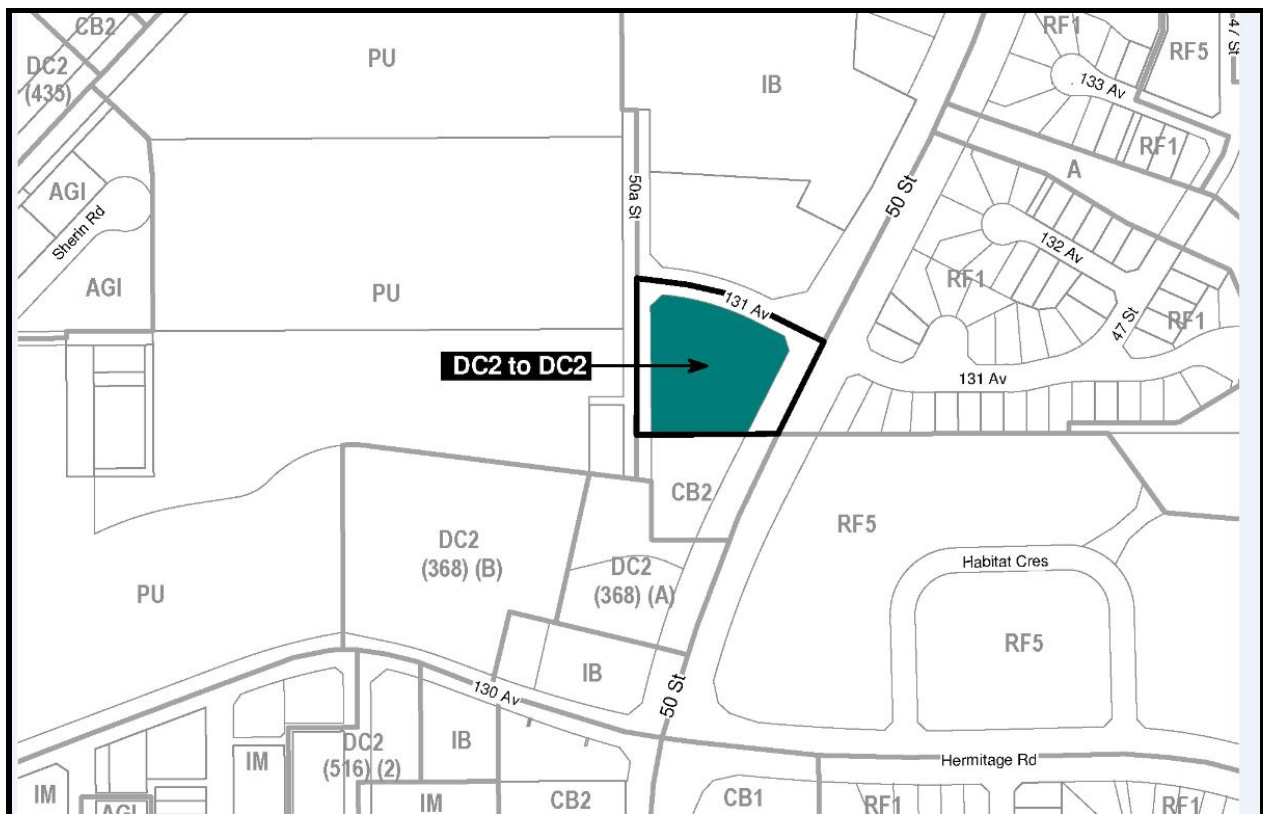




## ADMINISTRATION REPORT **REZONING** Kennedale Industrial

### 13030 - 50 STREET NW

To add Cannabis Retail Sales to the existing (DC2) Site Specific Development Control Provision.



### RECOMMENDATION AND JUSTIFICATION

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

- it represents a minor change to the existing zoning;
- it is compatible with surrounding existing land uses; and
- it generally conforms to Kennedale Area Structure Plan.

## THE APPLICATION

CHARTER BYLAW 19050 proposes to amend the existing (DC2) Site Specific Development Control Provision to add cannabis retail sales. Administrative updates to the Provision are also included.

## SITE AND SURROUNDING AREA



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
<b>SUBJECT SITE</b>	(DC2) Site Specific Development Control	mixed commercial
<b>CONTEXT</b>		
North	(IB) Industrial Business Zone	mixed commercial
East	(RF1) Single Detached Residential Zone (RF5) Row Housing Zone	Single Detached residential row housing
South	(CB2) General Business Zone	mixed commercial
West	(PU) Public Utility	City yards

## PLANNING ANALYSIS

The existing (DC2) Site Specific Development Control Provision accommodates a range of commercial uses on the site. When Cannabis Retail Sales were added to commercial zones in the Zoning Bylaw, DC2 Provisions that contain commercial uses were not included. The practice was for sites to be reviewed individually in keeping with the site specific nature of the Direct Control Provisions.

Cannabis Retail Sales were reviewed under the assumption that they generally have a similar land use impact as minor alcohol sales or convenience retail stores which are permitted in many commercial and industrial zones. This proposed change is minor in nature and reflects the existing commercial nature of the development.

As part of this review, the text of the proposed DC2 will include an administrative update.

In addition to the site being located on an arterial roadway and accessible for commercial uses, the proposed change is supported by the Kennedale Area Structure Plan that identifies the site as suitable for commercial development.

## TECHNICAL REVIEW

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

## PUBLIC ENGAGEMENT

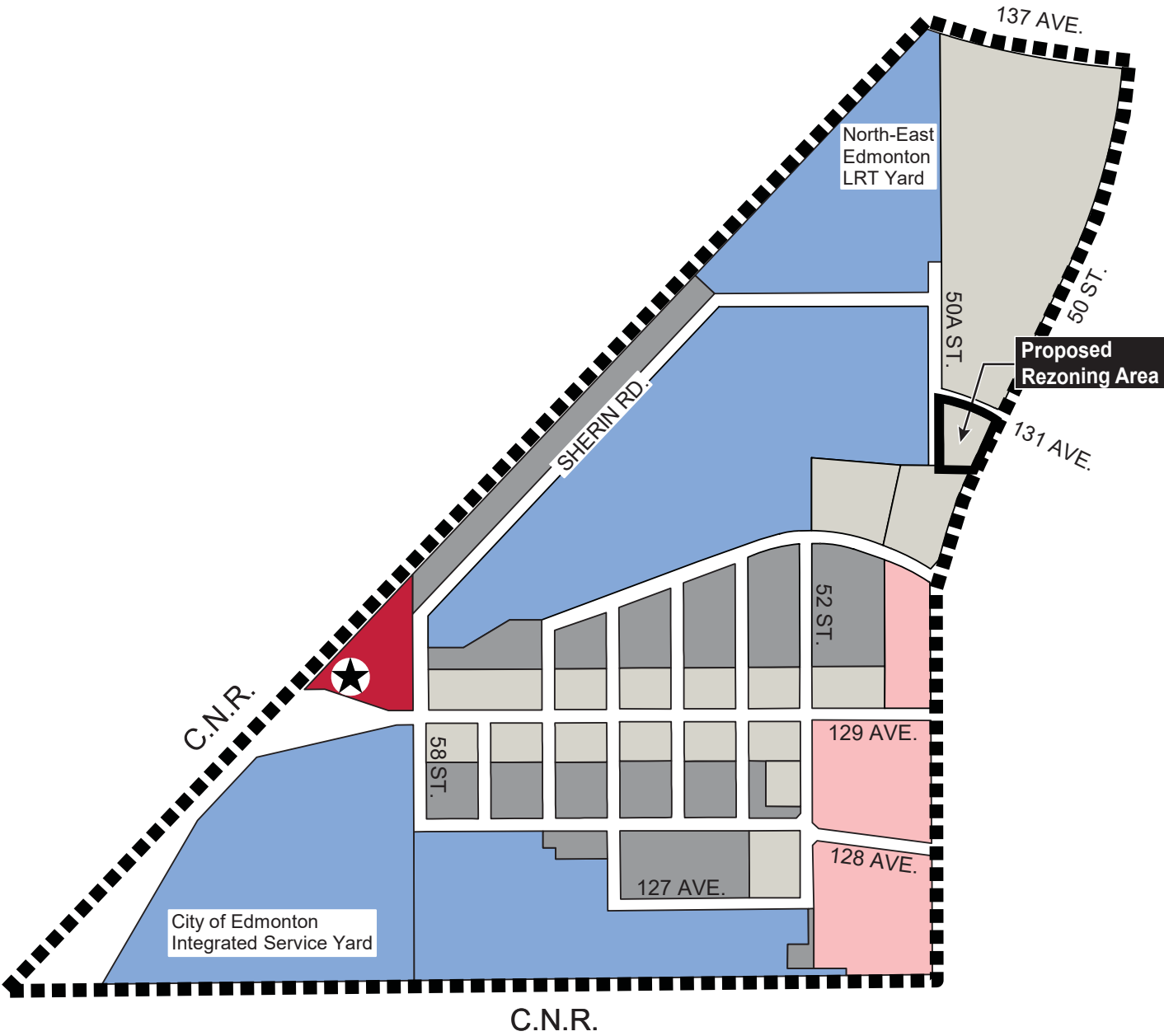
<b>ADVANCE NOTICE</b> September 17, 2019	<ul style="list-style-type: none"><li>• Number of recipients: 14</li><li>• No responses received</li></ul>
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## CONCLUSION

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








## APPENDICES

- 1 Context Plan Map
- 2 Tracked changes
- 3 Application Summary



**BYLAW 16596**  
**APPROVED**  
**KENNEDALE INDUSTRIAL**  
Area Structure Plan  
(as amended)



- |   |                         |   |                              |
|---|-------------------------|---|------------------------------|
|  | Public Utility District |  | General Business             |
|  | Industrial Business     |  | Belvedere LRT Station        |
|  | Medium Industrial       |  | Area Structure Plan Boundary |
|  | Commercial Office       |   |                              |

**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.

## **(DC2) Site Specific Development Control Provision**

### **Part IV Edmonton Zoning Bylaw**

#### ***Section DC2.130***

~~\*\*Amended by Bylaw 10691 May 24, 1994 re: Alcohol Sales\*\*~~

~~-~~

~~Bylaw 8729-~~

~~December 8, 1987~~

#### **DC2.130.1. General Purpose**

To establish a Site Specific Development Control District for low intensity commercial office, retail and service uses, such that by limiting the range of specific land uses and developing sensitive site development regulations, impacts on adjacent residential properties are minimized and a high standard of appearance is achieved.

#### **DC2.130.2. Area of Application**

~~Lot D, Block 25, Plan 3491 TR; Portion of Lot C, Block 25, Plan 3491 TR; Area C, Plan 872-2132; and Area D, Plan 872-2132~~Lot 3, Block 25, Plan 8820283, Kennedale Industrial.

#### **DC2.130.3. Uses**

- a. Bars and Neighbourhood Pubs;
- b. Business Support Services;
- c. ~~Broadcasting and Motion Picture Studios;~~
- d. Cannabis Retail Sales;
- e. Child Care Services;
- f. Commercial Schools;
- g. Convenience Retail Stores;
- h. ~~Daytime Child Care Services;~~
- i. Drive-in Food Services;
- j. Equipment Rentals, ~~provided that all goods and equipment for rent are contained within an enclosed building;~~
- k. Gas Bars;
- l. General Retail Stores ~~up to a maximum gross floor area of 1000 m<sup>2</sup>;~~
- m. Government Services;
- n. Health Services;
- o. Household Repair Services, ~~provided that all goods being held for repair are contained within an enclosed building;~~

- p. Indoor Participant Recreation Services;
- q. ~~Major and Minor Alcohol Sales~~Liquor Stores;
- r. Media Studios;
- s. Minor Amusement Establishments;
- t. ~~Minor Eating and Drinking Establishments including provision for a drive-through food pick-up service window as an accessory use~~;
- u. ~~Minor Secondhand Stores, provided that all goods being held for sale are contained within an enclosed building~~;
- v. Rapid Drive-through Vehicle Services;
- w. Personal Service Shops;
- x. Professional, Financial and Office Support Services;
- y. Restaurants;
- z. Secondhand Stores;
- aa. Specialty Food Services;
- bb. ~~Minor Veterinary Services~~;
- cc. Veterinary Services;
- dd. Fascia On-premises Signs
- ee. Freestanding On-premises Signs
- ff. Projecting On-premises Signs
- gg. Temporary On-premises Signs

#### **DC2.130.4. Development Criteria**

- a. Notwithstanding Section 720.3(2) of the Zoning Bylaw, a Site Plan is not appended to this Provision;
- b. The maximum ~~floor area ratio~~Floor Area Ratio shall be 1.0.
- c. The maximum building height shall not exceed 11 m ~~nor two storeys~~.
- d. A landscaped ~~yard Setback~~, a minimum of 4.5 m ~~(14.76 ft.)~~ shall be provided along the west side of the ~~site~~Site with the exception of the southerly 18 metres which may form part of ~~the~~the queuing spaces for a Rapid Drive-through Vehicle Service. ~~All that portion of the yard not used for queuing space shall be landscaped to the satisfaction of the Development Officer.~~
- e. ~~A minimum building setback of 15 m from the east property line shall be provided. In addition, a~~ A landscaped yardSetback, a minimum of 4.5 m ~~(14.76 ft.)~~ in width shall be provided adjacent to the north and east property lines of the ~~site~~Site. ~~The landscape treatment for the yard adjacent to the north and east property lines shall include a berm of an average height of 0.6 m andLandscaping within the Setbacks adjacent the north and east property lines shall include~~ the planting of three mature deciduous trees (a minimum caliper of 8 cm), two evergreen trees (a minimum of 3.0 m height) and 10 shrubs for each 25 m of frontage, with the planting to be grouped in modules. ~~In order to achieve an effective visual transition to the residential lands to the east and in order to ensure that a high standard of appearance is achieved,~~



~~detailed landscaping plans shall be submitted with the initial development permit application for approval by the Development Officer. This landscaped yard and berm shall be installed prior to or concurrent with any development of the site. The landscaped yard along the east side of the site may include excess right-of-way lands for 50 Street subject to the finalization of a road closure bylaw and an appropriate land sales agreement.~~

- ~~f. A Minor Eating and Drinking Establishment may have a drive-through food pick-up service window as an accessory use, provided that, in the opinion of the Development Officer in consultation with the City Engineer, such a use would not interfere with the flow of traffic on the site or on the abutting roads. Any drive-through service window shall be developed in accordance with Section 82 of the Land Use Bylaw.~~
- g. No parking, loading, storage, trash collection, outdoor service or display areas shall be permitted within a required yardSetback. Loading, storage and trash collection shall be screened from any adjacent site or public roadway in accordance with Section 69.355.5 of the Land UseZoning Bylaw.
  - i. Surface parking may encroach 1.2 m into the Setback adjacent the east property line.
- h. The site will have only directional access to 50 Street unless the applicant enters into a joint access agreement with the owner of the development to the south to provide a shared all directional access on the common property line.
- ~~i. Gas Bars and Rapid Drive-through Vehicle Services shall be developed in accordance with the Special Development Regulations of Section 82 of the Land Use Bylaw and Rapid Drive-through Vehicle Services shall be limited to a single bay drive-through car wash.~~
- ~~j. Daytime Child Care Services shall be developed in accordance with the Special Development Regulations of Section 93 of the Land Use Bylaw and an outdoor play area for the exclusive use of the day care shall be provided. This play area shall be enclosed by building wall and fencing, a minimum of 1.8 m high, and the play area shall be located away from parking and loading areas on the site.~~
- h. Bars and Neighbourhood Pubs shall a maximum Public Space of 120 sq.m.
- i. Equipment Rentals shall have all goods and equipment for rent, contained within an enclosed building.
- j. General Retail Stores shall not exceed a Floor Area of 1000 sq.m.
- k. Household Repair Services shall have all goods being held for repair, contained within an enclosed building.
- l. Rapid Drive-through Vehicle Services shall be limited to a single bay drive-through car wash.
- m. Secondhand Stores shall have all goods being held for sale, contained within an enclosed building.
- j-n. Development shall comply with the following architectural guidelines:
  - i. exterior building finishes shall consist of brick, stucco, cedar, split stone, concrete or pre-cast concrete materials, used either separately or in combination with all building faces being finished in a consistent manner;

- ii. buildings shall include a sloped roof treatment with roofs to be finished with cedar shakes, cedar siding, asphalt shingles, or clay tiles, unless the roof is concealed from view by other building details, such as parapet wall, when viewed at normal eye level;
  - iii. exterior finishing materials shall be limited to muted tones with strong colours limited to use as accents; and,
  - iv. all mechanical equipment on the roof of any building shall be screened from the eye level when viewed from abutting residential areas;
- k. ~~Signs shall be allowed in this District as provided for in Schedule 79D and in accordance with the general conditions of Section 79.1 and 79.9, inclusive, of the Land Use Bylaw.~~
- o. Signs shall be allowed in this District as provided for in Schedule 59E and in accordance with the general conditions of Sections 59.1 to 59.3 inclusive, of the Zoning Bylaw.
- ~~l. Development in this District shall be evaluated with respect to compliance with the General Development Regulations of Section 50 to 79, inclusive, of the Land Use Bylaw.~~
- p. Development in this District shall be evaluated with respect to compliance with the Development Regulations of Section 40 to 61, inclusive, of the Zoning Bylaw
- ~~m. The Development Officer may grant relaxations to the regulations contained in Section 50 through 79 of the Land Use Bylaw and the provisions of this District where, in his opinion, such a variance would be in keeping with the General Purpose of this District and would not affect the privacy, amenities, use, and enjoyment of neighbouring properties.~~
- q. The Development Officer may grant variances to Section 40 – 61 of the Zoning Bylaw and;
- i. Variances shall comply with Sections 11.3 and 11.4 of the Zoning Bylaw.
- ~~n. Major and Minor Alcohol Sales shall be developed in accordance with Section 98 of the Land Use Bylaw.~~
- r. Cannabis Retail Sales shall be developed in accordance with Section 70 of the Zoning Bylaw.
- s. Child Care Services shall be developed in accordance with Section 80 of the Zoning Bylaw.
- t. Liquor Stores shall be developed in accordance with Section 85 of the Zoning Bylaw.

## **DC2.130 Map**



## APPLICATION SUMMARY

### INFORMATION

Application Type:	Rezoning
Charter Bylaw:	19050
Location:	South of 131 Avenue NW and west of 50 Street NW
Address:	13030 - 50 STREET NW
Legal Description:	Lot 3, Blk 25, Plan 8820283
Site Area:	0.82 ha
Neighbourhood:	Kennedale Industrial
Ward - Councillor:	Ward 4, Aaron Paquette
Notified Community Organizations:	Belvedere, Homesteader (Edmonton), and South Clareview Community Leagues and Clareview and District Area Council Area Council
Applicant:	Krahn Engineering

### PLANNING FRAMEWORK

Current Zone:	(DC2) Site Specific Development Control Provision
Proposed Zone:	(DC2) Site Specific Development Control Provision
Plans in Effect:	Kennedale Area Structure Plan
Historic Status:	None

Written By:	Don Read
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination