbourhood-scale commercial uses. The proposed CSC Zone will increase the range of commercial opportunities and intensity available to the site as identified in Appendix 1.

The site has good visibility, access and connection to major roadways, including 23 Avenue NW, 119 Street NW, and 111 Street NW. The proposed CSC Zone will help to support the logical redevelopment of this site, and the height, scale and uses allowed under the zone will be compatible with the existing and surrounding multi-unit housing. As such, the subject site is a good location for this proposed development.

PLANS IN EFFECT

The Kaskitayo Outline Plan was adopted in October 1973 and provides general land use guidance for this and other neighbourhoods in the area. (**NOTE:** at the writing of this report, this Plan is slated to be repealed at the June 8, 2021 Public Hearing of City Council)

The Plan's objective is to provide for a network of community shopping centres that meet the day to day needs of the surrounding neighbourhoods, and include uses like: grocery stores, drug stores, barber and beauty shops, shoe stores, dry cleaner outlets, cafes, and banks, etc. As such, this proposal conforms with the intent of the Kaskitayo Outline Plan.

CITYPlan Alignment

The proposed Charter Bylaw aligns with CITYPlan's policies to promote the continuous improvement, evolution and intensification of Edmonton's non-residential lands, as identified in Section 3.3.2.

The Managing Growth Strategy, Employment Opportunities, within City Plan states:

"Shifts in local demographics, changes in development activity and changing economic conditions will also play a key role in shaping Edmonton's future employment and growth pattern. With more people living within the redeveloping and developing areas the demand for accessible goods and services closer to home will increase. This growth pattern, in turn, will create new opportunities for business and employment. Nodes and corridors provide the physical structure to cluster more people and support diverse employment opportunities across the city."

In conclusion, the proposed Charter Bylaw amendment aligns with the City Plan's Managing Growth Strategy and the Kaskitayo Outline Plan's philosophy to provide for convenient community shopping centres. In addition, it will allow for the logical redevelopment of this area and be compatible with the existing and surrounding land.

Technical Review

This application has been reviewed by all necessary City Departments and utility agencies. All comments from affected City Departments and utility agencies have been addressed.

Transportation

Administration has reviewed the proposed application and supports Bylaw and Charter Bylaw. The surrounding road network has capacity to accommodate the proposed change in land use.

Drainage

Administration supports the proposed application and advises the following:

- The existing infrastructure can accommodate the uses within the proposed CSC Zone. In the case of redevelopment, sewer requirements may need to be reassessed.
- Sanitary services are available from 27 Avenue NW and Saddleback Road NW.
- Storm Services are available from 116 Street NW and Saddleback Road NW.

EPCOR Water

EPCOR Water supports the proposed and advises the following:

- EPCOR Water Services has identified that there is currently insufficient fire flow capacity to support commercial land uses at this location. As such, a water main extension and addition of two hydrants will be required at the Development Permit stage.
- A new water service may be constructed for the site directly off EPCOR Water's 250mm water main along Saddleback Road NW or 300mm water main along 27 Avenue NW.

Fire Rescue

An Infill Fire Protection Assessment has been initiated and will confirm if EPCOR Water's requirements are necessary, or if sufficient fire and safety protection can be addressed by other means.

Community Engagement

ADVANCE NOTICE Date: April 26, 2021	<ul style="list-style-type: none">• No responses received
PUBLIC ENGAGEMENT SESSION	<ul style="list-style-type: none">• Not held
WEBPAGE	<ul style="list-style-type: none">• edmonton.ca/bluequillplanningapplications

Advance Notice was sent to surrounding property owners, the Blue Quill and Ermineskin Community Leagues, the Southwest Muslim Community Centre, and the Southwest Area Council of Community Area Council on April 26, 2021. No responses were received.

Conclusion

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

APPENDICES

1. Comparison Chart - CNC Zone vs CSC Zone
2. Application Summary

Comparison:
(CNC) Neighbourhood Convenience Commercial Zone - (CSC) Shopping Centre Zone

Permitted Uses in CNC Zone noted in **Blue Highlight**

Discretionary Uses in CNC Zone noted in **Red Highlight**

New Uses (26) not currently allowed in CNC Zone noted in **Black Text**

Proposed (CSC) Shopping Centre Zone

Permitted Uses

1. Bars and Neighbourhood Pubs, for less than 200 occupants and 240 m² of Public Space
(*Max size for this Use under CNC is 100 occupants and 120 m² of Public Space*)
2. Business Support Services
3. Cannabis Retail Sales
4. Child Care Services
5. Commercial Schools
6. Convenience Retail Stores
7. Drive-in Food Services
8. Gas Bars
9. General Retail Stores
10. Government Services
11. Health Services
12. Indoor Participant Recreation Services
13. Liquor Stores (2 ha or larger)
14. Major Amusement Establishments (2 ha or larger)
15. Market
16. Minor Amusement Establishments
17. Minor Impact Utility Services
18. Minor Service Stations
19. Nightclubs, for less than 200 occupants and 240 m² of Public Space (2 ha or larger)
20. Personal Service Shops
21. Professional, Financial and Office Support Services
22. Public Libraries and Cultural Exhibits
23. Restaurants, for less than 200 occupants and 240 m² of Public Space
24. Special Event
25. Specialty Food Services, for less than 100 occupants and 120 m² of Public Space
26. Spectator Entertainment Establishments
27. Supportive Housing
28. Urban Gardens
28. Fascia On-premises Signs
29. Freestanding On-premises Signs
30. Projecting On-premises Signs
31. Temporary On-premises Signs

Discretionary Uses

1. Apartment Hotels
2. Automotive and Equipment Repair Shops (2 ha or larger)
3. Bars and Neighbourhood Pubs, for more than 200 occupants and 240 m² of Public Space (2 ha or larger) (*Max size for this Use under CNC is 100 occupants and 120 m² of Public Space*)

4. Breweries, Wineries and Distilleries
5. Carnivals
6. Creation and Production Establishments
7. Equipment Rentals
8. Hotels
9. Liquor Stores (less than 2 ha)
10. Live Work Units
11. Major Amusement Establishments (less than 2 ha)
12. Major Home Based Business
13. Media Studios
14. Minor Home Based Business
15. Mobile Catering Food Services
16. Multi-unit Housing
17. Nightclubs, for less than 200 occupants and 240 m² of Public Space (less than 2 ha)
18. Private Clubs
19. Rapid Drive-through Vehicle Services
20. Recycled Materials Drop-off Centres
21. Religious Assemblies
22. Residential Sales Centre
23. Restaurants, for more than 200 occupants and 240 m² of Public Space (2 ha or larger)
(Max size for this Use under CNC is 100 occupants and 120 m² of Public Space)
24. Secondhand Stores
25. Specialty Food Services, for more than 100 occupants and 120 m² of Public Space *(Max size for this Use under CNC is 100 occupants and 120 m² of Public Space)*
26. Warehouse Sales
27. Urban Indoor Farms
28. Urban Outdoor Farms
29. Veterinary Services
30. Fascia Off-premises Signs
31. Freestanding Off-premises Signs
32. Major Digital Signs
33. Minor Digital Off-premises Signs
34. Minor Digital On-premises Signs
35. Roof On-premises Signs
36. Temporary Off-premises Signs

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Charter Bylaw:	19765
Location:	North of 27 Avenue NW and west of Saddleback Road NW
Addresses:	280, 280C, 320, and 348 Saddleback Road NW
Legal Descriptions:	Condominium Plan 1523167, Units 1 & 2; Lot 7, Block 7, Plan 7823059
Site Area:	2.47 ha
Neighbourhood:	Blue Quill
Notified Community Organizations:	Blue Quill Community League Ermineskin Community League Southwest Area Council of Community Area Council Southwest Muslim Community Centre
Applicant:	Ryan Eidick, Eins Development Consulting

PLANNING FRAMEWORK

Current Zone:	(CNC) Neighbourhood Convenience Commercial Zone
Proposed Zone:	(CSC) Shopping Centre Zone
Plans in Effect:	Kaskitayo Outline Plan
Historic Status:	None

Written By:	Vivian Gamache
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination