

Bylaw 16276

A Bylaw to amend Bylaw 13717, Windermere Area Structure Plan,
through an amendment to the
Ambleside Neighbourhood Structure Plan

WHEREAS pursuant to the authority granted to it by the Municipal Government Act, on May 25, 2004 the Municipal Council of the City of Edmonton passed Bylaw 13717, Windermere Area Structure Plan; and

WHEREAS Council found it desirable to from time to time to amend Bylaw 13717, Windermere Area Structure Plan, by adding new neighbourhoods; and

WHEREAS on July 28, 2005 Council adopted the Windermere Neighbourhood One Neighbourhood Structure Plan by passage of Bylaw 14057; and

WHEREAS on May 3, 2006 Council amended the Windermere Neighbourhood One Neighbourhood Structure Plan by passage of Bylaw 14278 renaming and adopting the plan as the Ambleside Neighbourhood Area Structure Plan and adding it as Appendix "A" to Bylaw 13717 - Windermere Area Structure Plan; and

WHEREAS on March 12, 2007 Council has amended the Ambleside Neighbourhood Area Structure Plan by passage of Bylaw 14511 by renaming and adopting the plan as the Ambleside Neighbourhood Structure Plan; and

WHEREAS Council found it desirable from time to time to amend the Ambleside Neighbourhood Structure Plan through the passage of Bylaws 14278, 14511, 14771, 14869, 14964, 15826, 15806, 15809 15991 and 16073; and

WHEREAS an application was received by the Sustainable Development Department to amend Ambleside Neighbourhood Structure Plan; and

WHEREAS Council considers it desirable to amend the Ambleside Neighbourhood Structure Plan;

NOW THEREFORE after due compliance with the relevant provisions of the Municipal Government Act RSA 2000, ch. M-26, as amended, the Municipal Council of the City of Edmonton duly assembled enacts as follows:

1. That Appendix “A” to Bylaw 13717 - Windermere Area Structure Plan is hereby amended by:

a) inserting the following after Section 4.5.2 – Community Commercial:

4.5.3 - Neighbourhood Commercial

There is one Neighbourhood Commercial site located at the intersection of Ellerslie Road and Allan Drive. 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.

Neighbourhood Commercial uses are located in the southwest portion of the Plan area to provide residents with local retail and commercial services within walking distance and transit access. This supports 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.

b) deleting the second paragraph in Section 4.5.4 - Business Employment, and substituting the following:

Principal access to Business Employment west of 156 Street occurs along the internal arterial roadway shared with major commercial further northwest. The approximate 9 hectares of Business Employment lands, located east of 156 Street and adjacent to Windermere Boulevard and Rabbit Hill Road, will be developed by use of (DC1)

Direct Development Control Provision to ensure appropriate design guidelines and desirable mix of Business Employment uses to meet area needs by providing local employment and regional services and facilities. Lands located between Rabbit Hill Road and power-line right-of-way are accessible via Rabbit Hill Road – Anthony Henday Drive interchange and Ellerslie Road. Included in these lands is the City of Edmonton Southwest Integrated Service Yard / Snow Dump.

READ a first time this	day of	, A. D. 2012;
READ a second time this	day of	, A. D. 2012;
READ a third time this	day of	, A. D. 2013;
SIGNED and PASSED this	day of	, A. D. 2013.

THE CITY OF EDMONTON

MAYOR

CITY CLERK

**ATTACHMENT 2
BYLAW 16276
BYLAW 16277
FILE: LDA12-0163
AMBLESIDE**

DESCRIPTION: AMENDMENT TO THE AMBLESIDE NEIGHBOURHOOD
STRUCTURE PLAN

ZONING BYLAW AMENDMENT and APPENDIX I to Section
960 SPECIAL AREA AMBLESIDE from (AG) Agricultural Zone
to (DC1) Direct Development Control Provision; AMBLESIDE

LOCATION: Located south of Windermere Boulevard and west of Rabbit Hill
Road

**LEGAL
DESCRIPTION:** A portion of SW 26-51-25-4; 389 – 156 Street SW

APPLICANT: AECOM
17007 – 107 Avenue
Edmonton, AB
T5S 1G3

OWNER: Private Landowner

**ACCEPTANCE OF
APPLICATION:** October 25, 2012

**EXISTING
DEVELOPMENT:** Undeveloped, existing dwelling

**SUSTAINABLE
DEVELOPMENT'S
RECOMMENDATION:** That Bylaw 16276 to amend the Ambleside Neighbourhood
Structure Plan be APPROVED.

That Bylaw 16277 to amend the Zoning Bylaw and Appendix I to
Section 960 Special Area Ambleside from (AG) Agricultural Zone
to (DC1) Direct Development Control Provision be APPROVED.

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DISCUSSION

1. The Application

There are two components of this application – a proposed neighbourhood plan amendment and a proposed rezoning - which will allow for the development of business employment uses, limiting opportunity for commercial retail uses. These Bylaws are ready for two readings and closure of the Public Hearing by City Council, to facilitate the execution of a private-to-private land sale agreement.

The proposed amendment to the Ambleside Neighbourhood Structure Plan (NSP) adds text for the purpose of identifying the intent of the DC1 Provision, specifically encouraging a desirable mix of business employment uses, limiting big box retail uses and ensuring appropriate urban design regulations within the Ambleside Special Area. Additionally, this Bylaw proposes an administrative amendment to the NSP, Section 4.5.3 Neighbourhood Commercial, which was unintentionally deleted in its entirety by Bylaw 16073, approved April 16, 2012.

The rezoning application proposes to rezone 9 ha of land from (AG) Agricultural Zone to a (DC1) Direct Development Control Provision. The DC1 Provision proposes land uses associated with the Business Employment designation in compliance with the intent of the Ambleside NSP development concept.

The proposed DC1 Provision allows a mix of low to high intensity business office and hotel/motel uses, educational, health and government services, and limited retail and warehouse sales uses. The DC1 proposes three sub-areas (A B, and C). Area 'A' (south of Windermere Boulevard) is intended to accommodate a major hotel (up to 60 m in height) including a live dinner theatre and other ancillary uses. Area 'B' (east of 156 Street) and Area 'C' (west of Rabbit Hill Road) propose land uses that are oriented toward office, service and commercial uses, similar to the City's current Light or Business Industrial Zones (IL or IB, respectively).

This rezoning component also amends Appendix I to the Ambleside Special Area, Section 960 of the Zoning Bylaw. Within the DC1 Provision, additional landscaping and urban design regulations are proposed to enhance the massing and design of buildings and street interface to achieve the design objectives of the Ambleside NSP.

The intent of this application is to create a business employment node with high visibility from Anthony Henday Drive, Ellerslie Road and Rabbit Hill Road, creating appealing commercial amenities and an increase in 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 156 Street SW, south of Windermere Boulevard and Anthony Henday Drive, and west of Rabbit Hill Road. The site consists of an existing residential dwelling and a small tree stand at the southern portion of the property.

Ellerslie Road is the southern boundary of the site, and further south, the Glenriding Heights NSP designates the land for low and medium density residential uses.

The land to the east, across Rabbit Hill Road, is zoned (PU) Public Utility Zone and accommodates City of Edmonton facilities, including the Eco-Station/waste management centre, Centennial transit garage, and snow storage facilities.

The Ambleside NSP designates lands west of 156 Street for Business Employment uses, currently under the (AG) Agricultural Zone.



View of site looking north from Ellerslie Road. To the west, a portion of 156 Street has been physically removed and the Rabbit Hill Road/Ellerslie Road intersection is under construction to the south.

ANALYSIS

1. Compliance with Approved Plans and Land Use Compatibility

The proposed zoning is in conformance with the intent of the approved Ambleside Neighbourhood Structure Plan (NSP), which designates the land for Business Employment uses.

This business employment node in the central area of the Ambleside Neighbourhood does not include residential uses. It is bordered on three sides with arterial corridors to the north, east, and south, which are capable of handling large volumes of traffic. The proposed zoning is compatible with the approved and planned land uses surrounding the site.

2. Transportation and Utilities

Transportation Services does not object to the rezoning proposal and have advised that portions of 156 Street are required to be closed by Bylaw and physically removed at the owner's expense, with the construction of 156 Street to its ultimate alignment.

Drainage Services has advised that a temporary stormwater management facility will be required on site until future permanent facilities are constructed to serve the area. Additionally, as per the Ambleside NSP, a future connection into the South Edmonton Sanitary System (SESS) will require a permanent manhole and the necessary easements required within 156 Street road right-of-way and on portions of the rezoning area.

All other Civic Departments and utility agencies have expressed no concerns regarding the proposed zoning.

3. Environmental Site Review

A Phase I ESA was submitted in support of this rezoning application. The land is deemed suitable for the intended 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 June 28, 2012.

Two letters of opposition and one request for information was received in response to this notification. One respondent opposed the addition of commercial uses and increased traffic this development would bring to the Ambleside neighbourhood. It was also

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requested that this application area remain for agricultural purposes. A second respondent was in opposition to the increase in retail land uses, suggesting that there is already enough retail uses in the Currents Windermere shopping centre.

In discussion with the respondents, the intent of the DC1 Provision was explained and the requested information on the proposed list of uses was provided once finalized by the applicant. Respondents were also advised that the proposed development is in compliance with the intent of the currently approved Development Concept in the Ambleside NSP.

One meeting was held with an adjacent landowner to provide detailed information on the current application and to discuss future development planned for the area. There were concerns expressed with the future realignment of 156 Street and the increase of traffic that would be created by the proposed development. This respondent was provided revised preliminary concept plans for 156 Street road right-of-way and also advised that road final alignments are designed at the subdivision stage, reviewed by Transportation Services, and must conform to City Design and Construction Standards in compliance with traffic studies and plans. Increased traffic in the area was identified as an inconvenience. It was explained that the area is designated for Business Employment uses.

JUSTIFICATION

Sustainable Development recommends that Bylaws 16276 and 16277 be APPROVED on the basis that the proposed NSP amendment and rezoning comply with the intent of the Ambleside Neighbourhood Structure Plan, meets technical requirements of affected Civic Departments and utility agencies, and is compatible with developing and planned surrounding land uses. The proposed DC1 Provision provides a variety of office, service, and entertainment uses that are appropriate in appearance and function for a site bound by arterial corridors serviced by transit and in close proximity to Anthony Henday Drive. This DC1 Provision also incorporates urban design regulations that result in enhanced architectural and landscaping elements and will provide a positive interface with future development in the area.

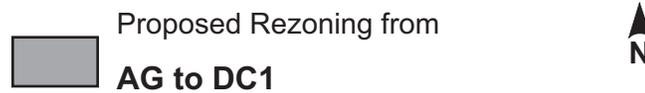
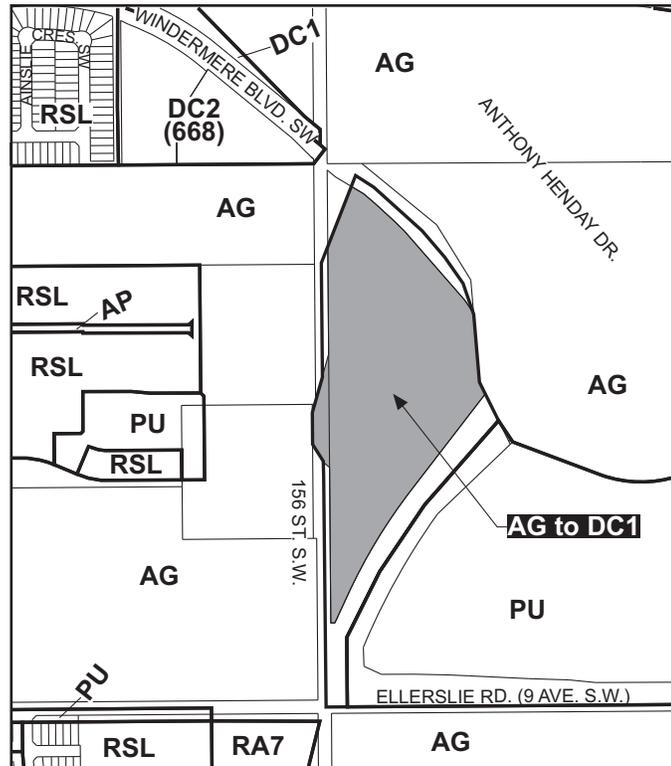
ATTACHMENTS

2a Maps

Written by: Nick Dyjach
Approved by: Cathy Raftis
Sustainable Development
November 13, 2012

AMBLESIDE, BYLAW 16277

Location: 389 – 156 Street SW



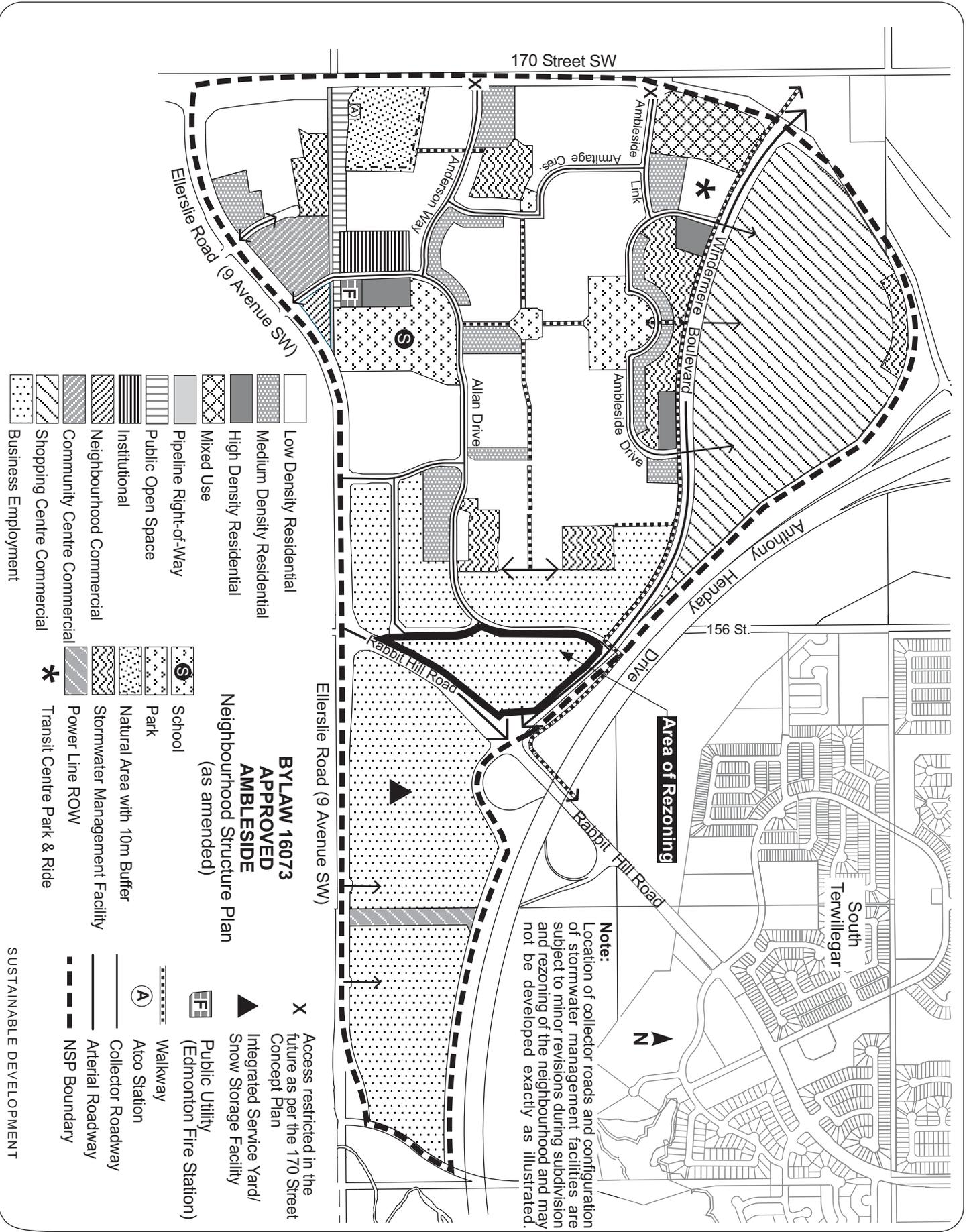
The purpose of proposed Bylaw 16277 is to change the Zoning Bylaw and Appendix I to Section 960 Special Area Ambleside from (AG) agricultural zone to (DC1) direct development control provision; a portion of SW 26-51-25-4, as shown on the above sketch. This zone provides the opportunity for the development of business employment uses in compliance with the intent of the Ambleside Neighbourhood Structure Plan. Sustainable Development supports this proposed bylaw.

PROPOSED REZONING

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SUSTAINABLE DEVELOPMENT

DATE: November 13, 2012



- Low Density Residential
- Medium Density Residential
- High Density Residential
- Mixed Use
- Pipeline Right-of-Way
- Public Open Space
- Institutional
- Neighbourhood Commercial
- Community Centre Commercial
- Shopping Centre Commercial
- Business Employment

- School
- Park
- Natural Area with 10m Buffer
- Stormwater Management Facility
- Power Line ROW
- Transit Centre Park & Ride

- Access restricted in the future as per the 170 Street Concept Plan
- Integrated Service Yard/ Snow Storage Facility
- Public Utility (Edmonton Fire Station)
- Walkway
- Atco Station
- Collector Roadway
- Arterial Roadway
- NSP Boundary

SUSTAINABLE DEVELOPMENT

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.



**BYLAW 16073
 APPROVED
 AMBLESIDE**

**Neighbourhood Structure Plan
 (as amended)**

Area of Rezoning

Elleslie Road (9 Avenue SW)

156 St.

170 Street SW

Elleslie Road (9 Avenue SW)

Anderson Way

Allan Drive

Anthony Henday Drive

156 St.

Rabbit Hill Road

South Terwilligar

Ambleside Link

Ambleside Drive

Ambleside Cres

Windermere Boulevard

Windermere Boulevard