

**DESCRIPTION:** AMENDMENT TO THE WILD ROSE NEIGHBOURHOOD  
STRUCTURE PLAN

ZONING BYLAW AMENDMENT from (CNC) Neighbourhood  
Convenience Commercial Zone to (CB1) Low Intensity Business  
Zone; WILD ROSE

**LOCATION:** 1752 - 34 Avenue NW

**LEGAL  
DESCRIPTION:** Plan 1125688, Block 62, Lot 2B

**APPLICANT:** Aleksandra Burzynska  
Brian Allsop Architect Ltd.  
1020 Parsons Road SW  
Edmonton, Alberta T6X 0J4

**OWNER:** 1855277 Alberta Ltd.  
3332 - 21 Street  
Edmonton, Alberta T6T OC4

**ACCEPTANCE OF  
APPLICATION:** September 14, 2015

**EXISTING  
DEVELOPMENT:** Two-storey commercial building under construction.

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**SUSTAINABLE  
DEVELOPMENT'S  
RECOMMENDATION:** That Bylaws 17463 and 17464 to amend the Wild Rose  
Neighbourhood Structure Plan from Neighbourhood Convenience  
Commercial to Low Intensity Commercial, and amend the Zoning  
Bylaw from (CNC) Neighbourhood Convenience Commercial  
Zone to (CB1) Low Intensity Business Zone be APPROVED.

## **DISCUSSION**

### **1. THE APPLICATION**

This is an application to amend a portion of the Wild Rose Neighbourhood Structure Plan text and map from Neighbourhood Convenience Commercial to Low Intensity Commercial, and amend the Zoning Bylaw from (CNC) Neighbourhood Convenience Commercial Zone to (CB1) Low Intensity Business Zone. The proposed development will accommodate the development of low intensity commercial, office and service uses. The applicant's stated intent is to allow for a greater range of uses for a development which is already under construction.

### **2. SITE AND SURROUNDING AREA**

This site is located north of 34 Avenue NW, and west of 17 Street NW. To the north, land is zoned (RA7) Low Rise Apartment Zone, and is occupied by a 4-storey apartment building. To the east, land is zoned (CNC) Neighbourhood Convenience Commercial Zone and is occupied by a gas station and convenience store. To the south, land is zoned (RSL) Residential Small Lot Zone and is developed with single detached housing. To the west, land is zoned (RA7) and contains a rowhousing complex with 2-storey buildings. Wild Rose is a recently completed neighbourhood. The site currently contains a two-storey commercial building which is under construction.



*Figure 1: View of the site looking west.*



*Figure 2: Aerial view of the site, looking north.*

## **ANALYSIS**

### **1. Compliance with Approved Plans and Land Use Compatibility**

#### **The Way We Grow – Municipal Development Plan**

This proposal complies with and supports the following policies and objectives from “*The Way We Grow*”, Edmonton’s Municipal Development Plan (MDP):

6.2.1 Develop sustainable, accessible and walkable retail and mixed use centres demonstrating high quality architecture and design.

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

#### **Wild Rose Neighbourhood Structure Plan**

The proposed amendment to the Wild Rose Neighbourhood Structure Plan will re-designate the site from Neighbourhood Convenience Commercial to Low Intensity Commercial, to accommodate the rezoning from (CNC) Neighbourhood Convenience Commercial Zone to (CB1) Low Intensity Business Zone. The proposed development conforms with the Neighbourhood Structure Plan objective of providing local services to residents of Wild Rose while expanding the services.

**BYLAW 17463**  
**BYLAW 17464**  
**FILE: LDA15-0431**  
**WILD ROSE**

The Wild Rose NSP has the following Commercial objectives:

- 3.1 c) - To provide commercial sites to serve the neighbourhood convenience commercial needs of the *Wild Rose* population.
- To provide commercial site locations which will offer opportunities for locating compatible social services; institutional facilities and medium density housing opportunities.

The commercial policies of the Wild Rose NSP were last amended in 2001. The applicant has stated that since then, the demand for local commercial and retail services has changed. In keeping with the objectives of the NSP and MDP to reduce the need for driving great distances outside of neighbourhoods, it is appropriate to introduce (CB1) zoning at this location, and the use is compatible with the surrounding land uses.

**Edmonton Zoning Bylaw 12800**

The Edmonton Zoning Bylaw 12800 describes the general purpose of the (CB1) zone as “to provide for low intensity commercial, office and service uses located along arterial roadways that border residential areas. Development shall be sensitive and in scale with existing development along the commercial street and any surrounding residential neighbourhood.” This site meets the intent of the locational criteria for the (CB1) zone, as it is located on a collector roadway at a neighbourhood entrance, with access to 17 Street NW via the collector as well as access to the adjacent gas bar.

The proposed (CB1) zone provides for several permitted uses beyond the existing (CNC) zone, including: Bars and Neighbourhood Pubs, for less than 200 occupants and 240 m<sup>2</sup> of Public Space; Business Support Services; Commercial Schools; General Retail Stores, up to a maximum Floor Area of 1,000 m<sup>2</sup>; Household Repair Services; Minor Amusement Establishments; Public Libraries and Cultural Exhibits; Restaurants, for less than 200 occupants and 240 m<sup>2</sup> of Public Space; and Veterinary Services. Several other uses are available under the (CB1) zone as Discretionary uses, including Minor Alcohol Sales.

Performance Standards and regulations pertaining to specific uses exist in the Zoning Bylaw. The size of any one use, or the combined intensity of uses on the site are limited by standards such as parking requirements, maximum Floor Area Ratio, required yards or setbacks, General Performance Standards, and overlays in the Zoning Bylaw. Further, there are standards for uses that regulate noise, light, and traffic generation which are assessed at Development Permit stage. Uses such as Minor Alcohol Sales are regulated by the Alcohol Sales buffer (500 m separation distance), which is currently under review. There are no Alcohol Sales currently developed within approximately 1.3 km of this site.

**2. Transportation and Utilities**

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

### **3. Parks and School Boards**

The Parks Planning Section of Sustainable Development, the Catholic School Board and the Edmonton Public School Board had no concerns with the proposed rezoning.

### **4. Environmental Review**

The Environmental Planning Unit reviewed the Phase I Environmental Site Assessment and deemed the site suitable for the intended uses.

### **5. Surrounding Property Owners' Concerns**

Sustainable Development received three (3) responses to its advance notification letter sent to surrounding property owners, The Meadows Community League Association, and the Millwoods Council of Community Leagues Area Council on September 18, 2015. The responses expressed concerns over the possibility of noise, light, traffic, and pedestrian congestion impacts. They were provided with information about performance standards in the Zoning Bylaw that would have to be met addressing these concerns.

## **JUSTIFICATION**

The Sustainable Development Department recommends that Bylaws 17463 and 17464 be APPROVED on the basis that the proposed development will provide an expanded range of retail and service uses for the Wild Rose and surrounding neighbourhoods, is compatible with the existing adjacent uses and uses, and generally conforms to policies and objectives of the Wild Rose NSP.

## **ATTACHMENTS**

- 2a Approved Appendix 2 Wild Rose Neighbourhood Structure Plan Land Use and Population Statistics Bylaw 15647
- 2b Proposed Appendix 2 Wild Rose Neighbourhood Structure Plan Land Use and Population Statistics Bylaw 17463
- 2c Approved Wild Rose Neighbourhood Structure Plan – Bylaw 15647
- 2d Proposed Wild Rose Neighbourhood Structure Plan – Bylaw 17463
- 2e Surrounding Land Use Map
- 2f Proposed Rezoning – Bylaw 17464

Written by: Sean Lee  
Approved by: Tim Ford  
Sustainable Development  
February 17, 2016

## ATTACHMENT 2a

### WILD ROSE NEIGHBOURHOOD STRUCTURE PLAN APPROVED LAND USE AND POPULATION STATISTICS BYLAW 15647

LAND USE	Area (ha)	% of GDA
<b>Gross Area</b>	<b>182.00</b>	
Pipeline Right-of-Way	8.70	
Transit Right-of-Way	5.40	
<b>Gross Developable Area</b>	<b>167.90</b>	<b>100.0%</b>
School / Park Sites	6.27	3.70%
Other Parks	1.53	0.90%
Neighbourhood Commercial	1.19	0.70%
Stormwater Management Facility	9.80	5.80%
Circulation (@ 25% of GDA)	41.98	25.00%
<b>Total Non-Residential Area</b>	<b>60.77</b>	<b>36.2%</b>
<b>Net Residential Area</b>	<b>107.13</b>	<b>63.8%</b>

#### RESIDENTIAL LAND USE, DWELLING UNIT COUNT AND POPULATION

Land Use	Area (ha)	Units/ha	Units	People/Unit	Population	% of NRA
Low Density Residential						
<i>Single/Semi-Detached</i>	99.13	25	2,478	2.80	6,934	92.5%
Medium Density Residential						
<i>Row Housing</i>	4.98	45	224	2.80	627	4.7%
<i>Low-Rise/Medium Density Housing</i>	3.02	90	272	1.80	489	2.8%
<b>Total</b>	<b>107.13</b>		<b>2,974</b>		<b>8,050</b>	<b>100%</b>
<b>Gross Population Density:</b>	<b>47.95</b>	persons per gross developable hectare				
<b>Net Population Density:</b>	<b>75.14</b>	persons per net residential hectare				
<b>Unit Density:</b>	<b>27.76</b>	units per net residential hectare				
<b>LDR/MDR RATIO</b>	<b>83.3% / 16.7%</b>					

#### STUDENT GENERATION COUNT\*

<b>Public School Board</b>	<b>1447</b>	* Calculation of Student Population	
Elementary (K-6)	838		
Junior High School (7-9)	315		
Senior High School (10-12)	294		
<b>Separate School Board</b>	<b>620</b>	70% students in public school system 30% students in separate school system	
Elementary (K-6)	359		
Junior High School (7-9)	135		
Senior High School (10-12)	126		
<b>Total Student Population</b>	<b>2,067</b>		

## ATTACHMENT 2b

### WILD ROSE NEIGHBOURHOOD STRUCTURE PLAN PROPOSED LAND USE AND POPULATION STATISTICS BYLAW 17463

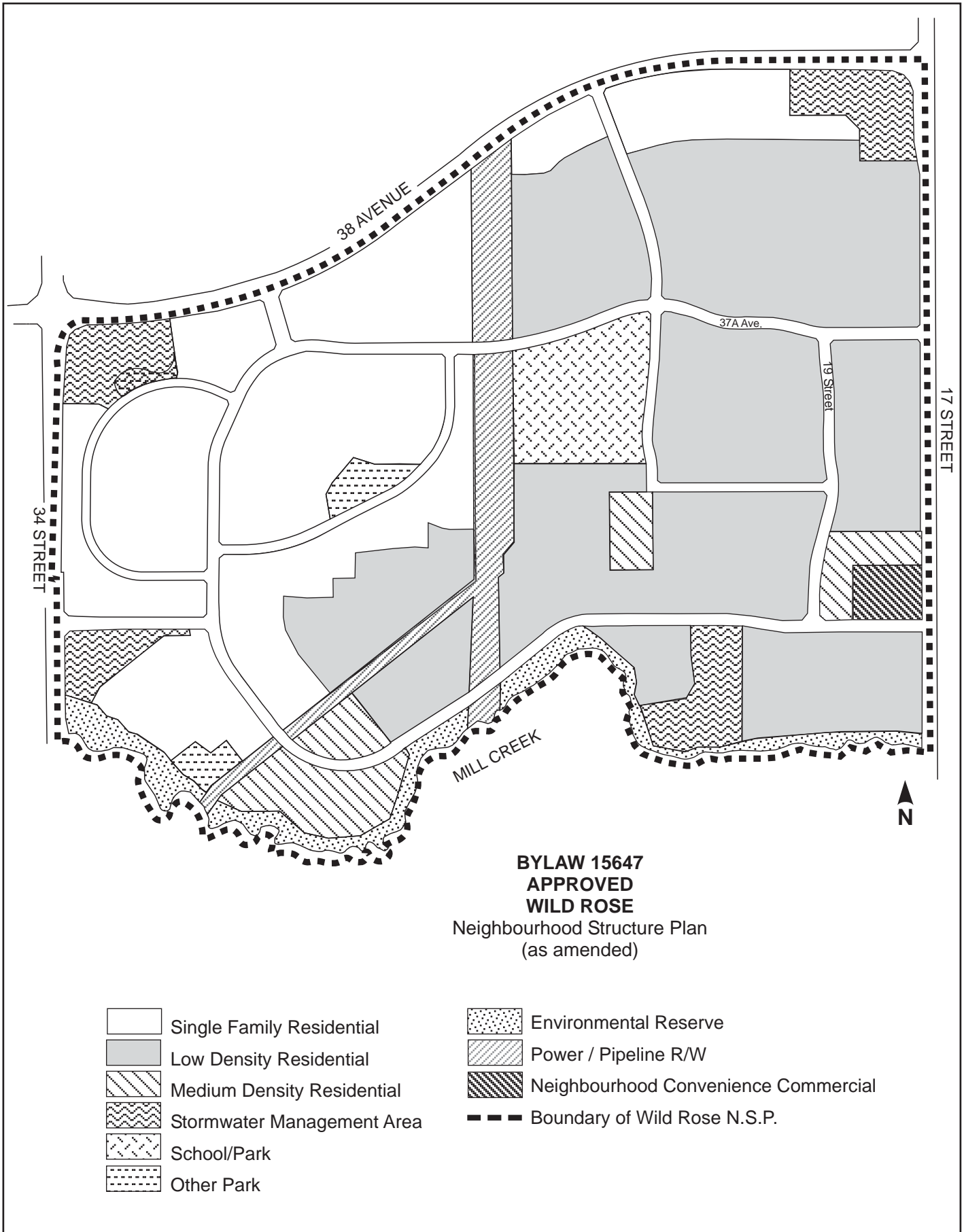
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<b>Gross Area</b>	<b>182.00</b>	
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School / Park Sites	6.27	3.70%
Other Parks	1.53	0.90%
Neighbourhood Commercial	0.65	0.40%
Low Intensity Commercial	0.54	0.30%
Stormwater Management Facility	9.80	5.80%
Circulation (@ 25% of GDA)	41.98	25.00%
<b>Total Non-Residential Area</b>	<b>60.77</b>	<b>36.2%</b>
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#### RESIDENTIAL LAND USE, DWELLING UNIT COUNT AND POPULATION

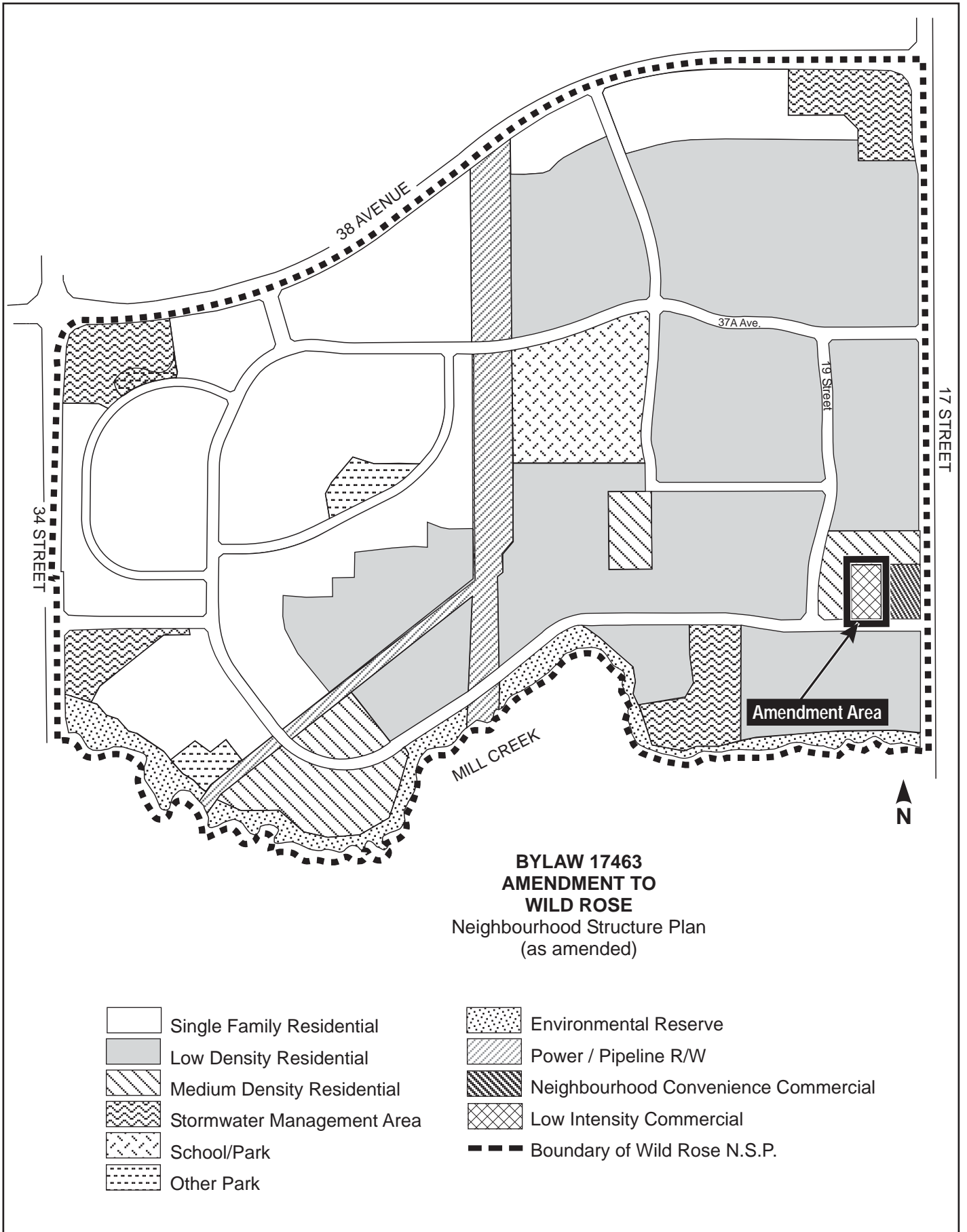
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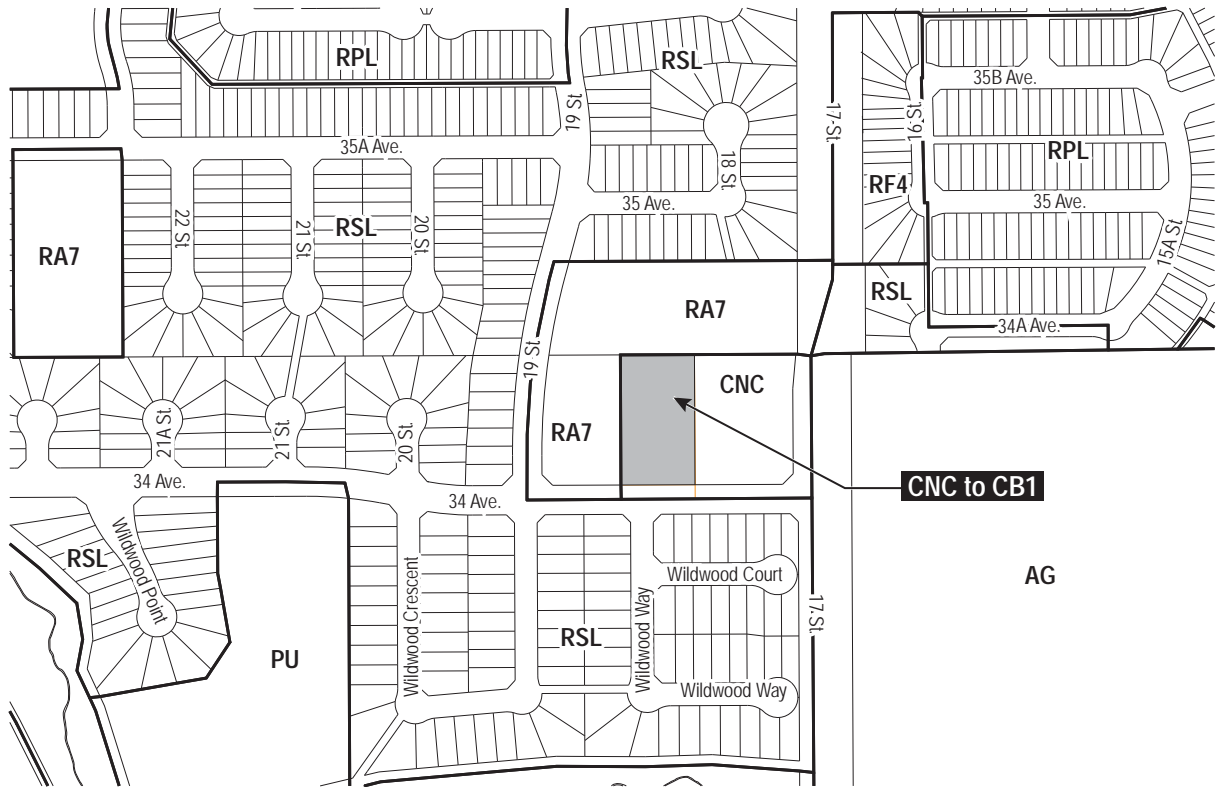
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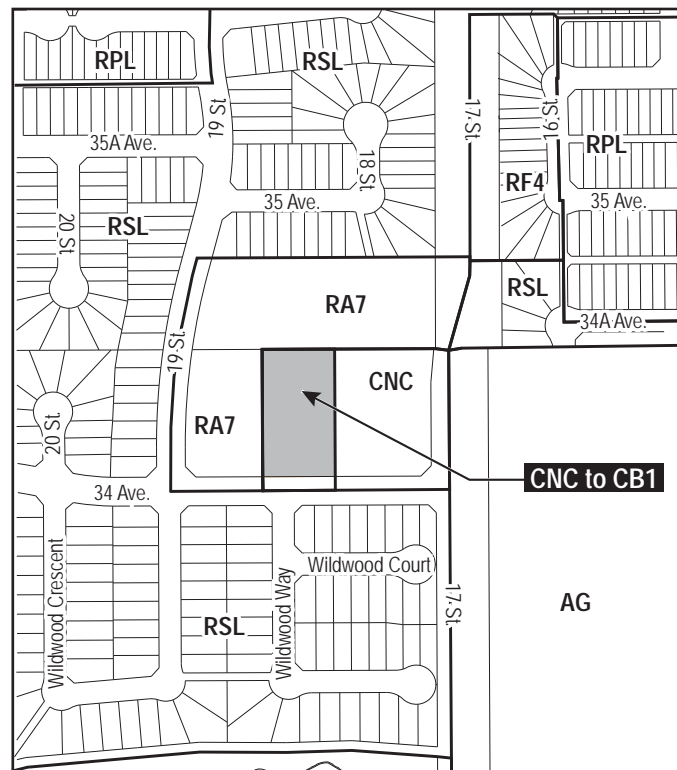
## SURROUNDING LAND USE ZONES



FILE: LDA15-0431  
DATE: February 17, 2016  
BYLAW 17464

## WILD ROSE BYLAW 17464

Location: 1752 – 34 Avenue NW



Proposed Rezoning from



**CNC to CB1**



The purpose of proposed Bylaw 17464 is to change the Zoning Bylaw from (CNC) neighbourhood convenience commercial zone to (CB1) low intensity business zone, Lot 2B, Block 62, Plan 1125688, as shown on the attached sketch. This zone provides the opportunity for development of low intensity commercial, office and service uses in conformance with the associated amendment to the Wild Rose Neighbourhood Structure Plan, Bylaw 17463. Sustainable Development supports this proposed bylaw.

## PROPOSED REZONING

FILE: LDA15-0431

SUSTAINABLE DEVELOPMENT

DATE: February 17, 2016