

President, Strathcona Centre Community League
10139 - 87 Avenue NW
Edmonton, AB T6E 2P3

Date: April 14, 2020
City File #: 347557436-002

CONSULTATION FOR VARIANCE(S) PROPOSED DEVELOPMENT IN STRATHCONA

You are receiving this letter because a development permit application has been submitted for a property near you. The City of Edmonton is currently reviewing the application and no decision has been made.

Our review of this application has identified that the project does not meet all of the regulations of the Edmonton Zoning Bylaw. The City would have to grant variances to the regulations listed below in order to issue the permit.

To help inform our decision, we are seeking your feedback. Your comments or concerns regarding the variance(s) to the Main Street Overlay, can be submitted to us until May 5, 2020.

Application Details:

Address: 8616 - 99 STREET NW
Zone: CNC **Overlay:** Main Street Overlay
Application: To construct Exterior Alterations to a Gas Bar and Convenience Retail Stores site (Revision of Parking and Gas Pump Layout).

Variance(s) Requested to Overlay - for your review and comment

1) There will be new parking spaces, drive aisles, and queuing spaces between the existing building and the road. (Section 819.4(3)).

In addition to the variance(s) requested to the overlay, the applicant is requesting variances to other section(s) of the Zoning Bylaw. The variances below are outside the scope of this consultation and are for information only.

- 1) Use of a Setback Area - The gas pumps are located 2.66m from the required parking spaces, instead of 6m (Section 72.2(6)).
- 2) Reduced Side Setback (1) - The distance from the house to the property line shared with 9909-87 Avenue (side lot line) is 4.1m instead of 6m (Section 72.2(6)).
- 3) Reduced Side Setback (2) - The distance from the house to the property line along 99 Street (flanking side lot line) is 4.7m instead of 6m (Section 72.2(6)).

You are receiving this notice because a Discretionary Use Development Permit is under consideration, pursuant to Section 12.4 and 819.4(15) of the Edmonton Zoning Bylaw.

Note that variances may change as a result of revisions to plans throughout the development review process. Any additional variances within the Overlay may result in a new Consultation Letter.

Next Steps:

1. If you have any specific questions about the proposed development, please contact the applicant directly at:

Applicant Contact Information

LAYNE MARTIN
layne@comtechdesign.com
403-283-3040

This letter has also been provided to your local Community League.

2. If you support or do not support the proposed variances to the overlay, please provide your comments to the Development Officer assigned to this file. Be sure to include your name, address, contact information, and City File Number 347557436-002.

Development Officer Contact Information

Imai Welch
Planner
10111 104 Avenue NW
Edmonton, Alberta, T5J 0J4
Imai.Welch@edmonton.ca
780-442-7199

Comments provided to the Development Officer will be used in decision making and may be used in future stages of the development process. Your comments will be shared, attributed to your address and become part of the digital public record (accessible online). Should you not wish to have your comments shared in association with your address, state this directly in your comments to the Development Officer.

3. Your comments will be considered among other factors that will inform the Development Officer's decision to approve or refuse the application. The decision can be made after 21 days have passed or all comments from property owners and the Community League (if applicable) have been provided.

Want to know more? Please visit www.edmonton.ca/developmentpermits for more information regarding development permits and the approvals process.

Personal information required by the City of Edmonton for Consultation for Development Proposals is collected under the authority of sections 33(a) and (c) of the Alberta Freedom of Information and Protection of Privacy (FOIP) Act. Your personal information will be used to render a decision on the development proposal and therefore be part of the public record for this decision. If you have any questions, please contact a Service Advisor at the Edmonton Service Centre at 780-442-5054.