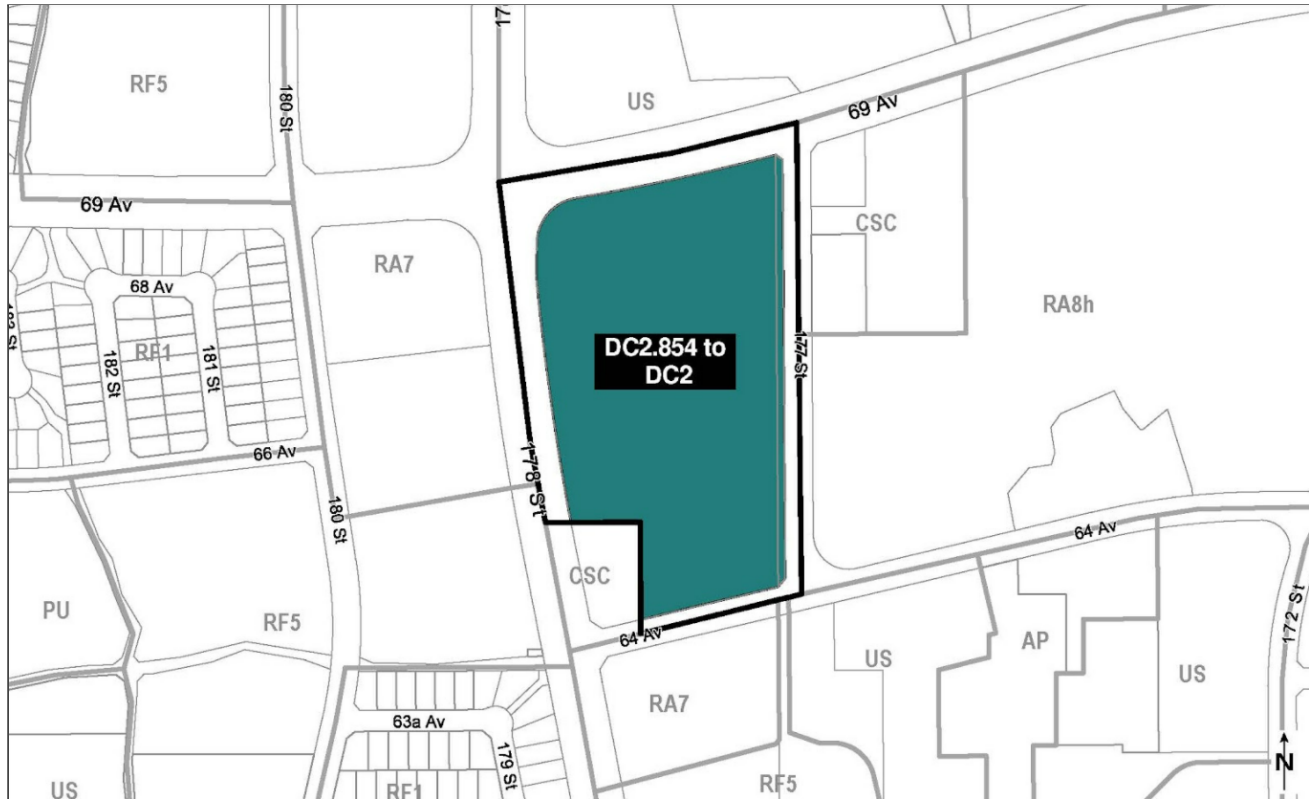


## 6655 - 178 STREET NW

To add Cannabis Retail Sales as an allowable use.



**Recommendation:** That Charter Bylaw 20055 to amend the Zoning Bylaw from (DC2.854) Site Specific Development Control Provision to (DC2) Site Specific Development Control Provision be **APPROVED**.

Administration **SUPPORTS** this application because:

- the site meets the locational requirements for Cannabis Retail Sales under Section 70 of the Zoning Bylaw; and
- the proposed DC2 Provision aligns with *City Plan*.

## Application Summary

The application's purpose is to add Cannabis Retail Sales to the list of uses allowed on site. All other development rights will not change.

**CHARTER BYLAW 20055** proposes to amend the Zoning Bylaw from (DC2.854) Site Specific Development Control Provision to (DC2) Site Specific Development Control Provision, to add Cannabis Retail Sales to the list of uses allowed on the site. This amendment will also update the text and terminology of the Provision to align with the current Zoning Bylaw standards. No other changes are proposed to the Provision.

This land use amendment application was submitted by Lilit Houlder, Invistec Consulting Ltd., December 20, 2021, on behalf of landowners Investors Group Trust Co. Ltd.

This proposal aligns with the goals and policies of CityPlan (MDP) by supporting a variety of commercial uses within a short walk or bike ride from other parts of the district.

## Community Insights

Based on the characteristics of this application the file was brought forward to the public using the Basic Approach. Relevant characteristics that lead to this approach include:

- the proposal rezones the site to a Provision of the same category;
- the proposal conforms to the City Plan and planning policies.

The Basic Approach included the following techniques:

- Information on the application was added to the City of Edmonton's website, and
- An Advance Notice postcard was sent to surrounding property owners within a 120 meter radius and community leagues. Further details of the Advance Notice and website are below.

**Advance Notice**, February 1, 2022

- Number of recipients: 449
- Number of responses in support: 0
- Number of responses with concerns: 5

**Comments and concerns raised:**

- There are too many Cannabis Stores in close proximity to the site;
- Adding another Cannabis Store will increase the number of Cannabis Stores in the area;
- Will increase substance abuse;
- Noting used Cannabis paraphernalia in the area;
- Safety concerns and increased crime; and

- The site is close to school and park sites.

**Webpage**

- [edmonton.ca/callingwoodsouthplanningapplications](http://edmonton.ca/callingwoodsouthplanningapplications)

**Site and Surrounding Area**



Aerial view of application area

The commercial site is located south of 69 Avenue NW and east of 178 Street NW. The site is approximately 6.6 ha in area and is fully developed.

	<b>EXISTING ZONING</b>	<b>CURRENT USE</b>
<b>SUBJECT SITE</b>	(DC2.854) Site Specific Development Control Provision	Commercial Buildings
<b>CONTEXT</b>		
North	(US) Urban Services Zone	School Buildings Recreational Facilities
East	(CSC) Shopping Centre Zone	Commercial Buildings

	(RA8h) Medium Rise Apartment with Special Height Regulations	Multi-unit Housing
South	(RA7) Low Rise Apartment Zone (US) Urban Services Zone	Multi-unit Housing School Buildings
West	(RF5) Row Housing Zone (RA7) Low Rise Apartment Zone (CSC) Shopping Centre Zone	Row Housing Multi-unit Housing Commercial Buildings

## Planning Analysis

### City Plan

City Plan identifies the subject site as a District Node, Urban Village Centre. District nodes and Village Centres are designed to support various commercial businesses and community gatherings, often within a short walk or bike ride from other parts of the district, and its built form physically transitions well with surrounding areas.

The subject is located along a Secondary Corridor (178 Street NW); City Plan designates as a Secondary Corridor as a vibrant residential and commercial street that serves as a local destination for surrounding communities.

The proposed rezoning aligns with the **City Plan** by allowing for commercial uses along a Secondary Corridor and for people to complete their daily needs within their district by walking, biking, or transit.

### Land Use Compatibility

The subject site has direct access to, and good visibility from, an arterial roadway (178 Street NW) which makes the site suitable and appropriate for commercial use. The existing (DC2. 854) Site Specific Development Control Provision accommodates a range of commercial uses. Cannabis Retail Sales will have a similar land use impact as existing uses permitted within the Provision, such as grocery, drug, convenience and liquor stores, banks, personal services shops, restaurants, etc. Cannabis Retail Sales is well suited for this site as it is a commercial centre and will allow a broader range of commercial opportunities to the area.

Adding Cannabis Retail Sales as an allowed use to this DC2 Provision will not grant any special exemptions to the separation distances required by the Zoning Bylaw, as the separation regulations apply to all zones, including DC Provisions. The site currently meets the locational criteria requirements for Cannabis Retail Sales under Section 70 of the Zoning Bylaw.

### Plan in Effect

There is no Plan in Effect for the Callingwood South Neighbourhood.

## Technical Review

### Transportation and Transit

Administration supports the proposed rezoning and advises the following:

- the proposal will not impact the overall transportation network;
- future development permits on the site should include better pedestrian connectivity through the site and to/from the sidewalks and bus stops adjacent to the site; and
- in the Edmonton Bike Plan, Callingwood Road NW is identified as a future Neighbourhood Route, and 178 Street NW is an existing District Connector Route.

### Drainage

Administration supports the proposed rezoning and advises that the proposed change will not significantly impact the existing sewer system.

### EPCOR Water

EPCOR Water Services supports the proposed rezoning and advises the following:

- There is a deficiency in on-street hydrant spacing along 178 Street NW and 69 Avenue NW.
- Prior to the issuance of a Development Permit, the applicant may be required to submit documentation that the fire flows and water servicing to the site will be adequate for the building. New hydrants may be required to be constructed.

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

## Appendices

- 1 DC2 Track Changes
- 2 Application Summary



## DC2 Track Changes

Please note the tracked changes are noted in **Red text**.

### 1. General Purpose

To establish a Site Specific Development Control Provision to accommodate a range of auto-oriented and shopping centre-type uses intended to serve a regional trade area.

### 2. Area of Application

This Provision shall apply to a 6.64 hectare site legally described as Lot 4, Block 10, Plan 852 1170, located south of 69 Avenue, between 178 Street and 177 Street, as shown on Schedule A of the Bylaw adopting this Provision, Callingwood South.

### 3. Uses

- a. **Automotive and Equipment Repair Shops**
- a. **Bars and Neighbourhood Pubs**
- b. Business Support Services
- c. **Cannabis Retail Sales**
- d. Carnivals
- e. Child Care Services
- f. Commercial Schools
- g. **Convenience Retail Stores**
- h. Drive-in Food Services
- i. Equipment Rentals
- ~~j. **Flea Markets**~~
- k. Fleet Services
- l. Gas Bars
- m. General Retail Stores
- n. Government Services
- o. Health Services
- p. Household Repair Services
- q. Indoor Participant Recreation Services
- r. ~~**Major and Minor Alcohol Sales**~~ **Liquor Stores**

- s. Major Amusement Establishments
- t. Market
- u. Media Studios
- ~~v. Major and Minor Eating and Drinking Establishments~~
- w. Minor Service Stations
- ~~x. Minor Secondhand Stores~~
- ~~y. Minor Veterinary Services~~
- z. Personal Service Shops
- aa. Private Clubs
- bb. Professional, Financial and Office Support Services
- cc. Public Libraries and Cultural Exhibits
- dd. Rapid Drive-through Vehicle Services
- ee. Recycled Materials Drop-off Centres
- ff. Recycling Depots ~~provided that all storage and handling of recyclable material is contained within an enclosed building~~
- gg. Religious Assembly
- hh. Residential Sales Centre
- ii. Restaurants
- ~~jj. Retail Stores, Convenience~~
- kk. Spectator Entertainment Establishments
- ll. Veterinary Services
- mm. Warehouse Sales
- nn. Fascia On-premises Signs
- oo. Freestanding On-premises Signs
- pp. Temporary On-premises Signs
- qq. Fascia Off-premises Signs
- rr. Freestanding Off-premises Signs
- ss. Major Digital Signs
- tt. Minor Digital Off-premises Signs
- uu. Minor Digital On-premises Signs
- vv. Minor Digital On-premises Off-premises Signs

ww. Roof On-premises Signs

#### 4. Development Criteria

- a. All development in this Provision shall comply with the requirements of Sections 320.4 and 320.5 of the Zoning Bylaw, as approved at the time of passing of this bylaw, pertaining to the ~~CSC (Shopping Centre) District.~~ (CSC) Shopping Centre Zone.
- b. For the purposes of Automotive and Equipment Repair Shops, Equipment Rentals, ~~and~~ Household Repair Services Uses, all equipment, appliances, parts and goods for rent, sale or storage shall be contained within an enclosed building.
- c. For the purposes of Recycling Depots Use, all storage and handling of recyclable material shall be contained within an enclosed building.
- ~~d. Signs shall comply with the regulations found in Schedule 59E.~~



## Application Summary

### Information

<b>Application Type:</b>	Rezoning
<b>Charter Bylaw:</b>	20055
<b>Location:</b>	South of 69 Avenue NW and east 178 Street NW
<b>Address:</b>	6655 - 178 Street NW
<b>Legal Description:</b>	Lot 4, Block 10 , Plan 8521170
<b>Site Area:</b>	6.6 Ha
<b>Neighbourhood:</b>	Callingwood South
<b>Ward:</b>	Sipiwiyiniwak
<b>Notified Community Organizations:</b>	Callingwood Lymburn Community League The Lessard Edmonton Community League Willowby Community League Edmonton Federation of Community Leagues
<b>Applicant:</b>	Lilit Houlder, Invistec Consulting Ltd.

### Planning Framework

<b>Current Zone:</b>	(DC2.854) Site Specific Development Control Provision
<b>Proposed Zone:</b>	(DC2) Site Specific Development Control Provision
<b>Plan(s) in Effect:</b>	None
<b>Historic Status:</b>	None

Written By:  
Approved By:  
Branch:  
Section:

Vivian Gamache  
Tim Ford  
Development Services  
Planning Coordination