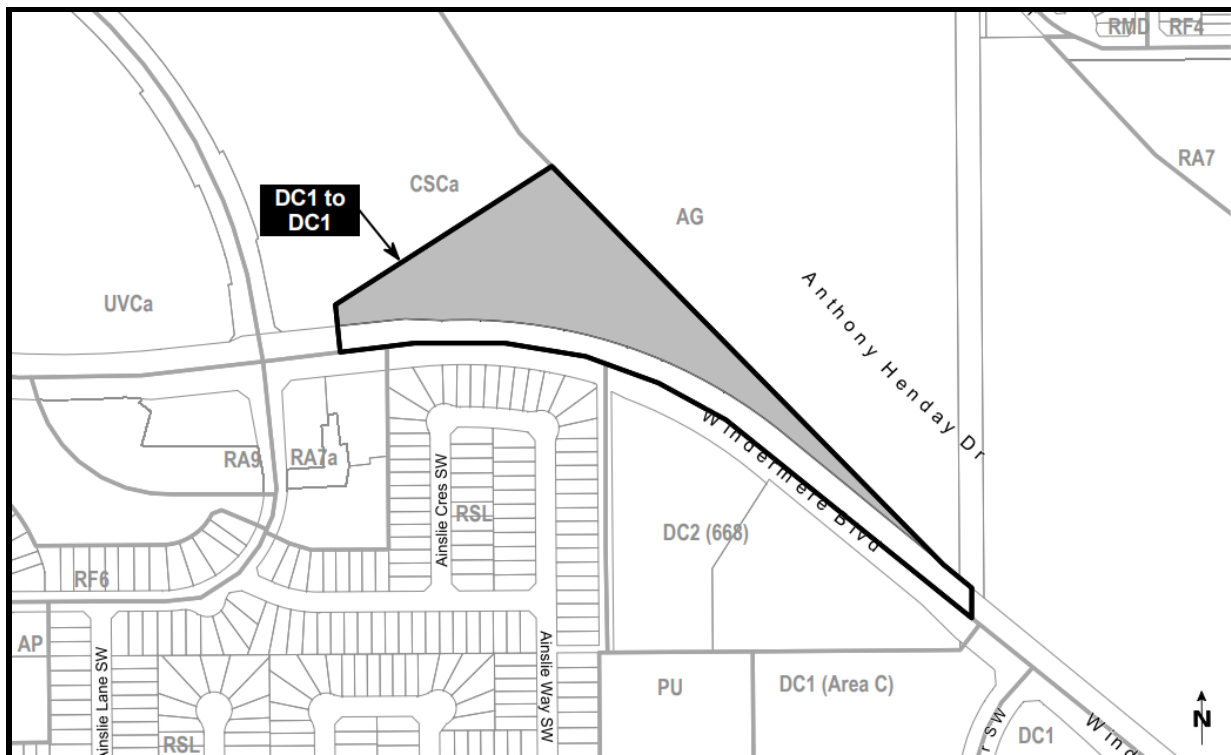




# ADMINISTRATION REPORT **REZONING** AMBLESIDE

## 5080 - Windermere Boulevard NW

To add limited storage uses, as well as other commercial uses to an existing DC1 Provision, Ambleside.



**Recommendation:** That **Charter Bylaw 19835** to amend the Zoning Bylaw from (DC1) Direct Development Control Provision to (DC1) Direct Development Control Provision be **APPROVED**.

Administration is in **SUPPORT** of this application because:

- the proposed Provision will allow for additional neighbourhood-scale commercial uses;
- the proposed Provision will also allow for a General Industrial Use, limited to self-storage; and
- the proposed Provision conforms with the intent of the Ambleside Neighbourhood Structure Plan.

## Report Summary

This application was accepted from Stantec on February 5, 2021 on behalf of Cameron Development Corporation. The amendment proposes to rezone the site from (DC1) Direct Development Control Provision to (DC1) Direct Development Control Provision to broaden the current range of commercial uses and a General Industrial Use, limited to 'self-storage'. The application will also revise existing regulations to be compatible with the westerly adjacent commercial development.

This proposal is in alignment with the applicable policies of CityPlan. The subject site is located within a District Node, which supports a variety of services (commercial, recreational, etc) and maintains the opportunity for medium density residential development.

## The Application

**CHARTER BYLAW 19835** to amend the Zoning Bylaw from (DC1) Direct Development Control Provision to (DC1) Direct Development Control Provision.

The current (DC1) Provision allows for a range of commercial and residential uses. The proposed (DC1) Provision will expand the range of current commercial uses and a limited General Industrial Use to the list of uses allowed on site. Additional changes will revise existing regulations to be compatible with the adjacent commercial development.

## Site and Surrounding Area

The site is 2.8 hectares in size and is partly developed. It is located North of Windermere Boulevard NW in the eastern corner of *The Currents* commercial centre.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
<b>SUBJECT SITE</b>	<ul style="list-style-type: none"> <li>(DC1.17865) Direct Development Control Provision</li> </ul>	<ul style="list-style-type: none"> <li>Undeveloped land</li> </ul>
<b>CONTEXT</b>		
North	<ul style="list-style-type: none"> <li>(CSCa) Ambleside Shopping Centre Zone</li> <li>(AG) Agricultural Zone</li> </ul>	<ul style="list-style-type: none"> <li>Neighbourhood Shopping Centre</li> <li>Anthony Henday Drive</li> </ul>
East	<ul style="list-style-type: none"> <li>(AG) Agricultural Zone</li> </ul>	<ul style="list-style-type: none"> <li>Anthony Henday Drive</li> </ul>
South	<ul style="list-style-type: none"> <li>(DC2.668) Site Specific Development Control Provision</li> <li>(RSL) Residential Small Lot Zone</li> <li>(RA7a) Ambleside Low Rise Apartment Zone</li> </ul>	<ul style="list-style-type: none"> <li>Office Buildings</li> <li>Single Family Detached Housing</li> <li>4 storey apartment housing</li> </ul>
West	<ul style="list-style-type: none"> <li>(CSCa) Ambleside Shopping Centre Zone</li> </ul>	<ul style="list-style-type: none"> <li>Shopping Centre</li> </ul>

## Planning Analysis

### PLANS IN EFFECT

The proposed (DC1) Provision conforms with the intent of the Ambleside Neighbourhood Structure Plan, which designates the site for Shopping Centre Commercial uses. The proposed (DC1) Provision conforms to policies under the Ambleside NSP.

Section 4.51 - Major Commercial - states:

*The 2.8 ha site in the easternmost portion of the Ambleside Shopping Centre Commercial area will be developed under (DC1) Direct Development Control Provision and will accommodate the development of a range of commercial uses with additional opportunity for a complementary mix of residential, business and institutional uses.*

**LAND USE COMPATIBILITY**

The proposed DC1 Rezoning would add the following Land Uses:

- Animal Hospitals and Shelters
- Breweries, Wineries and Distilleries
- Cannabis Retail Sales
- Creation and Production Establishment
- Gas Bar
- Liquor Stores
- Live Work Unit
- Market
- Media Studios
- Multi-Unit Housing
- Recycling Depots
- Second Hand Stores
- Secondary Suites
- Special Events
- Urban Garden
- Minor Digital Off-premises Signs
- Minor Digital On-premises Signs
- Minor Digital On-premises Off-premises Signs

There are additional sign uses proposed for the site, including digital signs. Notwithstanding their inclusion in this Direct Control Provision, these uses will be further regulated by Section 40 (General Development Regulations) and Section 59 (Sign Regulations) of the Zoning Bylaw, which apply to all Zones. These regulations will ensure that digital signs will not be located adjacent to residential areas, and will be adequately setback to prevent light pollution from affecting nearby residential areas.

The DC1 Provision will also update the language to the current standards of the Zoning Bylaw. The proposed rezoning will be compatible with surrounding planned and existing land uses.

## Technical Review

### Transportation

Accesses currently exist to this site. Any modification to existing accesses will require review and approval of Administration.

### EPCOR Water

The depth of the site means that on-street fire protection will be unable to provide coverage over the complete site area. Fire Rescue Services will advise about additional on-site fire protection requirements at the Development Permit stage.

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

## Community Engagement

<b>ADVANCE NOTICE</b> March 18, 2021	<ul style="list-style-type: none"><li>• Number of recipients: 180</li><li>• No responses received</li></ul>
<b>WEBPAGE</b>	<ul style="list-style-type: none"><li>• <a href="https://edmonton.ca/amblesideplanningapplications">https://edmonton.ca/amblesideplanningapplications</a></li></ul>

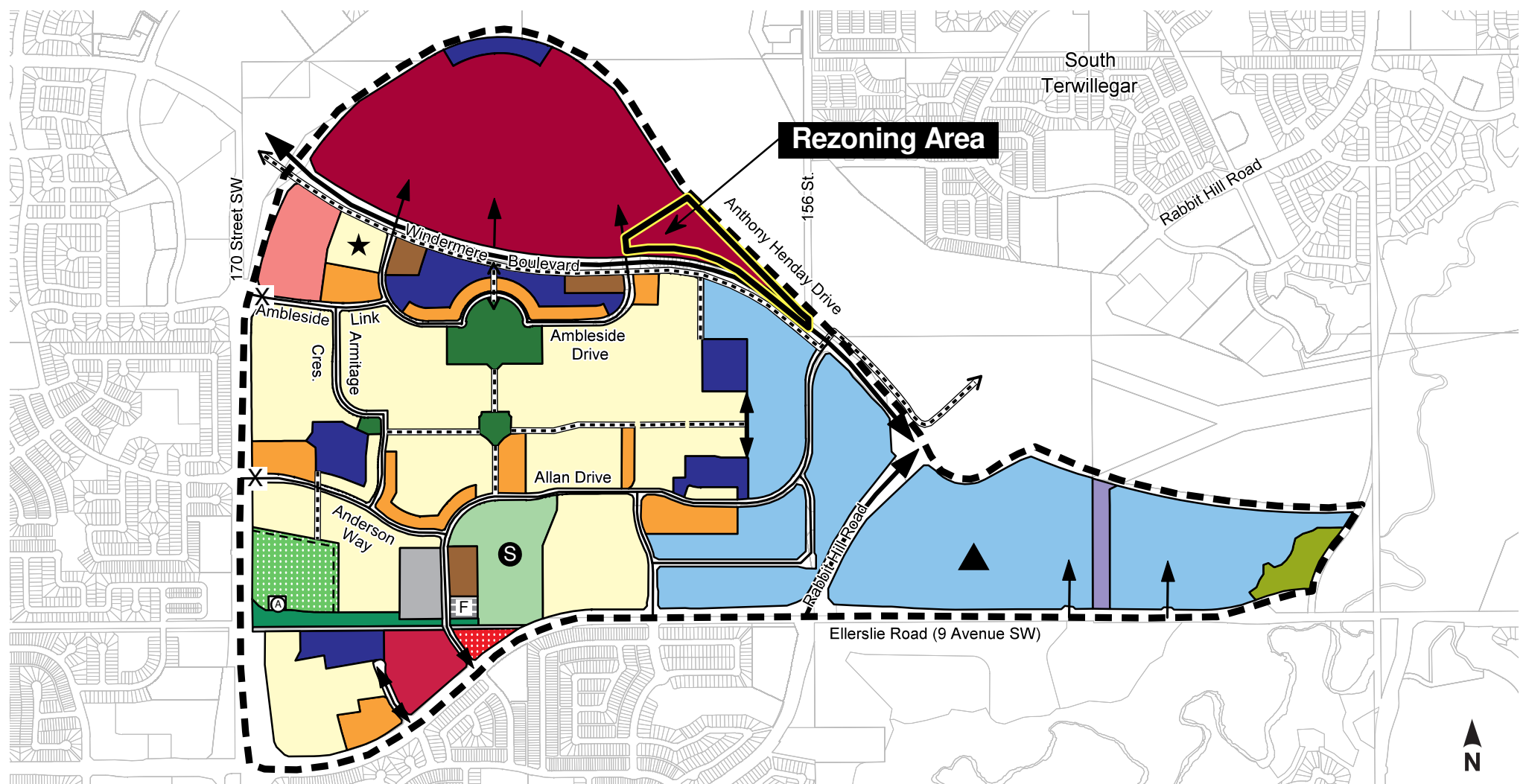
## Conclusion

Administration recommends that this application be **APPROVED**.


























## APPENDICES

- 1 Context Plan Map
- 2 DC1 Track changes
- 3 Application Summary





**BYLAW 18568  
APPROVED  
AMBLESIDE**  
Neighbourhood Structure Plan  
(as amended)

- |   |                                |   |  |   |  |
|---|--------------------------------|---|--|---|--|
|  | Low Density Residential        |  | Business Employment  |  | Integrated Service Yard/<br>Snow Storage Facility                        |
|  | Medium Density Residential     |  | School   |  | Public Utility (Edmonton Fire<br>Station)                                |
|  | High Density Residential       |  | Park   |  | Walkway  |
|  | Mixed Use                      |  | Natural Area with 10m Buffer   |  | Atco Station   |
|  | Pipeline Right-of-Way          |  | Stormwater Management<br>Facility  |  | Collector Roadway  |
|  | Public Open Space              |  | Power Line ROW   |  | Arterial Roadway   |
|  | Institutional                  |  | Whitemud Creek   |  | NSP Boundary   |
|  | Neighbourhood Commercial       |  | Transit Centre Park & Ride   |  | Access Restricted in the<br>future as per the 170 Street<br>Concept Plan |
|  | Community Centre<br>Commercial |  | Access Restricted in the<br>future as per the 170 Street<br>Concept Plan |   |  |
|  | Shopping Centre<br>Commercial  |   |  |   |  |

**Note:** In case of contradiction between the land use concept and other figures in the plan, the concept takes precedence.

## **(DC1) DIRECT DEVELOPMENT CONTROL PROVISION Ambleside**

### **North of Windermere Boulevard and south west of Anthony Henday Drive**

#### **1. General Purpose**

To accommodate the development of a range of commercial and institutional uses ~~primarily~~, with ~~the~~ additional opportunity for a complementary mix of residential in the form of multi-unit housing. ~~This Provision allows the opportunity for the development of high-rise buildings which may be designed in a stand-alone or mixed use format for hotel, apartment and office applications, together with ancillary and complementary uses. This Provision provides development controls and urban design regulations and guidelines to~~ establishes a high quality urban environment, ~~to ensure that the development~~ is well integrated with the adjacent Ambleside commercial and residential areas and to create an aesthetic and architecturally appealing development adjacent to Anthony Henday Drive.

#### **2. Area of Application**

The provision shall apply to portions of Lot 1, Block 14, Plan 0723371, containing approximately 2.8 ha, immediately south west of Anthony Henday Drive and north east of Windermere Boulevard SW, Ambleside Neighbourhood, as shown on Schedule "A" of the Bylaw adopting this Provision.

#### **3. Uses**

- a. **Animal Hospital and Shelters**
- b. **Apartment Hotels**
- ~~c. **Apartment Housing**~~
- c. **Automotive and Equipment Repair Shops**
- d. **Automotive and Minor Recreation Vehicle Sales / Rentals**
- e. **Bars and Neighbourhood Pubs**
- f. **Breweries, Wineries and Distilleries**
- g. **Business Support Services**
- h. **Cannabis Retail Sales**
- i. **Child Care Services**
- j. **Commercial Schools**
- k. **Community Recreation Services**
- l. **Convenience Retail Stores**
- m. **Convenience Vehicle Rentals, when designed as an integral component of a Hotel**
- n. **Creation and Production Establishments**

- o. Drive-in Food Services
- p. Gas Bars
- q. General Industrial Uses
- r. General Retail Stores
- s. Government Services
- t. Greenhouses, Plant Nurseries and Garden Centres
- u. Health Services
- v. Hotels
- w. Indoor Participant Recreation Services
- x. Liquor Stores
- y. Live Work Unit
- z. Market
- aa. Media Studios
- bb. Minor Amusement Establishments
- cc. Major Amusement Establishments
- dd. Minor Home Based Business
- ee. Major Home Based Business
- ff. Minor Service Stations
- gg. Mobile Catering Food Services
- hh. Multi-Unit Housing
- ii. Nightclubs
- jj. Outdoor Participant Recreation Services
- kk. Personal Service Shops
- ll. Private Clubs
- mm. Professional, Financial and Office Support Services
- nn. Protective Emergency Services
- oo. ~~Public and~~ Private Education Services
- pp. Public Libraries and Cultural Exhibits
- qq. Rapid Drive-Through Vehicle Services
- rr. Recycling Depots
- ss. Religious Assembly
- tt. Residential Sales Centre
- uu. Restaurants
- vv. Secondhand Stores
- ww. Secondary Suites
- xx. Special Events



- yy. Speciality Food Services
- zz. Spectator Entertainment Establishments
- aaa. Urban Gardens
- bbb. Veterinary Services
- ccc. Warehouse Sales
- ~~ddd. Major Digital Signs~~
- eee. Minor Digital Off-premises Signs
- fff. Minor Digital On-premises Signs
- ggg. Minor Digital On-premises Off-premises Signs
- hhh. Fascia Off-premises Signs
- iii. Fascia On-premises Signs
- ~~jjj. Freestanding Off-premises Signs~~
- kkk. Freestanding On-premises Signs
- lll. Projecting On-premises Signs
- ~~mmm. Roof Off-premises Signs~~
- ~~nnn. Roof On-premises Signs~~
- ooo. Temporary On-premises Signs

#### 4. Development Regulations

- a. ~~Notwithstanding Section 720.3.2, a Site plan is not appended to this Provision. Development shall be in general accordance with Appendix 1, Site Design Concept, which is a schematic illustration depicting aspects of the Development and Design Regulations.~~
- b. With build-out of the Site, Uses shall be part of a purpose-designed mixed-use development characterized by:
  - i. predominantly commercial development in the form of low, medium and/or high-rise buildings, complemented with business, institutional and/or residential Uses; and/or
  - ii. stand alone **row housing** or mixed-use **mid to** high-rise buildings for hotel, apartment and/or office related development.
- c. Floor Area Ratio:
  - i. the maximum total Floor Area Ratio for all combined Uses for the Site shall be 2.5, except that the maximum total Floor Area Ratio for all combined Uses for the Site Shall be 3.0 ~~if 50% of the high rise buildings contain a mix of uses, including~~ where buildings are designed to accommodate mixed uses in a vertical format, and ground floor commercial and/or business uses are provided;
  - ii. the maximum Floor Area Ratio for commercial and business Uses shall be 1.0, except that Apartment Hotels, Hotels, Business Support Services and Professional, Financial and Office Support Services shall be 3.0;

