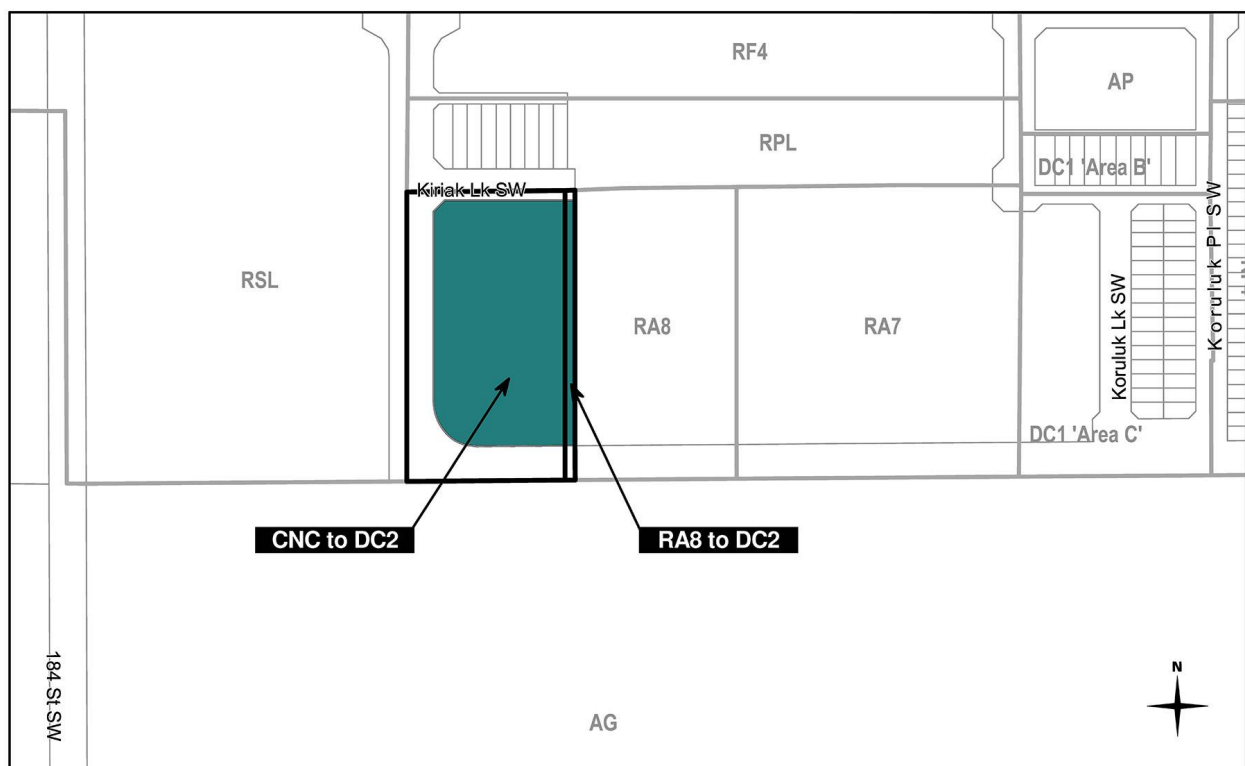




ADMINISTRATION REPORT **REZONING** KESWICK

2704 - 182 STREET SW

To allow for a variety of low intensity commercial uses that serve the local community, and are compatible with the neighbourhood plan.



RECOMMENDATION AND JUSTIFICATION

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

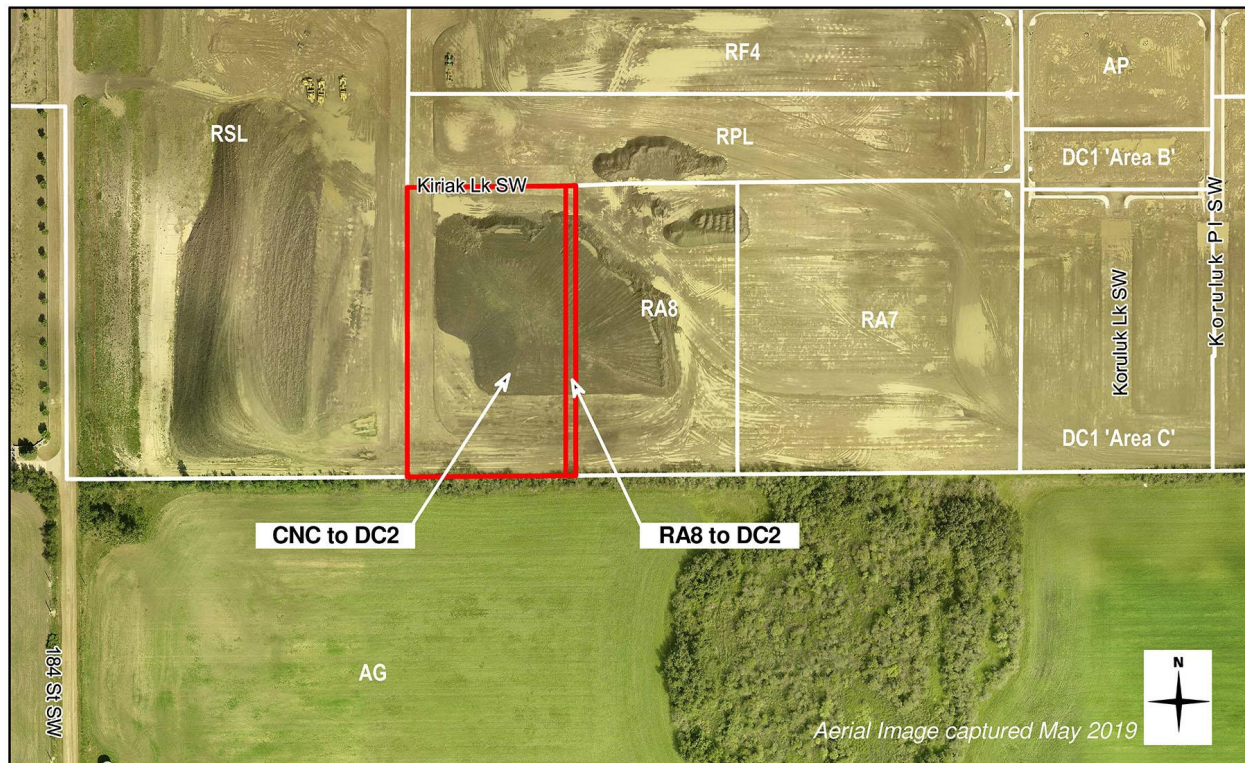
- It will support the provision of neighbourhood commercial uses as outlined in the Keswick Neighbourhood Structure Plan (NSP); and
- It will be compatible with the existing and planned surrounding development.

THE APPLICATION

CHARTER BYLAW 19420 purposes to amend the Zoning Bylaw from (CNC) Neighbourhood Commercial Zone and (RA8) Medium Rise Apartment Zone to (DC2) Site Specific Development Control Provision. The purpose of the rezoning is to add Cannabis Retail Sales and Liquor Stores to the list of uses while also reducing the number of uses found under the CNC Zone. The rezoning from RA8 reflects an administrative adjustment to reconcile the zoning and property line boundaries.

SITE AND SURROUNDING AREA

The subject site is located in the south central portion of the Keswick Neighbourhood, south of Kiriak Link SW and east of 182 Street SW.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(CNC) Neighbourhood Convenience Zone	Vacant lot
CONTEXT		
North	(RPL) Planned Lot Residential Zone	Vacant lots
East	(RA8) Medium Rise Apartment Zone	Vacant lot
South	(AG) Agricultural Zone	Undeveloped land
West	(RSL) Residential Small Lot Zone	Vacant lot

PLANNING ANALYSIS

The development concept in the Keswick Neighbourhood Structure Plan (NSP) identifies the subject site as appropriate for neighbourhood convenience uses. This rezoning will allow for the provision of neighbourhood convenience uses while also allowing opportunities for Cannabis Retail Sales, Liquor Stores, and Minor Digital On-premises Signs; uses not found in the CNC Zone.

The land uses and regulations of the proposed DC2 are comparable to the CNC Zone; a comparison of the uses are presented in Appendix 2. Insofar as other development regulations:

- The Setback required from a Residential Zone is slightly larger (3.5 m vs 3 m in the CNC Zone);
- Size restrictions from the CNC Zone are carried forward for the majority of allowed uses; and
- The DC2 Provision includes urban design regulations regarding roof line, exterior facade, landscaping adjacent to exterior walls and requires rooftop screening of mechanical equipment (4.8 and 4.9). These regulations are not found in the CNC Zone.

The proposed rezoning is suitable on this site, due to its location, and will provide local and walkable access to commercial services for the surrounding planned residential uses.

TECHNICAL REVIEW

All comments from affected City Departments and utility agencies have been addressed. The planned civic and utility infrastructure can accommodate this proposed change in land use.

PUBLIC ENGAGEMENT

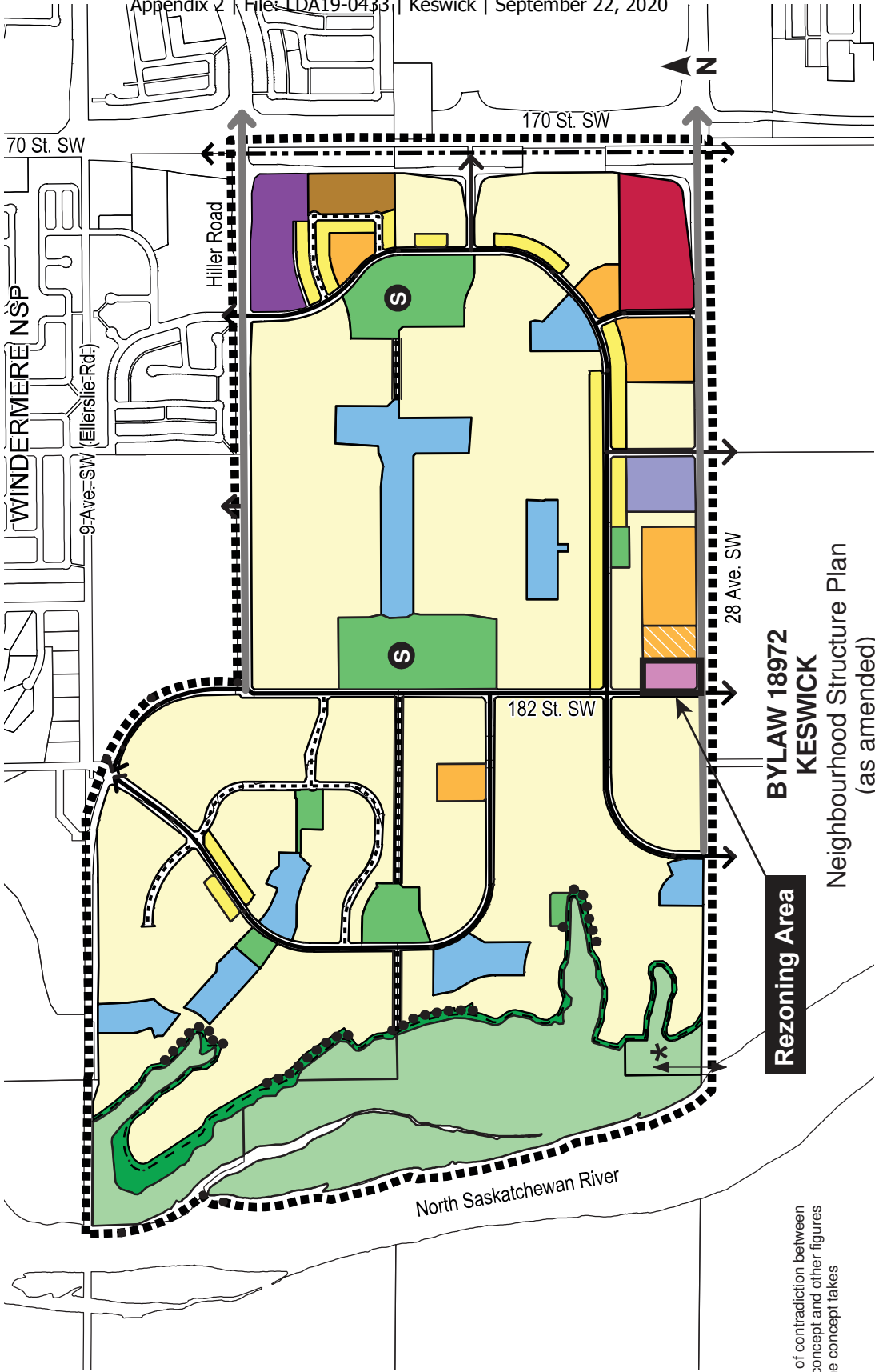
ADVANCE NOTICE May 6, 2020	<ul style="list-style-type: none"> • Number of recipients: 67 • No responses received
PUBLIC MEETING	<ul style="list-style-type: none"> • Not held
WEBPAGE	<ul style="list-style-type: none"> • https://www.edmonton.ca/residential_neighbourhoods/neighbourhoods/keswick-planning-applications.aspx

CONCLUSION

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

APPENDICES

- 1 Context Plan Map
- 2 Use Comparison
- 3 Application Summary



Note: In case of contradiction between the land use concept and other figures in the plan, the concept takes precedence.

	Single/Semi-Detached Residential		Community Commercial		Top of Bank & Public Upland Area Interpreted by Aerial Photography
	Low Rise/ Multi- / Medium Units		Stormwater Management Facility		Top of Bank Roadway
	Rowhouse		Park		11.5m Enhanced Local Roadway Connection
	Medium Rise Units		School and Community Park		Collector Roadway
	High Rise Units		Public Upland Area		Arterial Roadway
	Mixed Use - Institutional/ Residential		North Saskatchewan River Valley and Ravine		Urban Freeway
	Mixed Use - Residential/Commercial		Major Pedestrian Linkage		NSP Boundary
	Neighbourhood Commercial		Top of Bank Walkway		

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..

LAND USE COMPARISON: Proposed DC2 vs CNC Zone

310.2 Permitted Uses

1. Cannabis Retail Sales

~~1-2.~~ Convenience Retail Stores

3. Health Services

~~2-4.~~ Liquor Stores

~~3-5.~~ Personal Service Shops

~~4-6.~~ Professional, Financial and Office Support Services

~~5.~~ Market

~~6.~~ Special Event

7. Specialty Food Services, for less than 100 occupants and 120 m2 of Public Space

~~8.~~ Urban Gardens

~~9-8.~~ Fascia On-premises Signs

~~10-9.~~ Freestanding On-premises Signs

~~11-10.~~ Projecting On-premises Signs

~~12-11.~~ Temporary On-premises Signs

~~310.3 Discretionary Uses~~

1. Bars and Neighbourhood Pubs, for less than 100 occupants and 120 m2 of Public Space

2. Breweries, Wineries and Distilleries

3. Child Care Services

4. Commercial Schools

5. Creation and Production Establishments

~~6. Drive-in Food Services~~

7. Gas Bars

8. General Retail Stores,

~~8-9. Individual business premises for a Permitted Use having a Floor Area greater than 275 m2~~

~~9-10.~~ Indoor Participant Recreation Services

~~10. Live Work Units~~

~~11. Major Home Based Business~~

~~12-11.~~ Minor Amusement Establishments

~~13. Minor Home Based Business~~

~~14-12.~~ Minor Service Stations

~~15. Multi-unit Housing~~

~~16-13.~~ Public Libraries and Cultural Exhibits

~~17-14.~~ Rapid Drive-through Vehicle Services

~~18-15.~~ Religious Assemblies

~~19. Residential Sales Centre~~

~~20-16.~~ Restaurants, for less than 100 occupants and 120 m2 of Public Space

~~21-17.~~ Secondhand Stores with a Floor Area less than 275m2

~~22-18.~~ Veterinary Services

~~23. Urban Indoor Farms~~

~~24.~~19. ~~Urban Outdoor Farms~~

~~25. Freestanding Off-premises Signs, in a location where such Signs lawfully existed as of the Effective Date of this Bylaw, and that such Signs shall not be subject to the Setback provisions of this Zone~~

~~26. Minor Digital Off-premises Signs, in a location where such Signs lawfully existed as of the effective date of Bylaw 15892~~

~~27. Minor Digital On-premises Signs, in a location where such Signs lawfully existed as of the effective date of Bylaw 15892.~~

~~28. Minor Digital On-premises Off-premises Signs, in a location where such Signs lawfully existed as of the effective date of Bylaw 15892.~~

~~29.~~20. ~~Roof On-premises Signs~~

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Charter Bylaw:	19420
Location:	South of Kiriak Link SW and east of 182 Street SW
Address:	2704 - 182 Street SW
Legal Description(s):	Lot 1, Block 15, Plan 1923234
Site Area:	1 ha
Neighbourhood:	Keswick
Notified Community Organization(s):	Windermere Community League
Applicant:	Blake Whelan, Brian Allsopp Architect Ltd.

PLANNING FRAMEWORK

Current Zone:	(CNC) Neighbourhood Convenience Zone (RA8) Medium Rise Apartment Zone
Proposed Zone:	(DC2) Site Specific Development Control Provision
Plan(s) in Effect:	Keswick Neighbourhood Structure Plan; and Windermere Area Structure Plan
Historic Status:	None

Written By:	Luke Cormier
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination