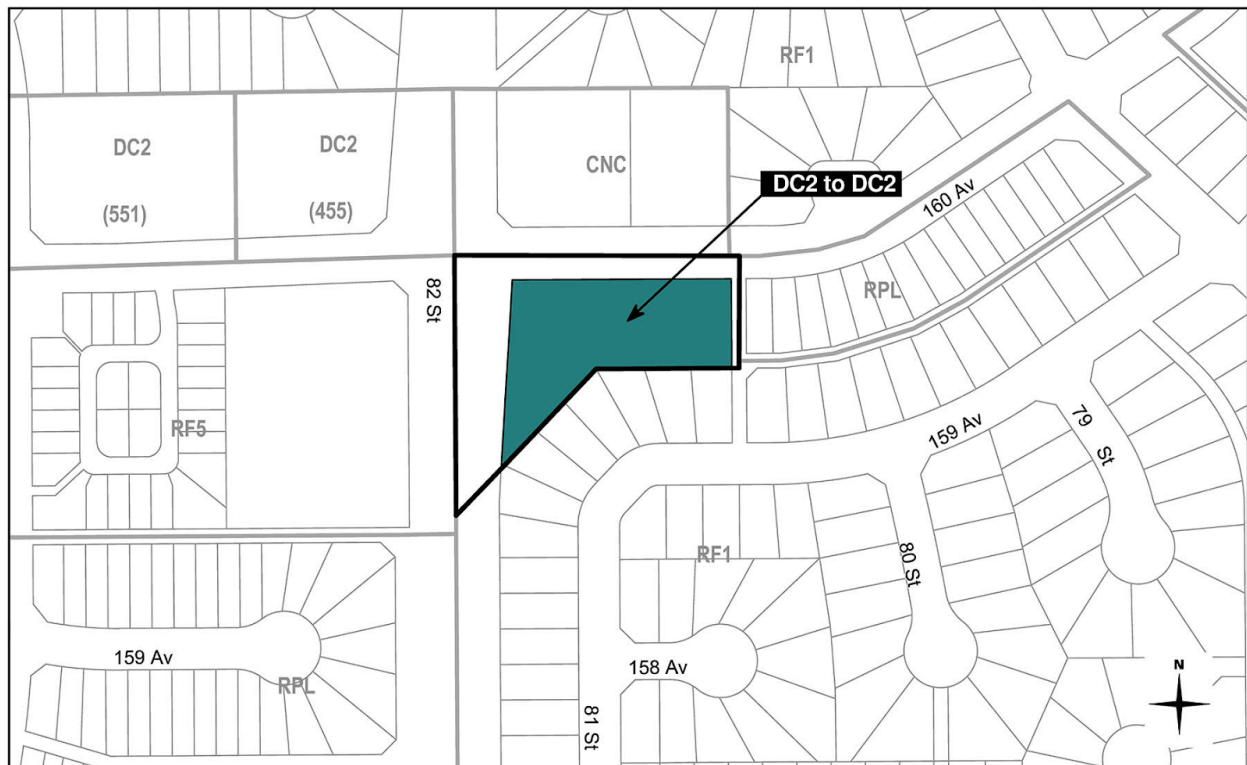




ADMINISTRATION REPORT **REZONING** MAYLIEWAN

8103 - 160 AVENUE NW

To add additional low intensity commercial uses and update an existing commercial DC2.



RECOMMENDATION AND JUSTIFICATION

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

- supports the existing neighbourhood commercial node on the edge of the Mayliewan Neighbourhood; and
- provides additional opportunities for local commercial services and supports small business in the City.

