

**Recommendation:** That Bylaw 19649 to amend the Richford Neighbourhood Area Structure Plan, Charter Bylaw 19650 to amend the Zoning Bylaw from (RR) Rural Residential Zone to (CB1) Low Intensity Business Zone be **APPROVED**.

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

- locate a commercial land use with good visibility along an arterial roadway that borders a residential area;
- contribute to a well-balanced neighbourhood;
- provide an opportunity for a variety of low intensity commercial, office, and service uses to serve the neighbourhood and surrounding area; and
- facilitate the redevelopment of the Richford area.

## Report Summary

This application was accepted from Ryan Eidick, of Eins Development Consulting, on November 30, 2020, on behalf of Regan Ostermayer. The application proposes changing the site's zoning designation from (RR) Rural Residential Zone to (CB1) Low Intensity Business Zone and amending the associated Plans accordingly.

The proposed rezoning aligns with the CB1 Zone, which is intended for low intensity commercial, office, and services uses that are located along arterial roads that border residential areas, and are sensitive and in scale with existing development and the surrounding residential neighbourhood.

## 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. The relevant figures and statistics of the SCDB will be updated accordingly.
2. **BYLAW 19649** 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. The relevant figures and statistics of the NSP will be updated accordingly.
3. **CHARTER BYLAW 19650** to amend the Zoning Bylaw to rezone one parcel of land 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 0.8 ha in area, contains a single family home and is located north of Ellerslie Road SW and east of 107 Street SW. The subject site is adjacent to country residential lots to the north and single family residential land uses to the east and west. The subject site abuts a major arterial roadway (Ellerslie Road SW) to the south, which is a main thoroughfare for the Richford neighbourhood and surrounding areas. Farther to the south, across Ellerslie Road, is an open space and the Ellerslie Road Baptist Church. The site also accommodates a private road along its eastern edge to provide access to a neighbouring property (#53, 10550 - Ellerslie Road SW, located four lots north of the subject site).



AERIAL VIEW OF APPLICATION AREA

	<b>EXISTING ZONING</b>	<b>CURRENT USE</b>
<b>SUBJECT SITE</b>	(RR) Rural Residential Zone	Single Detached House
<b>CONTEXT</b>		
North	(RR) Rural Residential Zone	Single Detached House
East	(RF1) Single Detached Residential Zone	Single Detached Houses
South	(US) Urban Services Zone (A) Metropolitan Recreation Zone	Church Linear Parkland
West	(RF1) Single Detached Residential Zone	Local Roadway Single Detached Houses

## Planning Analysis

Bylaw 19649 proposes to redesignate the site for commercial land use within the NASP. The neighbourhood consists primarily of residential uses with one commercial site to serve the residents daily commercial needs. A portion of the plan is undeveloped (Ellerslie Rugby Park) and designated for low density residential land uses.

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.

### **LAND USE COMPATIBILITY**

Charter Bylaw 19650 proposes to rezone the subject site from (RR) Rural Residential Zone to (CB1) Low Intensity Business Zone. The CB1 zone provides an 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 will guide the site's development to be sensitive and in scale with the surrounding area. The proposed commercial site will have good visibility and access to Ellerslie Road SW, providing good transportation linkages and access suitable for commercial development. The development regulations, height, scale, and uses allowed within the proposed CB1 Zone will be sensitive in scale and compatibility with the adjacent land zoned RR to the north, RF1 lands to west and east, and the land zoned US and A to the south.

### **PLANS IN EFFECT**

#### **Richford Neighbourhood Area Structure Plan**

The Richford Neighbourhood Area Structure Plan (NASP) was adopted in September 1999 and guides the neighbourhood's land use. The NASP is small in area (55 ha) when compared to other typical Neighbourhood Structure Plans. The Richford neighbourhood is characterized as a mix of residential land uses with one commercial site located in the northwestern portion of the Plan.

The NASP's objective is to provide a framework for a comprehensively planned residential area and define a general pattern of land uses and linkages.

According to the Plan's current statistics:

- residential land uses account for 79% (33.73 ha) of the Net Developable Area (NDA); and
- commercial land uses account for 1% (0.4 ha) of NDA.

The proposed amendment will add approximately 0.8 ha of commercial land to the plan area, and amend the net developable area statics as follows:

- decrease residential land uses to 77% (32.91 ha) of the NDA; and
- increase the commercial land uses to 2.8% (1.22 ha) of the NDA.

The increase in the amount of commercial land will contribute to achieving a balance between residential and commercial land uses.

### **CITYPlan**

The subject site is located along a Secondary Corridor as identified within City Plan. A secondary corridor is defined as a vibrant residential and commercial street that serves as a local destination for surrounding communities.

The Managing Growth Strategy, Employment Opportunities, within City Plan states:

*"Shifts in local demographics, changes in development activity and changing economic conditions will also play a key role in shaping Edmonton's future employment and growth pattern. With more people living within the redeveloping and developing areas the demand for accessible goods and services closer to home will increase. This growth pattern, in turn, will create new opportunities for business and employment. Nodes and corridors provide the physical structure to cluster more people and support diverse employment opportunities across the city."*

In conclusion, the proposed Bylaw amendments align with *City Plan's* Managing Growth Strategy and the NASP's philosophy to balance land uses by providing commercial uses in the southeastern portion of the Plan.

## 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.

### Transportation

Administration supports the application and advises the following:

- The existing site access off 107 Street must be closed upon the redevelopment of the site, and no new vehicular access will be permitted to 107 Street;
- All-directional site access will not be permitted off Ellerslie Road SW;
- Access from Ellerslie Road SW must be restricted to right-in/right-out access; and
- **The applicant has requested an eastbound left-in access from Ellerslie Road; this request will be reviewed at future development stages.**

### Transit

Administration supports the application and noted the following:

- There is bus service and bus stops near the site;
- The site is within 60 m walking distance of bus stops on Ellerslie Road; and
- Bus service adjacent to Ellerslie Road's site provides direct access to both Century Park LRT Station/Transit Centre and the Mill Woods LRT Station/Transit Centre (anticipated opening late 2021).

### Drainage

Administration supports the proposed application and advises the following:

- permanent sanitary and stormwater servicing must be in general accordance with the servicing schemes as identified in the accepted final stormwater management and sanitary servicing report for 741 - 107 St SW, dated January 2021; and
- Onsite stormwater management requirements will be required to include storage provisions within the property to accommodate the excess runoff from a 1 in 100

year design rainfall event, with an outflow rate of 35 litres per second per hectare to the storm sewer system.

**EPCOR Water**

EPCOR Water Services has identified that 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.

All other comments from affected City Departments and utility agencies have been addressed.

**Community Engagement**

**ADVANCE NOTICE**

Date: January 5, 2021

- Number of recipients: 398
- Number of responses in support: 1
- Neutral: 1
- Number of responses with concerns: 39
- Common comments included:
  - a new restaurant would be appreciated;
  - do not want a Pub or any other low intensity uses;
  - will add to the existing traffic congestion;
  - traffic safety will decrease;
  - will increase property taxes;
  - numerous commercial sites nearby;
  - will lower property values;
  - pedestrian/wildlife safety concerns;
  - will set a precedent for similar types of rezoning;
  - Where will the access to site be located;
  - not consistent with the area;
  - how will drainage be directed;
  - increased noise pollution;
  - loss of mature trees;
  - residents paid a high premium to live in the area;
  - numerous commercial uses in the surrounding area;
  - the developer not concerned with what's best for the community;
  - no servicing connections;
  - the applicant did not make an effort to reach out to residents;

	<ul style="list-style-type: none"> <li>○ will alter the character of the neighbourhood;</li> <li>○ owner only interested in financial gains;</li> <li>○ the bar will increase unwanted activities which are not family-oriented;</li> <li>○ would disrupt the peaceful neighbourhood;</li> <li>○ access easement to a lot needs to be maintained;</li> <li>○ personal services shops could lead to inappropriate companies setting up;</li> <li>○ please listen to the residents;</li> <li>○ decrease privacy and quality of living;</li> </ul> <ul style="list-style-type: none"> <li>● Questions             <ul style="list-style-type: none"> <li>○ The benefit and reason for the rezoning;</li> <li>○ who will decide on the rezoning, and can we appeal;</li> <li>○ how will future access be determined;</li> <li>○ will a buffer area be provided;</li> <li>○ what type and size of development is being built;</li> <li>○ when will this site build-out;</li> <li>○ can I plant trees on my property;</li> <li>○ will the residents have an opportunity to have input into future development;</li> <li>○ will my property value be decreased.</li> </ul> </li> </ul>
<b>PUBLIC ENGAGEMENT SESSION</b>	<ul style="list-style-type: none"> <li>● Not held</li> </ul>
<b>WEBPAGE</b>	<ul style="list-style-type: none"> <li>● <a href="#"><i>Richford Planning Applications</i></a></li> </ul>

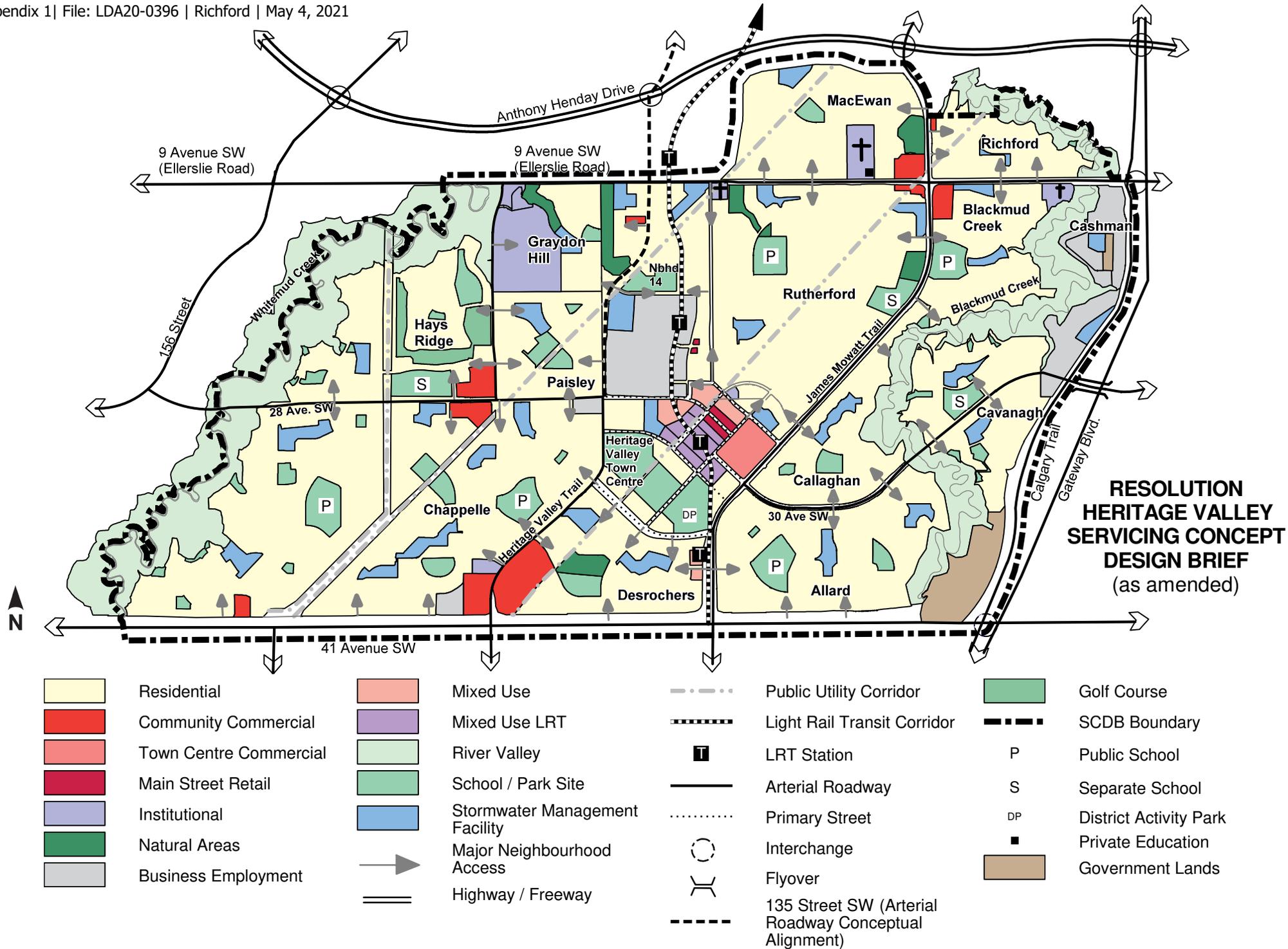
Advance Notice was sent to surrounding property owners and the Blackmud Creek Community on January 5, 2021. As a result, five phone calls and 41 email responses were received. The most common feedback expressed concerns about traffic congestion and opposition to commercial development. Information in the What We Heard Report (Attachment 9) includes details of the feedback as well as the responses from Administration during the application review process.

## CONCLUSION

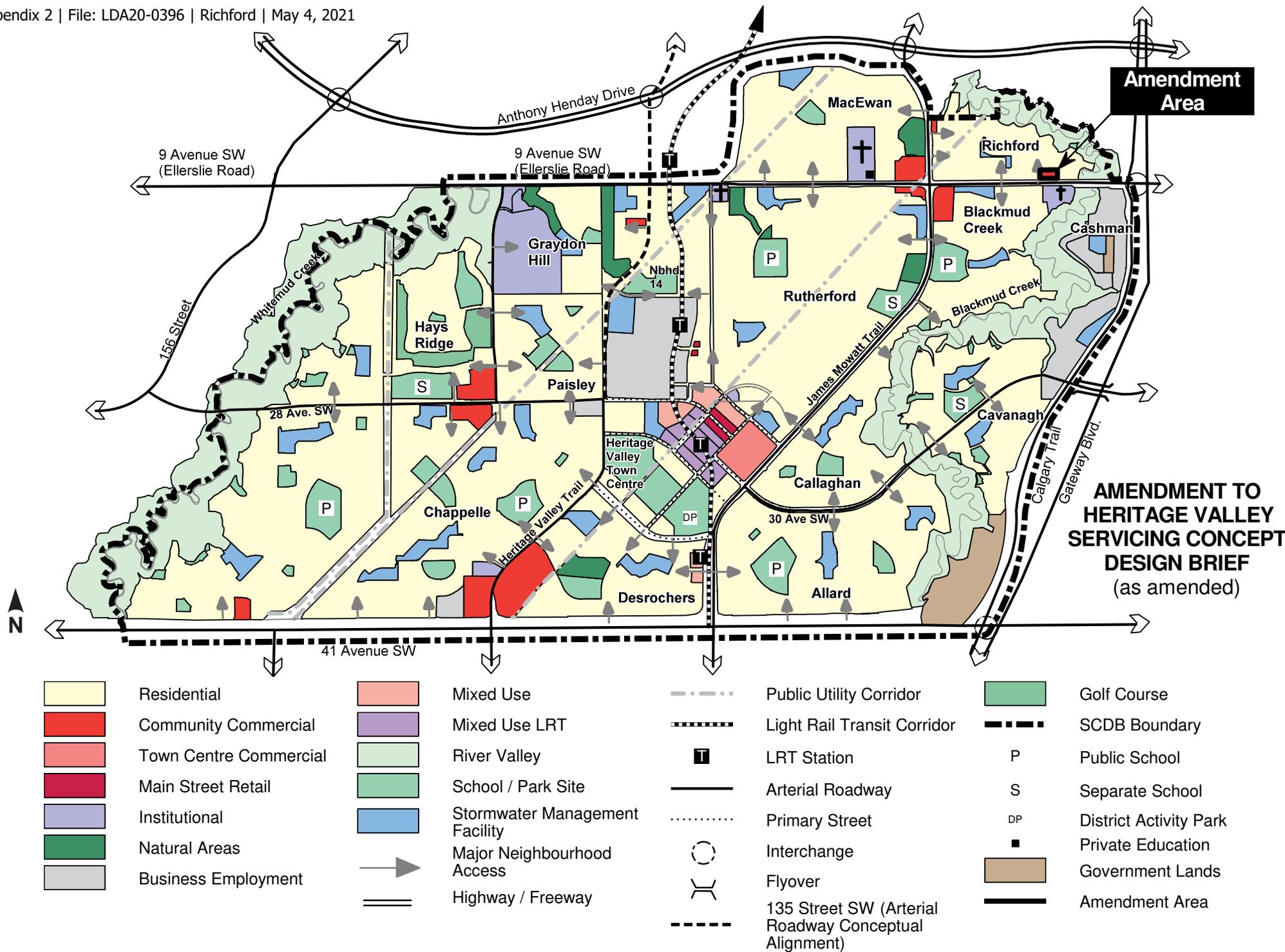
Administration recommends that City Council **APPROVE** this application.

## **APPENDICES**

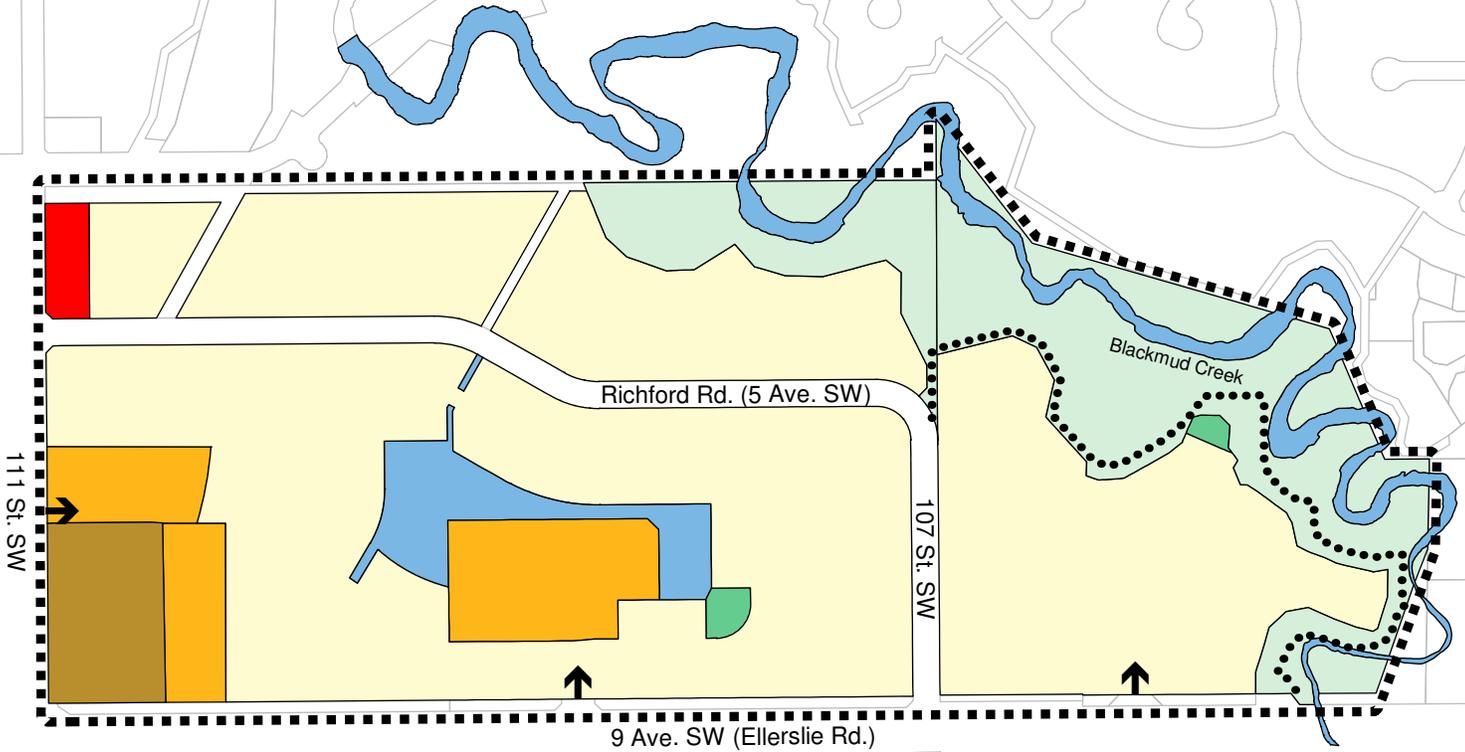
- 1 Approved Heritage Valley SCBD – Resolution
- 2 Proposed Heritage Valley SCBD – Resolution
- 3 Approved Richford NASP – Bylaw # 19458
- 4 Proposed Richford NASP – Bylaw # 19649
- 5 Approved Heritage Valley SCBD Land Use and Population Statistics – Resolution
- 6 Proposed Heritage Valley SCBD Land Use and Population Statistics – Resolution
- 7 Approved Richford NASP Land Use and Population Statistics – Bylaw 19458
- 8 Proposed NSP Land Use and Population Statistics – Bylaw 19649
- 9 What We Heard Report
- 10 Application Summary



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

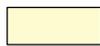


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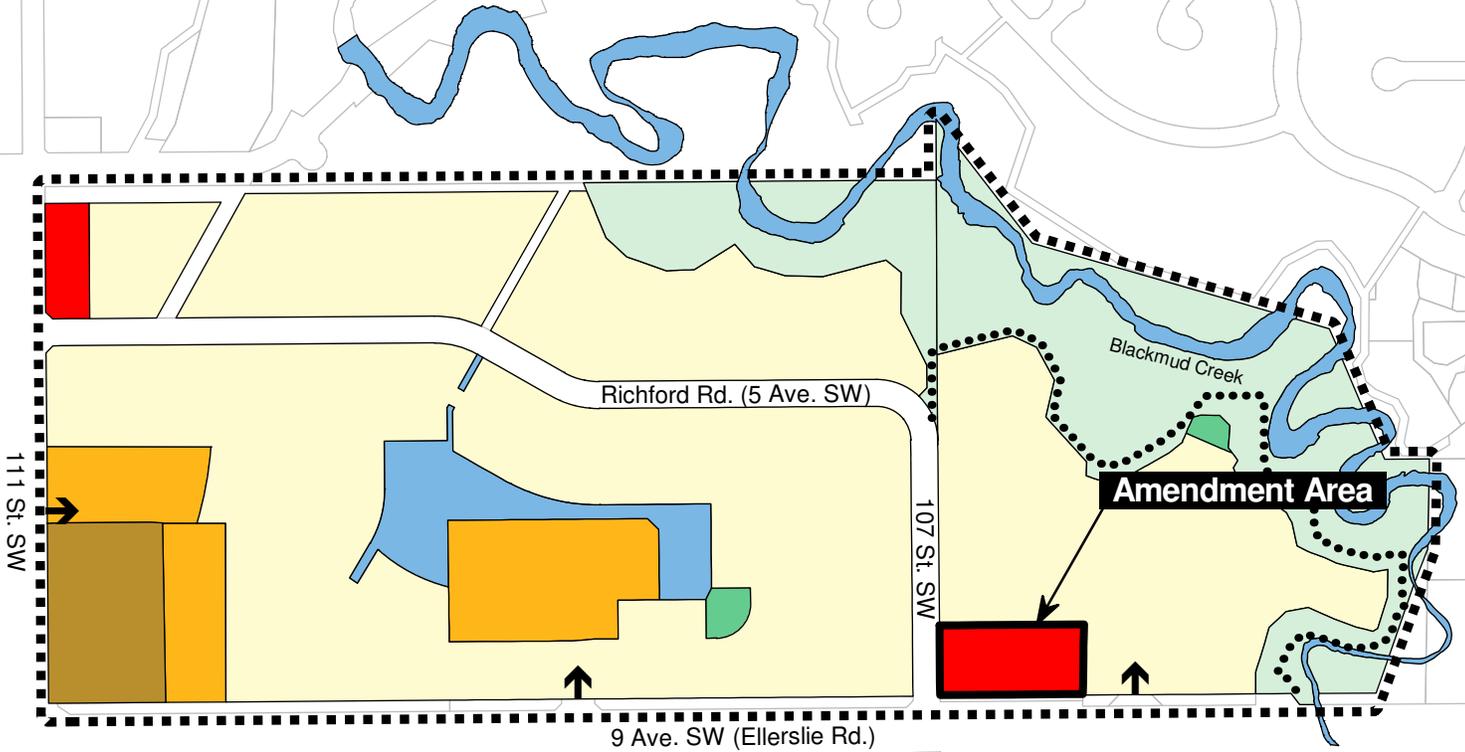


**BYLAW 19458**  
**APPROVED**  
**RICHFORD**  
 Neighbourhood Area Structure Plan  
 (as amended)



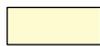
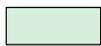
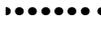
- |   |                                |   |                               |
|---|--------------------------------|---|-------------------------------|
|  | Low Density Residential        |  | Blackmud Creek                |
|  | Medium Density Residential     |  | Park (Municipal Reserve)      |
| 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

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



**BYLAW 19649  
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.

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			1	56	832	1,122		1,955	6,225
Cashman	60	14			2		44		4		3	25	1	7		4						360	540
Cavanagh	147	30			4	26	113		8		1		5	13			2	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			2	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	33	3				2	4				16	340	218		558	1,345
NHBD 14	127		6	4	10		111		11		1		11	14	40			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.

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				1.22		2	7				33	327	97	246	693	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			1	56	832	1,122		1,955	6,225
Cashman	60	14			2		44		4		3	25	1	7		4						360	540
Cavanagh	147	30			4	26	113		8		1		5	13			2	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			2	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
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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.

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

	Area (ha)	% of GDA				
<b>Gross Area</b>	<b>54.67</b>					
Environmental Reserve	10.29					
Pipeline ROW						
Pipeline Rights-of-Way	1.35					
Transportation ROW	0.22					
<b>Gross Developable Area</b>	<b>42.81</b>	<b>100.0</b>				
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				
<b>Net Developable Area</b>	<b>34.13</b>	<b>79.7</b>				
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

**PROPOSED RICHFORD NEIGHBOURHOOD AREA STRUCTURE PLAN  
LAND USE AND POPULATION STATISTICS  
BYLAW NO. 19649**

	Area (ha)	% of GDA
<b>Gross Area</b>	<b>54.67</b>	
Environmental Reserve 10.29 Pipeline ROW	10.29	
Pipeline ROW		
Pipeline Rights-of-Way	1.35	
Transportation ROW	0.22	
<b>Gross Developable Area</b>	<b>42.81</b>	<b>100.0</b>
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
<b>Net Developable Area</b>	<b>34.13</b>	<b>79.7</b>
Low Density Residential (Existing CR)	11.17	26.1
Low Density Residential	16.37	38.2
Medium Density Residential	3.88	9.1
High Density Residential	1.49	3.5
Commercial	1.22	2.8

	Area (ha)	Units/ha	Units	% of Total	Persons/Unit	Population
Low Density Residential (Existing CR)	11.17	n/a	23	3.3%		79
Low Density Residential	16.37	20	327	47.2%	3.46	1,131
Medium Density Residential	3.88	25	97	14.0%	3.46	289
High Density Residential	1.49	165	246	35.5%	2.98	394
Total Residential	32.91		693	100.0%	1.60	1,893

Density: 34.6 persons per gross hectare; 57.5 persons per net residential hectare  
 Housing Mix Ratio: 50.5% LDR/ 14.0% MDR/ 35.5% HDR

# WHAT WE HEARD REPORT

May 4, 2021

Posse No: LDA20-0396

**APPLICATION TYPE: PLAN AMENDMENTS AND REZONING**

**BYLAWS: Resolution, Bylaw 19649 and Charter Bylaw 19650**

**PROJECT ADDRESS: 741 - 107 Street SW**

**PROJECT DESCRIPTION:**

To amend the Heritage Valley SCBD and Richford Neighbourhood Area Structure Plan (NASP) to allow for Commercial land use.

To amend the Zoning Bylaw from (RR) Rural Residential Zone to (CB1) Low Intensity Business Zone to facilitate the development of commercial uses.

**Number of email Responses: 41**

**Project Website: [Richford Planning Application](#)**



This report includes City Administration’s responses to the advanced notices and feedback gathered during the Land Development Application review process.

OVERALL SUMMARY OF 41 COMMENTS RECEIVED		
<b>Opposed: 39</b>	<b>Support: 1</b>	<b>Neutral: 1</b>

Summary of Comments:

- Concerns**

**Uses:**

- o a new restaurant would be appreciated;
- o do not want a Pub or any other low intensity uses;
- o numerous commercial sites nearby;
- o will set a precedent for similar types of rezoning;
- o not consistent with the area;
- o the bar will increase unwanted activities which are not family-oriented;

- o personal services shops could lead to inappropriate companies setting up;
- o numerous commercial uses in the surrounding area;

**Traffic:**

- o will add to the existing traffic congestion;
- o traffic safety will decrease;
- o will increase property taxes;
- o will lower property values;
- o pedestrian/wildlife safety concerns; Where will the access to the site be located;
- o access easement to a lot needs to be maintained;

**Infrastructure:**

- o how will drainage be directed;
- o no servicing connections;

**Other:**

- o increased noise pollution;
- o loss of mature trees;
- o residents paid a high premium to live in the area;
- o the developer not concerned with what's best for the community;
- o the applicant did not make an effort to reach out to residents;
- o will alter the character of the neighbourhood;
- o owner only interested in financial gains;
- o would disrupt the peaceful neighbourhood;
- o please listen to the residents;
- o decrease privacy and quality of living;

**Questions**

- o The benefit and reason for the rezoning?
- o who will decide on the rezoning, and can we appeal?
- o how will future access be determined?
- o will a buffer area be provided?
- o what type and size of development is being built?
- o when will this site build-out?
- o can I plant trees on my property?
- o will the residents have an opportunity to have input into future development?
- o will my property value be decreased?

Administration provided the following responses to the themes and questions as follows:

**Q. What is the benefit and reason for the rezoning?**

An application to rezone was submitted by the applicant, Ryan Eidick (Eins Consulting), on behalf of the landowner. The purpose of the rezoning is to allow for the development of low-intensity commercial, office and service uses, and limited residential uses. 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.

**Q. Who will decide on the rezoning, date of appeal and can we appeal?**

City Council will make the decision to rezone the site at a Public Hearing. There is no appeal mechanism following Council's decision (except under very specific circumstances).

Landowners with concerns can:

- a) Provide comments to the File Planner;
- b) Provide written comments to the Office of the City Clerk;
- c) Contact their Ward Councillor; or
- d) Register to speak directly to City Council at the Public Hearing, either as individuals or as a representative of a broader group;

**Q. How will future access be determined?**

Transportation Engineers have provided the following comments:

- The existing site access off 107 Street must be closed upon the redevelopment of the site, and no new vehicular access will be permitted off 107 Street; and
- All-directional site access will not be permitted off Ellerslie Road SW; any site access off Ellerslie Road SW must be restricted to right-in/right-out access.

**Q. Will a buffer area be provided? What type and size of development is being built?**

Details about the number of buildings, site design, etc., are unknown at this time. Such details are appropriately addressed at the Development Permit stage. If approved, the (CB1) Low Intensity Business Zone will guide the re-development of the site. Pursuant to the proposed CB1 Zone, any new building constructed on this site will require:

- a minimum landscaped setback of 3.0 metres from the property line;
- A maximum Floor Area Ratio of 2.0; and
- a maximum building height of 12.0 m (approximately three storeys).

If the subject site is ultimately redeveloped for commercial purposes, the Zoning Bylaw will ensure that it is also landscaped in accordance with the standards of the Zoning Bylaw.

**Q When will this site build-out?**

The timing of any redevelopment will be at the discretion of the landowner.

**Q. Can I plant trees on my property?**

You are free to landscape and plant trees on your property as you see fit.

**Q. Will the residents have an opportunity to have input into future development?**

If the proposed development complies with all regulations and Permitted Uses in the zone, the City is obligated to grant the permit. If this is the case, no notice is given to surrounding property owners. Depending on the site context, a [Development Permit Notice Sign](#) may be required to be posted on the subject site following the decision. Development Permits are published on both the City's [Open Data](#) and [SLIM](#) (Development and Land Applications) websites.

If the application proposes one or more Discretionary Uses, or if the application does not meet a regulation, Development Officers consult the applicable Plans in Effect to determine if either the use or the proposed variance would be appropriate. In both cases, careful consideration is taken to determine whether the proposed development would impact surrounding developments.

**Q. Will my property value be decreased?**

Property values are influenced by numerous factors and variables beyond changes to surrounding land uses. The purpose of this review is to determine if the proposed land use zone is appropriate at this location and whether city infrastructure can support the proposed use.

## APPLICATION SUMMARY

### INFORMATION

Application Type:	Resolution Plan Amendment Rezoning
Resolution	Amendment to the Heritage Valley Servicing Concept Design Brief
Bylaw	19649
Charter Bylaw:	19650
Location:	North of Ellerslie Road SW and east of 107 Street SW
Address:	741 - 107 Street SW
Legal Description:	Lot 2, Plan 8121064
Site Area:	0.8175 ha
Neighbourhood:	Richford
Notified Community Organization:	Blackmud Creek Community League
Applicant:	Ryan Eidick, Eins Development Consulting

### PLANNING FRAMEWORK

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

Written By:	Vivian Gamache
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination