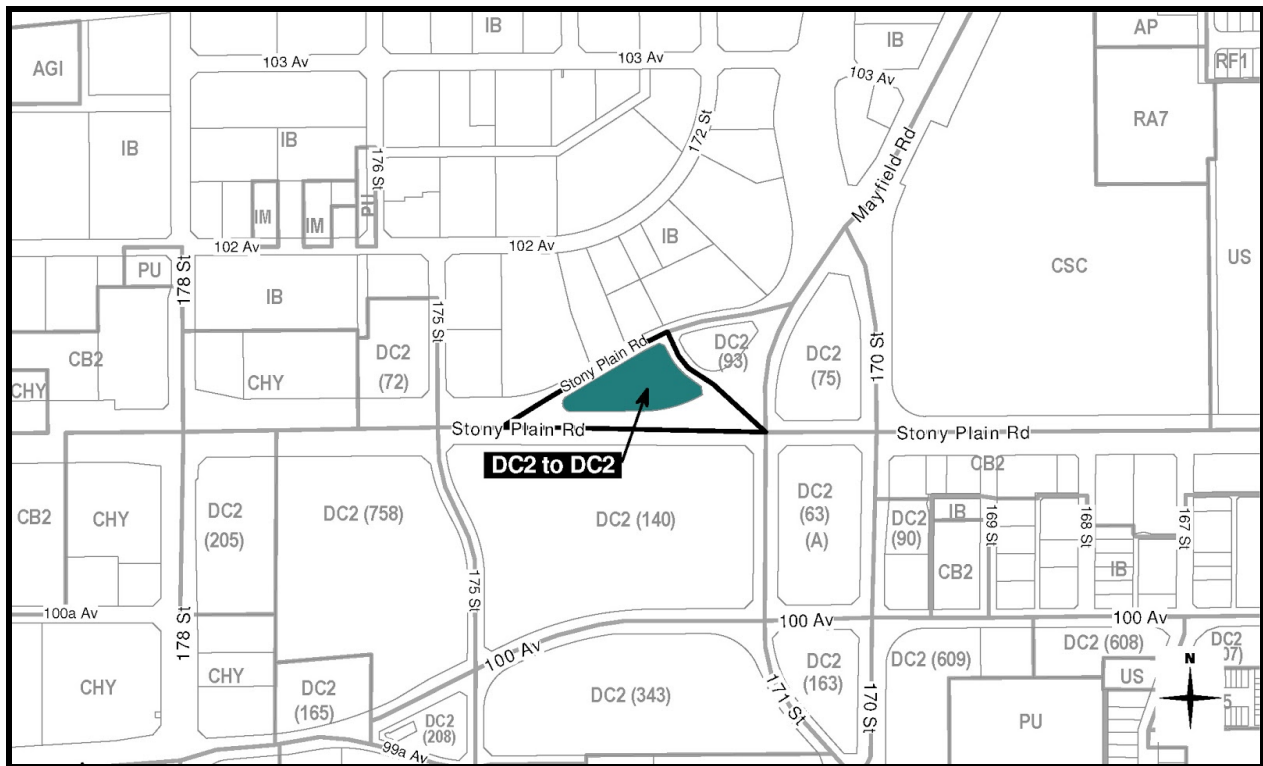




CITY PLANNING REPORT REZONING, PLAN AMENDMENT STONE INDUSTRIAL

17270 - STONY PLAIN ROAD NW

To add Cannabis Retail Sales to an existing DC2 Provision and update the DC2 Provision to align with the current Zoning Bylaw.



RECOMMENDATION AND JUSTIFICATION

City Planning is in **SUPPORT** of this application because:

- it modifies and updates uses and regulations of the Provision, including the addition Cannabis Retail Sales;
- is compatible with surrounding land uses; and
- incorporates regulations to require a visually attractive development along the major entrance corridor of Stony Plain Road NW.

THE APPLICATION

1. BYLAW 18716 to amend the Place LaRue Neighbourhood Area Structure Plan (NASP) to update Appendix A.6 Area 6 which identifies the uses allowed within the plan area.
2. CHARTER BYLAW 18717 to amend the Zoning Bylaw from (DC2) Site Specific Development Control Provision to (DC2) Site Specific Development Control Provision.

The application was made to add Cannabis Retail Sales as a listed use to an existing DC2 Provision which forms part of the NASP as an Appendix, and thus the application also requires an amendment to the NASP. At the time of review, a number of updates were identified to bring the DC2 in alignment with the current Zoning Bylaw.

SITE AND SURROUNDING AREA

The site is located between Mayfield Road NW / Stony Plain Road NW and the Stony Plain service road east of 175 Street NW.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(DC2) Site Specific Development Control Provision	Restaurant and multi-tenant commercial building
CONTEXT		
North	(IB) Industrial Business Zone	Sterling Business Centre

		Automotive dealerships
East	(DC2) Site Specific Development Control Provision	Automotive dealership
South	(DC2) Site Specific Development Control Provision	Warehouse Sales
West	(IB) Industrial Business Zone	Automotive dealership



VIEW OF SITE LOOKING NORTH

PLANNING ANALYSIS

PLANS IN EFFECT

While the subject property is identified as being within the Stone Industrial neighbourhood, land use for the property is governed by the Place LaRue Neighbourhood Area Structure Plan (NASP) which identifies all land within the plan as “general commercial / highway corridor”. The plan area is divided into areas with the subject property being located in Area 6. The NASP specifically restricts the uses and gross floor area within the sub areas to those identified in Appendices that form part of the plan, and further directs that zoning be through a site specific provision. In this regard the proposed rezoning conforms with the NASP except to update Appendix A.6 Area 6.

The land is also subject to the intent of the Major Commercial Corridors Overlay (MCCO) given its location along a major entrance corridor, Stony Plain Road NW. Under the Zoning Bylaw

12800, DC2 Provisions were no longer subject to the regulations of Overlays; however, it was expected that DC2 Provisions incorporate regulations that would meet the intent of any applicable Overlay. As such, the DC2 Provision also includes regulations to meet the intent of the MCCO.

LAND USE COMPATIBILITY

In May 2018, City Council amended Zoning Bylaw 12800 to permit Cannabis Retail Stores as a Permitted Use in most commercial zones. Cannabis Retail use is appropriate for this location.

Given the proposed zoning is for a DC2 Provision, consideration that the existing DC2 Provision was created under the previous Land Use Bylaw was required in the review resulting in updates relative to Sign Uses and old versus new Zoning Bylaw nomenclature within the proposed amended Provision. In adding the appropriate Sign Uses to the DC2 Provision consideration was given for the existing Freestanding Digital Sign that was approved January 22, 2016.

Appendix 3 of this report identifies and explains the changes to the DC2 Provision proposed with this application.

TECHNICAL REVIEW

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

PUBLIC ENGAGEMENT

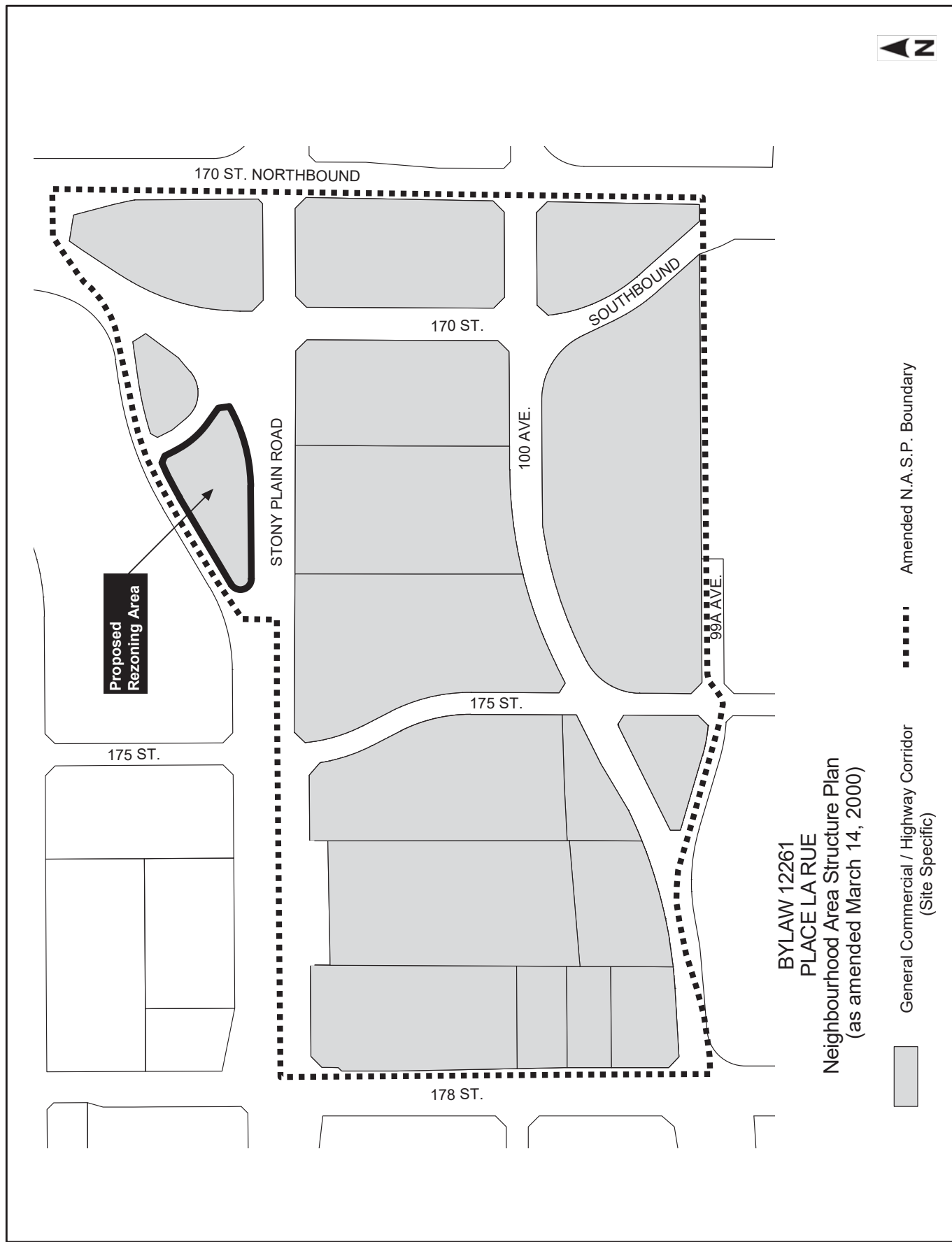
ADVANCE NOTICE October 15, 2018	<ul style="list-style-type: none">• Number of recipients: 12• No responses received
PUBLIC MEETING n/a	<ul style="list-style-type: none">• Not held

CONCLUSION

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

APPENDICES

- 1 Context Plan Map
- 2 Track Changes Appendix A.6 Area 6
- 3 Track Changes DC2 Provision
- 4 Application Summary



Appendix A.6 Area 6

1.0 Uses

- a. Auctioneering Establishments, provided all goods to be auctioned are displayed and stored within an enclosed building
- b. Automotive and Equipment Repair Shops
- c. Automotive and Minor Recreational Vehicle Sales and Rentals
- d. ~~Bars and Neighbourhood Pubs~~ Broadcasting and Motion Picture Studios
- e. Business Support Services
- e-f. Cannabis Retail Sales
- f-g. Convenience Retail Stores
- g-h. Convenience Vehicle Rentals
- h-i. Drive-in Food Services
- i-j. Equipment Rentals; provided that all equipment and goods for rent are contained within an enclosed building
- j-k. Gas Bars
- k-l. Green Houses and Plant Nurseries
- l-m. Health Services
- m-n. Household Repair Services
- o. Limited Contractor Services
- n-p. Media Studios
- o-q. Minor and Major Amusement Establishments
- p-r. Minor and Major Alcohol Sales
- q. ~~Minor and Major Eating and Drinking Establishments~~
- r-s. Minor and Major Service Stations
- s-t. ~~Minor Veterinary Services~~ Media Studios
- t-u. Mobile Food Catering Services
- v. Motels
- u-w. Nightclubs
- w-x. Personal Service Shops
- w-y. Private Clubs
- x-z. Professional, Financial and Office Support Services
- aa. Rapid Drive-through Vehicle Services
- y-bb. Restaurants
- cc. Second Hand Stores
- dd. Specialty Food Services
- z-ee. Veterinary Services
- ff. Warehouse Sales
- gg. Fascia On-premises Signs
- hh. Freestanding On-premises Signs
- ii. Minor Digital On-premises Off-premises Signs
- aa-jj. Projecting On-premises Signs

Comment [CP1]: Formerly Major Eating and Drinking Establishments

Comment [CP2]: New Use is Media Studios

Comment [CP3]: Now Bars and Neighbourhood Pubs, Nightclubs, Restaurants, Specialty Food Services,

Comment [CP4]: Now Veterinary Services

2.0 Development Guidelines

2.1 The maximum floor area ratio shall be 1.0.

2.2 The maximum building height shall neither exceed 10 m nor two ~~floors~~ storeys, except that the maximum height for Professional, Financial and Office Support Services shall neither exceed ~~ten~~ 10 m nor three ~~floors~~ storeys.

1. General Purpose

To ~~establish a Site Specific Development Control District to~~ accommodate limited retail, office and business uses, with development regulations that will ~~ensure compatibility with future adjacent land Uses~~ require a visually attractive development along a major city corridor ~~entrance~~.

Comment [CP1]: Place LaRue NASP Development Objectives: - major commercial corridor supporting a broad range of highway corridor and general commercial.
- maintain integrity of highway commercial function.
- ensure a high standard of landscaping, site planning and built form.
- compatible with the efficient functioning of the transportation network.

2. Area of Application

This ~~district~~Provision shall apply to Block A, Plan 862 0999, located north of Stony Plain Road ~~NW~~ and west of Mayfield Road ~~NW~~, ~~Place La Rue~~Stone Industrial.

Comment [CP2]: The site is identified as being in Stone Industrial but is also included in the Place La Rue NASP. This should reference the neighborhood name.

3. Uses

- a. Auctioneering Establishments
- b. Automotive and Equipment Repair Shops
- c. Automotive and Minor Recreational Vehicle Sales/Rentals
- ~~e-d.~~ ~~Bars and Neighbourhood Pubs~~
- ~~d.~~ ~~Broadcasting and Motion Picture Studios~~
- e. Business Support Services
- f. Cannabis Retail Sales
- g. Convenience Retail Stores
- h. Convenience Vehicle Rentals
- i. Drive-in Food Services
- j. Equipment Rentals
- k. Gas Bars
- l. Green Houses and Plant Nurseries
- m. Health Services
- n. Household Repair Services
- o. Limited Contractor Services
- p. ~~Minor and~~ Major Alcohol Sales
- q. ~~Minor and~~ Major Amusement Establishments
- r. ~~Minor and Major Eating and Drinking Establishments~~
- ~~r.~~ ~~Minor and~~ Major Service Stations
- s. Media Studios
- t. Minor Alcohol Sales ~~Veterinary Services~~
- u. Minor Amusement Establishments
- ~~t-v.~~ ~~Minor Service Stations~~
- ~~u-w.~~ Mobile Catering Food Services
- x. Motels
- ~~v-y.~~ Nightclubs
- ~~w-z.~~ Personal Service Shops

Comment [CP3]: Formerly Major Eating and Drinking Establishments

Comment [CP4]: New use is Media Studios

Comment [CP5]: List as two separate uses

Comment [CP6]: List as two separate uses

Comment [CP7]: Now Specialty Food Services, Restaurants, Bars and Neighborhood Pubs, Nightclubs

Comment [CP8]: Alphabetize as correct use "Veterinary Services."

- ~~xx~~aa. Private Clubs
~~yy~~bb. Professional, Financial and Office Support Services
cc. Rapid Drive-through Vehicle Services
~~zz~~dd. Restaurants
~~ee.~~ Second~~h~~ Hand Stores
ff. Specialty Food Services
~~aa~~~~gg.~~ Veterinary Services
hh. Warehouse Sales up to a maximum gross floor area of 2,500 m²
ii. Fascia On-premises Signs
jj. Freestanding On-premises Signs
kk. Minor Digital On-premises Off-premises Signs
~~bb~~~~ll.~~ Projecting On-premises Signs

Comment [CP9]: ZB moved regulation to 5.d.

Comment [CP10]: DP approval was granted January 25, 2016. Additional regulations added. 4.fi-iv. DO recommends On/Off Use

4. Development Regulations

- a. The maximum ~~f~~Floor ~~a~~Area ~~r~~Ratio shall be 1.0.
- b. The maximum building Height shall not exceed 10 m nor two ~~Storeys~~floors, except that the maximum Height for Professional, Financial and Office Support Services shall not exceed 10 m nor three ~~Storeys~~ floors.
- c. A minimum Setback of 7.5 m shall be provided adjacent to all roadways Abutting the Site. ~~Landscaping within the Setback shall include a berm a minimum of 1 m in Height and groupings of mature evergreen and deciduous trees and shrubs to create an effective landscape edge, to the satisfaction of the Development Officer.~~
- ~~e~~d. A minimum Setback of 4.5 m shall be required Abutting all other public roadways.
- ~~d~~e. No parking, loading, storage, trash collection, outdoor services or display area shall be permitted within a required Setback. Loading, storage and trash collection areas shall be located to the rear or sides of a principal building and shall be screened from view from any adjacent Sites or public roadways.
- ~~e.~~ ~~Enclosed or climate controlled mall developments shall not be permitted. Commercial uses to be located at Grade shall have direct individual access at Grade. No enclosed corridors or passages to provide for interior public access between uses shall be permitted.~~
- f. All exposed building Facades shall have consistent and harmonious exterior finishing materials.

Comment [CP11]: Requirement for berm was varied, therefore delete regulation as there is no longer policy requiring a berm.

Comment [CP12]: Site was developed using the MCCO regulations that allows DO to decrease the Setback.

Comment [CP13]: This requirement was deleted from plan policy so is no longer required. Bylaw 12261

- g. Signs shall comply with the Sign Regulations of the Zoning Bylaw and Schedule 59E, as amended, including regulations for Discretionary Signs, except that:
- i. the minimum Setback for Freestanding Signs and Sign Uses that contain Digital Copy shall be 4.5 m;
 - ii. Minor Digital On-premises Off-premises Signs shall be processed as a Class B development; and
 - iii. Minor Digital On-premises Off-premises Signs shall be limited to one Freestanding Sign.
- f.h. Signs located on the Facades of buildings shall be similar in proportion, construction materials and placement and shall be designed and located to ensure that the Signs do not detract from the overall appearance of the development, are not obtrusive, and have regard for the scale of the buildings on the Site and the distance of the building Setback.

5. Major Commercial Corridor Regulations

- a. In order to achieve a visually attractive major city corridor entrance, the following additional regulations shall apply to any redevelopment of the Site:
- i. Notwithstanding subsection 4.c. of this provision, the Development Officer may increase the Setback from the south property line (Mayfield Road NW and Stony Plain Road NW) for buildings greater than 3,000 m² in Floor Area and with a Height greater than 8 m. The maximum building Setback required by the Development Officer shall not exceed one-half of the length of the building wall located next to the property line from which the Setback is measured.
 - ii. Notwithstanding subsection 4.c. and 5.a. of this provision, the Development Officer may use variance power to reduce a 7.5 m Setback to a minimum width of 4.5 m, provided that:
 - A. the average width of the Setback is not less than 6.0 m; and
 - B. this Setback width relaxation is required to allow for a more efficient utilization of the Site and the relaxation shall result in an articulation of the Setback width that shall enhance the overall appearance of the Site.
 - iii. All development on a Site shall be constructed using similar architectural themes. An exception may be made to this general requirement where the function of an individual business dictates a specific style or image associated with a company. In such cases, the development shall maintain harmony in terms of overall project design and appearance.
 - iv. All mechanical equipment, including roof mechanical units shall be concealed by screening or incorporation within the building roof in a manner that is consistent with the finishing of the building and the overall architectural themes of the development.
 - v. Any business premise or multiple occupancy building having a Floor Area greater than 3,000 m² or a single wall length greater than 40 m that is

Comment [CP14]: Added appropriate regulations of the MCCO

visible from Stony Plain Road NW shall comply with the following:

- A. the roof line and building Façade shall include design elements that reduce the perceived mass of the building and add architectural interest;
 - B. the exterior wall finishing materials shall be predominantly composed of muted colours, with strong colours limited to use as an accent, so as to minimize the perceived mass of the building; and
 - C. Landscaping to exterior walls visible from Stony Plain Road NW shall be used to minimize the perceived mass of the building and to create visual interest.
- vi. For new development that results in significant alterations to the Site, a detailed Landscape Plan prepared by a Landscape Architect registered with the Alberta Association of Landscape Architects shall be submitted for review and approval by the Development Officer. The Landscape Plan shall ensure a high standard of appearance within the Setbacks and adjacent to buildings visible from Stony Plain Road NW, and shall be to the satisfaction of the Development Officer.
 - vii. Entrances, exits and on-site routes of vehicles, bicycles and pedestrians shall be located and designed in a manner that demonstrates and plans for safe, universally accessible, and efficient movement into and throughout the Site to the satisfaction of the Development Officer, in consultation with Subdivision and Development Coordination.
 - viii. Adjoining sites shall be integrated by direct on-site access connections to facilitate convenient, efficient and free flowing vehicular traffic and pedestrian movements within and between Sites, where possible, to the satisfaction of the Development Officer, in consultation with the appropriate City Department.
 - ix. All line utility services (such as electricity, telephone and C.A.T.V.) shall be underground. For greater certainty, underground electrical services shall be provided for Signs requiring such services.

5.6. Additional Development Criteria for Specified Uses

- a. The siting, access and traffic impact of the following developments shall be to the satisfaction of the Development Officer in consultation with the appropriate City Department/Engineer, who shall ensure that such developments do not prejudice the safety and transportation function of the adjacent public roadways, and may, as a condition of approval, limit the gross Floor Area and seating capacity:

i. Bars and Neighbourhood Pubs;

ii. Drive-in Food Services;

iii. Major Eating and Drinking Establishments/Nightclubs;

Comment [CP15]: Section 88 allows the limiting of gross Floor Area and Seating Capacity; however, not all Uses are covered and the regulation as written did not identify the potential to limit which is a requirement of the Plan 4.3.2 (page 9)

~~iii-iv.~~ Professional Financial and Office Support Services;

~~iv-v.~~ Rapid Drive-through Vehicle Services; and

~~v-vi.~~ Warehouse Sales.

b. The following regulations shall apply to Automotive and Minor Recreational Vehicle Sales/Rentals and Convenience Vehicle Rentals developments:

- i. The size, location, screening and landscaping of the outdoor vehicular display areas ~~for Automotive and Minor Recreational Vehicle Sales/Rentals~~ shall be subject to the approval of the Development Officer, who shall ensure that development of the site is compatible with the appearances of site design of surrounding development.
- ii. All storage, display or parking areas shall be hard-surfaced in accordance with Zoning Bylaw; and
- iii. Lighting for the display areas shall be mounted on lamp standards and no exposed bulbs or strings of lights shall be used.

Comment [CP16]: Delete, already stated.

~~c.~~ The minimum gross ~~f~~loor ~~a~~rea for a Warehouse Sales ~~establishment~~ Use -shall not be less than 1,000 m² ~~(10,765.2 sq. ft.)~~ unless at least fifty percent of the gross ~~f~~loor ~~a~~rea of the establishment is used for warehousing or storage of the goods sold or distributed from the establishment.

~~e-d.~~ The maximum gross Floor Area for a Warehouse Sales Use shall be 2,500 m².

~~d-e.~~ For Auctioneering Establishments, all goods to be auctioned shall be displayed and stored within an enclosed building.

~~f.~~ For Equipment Rentals, all equipment and goods for rent shall be contained within an enclosed building.

~~e-g.~~ ~~Gas Bars, Minor and Major Service Stations and Rapid Drive-through Vehicle Services shall be developed such that any canopy located over the gas pump islands shall be designed and finished in a manner consistent with the design and finishing of the principal building, such that the canopy is not obtrusive and maintains consistency with the eave line of the principal building.~~

Comment [CP17]: Moved from Section 5

APPLICATION SUMMARY

INFORMATION

Application Type:	Plan Amendment and Rezoning
Bylaw /Charter Bylaw:	Bylaw 18716 Charter Bylaw 18717
Date of Application Acceptance	October 10, 2018
Location:	North of Stony Plain Road NW / Mayfield Road NW East of 175 Street NW
Address:	17270 - Stony Plain Road NW
Legal Description:	Block A, Plan 8620999
Site Area:	0.8 ha
Neighbourhood:	Stone Industrial
Ward - Councillor:	1 - Andrew Knack
Notified Community Organizations:	Britannia Youngstown Community League Glenwood Community League
Applicant:	Ken Lucianovich, Avenue Commercial

PLANNING FRAMEWORK

Current Zone and Overlay:	(DC2) Site Specific Development Control Provision Major Commercial Corridors Overlay
Proposed Zone and Overlay:	(DC2) Site Specific Development Control Provision Major Commercial Corridors Overlay
Plan in Effect:	Place LaRue Neighbourhood Area Structure Plan
Historic Status:	N/A

Written By:
Approved By:
Branch:
Section:

Cyndie Prpich
Tim Ford
City Planning
Planning Coordination