

Thornclyff

8624, 8620, and 8616 – 175th Street NW



RF1 to CNC Rezoning

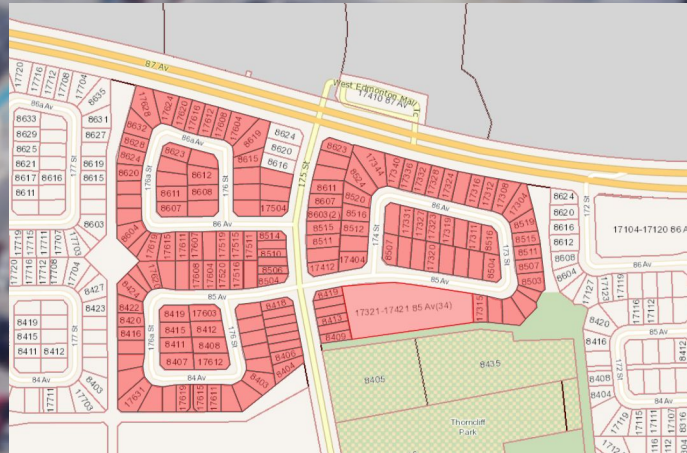
Charter Bylaw #20362 Public Hearing: January 23, 2023



Engagement Opportunities

August 3, 2022

Pre-Application notice to 194 properties



August 1, 2022

RE: Proposed Rezoning - 8616, 8620, and 8624 - 175 Street NW

Dear Neighbour,

On behalf of Alldritt Land, we wanted to inform you about an upcoming rezoning application in Thorncliff. The application proposes to rezone three adjacent lots at the southwest corner of 175 Street NW and 87 Avenue NW to *CNC* (Neighbourhood Convenience Commercial Zone), to facilitate development of a neighbourhood commercial building.

The CNC Zone was created to allow land uses that serve the day-to-day needs of residents within their communities. The most common permitted uses in the CNC Zone include corner stores, medical offices, personal services such as hairdressers or tailors, professional offices, and speciality food services such as coffee shops. As the lowest impact commercial zone in the zoning bylaw which aims to properly integrate with residential neighbourhoods, CNC does not permit uses such as Cannabis Retail or Liquor Stores, and includes regulations that require potential nuisance related to light, odours, or noise to be effectively mitigated.

Under CNC Zoning, Alldritt intends to develop, own, and operate a single-storey commercial building for low impact uses such as those listed above. As the future operator of the building, Alldritt will be closely involved in securing appropriate commercial tenants, as well as managing security, maintenance, landscaping, and parking on the property.

We have created a webpage with more information about the project and frequently asked questions. The website can be accessed at the following link and QR code. If you have a question that is not listed on the webpage, feel free to let us know and we can add it to the page. This project is still in the very early stages, but we have included several conceptual renderings on the webpage that give an idea of what Alldritt is hoping to build.

<http://www.claritydevelopment.ca/public-engagement-thorncliff>



We value your feedback and if you have any questions about the rezoning or development process, you are more than welcome to get in touch with us. There is a comment form on the webpage where your feedback and questions can be submitted.

Thank you very much for your time.

Sincerely,

Clarity Development Advisory

Ranon Soans | Planner
e. projects@claritydevelopment.ca

We Build On Ideas.

www.claritydevelopment.ca

Clarity Development Advisory | 2400, 10303 Jasper Avenue, Edmonton, AB, T5J 1A1 | 780.453.8344 | info@claritydevelopment.ca

Engagement Opportunities

- Dedicated webpage with proposal details
 - 81 unique views since August 3
 - Information on Thorncliff Community League Website

Thorncliff Rezoning Public Engagement Opportunity

Welcome!

We are pleased to welcome you to this virtual public engagement opportunity. This webpage provides residents, businesses, and property owners with information about an upcoming rezoning application in Edmonton's Thorncliff neighbourhood. We would be grateful if you would review the information provided; if you wish to provide feedback, please complete the form at the bottom of this page.

Project Introduction

What's happening?

Allcott Land is submitting a rezoning application to the Thorncliff neighbourhood of west Edmonton. The intent of this rezoning is to allow Allcott to develop, own, and operate a neighbourhood commercial building.

To do this, we are applying to receive these properties into the City of Edmonton's Commercial Community Zone (CCZ), which is the lowest intensity commercial zone in the Edmonton Zoning Bylaw.



Where?

The site is located in Thorncliff, adjacent to the 87 Avenue NW and 175 Street NW intersection. This is directly across from West Edmonton Mall Transit Centre.



Figure 1. Site location

What is CNC?

CNC is Edmonton's Convenience Neighbourhood Commercial Zone. It enables property owners to serve the day-to-day needs of residents within their neighbourhood.

Permitted uses under this zone include, but are not limited to:

- Convenience Retail Stores
- Food Service
- Fuel Service
- Professional, Financial and Other Support Services

*Other permitted uses are set out in the City of Edmonton Zoning Bylaw.

[Link to CNC Data](#)

Where Are We In The Process?

We are currently in the first stage of the rezoning process and are preparing the application.

As this time, we want to inform you about the process and give you the chance to ask any questions or offer your feedback. As a neighbourhood to the development, you can offer valuable insights and suggestions to improve the outcomes of the project for the community as a whole. We would be happy to hear from you.



Anticipated start date of each phase**

**These stages will proceed if the rezoning is approved by City Council.

Development Concept



Figure 2. Conceptual design of east side of building (during parking lot)

Figure 3. Conceptual design of east side of building (during 87 Ave)

Additional Proposal Details:

- Single storey commercial building (7,000-8,000 sq ft) reflecting the size and scale of surrounding properties in Thorncliff, with vehicle access off 175 Street NW and sufficient parking to accommodate visitors.
- The property is subject to the Main Street Overlay (MSO) due to its close proximity to the West Edmonton Mall Transit Centre. The MSO requires the commercial building to be located along the northern and eastern property lines to strengthen the urban design character of 87 Avenue NW.
- Landscaping is required and will provide a sufficient buffer between commercial and residential properties.
- If the City considers this development proposal to create negative impacts such as noise, lights, or odours, CNC Zoning provides them the discretion to require these impacts to be mitigated or regulated. This could require additional landscaping, screening, soundproofing, downward directed exterior lighting, and any other measures they may deem appropriate.



Figure 4. Conceptual Site Plan

Frequently Asked Questions (FAQ)

- What is being proposed?
- What is the site currently zoned?
- What is the CNC Zone?
- What is the Main Street Overlay (MSO)?
- How big is the proposed development?
- Who will operate the building?
- What type of businesses will be allowed?
- Will Liquor Stores or Cannabis Retail Sales be allowed?
- Will there be parking?
- How will potential nuisances be addressed?
- What properties are being rezoned?

Comments & Questions?

Thank you for reviewing this proposal!

If you have any comments or questions, please submit them via the form or by email to project@cityofedmonton.ca.

Submit

Engagement Opportunities

August 4, 2022

- Physical signage with call for feedback and website link



**PROPOSED
COMMERCIAL REZONING**



We'd love to hear from you!

To learn more and provide feedback, visit:
www.claritydevelopment.ca/public-engagement-thorncliff

contact us:
projects@claritydevelopment.ca



Engagement Results

- No communications or feedback from residents.
- **January 16, 2022:**
 - President of Thorncliff CL provided update:
 - Some residents have concern over potential tenants and hours of operation.
 - Concern for uses: convenience store, cannabis, liquor, or gas bars.
 - No consensus on optimal tenants. General preference for professional offices with day time business hours.

City Led Engagement

October 27, 2022

- 67 advanced notices sent

November 4, 2022

- Rezoning sign installed

Three responses with concerns to city-led engagement:

- Site unsuitable for commercial
- Incompatible with surrounding residential





Thank you.