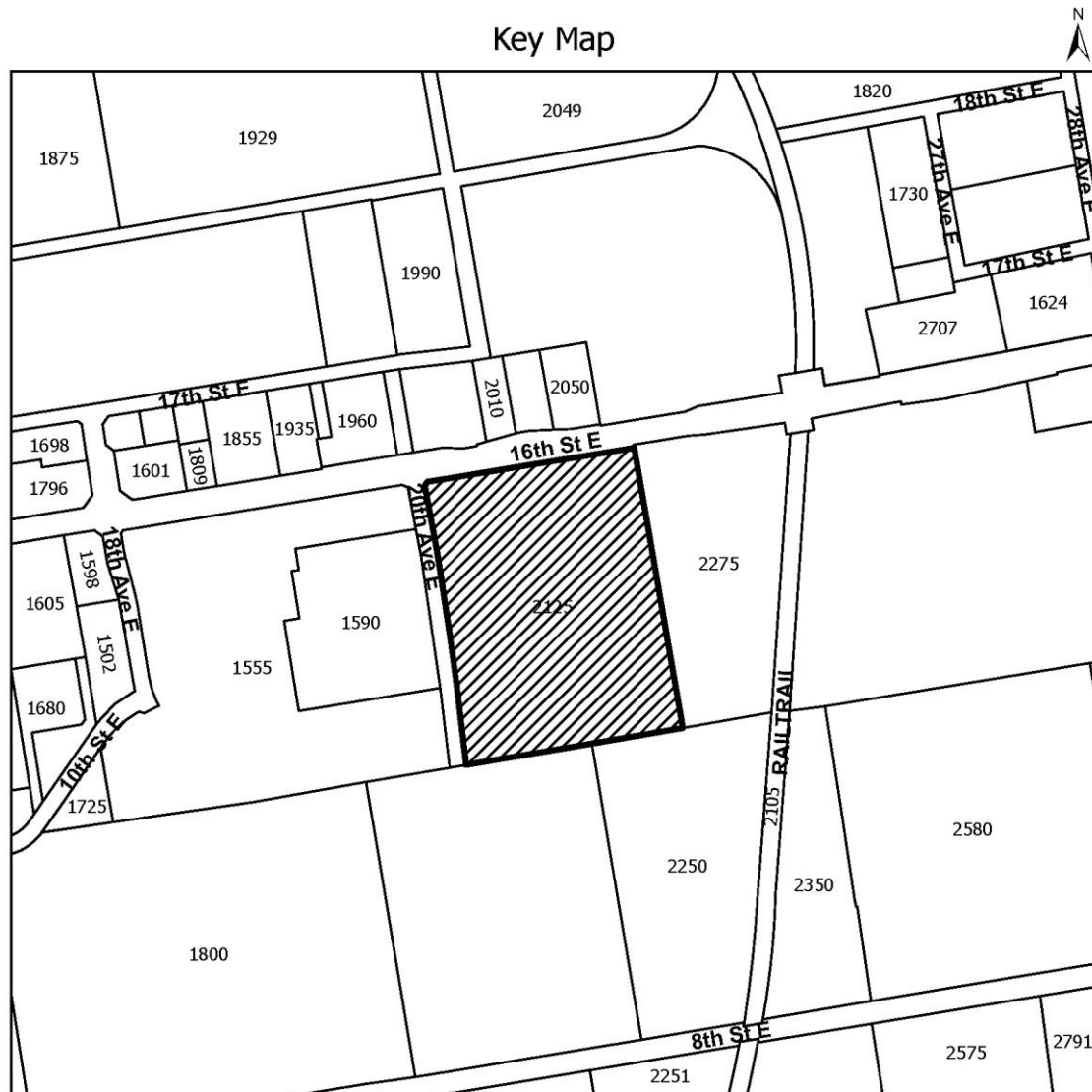




Commercial Development  
at 2125 16<sup>th</sup> Street East  
Zoning By-law Amendment No. 48

City Council  
June 12, 2023

# Subject Lands



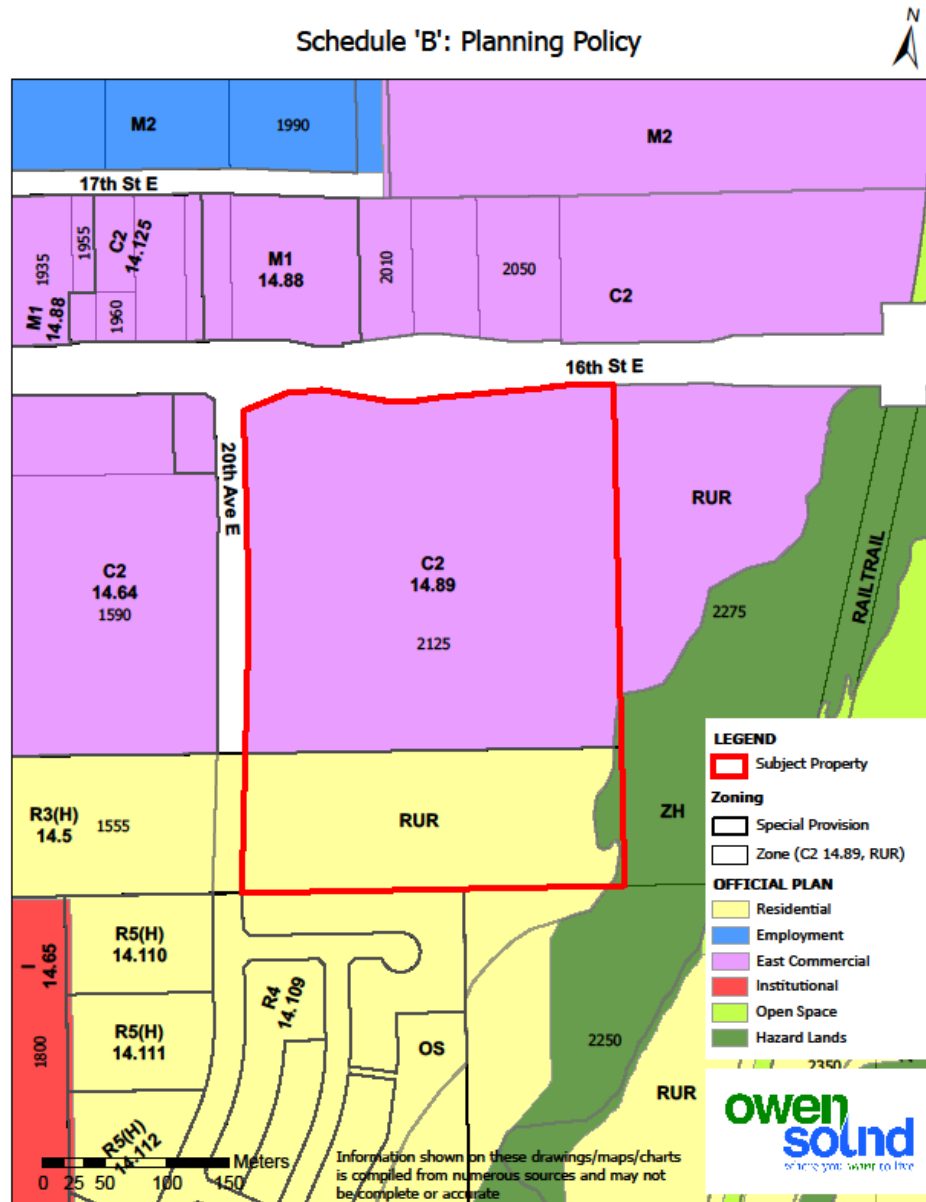
2125 16<sup>th</sup> Street East

# Subject Lands

Schedule 'A': Orthophoto







## Official Plan:

- East City Commercial
- Residential

## Zoning:

- Retail Commercial (C2) with Special Provision 14.89
- Rural (RUR)

# Purpose & Effect

The purpose of the application is to facilitate a 3,252 square metre grocery store together with an attached 1,310 square metre retail unit on the existing multi-building commercial development site known as Heritage Grove Centre.

The effect of the application is to amend the special provisions applying to the subject lands generally in accordance with the following:

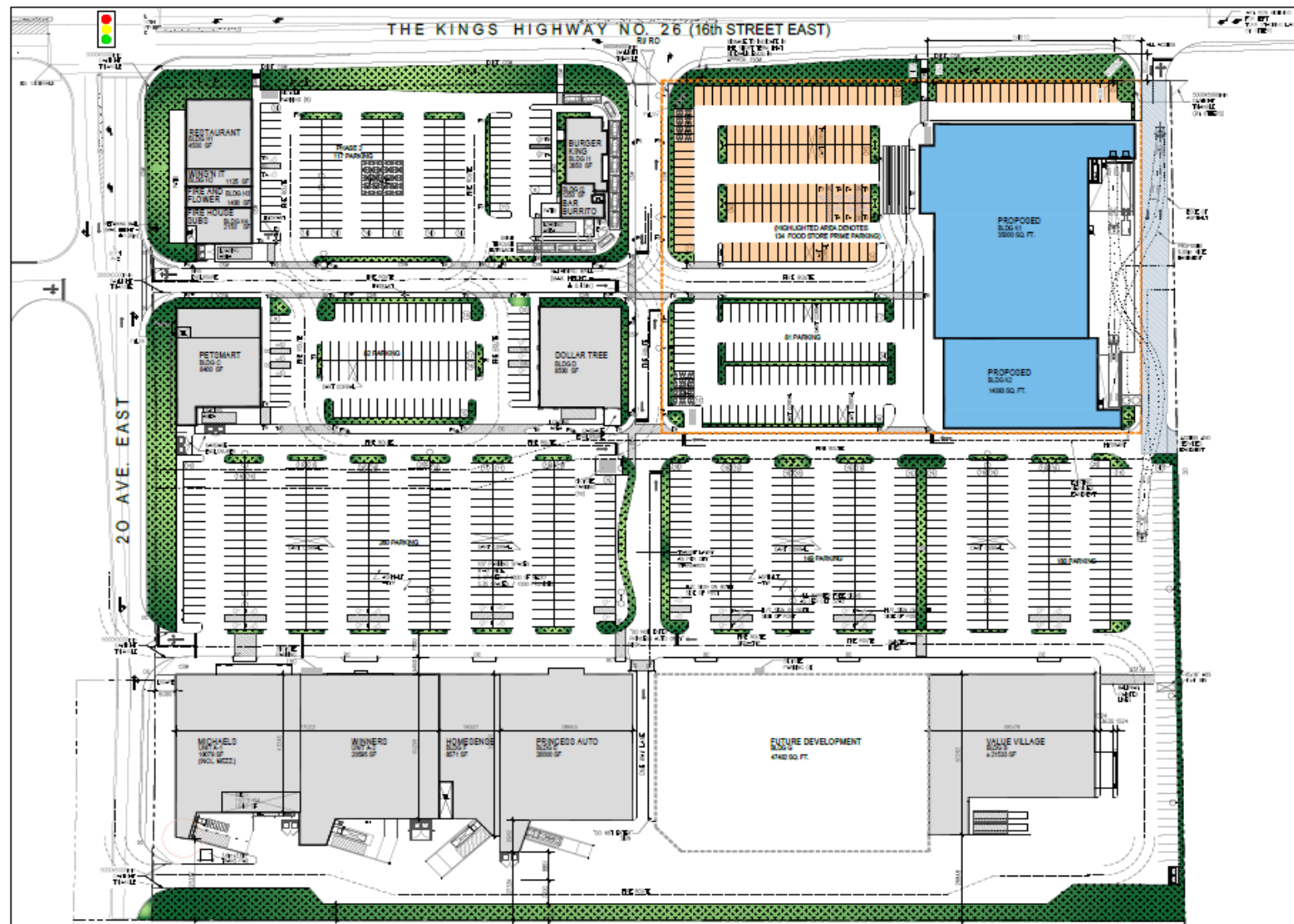
The current special provisions will be deleted and replaced with the following:

- **Permitted Uses**

- All uses in the C2 Zone are permitted to lands shown on Schedule A, Zoning Map 20, subject to Official Plan conformity including policy 3.5.2.5, to the satisfaction of the City.
- Notwithstanding the C2 (14.XXX) Zone, all uses legally existing uses on the date of passing of this By-law, may continue on the lands and are deemed to conform with this By-law.

## Site & Building Regulations

- The site and building requirements of the C2 zone shall apply to lands shown on Schedule A, Zoning Map 20, save and except for the following:
  - i. Building Setbacks: 4 m minimum setback from 16th St E for Building 'H'; 6.0 m minimum from any street line for all other buildings and 8 m minimum from any other lot line
  - ii. A minimum landscape buffer - Adjacent to 16th Street East – a minimum of 0.25 metres.
  - iii. Maximum Building Height – 19 m for Hotels, Clinics and Laboratories
  - iv. Restaurants
    - a) Restaurants smaller than 325.2 m<sup>2</sup> GFA shall be permitted provided that they not exceed 1,250 m<sup>2</sup> GFA in aggregate. (Current approved aggregate is 520 m<sup>2</sup>).
    - b) One drive-through restaurant is permitted, which shall not be subject to the 1,250 m<sup>2</sup> restaurant aggregate regardless of size.







# Complete Application

The applicant has submitted a complete application, including:

- Planning Justification Report
- Site Plan
- Building K Rendering
- Exterior Elevations
- Survey
- Plan 16R-11134
- Traffic Opinion Letter
- Preliminary Servicing Review
- Landscape Plan
- Submission Letter
- Retail Market Demand & Impact Analysis

# The Process So Far

Date	Step	Days
<b>May 8, 2023</b>	Submission of complete application and fees	1
<b>May 8, 2023</b>	Letter of Complete Application to applicant & Request for Comments	1
<b>May 19, 2023</b>	Notice of Complete Application & Public Meeting mailed to property owners within 120 m and sign posted on property	22
<b>June 12, 2023</b>	Public Meeting & Technical Report	36

Final review and consideration of public comments to inform:

Date	Step	Days
<b>June 26, 2023</b>	Zoning By-law Amendment Recommendation Report & Enacting By-law	49

# Comments or Questions?