



# ADMINISTRATION REPORT REZONING SILVER BERRY

## 3341 34 Street NW

To allow for a greater range of low intensity commercial, office and service uses.



## RECOMMENDATION AND JUSTIFICATION

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

- meets the General Purpose of the CB1 Zone, which states that it should be located along arterial roadways that border residential neighbourhoods;
- will allow for a range of low intensity commercial, office and service uses at an appropriate location; and
- increases development potential on an underdeveloped commercial site that borders an arterial road and residential area separated by a pipeline right-of-way.

## THE APPLICATION

CHARTER BYLAW 19027 proposes to amend the Zoning Bylaw from (CNC) Neighbourhood Convenience Commercial Zone to (CB1) Low Intensity Business Zone. The intent of the rezoning is to expand the range of low intensity commercial uses allowed and attract a variety of commercial, retail and office uses.

## SITE AND SURROUNDING AREA

The subject site is located east of 34 Street NW and south of Silver Berry Road in the north western corner of the Silver Berry Neighbourhood. The site is located within the Silver Berry Neighbourhood Structure Plan (NSP) and is designated for "Commercial Use".



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
<b>SUBJECT SITE</b>	<ul style="list-style-type: none"> <li>(CNC) Neighbourhood Convenience Commercial Zone</li> </ul>	<ul style="list-style-type: none"> <li>Existing gas station with carwash and convenience store</li> </ul>
<b>CONTEXT</b>		
North	<ul style="list-style-type: none"> <li>(AG) Agricultural Zone</li> <li>(RA7) Low Rise Apartment Zone</li> </ul>	<ul style="list-style-type: none"> <li>Vacant land</li> <li>Stacked Row Housing</li> </ul>

East	<ul style="list-style-type: none"> <li>• (PU) Public Utility Zone</li> </ul>	<ul style="list-style-type: none"> <li>• Pipeline corridor and Shared Use recreational Path</li> </ul>
South	<ul style="list-style-type: none"> <li>• (PU) Public Utility Zone</li> </ul>	<ul style="list-style-type: none"> <li>• SWMF (Stormwater management facility)</li> </ul>
West	<ul style="list-style-type: none"> <li>• (RA7) Low Rise Apartment Zone</li> <li>• (RF4) Semi-Detached Residential Zone</li> <li>• (RF1) Single Detached Residential Zone</li> </ul>	<ul style="list-style-type: none"> <li>• Apartment building</li> <li>• Semi-Detached Residential housing</li> <li>• Single Detached housing</li> <li>• Arterial Roadway (34 Street NW)</li> </ul>

## PLANNING ANALYSIS

The proposed rezoning will facilitate further development of an under-developed site located between an arterial road, 34 Street NW and a pipeline right-of-way. The site is isolated from the larger residential area and is considered to meet the location purpose of the CB1 Zone.

The purpose of the CB1 Zone is to provide for low intensity commercial, office and service uses located along arterial roadways that border residential areas. Development within the zone shall be sensitive and in scale with existing development along the commercial street and any surrounding residential neighbourhood.

Compared to the current CNC zoning, the CB1 zone provides an expanded opportunity for commercial uses while maintaining that developments be sensitive and in scale with surrounding properties and development.

### PLANS IN EFFECT

The rezoning is in conformance with the Silver Berry Neighbourhood Structure plan which designates this area for Commercial land uses, and is one of two small scale commercial sites in the neighbourhood intended to serve local residents. The small-scale commercial character for the area can be maintained with the proposed CB1 Zone; the zone is intended for commercial sites that both border along residential areas and are located along the arterial roads, like 34 Street NW.

## TECHNICAL REVIEW

All comments from affected City Departments and utility agencies have been addressed. A full technical review was performed including consideration of potential increased traffic and parking congestion with potential additional uses that CB1 zoning allows. The review concluded that, given that the application remains as primarily serving the neighbourhood, there is no concern with traffic capacity in the area.

An Environmental Site Assessment was also considered as part of the application review. The report concluded that there is no evidence of hazardous material on the site and that the site is suitable for the proposed uses. Administration has accepted the findings of the report.

Setback requirements from the pipeline corridor will be applied at the development permit stage.

## PUBLIC ENGAGEMENT

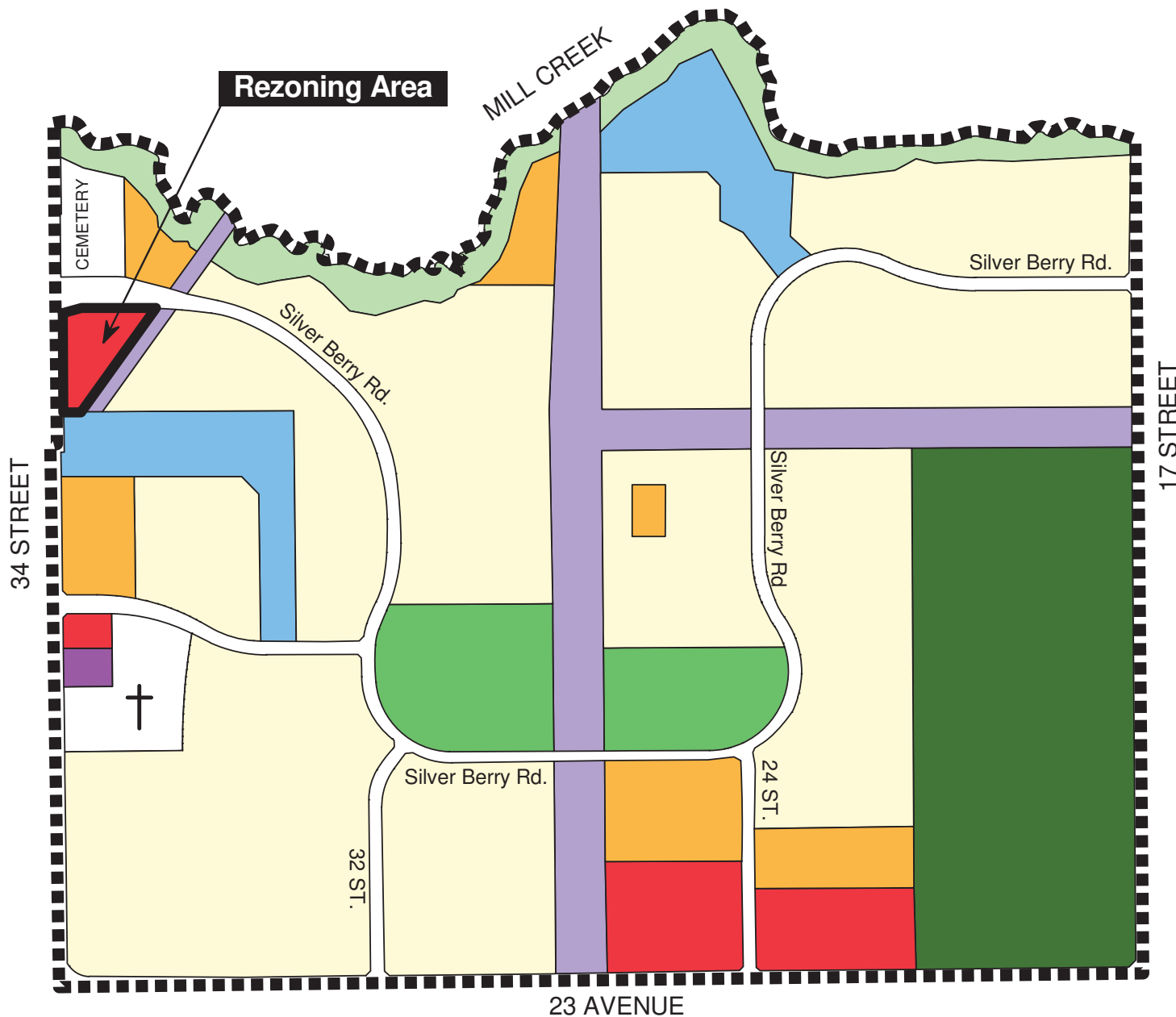
<p><b>ADVANCE NOTICE</b> November 27, 2018</p>	<ul style="list-style-type: none"> <li>● Number of recipients: 77</li> <li>● Number of responses in support: 0</li> <li>● Number of responses with concerns: 3</li> <li>● Common comments included: Concern about lack of privacy between commercial and residential, need for fencing, light from site signage and vehicles accessing commercial property, noise from property, and increased traffic.</li> <li>● In response, Administration noted that in addition to the technical review, proposed uses and scale of development will be reviewed at the Development Permit stage with any discretionary uses or regulation variances resulting in landowner notices.</li> </ul>
<p><b>PUBLIC MEETING</b></p>	<ul style="list-style-type: none"> <li>● Not held</li> </ul>
<p><b>WEBPAGE</b></p>	<ul style="list-style-type: none"> <li>● <a href="http://www.edmonton.ca/silverberry">www.edmonton.ca/silverberry</a></li> </ul>

## CONCLUSION

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












## APPENDICES

- 1 Context Plan Map
- 2 Application Summary



**BYLAW 14556**  
**APPROVED SILVER BERRY**  
 Neighbourhood Structure Plan  
 (as amended)



	Low Density Residential		Campus/District Park
	Medium Density Residential		Environmental Reserve
	Commercial		Power / Pipeline R/W
	Religious Assembly		Stormwater Management Facility
	School/Park		N.S.P. Boundary
	Public Utility		

**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.

## APPLICATION SUMMARY

### INFORMATION

Application Type:	Rezoning
Charter Bylaw:	19027
Location:	South of 34 Avenue NW and east of 34 Street NW
Address:	3341- 34 Street NW
Legal Description:	Lot 110, Block 16, Plan 0322269
Site Area:	1.44 ha
Neighbourhood:	Silver Berry
Notified Community Organizations:	Ridgewood Community League, The Meadows Community League Association, Mill Woods Presidents Council Area Council
Applicant:	Julian Wylegly, Architect AAA Brian Allsopp Architect Ltd.

### PLANNING FRAMEWORK

Current Zone and Overlay:	(CNC) Neighbourhood Convenience Commercial Zone
Proposed Zone and Overlay:	(CB1) Low Intensity Business Zone
Plans in Effect:	Silver Berry Neighbourhood Structure Plan The Meadows Area Structure Plan
Historic Status:	None

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Branch:	Development Services
Section:	Planning Coordination