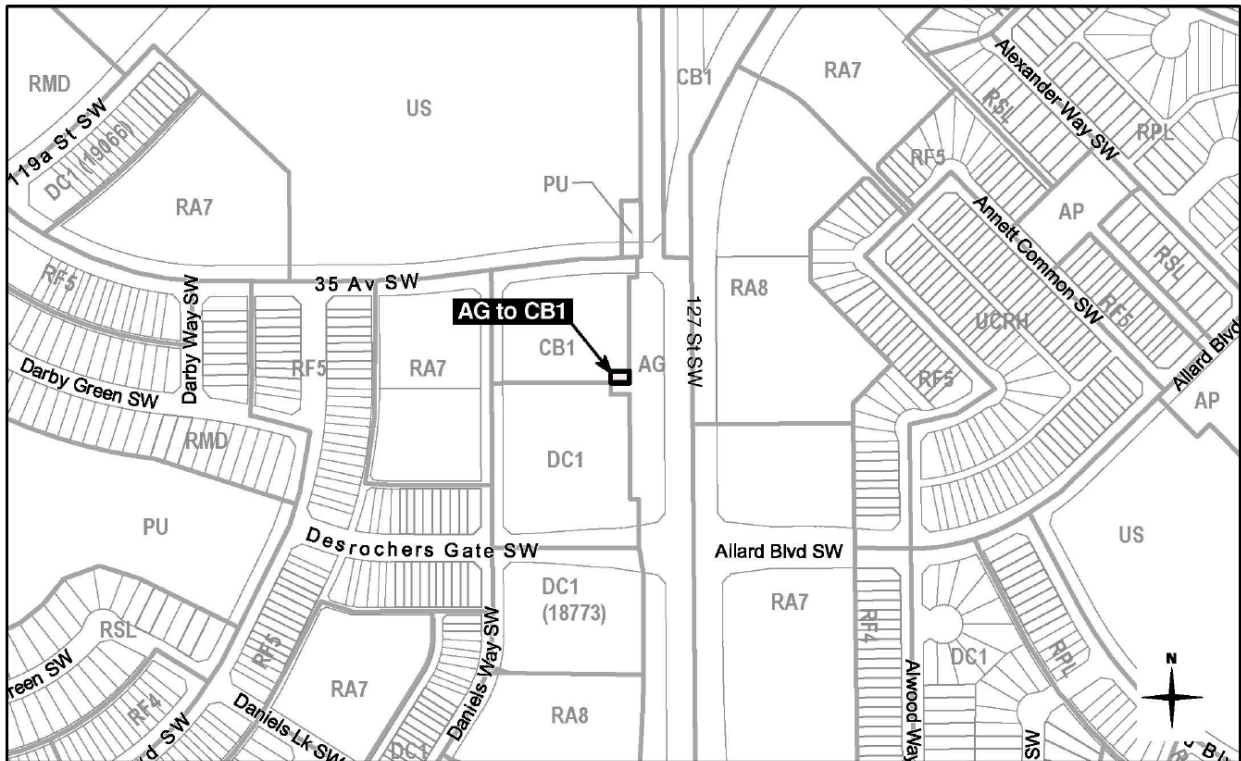




ADMINISTRATION REPORT REZONING DESROCHERS

3304 - 127 Street NW

To allow for low intensity commercial, office, and service uses.



RECOMMENDATION AND JUSTIFICATION

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

- will expand opportunities for the development of an adjacent Commercial site;
- will be compatible with surrounding and planned land uses; and
- conforms to the Desrochers Neighbourhood Area Structure Plan.

THE APPLICATION

CHARTER BYLAW 19488 proposes to rezone the subject site from (AG) Agricultural Zone to (CB1) Low Intensity Business Zone to allow for low intensity commercial, office, and service uses located along arterial roadways that border residential areas.

SITE AND SURROUNDING AREA

The subject site is 0.01 ha in area and is located west of 127 Street SW and south of 35 Avenue SW.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	● (AG) Agricultural Zone	● Undeveloped land
CONTEXT		
North	● (CB1) Low Intensity Business Zone	● Undeveloped land
East	● (AG) Agricultural Zone	● Undeveloped land
South	● (DC1) Direct Development Control Provision	● Undeveloped land
West	● (CB1) Low Intensity Business Zone	● Undeveloped land

PLANNING ANALYSIS

The application proposes to rezone the subject area from AG to CB1. The proposed zone will allow for low intensity commercial, office, and service uses located along arterial roadways that border residential areas. If approved, the subject area will be subdivided and consolidated with the adjacent CB1 parcel to the west.

An associated Subdivision application (LDA20-0006) is currently being reviewed by Administration to facilitate the planned development of the site and consolidation with the adjacent lot.

Desrochers Neighbourhood Area Structure Plan

The Desrochers Neighbourhood Area Structure Plan designates the subject area for the development of Neighbourhood Commercial uses as part of a larger site, as outlined in Appendix 1. The proposed CB1 zone will conform with the Plan.

TECHNICAL REVIEW

This application has been reviewed by the affected City Departments and utility agencies, and all of their comments have been addressed. The proposed change in land use is not significant and can be accommodated by the planned civic infrastructure.

PUBLIC ENGAGEMENT

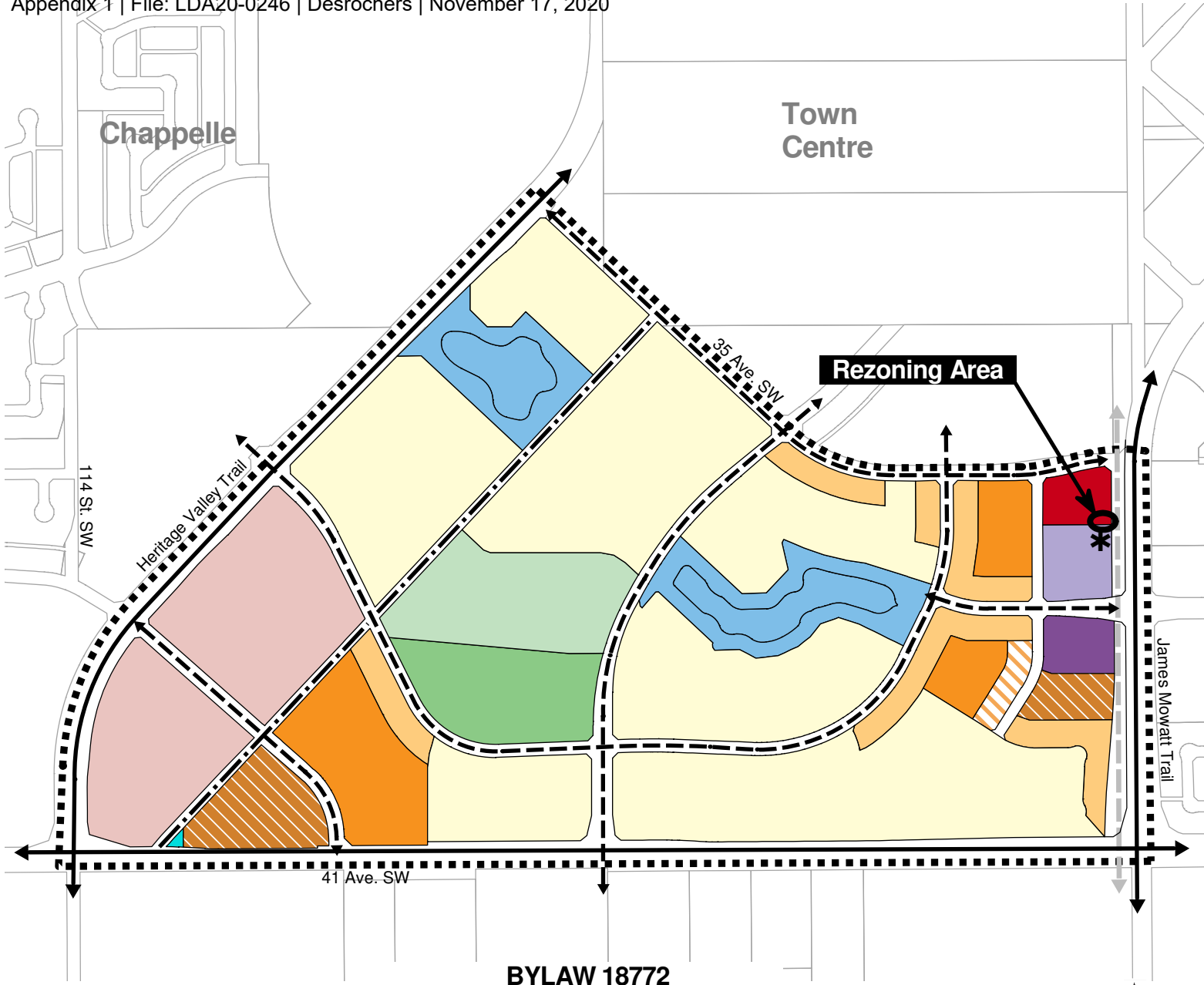
ADVANCE NOTICE September 9, 2020	<ul style="list-style-type: none">• Number of recipients: 42• No responses received
PUBLIC ENGAGEMENT SESSION	<ul style="list-style-type: none">• Not held
WEBPAGE	<ul style="list-style-type: none">• edmonton.ca/desrochers

CONCLUSION














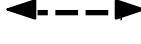






Administration recommends that City Council **APPROVE** this application.

APPENDICES

- 1 Context Plan Map
- 2 Application Summary



**BYLAW 18772
DESROCHERS**
Neighbourhood Area Structure Plan
(as amended)

- | | | | |
|---|---|---|---------------------------|
|  | Low Density Residential |  | PUL |
|  | Row Housing |  | Natural Area |
|  | Row Housing / Stacked Rowhousing (Direct Control) |  | School / Park Site |
|  | Low Rise / Medium Density Units |  | Pipeline Right-of-Way |
|  | Neighbourhood Commercial |  | LRT Route / Right-of-Way |
|  | High Density Residential |  | LRT Station |
|  | Community Commercial |  | Collector Roadway |
|  | Mixed Use LRT 1 |  | Arterial Roadway |
|  | Mixed Use LRT 2 |  | City of Edmonton Boundary |
|  | Stormwater Management Facility (SWMF) |  | NASP Boundary |

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:	19488
Location:	South of 35 Avenue SW and west of 127 Street SW
Address:	3304 - 127 Street SW
Legal Description:	Portion of SE-13-51-25-4
Site Area:	0.01 ha
Neighbourhood:	Desrochers
Notified Community Organization:	Blackmud Creek Community League
Applicant:	Elise Shillington; Stantec

PLANNING FRAMEWORK

Current Zone:	(AG) Agricultural Zone
Proposed Zone:	(CB1) Low Intensity Business Zone
Plans in Effect:	Desrochers Neighbourhood Area Structure Plan (NASP) Heritage Valley Servicing Concept Design Brief (SCDB)
Historic Status:	None

Written By:	Sean Conway
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination