

**ATTACHMENT 2  
BYLAW 17496  
FILE: LDA15-0484  
WALKER**

**DESCRIPTION:** ZONING BYLAW AMENDMENT from (CNC) Neighbourhood Convenience Commercial Zone to (CB1) Low Intensity Business Zone; WALKER

**LOCATION:** 2204 – 50 Street SW

**LEGAL DESCRIPTION:** Portion of SE-23-51-24-4

**APPLICANT:** Mark Michniak  
IBI Group Inc.  
300, 10830 Jasper Avenue  
Edmonton, Alberta T5J 2B3

**OWNER:** United Acquisition II Corp.  
503, 10109 – 106 Street  
Edmonton, Alberta T5J 3L7

**ACCEPTANCE OF APPLICATION:** October 13, 2015

**EXISTING DEVELOPMENT:** Undeveloped

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**SUSTAINABLE DEVELOPMENT'S RECOMMENDATION:** That BYLAW 17496 to amend the Zoning Bylaw from (CNC) Neighbourhood Convenience Commercial Zone to (CB1) Low Intensity Business Zone be APPROVED.

## **DISCUSSION**

### **1. The Application**

This is an application to amend the Zoning Bylaw from (CNC) Neighbourhood Convenience Commercial Zone to (CB1) Low Intensity Business Zone. The proposed rezoning will allow for the development of low intensity commercial, office and service uses. The applicant's stated intent is to provide for a greater range of uses for this commercial site, including a Private Club. The Walker area currently has some large-format retail developed to the north at Ellerslie Road and 50 Street SW, but little in the way of intermediate or local retail and commercial services. The (CB1) zone is suitable for these edge sites in developing communities to address a market demand for an expanded range of low intensity commercial and retail services.

### **2. Site and Surrounding Area**

The site is located on the west side of 50 Street SW, south of 20 Avenue SW, and is currently undeveloped. Surrounding land is largely undeveloped and zoned (RF4) Semi-detached Residential Zone, (RF5) Row Housing Zone, and (AG) Agricultural Zone designated for future medium and low density residential development.



*Figure 1: Aerial view of the site looking north.*

## **ANALYSIS**

### **1. Compliance with Approved Plans and Land Use Compatibility**

#### **The Way We Grow – Municipal Development Plan**

This proposal complies with and supports the following policies and objectives from “*The Way We Grow*”, Edmonton’s Municipal Development Plan (MDP):

6.2.1 Develop sustainable, accessible and walkable retail and mixed use centres demonstrating high quality architecture and design.

6.2.1.4 Plan for retail centres that meet the daily needs of residents in Area and Neighbourhood Structure Plans.

#### **Walker Neighbourhood Structure Plan**

The Walker NSP designates the site for Neighbourhood Commercial uses. A rezoning to (CB1) meets the objectives of the NSP under section 4.2.1 to:

- Provide opportunity for mixed-use (office and residential) development through the zoning stages.
- Locate and orient commercial sites along arterial and/or collector roadways to ensure high visibility and to provide convenient access opportunities at key focal points within the community.
- Ensure that the impact of commercial development on adjacent land uses is minimized through the site design, layout and building placement. This includes the appropriate application of buffering, setbacks, landscaping and façade treatments available under the City of Edmonton Land Use Bylaw (the Zoning Bylaw 12800).

Specific policies regarding Commercial development generally support the use of the (CB1) zone.

3.1 The Development Concept indicates that the neighbourhood should offer “proximity to commercial and employment opportunities”, which the (CB1) zone provides.

3.3 Walker Design Principles proposes “Commercial development that forms an attractive and vibrant destination.” The proposed (CB1) zone meets this intent.

4.2.2 Neighbourhood Commercial states the intent of this proposed (CB1) site:

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“The site is intended to serve the daily commercial / retail needs of the local neighbourhood and surrounding community. The site maintains good visibility and convenient access from 50 Street and collector roadway. The commercial site will provide residents with local retail and commercial services within short walking distances and transit access. This supports the creation of an active and walkable centre where residents have the option to choose an alternative means of transportation to suit their daily needs. This in turn encourages higher frequency of use, local activity, awareness and overall feeling of safety in the community.”

The (CB1) zone fits with this intent, by offering a variety of low intensity commercial and business uses.

**Edmonton Zoning Bylaw 12800**

The Edmonton Zoning Bylaw 12800 describes the general purpose of the (CB1) zone as “to provide for low intensity commercial, office and service uses located along arterial roadways that border residential areas. Development shall be sensitive and in scale with existing development along the commercial street and any surrounding residential neighbourhood.” This site meets the locational criteria for the (CB1) zone, as it is located on 50 Street SW on a collector roadway.

The proposed (CB1) zone provides for several permitted uses beyond the existing (CNC) zone, including: Bars and Neighbourhood Pubs, for less than 200 occupants and 240 m<sup>2</sup> of Public Space; Business Support Services; Commercial Schools; Equipment Rentals, provided that all equipment and goods for rent are contained within an enclosed building; General Retail Stores, up to a maximum Floor Area of 1,000 m<sup>2</sup>; Household Repair Services; Minor Amusement Establishments; Public Libraries and Cultural Exhibits; Restaurants, for less than 200 occupants and 240 m<sup>2</sup> of Public Space; and Veterinary Services. Several other uses are available under the (CB1) zone as Discretionary uses, including Minor Alcohol Sales.

Performance Standards and regulations pertaining to specific uses exist in the Zoning Bylaw. The size of any one use, or the combined intensity of uses on the site are limited by standards such as parking requirements, maximum Floor Area Ratio, required yards or setbacks, General Performance Standards, and overlays in the Zoning Bylaw. Further, there are standards for uses that regulate noise, light, and traffic generation which are assessed at Development Permit stage. Uses such as Minor Alcohol Sales are regulated by the Alcohol Sales buffer (500 m separation distance), which is currently under review. There are no Alcohol Sales currently developed within approximately 4 km of this site.

**2. Transportation and Utilities**

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

**3. Parks and School Boards**

The Parks Planning Section of Sustainable Development, the Catholic School Board and the Edmonton Public School Board had no concerns with the proposed rezoning.

**4. Environmental Review**

The Environmental Planning Unit deemed a previously completed Phase I ESA to be current and sufficient to consider the site suitable for the intended uses of the (CB1) zone.

**5. Surrounding Property Owners' Concerns**

Sustainable Development received no responses to its advance notification letter sent to surrounding property owners and the Summerside Community League of Edmonton on October 14, 2015.

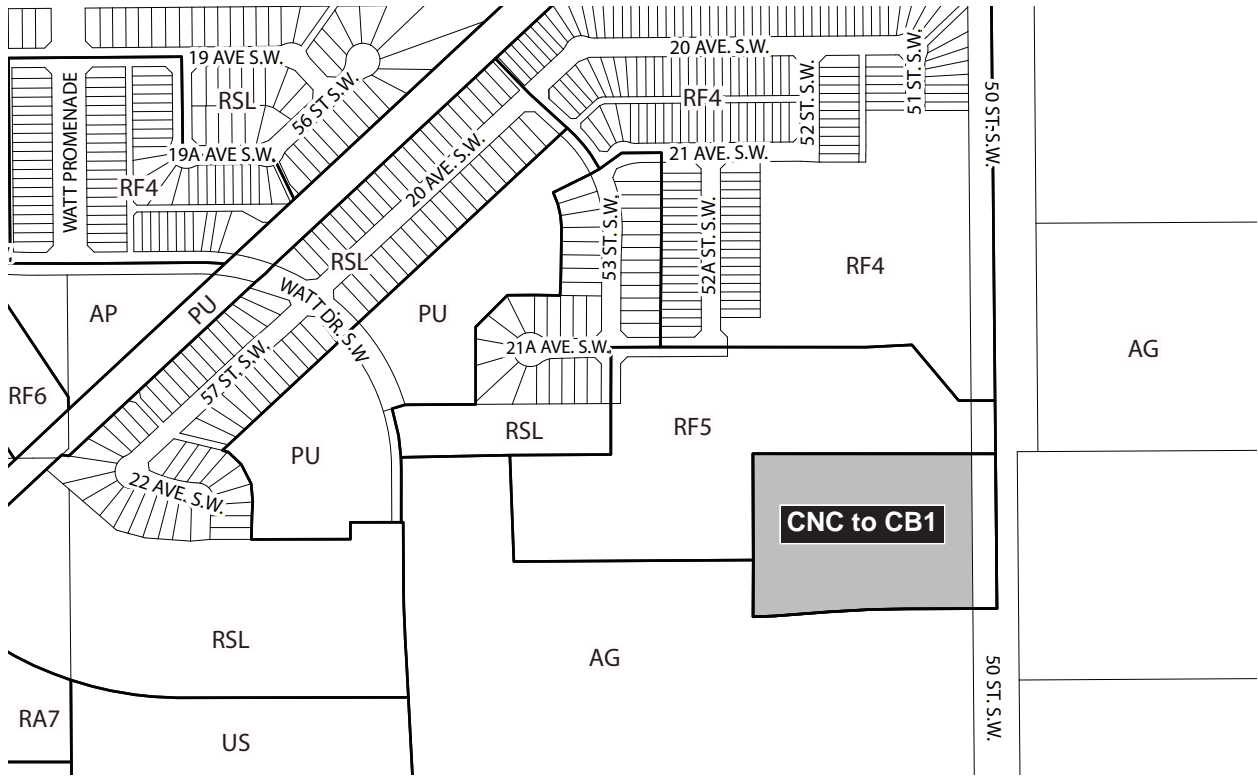
**JUSTIFICATION**

The Sustainable Development Department recommends that Bylaw 17496 to amend the Zoning Bylaw from (CNC) Neighbourhood Convenience Commercial Zone to (CB1) Low Intensity Business Zone be APPROVED on the basis that the application complies with the City of Edmonton Policies and guidelines, conforms to the Walker NSP, meets the technical requirements of Civic Departments and utility agencies, and will result in development that is compatible with the surrounding land uses.

**ATTACHMENTS**

**2a Maps**

Written by: Sean Lee  
Approved by: Tim Ford  
Sustainable Development  
February 17, 2016

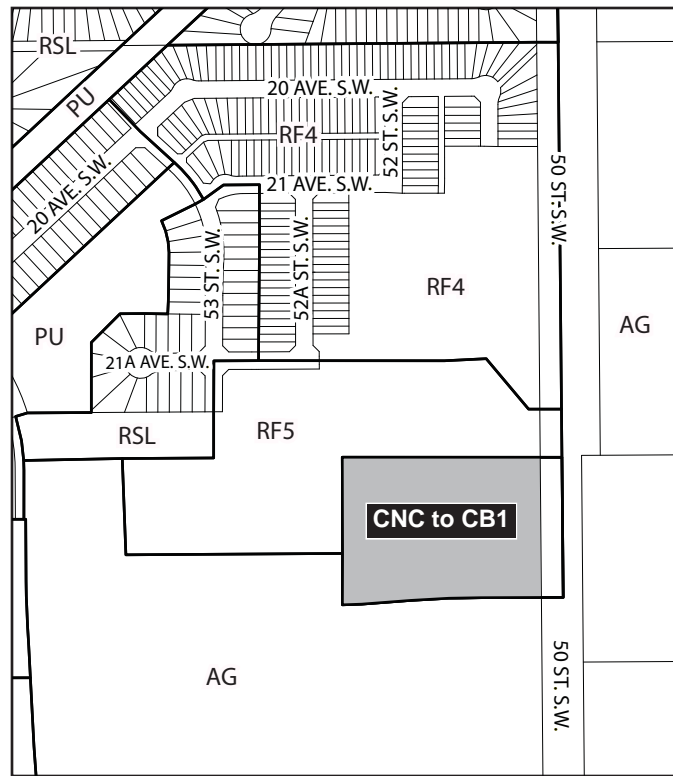




SURROUNDING LAND USE ZONES



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Location: 2204 - 50 Street SW

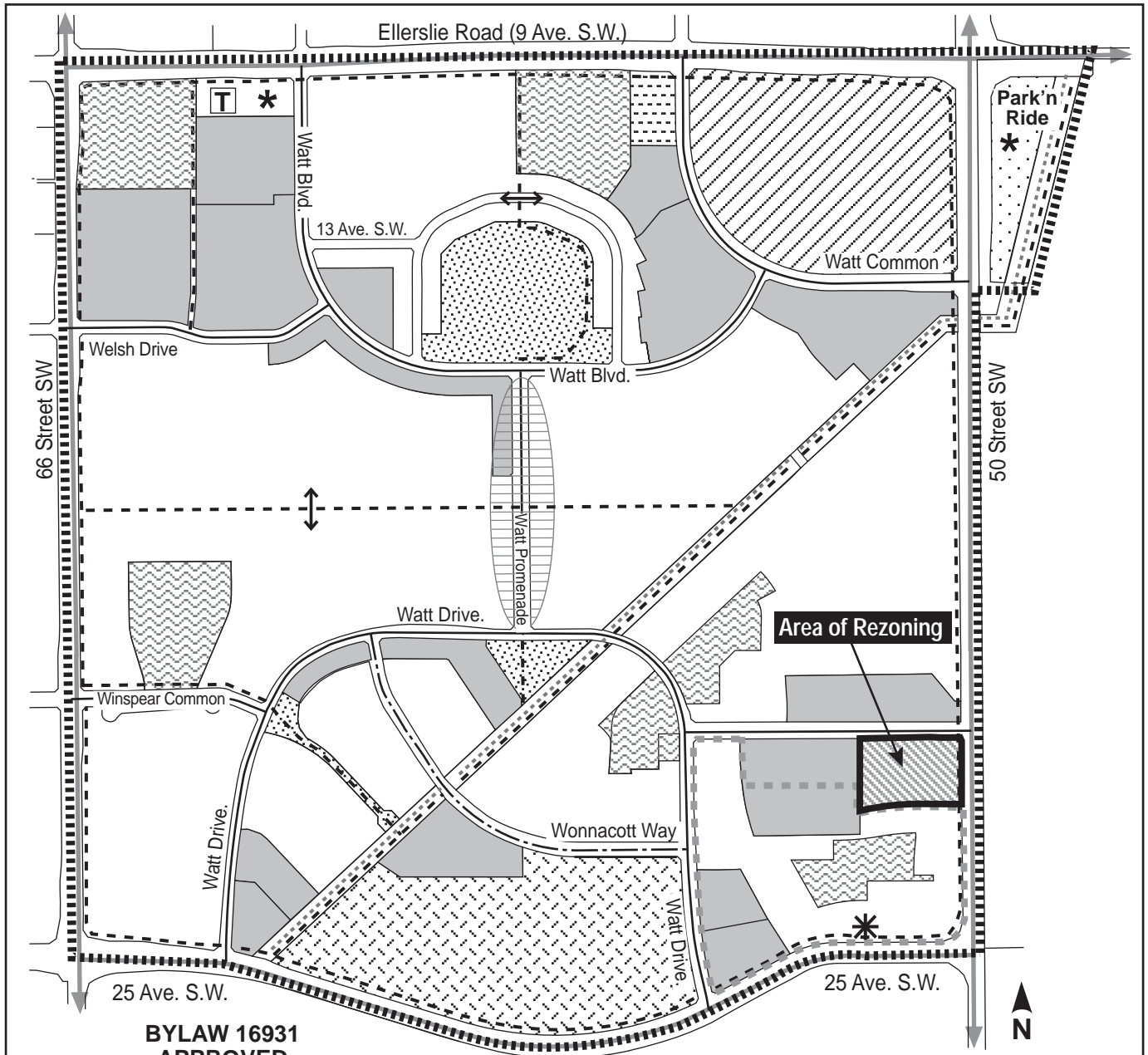


Proposed Rezoning from  
 **CNC to CB1** 

The purpose of proposed Bylaw 17496 is to change the Zoning Bylaw from (CNC) neighbourhood convenience commercial zone to (CB1) low intensity business zone, a portion of SE-23-51-24-4, as shown on the above sketch. This zone provides the opportunity for low intensity commercial, office and service uses, in conformance with the Walker Neighbourhood Structure Plan. Sustainable Development supports this proposed bylaw.

## PROPOSED REZONING

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**BYLAW 16931  
APPROVED  
WALKER**

Neighbourhood Structure Plan  
(as amended)

	Low Density Residential		Stormwater Management Facility		Zoning Restricted until Future of Wetland is determined
	Medium Density Residential		Pipeline Right-of-Way		Potential Wetland
	High Density Residential		Park'n Ride Site		Collector Roadway
	Community Commercial		Enhanced Pedestrian Connection		Minor Collector (Non-Transit)
	Neighbourhood Commercial		Multi-Use Trail		Arterial Roadway
	District Park Campus		Transit Center		Boundary of NSP
	School/Park		Future HST Stop		

**Note:**

Location of collector roads and configuration of stormwater management facilities are subject to minor revisions during subdivision and rezoning of the neighbourhood and may not be developed exactly as illustrated.

SUSTAINABLE DEVELOPMENT