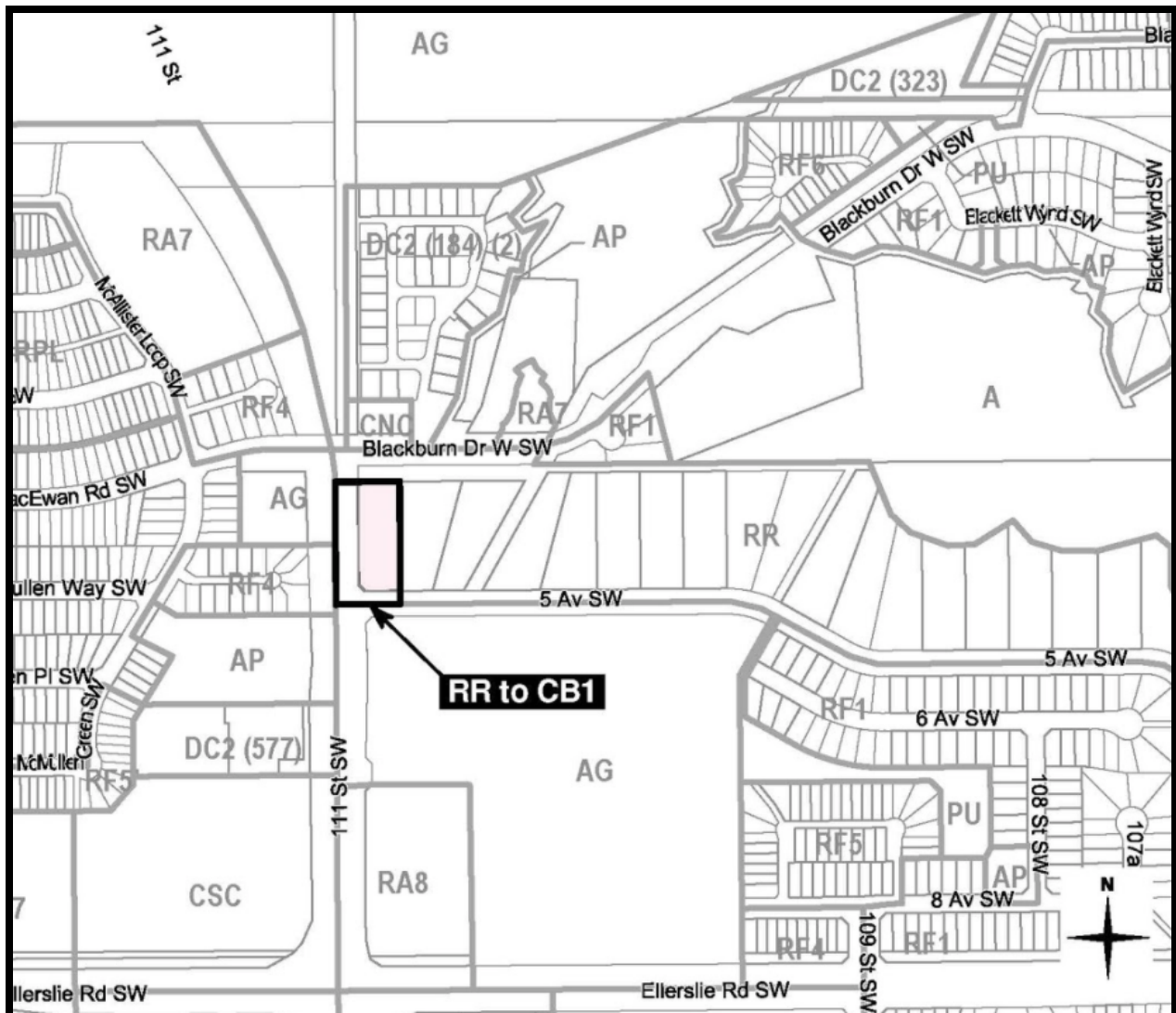


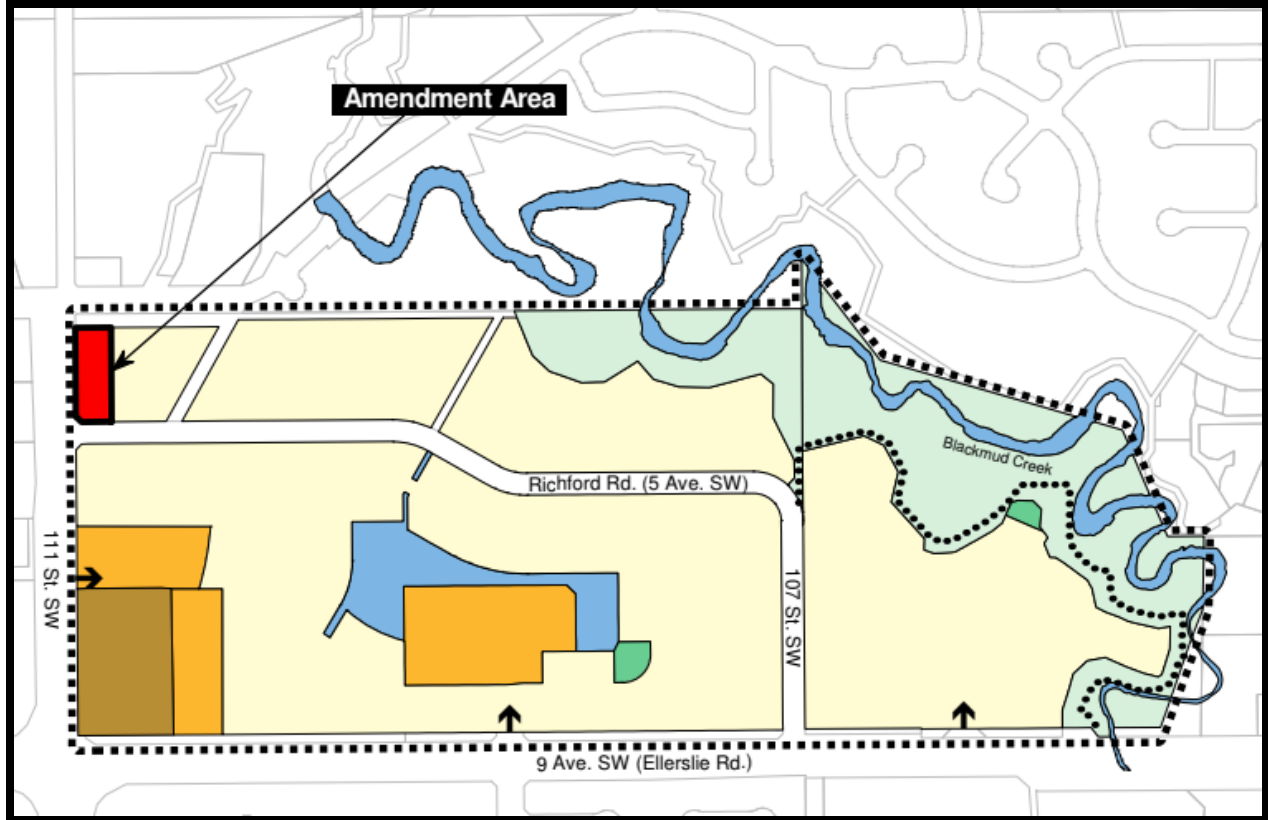


ADMINISTRATION REPORT PLAN AMENDMENT AND REZONING RICHFORD

441 - 111 STREET SW

To allow for the development of commercial land uses and to amend the Heritage Valley Servicing Concept Design Brief and Richford Neighborhood Area Structure Plan.





RECOMMENDATION AND JUSTIFICATION

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

- suitably locate a commercial opportunity with good visibility and access;
- provide an opportunity for a variety of low intensity commercial, office, and service uses to serve the neighbourhood and surrounding area; and
- facilitate the development of the Richford area.

THE APPLICATION

1. **Resolution** to amend the figures and statistics of the Heritage Valley Servicing Concept Design Brief (SCBD) to reflect and align with the proposed changes to the Richford Neighbourhood Area Structure Plan.
2. **BYLAW 19458** to amend the Richford Neighbourhood Area Structure Plan (NASP) to redesignate one parcel of land from low density residential use to commercial land use to allow for the development of commercial uses
3. **CHARTER BYLAW 19459** to amend the Zoning Bylaw to rezone one parcel from (RR) Rural Residential Zone to (CB1) Low Intensity Business Zone, to facilitate the development of commercial uses.

SITE AND SURROUNDING AREA

The subject site is 0.4 ha in area and is located north of 5 Avenue SW and east of 111 Street SW. The subject site is adjacent to country residential lots to the east and a large vacant site to the south. To the west, the subject site abuts 111 Street SW, which is a main thoroughfare for the Richford neighbourhood and surrounding areas. Residential housing is located farther to the west, across 111 Street. Directly north of the site is an open space area and farther to the north, across Blackburn Drive West SW, is a small scale commercial site.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(RR) Rural Residential Zone	Single Detached House
CONTEXT		
North	(RR) Rural Residential Zone	Vacant
East	(RR) Rural Residential Zone	Single Detached House
South	(AG) Agricultural Zone	Vacant
West	(AG) Agricultural Zone (RF4) Semi-detached Residential Zone	Single Detached House Single Detached Houses

PLANNING ANALYSIS

The Richford Neighbourhood Area Structure Plan (NASP) was originally adopted in September 1999, and guides the land use for the neighbourhood. Relatively speaking, the NASP is small in area (55 ha) when compared to other typical Neighbourhood Structure Plans. The Richford neighborhood is characterized as a mix of residential land uses, and is located adjacent to the Blackmud Creek Ravine and two major arterial roadways (Ellerslie Road and 111 St).

The neighbourhood plan designates the subject site for Low Density Residential land use. Bylaw 19458 proposes to redesignate the site for commercial land use. The proposed commercial designation will complement the development on the northside of Blackburn Drive West SW to form a commercial node at a major intersection.

Charter Bylaw 19459 proposes to rezone the subject site from (RR) Rural Residential Zone to (CB1) Low Intensity Business Zone. The CB1 zone provides opportunity for low intensity commercial, office, and services uses and is best suited for locations along arterial roads that border residential areas. The land uses within the CB1 zone include but are not limited to; restaurants, business support services, cannabis retail sales, general retail stores, personal shops, and professional offices. Regulations within the CB1 zone guide the development of the sites to be sensitive and in scale with the surrounding area.

The Resolution proposes to amend the Heritage Valley SCDB to align with the proposed changes to the NASP. All relevant text, figures and statistics will be updated accordingly.

REGIONAL CONSIDERATIONS

Because the subject site of the amendment is within 0.8 kilometres from a regionally significant pipeline corridor, the Edmonton Metropolitan Region Board (EMRB) must review and approve the application before Council can give third reading of the bylaws, pursuant to Regional Evaluation Framework (REF) 2.0 Ministerial Order NO MSL: 111/17.

TECHNICAL REVIEW

This application has been reviewed by all necessary City Departments and utility agencies. The proposed change in land use can be accommodated with extensions and enhancements to civic and utility infrastructure. All comments from affected City Departments and utility agencies have been addressed.

With regard to Transportation, access will be reviewed at the Development Permit stage and will include the submission of a detailed site plan. Furthermore, upgrades will be required at the Development Permit stage in the form of:

- the urbanization of 5 Avenue SW between 111 Street and the site's east property line, this will include a three-lane section - one eastbound and two westbound lanes and a sidewalk on the northside; and
- an extension of the existing northbound to eastbound right turn bay to accommodate a right-in/right-out access to the development.

With regard to Drainage, permanent sanitary and stormwater servicing is available for connection from existing infrastructure within 111 Street SW, and will be required at the time of new development or redevelopment of the site.

With regard to Water Services, there is currently insufficient fire flow capacity to support commercial land uses at this location. As such, a water main extension and addition of hydrants will be required at the Development Permit stage.

PUBLIC ENGAGEMENT

ADVANCE NOTICE

Date: June 15, 2020

- Number of recipients: 666
 - Number of responses in support: 1
 - Number of responses with concerns: 9
 - Comments included:
 - no city services along 5th Avenue SW;
 - 5th Avenue SW is a rural road standard and will not support additional traffic;
 - no sidewalks along 5th Avenue SW;
 - will add to the existing traffic congestion;
 - will increase property taxes;
 - numerous commercial sites in close proximity;
 - will decrease property values;
 - safety concerns; and
 - will set a precedent for similar types of rezoning
 - common question included:
-

	<ul style="list-style-type: none"> ○ Where will the access to to site be located; and ○ how will drainage be directed
PUBLIC MEETING	<ul style="list-style-type: none"> ● Not held
WEBPAGE	<ul style="list-style-type: none"> ● <i>Richford Planning Application</i>

Advance Notice was sent to surrounding property owners and the Blackmud Creek Community and Point Community Leagues on June 15, 2020. As a result, three phone calls and six email responses were received. One email was in support of the application while the other responses expressed non-support.

The concerns are noted above and Administration provided the following response to the question to above:

- Access will be reviewed at the time future redevelopment;
- Upgrades to 111 Street SW will be required at the time of redevelopment; and
- Permanent sanitary and stormwater servicing will require connection from existing infrastructure within 111 Street SW at the time of new development or redevelopment of the site.

SUMMARY OF APPLICANT-LED PUBLIC ENGAGEMENT

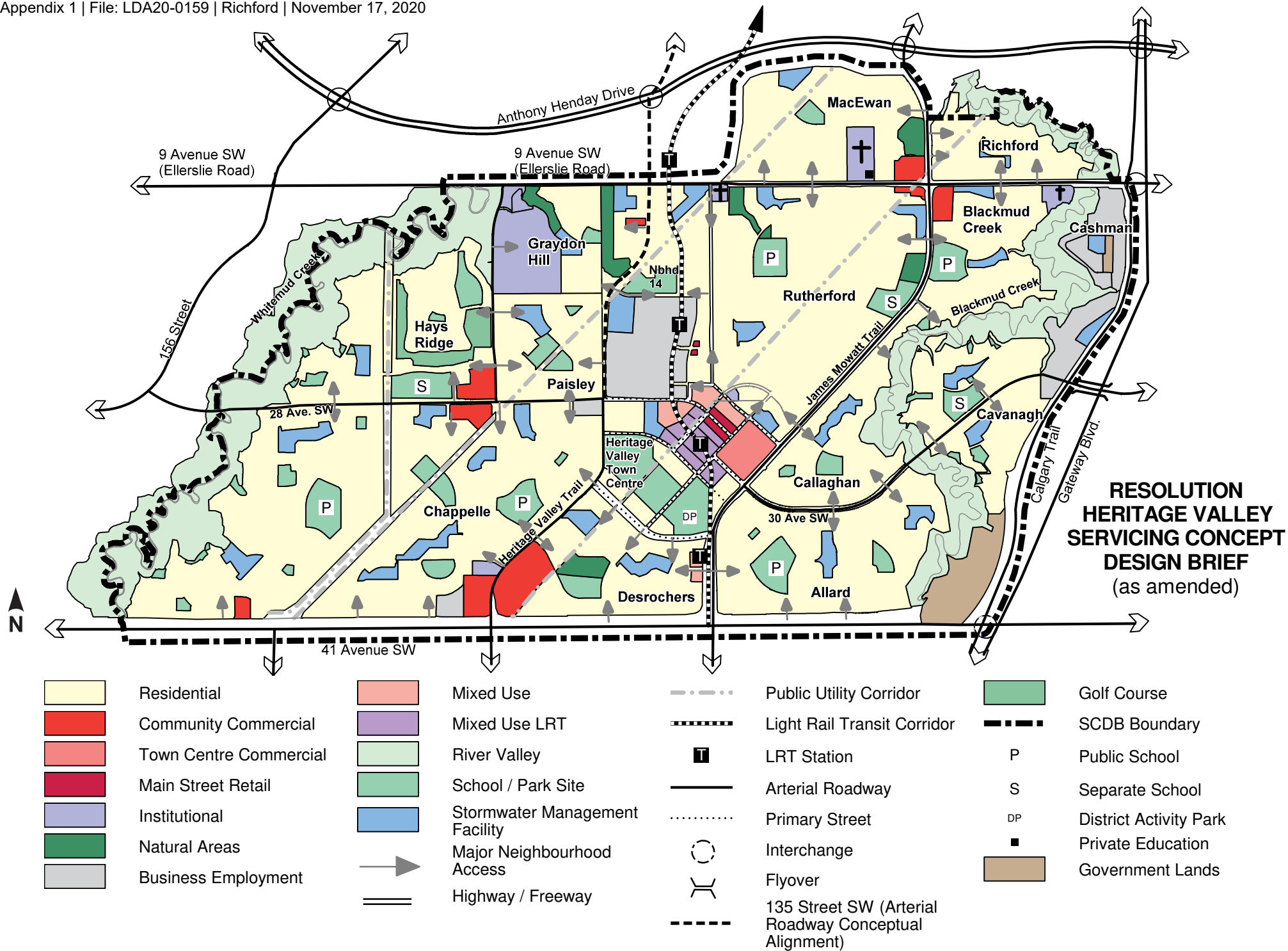
The Applicant performed a supplementary engagement and submitted the results to the Administration. The feedback was gathered from a door-to-door canvas surrounding the subject site. The applicant reported that 30 responses were collected, and noted some of the residents were in support while others were in non-support. Please see Appendix 9 Supplementary Engagement to review the entire results of the engagement.

CONCLUSION

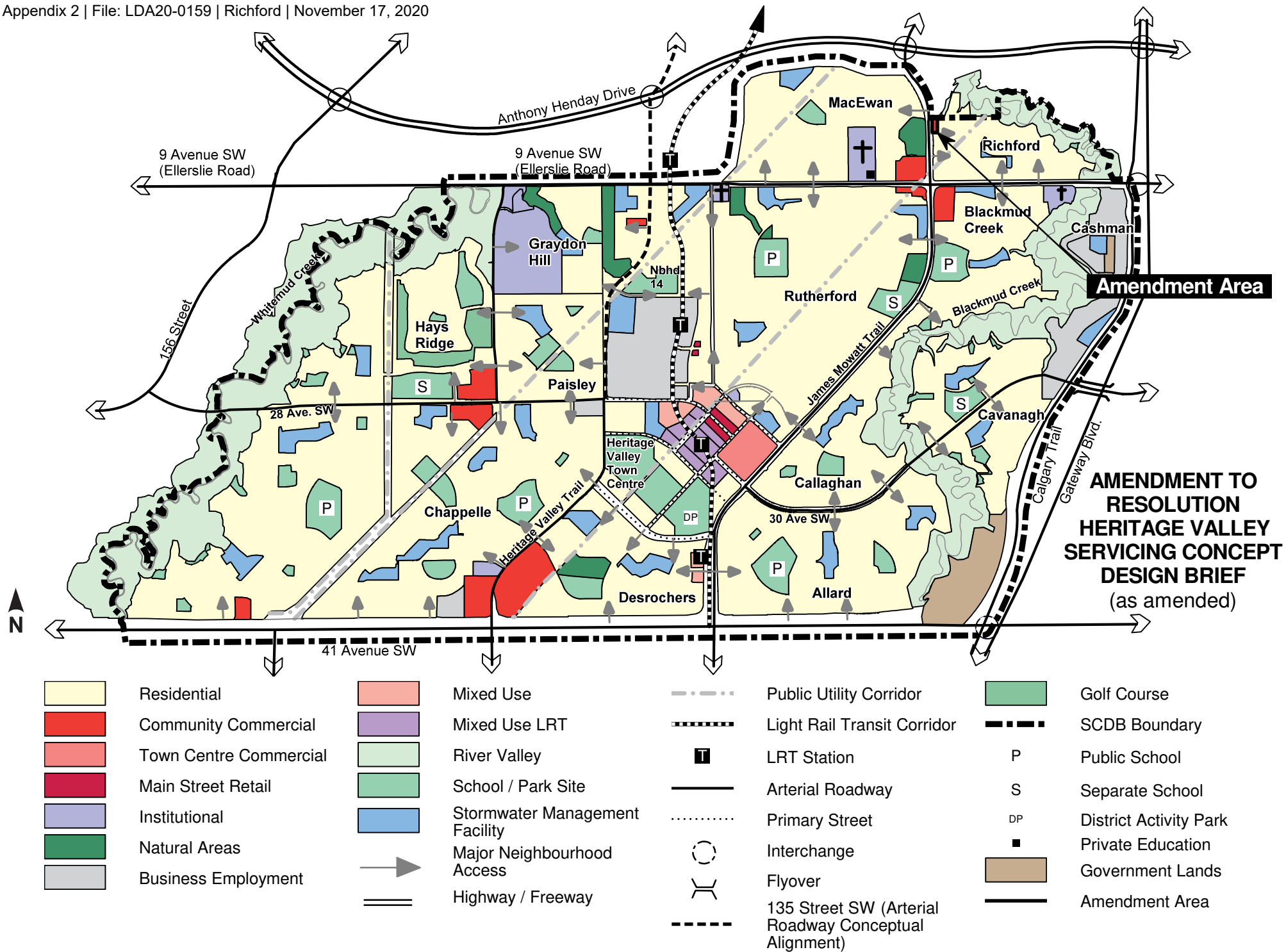
Administration recommends that City Council **APPROVE** this application.

APPENDICES

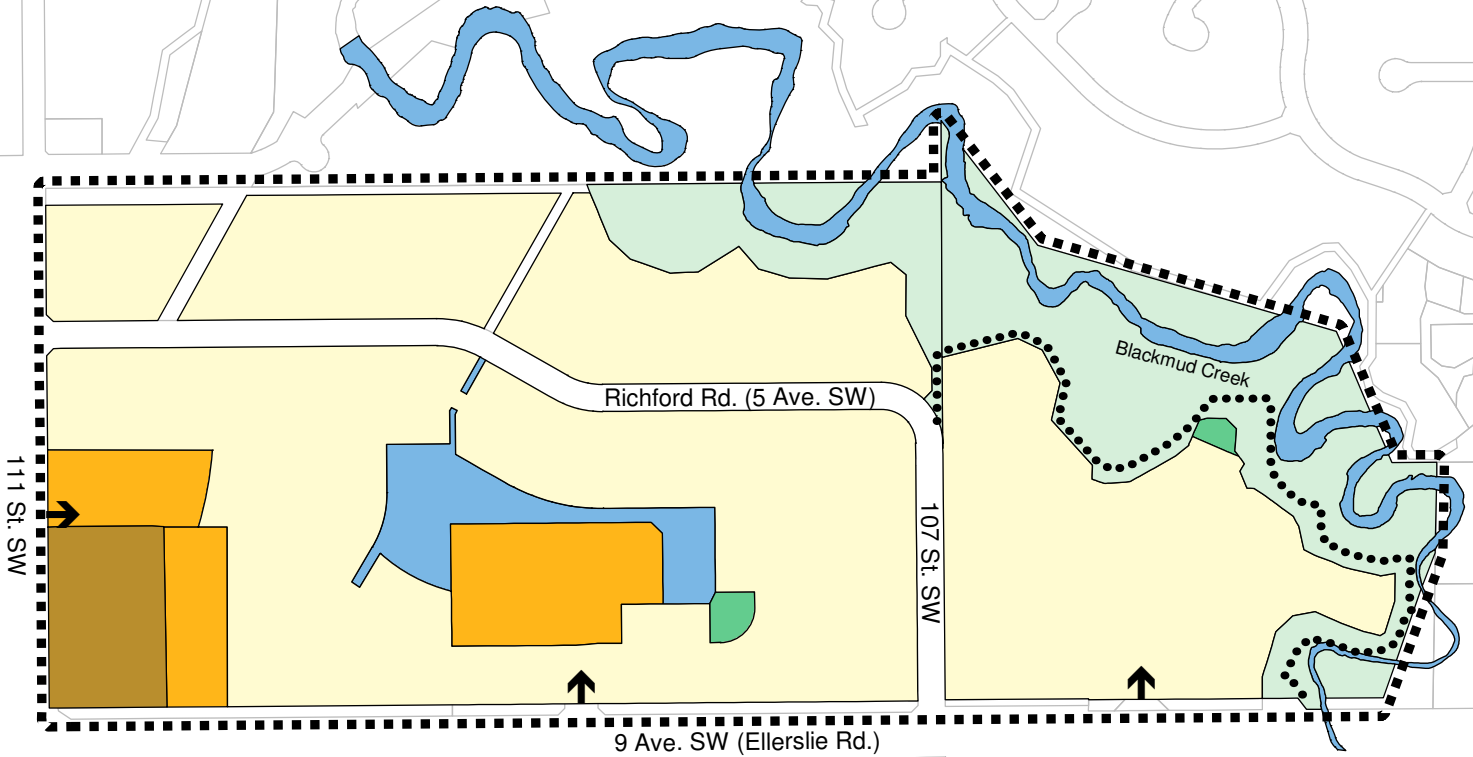
- 1 Approved Heritage Valley SCBD – Resolution
- 2 Proposed Heritage Valley SCBD – Resolution
- 3 Approved Richford NASP – Bylaw # 18568
- 4 Proposed Richford NASP – Bylaw # 19458
- 5 Approved Heritage Valley SCBD Land Use and Population Statistics – Resolution
- 6 Proposed Heritage Valley SCBD Land Use and Population Statistics – Resolution
- 7 Approved Richford NASP Land Use and Population Statistics – Bylaw 18568
- 8 Proposed NSP Land Use and Population Statistics – Bylaw 19458
- 9 Applicant’s Supplementary Engagement
- 10 Application Summary



Note: In case of contradiction between the land use concept and other figures in the plan, the concept takes precedence.




Note: In case of contradiction between the land use concept and other figures in the plan, the concept takes precedence.



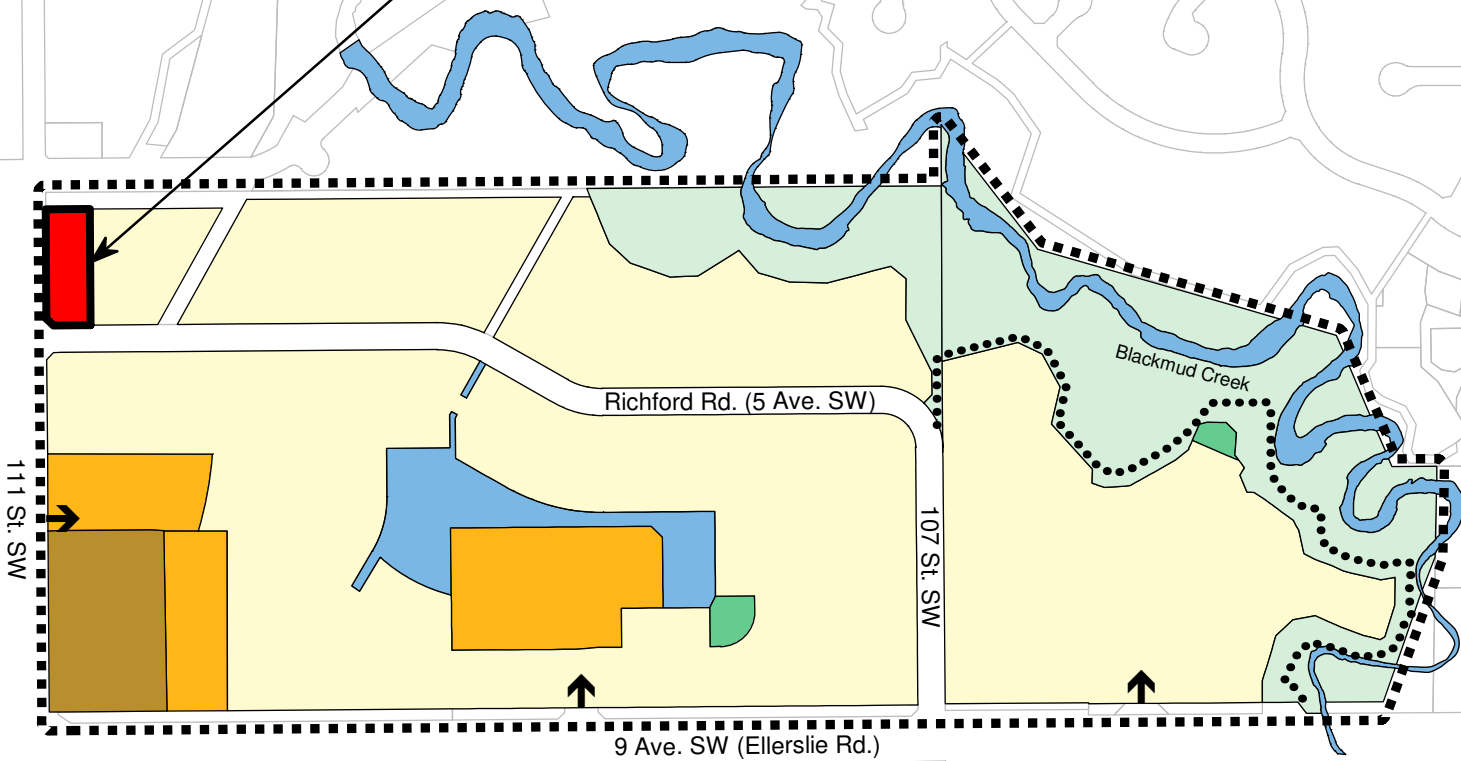
BYLAW 18568
APPROVED
RICHFORD
 Neighbourhood Area Structure Plan
 (as amended)



	Low Density Residential		Blackmud Creek
	Medium Density Residential		Park (Municipal Reserve)
	High Density Residential		Top of Bank Walk (R.O.W.)
	Stormwater Management Facility		Boundary of Richford N.A.S.P.

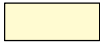









Note: In case of contradiction between the land use concept and other figures in the plan, the concept takes precedence.

Amendment Area



**BYLAW 19458
AMENDMENT TO
RICHFORD**
Neighbourhood Area Structure Plan
(as amended)



- | | | | |
|---|--------------------------------|---|-------------------------------|
|  | Low Density Residential |  | Blackmud Creek |
|  | Medium Density Residential |  | Park (Municipal Reserve) |
|  | High Density Residential |  | Top of Bank Walk (R.O.W.) |
|  | Stormwater Management Facility |  | Boundary of Richford N.A.S.P. |
|  | Commercial |  | Amendment Area |

Note: In case of contradiction between the land use concept and other figures in the plan, the concept takes precedence.

Appendix 5 | File: LDA20-0159 | Richford | November 17, 2020

Heritage Valley Servicing Concept Design Brief: Land Use and Population Statistics														Units									
	Gross Area	Creeks/Ravines (ER)	Pipelines/Electrical ROW	Transit ROW	Arterial Road Widening	Special Study (Provincial Land)	GDA	Cemetery	School/Parks	District Campus	Commercial	Business Employment	SWMF	Circulation	Institutional	Mixed Use	Other	Residential	LDR	MDR	HDR	Total	POPULATION
MacEwan	111		5		3		103		4		4		3	21	8			65	1,118	616	225	1,959	6,165
Richford	55	10	1				43		7		4		2	7				35	352	97	246	695	1,901
Blacknud Creek	101	18			3		80		7		4		3	18	6		11	31	635	154		789	2,656
Rutherford	219		4		2		214		20		2		8	39				144	2,815	2,457	128	5,400	12,841
Town Centre	119		2		2		100		30		14		5					29	150	1,605	5,684	7,438	11,834
Callaghan	84				7		77		4				4	13			1	56	832	1,122		1,955	6,225
Cashman	60	14			2		44		4		3		1	7		4		59	1,187	1,022	360	2,209	5,410
Cavanagh	147	30			4		113		8		1		5	13				94	1,932	1,284	504	3,719	8,801
Allard	164	9			7		147		13		1		6	26			2	94	1,932	1,284	504	3,719	8,801
Destrochers	110		2		8		99		9		13		8	20				50	790	1,248	720	2,758	5,816
Chappelle	462	39	20		12		391		29		12		20	83	2			239	4,511	3,518	371	8,400	20,435
Hays Ridge	197	66*	5		7		118		10		5		2	16				62	1,242	639		2,199	5,253
Parley	65		4		3		58		5				3	13				36	774	513		1,287	3,091
Graydon Hill	63	3			2		57		3				2	4				16	340	218		558	1,345
NHBD 14	127	0	6		10		111		11		1		11	14	40			30	393	795	810	1,998	3,905
TOTAL	2,084	189	49	9	84	26	1,755	33	126	30	61	28	83	294	56	26	36	951	17,071	15,648	8,688	41,725	96,028

Note: *Includes 2.77 hectares of road right of way. The 0.81 hectares are remnant parcels that are located between the Urban Development Line and top of Bank roadway as shown in the Hays Ridge Land Use Concept (designated as Public Upland Areas). The additional 1.96 hectares is Top of Bank Road right of way which is excluded from Gross Developable Area (City Policy CS42). These parcels are not Environmental Reserve.

Heritage Valley Servicing Concept Design Brief: Land Use and Population Statistics																							
Units																							
	Gross Area	Creeks/Ravines (ER)	Pipelines/Electrical ROW	Transit ROW	Arterial Road Widening	Special Study (Provincial Land)	GDA	Cemetery	School/Parks	District Campus	Commercial	Business Employment	SWMF	Circulation	Institutional	Mixed Use	Other	Residential	LDR	MDR	HDR	TOTAL	POPULATION
MacEwan	111		5		3		103		4		4		3	21	8			65	1,118	616	225	1,959	6,165
Richford	55	10	1				43			0.4			2	7				24	327	97	246	694	1,901
Blackmud Creek	101	18			3		80		7		4		3	18	6		11	31	635	154		789	2,656
Rutherford	219		4	2			214		20		2		8	39				144	2,815	2,457	128	5,400	12,841
Town Centre	119		2	2	15		100			30	14		5			22		29	150	1,605	5,684	7,439	11,835
Callaghan	84				7		77		4				4	13				56	832	1,122		1,955	6,225
Cashman	60	14			2		44		4		3	25	1	7		4				360		360	540
Cavanagh	147	30			4	26	113		8		1		5	13				59	1,187	1,022		2,209	5,219
Allard	164	9			7		147		13		1		6	26				99	1,932	1,284	504	3,719	8,801
Desrochers	110		2	1	8		99		9		13		8	20				50	790	1,248	720	2,758	5,816
Chappelle	462	39	20		12		391		29		13	5	20	83	2		22	236	4,600	3,083	884	8,567	20,539
Hays Ridge	197	66*	5		7		118		10		5		2	16				62	1,242	639		2,199	5,253
Paisley	65		4		3		58		5				3	13				36	774	513		1,287	3,091
Graydon Hill	63	3			2		57		3				2	4				16	340	218		558	1,345
NHBD 14	127		6	4	10		111		11		1	30	11	14	40		38	30	393	795	810	1,998	3,905
TOTAL	2,084	189	49	9	83	26	1,755	33	127	30	61.4	30	83	294	56	26	38	937	17,135	15,213	9,201	41,891	96,132

Note: * Includes 2.77 hectares of road right of way. The 0.81 hectares are remnant parcels that are located between the Urban Development Line and top of Bank roadway as shown in the Hays Ridge Land Use Concept (designated as Public Upland Areas). The additional 1.96 hectares is Top of Bank Road right of way which is excluded from Gross Developable Area (City Policy C542). These parcels are not Environmental Reserve.

**RICHFORD NEIGHBOURHOOD AREA STRUCTURE PLAN
LAND USE AND POPULATION STATISTICS
BYLAW NO. 14854**

	Area (ha)	% of GDA				
Gross Area	54.67					
Environmental Reserve	10.29					
Pipeline ROW						
Pipeline Rights-of-Way	1.35					
Transportation ROW	0.22					
Gross Developable Area	42.81	100.0				
Stormwater Management Facilities & Public Utility Lots						
Stormwater Management Facilities / PUL's	1.67	3.8				
Non-Residential Land Uses						
Dispersed Park Site	0.27	0.6				
Circulation						
Richford Road (5 Avenue SW and 107 Street)	2.56	5.9				
Local & Collector Roadways	4.18	9.7				
Net Residential Area	34.13	79.7				
Low Density Residential (Existing CR)	12.39	28.9				
Low Density Residential	16.37	38.2				
Medium Density Residential	3.88	9.1				
High Density Residential	1.49	3.5				
	Area (ha)	Units/ha	Units	% of Total	Persons / Unit	Population
Low Density Residential (Existing CR)	12.39	n/a	25	3.6%	3.46	87
Low Density Residential	16.37	20	327	47.0%	3.46	1131
Medium Density Residential	3.88	25	97	14.0%	2.98	289
High Density Residential	1.49	165	246	35.4%	1.60	394
Total Residential	34.13		695	100.0%		1,901

Density: 34.8 persons per gross hectare; 55.7 persons per net residential hectare.

Housing Mix Ratio: 50.6% LDR/ 14.0% MDR/ 35.4% HDR

**RICHFORD NEIGHBOURHOOD AREA STRUCTURE PLAN
LAND USE AND POPULATION STATISTICS
BYLAW NO. 19458**

	Area (ha)	% of GDA
Gross Area	54.67	
Environmental Reserve	10.29	
Pipeline ROW		
Pipeline Rights-of-Way	1.35	
Transportation ROW	0.22	
Gross Developable Area	42.81	100.0
Stormwater Management Facilities & Public Utility Lots		
Stormwater Management Facilities / PUL's	1.67	3.8
Non-Residential Land Uses		
Dispersed Park Site	0.27	0.6
Circulation		
Richford Road (5 Avenue SW and 107 Street)	2.56	5.9
Local & Collector Roadways	4.18	9.7
Net Developable Area	34.13	79.7
Low Density Residential (Existing CR)	11.99	28.0
Low Density Residential	16.37	38.2
Medium Density Residential	3.88	9.1
High Density Residential	1.49	3.5
Commercial	0.4	0.8

	Area (ha)	Units/ha	Units	% of Total	Persons/ Unit	Population
Low Density Residential (Existing CR)	11.99	n/a	24	3.45%		83
Low Density Residential	16.37	20	327	47.0%	3.46	1,131
Medium Density Residential	3.88	25	97	14.0%	3.46	289
High Density Residential	1.49	165	246	35.4%	2.98	394
Total Residential	33.73		694	100.0%	1.60	1,897

Density: 34.6 persons per gross hectare; 56.2 persons per net residential hectare

Housing Mix Ratio: 50.6% LDR / 14.0% MDR / 35.4% HDR



Eins Development Consulting Ltd.
 9939 80 Avenue NW
 Edmonton, AB
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www.eins.ca

September 8, 2020

RE: Engagement Summary – LDA20-0159 (Lot 1, Block 1, Plan 2146TR)

Please accept this letter as supplemental information to the above noted-application, which summarizes findings of feedback gathered from residents proximate to 441 – 111 Street SW.

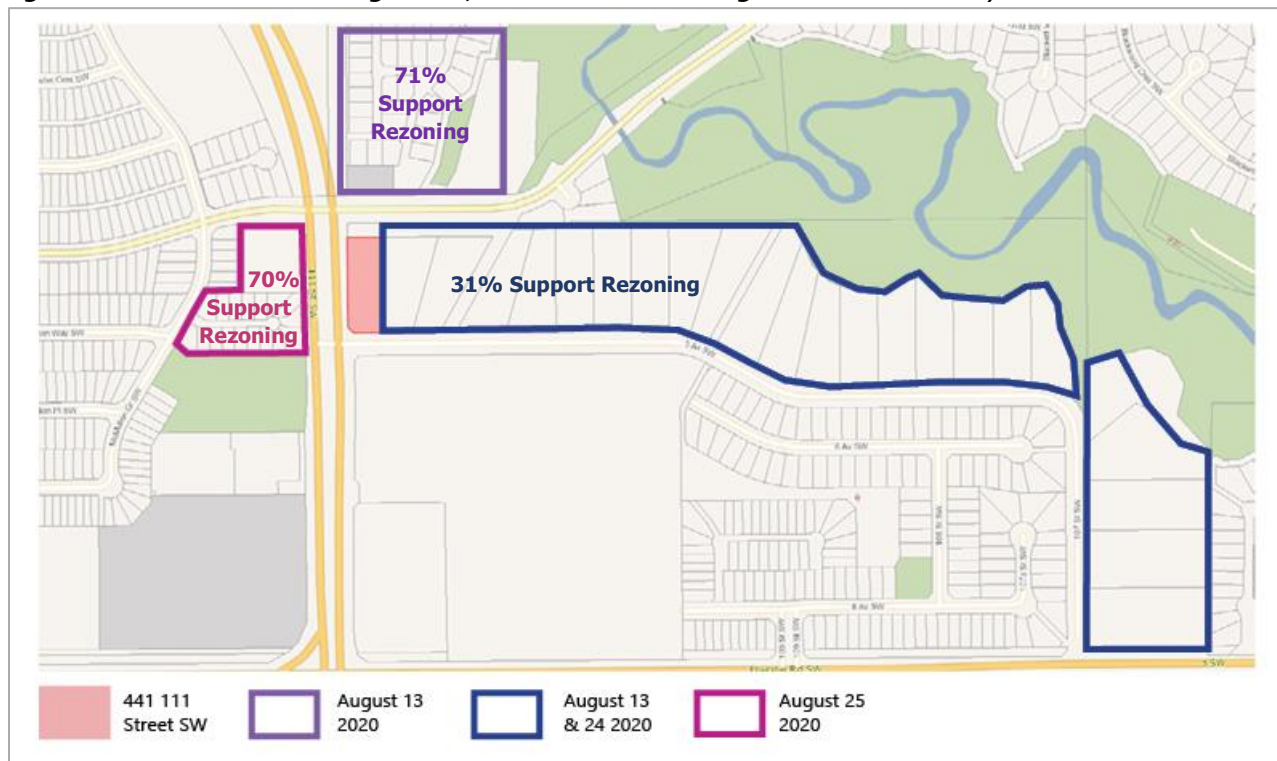
Overview

On August 13th, 24th and 25th, 2020, EINS Consulting went door-to-door to collect feedback from residents proximate to the proposed rezoning site at 441 – 111 Street SW (from RR to CB1). The chart below summarizes feedback gathered from property owners in the vicinity of the proposed rezoning site. For those that were not home at the time of visit, postcards were distributed inviting feedback to be submitted via e-mail or telephone (see Appendix 1). As of September 8th, 2020, two additional residents had reached out by phone to submit feedback.

Summary

Three separate visits to the area were made in mid-late August 2020. These visits focused on gathering feedback from residents/owners of properties proximate to 441 – 111 Street SW. The map below indicates the three geographic focus areas of these visits.

Figure 1: Feedback Gathering Areas, Dates and Percentages of Those Surveyed in Favour



(Map from City of Edmonton SLIM system)

In total, 30 responses^{1,2} were collected over the three visits to the area. Of these responses:

- 13 respondents indicated support for the rezoning and redevelopment (43%)
- 2 respondents were conditionally supportive, depending on the ultimate uses (7%)
- 14 respondents expressed opposition to for the rezoning or redevelopment (47%)
- 1 respondent expressed indifference and had no opinion either for or against (3%)

Of the 30 residents surveyed, 50% were supportive of the rezoning and redevelopment. Of the 47% of residents that expressed opposition, 64% (9) live along 5th Avenue SW. As illustrated in Figure 1, residents along 5th Avenue are least supportive of rezoning, whereas support for rezoning in the other two areas surveyed are at around 70%. Some feedback themes are presented below.

Feedback Themes

For

- Interest in seeing new amenities developed within walking distance, particularly a restaurant, daycare, medical office, and other daily amenities
- Sense that there is capacity for additional development and traffic along 111 Street SW
- Minimal worry about businesses operating on site causing any negative impacts
- Enjoyment/appreciation for amenities added to the area by the adjacent commercial development (2 Blackburn Drive SW)
- Interest in potential property value increases resulting from redevelopment, as well as for potential to have services added to properties along 5th Avenue (e.g. sanitary, water)

Opposed

- Concern about changing character of neighbourhood, particularly loss of country residential lots and desire to preserve residential along 5th Avenue
- Concern about lack of amenities along 5th Avenue needed to support commercial development, lighting and drainage specifically; a lack of lighting was a concern brought up by many residents along 5th Avenue, particularly those located further away from 111 Street SW
- Perception of increased crime resulting from greater traffic on 5th Avenue, sense that visitors to 441 111 Street SW would travel to the end point of 5th Avenue rather than turn in to the site
- Concern about access off 111 Street SW and traffic volumes overall
- Skepticism as to whether more commercial development was needed in the area due to economic challenges and the amount of commercial development in the area

¹ One resident along 5th Avenue SW provided feedback via telephone and expressed strong opposition to the proposed rezoning/redevelopment.

² One resident along 5th Avenue SW provided feedback in support of rezoning via telephone on September 3, 2020.

E1NS

Eins Development Consulting Ltd.
9939 80 Avenue NW
Edmonton, AB
T6E 1T2
www.eins.ca

Feedback gathered from residents, particularly those opposed to the rezoning and redevelopment, will be passed onto the developer with the goal being to have elements of concern raised reflected in the final design and site plan at the DP stage. Residents were told that there would be opportunities to be involved in the future (e.g. public hearing, development permit process) and that they would be notified about these opportunities.

Should there be anything requiring clarification on the information presented above, please do not hesitate to contact me directly by phone or email.

Regards,



Ryan Eidick, MCP
Director, Eins Consulting
780.298.4179
ryan@eins.ca

Appendix A: Postcard Distributed to Residents



Sorry we missed you!

Hi there. We stopped by to gather some of your thoughts and feedback on the proposed rezoning of 441 - 111 Street from Rural Residential Zone to Low Intensity Business Zone to accommodate a new commercial development.

We would like to share additional information with you regarding the proposed development, gather your thoughts and discuss any concerns you might have.

There will be an online open house event for the proposed rezoning in the near future, as well as other opportunities for you to share your thoughts on the application. Please feel free to get in touch if you would like to chat or would like more information on this project!

E1NS

development
consulting, ltd.

404, 9808 - 103 Street NW
Edmonton, AB
T5K 2G4
www.eins.ca

Thanks for your time!

Ryan Eidick
Director, Eins Consulting
780.298.4179
ryan@eins.ca

APPLICATION SUMMARY

INFORMATION

Application Type:	Plan Amendments and Rezoning
Resolution:	Resolution
Bylaw:	19458
Charter Bylaw:	19459
Location:	South of Blackburn Drive West SW and east of 111 Street SW.
Address:	441 - 111 Street SW
Legal Description:	Lot 1, Block 1, Plan 2146TR
Site Area:	0.41 ha
Neighbourhood:	Richford
Notified Community Organizations:	Blackmud Creek Community League Heritage Point Community League
Applicant:	Ryan Edick, E1NS

PLANNING FRAMEWORK

Current Zone:	(RR) Rural Residential Zone
Proposed Zone:	(CB1) Low Intensity Business Zone
Plan in Effect:	Heritage Valley SCBD Richford NASP
Historic Status:	None

Written By: Vivian Gamache and
Rod Heinrichs

Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination