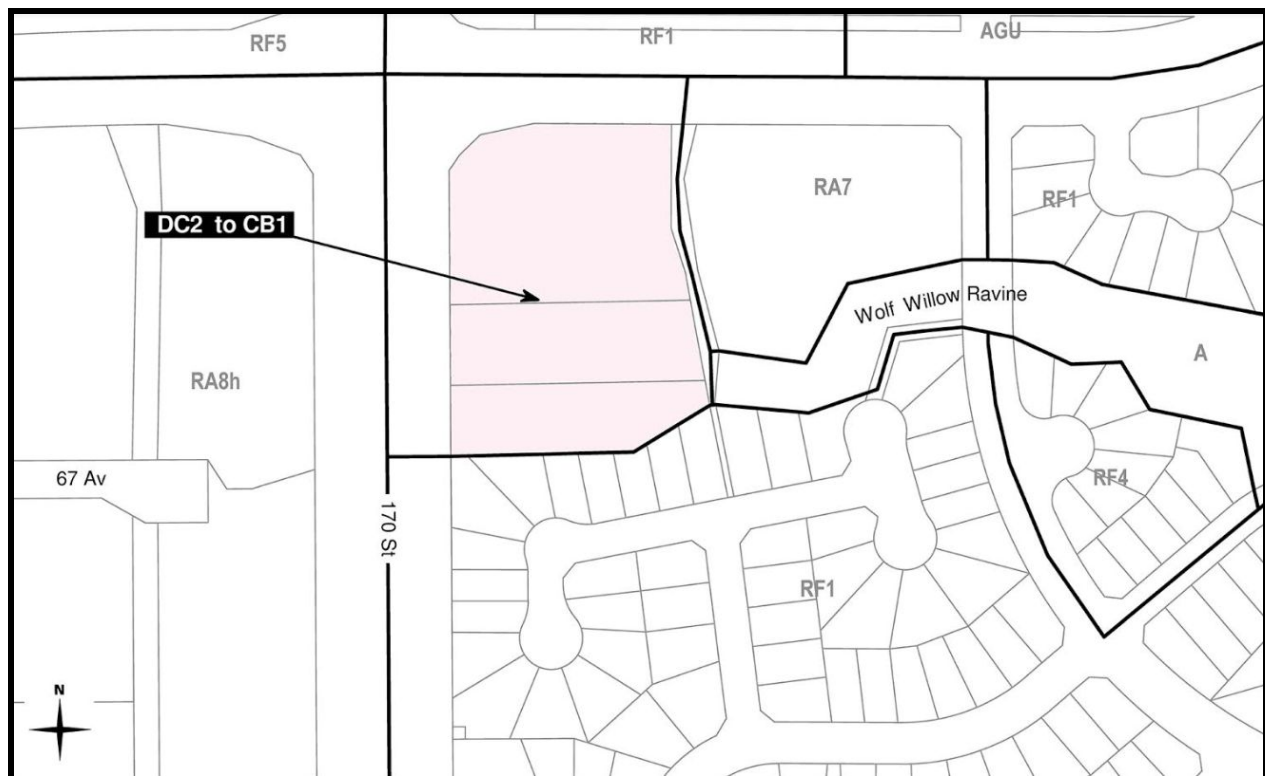




## ADMINISTRATION REPORT **REZONING** OLESKIW

### 6803, 6827, & 6831 - 170 STREET NW

To allow for a wider range of commercial uses to serve the neighbourhood on an existing commercial site.



### RECOMMENDATION AND JUSTIFICATION

Administration **SUPPORTS** this application because it:

- will increase potential for additional commercial uses to serve local residents;
- allows uses that are compatible with surrounding land uses;
- meets location criteria and purpose of the (CB1) Low Intensity Business Zone; and
- conforms with the West Jasper Place Outline Plan.

## THE APPLICATION

Charter Bylaw 19073 proposes to amend the Zoning Bylaw from (DC2) Site Specific Development Control Provision to (CB1) Low Intensity Business Zone. The proposed rezoning will allow a broader range of low intensity commercial uses on an existing commercial site. The subject site aligns with the location criteria of the CB1 Zone as it is located at the intersection of an arterial and collector roadway that borders residential areas.

## SITE AND SURROUNDING AREA

The existing development on the site four low scale commercial buildings with multiple business bays. The surrounding area is built out and fully developed.



AERIAL VIEW OF APPLICATION AREA





AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
<b>SUBJECT SITE</b>	(DC2 392) Site Specific Development Control Provision	Commercial Uses including; gas station, car wash, convenience retail, coffee shop, restaurant and financial institution
<b>CONTEXT</b>		
North	(RF1) Single Detached Residential Zone	Single Detached Housing
East	(RA7) Low Rise Apartment Zone (A) Metropolitan Recreation Zone	Religious Assembly Wolf Willow Ravine
South	(RF1) Single Detached Residential Zone	Single Detached Housing
West	(RA8) Medium Rise Apartment Zone	Multi-unit Housing

## PLANNING ANALYSIS

Land development in Oleskiw is guided by the West Jasper Place Outline Plan (OP) that contains land use policies that generally directs neighbourhoods to include parks, schools, residential and commercial components with the aim of creating complete communities. The proposed rezoning conforms to the intent of the West Jasper Place OP as the subject site is the only site zoned for commercial uses in the Oleskiw neighbourhood. It has accommodated commercial uses that have met the needs of local residents, since 1986. The site is on a corner lot, which provides good visibility and has convenient access along 170 Street NW and Wolf Willow Road.

The (CB1) Zone provides for low intensity commercial, office and service uses and will allow for a broader range of commercial uses than allowed in the existing (DC2) Site Specific Development Provision. The existing DC2 Provision was approved in 1995 and allows a limited number of commercial uses. The (CB1) Zone is appropriate for the site as it will allow more uses that contribute to maintaining the viability of the commercial node bordering the Oleskiw neighbourhood.

Overall, the subject proposal allows uses in a location that is appropriate and compatible with the existing surrounding land uses.

## TECHNICAL REVIEW

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

EPCOR Water has advised of a deficiency regarding the on-street hydrant spacing adjacent to the property, and that the construction of two on-street fire hydrants along 170 Street south of Wolf Willow Road will be required with any additional development or redevelopment. Additional/alternate methods of supplementing or meeting on-site fire protection requirements will be addressed/confirmed at the Development Permit stage.

Any changes of vehicular access to the site will be reviewed at the Development Permit stage to ensure conformance with updated City standards.

Connections to sanitary and storm servicing are available from the existing sewer system in the area. The proposed rezoning will not significantly impact the sewer system. Sewer requirements may be reassessed at the Development Permit stage, if or when the site is redeveloped.

## PUBLIC ENGAGEMENT

### ADVANCE NOTICES

Date: August 8, 2019 (first notice)

- Number of recipients: 24
- Number of responses: 1 stating their understanding that the community is opposed to Cannabis Retail Sales
  - Although Cannabis Retail Sales is a use listed under the CB1 Zone, this use at this location would not meet the City's current Zoning Bylaw Section 70 requirement for a minimum 100 m separation distance from zoned parkland (Wolf Willow Ravine)
- Number of recipients: 361 (expanded notice area)

Date: October 23, 2019 (second notice)

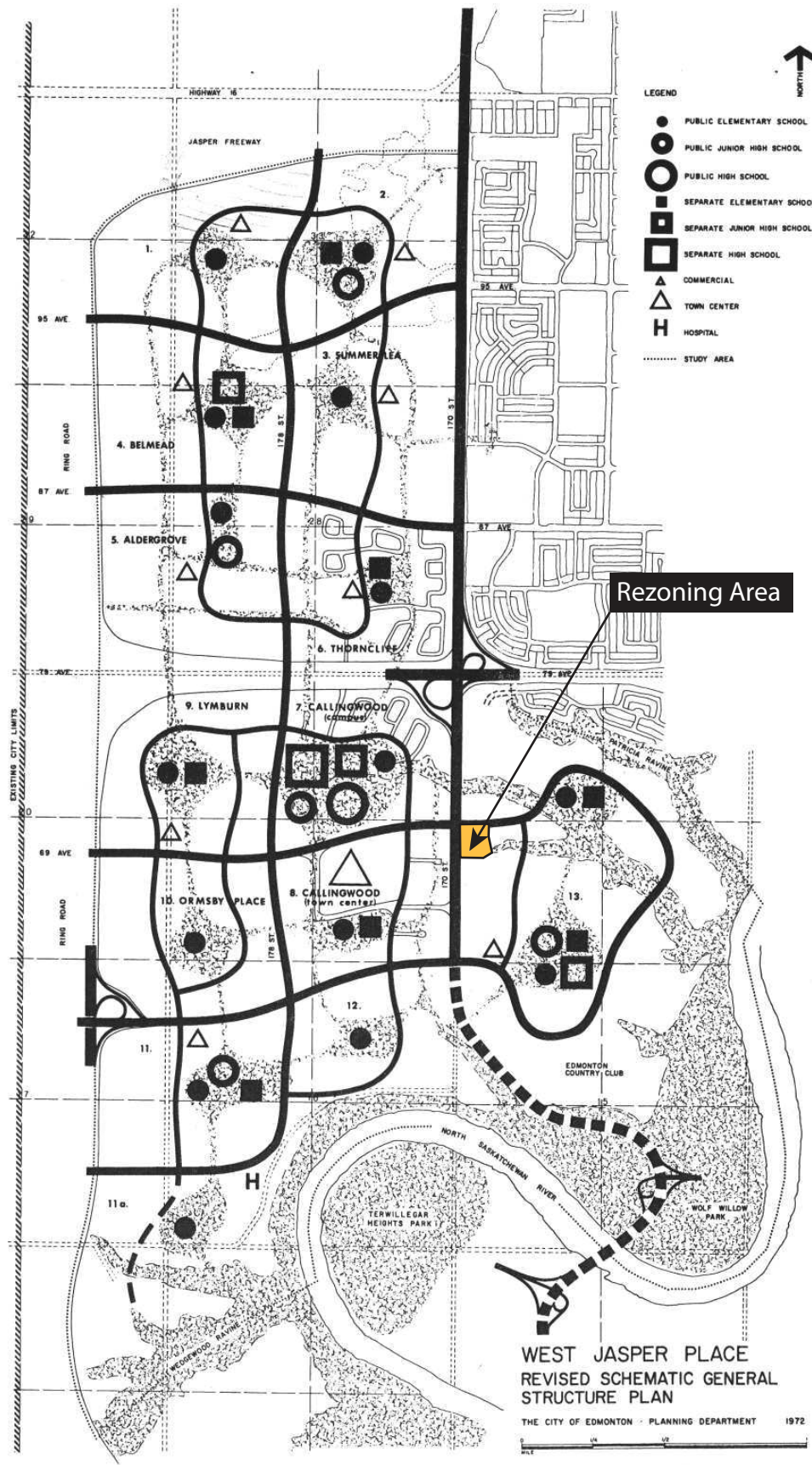
	<ul style="list-style-type: none"><li>• Number of responses: 1 requesting more information on the proposed rezoning, which was provided</li></ul>
<b>PUBLIC MEETING</b>	<ul style="list-style-type: none"><li>• Not held</li></ul>
<b>WEBPAGE</b>	<ul style="list-style-type: none"><li>• <a href="http://edmonton.ca/oleskiw">edmonton.ca/oleskiw</a></li></ul>

## CONCLUSION

Administration recommends that City Council **APPROVE** this application.

## APPENDICES

- 1 Context Plan Map
- 2 Application Summary





## APPLICATION SUMMARY

### INFORMATION

Application Type:	Rezoning
Charter Bylaw:	19073
Location:	South of Wolf Willow Road and east of 170 Street
Address(es):	6803 - 170 STREET NW, 6827 - 170 STREET NW, 6831 - 170 STREET NW
Legal Description(s):	Lots 71, 72 & 73, Blk 1, Plan 8620066
Site Area:	1.77 ha
Neighbourhood:	Oleskiw
Notified Community Organizations:	Westridge/Wolf Willow/Country Club Community League Edmonton Hebrew Association
Applicant:	WSP Canada Ltd, Om Joshi

### PLANNING FRAMEWORK

Current Zone:	(DC2) Site Specific Development Control Provision
Proposed Zone:	(CB1) Low Intensity Business Zone
Plan in Effect:	West Jasper Place Outline Plan
Historic Status:	None

Written By:	Vivian Gamache
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination