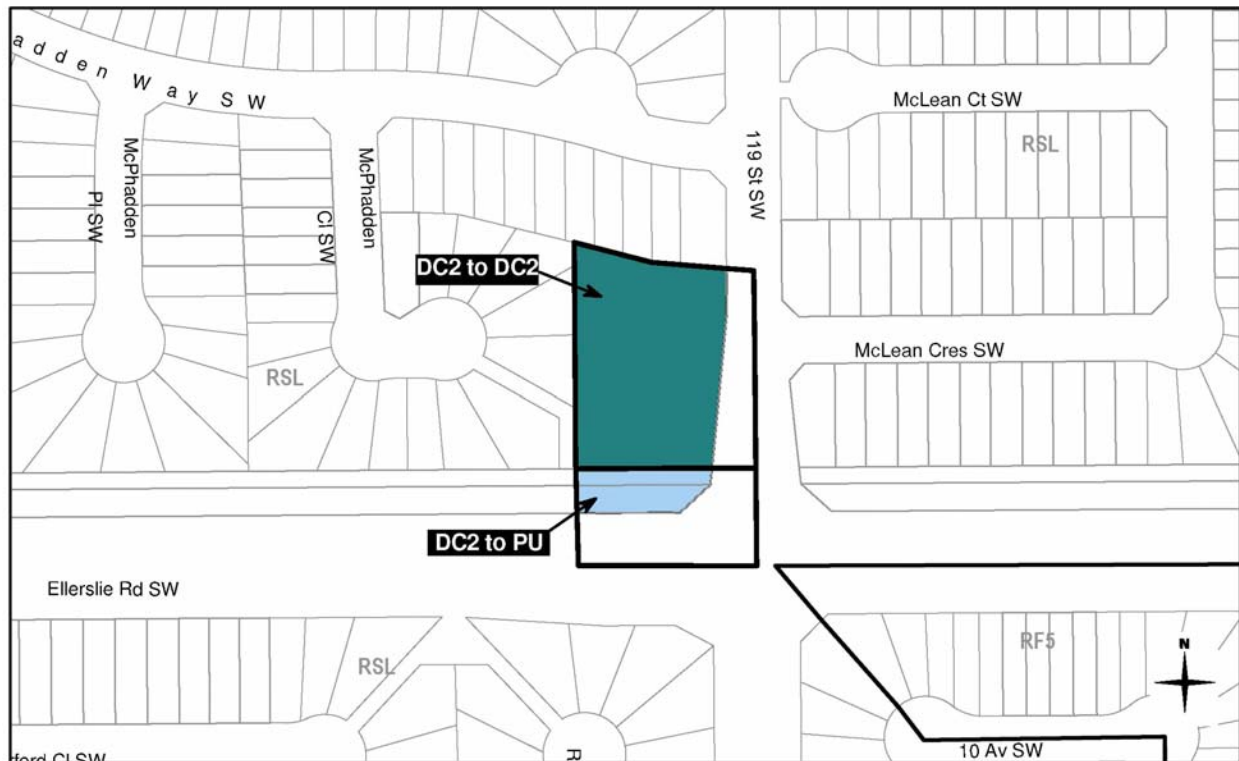




REZONING APPLICATION MacEwan

850, 854, 858 – 119 Street SW

To allow for Child Care Services as a permitted use and Public Utility uses for existing pipelines.



RECOMMENDATION AND JUSTIFICATION

City Planning is in SUPPORT of this application because it:

- will allow for the development of a daycare to serve the neighbourhood and account for an adjacent pipeline;
- is compatible with surrounding planned and existing land uses; and
- conforms to the MacEwan Neighbourhood Area Structure Plan.

THE APPLICATION

CHARTER BYLAW 18496 proposes to amend the Zoning Bylaw from (DC2) Site Specific Development Control Provision to (DC2) Site Specific Development Control Provision and (PU) Public Utility Zone. The proposed DC2 Provision would add Child Care Services as a permitted use and includes administrative updates of the DC2 Provision. The proposed PU zone is also an administrative update to account for an existing pipeline corridor adjacent to the proposed DC2 Provision area.

SITE AND SURROUNDING AREA

The site is approximately 0.47 ha, includes three lots and is located west of 119 Street SW and north of Ellerslie Road SW.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	<ul style="list-style-type: none"> (DC2) Site Specific Development Control Provision 	<ul style="list-style-type: none"> Retail & office centre Portion of utility corridor/walkway
CONTEXT		
North	<ul style="list-style-type: none"> (RSL) Residential Small Lot Zone 	<ul style="list-style-type: none"> Single Detached Housing
East	<ul style="list-style-type: none"> (RSL) Residential Small Lot Zone 	<ul style="list-style-type: none"> Single Detached Housing
South	<ul style="list-style-type: none"> (RSL) Residential Small Lot Zone 	<ul style="list-style-type: none"> Ellerslie Road SW right-of-way (including walkway) Single Detached Housing
West	<ul style="list-style-type: none"> (RSL) Residential Small Lot Zone 	<ul style="list-style-type: none"> Single Detached Housing

PLANNING ANALYSIS

Proposed changes to the DC2 Provision include adding Child Care Services as a permitted use and a required minimum setback for this use from the pipeline/utility corridor to the south. Other clauses in the DC2 Provision are proposed to be updated to reflect current standards.

As an administrative update, the southern portion of the existing DC2 Provision is proposed to be rezoned to PU for that portion of an existing pipeline corridor, to align the use with the Zoning Bylaw. An amendment to update zoning for the balance of the pipeline corridor extending along the northern edge of Ellerslie Road SW is being considered by the administration as a separate application.

The proposed rezoning conforms to the MacEwan Neighbourhood Area Structure Plan (NASP) which designates the site for Neighbourhood Convenience Commercial and the integration of pipeline corridors into the pedestrian walkway system.

TECHNICAL REVIEW

Comments from affected City Departments and utility agencies have been addressed.

TRANSPORTATION

A preliminary parking review identified that the site will be deficient by 3 stalls with the addition of the proposed daycare facility. Parking requirements will be further reviewed in detail at the development permit stage and the applicant may be required to provide a justification for a reduction in parking requirements.

RISK

A Risk Assessment for the proposed rezoning was submitted for review and accepted. The proposed DC2 regulations require a 32 meter setback from the south property line for Child Care Services.

PUBLIC ENGAGEMENT

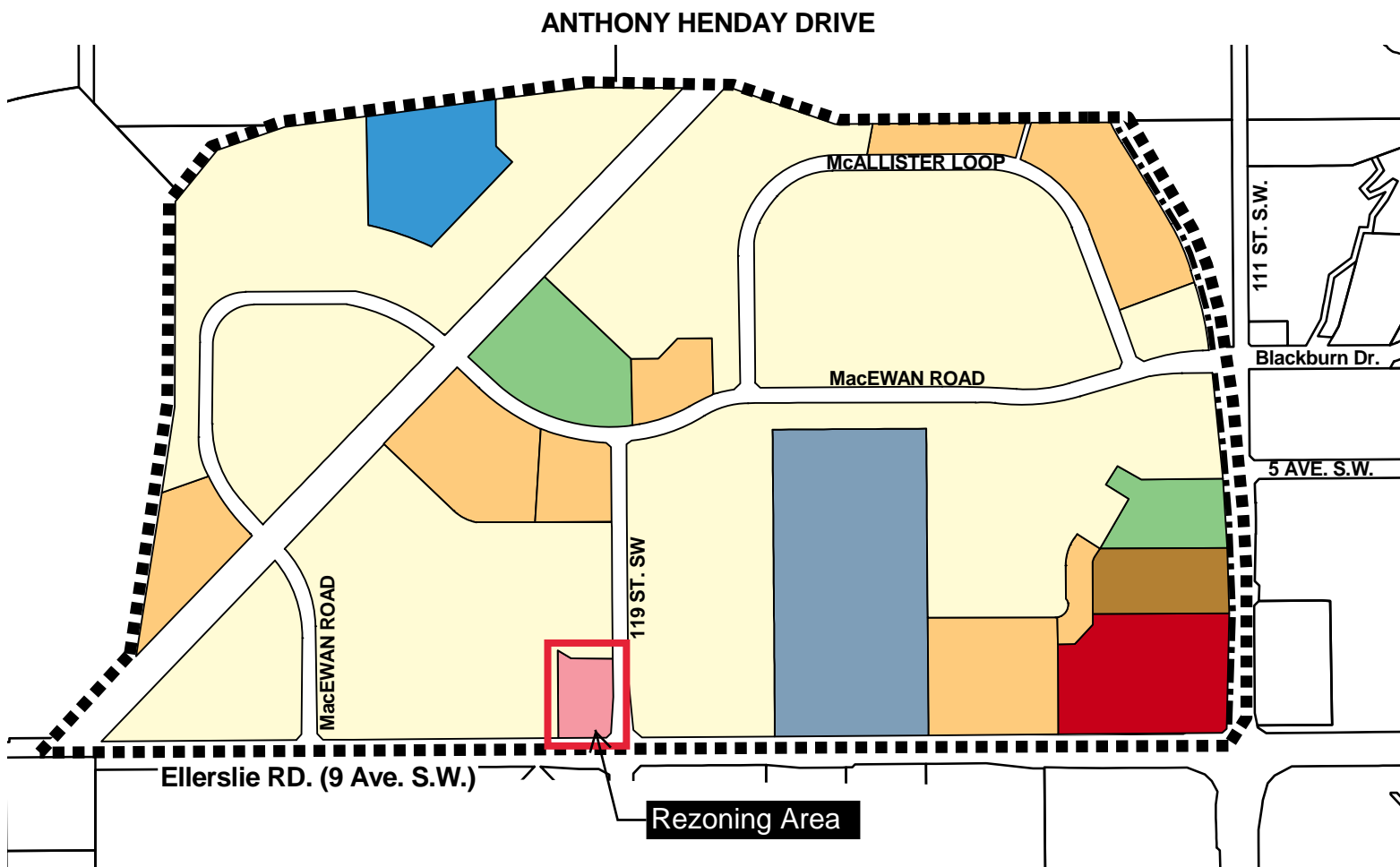
ADVANCE NOTICE January 11, 2018	<ul style="list-style-type: none">• Number of recipients: 42• No responses received
PUBLIC MEETING	<ul style="list-style-type: none">• Not held
WEBPAGE	<ul style="list-style-type: none">• www.edmonton.ca/MacEwan

CONCLUSION

City Planning recommends that City Council APPROVE this application.












APPENDICES

- 1 Context Plan Map
- 2 DC2 Track Changes
- 3 Application Summary



BYLAW 13425
APPROVED MacEWAN
 Neighbourhood Area Structure Plan



	Low Density Residential		Park
	Medium Density Residential		Existing Church / Private School
	High Rise Apartment Residential (DC2)		Transit Corridor
	Shopping Centre Commercial		Neighbourhood Convenience
	Stormwater Management Facility		Commercial
			NASP Boundary

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.

DC2 TRACK CHANGES

(DC2) SITE SPECIFIC DEVELOPMENT CONTROL PROVISION

1. General Purpose

~~The purpose of this Zone is to provide for low-intensity non-residential uses. To establish a Zone for Convenience Commercial and Personal Service uses including minor alcohol sales~~ which are intended to serve the day-to-day needs of residents within the MacEwan neighbourhood.

2. Area of Application

The Provision shall apply to Lot 55, Block 3, Plan 022 4671, located at 850 – 119 Street SW, as shown on Schedule A attached to this bylaw, MacEwan.

3. Uses

~~a. Minor Alcohol Sales~~

~~a. Child Care Services~~

b. Convenience Retail Stores

~~c. Health Services~~

~~e.d. Minor Alcohol Sales~~

~~d.e. Personal Services Shops~~

~~e.f. Professional, Financial, and Office Support Services~~

~~f.g. Specialty Food Services, for less than 100 occupants and 120 m2 of Public Space~~

~~g.h. Fascia On-premises Signs~~

~~h.i. Freestanding On-premises Signs~~

~~i.j. Projecting On-premises Signs~~

~~j.k. Temporary On-premises Signs~~

4. Development Regulations

~~a. The Site layout and building location shall be in accordance with the Notwithstanding section 720.3(2) of the Zoning Bylaw, a Site Plan is not appended to this Provision. However, the site layout and building location shall be in general accordance with as illustrated in~~ Appendix I.

- b. The maximum Floor Area of any individual business premises shall not exceed 275 m².
- c. The maximum Floor Area Ratio shall be 1.0.
- d. A minimum Setback of 4.5 m shall be required where a Site ~~a~~Abuts a public roadway, other than a ~~H~~Lane.
- e. A minimum Setback of 3.0 m shall be required where the Rear or Side Lot Line of the Site ~~a~~Abuts the lot line of a Site in a Residential Zone.
- f. No parking, loading, storage, trash collection, outdoor service or display area shall be permitted within a Setback. Loading, storage and trash collection area 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. If there rear or sides of a Site are used for parking, an outdoor service display area or both, and ~~a~~Abuts a Residential Zone or a land serving a Residential Zone, such areas shall be screened.
- g. The maximum building Height shall not exceed 10.0 m.
- h. Signs shall comply with the regulations for permitted signs found in Schedule 59D and Schedule 59 of the Zoning Bylaw.
- ~~a~~.i. The minimum Setback from the south Property line of Lot 55, Block 3, Plan 0224671 for Child Care Services shall be 32 meters.
- ~~b. The uses shall be developed in accordance with Section 310.4 of the Zoning Bylaw.~~

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Bylaw(s)/Charter Bylaw(s):	18496
Location:	West of 119 Street SW and north of Ellerslie Road SW
Address:	850, 854, 858 – 119 Street SW
Legal Description:	Lot 55, Block 3, Plan 0224671 and portions of Lots 56PUL & 57PUL, Block 3, Plan 0224671
Site Area:	0.47 ha
Neighbourhood:	MacEwan
Ward - Councillor:	9 – Tim Cartmell
Notified Community Organization:	Heritage Point Community League
Applicant:	Kim Elfstedt

PLANNING FRAMEWORK

Current Zone and Overlay(s):	(DC2) Site Specific Development Control Provision
Proposed Zone(s) and Overlay(s):	(DC2) Site Specific Development Control Provision (PU) Public Utility Zone
Plan(s) in Effect:	MacEwan Neighbourhood Area Structure Plan (NASP), Heritage Valley Servicing Concept Design Brief (SCDB)
Historic Status:	None

Written By:
Approved By:
Branch:
Section:

Sean Conway
Tim Ford
City Planning
Planning Coordination