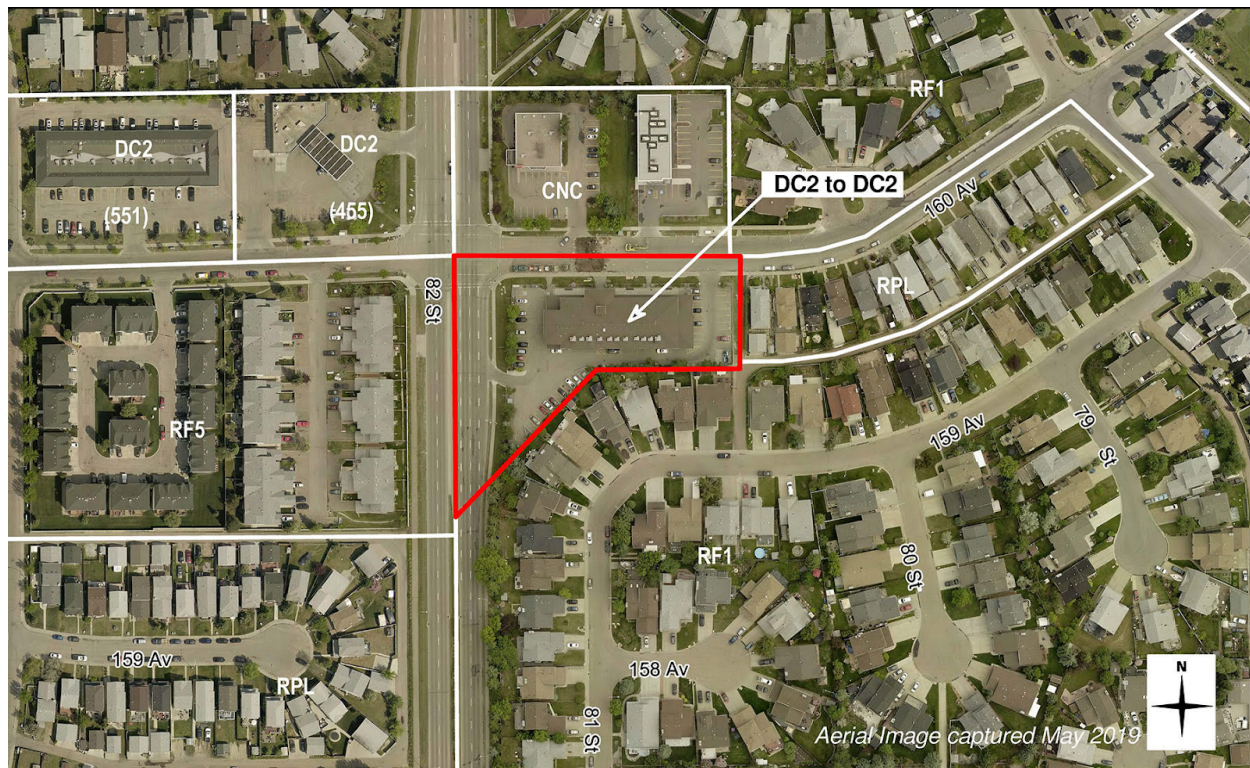
THE APPLICATION

CHARTER BYLAW 19412 proposes to amend the Zoning Bylaw from (DC2) Site Specific Development Control Provision to (DC2) Site Specific Development Control Provision.

The purpose of this application is to expand the range of commercial uses on the site and signage, update the current zoning requirements, and to make minor amendments to the provision in order to broaden the use opportunities in the existing structure.

SITE AND SURROUNDING AREA

The 0.4 ha site is located at the intersection of 82 Street NW, an arterial roadway and 160 Avenue NW, a neighbourhood collector.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	<ul style="list-style-type: none"> (DC2.60) Site Specific Development Control Provision 	<ul style="list-style-type: none"> existing Commercial Uses
CONTEXT		
North	<ul style="list-style-type: none"> (CNC) Neighbourhood Convenience Commercial Zone 	<ul style="list-style-type: none"> commercial development
East	<ul style="list-style-type: none"> (RPL) Planned Lot Residential 	<ul style="list-style-type: none"> Single Detached House
South	<ul style="list-style-type: none"> (RF1) Single Detached Residential Zone 	<ul style="list-style-type: none"> Single Detached House
West	<ul style="list-style-type: none"> (RF5) Rowhousing Zone 	<ul style="list-style-type: none"> row housing

PLANNING ANALYSIS

The site is located in the Mayliewan Neighbourhood and is designated for small scale commercial uses. This application proposes to expand the permitted uses to include: Business Support Services, Cannabis Retail Sales, Commercial Schools, Special Event, Specialty Food Services, Restaurants and Veterinary Services. New signage opportunities are included in the rezoning.

The DC2 was originally approved in 1985 and this application provides an appropriate opportunity to update it to reflect the current Zoning Bylaw. Originally, the direct control provision was utilized as the appropriate zone to develop this irregularly shaped site given its proximity to the surrounding residential development to the east and south and take advantage of the location on the arterial and collector roads.

This proposed rezoning will increase the range of commercial opportunities on the site and support the ongoing viability of this commercial property which will continue to serve the needs of the local residents in a built form compatible with the surrounding neighbourhood.

TECHNICAL REVIEW

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

PUBLIC ENGAGEMENT

ADVANCE NOTICE	<ul style="list-style-type: none"> Number of recipients: 70 No responses received
Date	

