



## ADMINISTRATION REPORT **REZONING** POLLARD MEADOWS

### 2203 - 47 Street NW

To allow for additional commercial uses as part of a mixed use development.



### RECOMMENDATION AND JUSTIFICATION

Administration is in **SUPPORT** of this application because it:

- will provide for small scale commercial development that supports a walkable neighbourhood;
- will be compatible with surrounding and planned land uses; and
- is in general conformance with the Millwoods Development Concept Plan.

## THE APPLICATION

**CHARTER BYLAW 19392** proposes to rezone the subject site from (DC2) Site Specific Development Control Provision to (DC2) Site Specific Development Control Provision to allow for additional commercial uses for a mixed use development. Proposed uses include Business Support Services, Cannabis Retail Sales, Group Homes, Limited Group Homes, Major Home Based Businesses, Restaurants, Speciality Food Services, and Veterinary Services. Additional sign uses are also proposed and include Minor Digital On-premises Signs, Projecting On-premises Signs, and Temporary On-premises Signs.

## SITE AND SURROUNDING AREA

The subject site is 0.17 ha in area and is located east of 47 Street NW and south of 23 Avenue NW.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
<b>SUBJECT SITE</b>	<ul style="list-style-type: none"> <li>(DC2.945) Site Specific Development Control Provision</li> </ul>	<ul style="list-style-type: none"> <li>Mixed use development</li> </ul>
<b>CONTEXT</b>		
North	<ul style="list-style-type: none"> <li>(RA7) Low Rise Apartment Zone</li> </ul>	<ul style="list-style-type: none"> <li>Religious Assembly</li> </ul>
East	<ul style="list-style-type: none"> <li>(RF1) Single Detached Residential Zone</li> </ul>	<ul style="list-style-type: none"> <li>Single Detached Housing</li> </ul>
South	<ul style="list-style-type: none"> <li>(RF4) Semi-Detached Housing Zone</li> </ul>	<ul style="list-style-type: none"> <li>Semi-Detached Housing</li> </ul>
West	<ul style="list-style-type: none"> <li>(RA7) Low Rise Apartment Zone</li> </ul>	<ul style="list-style-type: none"> <li>Row Housing</li> </ul>

## **PLANNING ANALYSIS**

The proposed uses will expand opportunities for the development of commercial and retail services and support local employment opportunities in the Pollard Meadows neighbourhood. Clauses in the DC2 Provision are also proposed to be updated to reflect current standards regarding references and terminology within the Zoning Bylaw.

### ***PLANS IN EFFECT***

The site is within the boundaries of the Mill Woods Development Concept. This concept was approved by resolution in 1971. The site is located in an area designated for residential development, however the plan notes that neighbourhood convenience commercial developments should be located throughout the Mill Woods area at road intersections. The site's location at the intersection of 23 Avenue NW, an arterial roadway, and 47 Street NW, a collector roadway, makes it an appropriate location for convenience commercial developments due to the small scale nature of the commercial uses.

The proposed rezoning generally complies with the development objectives of the Mill Woods Development Concept to:

- Focus the community into a developed central core. The subject site is not far from the central Mill Woods Station area;
- Preserve a human scale. The small scale commercial use opportunities provided by this proposal are more pedestrian oriented than nearby big box development; and
- Allow the expansion of the community in an orderly and sequential basis. This rezoning will accommodate a sensitive infill on an underutilized vacant lot in an area with existing services.

## **TECHNICAL REVIEW**

The proposed rezoning has been reviewed by all required technical agencies.

EPCOR Water determined that there is a spacing deficiency for the existing municipal hydrants serving the subject site and has conditioned the construction of one new hydrant. City Administration has requested for Fire Rescue Services to conduct an Infill Fire Protection Assessment (IFPA) to determine if alternate fire protection measures will be acceptable.

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

## PUBLIC ENGAGEMENT

<b>DC2 PRE-APPLICATION NOTICE:</b> April 16, 2020	As reported by the applicant: <ul style="list-style-type: none"> <li>• Number of recipients: 65</li> <li>• Number of responses with concerns: 2</li> <li>• Number of responses with no position of support or non-support: 3</li> </ul> <u>Concerns included:</u> <ul style="list-style-type: none"> <li>• Bright signage</li> <li>• Concern with cannabis store</li> <li>• Traffic congestion</li> </ul>
<b>ADVANCE NOTICE</b> May 28, 2020	<ul style="list-style-type: none"> <li>• Number of recipients: 81</li> <li>• Number of responses in support: 3</li> <li>• Number of responses with concerns: 3</li> <li>•</li> </ul> <u>Concerns included:</u> <ul style="list-style-type: none"> <li>• Bright signage</li> <li>• Concern with cannabis and liquor stores</li> <li>• Traffic congestion</li> </ul>
<b>PUBLIC MEETING</b>	<ul style="list-style-type: none"> <li>• Not held</li> </ul>
<b>WEBPAGE</b>	<ul style="list-style-type: none"> <li>• <a href="http://edmonton.ca/pollardmeadows">edmonton.ca/pollardmeadows</a></li> </ul>

