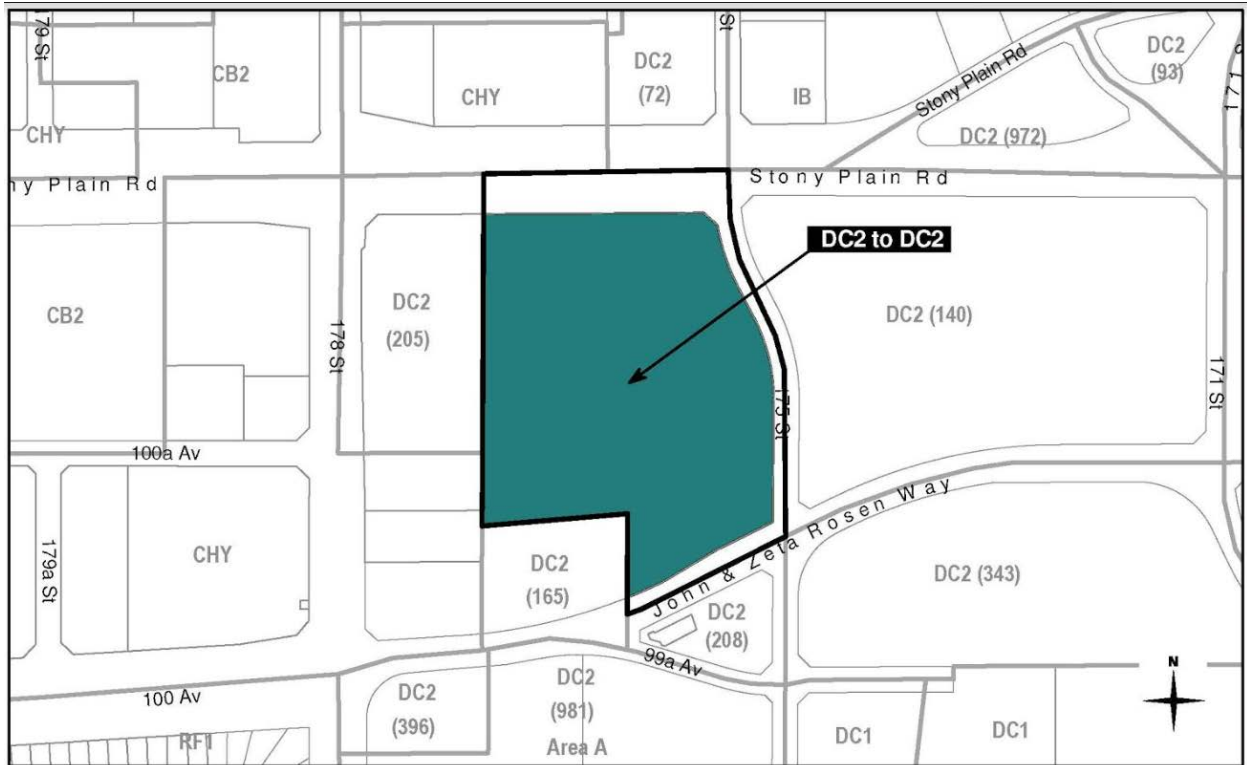




Rezoning Place LaRue

17515 – Stony Plain Road NW

To add Cannabis Retail Sales, Breweries, Wineries and Distilleries, and update the signage uses to the existing (DC2) Site Specific Development Control Provision.



RECOMMENDATION and JUSTIFICATION

City Planning is in SUPPORT of this application as it:

- is compatible with surrounding existing land uses; and
- creates additional opportunity to develop the vacant site.

THE APPLICATION

Bylaw 18623 proposes to rezone the site from (DC2) Site Specific Development Control Provision Zone to (DC2) Site Specific Development Control Provision to add use classes for Cannabis Retail Sales and, Breweries, Wineries and Distilleries as well as update selected sign uses to the list of allowable uses.

SITE AND SURROUNDING AREA

This site is located south of Stony Plain Road, west of 175 Street, east of 178 Street, and north of 100 Avenue.

The area surrounding this site is developed with commercial uses under the (DC2) Site Specific Development Control Provision Zone.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(DC2) Site Specific Development Control Provision	Mixed use commercial
CONTEXT		
North	(DC2) Site Specific Development Control Provision and (CHY) Highway Commercial	Commercial development
East	(DC2) Site Specific Development Control Provision	Commercial development
South	(DC2) Site Specific Development Control Provision (RA9) High Density Residential	Commercial development.
West	(DC2) Site Specific Development Control Provision and (CHY) Highway Commercial	Commercial development

PLANNING ANALYSIS

In May 2018, City Council amended Zoning Bylaw 12800 to permit Cannabis Retail Sales in a range of commercial zones and a limited number of mixed use and industrial zones (see the May 7, 2018 Urban Form and Corporate Strategic Development report CR_5812).

This rezoning proposes to permit Cannabis Retail Sales, Breweries, Wineries and Distilleries and update selected sign uses to the list of allowable uses within the DC2. The addition of these uses does not alter the use of the site as a business and service centre that is compatible with the surrounding retail and services uses.

Cannabis Retail Sales will have a similar land use impact as minor alcohol sales or convenience retail stores, which are the focus of many commercial zones and are already permitted the existing DC2 Provision. The proposed bylaw will also add a regulation that will ensure that Section 70 of Zoning Bylaw 12800 will apply to the development of cannabis retail sales on this site. The text in the DC2 provision was also updated for the new uses added to the provision.

TECHNICAL REVIEW

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

PUBLIC ENGAGEMENT

ADVANCE NOTICE October 18, 2018	<ul style="list-style-type: none">• Number of recipients: 22• No responses
PUBLIC MEETING	<ul style="list-style-type: none">• Not held

CONCLUSION

City Planning recommends that City Council APPROVE this application.

APPENDICES

1. DC2 Tracked Changes
2. Application Summary

(DC2) SITE SPECIFIC DEVELOPMENT CONTROL PROVISION

1. General Purpose

To establish a Site Specific Development Control Provision accommodate a limited range of retail-business and highway commercial uses, with site development regulations that will ensure compatibility with future adjacent land uses and roadways adjacent to the site.

2. Area of Application

Lot 12, Block 12, Plan 012 3468 located west of 175 Street and south of Stony Plain Road, as shown on Schedule “A” appended to the Bylaw adopting this Provision, Place LaRue.

3. Uses

a. Automotive and Equipment Repair Shops

b. Automotive and Minor Recreation Vehicle Sales and Rentals

c. Bars and Neighbourhood Pubs,

d. Breweries, Wineries and Distilleries

Broadcasting and Motion Picture Studios

e. Business Support Services

f. Cannabis Retail Sales

~~b. —~~

~~e.g. Commercial Schools~~

~~d.h. Convenience Retail Stores~~

~~e.i. Convenience Vehicle Rentals~~

~~f.j. Custom Manufacturing~~

~~g.k. Drive-in Food Services~~

~~h.l. Equipment Rentals, provided that all equipment and goods for rent are contained within an enclosed building~~

~~i.m. Gas Bars~~

~~j.n. General Retail Stores up to a maximum gross floor area of 5,000 m²~~

~~k.o. Green Houses and Plant Nurseries~~

~~l.p. Health Services~~

~~m.q. Hotels~~

~~n.r.~~ Household Repair Services, ~~provided that all repairs and appliances or equipment being held for repair are contained within an enclosed building~~

~~o.s.~~ Indoor Participant Recreation Services

~~p.t.~~ Major Alcohol Sales

~~q.u.~~ Minor Alcohol Sales

~~r.v.~~ Minor and Major Amusement Establishments

~~s.~~ ~~Minor and Major Eating and Drinking Establishments~~

~~t.w.~~ Minor and Major Service Stations

~~u.x.~~ Minor Veterinary Services

~~v.y.~~ Motels

~~w.z.~~ Personal Service Shops

~~x.aa.~~ Private Clubs

aa. Professional Financial and Office Support Services

bb. Rapid Drive-through Vehicle Services

cc. Second Hand Stores

dd. Spectator Entertainment Establishments

ee. Warehouse Sales ~~up to a maximum gross floor area of 5,000 m²~~

ff. Auctioneering Establishments, provided that all goods and equipment to be auctioned are stored and displayed within an enclosed building

gg. Funeral Cremation and Interment Services

hh. Outdoor Participant Recreation Services

a. Fascia On-premises Signs

b. Projecting On-premises Signs

c. Freestanding On-premises Signs

d. Temporary On-premises Signs

e. Roof On-premises Signs

f. Freestanding Off-premises Signs

g. Fascia Off-premises Signs

h. Temporary Off-premises Signs

4. Development Criteria

The following regulations shall apply to all uses:

a. Notwithstanding Section 720.3 (2), no Site Plan is appended to this Provision.

~~a.b.~~ The maximum floor area ratio shall be 1.0.

~~b.c.~~ The maximum building height shall neither exceed 10 m nor 2 storeys, except that the maximum height for a Hotel shall be 30 m and the maximum height for Professional, Financial and Office Support Services shall not exceed 12 m or 3 storeys.

~~e.d.~~ A minimum building setback of 14 m shall be provided from the northern, southern and eastern property lines of the site, as shown on Appendix 1. The above building setbacks may be reduced to the minimum yard requirements of Clause 4.4 of this Provision for developments which are less than 6 m in height, at the discretion of the Development Officer where, in his opinion, the provision of landscaping, building facade treatment, the colour of finishing materials or other design features will minimize the perception of massing and create a high standard of building appearance.

e. A minimum building set back of 5 m shall be required adjacent to the west property line, as shown on Appendix 1.

f. A landscaped yard a minimum of 6 m shall be provided adjacent to the northern and eastern property lines of the site

~~d.~~

~~e.g.~~ A landscaped yard a minimum of 7.5 m shall be provided adjacent to all roadways adjacent to the site, as shown on Appendix 1. Landscaping shall consist of a berm 1.0 m in height and planting of four deciduous trees (a minimum of 8 cm in caliper) four evergreen trees (a minimum of 3.0 m in height) and twenty shrubs for a maximum of every 35 m of frontage, with the plant material being grouped within modules not greater than 25 m in length or 4.5 m in width.

~~f.h.~~ The landscaped yard requirements of Clause 4.4 of this Provision may be relaxed at the discretion of the Development Officer to a minimum width of 5 m for that portion of the yard adjacent to 175 Street that is not within 15 m of Stony Plain Road and 100 Avenue. In granting the relaxation, the Development Officer shall ensure that the perceived massing of buildings when viewed from 175 Street is minimized through such factors as increased building setbacks or building design and finishing details. Any reduced yard must comply with the landscaped planting module and berm requirements of Clause 4.e of this Provision.

~~g.i.~~ No parking, loading, storage, trash collection, outdoor service or display area shall be permitted within a required yard. Loading, storage and trash collection

areas shall be located to the rear or sides of the principal building and shall be screened from view from any adjacent sites or public roadways.

- h.j. The Development Officer shall ensure that any buildings which provide for multiple business occupancy are designed such that businesses which occupy space at the ground floor level have individual and direct exterior access to grade.

The above regulations shall not apply to buildings used exclusively for Professional, Financial and Office Support Services or, in the case of a mixed office/commercial building, preclude the development of a ground floor lobby area intended to provide access to Professional, Financial and Office Support Services located above the ground floor. Access may be provided to ground floor businesses adjacent to such a lobby, provided that the businesses also have exterior access to grade.

- i. All exposed building faces shall have consistent and harmonious exterior finishing materials.
- j. Any business premise or multiple occupancy building having a ground floor area greater than 2500 m² shall comply with the following design guidelines to the satisfaction of the Development Officer:
- i. the roof-line and building facade shall include design elements and variations that reduce the perceived mass of the building and add architectural interest;
 - ii. the exterior wall finishing materials shall be predominately composed of light earth tone or muted colours and consist of brick, pre-cast concrete, textured concrete, stone, glazing or stucco, with pre-finished metal or wood limited to use as an accent;
 - iii. the finishing treatment of exterior walls shall be consistent on all building faces;
 - iv. the provision of landscaping to minimize the perceived mass of the building and create visual interest.

The Development Officer may also require that such developments have a building set back greater than the requirements of Clause 4.ed of this Provision, to minimize perceived massing of the development when viewed from adjacent public roadways.

- k. ~~Signs shall be allowed in this District as provided for in Schedule 59E and in accordance with the general provisions of Sections 59.1 to 59.3 inclusive, of the Zoning Bylaw.~~

- l. Developments in this District shall be evaluated with respect to compliance with the General Development Regulations of Sections 40 to ~~60~~ 99 inclusive of the Zoning Bylaw.

~~l.m.~~ Signs shall comply with the regulations found in Section 59 and Schedule 59F of the Zoning Bylaw

~~m.n.~~ The Development Officer may grant relaxations to the regulations contained in Sections 40 through 60 of the Zoning Bylaw and the provisions of this District if, in his opinion, such a variance would be in keeping with the General Purpose of the District and would not adversely affect the amenities, use, and enjoyment of neighbouring properties.

~~n.~~ ~~The Development Officer shall require, as a condition of approval, that the applicant provide an irrevocable letter of credit or a performance bond, in the amount of 100% of the established landscaping cost, the conditions of the security being that:~~

~~i.~~ ~~if the landscaping is not completed in accordance with the provisions of this District and the landscaping plan, within one growing season after the completion of the development, then the amount fixed shall be paid to the City, for its use absolutely;~~

~~ii.~~ ~~the Development Officer shall not release the Landscaping Bond until an inspection of the site has demonstrated that the landscaping has been well maintained and is in a healthy condition two growing seasons after completion of the landscaping.~~

~~5.~~ **Development Criteria for Specific Uses**

a. The siting, access and traffic impact of the following developments shall be to the satisfaction of the City ~~Engineer~~Planning, who shall ensure that such developments do not prejudice the safety and transportation function of the highway entrance and limited access public roadways;

i. Drive-in Food Services;

ii. General Retail Stores;

iii. Hotels;

iv. ~~Major Eating and Drinking Establishments;~~

v. Major Amusement Establishments;

vi. Indoor Participant Recreation Services;

vii. Professional, Financial and Office Support Services;

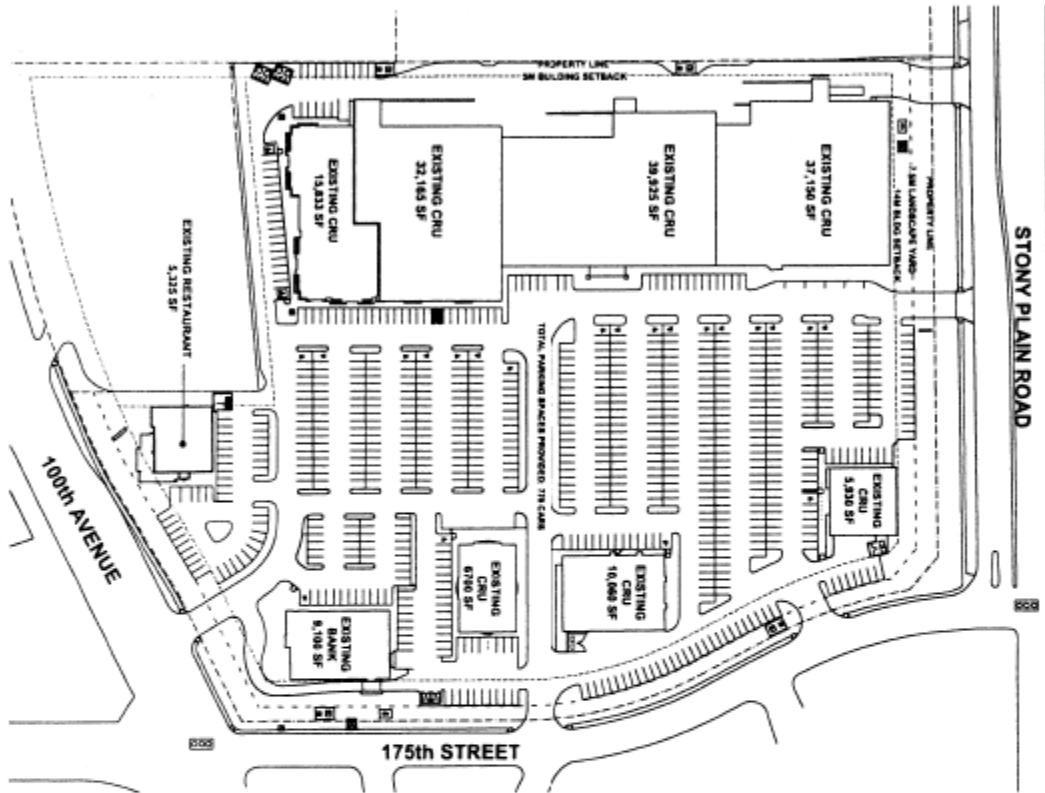
viii. Rapid Drive-through Vehicle Services;

ix. Spectator Entertainment Establishments; and

- x. Warehouse Sales.
- b. The Development Officer, based upon the advice of the City ~~Engineer~~ Planning, may as a condition of approval limit the gross floor area or seating capacity for any of the above noted uses and require that the developer enter into an agreement to pay for the costs of additional roadway improvements to provide access to the development.
- c. The following regulations shall apply to Automotive and Minor Recreational Vehicle Sales/Rentals and Convenience Vehicle Rentals developments:
 - i. The size, location, screening and landscaping of the outdoor vehicular display areas for Automotive and Minor Recreational Vehicle Sales/Rentals and Convenience Vehicle Rentals shall be subject to the approval of the Development Officer, who shall ensure that development of the site achieves a high standard of appearance appropriate to the location of this DC2 District, adjacent to a major City entrance route;
 - ii. All storage, display or parking areas shall be hard surfaced in accordance with Section 54.6 of the Zoning Bylaw; and
 - iii. Lighting for the display areas shall be mounted on lamp standards and no exposed and bulbs or strings of lights shall be used.
- d. The minimum gross floor area for a Warehouse Sales ~~establishment~~ establishment shall not exceed 5,000 m² and no more than fifty percent of the gross floor area of the establishment is used for warehousing or storage of the goods sold or distributed from the establishment. ~~shall not be less than 1,000 m² unless at least fifty percent of the gross floor area of the establishment is used for warehousing or storage of the goods sold or distributed from the establishment.~~
- e. Any Green Houses or Plant Nurseries which have an outdoor display area for trees or shrubs shall limit the display area to a total of 200 m². The display area shall be setback a minimum of 30 m from the property line and located to the side or rear of the principal building.
- f. Outdoor Participant Recreation Services shall be limited to tennis courts or miniature golf and shall be developed as part of an Indoor Participant Recreation Service, Hotel or Motel development.
- ~~g. General Retail stores shall not include establishments selling a broad range of consumer goods typical of a department store.~~
- g. Major and Minor Alcohol Sales shall be developed in accordance with Section 85 of the Zoning Bylaw.
- h. All Equipment Rentals and Household Repair Services, shall be contained within an enclosed building.

- i. Cannabis retail sales shall be developed in accordance with Section 70 of the Zoning Bylaw.*
- j. Restaurants and Bars and Neighbourhood Pubs shall not exceed 300 occupants and 420 m2 of Public Space*
- k. Specialty Food Services shall not exceed 200 occupants and 240 m2 of Public Space.*

SITE PLAN
NTS



LEGAL DESCRIPTION	
LOT 13	
BLK 10	
PLAN 813-248	
EXISTING ZONING: R23 (R2 & C2)	
PROPOSED ZONING: O23	
SITE INFORMATION:	
TOTAL SITE AREA: 296,476 SF (6.825 Acre)	
TOTAL BUILDING AREA (EXISTING): 133,873 SF (3.063 Acre)	

REVISIONS		
NO.	DATE	DESCRIPTION

Scale: 1/12

Drawn By: []

Checked By: []

Approved By: []

Date: 01/28/20

Project No: []

WEST POINT NORTH
EDMONTON, AB

For: QUALICO



SP - 01

This drawing is issued by Kasian Group Inc. The drawing is not to be used for construction purposes.

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Application Purpose:	To amend the approved Direct Control (DC2) Provision to add cannabis retail sales and add appropriate signage uses to the existing DC2 provision.
Bylaw:	18623
Location:	East of 175 Street and south of Stony Plain Road NW
Address:	17515 - STONY PLAIN ROAD NW
Legal Description(s):	Plan 0123468 Blk 12 Lot 12
Site Area:	08.58 ha
Neighbourhood:	Place LaRue
Ward - Councillor:	1- Andrew Knack
Community League(s):	La Perle
Applicant:	ROBERT ROSS ARCHITECT

PLANNING FRAMEWORK

Current Zone(s):	(DC2) Site Specific Development Control Provision Zone
Proposed Zone(s):	(DC2) Site Specific Development Control Provision Zone
Plan(s) in Effect:	Place LaRue Neighbourhood Area Structure Plan
Land designation(s):	Commercial
Overlay(s):	
Historic Status:	None

REPORT

Written By:	Don Read
Approved By:	Tim Ford
Department:	City Planning
Section:	Planning Coordination