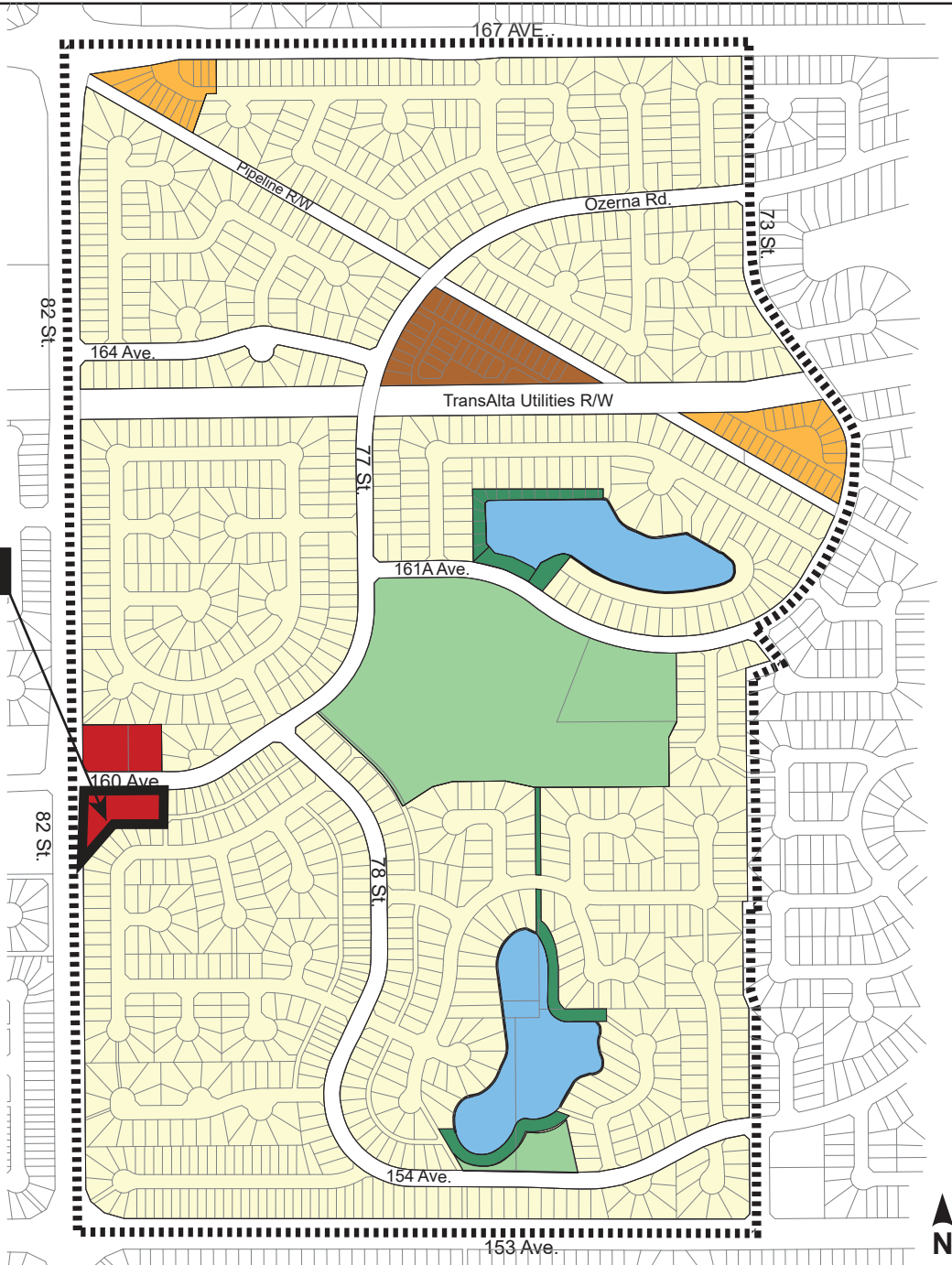
CONCLUSION

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

APPENDICES










- 1 Context Map
- 2 Tracked Changes
- 3 Application Summary

Rezoning Area



**BYLAW 15043
APPROVED
MAYLIEWAN**

Neighbourhood Structure Plan
(as amended)

- | | | | |
|---|-------------------------|---|--------------------------------|
|  | Low Density Residential |  | Public Access |
|  | Row Housing |  | Stormwater Management Facility |
|  | Low Rise Apartments |  | Restrictive Covenant Zone |
|  | Commercial |  | N.S.P. Boundary |
|  | School/Parks | | |

SUSTAINABLE DEVELOPMENT

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.

Section DC2.60 Tracked changes Mayliewan

DC2.1. General Purpose

To establish a Site Specific Development Control District to accommodate convenience commercial and related business uses which are intended to serve the day to day needs of residents and to prescribe development regulations which will ensure compatibility with existing and proposed adjacent residential development.

DC2.2. Area of Application

Lot 183, Block 51, Plan 842 2616, located at the southeast intersection of 82 Street, Mayliewan.

DC2.3. Uses

- a. Business Support Services
- b. Cannabis Retail Sales
- c. Commercial schools
- d. Convenience Retail Stores
- e. Child Care services
- f. Health Services
- g. Liquor Stores
- h. Market
- ~~a. Minor Eating and Drinking Establishments~~
- i. Personal Service Shops
- j. Rapid Drive-through Vehicle Services
- ~~b-k.~~ Professional, Financial and Office Support Services
- ~~e. Gas Bars~~
- ~~d. Rapid Drive-through Vehicle Services~~
- l. Drive-in Food Services
- ~~e-m.~~ Special Event
- n. Specialty Food Services
- o. Restaurants
- p. Veterinary Services
- q. Fascia On Premises Signs
- r. Minor digital on premise off premise signs

- s. Minor digital off premise signs
- t. Minor digital on premise signs
- u. Freestanding On Premise signs
- v. Projecting On Premise signs
- w. Temporary On premise signs

f.

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DC2.4. Development Criteria

- a. The maximum gross floor area of any individual business premise shall not exceed 275 m² (2,960.07 sq. ft.), except that the Development Officer may allow an individual business premise to have a gross floor area of 371.6 m² (4,000 sq. ft.) if in his opinion the proposed business is primarily intended to serve residents of the neighbourhood and surrounding area.
- b. The maximum floor area ratio shall be 2±.0.
- c. The maximum building height shall not exceed 8 m (26.25 ft.) nor two storeys.
- d. A minimum yard of 3 m (9.84 ft.) shall be required where the site abuts 82 Street and along the northern property line of the site. A berm a minimum of .78 m (2.6 ft.) in height shall be required in these yards, such berm to be landscaped with trees and shrubs so as to screen the view of parking from the adjacent roadways.
- e. A minimum yard of 4.6 m (15 ft.) shall be required where the rear or side lot line of the site abuts the lot line of an adjacent residential district.
- f. A minimum building setback of 6 m (19.7 ft.) shall be required along 160 Avenue.
- g. Continuous screen fencing of a solid design, a minimum of 2 m (6.6 ft.) in height shall be provided along the entire length of the east and south property lines of the site.
- h. Substantial landscaping shall be provided along the east and south property lines of the site, inside the screen fencing and in other areas on the site, to ensure a high standard of appearance and provide a transitional buffer to the adjacent residential development.
- i. No parking, loading, storage, trash collection, outdoor service or display area shall be permitted within a required yard. Loading, storage and trash collection areas shall not be located adjacent to the residential areas and shall be screened from view from the adjacent sites and the public roadways.

j. Development shall comply with the following architectural guide lines:

- i. the exterior building finishes shall reflect the predominant material used in the adjacent developments, including, but not limited to brick, cedar, split stone and concrete.
- ii. building roofs shall be designed and finished with cedar shakes, clay tiles, asphalt shingles or other material to reflect a residential aspect.
- iii. the colour of the exterior finishing materials shall be limited to muted earth tones with strong colours to be used as accents, and
- iv. mechanical equipment on the roof of any building shall be screened from the public view or incorporated in the building structure.

k. Signs shall be allowed in this District as provided for in Sign Schedule 59E and in accordance with Section 59.1 to 59.3 inclusive, of the Zoning Bylaw.~~Sign Schedule 79D and in accordance with Section 79.1 to 79.9 inclusive, of the Land Use Bylaw.~~

l. Development in this district shall be evaluated with respect to compliance with the General Development Regulations contained in Section 50 to ~~79~~99 inclusive of the ~~Zoning Bylaw~~Land Use Bylaw. In this evaluation, the Development Officer may grant relaxations to the General Regulations and the provisions of this District if, in his opinion, the variance would be in keeping with the general purpose of this district, and would not adversely ~~ea~~ffect the amenities, use, enjoyment and privacy of adjoining properties.

DC2.5 .Additional Development Regulations for Specified Uses

a. ~~Gas Bars shall be developed in accordance with Section 82 of the Land Use Bylaw, and in addition, the design of the gas pump islands and other structures shall ensure that illumination is directed downwards and away from direct view of adjacent houses.~~

b. Development under the Rapid Drive-through Vehicles Services Use Class shall be limited to a single bay car wash. The orientation and design of the car wash shall be to the satisfaction of the Development Officer, in order to mitigate visual and noise impacts on adjacent residential developments.

Specialty Food Services or Restaurants shall not exceed 200 occupants and 240 m2 of Public Space

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Charter Bylaw:	19412
Location:	South of 160 Avenue NW and east of 82 Street NW
Address:	8103 - 160 AVENUE NW
Legal Description:	Lot 183, Block 51, Plan 8422616
Site Area:	0.04 ha.
Neighbourhood:	Mayliewan
Notified Community Organizations:	Evansdale, Kilkenny Community Leagues and Area Council No. 17 Area Council
Applicant:	Stan Dybka

PLANNING FRAMEWORK

Current Zone(s) and Overlay(s):	(DC2) Site Specific Development Control Provision
Proposed Zone(s) and Overlay(s):	(DC2) Site Specific Development Control Provision
Plan(s) in Effect:	Edmonton North Area Structure Plan
Historic Status:	N/A

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