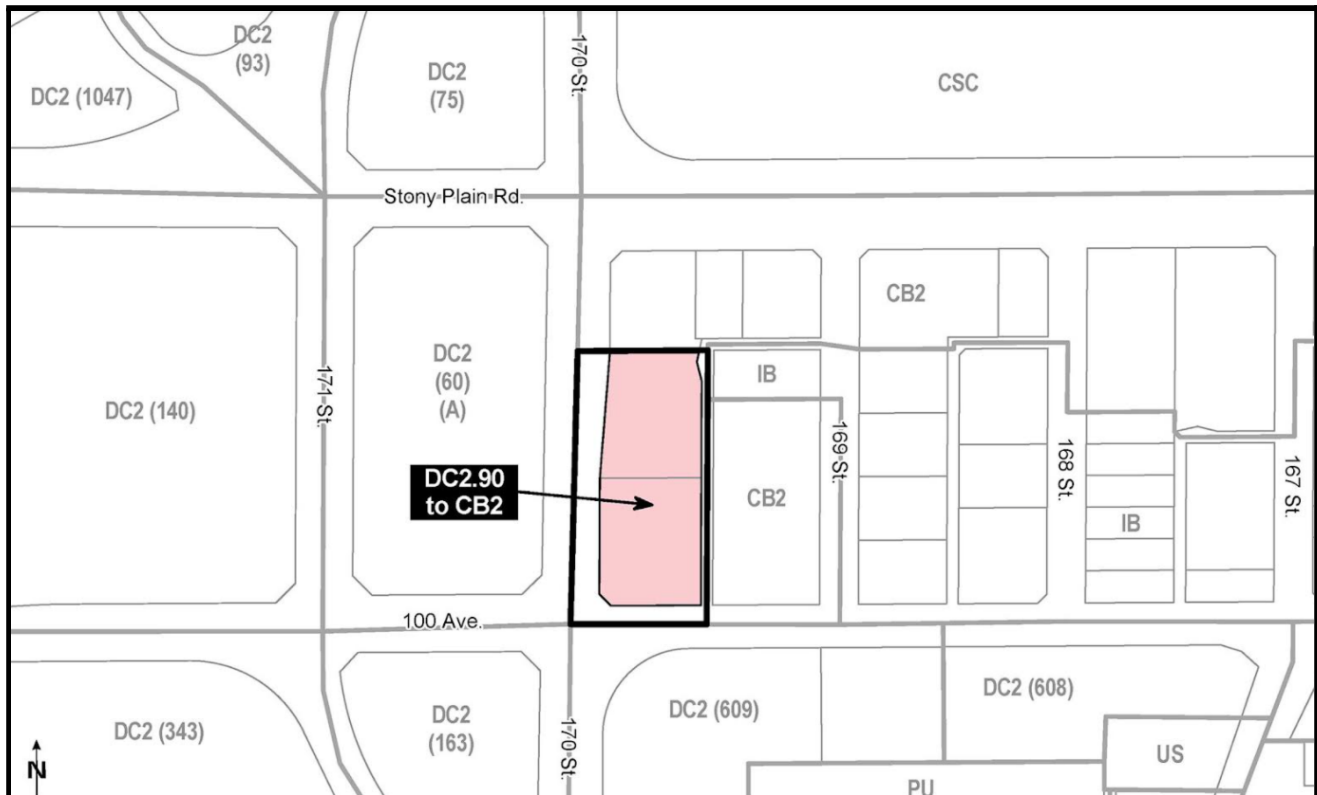


10009 – 170 Street NW

To allow for Cannabis Retail Sales in an existing commercial development.



Recommendation: That Charter Bylaw 20078 to amend the Zoning Bylaw from (DC2) (90) Site Specific Development Control Provision to (CB2) General Business Zone be **APPROVED**.

Administration **SUPPORTS** this application because:

- rezoning to a standard zone helps to align any redevelopment of the site with the current standards of the Zoning Bylaw; and
- It is compatible with the surrounding land use.

Application Summary

CHARTER BYLAW 20078 will amend the Zoning Bylaw, as it applies to the subject site, from (DC2) (90) Site Specific Development Control Provision to (CB2) General Business Zone for the purpose of allowing for Cannabis Retail Sales. The proposed amendment conforms with the Jasper Place Area Redevelopment Plan (ARP) which designates this site as commercial.

This application was accepted on August 4, 2021, from Jeet Nair on behalf of 825546 Alberta Ltd.

This proposal aligns with the goals and policies of The City Plan by encouraging vibrant commercial development along key corridors.

Community Insights

Based on the characteristics of this application the file was brought forward to the public using the Basic Approach. This approach was selected because: it is a rezoning to a standard zone and it did not receive any responses when the advanced notice was sent out.

The Basic Approach included the following techniques:

Advance Notice, September 29, 2021

- Number of recipients: 10
- Number of responses: 0

Webpage

- edmonton.ca/glenwoodplanningapplications

No formal feedback or position was received from the Glenwood Community League at the time this report was written.

Site and Surrounding Area

The site abuts 170 Street NW and 100 Avenue NW which are both arterial roads. The surrounding area is developed with commercial buildings and is within the Major Commercial Corridor Overlay along with the site itself. Nearby transit stops are located on Stony Plain Road and 100 Avenue NW.



Aerial view of application area

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(DC2) (90) Site Specific Development Control Provision	2 Commercial buildings
CONTEXT		
North	(CB2) General Business Zone	Commercial building
East	(CB2) General Business Zone (IB) Industrial Business Zone	Commercial buildings
South	(DC2) (609) Site Specific Development Control Provision	Commercial buildings
West	(DC2) (63) Site Specific Development Control Provision	Commercial buildings



View of the site looking northeast from 100 Avenue NW and 170 Street NW



View of the site looking southeast from 170 Street NW

Planning Analysis

Land Use Compatibility

The proposed rezoning would allow for more commercial uses than the current zoning allows for including Cannabis Retail Sales which is the intended use for one of the retail bays. The majority of the surrounding properties are zoned CB2 so this proposal is compatible with the area. The CB2 Zone is intended to provide for businesses that require large sites and a location with good visibility and accessibility along, or adjacent to, major public roadways, such as 170 Street. The existing DC2 Zone is from 1986 so rezoning to a standard zone will allow the site to evolve with the changes to the Zoning Bylaw.

DC2.90 & CB2 Comparison Summary

	DC2.90 Current	CB2 + Major Commercial Corridor (MCO) Proposed
Principal Building	Commercial Buildings	Commercial Buildings
Maximum Height	14.0 m	16.0 m
North Setback (interior)	0.0 m	0.0 m
East Setback (Lane)	0.0 m	0.0 m
South Setback (100 Avenue)	14.0 m	4.5m - 14.0 m
West Setback (170 Street)	14.0 m	4.5 m - 14.0 m
Floor Area Ratio	1.5	3.5

Plans in Effect

The site is located within the Stony Plain Road Focus Area of the Jasper Place Area Redevelopment Plan (ARP). This site is designated as “Commercial,” which aims to encourage high quality commercial nodes that support a destination commercial district. As CB2 is a commercial zone, it meets the goals and policies of the ARP.

THE CITY PLAN

The site is located directly on a primary corridor. The proposed rezoning allows for a more intensive commercial development, and therefore meets The City Plan objectives for vibrant commercial development along key corridors, as well as providing commercial development that serves as a local destination.

Technical Review

Transportation

Access details will be reviewed at the development permit stage with submission of a detailed site plan. Alleys may have to be upgraded at the development permit stage.

Drainage

Development allowed under the proposed zone would not have a significant impact on the existing drainage infrastructure in the area. Permanent sanitary and storm servicing for the subject rezoning area is available from the existing 250 mm sanitary sewer main and 250 mm storm sewer main within the alley east of the site.

EPCOR Water

The applicant/owner will be responsible for all costs associated with providing City standards for water supply including any changes to the existing water infrastructure required by this application. A deficiency in on-street fire protection adjacent to the property was identified by EPCOR Water but an Infill Fire Protection Assessment determined that upgrades will not be required.

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

Appendices

1 Application Summary

Application Summary

Information

Application Type:	Rezoning
Charter Bylaw:	20078
Location:	North of 100 Avenue NW and east of 170 Street NW
Address:	10009 170 Street NW
Legal Description:	Lots 16 and 17, Block 39, Plan 8175ET
Site Area:	6741.83 m2
Neighbourhood:	Glenwood
Ward:	Nakota Isga
Notified Community Organizations:	Glenwood Community League Stony Plain Road and Area Business Improvement Area
Applicant:	Jeet Nair

Planning Framework

Current Zone and Overlay:	(DC2) (90) Site Specific Development Control Provision Major Commercial Corridor Overlay
Proposed Zone and Overlay:	(CB2) General Business Zone Major Commercial Corridor Overlay
Plan in Effect:	Jasper Place Area Redevelopment Plan
Historic Status:	None

Written By:
Approved By:
Branch:
Section:

Marco Beraldo
Tim Ford
Development Services
Planning Coordination