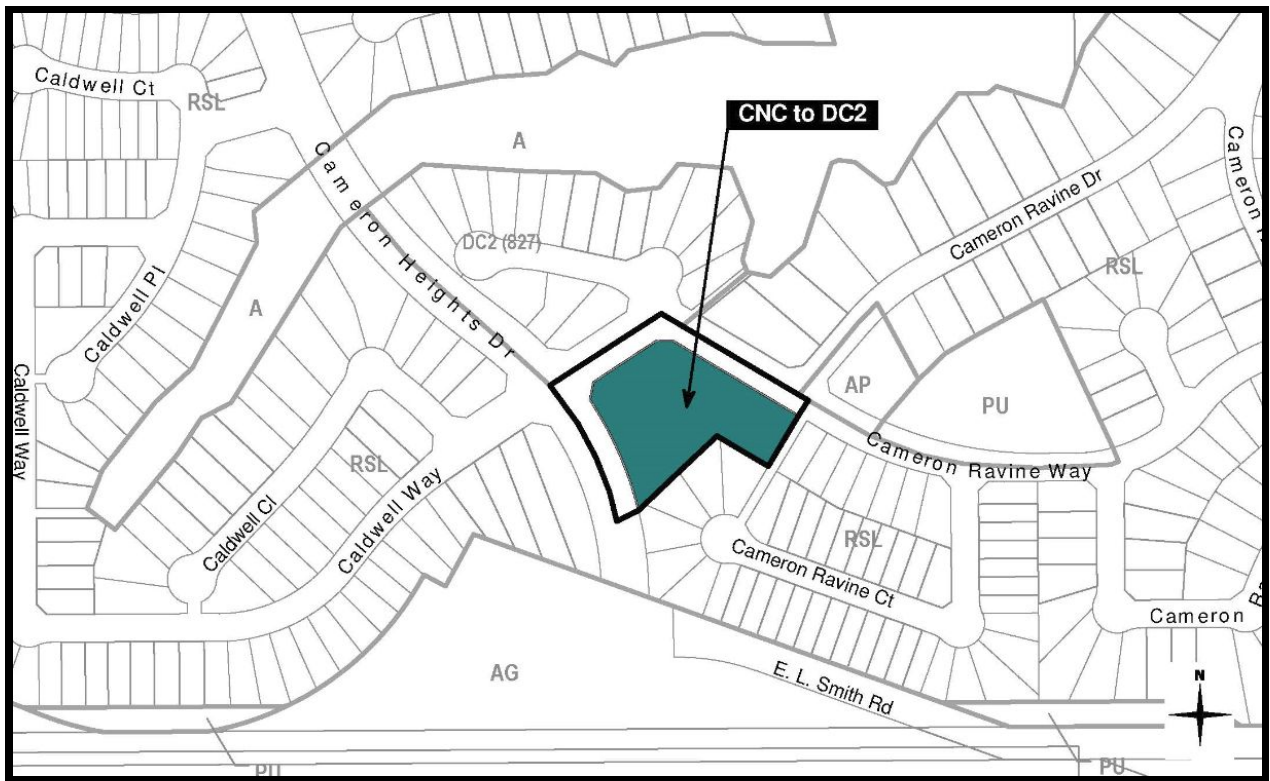




CITY PLANNING REPORT **REZONING** CAMERON HEIGHTS

2003 Cameron Ravine Way NW

To allow for a broader range of neighbourhood commercial uses.



RECOMMENDATION AND JUSTIFICATION

City Planning is in **SUPPORT** of this application because it:

- will increase the range of commercial uses to serve local residents;
- will be compatible with surrounding land uses; and
- conforms to the intent of the Cameron Heights Neighbourhood Area Structure Plan.

THE APPLICATION

CHARTER BYLAW 18953 proposes to amend the Zoning Bylaw from (CNC) Neighbourhood Convenience Commercial Zone to (DC2) Site Specific Development Control Provision to accommodate the development of a broader range of commercial uses that will serve the neighbourhood.

The proposed rezoning is based on the (CB1) Zone and adds a regulation with an alternate approach to Section 85 of the Zoning Bylaw (re: separation distances from public lands) that would allow a Liquor Store to locate on a portion of the commercial site, while respecting the 100m separation distance from parks and natural areas.

SITE AND SURROUNDING AREA

The subject site is located at the entry point for the neighbourhood, at the intersection of two collector roadways, and is somewhat separated from the balance of the neighbourhood (bounded by Cameron Ravine, the North Saskatchewan River Valley and Anthony Henday Drive). The site currently contains an existing commercial building in the earlier stages of construction, intended for retail and personal services uses.



AERIAL VIEW OF APPLICATION AREA

CURRENT USE**EXISTING ZONING**

SUBJECT SITE	(CNC) Neighbourhood Convenience Commercial Zone	<ul style="list-style-type: none"> • 2 commercial building under construction • balance of the site is undeveloped
CONTEXT		
North	<ul style="list-style-type: none"> • (RSL) Residential Small Lot Zone • (DC2. 827 (1)) Site Specific Development Control Provision 	<ul style="list-style-type: none"> • Single detached housing • Single detached housing
East	<ul style="list-style-type: none"> • (RSL) Residential Small Lot Zone • (AP) Public Parks Zone 	<ul style="list-style-type: none"> • Single detached housing • open space
South	<ul style="list-style-type: none"> • (RSL) Residential Small Lot Zone 	<ul style="list-style-type: none"> • single detached housing
West	<ul style="list-style-type: none"> • (RSL) Residential Small Lot Zone 	<ul style="list-style-type: none"> • single detached housing

PLANNING ANALYSIS

Land uses for the area are guided by the Cameron Heights Neighbourhood Area Structure Plan (NASP) which designates the subject site for neighbourhood commercial uses. The subject site is a corner lot along a collector road that provides the only access off Anthony Henday into the neighbourhood. It is part of a smaller mainly residential enclave located on the south edge of the neighbourhood with ravines separating it from the rest of the neighbourhood to the north. Furthermore, the subject site is the only designated location for commercial uses in the neighbourhood to meet daily needs of neighbourhood residents.

Given the unique location of the neighbourhood site, with Anthony Henday separating it from neighbourhoods and other commercial uses further away, the applicant proposes to retain the small-scale commercial character, while providing a broader range of commercial uses to serve the local neighbourhood residents at this location. This is achieved by basing the proposed DC2 Provision on the (CB1) Zone, adding more commercial uses compatible with the (CB1) Zone uses, including Liquor Stores, Mobile Catering Food Services, and Private Clubs. In addition, the DC2 Provision includes a regulation with an alternate approach to Section 85 of the Zoning Bylaw (re: separation distances from public lands). The regulation would allow a Liquor Store to locate on a limited portion of the commercial site while respecting the 100m separation distance from parks and natural areas.

The proposal zoning conforms to the intent of the Cameron Heights NASP by providing commercial uses intended to serve local residents in this location. Given this is the only site in the commercial neighbourhood site, the additional uses are deemed appropriate as it will allow for increased and convenient shopping choices for the local residents. In addition, the site provides convenient access along Cameron Heights Drive with good visibility and is compatible with surrounding uses.

TECHNICAL REVIEW

All other comments from affected City Departments and utility agencies have been addressed. There are no outstanding technical concerns.

PUBLIC ENGAGEMENT

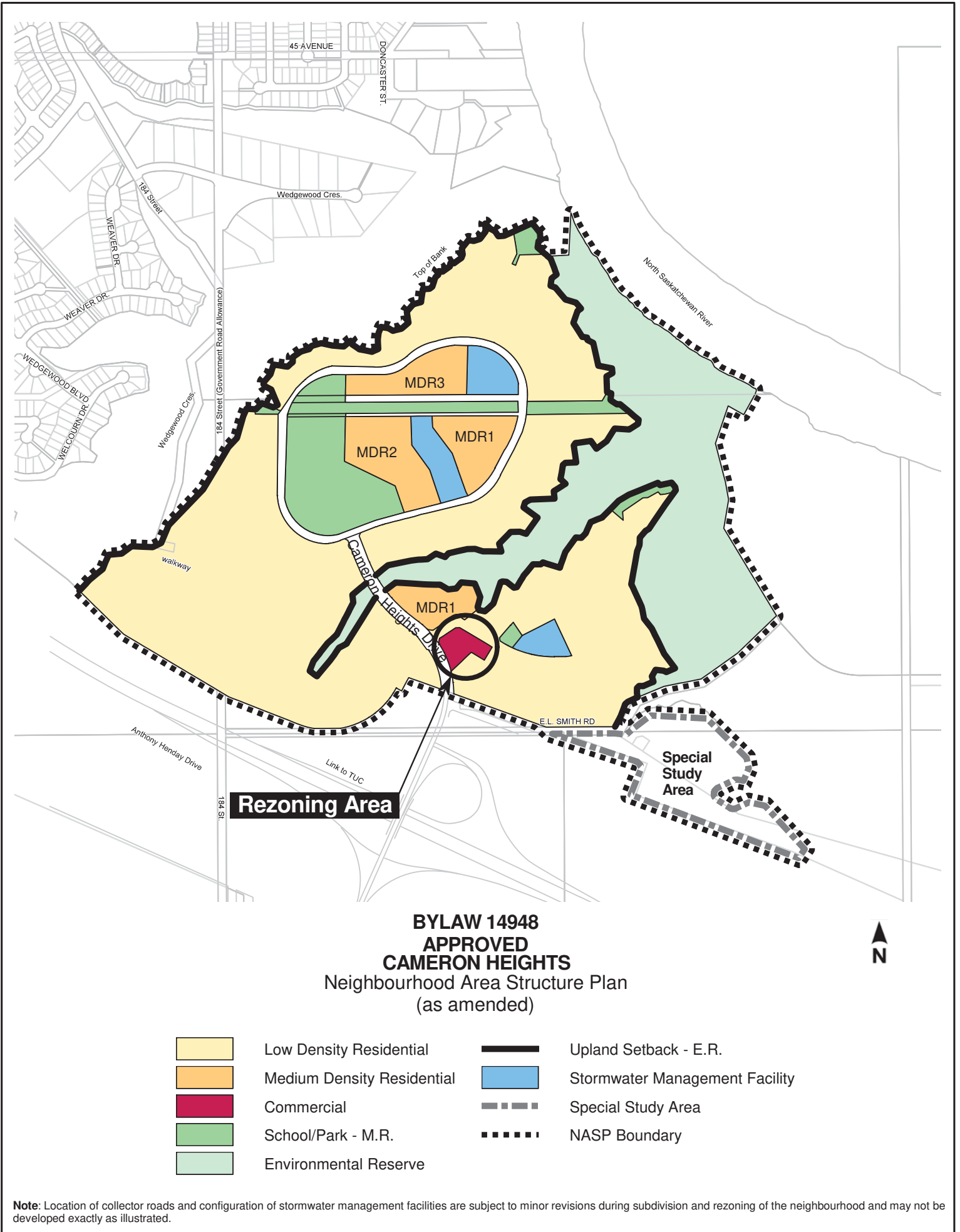
PRE-APPLICATION (Applicant) Date: February 8, 2019	<ul style="list-style-type: none">• 68 notices with 3 responses received in support, including from the Cameron Heights Homeowners Association
ADVANCE NOTICE (City) Date: April 8, 2019	<ul style="list-style-type: none">• 138 notices with 1 response objecting to adding liquor store due to potential problems and a view that there are many other liquor stores available for residents.
PUBLIC MEETING	<ul style="list-style-type: none">• Not held
WEBPAGE	<ul style="list-style-type: none">• edmonton.ca/cameron heights

CONCLUSION

City Planning recommends that City Council **APPROVE** this application.










APPENDICES

- 1 Context Plan Map
- 2 Application Summary



BYLAW 14948
APPROVED
CAMERON HEIGHTS
 Neighbourhood Area Structure Plan
 (as amended)



	Low Density Residential		Upland Setback - E.R.
	Medium Density Residential		Stormwater Management Facility
	Commercial		Special Study Area
	School/Park - M.R.		NASP Boundary
	Environmental Reserve		

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:	18953
Location:	North of Cameron Heights Dr NW and south of Cameron Ravine Way NW
Address:	2003 - Cameron Ravine Way NW
Legal Description:	Lot A, Plan 0024559
Site Area:	0.67 ha
Neighbourhood:	Cameron Heights
Notified Community Organization:	Cameron Heights Community League
Applicant:	Brian Allsopp Architect Inc, Blake Whelan

PLANNING FRAMEWORK

Current Zone(s) and Overlay(s):	(CNC) Neighbourhood Convenience Commercial Zone
Proposed Zone(s) and Overlay(s):	(DC2) Site Specific Development Control Provision
Plan(s) in Effect:	Cameron Heights Neighbourhood Area Structure Plan
Historic Status:	None

Written By:
Approved By:
Branch:
Section:

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City Planning
Planning Coordination