


TITLE: CONDITIONAL USE 1307 – 18TH STREET NORTH OWNER: RICHMOND SIX LTD. APPLICANT: MYRIA DESIGN (KATE MCKENZIE)		
MEETING DATE: April 20, 2022		Page 1 of 3
DEPARTMENT: Planning & Buildings	ATTACHMENTS: A. Application related documents B. Map, air photo, drawings	
PRESENTER: Justin Quigley, Community Planner	MANAGER: Ryan Nickel, Director of Planning & Buildings	

RECOMMENDATIONS:

That Conditional Use Application C-02-22 to allow for a warehouse in the Commercial Arterial (CAR) Zone be approved at 1307 – 18th Street North (Lot 1, Plan 23049 BLTO) in accordance with the attached letter of intent “Attachment A”, site plan “Attachment B-4”, and elevation “Attachment B-5”.

BACKGROUND:

Request

The applicant, Kate McKenzie of Myria Design Ltd. on behalf of the property owner, Richmond Six Ltd., is applying for conditional use approval to develop a warehouse. The applicant has concurrently applied for subdivision, which Council will consider on April 19, 2022, with the proposed warehouse to be in proposed Parcel A fronting 18th Street.

Development Context

The subject site includes a natural drainage course in the southern portion of the area and the former Patmore Garden Centre and Nursery in the northwest portion of the site. The drainage system runs generally through the middle of the site towards the southwest corner of the site. Commercial uses are to the north of the site, with low-density residential to the east and south. Access to the site is provided by the service road which connects to 18th Street North further north at Cumberland Avenue.

History

1307 – 18th Street North has been the home of the former Patmore Garden Centre and Nursery since 1974 until July 2016, at which time the business closed. The Braecrest Drive Corridor Functional Design Report (2017) identifies portions of the northeast corner of the site to be reserved for the extension of Quail Ridge Drive to connect with Mockingbird Drive.

ANALYSIS:

The applicant is applying for conditional use approval to develop a warehouse in proposed Parcel A within the CAR Zone.

Consistency with Part 7, Section 106(1)(b) of The Planning Act and Demonstration that the Use:***1. Will be compatible with the general nature of the surrounding area;***

The site fronts along a service road facing a major arterial street with nearby properties along the service road of similar size to the proposed warehouse. The use is expected to generate traffic and traffic types consistent with those typically seen generated from adjacent properties, as well as those generated from the former Patmore Garden Centre and Nursery. The proposed warehouse will therefore be compatible with the general nature of the surrounding area.

2. Will not be detrimental to the health or general welfare of people living or working in the surrounding area, or negatively affect other properties or potential development in the surrounding area;

The proposed location of the warehouse is adequately setback from nearby incompatible uses, namely the low-density residential areas to the east and south. The warehouse is adjacent to uses that produce similar traffic flow and are of commercial use. The applicant proposes access to the site from the service road, which is not expected to increase traffic along Mockingbird Drive. The proposed warehouse will therefore not be detrimental to the health or general welfare of people living or working in the surrounding area, nor will it negatively affect other properties or potential development in the surrounding area.

3. Is generally consistent with the applicable provisions of the development plan by-law, the zoning by-law and any secondary plan by-law

- Existing CAR Zone complies with the Commercial—Regional Retail designation in the Development Plan (Policy 3.2.1)
 - Existing site, even without subdivision, not sufficiently large enough to develop Regional Retail style commercial due to its size and the site's topography
- The proposal also conforms to the Zoning By-law, including setbacks and parking requirements

Commenting Agencies

All comments associated with the conditional use application have been addressed and summarized below. Council will address comments associated with the concurrent subdivision application:

Westman Communications Group

A pedestal is located on the Southwest corner of the property and may be connected to a drop to the existing building that may interfere with construction. Westman Communications Group is requesting the developer to be in contact during construction to have a new drop installed in a location that will work with all utilities.

LEGISLATIVE REQUIREMENTS:***Notification***

In accordance with Section 169 of The Planning Act, notice of this Public Hearing regarding this application was sent to owners of property within 100 metres (328 feet) of the subject site and notice posters were posted on the site.