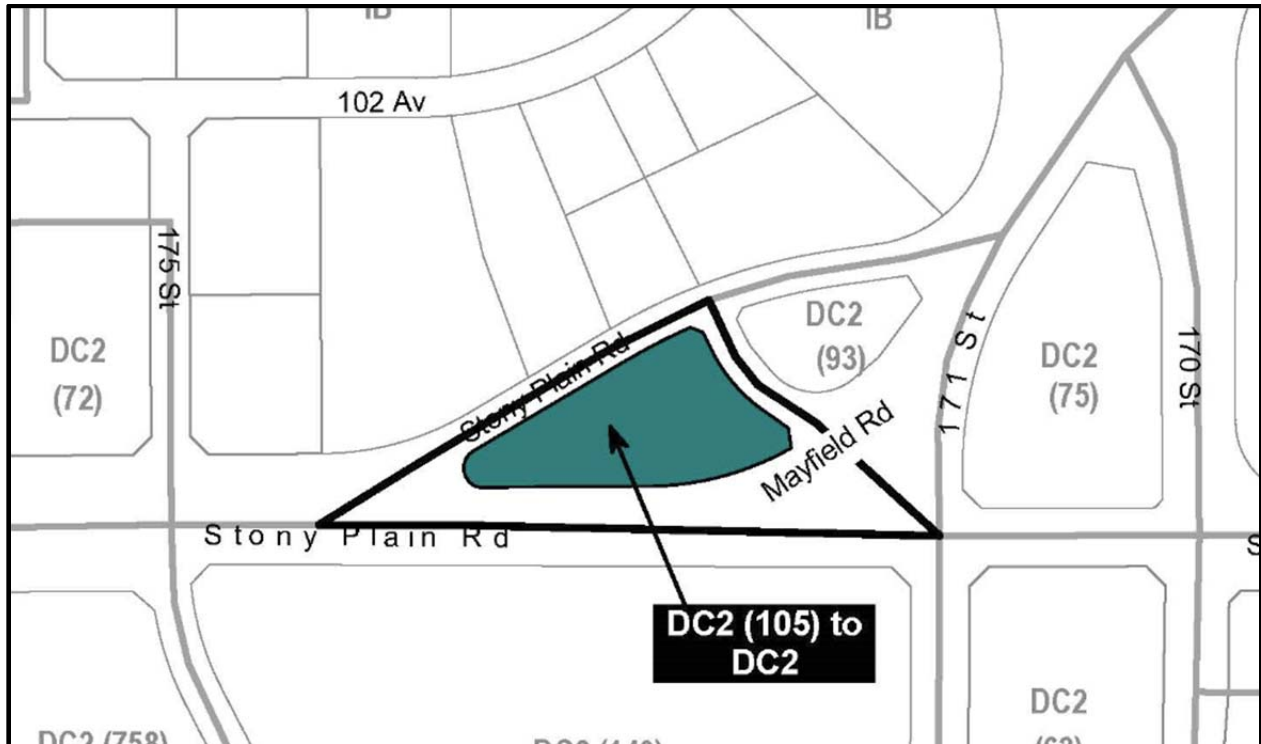




ADMENTMENT AND REZONING Place La Rue

17270 - STONY PLAIN ROAD NW

To add alcohol sales as a use to an existing retail/commercial site.



RECOMMENDATION AND JUSTIFICATION

Sustainable Development is in SUPPORT of this application because:

- it allows the continued use of the site with an expanded set of uses including alcohol sales; and
- is compatible with existing commercial and business uses.

THE APPLICATION

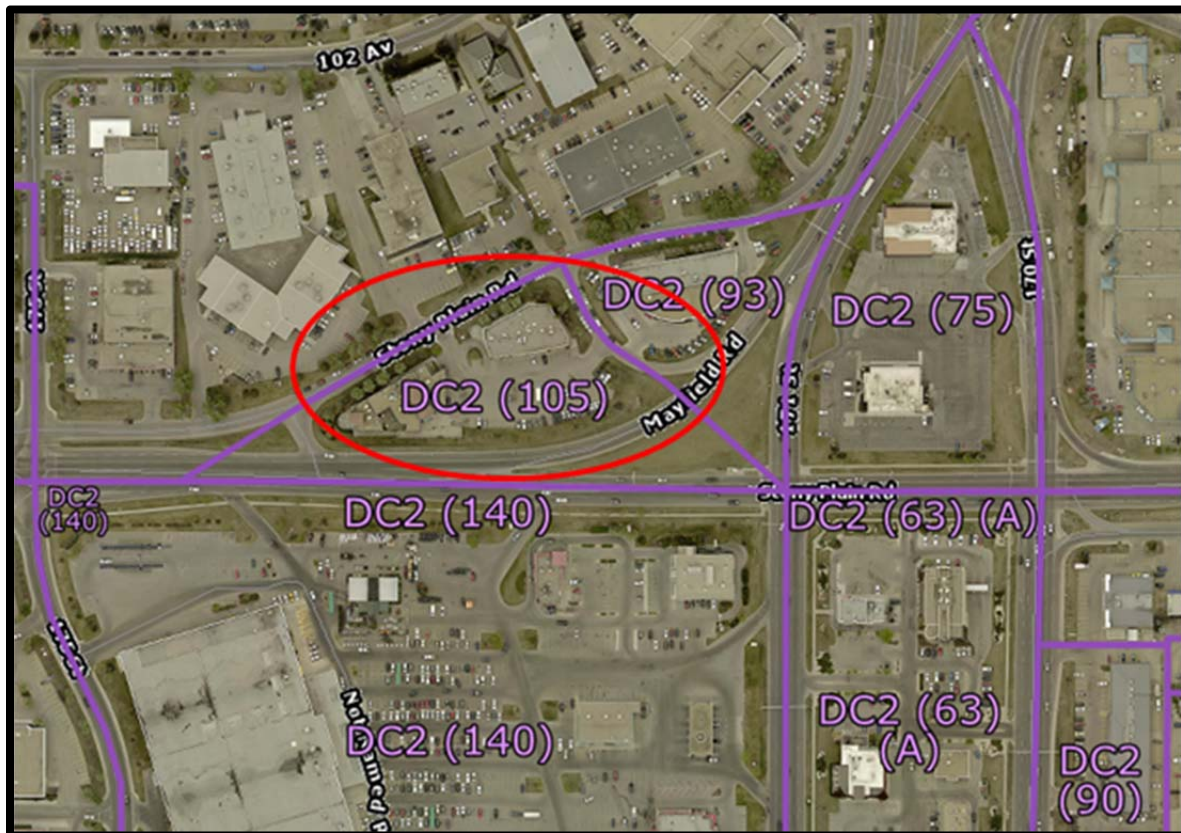
Bylaw 18212 will amend the Place La Rue Neighbourhood Area Structure Plan text to include minor and major alcohol sales as a permitted use in Appendix A.6 Area 6.

BYLAW 18195 will amend the existing Zoning Bylaw, (DC2 #105) Site Specific Development Control Provision to add minor and major alcohol sales to the list of uses.

The proposed amendment to the Zoning Bylaw will retain the original intent for retail and commercial uses and adds minor and major alcohol sales to the list of uses. The rezoning will also update the DC2 text to provide consistency with the current Zoning Bylaw.

SITE AND SURROUNDING AREA

The site is located north of the merging point of Mayfield Road into Stony Plain Road. There are two structures on the site that currently contain eating establishments and a pub. There is a diverse mix of commercial, business and light industrial uses surrounding the site including: large format retail stores, car dealerships, motels and hotels, major and minor eating establishments, gas bars, and professional office uses. Stony Plain Road, immediately south of the site, is a major westbound transportation route.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	DC2 (105) Site Specific Development Control Provision	Commercial
CONTEXT		
North	(IB) Industrial Business Zone	business industrial
East	DC2 (92) Site Specific Development Control Provision	commercial
South	DC2 (140) Site Specific Development Control Provision	commercial
West	(IB) Industrial Business Zone	commercial

PLANNING ANALYSIS

The proposed site is located in the Place La Rue neighbourhood and within the Major Commercial Corridors Overlay.

The Place La Rue Neighbourhood Area Structure Plan (NASP) was adopted in 1984 to provide a development concept for this major entrance route to the City. The subject site was added into the NASP 1985 as a result of road realignments. Over time, the Plan has evolved to reflect the complexities of this area and provide a framework for the future development of this strategically located area and to ensure:

- the orderly and efficient use of the Plan area,
- the provision of quality services and businesses to serve the travelling public,
- flexibility in commercial land use opportunities is allowed,
- the efficient free flow function of the arterial roadway network, and
- high quality development along a major entrance to the city.

The NASP Appendices identify seven subareas with guidelines for land uses for each area. This site falls within subarea 6 which is designated General Commercial/Highway Corridor land use. The NASP policies direct Area 6 to be developed through a Direct Control Provision to recognize the limitation on access and transitional context.

The Major Commercial Overlay is intended to ensure development along major corridors is visually attractive and safe for both pedestrians and vehicles. This intention is achieved through regulations that relate to:

- building design,
- increased setbacks,
- enhanced landscaping, and
- defined, safe and efficient entrances and exits to sites.

The proposal to add minor and major alcohol sales to the site does not compromise the intent of either the NASP or the zoning on the site. While access to both Mayfield Road and Stony Plain Road are limited, the site allows for high visibility and high quality commercial development is encouraged. Allowing for minor and major alcohol sales allows for more flexibility in use opportunities, is compatible with the existing small scale commercial uses on site and the industrial business uses to the north.

The proposed Plan amendment and rezoning will also allow the NASP and the DC2 to be consistent with the current policies and the Zoning Bylaw while maintaining the original intent of both retail office and commercial uses.

TECHNICAL REVIEW

Transportation Planning has expressed no objection to either the proposed amendment or the rezoning application. They have noted access to the site will not be permitted from either Mayfield Road or Stony Plain Road.

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

PUBLIC ENGAGEMENT

ADVANCE NOTICE Date: August 3, 2017	<ul style="list-style-type: none">• Number of recipients: # 12• No responses received
PUBLIC MEETING Not required	<ul style="list-style-type: none">• Not held

Due to the lack of response to the Advanced Notification a Public Meeting was not held. No comments have been received from this community.

CONCLUSION

City Planning recommends that City Council **APPROVE** this application.

APPENDICES

DC2 Tracked Changes
Application Summary

(DC2) Site Specific Development Control Provision

Part IV Edmonton Zoning Bylaw

Section DC2.105

Bylaw 8443
February 10, 1987

DC2.105.1. General Purpose

To establish a Site Specific Development Control District to accommodate limited retail office/business uses, with site development regulations that will ensure compatibility with future adjacent land ~~uses-Uses and the alignment of existing and proposed roadways adjacent to the site.~~

DC2.105.2. Area of Application

This district shall apply to ~~Area-Block "A", Plan 862 0999, located north of Stony Plain Road and west of 170 Street, Stone Industrial~~ Mayfield Road, ~~Place La Rue.~~

DC2.105.3. Uses

- a. Auctioneering Establishments, ~~provided that all goods to be auctioned are displayed and stored within an enclosed building;~~ Moved to Additional Development Criteria for Specified Uses section)
- b. Automotive and Equipment Repair Shops;
- c. Automotive and Minor Recreational Vehicle Sales/Rentals;
- d. Broadcasting and Motion Picture Studios;
- e. Business Support Services;
- f. Convenience Retail Stores;
- g. Convenience Vehicle Rentals;
- h. Drive-in Food Services;
- i. Equipment Rentals, ~~provided that all equipment and goods for rent are contained within an enclosed building;~~ (Moved to Additional Development Criteria for Specified Uses section)
- j. Gas Bars;
- k. Green Houses and Plant Nurseries;
- l. Health Services;
- m. Household Repair Services;
- n. Limited Contractor Services;
- ~~n-o.~~ Minor and Major Alcohol Sales;
- ~~o-p.~~ Minor and Major Amusement Establishments;
- ~~p-q.~~ Minor and Major Eating and Drinking Establishments;
- ~~q-r.~~ Minor and Major Service Stations;
- ~~r-s.~~ Minor Veterinary Services;
- ~~s-t.~~ Mobile Catering Food Services;
- ~~t-u.~~ Motels;

- ~~u-v.~~ Personal Service Shops;
- ~~v-w.~~ Private Clubs;
- ~~w-x.~~ Professional, Financial and Office Support Services;
- ~~x-y.~~ Rapid Drive-through Vehicle Services;
- ~~y-z.~~ Second Hand Stores; and
- ~~z-aa.~~ Warehouse Sales up to a maximum gross floor area of 2,500 m².

DC2.105.4. Development Criteria

- a. The maximum floor area ratio shall be 1.0.
- b. The maximum building ~~height-Height~~ shall not exceed 10 m nor two ~~storeys-Storeys~~, except that the maximum ~~height-Height~~ for Professional, Financial and Office Support Services shall not exceed 10 m nor three ~~storeys-Storeys~~.
- c. A minimum ~~landscaped-yardSetback~~ of 7.5 m shall be provided adjacent to all roadways ~~abutting-Abutting~~ the ~~siteSite~~. ~~Such landscaping-Landscaping within the Setback shall~~ include a berm a minimum of 1 m in ~~height-Height~~ and groupings of mature evergreen and deciduous trees and shrubs to create an effective landscape edge, to the satisfaction of the Development Officer.
- d. No parking, loading, storage, trash collection, outdoor services or display area shall be permitted within a required ~~yardSetback~~. Loading, storage and trash collection areas shall be located to the rear or sides of a principal building and shall be screened from view from any adjacent ~~sites~~ Sites or public roadways.
 - e. Enclosed or climate controlled mall developments shall not be permitted. Commercial uses to be located at Grade shall have direct individual access at Grade. No enclosed corridors or passages to provide for interior public access between uses shall be permitted.
 - f. All exposed building Facades shall have consistent and harmonious exterior finishing materials.
- ~~e-g. For buildings which provide for multiple business occupancy at grade the Development Officer shall ensure that the designs approved preclude enclosed or climate controlled mall developments. Businesses to be located at grade will be required to have direct individual access at grade and no enclosed corridors or passages to provide for interior connection between businesses for public uses will be permitted.~~
- ~~f. The provisions of Clause e shall not apply to buildings used exclusively for Professional, Financial and Office Support Services.~~
- ~~g. All exposed building faces shall have consistent and harmonious exterior finishing materials.~~
- ~~h. Developments in this District shall be evaluated with respect to compliance with the General Development Regulations of Sections 50 to 79, inclusive, of the Land Use Bylaw.~~
- ~~i. Signs shall be allowed in this District as provided for in Schedule 79E and in accordance with the general provisions of Sections 79.1 to 79.9, inclusive, of the Land Use Bylaw.~~
- ~~j. The Development Officer may grant relaxations to the regulations contained in Sections 50 through 79 of the Land Use Bylaw and the provisions of this District if, in his opinion, such a variance would be in keeping with the District and would not adversely affect the amenities, use and enjoyment of neighbouring properties.~~

DC2.105.5. Additional Development Criteria for Specified Uses

- a. The siting, access and traffic impact of the following developments shall be to the satisfaction of the Development Officer in consultation with the City Engineer, who shall ensure that such developments do not prejudice the safety and transportation function of the adjacent public roadways:
 - i. Drive-in Food Services;

- ii. Major Eating and Drinking Establishments;
- iii. Professional Financial and Office Support Services;
- iv. Rapid Drive-through Vehicle Services; and
- v. Warehouse Sales.

b. The following regulations shall apply to Automotive and Minor Recreational Vehicle Sales/Rentals and Convenience Vehicle Rentals developments.

- i. The size, location, screening and landscaping of the outdoor vehicular display areas for Automotive and Minor Recreational Vehicle Sales/Rentals shall be subject to the approval of the Development Officer, who shall ensure that development of the site is compatible with the appearances of site design of surrounding development.
- ii. All storage, display or parking areas shall be hard-surfaced in accordance with ~~Section 67.3 of the Land Use Zoning~~ Bylaw; and
- iii. Lighting for the display areas shall be mounted on lamp standards and no exposed bulbs or strings of lights shall be used.

c. The minimum gross floor area for a Warehouse Sales establishment shall not be less than 1,000 m² (10,765.2 sq. ft.) unless at least fifty percent of the gross floor area of the establishment is used for warehousing or storage of the goods sold or distributed from the establishment.

d. For Auctioneering Establishments, all goods to be auctioned shall be displayed and stored within an enclosed building.

e. For Equipment Rentals, all equipment and goods for rent shall be contained within an enclosed building.

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APPLICATION SUMMARY

INFORMATION

Application Type:	Plan Amendment and Rezoning
Bylaw:	18195 and 18212
Location:	North of Stony Plain Rd, Northwest of Mayfield Road, west of 171 Street
Address:	17270 - STONY PLAIN ROAD NW
Legal Description:	Blk A , Plan 8620999
Site Area:	0.7909 ha
Neighbourhood:	Place La Rue
Ward - Councillor:	Ward 1
Notified Community Organizations:	Britannia Youngstown Community Glenwood Community League West Edmonton Communities Council Area Council
Applicant:	Sherri Shorten

PLANNING FRAMEWORK

Current Zones:	(DC2) Site Specific Development Control Provision
(NSP amendment and Rezoning combined)	
Proposed Zones:	(DC2) Site Specific Development Control Provision
Plans in Effect:	Place La Rue NASP
Historic Status:	None

Written By:	Vivian Gamache
Approved By:	Tim Ford
Branch:	City Planning
Section:	Planning Coordination