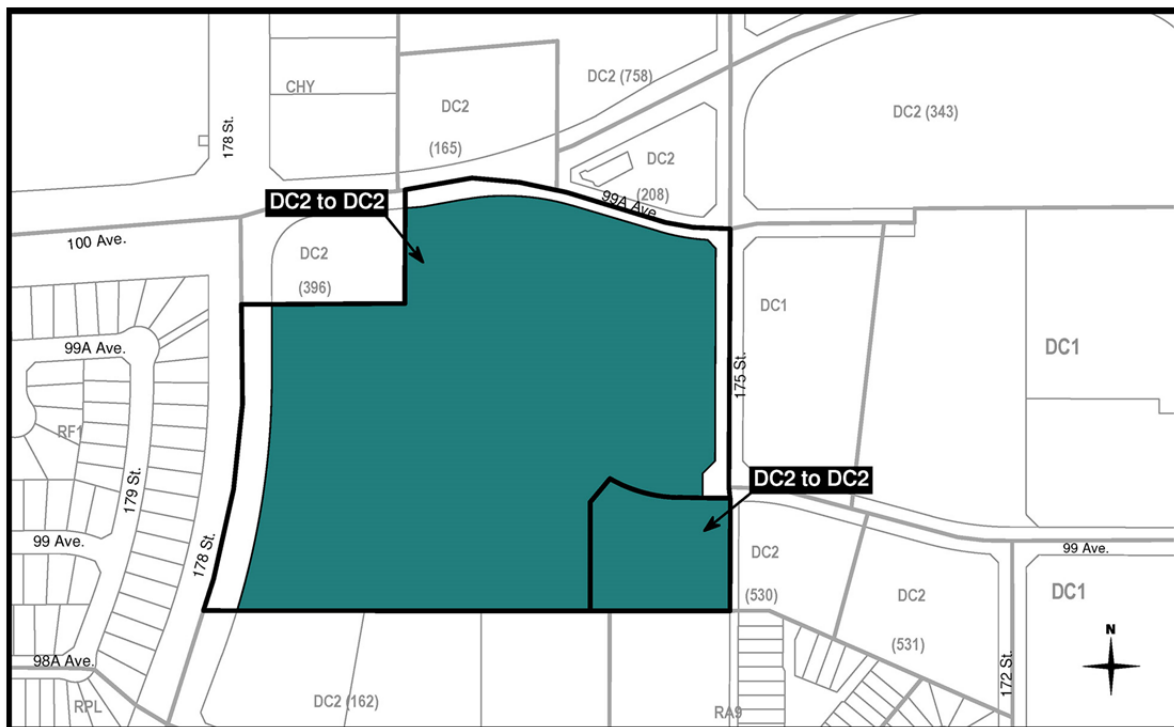




## 9909, 9915 and 9977 – 178 Street NW

To add Cannabis Retail Sales, Breweries, Wineries and Distilleries, and updated 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 18624 proposes to rezone the site from (DC2) Site Specific Development Control Provision Zone to (DC2) Site Specific Development Control Provision to add Cannabis Retail Sales, Breweries, Wineries and Distilleries as well as selected sign uses to the list of allowable uses within the approved DC2.

## SITE AND SURROUNDING AREA

This site is located south of 100 Avenue, west of 175 Street, east of 178 Street. 99 Avenue extends through the DC2 site as an easement. Portions of the site remain undeveloped.

Generally, the area surrounding the site is developed. Land to the north contains commercial uses under the (DC2) Site Specific Development Control Provision Zone. Land to the west across 178 Street is developed as single detached housing. To the east is a four storey residential building. To the south is a Religious Assembly. Further to the south, the Terra Losa neighbourhood is developed with a mix of residential and commercial uses.



AERIAL VIEW OF APPLICATION AREA

	<b>EXISTING ZONING</b>	<b>CURRENT USE</b>
<b>SUBJECT SITE</b>	(DC2) Site Specific Development Control Provision	Mixed use commercial
<b>CONTEXT</b>		
North	(DC2) Site Specific Development Control Provision	Commercial development
East	(DC2) Site Specific Development Control Provision	Apartment housing and commercial
South	(DC2) Site Specific Development Control Provision (RA9) High Density Residential	Church and associate parking for the church.
West	(RF1) Single Detached Residential Zone	Single detached housing

## 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 Terra Losa NASP currently designates the area of the DC2 for Commercial (DC2) uses. The addition of these uses does not alter the use of the site as a business and service centre.

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.

The proposed rezoning is considered to be compatible with the surrounding retail and services uses and the residential uses in the larger area.

## TECHNICAL REVIEW

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

## PUBLIC ENGAGEMENT

<b>ADVANCE NOTICE</b> October 22, 2018	<ul style="list-style-type: none"><li>• Number of recipients: 131</li><li>• No responses</li></ul>
<b>PUBLIC MEETING</b>	<ul style="list-style-type: none"><li>• Not held</li></ul>

## 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 to accommodate a range of vehicle oriented commercial and general business uses and a medium rise residential development. Site regulations will ensure compatibility with the surrounding land uses, adjacent roadways, and a high standard of appearance appropriate to the site's location on a major entrance route into the City.

### 2. Area of Application

Lots 1, 2 and 3, Block 1, Plan 9723089, located west of 175 Street and south of 100 Avenue, Terra Losa.

### 3. Uses

Area A as shown in Appendix 1

a. Automotive and Minor Recreation Vehicle Sales and Rentals

b. Bars and Neighbourhood Pubs, ~~for more than 200 occupants and 240 m<sup>2</sup> of Public Space,~~

c. Breweries, Wineries and Distilleries

d. Business Support Services

e. Cannabis Retail Sales

~~b.f.~~

~~e.g.~~ Child Care Services

~~d.h.~~ Commercial Schools

~~e.i.~~ Convenience Retail Stores

~~f.j.~~ Convenience Vehicle Rental

~~g.k.~~ Funeral, Cremation and Internment Services

~~h.l.~~ Custom Manufacturing

~~i.m.~~ Drive-in Food Services

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

~~k.o.~~ Gas Bars

~~l.~~ General Retail Stores, ~~with a maximum gross floor area of 15,000 sq.m.~~

~~m.p.~~ Government Services

~~n.q.~~ Green Houses and Plant Nurseries

~~o.r.~~ Health Services

~~p.s.~~ Hotels

~~q.t.~~ Household Repair Services, ~~provided that all appliances or equipment being held for repair are contained within an enclosed building~~

~~r.u.~~ Indoor Participant Recreation Services

~~s.v.~~ Major Alcohol Sales

~~t.w.~~ Major Amusement Establishments

~~u.x.~~ Major Secondhand Stores

~~v.y.~~ Major Service Stations

~~w.z.~~ Media Studios

~~x.aa.~~ Minor Alcohol Sales

~~y.bb.~~ Minor Amusement Establishments

~~z.cc.~~ Minor Secondhand Stores

~~aa.dd.~~ Minor Service Stations

~~bb.ee.~~ Minor Veterinary Services

~~ee.ff.~~ Mobile Catering Food Services

~~dd.gg.~~ Motels

~~ee.hh.~~ Outdoor Participant Recreation Services

~~ff.ii.~~ Personal Service Shops

~~gg.jj.~~ Private Clubs

~~hh.kk.~~ Professional, Financial and Office Support Services

~~ii.ll.~~ Public Libraries and Cultural Exhibits

~~jj.mm.~~ Rapid Drive-through Vehicle Services

~~kk.nn.~~ Recycling Depots, ~~provided that all recycled materials are stored and handled within an enclosed building~~

~~ll.oo.~~ Restaurants

~~mm.pp.~~ Residential Sales Centre

~~nn.qq.~~ Specialty Food Services

~~oo.rr.~~ Spectator Entertainment Establishments

~~ss.~~ Warehouse Sales, ~~with a maximum gross floor area of 15,000 sq.m.~~

tt. Fascia On-premises Signs

uu. Projecting On-premises Signs

vv. Freestanding On-premises Signs

[ww. Temporary On-premises Signs](#)

[xx. Roof On-premises Signs](#)

[yy. Freestanding Off-premises Signs](#)

[zz. Fascia Off-premises Signs](#)

[aaa. Temporary Off-premises Signs](#)

Area B, as shown in Appendix 1

- a. Apartment Housing
- b. Group Home
- c. Lodging Houses
- d. Major Home Based Business
- e. Minor Home Based Business
- f. Residential Sales Centre
- g. Fascia On-premises Signs

#### **4. Development Regulations (Area A)**

- a. Notwithstanding Section 720.3 (2), no Site Plan is appended to this Provision.
- b. The maximum Floor Area Ratio shall be 1.0.
- c. The maximum building Height shall not exceed 10m (32.8ft), except that the maximum height for a Hotel or Spectator Entertainment Establishment shall not exceed 20m.
- [d. The building Setback a minimum of 14m in width shall be provided from the northern and western property lines being adjacent to 100 Avenue and 178 Street.](#)
- [e. The building Setback a minimum of 6m in width shall be provided from the northern and eastern property lines being adjacent to 99A Avenue and 175 Street.](#)
- ~~d.~~
- ~~e.f.~~ A minimum landscaped Yard of 7.5m in width shall be provided adjacent to 100 Avenue and 178 Street.
- ~~f.g.~~ A minimum landscaped Yard of 6.0m in width shall be provided from the eastern and southern property lines. Landscaping shall consist of 3 deciduous trees (minimum caliper 8cm), 2 coniferous trees (minimum height of 3.0m) and 15 shrubs for every 35m of property line.
- ~~g.h.~~ The width of the landscaped yard required in Clause 4(f) may be reduced to a minimum of 4.5m for that portion of the yard adjacent to 175 Street provided the



perceived massing of buildings when viewed from adjacent properties is minimized through such factors as building design and finishing details to the satisfaction of the Development Officer.

~~h.i.~~ No parking, loading, storage, trash collection, outdoor service or display area shall be permitted within a required yard. Loading, storage and trash collection shall be located to the rear or sides of the principle building and screened from view from any adjacent sites and public roadways.

~~i.j.~~ No Hotel or Motel will be constructed with 80 metres of the southern boundary of this provision.

k. Continuous passage from 178 to 175 Street will be provided through an easement to be granted to the City of Edmonton in a location generally as shown on the attached plan entitled "Qualico Developments Roadway Alignment West Point Centre". Said passage will consist of an 11 metre carriageway and a sidewalk on one side with landscaping and lighting to the satisfaction of the Development Officer in consultation with City Planning.

l. General Retail Stores, shall not exceed a maximum gross floor area of 15,000 sq.m.

m. All Household Repair Services and Equipment Rentals shall be contained within an enclosed building.

n.All Recycling Depots shall be stored and handled within an enclosed building.

o. All Warehouse Sales shall not exceed a maximum gross floor area of 15,000 sq.m.

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

q. Cannabis retail sales shall be developed in accordance with Section 70 of the Zoning Bylaw.

r. Restaurants shall not exceed 200 occupants and 240 m2 of Public Space

s. Specialty Food Services and Bars and Neighbourhood Pubs shall not exceed 200 occupants and 240 m2 of Public Space.

~~j.t.~~

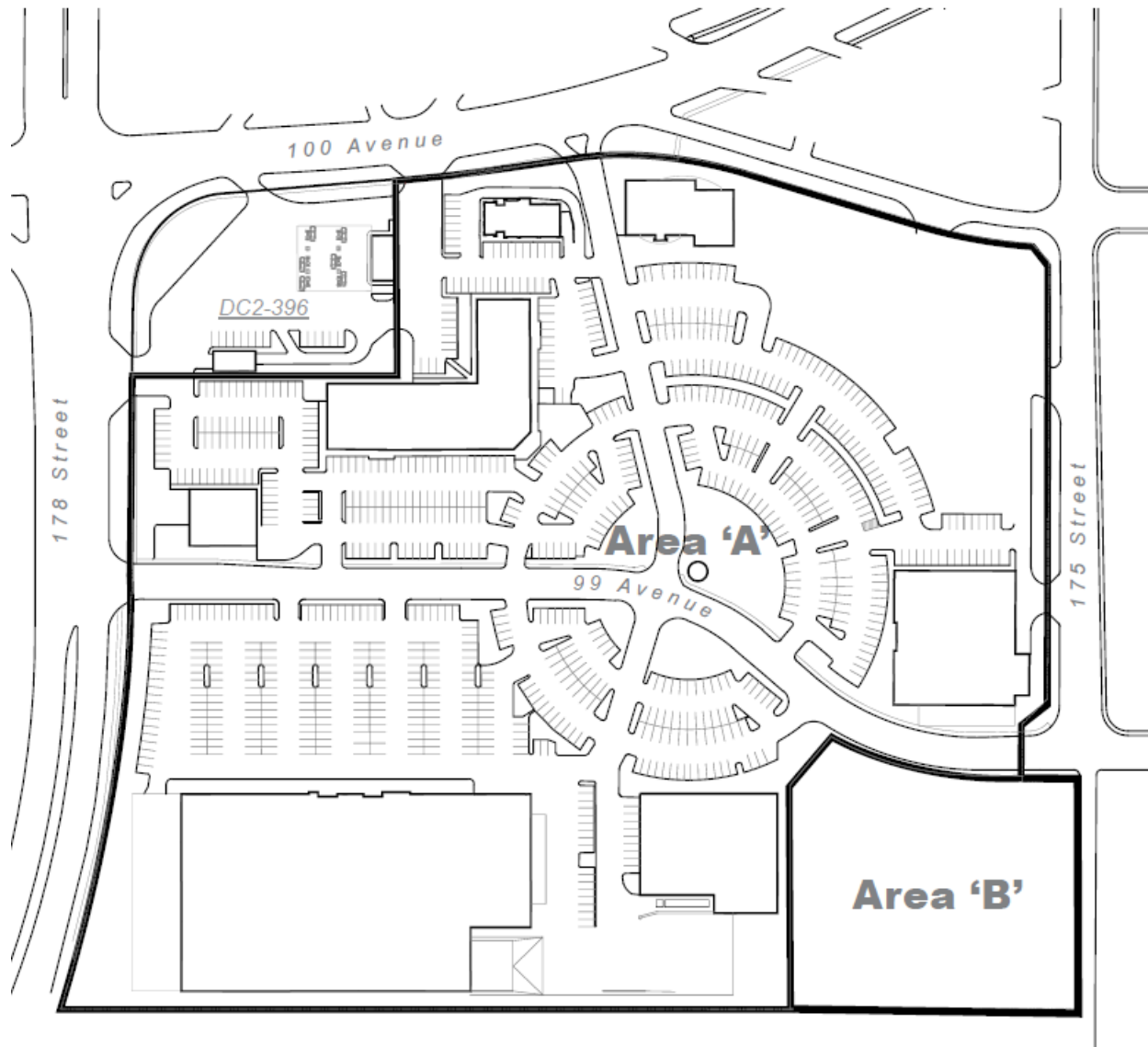


## **5. Development Regulations (Area B)**

- a. Notwithstanding Section 720.3 (2), no Site Plan is appended to this Provision.
- b. The maximum Floor Area Ratio shall be 2.0.
- c. The maximum number of units shall not exceed 202.
- d. The maximum Height shall not exceed 23.0 m.
- e. A minimum rear Setback (south side of Area B) shall be 7.5 m.
- f. Side Setbacks (east and west sides of Area B) shall be 1 m for each storey and shall be a minimum of 2 m and a maximum of 4.5 m. A minimum 1.5 metre wide sidewalk shall be provided on the south side of the continuous passage (granted easement now known as 99 Avenue) in front of Area “B” and continue to the first north-south road to the west, to the satisfaction of the Development Officer in consultation with City Planning.
- f. The minimum front Setback (facing 99 Avenue) shall be 6 m.
- g. A minimum 1.5 metre wide sidewalk shall be provided on the north side of the continuous passage (granted easement now known as 99 Avenue) in front of Area ‘B.’
- h. Landscape and design elements shall be provided within a required Setback, abutting 99 Avenue. These features should enhance the streetscape and contribute to a lively, visually interesting public realm, and may include street furniture, decorative features or entrance plazas.
- i. The architectural treatment of the buildings shall include features such as:
  - i.. primary entrance features;
  - ii. features that lend visual interest and create a human scale;
  - iii. a roof line and building Façade which includes design elements that reduce the perceived mass of the building and add architectural interest; and
  - iv. Landscaping adjacent to exterior walls shall be used to minimize the perceived mass of the building and to create visual interest.
- j. All mechanical equipment, including roof mechanical units, shall be concealed by screening in a manner compatible with the architectural character of the building or concealed by incorporating it within the building.
- k. Required parking for all uses in Area B may be a combination of surface and underground but all such required parking shall be contained within Area B. No parking, surface or underground, shall be located within the required front setback.

- l. No loading, storage, trash collection, outdoor service or display area shall be permitted within the required front Setback or within 3 m of a property line. All such areas shall be screened from view of adjacent sites with fencing or landscaping to the satisfaction of the Development Officer.
- m. Signs shall comply with the regulations found in Section 59 and Schedule 59B of the Zoning Bylaw with the following exceptions:
  - i. The maximum number of Fascia On-premises Signs shall be two; and
  - ii. Signs facing zones with residential uses classes listed as a permitted or discretionary use shall not be illuminated.

Appendix 1



Sub-areas 'A' and 'B'

## 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:	18624
Location:	East of 178 Street and south of 99 Avenue NW
Address:	9909, 9915 and 9977 – 178 Street NW
Legal Description(s):	Lots 1, 2, and 3, Block 1, Plan 9723089
Site Area:	08.58 ha
Neighbourhood:	Terra Losa
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:	Terra Losa 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