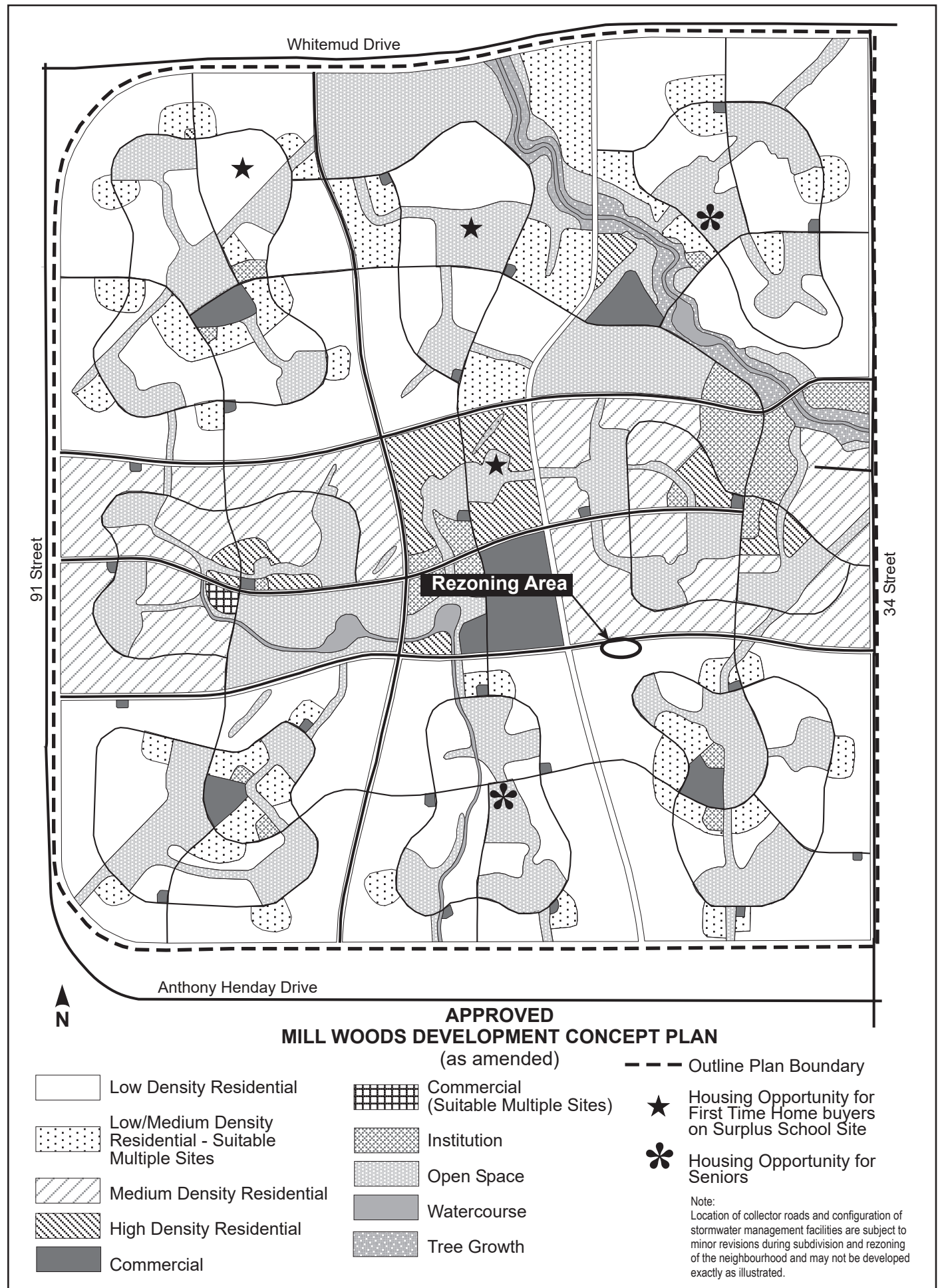
## CONCLUSION

Administration 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 accommodate a To~~  
provide for a mixed use development consisting of ~~multiple family development~~  
Multi-Unit Housing and ground floor commercial uses that ~~will be~~ are compatible  
with adjacent development.

#### 2. Area of Application

~~This Provision shall apply to Area of Application~~ Lot 1, Block 16, Plan 7823024,  
located on the southeast corner of 23rd Avenue and 47th Street, as shown on  
Schedule “A” of the Bylaw adopting this Provision; Pollard Meadows.

#### 3. Uses

- a. Business Support Services
- b. Cannabis Retail Sales
- ~~b.~~ ~~Apartment Housing~~
- c. Child Care Services
- d. Convenience Retail Stores
- e. General Retail Stores
- f. Health Services
- g. Group Home
- h. Limited Group Home
- i. Live Work Units
- ~~f.j.~~ Major Home Based Business
- k. Minor Home Based Business
- ~~g.l.~~ Multi-unit Housing
- ~~h.m.~~ Professional, Financial and Office Support Services
- ~~i.n.~~ Personal Service Shops
- o. Residential Sales Centre
- p. Restaurants
- ~~j.q.~~ Specialty Food Services
- r. Urban Gardens
- ~~k.s.~~ Veterinary Services

~~l.t.~~ Fascia On-premises Signs

u. Freestanding On-premises Signs

v. Minor Digital On-premises Signs

w. Projecting On-premises Signs

~~m.x.~~ Temporary On-premises Signs

#### 4. **Development Regulations**

~~a.~~ The development shall be in general accordance with Appendix I Site Plan, to the satisfaction of the Development Officer.

~~b.a.~~ The maximum number of Dwellings shall be 15.

b. Each Commercial Use, except for Restaurants and Specialty Food Services, shall have a maximum Floor Area of 275 m2.

c. Restaurants shall not exceed 240m2 of Public Space.

d. Specialty Food Services shall not exceed 120m2 of Public Space.

e. Signs shall comply with Schedule 59B of the Zoning Bylaw, with the following exceptions:

i. Only 1 Freestanding Sign shall be permitted on the north portion of the Site, labelled "Landscaped Area" on Appendix 1 facing 23 Avenue to a maximum Height of 1.8m;

ii. Freestanding On-premises Signs shall only be Accessory to a Residential Sales Centre;

iii. Fascia, Projecting, and Temporary On-premises Signs shall not be higher than 75 cm above the floor of the second storey;

iv. Fascia, Projecting, and Temporary On-premises Signs shall be no more than 15% of the window area; and

v. Minor Digital On-premises Signs shall be limited to the north portion of the Site, facing 23 Avenue.

#### e.5. **Development Regulations for Site Layout and Built Form**

~~d.a.~~ The development shall be in general accordance with Appendix I – Site Plan.

~~e.b.~~ The maximum Height shall not exceed 14.5 m for flat, mansard and gambrel roofs, or 16.0 m for a roof type with a pitch of 4/12 (18.4 degrees) or greater.

~~f.c.~~ The maximum Floor Area Ratio shall be 1.3.

~~g.d.~~ No building setback is required along 47 Street NW and 23 Avenue NW.

~~h.e.~~ The minimum Setback from the Lane shall be 7.5 m.

~~i.f.~~ The minimum Setback from the south property line shall be 8.35 m except that:

- i. If the south facade exceeds 10.0 m in Height, then the portion of the façade above 10.0 m shall Stepback so that it is at least 10.0 m from the south property line; and
  - ii. Where a Stepback is provided, it shall be a minimum 1.65 m.
- g. Architectural features such as balconies and roof projections may project into required ~~westrear~~ and south Setbacks to a maximum of 2.0 m.
- h. A solid screen fence, 1.83 m in Height, shall be installed along the length of the south property line.

#### **6. Development Regulations for Building Design and Features**

- ~~k.~~ A solid screen fence, 1.83 m in Height, shall be installed along the length of the south property line.
- a. All ground floor units shall provide separate, individual, and direct access.
  - b. The principal building shall clearly differentiate the residential entrances from non-residential entrances through distinct architectural features that may include projections or recessions of the Façade, building materials, or other treatments.
  - c. All glazed surfaces within the Façade located on the first storey, shall be transparent, non-reflective, and maintain unobstructed visibility into and out of the business premises. Glazed surfaces shall be on both the north and west side of the building facing both public roadways.
  - d. The principal building Façade treatment shall wrap around the side of the building to provide a consistent profile facing both public roadways.
  - e. The principal building shall include horizontal building elements (such as parapet window detail, sign bands, and a pronounced ground floor), vertical building elements (such as pilasters, and bays), and architectural features combine to create rhythm to the street and interest in the built form.
  - f. Design techniques including, but not limited to, the use of sloped roofs, variations in building setbacks and articulation of building Facades, shall be employed in order to minimize the perception of massing of the building when viewed from adjacent residential areas and roadways.

#### **7. Development Regulations for Parking**

- ~~1.a.~~ The minimum on-site parking provided shall be 32 spaces, or as per the Zoning Bylaw, whichever is lower, to the satisfaction of the Development Officer in consultation with Transportation ~~Planning & Engineering~~.
- b. A maximum of 1 parking stall per dwelling unit shall be reserved for residential uses with the remaining stalls unrestricted to allow for shared parking.
- ~~m.~~
- ~~n.c.~~ Surface parking shall be located to the rear of the principal building.



~~e.d.~~ All parking stalls along the Lane shall be reserved for residential uses.

~~p.8.~~ **Development Regulations for Landscaping, Lightning, and Amenity Area**

- a. A stamped Landscaping Plan prepared by a registered member of the Alberta Association of Landscape Architecture shall be submitted for review and approval by the Development Officer, prior to the issuance of any Development Permit.
- b. The Landscape Plan shall include hard-surface treatments, and sizing of trees and shrubs as per the minimum requirements of Section 55, and the details of the landscape plan as per Section 55.4.1 of the Zoning Bylaw.
- c. The location of on-Site and off-Site landscaping shall be in general conformance with the Appendix I Site Plan, with any off-site landscaping locations determined in consultation with the City of Edmonton.
- d. The waste collection area shall be located off the Lane.
- e. The waste collection area shall be screened from view through the use of Landscaping, fencing, or walls, in accordance with the Zoning Bylaw.
- f. Decorative and security lighting shall be provided to ensure a well-lit environment for pedestrians and to highlight the development at night.
  - i. Lighting shall not project into or cause nuisance to adjacent properties; and
  - ii. Lighting shall not interfere with the effectiveness of any traffic control devices to the satisfaction of the Development Officer in consultation with Transportation Planning and Engineering.
- g. Amenity Area may be provided on rooftops in the form of gardens or patios.
- h. Prior to issuance of a development permit for the principal building, the Development Officer shall require information regarding the location of windows and Amenity Areas on adjacent properties to ensure the windows or Amenity Areas of the proposed development are palced to minimize overlook into adjacent properties.
- ~~q. A minimum Amenity Area of 7.5 m<sup>2</sup> per dwelling unit shall be provided in accordance with the Zoning Bylaw.~~
- ~~r. Amenity Area may be provided on rooftops in the form of gardens or patios.~~
- ~~s. Child Care Services shall be in accordance with the Zoning Bylaw.~~
- ~~t. Signs shall comply with the regulations found in Schedule 59 and 59B of the Zoning Bylaw, with the following exceptions:~~
  - ~~i. Only 1 Freestanding Sign shall be permitted on the north portion of the Site, facing 23 Avenue to a maximum Height of 1.8 m;~~
  - ~~ii. Freestanding On-premises Signs shall only be Accessory to a Sales Centre;~~
  - ~~iii. Fascia Signs shall only allowed for Commercial Use classes;~~

- ~~iv. Fascia Signs shall not be higher than 75 cm above the floor of the second storey;~~
- ~~v. Fascia Signs shall be limited to 15 % of the window area; and~~
- ~~vi. Illuminated Fascia Signs shall be limited to the north portion of the Site, facing 23 Avenue.~~

## **~~5. Landscaping~~**

- ~~a. A stamped Landscaping Plan prepared by a registered member of the Alberta Association of Landscape Architects shall be submitted for review and approval by the Development Officer, prior to the issuance of any Development Permit.~~
- ~~b. The Landscape Plan shall include hard surface treatments, and sizing of trees and shrubs as per the minimum requirements of Section 55, and the details of the landscape plan as per Section 55.4.1 of the Zoning Bylaw.~~
- ~~c. The location of on-Site and off-Site landscaping shall be in general conformance with Appendix I Site Plan, with any off-site landscaping locations determined in consultation with the City of Edmonton.~~
- ~~d. The waste collection area shall be located off the Lane.~~
- ~~e. The waste collection area shall be screened from view through the use of Landscaping, fencing, or walls, in accordance with the Zoning Bylaw.~~

## **~~6. Building Form and Design~~**

- ~~a. All ground floor units shall provide separate, individual, and direct access.~~
- ~~b. The principal building shall clearly differentiate the residential entrances from non-residential entrances through distinct architectural features that may include projections or recessions of the façade, building materials, or other treatments, to the satisfaction of the Development Officer.~~
- ~~c. All glazed surfaces within the façade located on the first Storey, shall be transparent, non-reflective and maintain unobstructed visibility into and out of the business premises. Glazed surfaces shall be on both the north and west side of the building facing both public roadways.~~
- ~~d. The principal building facade treatment shall wrap around the side of the building to provide a consistent profile facing both public roadways.~~
- ~~e. The principal building shall include horizontal building elements (such as parapet, window detail, sign bands and a pronounced ground floor), vertical building elements (such as pilasters, and bays), and architectural features combine to create rhythm to the street and interest in the built form, which shall be to the satisfaction of the Development Officer.~~
- ~~f. The principal building shall be finished with high quality, durable materials. The contextual fit, design, proportion, quality, texture, and application of various finishing materials shall be to the satisfaction of the Development Officer.~~

- ~~g. Design techniques including, but not limited to, the use of sloped roofs, variations in building setbacks and articulation of building façades, shall be employed in order to minimize the perception of massing of the building when viewed from adjacent residential areas and roadways.~~
- ~~h. Prior to issuance of a development permit for the principal building, the Development Officer shall require information regarding the location of windows and Amenity Areas on adjacent properties to ensure the windows or Amenity Areas of the proposed development are placed to minimize overlook into adjacent properties.~~
- ~~i. Decorative and security lighting shall be provided to ensure a well-lit environment for pedestrians and to highlight the development at night:~~
- ~~i. Lighting shall not project into or cause nuisance to adjacent properties; and~~
- ~~ii. Lighting shall not interfere with the effectiveness of any traffic control devices to the satisfaction of the Development Officer in consultation with Transportation Planning & Engineering.~~

## APPLICATION SUMMARY

### INFORMATION

Application Type:	Rezoning
Charter Bylaw:	19392
Location:	South of 23 Avenue NW and east of 47 Street NW
Address:	2203 - 47 Street NW
Legal Description:	Lot 1, Block 16, Plan 7823024
Site Area:	0.17 ha
Neighbourhood:	Pollard Meadows
Notified Community Organizations:	Ridgewood and Edmonton Southwood Community Leagues Mill Woods President's Council Area Council
Applicant:	Stephen Yu; Invistec

### PLANNING FRAMEWORK

Current Zone:	(DC2) Site Specific Development Control Provision
Proposed Zone:	(DC2) Site Specific Development Control Provision
Plans in Effect:	Millwoods Development Concept Plan
Historic Status:	None

Written By:	Sean Conway
Approved By:	Laurie Moulton
Branch:	Development Services
Section:	Planning Coordination