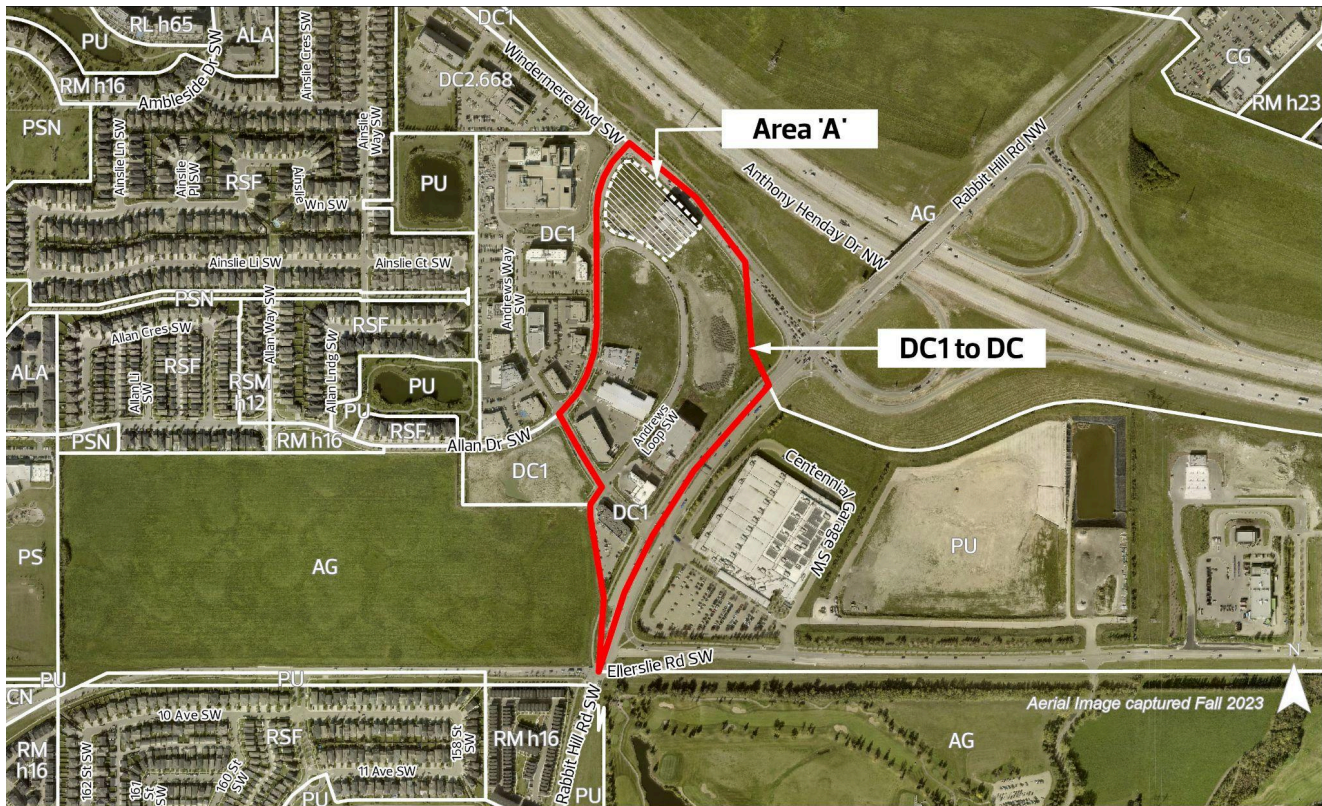


6251C, 201-211 6271, 6251, 6255, 6259, 6263, 6267, 6275, 6279, 6283, 6291, 6287, 6231, 6203, 6135, 6125, and 6103 - Andrews Loop SW; 3445, 3485, and 3515 Allan Drive SW

Position of Administration: Support



Summary

Bylaw 21089 proposes a rezoning from the Direct Development Control Provision (DC1.17494) to the District Control Zone (DC) to allow for additional commercial and community use opportunities, and alignment with Zoning Bylaw 20001.

Public engagement for this application included a pre-notification (by the applicant), a mailed notice, site signage, and information on the City's webpage. Approximately four people were heard from. Two seeking clarification and additional information on the application and two in opposition. Concerns were about impacts on traffic congestion and saturation of child care services in the area.

Administration supports this application because it:

- Conforms with the Windermere ASP and Ambleside NSP which designates this area for Business Employment.
- Is compatible with the surrounding existing and planned land uses.
- Develops an area that supports a mix of business employment uses, including commercial office, business industrial, and limited retail uses, to provide local employment opportunities and further The City Plan's big city move to Catalyze and Converge.

Application Details

This application was submitted by Select Engineering Consultants Ltd. on behalf of Cameron Development Corporation.

The proposed Direct Control Zone (DC) adjusts the current DC1 provision while still maintaining the intent to develop a mix of business employment uses to provide local employment opportunities to the Ambleside area.

The proposed adjustments include:

- The addition of Child Care Service Use in Area 'A' and the addition of Park Use and Special Event Use in all Areas;
- Increasing the maximum Floor Area for individual Indoor Sales and Service establishments from 250sqm to 500sqm;
- Relaxing the landscaping ratios once the minimum landscaping requirements have been met, and;
- Regulating the location of underground or semi-underground waste collection locations.

Site and Surrounding Area

	Existing Zoning	Current Development
Subject Site	Direct Development Control Provision (DC1.17494)	Business Commercial Development Example: <ul style="list-style-type: none"> - Hotel - Car Wash - Recycling Depot - Self Storage Facility - Offices - Pharmacy - Chiropractor
North	Agricultural Zone (AG)	Windermere Blvd Anthony Henday Drive
East	Public Utility Zone (PU)	City's Centennial Transit Garage (across Rabbit Hill Road)

South	Agricultural Zone (AG)	Vacant Land
West	Direct Development Control Provision (DC1)	Business Commercial Developments example: <ul style="list-style-type: none"> - Hotel - Offices - Pharmacy - Hair Salons - Fitness & Dance studios - Child Care Services



South Corner of DC Area from Rabbit Hill Road - Google Street View Aug 2023



South View of 6125 - ANDREWS LOOP SW - Google Street View - May 2021



View of Site from intersection of Andrews Gate SW & Allan Drive SW - Google Street View May 2021



North View of DC area from Rabbit Hill Road - Google Street View - Aug 2023

Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because few responses were received from the pre-application notice sent by the applicant or the mailed notice from the City. Furthermore, the proposed rezoning aligns with statutory and planning policies in place. The basic approach included:

Pre-Application Notice (from applicant), July 19, 2024

- Notification radius: 120 metres
- Number of recipients: 155
- Number of responses (as reported by the applicant): 3
- Responses as reported by the applicant:
 - One respondent requested the following uses not be included in the amendment area: Child Care Service, Nightclub, Cannabis or Liquor stores.
 - Two respondents had no opposition, just clarification questions.

Mailed Notice, December 24, 2024

- Notification radius: 60 metres
- Recipients: 92
- Responses: 1
 - In opposition: 1 (concerned for traffic congestion and the influx of child care in the area)

Site Signage, December 17, 2024

- Two rezoning information signs were placed on the property, visible from Rabbit Hill Road and Allan Drive SW

Webpage

- edmonton.ca/rezoningapplications

Notified Community Organizations

- Greater Windermere Community League

Application Analysis



Site analysis context

The City Plan

The subject area, designated as urban-mix, is situated southeast of the Windermere District Node. The proposed rezoning aligns with The City Plan's Big City Moves, "A Community of Communities" and "Catalyze and Converge." This alignment is achieved by accommodating the growth of commercial and employment opportunities that provide a range of services and amenities to the surrounding residential areas. Furthermore, by expanding commercial and employment opportunities, the rezoning could attract businesses and investment to the area.

Southwest District Plans

The Southwest District Plan references both the Ambleside Neighbourhood Structure Plan and the Windermere Area Structure Plan for Area-Specific Policy on development in the area.

Windermere Area Structure Plan

The Windermere ASP identifies the subject area as Business Employment and the proposed rezoning aligns with the Business/Commercial intent found in Section 5.3 which encourages economic growth in southwest Edmonton by:

- Providing business and shopping centers that serve the employment and commercial needs of Windermere residents
- Locating and orienting businesses and commercial sites along arterial and/or collector roadways to ensure high visibility and accessibility for transit and vehicles
- Providing opportunities for neighborhood convenience, shopping centers, and major commercial development within the Windermere ASP

Ambleside Neighbourhood Structure Plan

The proposed rezoning is consistent with the guidelines established in the Ambleside Neighbourhood Structure Plan (NSP). The NSP indicates that Business Employment zones may be developed through a Direct Development Control Provision. This aims to ensure that appropriate design guidelines are followed and that a desirable mix of Business Employment uses is achieved to meet the needs of the area. These needs include providing local employment opportunities and offering regional services and facilities.

Land Use Compatibility

The existing DC1 Zone, approved in 2013, was developed to support various business employment uses in the Ambleside and surrounding neighbourhoods, with potential for limited commercial and service uses. The proposed Direct Control Zone will continue to support this intent.

	DC1.17494 Current	DC Proposed
Typical Uses	Basic Service Uses Commercial Uses Community, Educational, Recreational and Cultural Service Uses Residential-Related Uses (Area A) Industrial Uses (Areas B, C, D) Signs	Basic Service Uses Commercial Uses Community Uses Industrial Uses (Areas B, C, & D) Signs
Maximum Floor Area	General Retail Store: 250sqm Warehouse Sales: 2500sqm	Indoor Sales & Service: 500sqm Warehouse Sales: 2500sqm
Maximum Height	Area A - 60 m Area B - 18 m Area C - 18 m Area D - 22 m	Area A - 60 m Area B - 18 m Area C - 18 m Area D - 22 m

Maximum Floor Area Ratio	Area A - 3.0 Area B - 1.5 Area C - 1.5 Area D - 2.5	Area A - 3.0 Area B - 1.5 Area C - 1.5 Area D - 2.5
Minimum Setback abutting Windermere Boulevard & Rabbit Hill Road)	6.0 m	6.0 m
Minimum Setback abutting public or private roadways	3.0 m	3.0 m

Mobility

ETS operates three (3) local bus routes near the rezoning site on Windermere Boulevard, Allen Drive and Rabbit Hill Road. These routes all connect Leger Transit Centre and Century Park Station.

In the future the bus route network in the area will evolve as southwest Edmonton continues to grow and infrastructure projects come online, including upgrades to Ellerslie Road and Terwillegar Drive/170 Street and construction of the Ambleside Transit Centre.

The Ambleside Transit Centre will be located at the southwest corner of the Windermere Boulevard and Ambleside Drive intersection. This facility will allow for a new bus route structure in southwest Edmonton and will accommodate connections between local, crosstown and future mass transit bus routes. Detailed design for the Transit Centre has not occurred and construction timing is unknown.

A rapid mass transit bus route is anticipated to operate near the rezoning site on Allan Drive in the mass transit network associated with the 1.25 million population scenario of the Edmonton City Plan. This route will provide a fast crosstown connection between the future Ambleside Transit Centre and Mill Woods Transit Centre.

Utilities

There is a deficiency in on-street fire protection adjacent to Andrews Gate and Andrews Loop in terms of hydrant spacing. Edmonton Fire Rescue Services is performing a risk-based Infill Fire Protection Assessment to potentially alter or lessen on-street fire protection infrastructure upgrades, assuming certain criteria are met. This could potentially be re-evaluated at the development permit stage.

The applicant/owner will be responsible for all costs associated with providing required water supply, including any changes to the existing water infrastructure in accordance with the City of Edmonton Design and Construction Standards required by any future development.

Written By: Kailey Lamont

Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination