



REZONING SUMMERSIDE

9080 - 25 Avenue SW

To add Gas Bars as a use to an existing business industrial/commercial site.



RECOMMENDATION AND JUSTIFICATION

Sustainable Development is in SUPPORT of this application because the proposed DC2 provision:

- conforms to the general intent of the Summerside Neighbourhood Structure Plan which designates the site for light industrial and supporting services
- is compatible with the existing and planned development of surrounding land

THE APPLICATION

BYLAW 17839 is an application for a rezoning in the Summerside Neighborhood to replace the existing (DC2) Direct Development Control Provision to add Gas Bars as a use to an existing business industrial/commercial development. The (DC2) Direct Development Control Provision will be consistent with the existing provision and will be updated in regards to administrative changes and section references with the current Zoning Bylaw 12800 and removing regulations pertaining to Religious Assembly developments as the use is not included in the existing zoning. The existing site plan will also be replaced and updated with the proposed addition of a convenience store and gas bar.

SITE AND SURROUNDING AREA

The site is currently undeveloped and is located north of 25 Avenue SW and east of 91 Street SW. Surrounding areas are both undeveloped and developed with warehouse and office buildings, and light industrial uses.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	<ul style="list-style-type: none"> (DC2.910) Site Specific Development Control Provision 	<ul style="list-style-type: none"> Vacant
CONTEXT		
North	<ul style="list-style-type: none"> (EIB) Ellerslie Industrial Business Zone 	<ul style="list-style-type: none"> Warehouse buildings and light industrial uses
East	<ul style="list-style-type: none"> (DC2.909) Site Specific Development Control Provision 	<ul style="list-style-type: none"> Warehouse and office buildings
South	<ul style="list-style-type: none"> (EIB) Ellerslie Industrial Business Zone 	<ul style="list-style-type: none"> Vacant
West	<ul style="list-style-type: none"> (DC1) Direct Development Control Provision 	<ul style="list-style-type: none"> Vacant

PLANNING ANALYSIS

The proposed rezoning complies with and supports the following Commercial Development Principles found within Section 4.2.2 of the Summerside Neighbourhood Structure Plan:

- Provide for neighbourhood convenience commercial development opportunities within the Summerside Neighbourhood Structure Plan to serve area residents.
- Locate commercial sites along arterial roadways to ensure high visibility and to provide ease of access/egress.

