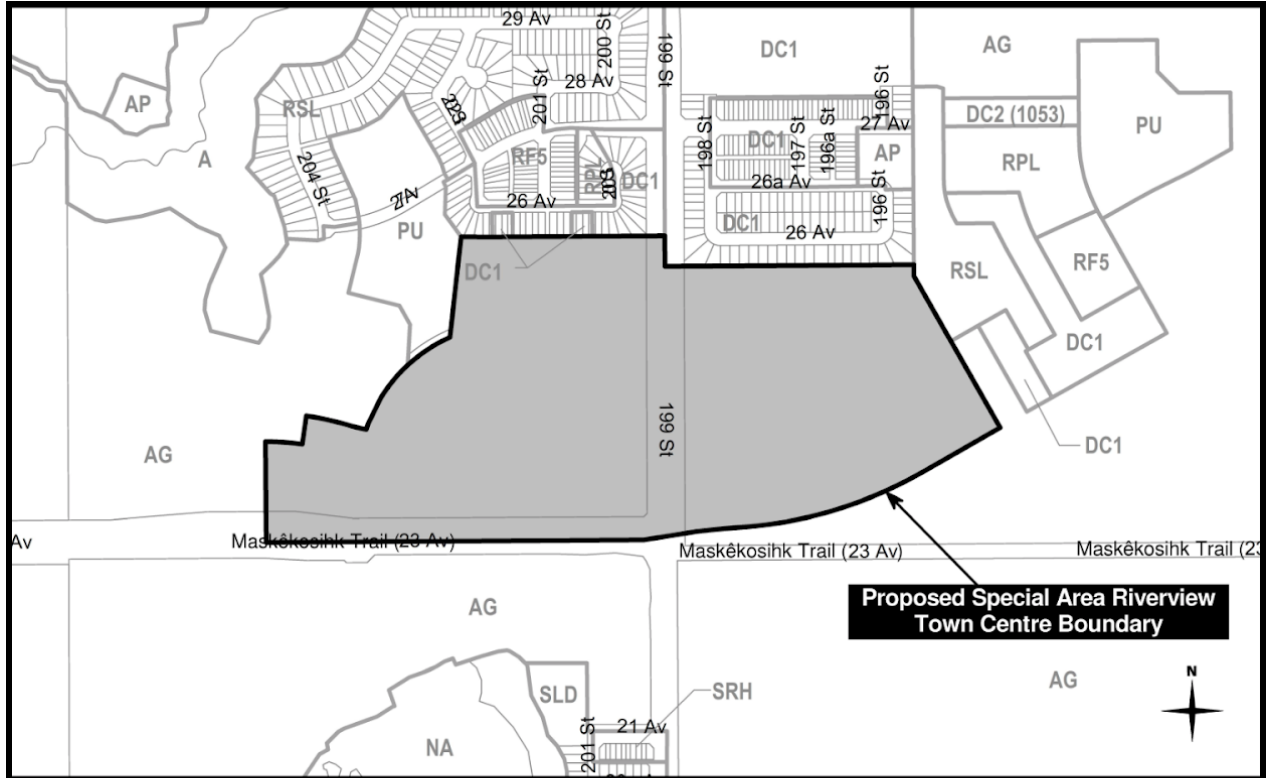




ADMINISTRATION REPORT TEXT AMENDMENT, THE UPLANDS

To amend (RTCC) Riverview Town Centre Commercial Zone.



Recommendation: That Charter Bylaw 19825 to amend Section 993.6 of the Zoning Bylaw from be APPROVED.

Administration is in **SUPPORT** of this application. The revised regulations will

- allow for flexibility in the ongoing development of The Uplands Town Centre;
- provide for an enhanced streetscape where larger developments may proceed; and
- comply with The Uplands NSP.

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(RPL) Planned Lot Residential Zone (DC1) Direct Control Provision (PU) Public Utility Zone	vacant
CONTEXT		
North	(RPL) Planned Lot Residential Zone (DC1) Direct Control Provision (PU) Public Utility Zone	vacant
East	(RSL) Residential Small Lot Zone	vacant
South	(AG) Agricultural Zone	vacant
West	(AG) Agricultural Zone	vacant

Planning Analysis

The Riverview ASP and The Uplands NSP allow for a “mixed-use” concept by introducing residential uses in addition to commercial and institutional uses. This proposal aligns with the ASP’s objectives “to encourage mixed use development and higher density residential in appropriate locations” and “to provide opportunity for high quality commercial development to meet the needs of the Riverview area”.

The Special Area zones provide for a mix of compatible residential and commercial uses with some institutional uses and regulations will assist with implementing NSP urban design intentions. Design regulations in all the special zones provided for a more pedestrian-friendly and attractive urban environment, through building features such as street level window glazing, and defined building entrances and articulations. Additional regulations address the streetscape, facilitate walkability, publicly-accessible private roads, and minimize the appearance and intrusion of large parking areas.

The site is intended to serve the commercial needs of the neighbourhood, surrounding communities and the travelling public. The site offers good visibility along the two major arterials through the Riverview neighbourhoods and serves as a focal point and destination for neighbourhood visitors. This multi-use shopping center will integrate a diverse and compatible mix of retail, entertainment, office, civic and leisure land uses allowing synergies to be created between employment opportunities and amenities within the Town Centre area. In order to address these needs, the applicant has requested that larger buildings be allowed. Regulations are added to the zone that will require urban design elements, including articulated buildings and landscaping, in a manner that “softens” the building edge and creates visual relief.

An administrative amendment to revise and correct details in Appendix II is included in this application.

Technical Review

All comments from affected City Departments and utility agencies have been addressed.

Community Engagement

ADVANCE NOTICE

July 6, 2021

- Number of recipients: 116
 - No responses received
-

Conclusion

Administration recommends that City Council **APPROVE** this application.

APPENDICES

- 1 Track changes
- 2 Application Summary

Tracked Changes: Green in new, red is deleted text

993.6 (RTCC) Riverview Town Centre Commercial Zone

1. General Purpose

The purpose of this zone is to provide a diverse and compatible mix of commercial, residential and institutional uses, with a commercial focus, promoting pedestrian orientation and allowing synergies to be created between employment opportunities and amenities within the Town Centre area.

2. Permitted Uses

- a. Animal Hospitals and Shelters
- b. Apartment Hotels
- c. Multi-unit Housing
- d. Bars and Neighbourhood Pubs
- e. Business Support Services
- f. Cannabis Retail Sales
- g. Child Care Services
- h. Commercial Schools
- i. Community Recreation Services
- j. Convenience Retail Stores
- k. Creation and Production Establishments
- l. Exhibition and Convention Facilities
- m. General Retail Stores
- n. Government Services
- o. Health Services
- p. Hotels
- q. Household Repair Services
- r. Indoor Participant Recreation Services
- s. Liquor Stores
- t. Live Work Unit
- u. Lodging Houses
- v. Major Home Based Business
- w. Media Studios
- x. Minor Amusement Establishments
- y. Minor Home Based Business
- z. Natural Science Exhibits

aa. Nightclubs

bb. Vehicle Parking

cc. Personal Service Shops, excluding Body Rub Centres

dd. Private Clubs

ee. Private Education Services

ff. Professional, Financial and Office Support Services

gg. Protective and Emergency Services

hh. Publicly Accessible Private Park

ii. Public Education Services

jj. Public Libraries and Cultural Exhibits

kk. Religious Assembly

ll. Residential Sales Centre

mm. Restaurants

nn. Rural Farms

oo. Secondhand Stores

pp. Specialty Food Services

qq. Spectator Entertainment Establishments

rr. Urban Gardens

ss. Urban Outdoor Farms

tt. Veterinary Services

uu. Fascia On-premises Signs

vv. Freestanding On-premises Signs

ww. Projecting On-premises Signs

3. Discretionary Uses

- a. Automotive and Equipment Repair Shops
- b. Breweries, Wineries, and Distilleries
- c. Carnivals
- d. Drive-in Food Services
- e. Equipment Rentals
- f. Gas Bar
- g. Supportive Housing
- h. Limited Contractor Services
- i. Major Amusement Establishments
- j. Market
- k. Minor Service Stations
- l. Mobile Catering Food Services
- m. Rapid Drive-through Vehicle Services
- n. Recycling Depots
- o. Warehouse Sales
- p. Fascia Off-premises Signs
- q. Major Digital Signs
- r. Minor Digital Off-premises Signs
- s. Minor Digital On-premises Signs
- t. Temporary On-premises Signs

4. Development Regulations

- a. The maximum Floor Area Ratio for non-Residential Uses shall be 2.0, and the maximum Floor Area Ratio for all other Uses, or any combination of Uses, in this Zone shall be 2.5.
- b. The maximum building Height shall be 40.0 m.
- c. The maximum residential Density for this Zone shall be 150 Dwellings / ha.
- d. The Development Officer may increase the Floor Area Ratio for Residential Uses to a maximum of 4.3 and the Density to a maximum of 550 Dwellings / ha, where it can be demonstrated that the road and drainage networks can accommodate the increased density, to the satisfaction of the Development Officer in consultation with City Planning (Drainage and Transportation).
- e. The portion of a Tower greater than 20m in Height shall be limited to a maximum Floor Plate of 850m². This maximum may be varied by the Development Officer in consideration of other architectural features such as podium, separation from other towers or recommendations or mitigative measures specified in any sun/shadowing, microclimatic or required technical studies.
- f. Setbacks shall be as follows:

- i. the maximum Setback from a Publicly Accessible Private Road shall be 2.0 m. The minimum Setback shall be 0 m.
- ii. the minimum Setback from 23 Avenue shall be 10.0 m.
- iii. the maximum Setback from Uplands Boulevard shall be 3.0 m. The minimum Setback shall be 0 m.
- iv. the maximum Setback from 199 Street shall be 3.0 m. The minimum Setback shall be 0 m.
- v. the minimum Setback from a Publicly Accessible Private Park shall be 0 m.
- g. Signs shall comply with the regulations found in Schedule 59E of the Zoning Bylaw, except that:
 - i. one additional projecting sign may be permitted to identify businesses that are located entirely at or above the second Storey level.
 - ii. signs shall be comprised of materials that are visually interesting, durable, are of high quality and compatible with the architecture theme of the respective building.
 - iii. prior to an initial Development Permit, the Owner shall submit a Comprehensive Sign Design Plan and Schedule for the Development Area. Such plan and schedule shall be addressed and updated as appropriate for all subsequent Development Permit applications.
- h. Rural Farms shall only be allowed if the Use exists prior to December 31, 2018

5. Urban Design Regulations

- a. **The total length of any building Facade shall be limited to 48.0 m.** A single wall length greater than 40.0 m that is visible from a road, shall comply with the following criteria, to the satisfaction of the Development Officer:
 - i. the roof line and building façade shall include design elements and add architectural interest; and
 - ii. Landscaping adjacent to exterior walls shall be used to minimize the perceived mass of the building and to create visual interest.
- b. Buildings shall front onto public roads, Publicly Accessible Private Roads, or the Publicly Accessible Private Park.
- c. Buildings shall allow for engagement with pedestrians, through elements such as transparent glazing, building entrances, and patios.
- d. Building Facades shall include design elements, finishing material and variations that will reduce the perceived mass of the buildings and add architectural interest.
- e. Buildings shall be designed to frame the corner of collector and arterial road intersections.
- f. The development shall incorporate design features to minimize adverse microclimatic effects such as wind tunneling, snow drifting, rain sheeting, shadowing, and loss of sunlight, both on and off Site, consistent with recommendations of the Sun Shadow Impact Study and Wind Impact Study where these are required.
- g. Principal building entrances for any Use, as well as entrances to Amenity Areas, Parking Areas, and other shared facilities, shall be designed for universal accessibility. Level

changes from the sidewalk to entrances of buildings shall be minimized. Sidewalk furniture and other elements shall be located out of the travel path to ensure they are not obstacles to building access.

- h. Parking structures shall be wrapped with other Uses or otherwise architecturally treated to form active street frontages on the ground floor.

6. Access, Circulation and Parking

- a. A hard or soft landscaped pedestrian connection shall be provided through the Site in general accordance with Appendix II.
- b. Publicly Accessible Private Roads shall provide vehicular and pedestrian connections to 199 Street and the Uplands Boulevard in general accordance with Appendix 11. The location and alignment of a Publicly Accessible Private Road shall be confirmed at the Development Permit stage.
- c. Publicly Accessible Private Roads shall function as access and service corridors. Multiple access points will be provided along their lengths in general accordance with Appendix II, to accommodate access to parking drive aisles as well as to provide a variety of options for service delivery, such as garbage collection, delivery vehicles, loading zones, etc.
- d. Enhanced parking islands with walkways shall be provided to facilitate safe pedestrian movement from the Parking Areas to the buildings. Remedial treatments such as raised pedestrian crossings, decorative landscaping, special paving, lighting or bollards shall be provided at significant points of pedestrian and vehicular crossings.
- e. Publicly Accessible Private Roads shall provide high-quality urban street furniture. This street furniture may include, but is not limited to: benches, lighting, pedestrian level lighting, banners, waste receptacles, bicycle racks, bollards, and way-finding signage.
- f. Screening for surface parking shall be provided with landscaping elements in accordance with Section 55.3 of the Zoning Bylaw.
- g. Parking for Apartment Hotels and Hotels shall be accommodated underground or within parking structures.

APPLICATION SUMMARY

INFORMATION

Application Type:	Text Amendment to Zoning Bylaw, Section 993.6 Riverview Town Centre Commercial Zone
Charter Bylaw:	19825
Location:	North/south of 23 Avenue SW and at 199 Street NW
Addresses:	NA
Legal Description:	NA
Site Area:	over 8 ha.
Neighbourhood:	The Uplands
Notified Community Organizations:	Edgemont; Cameron Heights; Greater Windermere; and Wedgewood Ravine Community League
Applicant:	Qualico Commercial

PLANNING FRAMEWORK

Current Zone:	993.6 Riverview Town Centre Commercial Zone
Proposed Zone:	993.6 Riverview Town Centre Commercial Zone
Plan in Effect:	The Uplands Neighbourhood Structure Plan Riverview Area Structure Plan
Historic Status:	None

Written By:	Don Read
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination