

### Rezoning - From B2 to B3 - Stonebridge Boulevard and Cope Lane

#### APPLICATION SUMMARY

SOLO Properties Ltd. on behalf of ROCOM Management Ltd., Robb Holdings Ltd., Wolman Properties Ltd., Zdunich Consulting Inc. and 101013599 Saskatchewan Ltd. applied to rezone 214, 215, 302 and 303 Stonebridge Boulevard and 302 Cope Lane from B2 - District Commercial District to B3 - Medium Density Arterial Commercial District. The proposed rezoning would permit additional land uses on small to medium sized commercial lots.

#### RECOMMENDATION

That a copy of this report be submitted to City Council recommending that at the time of the Public Hearing, City Council consider Administration's recommendation that proposed amendments to Bylaw No. 8770, Zoning Bylaw, pertaining to 214, 215, 302, 303 Stonebridge Boulevard, and 302 Cope Lane, as outlined in this report, be approved.

#### BACKGROUND

214, 215, 302 and 303 Stonebridge Boulevard and 302 Cope Lane are located in the Stonebridge Neighbourhood and are currently zoned B2 - District Commercial District under Bylaw No. 8770, Zoning Bylaw, 2009 (Zoning Bylaw). The purpose of the B2 District is to provide an intermediate range of commercial uses to serve the needs of two to five neighbourhoods.

Each above noted site is currently developed as a Shopping Centre. Shopping Centres provide for several different uses such as retail stores, restaurants, personal service trades and offices. Surrounding land uses include Multiple-Unit Dwellings with ground floor institutional uses to the east, offices to the south, offices, medical offices and a financial institution to the west and the Stonegate regional retail development to the north (see Appendix 1).

#### DISCUSSION

##### Proposed Amendment

##### **Amendment to Bylaw No. 8770, the Zoning Bylaw**

The subject lands are currently zoned B2 District, which provides an intermediate range of commercial uses to serve the needs of two to five neighbourhoods. The proposed amendment would see the lands rezoned to a B3 – Medium Density Arterial Commercial District, which facilitates arterial commercial development providing a moderate to wide range of commercial uses on small to medium sized lots (see Appendix 2).

The proposed rezoning is to permit additional commercial uses that are appropriate for small to medium sized commercial lots.

### Policy Review

The proposed rezoning is consistent with the Business Park land use designation within Bylaw No. 9700, the Official Community Plan Bylaw, 2020. Land designated as “Business Park” has the potential for commercial, advanced technologies, light manufacturing, related office uses and compatible light industrial activities.

The proposed rezoning is also consistent with the Commercial/Business Service Area land use identified within the Stonebridge Neighbourhood Concept Plan.

### Comments from other Departments

No concerns were identified through the administrative review process which would preclude this application from proceeding to a public hearing.

## **COMMUNICATIONS AND ENGAGEMENT**

Notice of this application was posted on the City’s Engage Page on February 5, 2021 and mailed to property owners within 75 metres of the proposed amendment area on February 10, 2021. The Stonebridge Community Association and Ward Councillor were notified via email on March 4, 2021. No comments were received at the time of the writing of this report.

## **PUBLIC NOTICE**

Public notice is required for consideration of this matter, pursuant to Section 11(a) of Policy No. C01-021, Public Notice Policy.

Once this application has been considered by the Municipal Planning Commission, it will be advertised in accordance with Policy No. C01-021, Public Notice Policy and a date for a public hearing will be set. A notice will be placed in The StarPhoenix two weeks prior to the public hearing.

## **APPENDICES**

1. Stonebridge Neighbourhood Concept Plan
2. Proposed Amendment Location Map

## **REPORT APPROVAL**

Written by: Tony Wood, Planner, Planning and Development  
Reviewed by: Jim Charlebois, Senior Planner II, Planning and Development  
Darryl Dawson, Development Review Manager  
Lesley Anderson, Director of Planning and Development  
Approved by: Lynne Lacroix, General Manager, Community Services

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