TECHNICAL REVIEW

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

PUBLIC ENGAGEMENT

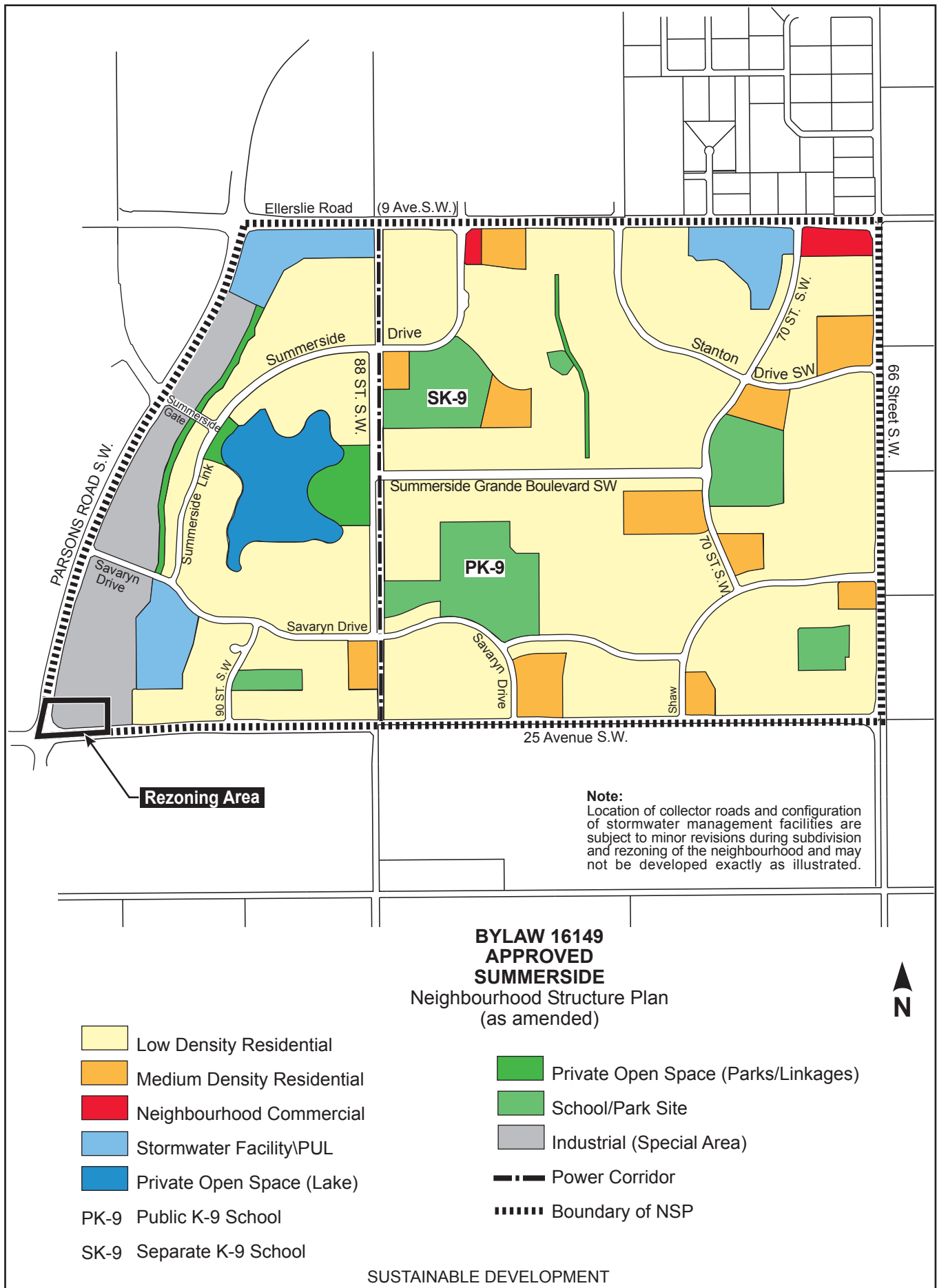
ADVANCE NOTICE October 24, 2016	<ul style="list-style-type: none">• Number of recipients: 17• No responses received
PUBLIC MEETING	<ul style="list-style-type: none">• Not held

CONCLUSION

Sustainable Development recommends that City Council APPROVE this application.

APPENDICES

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



SCHEDULE “B”

(DC2) SITE SPECIFIC DEVELOPMENT CONTROL PROVISION

1. General Purpose

To establish a Site Specific Development Control provision to provide for light industrial, professional office, and limited retail uses, all of which carry out their operations such that no nuisance factor is created or apparent outside an enclosed building and such that the site is compatible with any adjacent Non-industrial Zone.

2. Area of Application

This provision shall apply to a 1.38 ha site, Lot 7, Block 56, Plan 112 5456, located north of 25th Avenue SW and west of 90B Street SW, as shown on Schedule “A” of this Bylaw adopting this provision, Summerside.

3. Uses

- a. Automotive and Equipment Repair Shops
- b. Automotive and Minor Recreation Vehicle Sales/Rentals
- c. Bars and Neighbourhood Pubs
- d. Business Support Services
- e. Child Care Services
- f. Commercial Schools
- g. Convenience Retail Stores
- h. Convenience Vehicle Rentals
- i. Equipment Rentals
- j. Fascia On-premises Signs
- k. Fleet Services
- l. Freestanding On-premises Signs
- m. Funeral, Cremation and Interment Services
- n. Gas Bars**
- o. General Industrial Uses
- p. Greenhouses, Plant Nurseries and Market Gardens
- q. Health Services
- r. Indoor Participant Recreation Services
- s. Limited Contractor Services
- t. Major Service Stations
- u. Media Studios

- v. Minor Alcohol Sales
- w. Minor Digital Off-premises Signs
- x. Minor Digital On-premises Signs
- y. Minor Digital On-premises Off-premises Signs
- z. Minor Service Stations
- aa. Mobile Catering Food Services
- bb. Outdoor Participant Recreation Services
- cc. Personal Service Shops
- dd. Private Clubs
- ee. Professional, Financial and Office Support Services
- ff. Projecting On-premises Signs
- gg. Rapid Drive-through Vehicle Services
- hh. Residential Sales Centres
- ii. Restaurants, ~~for less than 200 occupants and 240 m² of Public Space~~
- jj. Special Industrial Uses
- kk. Specialty Food Services
- ll. Temporary On-premises Signs
- mm. Veterinary Services

4. Development Regulations

- a. ~~The development shall be in general Site layout and building design shall generally be in~~ accordance with the Site Plan as illustrated in Appendix I of this provision.
- b. The maximum ~~F~~floor ~~A~~area ~~R~~ratio shall be 1.2.
- c. All Bars and Neighbourhood Pubs shall be limited to a maximum of 240 m² of Public Space and 200 seats for occupants.
- d. A minimum landscaped Yard of 6.0 m shall be required where the Site Abuts a public roadway, other than a Lane, except where identified in Appendix I.
- e. A minimum building setback of 6.0 m shall be required.
- f. No parking, loading, storage, trash collection outdoor service or display area shall be permitted within a Setback.
- g. Any display and storage areas that Abut any Zone, other than an Industrial Zone shall be screened in accordance with the provisions of subsection 55. ~~5(6)-4(4)~~ of ~~the Zoning this~~ Bylaw.
- h. The maximum Height shall not exceed 12.0 m ~~nor three Storeys~~, except that ~~the maximum Height should not exceed 14.0 m for the Development Officer shall permit a greater Height for~~ a building housing a General Industrial Use, ~~up to a~~

~~maximum of 14.0 m~~ where required to facilitate the ~~industrial~~ development of the ~~General Industrial Use~~ Use involved.

- i. Any trash collection area, open storage area, or outdoor service area including any loading, unloading or vehicle service area that is visible from any adjoining Site, shall be screened from view from the adjoining Site. Landscaping, planting, berming, masonry walls, wood fencing or other man made features shall be provided from the ground to a Height of 1.8 m to block the view from an adjoining Site.
- j. All storage, display or parking areas shall be ~~H~~hardsurfaced in accordance with subsection 54.6 of ~~the Zoning this~~ Bylaw.
- k. Lighting for the display, storage and parking areas shall be mounted on lamp standards or building walls and no exposed bulbs or strings of lights shall be used. Lighting shall be in accordance with Section 51 of this Bylaw.
- l. The number of required Off-street Vehicular Accessory Parking spaces shall be calculated in accordance with Section 54 of the Zoning Bylaw. A variance may be considered if supported by a study submitted by the applicant, satisfactory to the Development Officer in consultation with Transportation Services.
- m. All developments shall comply with the Performance Standards of Section 57 of the Zoning Bylaw for the IB Zone.
- a. Signs shall comply with the regulations found in Schedule 59J of the Zoning Bylaw.

5. Additional Development Regulations for Specific Uses

- a. Convenience Retail Stores, Child Care Services, Specialty Food Services, Restaurants, Bars and Neighbourhood Pubs and Personal Service Shops shall be located:
 - i. as part of an office or industrial project where such Uses are intended to service and support the principal industrial or office use.
- b. ~~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~~ Prior to issuance of a development permit for Automotive and Minor Recreational Vehicle Sales/Rentals, the Development Officer ~~who~~ shall ensure the size, location, screening, and landscaping of the outdoor visual areas ~~that development of the Site is~~ compatible with ~~the appearance of~~ Site design of surrounding developments.
- ~~b. The following regulations shall apply to Religious Assembly developments:~~
 - ~~i. where the development is to be located in an existing building that contains a number of bays, the Site size specified in Section 71 shall be considered to be the entire parcel upon which the building is sited; and~~
 - ~~ii. the Development Officer may require additional building Setbacks, Landscaping and screen planting requirements to ensure compatibility with adjacent Uses, having due regard to surrounding existing and future development allowed under this Zone. However, the Development Officer may refuse an~~

~~application for Religious Assembly development if the adjacent industrial development is incompatible with the proposed development, having regard to noise, odours or other performance characteristics of the industrial development.~~

APPENDIX I

Site Plan and Elevations deleted.

(New site plan to be inserted)

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Bylaw(s):	17839
Location:	North of 25 Avenue SW and east of 91 Street SW
Address(es):	9080 25 Avenue SW
Legal Description(s):	Lot 7, Block 56, Plan 1125456
Site Area:	13,767.05 m2
Neighbourhood:	Summerside
Ward - Councillor:	12 – Mohinder Banga
Notified Community Organization(s):	Summerside Community League of Edmonton
Applicant:	Jim Killoh, Rohit Group

PLANNING FRAMEWORK

Current Zone(s) and Overlay(s):	(DC2) Site Specific Development Control Provision
Proposed Zone(s) and Overlay(s):	(DC2) Site Specific Development Control Provision
Plan(s) in Effect:	Summerside Neighbourhood Structure Plan
Historic Status:	None

Written By:
Approved By:
Department:
Section:

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Planning Coordination