



## REZONING Summerlea

### 17010 - 90 AVENUE NW

To add cannabis retail sales to the list of uses permitted on the site.



### RECOMMENDATION + JUSTIFICATION

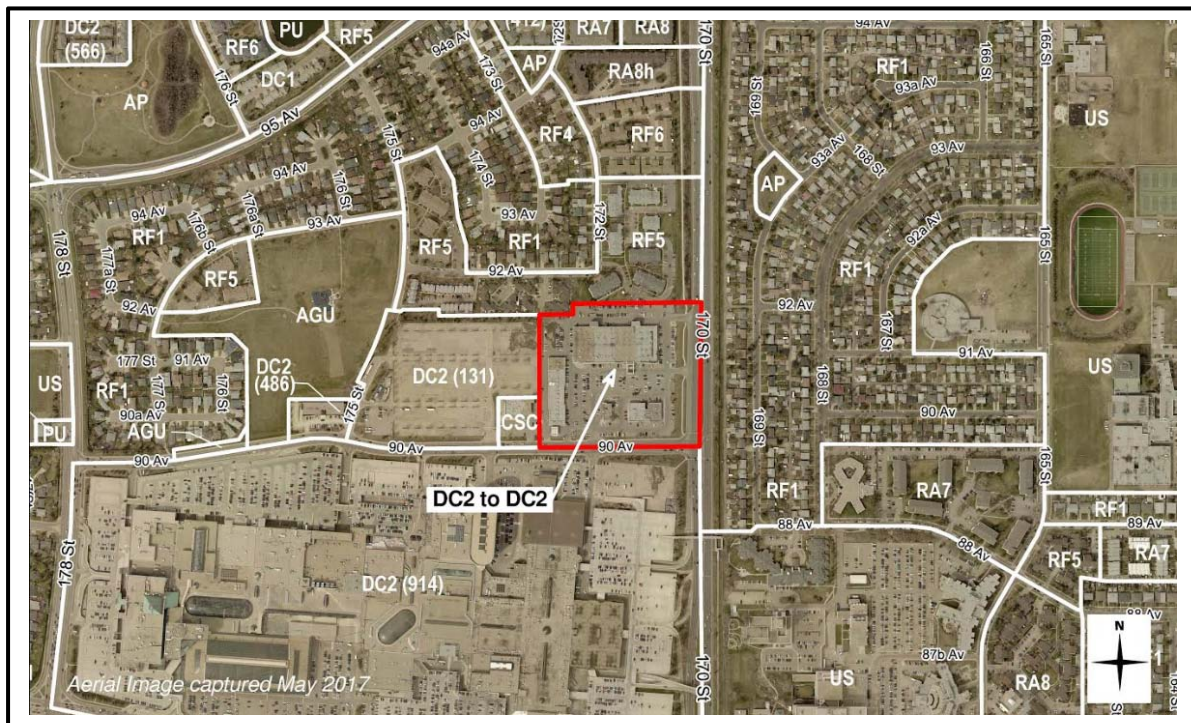
City Planning is in SUPPORT of this application as it:

- represents a minor change to the existing zoning;
- is compatible with surrounding existing land uses; and
- supports commercial development in accordance with the Summerlea Neighbourhood Area Structure Plan.

## THE APPLICATION

BYLAW 18529 proposes to add Cannabis Retail Sales to the list of uses in the existing (DC2) Site Specific Development Control Provision and add Section 70 of the Zoning Bylaw to regulate Cannabis Retail Sales.

## SITE AND SURROUNDING AREA



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
<b>SUBJECT SITE</b>	(DC2) Site Specific Development Control Provision	Shopping mall
<b>CONTEXT</b>		
North	(RF5) Row Housing Zone	Row housing
East	(RF1) Single Detached Housing Zone	Single detached housing
South	(DC2) Site Specific Development Control Provision	West Edmonton Mall
West	(DC2) Site Specific Development Control Provision	surface parking lot for West Edmonton Mall

## PLANNING ANALYSIS

The proposed revision to the DC2 is minor in nature and does not alter the intent of the existing DC2 Provision. The DC2 regulations stipulate that a detailed parking and landscape plan be submitted for any redevelopment to ensure a compatible and sensitive transition with adjacent land uses. Accordingly, at the development permit stage, the development office will consider requirement of Section 70 of the Zoning Bylaw that regulates Cannabis Retail Sales.

The proposed change is generally supported by the Summerlea Neighbourhood Area Structure Plan that identifies the site as suitable for commercial development.

## PUBLIC ENGAGEMENT

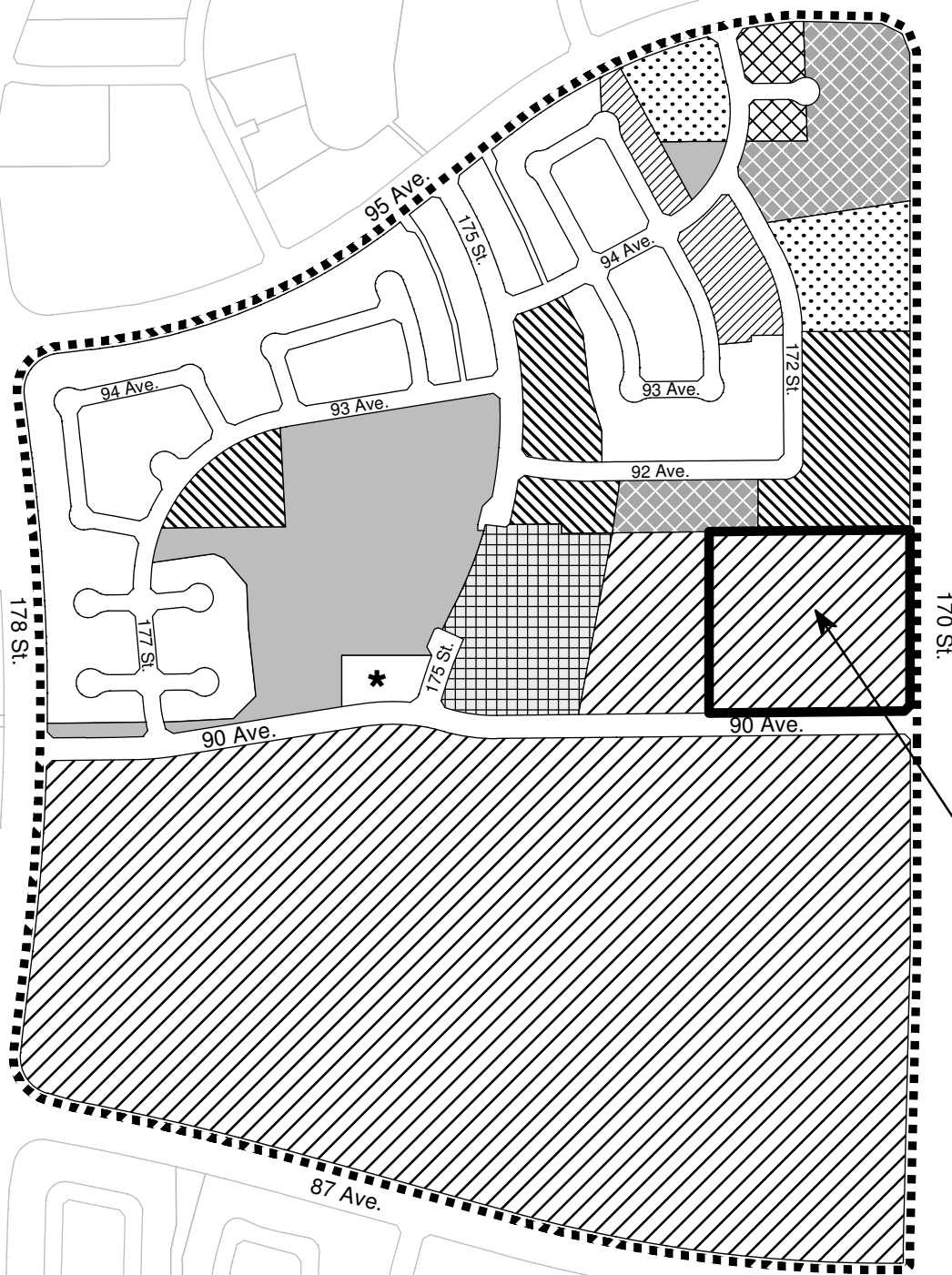
<b>ADVANCE NOTICE</b> June 18, 2018	<ul style="list-style-type: none"><li>• Number of recipients: 57</li><li>• Number of responses: 0</li></ul>
<b>PUBLIC MEETING</b>	<ul style="list-style-type: none"><li>• Not held</li></ul>

## CONCLUSION

City Planning recommends that City Council APPROVE this application.

## APPENDICES

- 1 Context Map
- 2 Application Summary

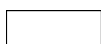


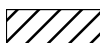









**Rezoning  
Area**

**BYLAW 11889  
APPROVED  
SUMMERLEA**

Neighbourhood Area Structure Plan  
(as amended)



	Single Detached Residential		Urban Services
	Semi-Detached Residential		Shopping Centre
	Row Housing		Park / School
	Medium Density Multi Family		Direct Control (Hotel)
	Low Rise Apartments		Boundary of N.A.S.P.
	Medium Rise Apartments		

**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:	18529
Location:	North of 90 Avenue NW and west of 170 Street NW
Address:	17010 - 90 AVENUE NW
Legal Description:	Lot 10, Block 30, Plan 0928218
Site Area:	4.3 ha
Neighbourhood:	Summerlea
Ward - Councillor:	Ward 1, Andrew Knack
Notified Community Organizations:	Summerlea Community League, and West Edmonton Communities Council Area Council.
Applicant:	Pario Plan

### PLANNING FRAMEWORK

Current Zone:	(DC2) Site Specific Development Control Provision
Proposed Zone:	(DC2) Site Specific Development Control Provision
Plans in Effect:	Summerlea Neighbourhood Structure Plan
Historic Status:	None

Written By:	Don Read
Approved By:	Livia Balone
Branch:	City Planning
Section:	Planning Coordination