

Proposed Rezoning - From B2 to B3 - 311 Cope Lane

APPLICATION SUMMARY

Enzogroup Realty Corp., on behalf of 1293133 Alberta Ltd., applied to rezone 311 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 the proposed amendment to Bylaw No. 8770, Zoning Bylaw, 2009 pertaining to 311 Cope Lane, as outlined in this report, be approved.

BACKGROUND

311 Cope Lane is located in the Stonebridge Neighbourhood and is 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.

The 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 Office Buildings to the west, a Shopping Centre to the south, a Retail Store to the east and the Stonegate regional retail development to the north (refer to Fact Summary Sheet on Appendix 1 and Stonebridge Neighbourhood Concept Plan and Amendment Area on Appendix 2).

DISCUSSION

Proposed Amendment

Amendment to the Zoning Bylaw

The subject site is 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 3).

The proposed rezoning would 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 (OCP). Land designated as

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“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 Divisions

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, mailed to property owners within 75 metres of the proposed amendment area, and emailed to the Stonebridge Community Association and Ward Councillor on June 11, 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. Fact Summary Sheet
2. Stonebridge Neighbourhood Concept Plan and Amendment Area
3. Rezoning Location Map

REPORT APPROVAL

Written by: Anthony Wood, Planner, Development Review Section
Reviewed by: Darryl Dawson, Manager, Development Review Section
Lesley Anderson, Director of Planning and Development
Approved by: Lynne Lacroix, General Manager, Community Services

SP/2021/PD/MPC/Rezoning 311 Cope Lane/pg