

ATTACHMENT 2
BYLAW 17627
BYLAW 17628
FILE: LDA15-0571
AMBLESIDE

DESCRIPTION:	AMENDMENT TO THE AMBLESIDE NEIGHBOURHOOD STRUCTURE PLAN ZONING BYLAW AMENDMENT from (CNC) Neighbourhood Convenience Commercial Zone to (CB1) Low Intensity Business Zone; <u>AMBLESIDE</u>
LOCATION:	Located north of Ellerslie Road SW and east of 170 Street SW
LEGAL DESCRIPTION:	Lot 1, Block 4, Plan 1321077; 3881 – Allan Drive SW
APPLICANT:	Stantec Consulting Ltd. 10160-112 Street Edmonton AB T5K 2L6
OWNER:	Ambleside East Shopping Centre Ltd 1200, 10109 – 106 Street NW Edmonton AB T5J 3L7
ACCEPTANCE OF APPLICATION:	November 25, 2015
EXISTING DEVELOPMENT:	Undeveloped
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SUSTAINABLE DEVELOPMENT'S RECOMMENDATION:	That Bylaw 17627 to amend the Ambleside Neighbourhood Structure Plan be APPROVED. That Bylaw 17628 to amend the Zoning Bylaw from (CNC) Neighbourhood Convenience Commercial Zone to (CB1) Low Intensity Business Zone be APPROVED.

DISCUSSION

1. The Application

There are two components of this application – a proposed neighbourhood plan text amendment and a proposed rezoning to allow for the development of low intensity commercial, office and service uses.

The amendment to the Ambleside Neighbourhood Structure Plan (NSP) proposes to revise text in Section 4.5.3 Neighbourhood Commercial to allow for low intensity commercial uses to be allowed as part of the neighbourhood commercial site.

The plan amendment meets the intent of the Ambleside NSP and is intended to broaden the current range of neighbourhood commercial uses to serve the daily needs of the community, including Business Support Services, Public Libraries, limited General Retail Stores, Bars and Neighbourhood Pubs and Restaurants. The expanded range of uses provides the opportunity to make the site more viable and complementary to the adjacent designated Community Centre Commercial area.

Given the site's location across from a larger community commercial site, the list of uses under the current (CNC) Neighbourhood Convenience Commercial Zone limited the commercial opportunities on the site. The rezoning of the 0.85 site to (CB1) Low Intensity Business Zone would allow for a greater variety of low intensity commercial uses while retaining the neighbourhood focus. The rezoning will continue to serve local residents and will increase employment opportunities for residents of the Ambleside neighbourhood and surrounding communities.

2. Site and Surrounding Area

The subject land is located north of Ellerslie Road, east of 170 Street SW. The site is currently undeveloped.

Ellerslie Road, the southern boundary of the site, divides Ambleside from the Glenridding Heights neighbourhood. South of Ellerslie Road, land is designated for low and medium density residential uses.

A commercial site, located to the west, is zoned (CSC) Shopping Centre Zone.

Land immediately north is zoned (PU) Public Utility Zone, accommodating a pipeline right-of way and designated for a future fire station. North of the pipeline is land zoned (AP) Public Parks Zone and special area zone (RA7a) Ambleside Low Rise Apartment Zone.



View of site east of 170 Street SW and north of Ellerslie Road SW

ANALYSIS

1. Compliance with Approved Plans and Land Use Compatibility

The proposed NSP amendment and rezoning are in conformance with the intent of the approved Ambleside Neighbourhood Structure Plan (NSP), which designates the land for Neighbourhood Commercial uses and are compatible with the approved and planned land uses surrounding the site.

The proposed NSP amendment and rezoning is also in conformance with the Windermere Area Structure Plan (ASP) which states:

Locate and orient business and commercial sites along arterial and / or collector roadways to ensure high visibility and to provide convenient access opportunities for both transit and vehicles.

The proposed NSP amendment and rezoning supports the policies of *The Way We Grow* having regard for:

Policy 6.2.1.4 Plan for retail centres that meet the daily needs of residents in area and Neighbourhood Structure Plans.

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2. Transportation and Utilities

All comments from Civic Departments and utility agencies have been addressed.

3. Environmental Site Review

A Phase I Environmental Site Assessment was not required with this application. The land is deemed suitable for the intended commercial uses.

4. Surrounding Property Owners' Concerns

Sustainable Development sent an advance notification to the Greater Windermere Community League and all property owners within the Ambleside neighbourhood on December 21, 2015. No responses were received as a result of this notification.

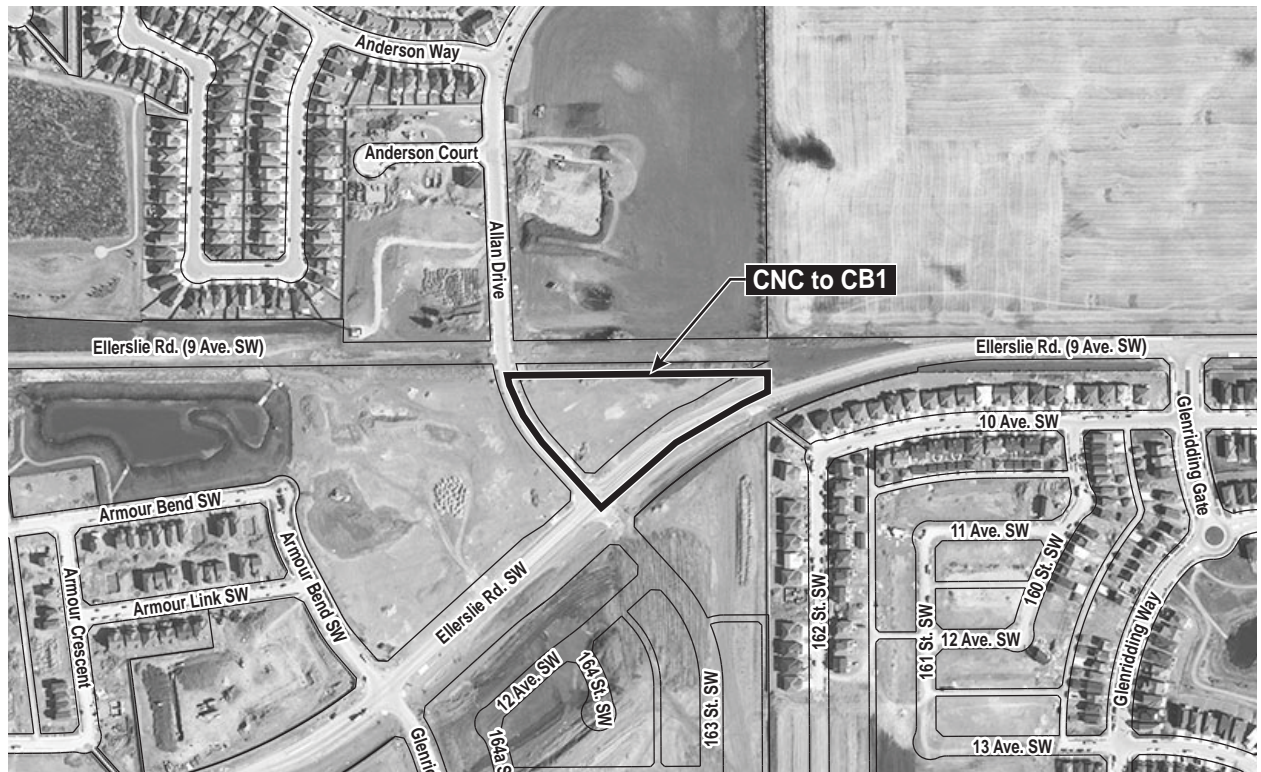
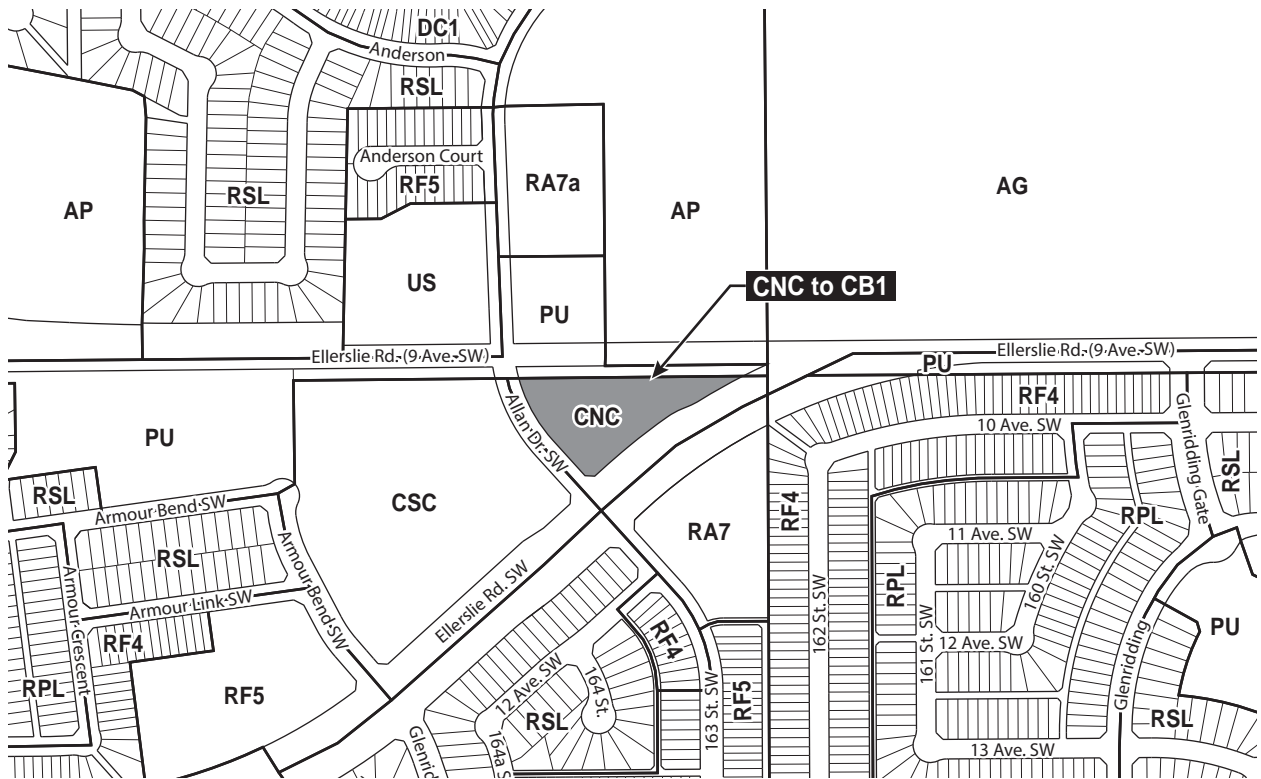
JUSTIFICATION

Sustainable Development recommends that Bylaws 17627 and 17628 be APPROVED on the basis that the proposed NSP amendment and zoning generally conforms to the intent of the Ambleside Neighbourhood Structure Plan by providing commercial needs for the neighbourhood and will result in development that is compatible with developing and planned surrounding land uses.

ATTACHMENTS

- 2a Maps
- 2b Mark-up Showing Amendment to the Ambleside NSP

Written by: Ania Schoof
Approved by: Tim Ford
Sustainable Development
May 25, 2016



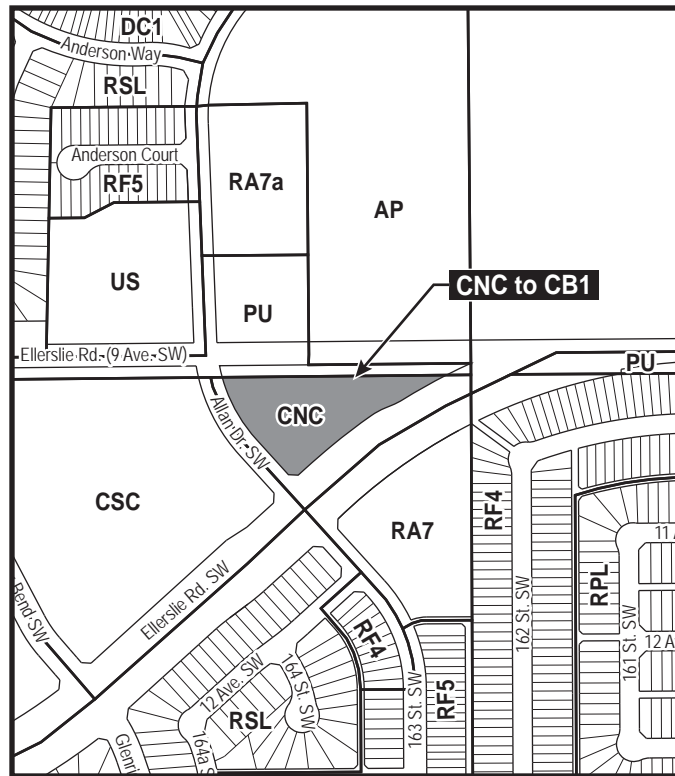
SURROUNDING LAND USE ZONES



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AMBLESIDE, BYLAW 17628

Location: 3881 - Allan Drive SW



Proposed Rezoning from



CNC to CB1

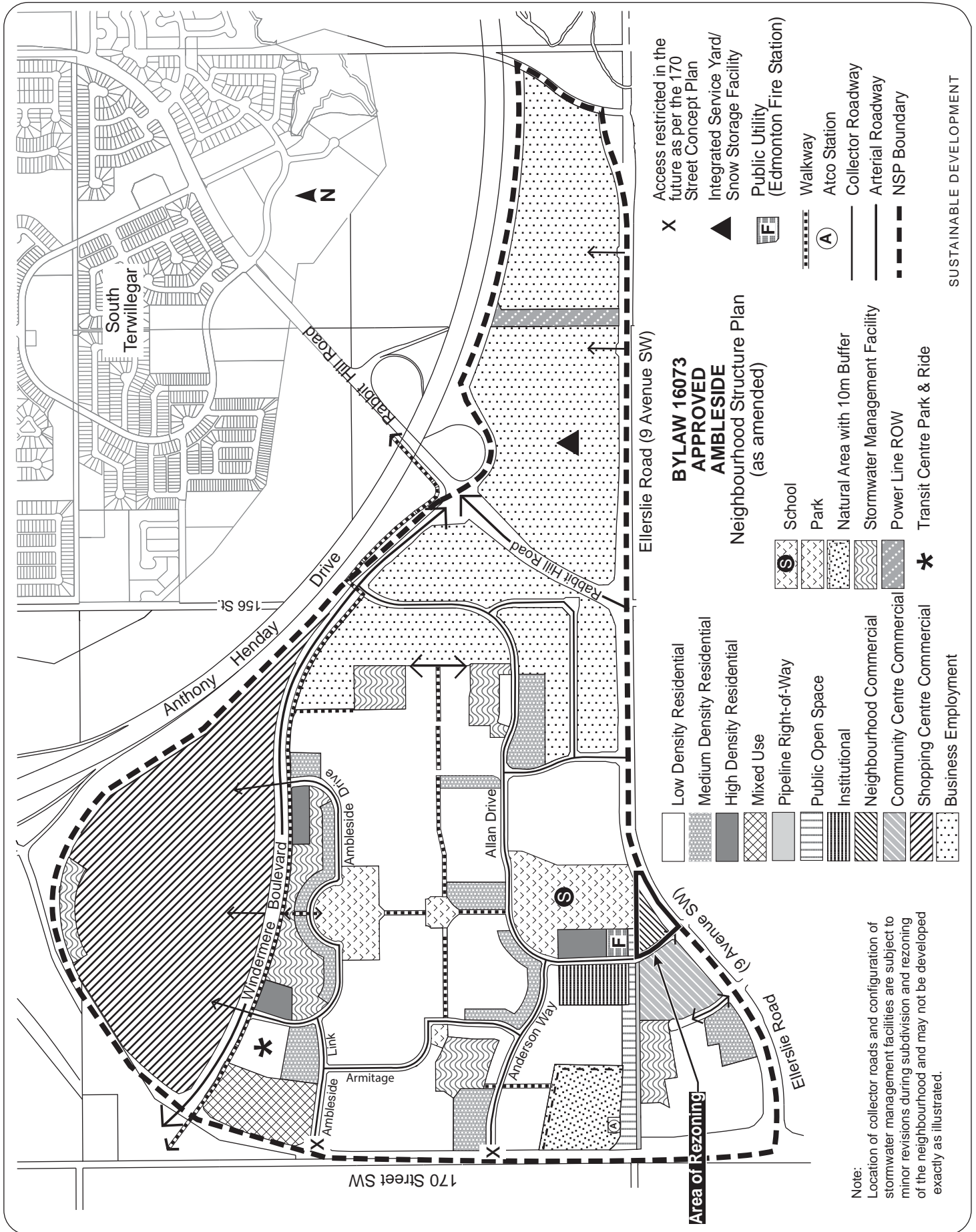


The purpose of proposed Bylaw 17628 is to change the Zoning Bylaw from (CNC) neighbourhood convenience commercial zone to (CB1) low intensity business zone; Lot 1, Block 4, Plan 1321077, as shown on the attached sketch. This zone provides the opportunity for low intensity commercial, office and service uses that are compatible with the surrounding residential neighbourhood. The proposed zone is in conformance with the associated proposed Ambleside Neighbourhood Structure Plan text amendment, Bylaw 17627. Sustainable Development supports this proposed bylaw.

PROPOSED REZONING

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DATE: May 25, 2016



Mark-up Showing Amendment to the Ambleside Neighbourhood Structure Plan (NSP):

~~Deleted Text~~

Added Text

4.5.3 Neighbourhood Commercial

There is one Neighbourhood Commercial site located at the intersection of Ellerslie Road SW and Allan Drive SW. ~~The location of this commercial site provides efficient and convenient access to local residents and is intended to serve the day-to-day needs of the neighbourhood and neighbouring communities.~~ The site provides for low intensity commercial, office and service uses located along the arterial roadway, Ellerslie Road SW, and borders a residential area to the south in a neighbouring community. This site is bordered by a multi-use trail within a utility/pipeline corridor to the north. Development on this site shall be sensitive and in scale with existing and planned development along the Allan Drive SW and the surrounding residential neighbourhood.

Neighbourhood Commercial uses ~~are located in the southwest portion of the Plan area to~~ on the site should complement the adjacent Community Commercial site and provide residents with local retail and commercial services within walking distance and transit access. This supports the ~~the~~ creation of an active, walkable centre where people will use alternative means of transportation to meet their daily needs locally. This encourages frequency of use, greater activity, local awareness, surveillance and community safety. The area attributed to Neighbourhood Commercial is shown in Figure 5.