

**ATTACHMENT 2  
BYLAW 17393  
BYLAW 17394  
FILE: LDA15-0185  
PARKDALE**

**DESCRIPTION:** AMENDMENT TO THE PARKDALE AREA  
REDEVELOPMENT PLAN

ZONING BYLAW AMENDMENT from (US) Urban Services  
Zone to (CB2) General Business Zone; PARKDALE

**LOCATION:** 11730 – 82 Street NW, Located south of 118 Avenue NW and west  
of 82 Street NW

**LEGAL  
DESCRIPTION:** Lot 30, Block 117, Plan 5060TR

**APPLICANT:** Mobolanle George  
6121 – 38 Avenue NW  
Edmonton, Alberta T6L 3Z5

**OWNER:** BGN Property Ltd.  
14608 – 94 Street NW  
Edmonton, Alberta T5E 3W5

**ACCEPTANCE OF  
APPLICATION:** April 21, 2015

**EXISTING  
DEVELOPMENT:** Vacant Canada Post Building

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**SUSTAINABLE  
DEVELOPEMENT'S  
RECOMMENDATION:** That Bylaw 17393 to amend the Parkdale Area Redevelopment  
Plan be APPROVED.

That Bylaw 17394 to amend the Zoning Bylaw from (US) Urban  
Services Zone to (CB2) General Business Zone be APPROVED.

**DISCUSSION**

**1. The Application**

This application is comprised of two components.

The first component of the application is an amendment to the Parkdale Area Redevelopment Plan (ARP) to redesignate the subject lands from Urban Services uses to General Business uses. The text amendment to the Parkdale ARP removes the reference to the previous post office use.

The second component of the application proposes to rezone the subject site from (US) Urban Services Zone to (CB2) General Business Zone in order to allow for Professional, Financial and Office Support Services uses within the vacant building.

**2. Site and Surrounding Area**

Currently, the subject site is zoned (US) Urban Services and is a vacant Canada Post Building.

North, south and east of the application area is zoned (CB2) General Business Zone and is developed with an assortment of commercial buildings with multiple uses.

The lands to the west, are zoned (RF3) Small Scale Infill Development Zone and are developed as Single Detached Homes.



*Street view of the subject site looking west along 82 Street*

## **ANALYSIS**

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

The subject site is identified in the Municipal Development Plan, *The Way We Grow*, as “Established Neighbourhood.” In addition, the following policies of *The Way We Grow* are supported:

- by optimizing the use of existing infrastructure in established neighbourhoods
- by supporting neighbourhood revitalization and redevelopment that contributes to the livability and adaptability of established neighbourhoods
- by addressing the compatibility of land use within the neighbourhood in the review of all development proposals

Currently the application area is designated for Urban Services uses. The proposed amendment from Urban Service uses to General Business uses supports the objectives of the Parkdale ARP to provide a district for general business uses which will reinforce the existing commercial node at 118 Avenue and 82 Street and is compatible with existing medium intensity business uses.

The proposed (CB2) General Business zoning on the subject lands is compatible with surrounding land uses while also allowing the opportunity for Professional, Financial and Office Support Service uses, which the applicant stated is the intent of the proposed development.

### **2. Transportation and Utilities**

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

### **3. Parks and School Boards**

The Parks Planning and Biodiversity Section of Sustainable Development, the Edmonton Public School Board, and the Edmonton Catholic School Board have not expressed any concerns to the proposed Plan amendment or rezoning application.

### **4. Environmental Review**

A Phase 1 Environmental Site Assessment was reviewed and the site is deemed suitable for the proposed development.

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**5. Surrounding Property Owners' Concerns**

Advance notice was sent by Sustainable Development on May 14, 2015 to surrounding property owners, the Alberta Avenue Community League, the Eastwood Community League, the McCauley Community League, the Montrose Community League, the Parkdale-Cromdale Community League Association and the Alberta Avenue Business Revitalization Zone. Sustainable development received 9 responses to the advance notice. Seven of those responses were for clarification on the proposed rezoning and the desired use.

Two respondents do not support the proposal and have concerns about certain uses (Pawnshop, Major/Minor Alcohol Sales) offered within the CB2 zone encroaching into the neighbourhood. The respondents were advised that the applicants stated intent for the application is for the development of a Professional, Financial and Office Support use. Furthermore the caller was also advised that the uses causing concern are discretionary, and property owners would receive notification and the chance to appeal these uses if their property is within 60m of the proposed development.

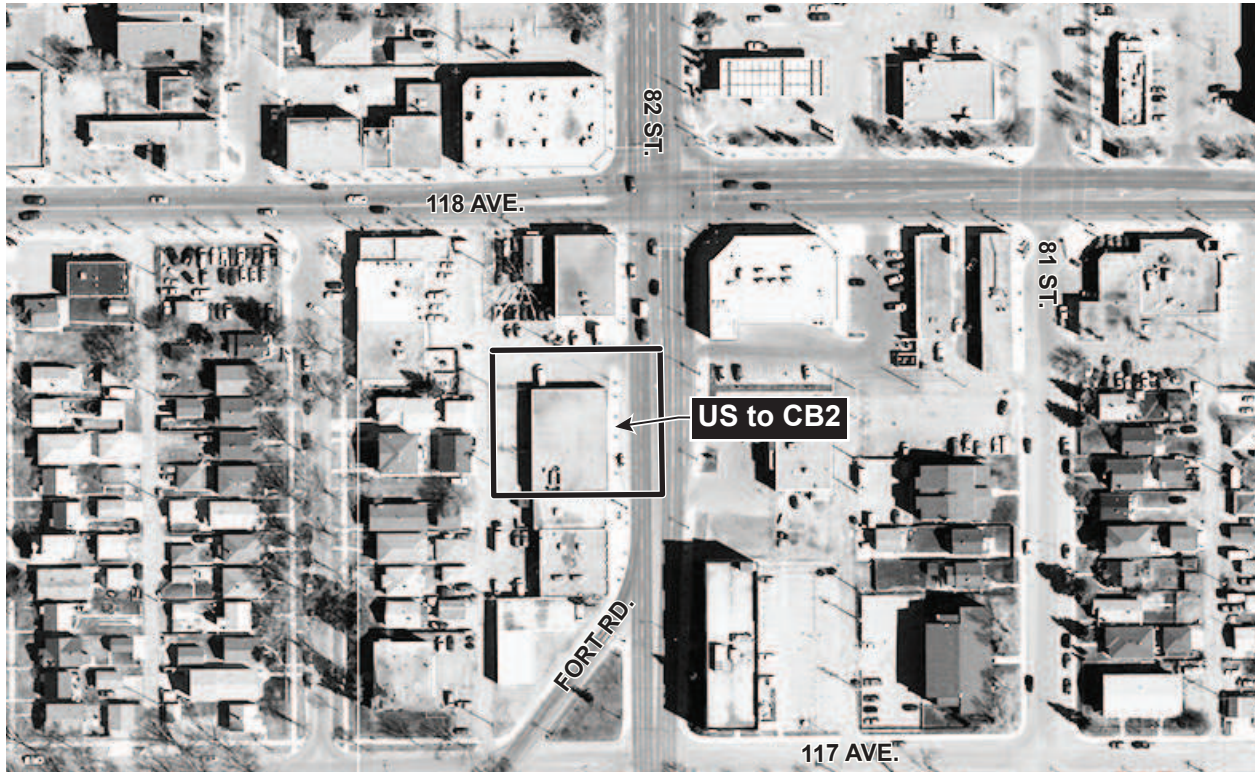
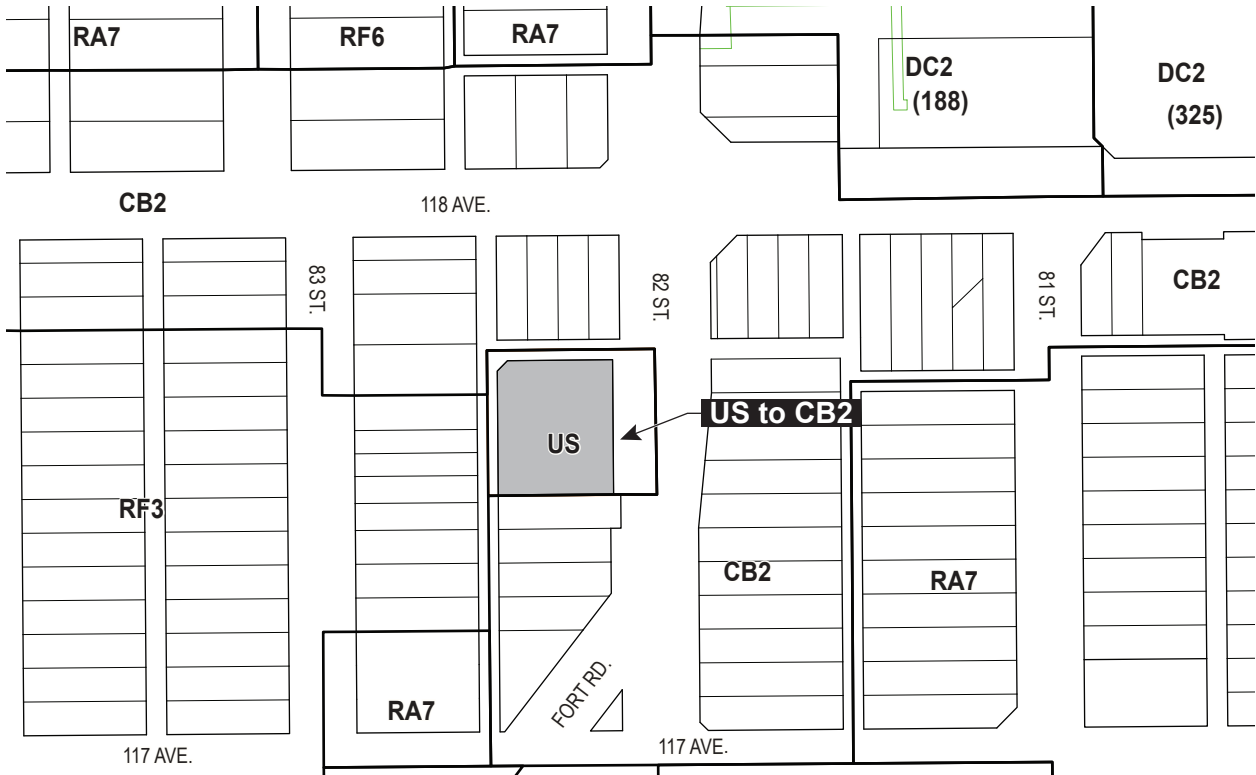
**JUSTIFICATION**

Sustainable Development recommends that Bylaw 17393 to amend the Parkdale Area Redevelopment Plan from Urban Services to General Business be APPROVED and that Bylaw 17394 to amend the Zoning Bylaw from (US) Urban Services Zone to (CB2) General Business Zone be APPROVED on the basis that the Plan amendment and rezoning support the Established Neighbourhood principles of the Way We Grow, and supports the objective of the Parkdale ARP by providing a district for general business uses which will reinforce the existing commercial node at 118 Avenue NW and 82 Street NW, meets the technical requirements of the Civic Departments and utility agencies, and will result in development compatible with surrounding land uses.

**ATTACHMENTS**

2a Maps

Written by: Luke Cormier  
Approved by: Tim Ford  
Sustainable Development  
October 19, 2015



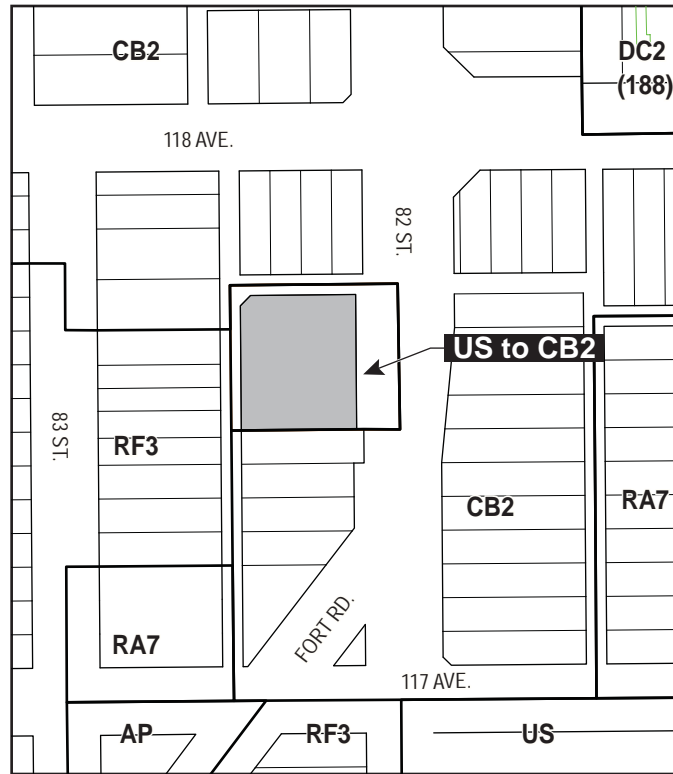
### SURROUNDING LAND USE ZONES



FILE: LDA15-0185  
 DATE: October 19, 2015  
 BYLAW 17394

**PARKDALE, BYLAW 17394**

Location: 11730 - 82 Street NW



Proposed Rezoning from

 **US to CB2**


The purpose of proposed Bylaw 17394 is to change the Zoning Bylaw from (US) urban services zone to (CB2) general business zone; Lot 30, Block 117, Plan 5060TR, as shown on the attached sketch. This zone provides the opportunity for commercial development with good visibility and accessibility along a major public roadway in conformance with the associated Parkdale Area Redevelopment Plan. Sustainable Development supports this proposed bylaw.

**PROPOSED REZONING**

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DATE: October 19, 2015