- iii. the maximum Floor Area Ratio for General Industrial Uses shall be 3.0;  
and
  - iv. the maximum total Floor Area Ratio for Multi-unit Housing ~~Housing~~ shall be 3.0.
- d. The maximum Building Height shall not exceed 14.0 m, with the exception that for high rise buildings the primary Uses are one of or a mix of the following Uses, the maximum Building Height shall not exceed 60.0 m:
- i. Apartment Hotels
  - ii. Multi-unit Housing
  - iii. Business Support Services
  - iv. Government Services
  - v. Health Services
  - vi. Hotels
  - vii. Professional, Financial and Office Support Services
- e. A minimum contiguous landscaped ~~Setback Yard~~ of 37.05 m shall be required where the site borders on Anthony Henday Drive, ~~as generally depicted in Appendix 1, Site Design Concept.~~
- f. A minimum contiguous landscaped ~~Setback Yard~~ of 3.0 m shall be required where the Site abuts Windermere Boulevard, ~~as generally depicted in Appendix 1, Site Design Concept.~~
- g. A detailed Landscaping plan shall be submitted in accordance with Section 55 of the Zoning Bylaw, 12800, prior to the approval of any development permit. This plan shall include pedestrian connection and fencing details, exterior lighting and street furniture elements, pedestrian seating areas, varied sizes and species of new plantings.
- h. All landscaped Yards and Setbacks shall contain minimum plantings as outlined in the following:
- i. one tree for each 17.5 m<sup>2</sup> and one shrub for each 10 m<sup>2</sup> of any required Yard or Setback ~~at grade.~~
  - ~~ii. one tree for each 17.5 m<sup>2</sup> and one shrub for each 7.5 m<sup>2</sup> of required parking area islands. In no case shall there be less than one tree per required parking area island.~~
- i. All planting shall conform to the following:
- i. the proportion of deciduous to coniferous trees and shrubs shall be approximately 50:50 and the following mix of tree sizes shall be used;
  - ii. 100% of required deciduous trees shall be a minimum 75 mm caliper;  
and

iii. 75% of required coniferous trees shall be a minimum of 2.5 m in height and 25% shall be a minimum 3.5 m in height.

k. No parking, loading, storage, trash collection, outdoor service or display area shall be permitted within a required **Setback Yard**. Loading, storage and trash collection areas shall be located to the rear or sides of the principal building and shall be screened from view from any adjacent Sites, public roadways or Light Rail Transit lines, in accordance with the provisions of subsection 55.4 of the Zoning Bylaw, 12800. If the rear or sides of a Site are used for parking, an outdoor service or display area, or both, and Abut a Residential Zone or a Lane serving a Residential Zone, such areas shall be screened in accordance with the provisions of subsection 55.4 of the Zoning Bylaw, 12800.

m. Nightclubs shall:

- i. only be permitted when designed as a secondary component to a Hotel; and
- ii. shall be limited to less than 200 occupants and 240 m<sup>2</sup> of Public Space.

n. **General Industrial Uses shall:**

- i. be limited to facilities commonly referred to as self-storage and shall be contained within an enclosed building; and
- ii. be separated a minimum of 50 m from any Residential or Residential-related Use.

o. No single General Retail Store shall exceed 5,000 m<sup>2</sup> of floor area.

p. No single Warehouse Sales shall exceed 5,000 m<sup>2</sup> of floor area.

q. **Gas Bars and Minor Service Stations shall be located not less than 15.0 m from any Residential or Residential-related Use. This distance shall be measured from the closest pump island, fill pipes, vent pipes, drive-through vehicle service or service station to the Residential or Residential-related Use. This Setback distance may be reduced at the discretion of the Development Officer if the Development Officer is satisfied that impacts on the Residential or Residential-related Use will be minimal due to structural and design measures incorporated into the proposed development.**

~~a. The design of the transition zone shown on Appendix 1, Site Design Concept, shall ensure the following:~~

~~i. Connection of pedestrian and vehicular circulation with the adjacent Site to the west-zoned CSCa (Ambleside Shopping Center); and~~

~~ii. Architecture and urban design elements that complement the adjacent Site to the west-zoned CSCa (Ambleside Shopping Center).~~

## **5. Design Regulations**

a. Building Design and Architectural Standards:

i. An architectural theme shall be established for the entire Site to ensure consistency of design elements such as building design, layout, finishing materials and colours, signage and landscape treatments.

ii. Any canopies shall be designed and finished in a manner consistent with the design and finishing of the principal building.

- iii. Design techniques including, but not limited to, the use of sloped roof, variations in building setbacks and articulation of building facades shall be utilized in order to minimize the perception of massing of the building when viewed from adjacent Sites and public roadways.
- iv. Building facades (all sides) shall include design elements, finishing materials and variations that will reduce any perceived mass and linearity of large buildings and add architectural interest.
- v. The roof line of buildings shall consist of sloped roofs of varying pitches which may be finished in any combination of metal, wood shakes, asphalt shingles, clay tiles, or roof materials having a similar texture and appearance or flat roofs where they are concealed by parapet walls that include articulation and use of design elements that are in harmony with the principal architectural theme that reduce any perceived mass and linearity of large buildings and add architectural interest;
- vi. To reduce any perceived mass and linearity of large buildings and add architectural interest, the exterior finishing materials shall incorporate vertical elements using a combinations of brick, stone or other masonry materials, concrete, stucco, glazing or siding, having a similar character, with wood or metal trim, having regard to the objective of ensuring that the development is of a high quality and complementary theme. Abrupt and excessive differences in scale of adjacent buildings shall be minimized through transitional building treatment.
- vii. Primary emphasis shall be placed on design elements and façade enhancements, particularly to the first and second levels of buildings to create a pedestrian friendly environment. Lower floors shall be articulated to add variety, interest and a human scale dimension. Recommended design elements include placement of windows to allow for viewing into the building by pedestrians; transparency of windows; wall niches; entrance features; street furniture; canopies and features that lend visual interest and create a human scale.
- viii. Smaller buildings shall incorporate complementary materials and architectural detailing to be consistent with the larger buildings.
- ix. Functional and decorative lighting shall be provided within the development to enhance the appearance of the Site and buildings.
- x. Any building backing on to Anthony Henday Drive or fronting onto Windermere Boulevard shall use special architectural treatment for building corners.
- xi. Any single wall length greater than 15.0 m visible from a public road shall use articulation in the wall to minimize the perceived mass of the building.
- xii. Building entrances shall be readily identifiable by using design elements such as distinctive materials and colours, human scale architecture, recessing, canopies, awnings, overhangs, articulation, projections and columns.

- xiii. All mechanical equipment, including roof mechanical units, shall be concealed by screening with design elements that are compatible or complement the architectural character and materials of the building, or concealed by incorporating it within the building framework.

**b. Pedestrian Environment**

- i. The development shall create a pedestrian friendly environment, which may include a combination of:
  - A. entrance feature(s)
  - B. pedestrian/directional signage
  - C. outdoor seating areas
  - D. canopies
  - E. landscaping and street furniture
  - F. convenient access to parking
  - G. public art
  - H. small parks, squares, plazas and/or greens

~~An outdoor commons area shall be provided, as generally depicted in Appendix 1, Site Design Concept, and shall be connected to the pedestrian circulation system for the Site.~~

- ii. Development within this site shall ensure that the design of the pedestrian environment is comfortable, convenient, visually attractive and safe for human activity.
- iii. Pedestrian pathways to building entrances, amenities and transit shall be convenient, safe and well lit, with special paving or landscaping to define the connections.
- iv. Safe pedestrian connections shall be provided from the Site to Windermere Boulevard.

~~i. Internal pedestrian corridors shall connect buildings and uses to amenity area(s) and adjacent land uses, (including the transit stops, Windermere Boulevard, multi-use trails, and the adjacent commercial and residential areas).~~

~~i. A pedestrian connection, as generally depicted on Appendix 1, Site Design Concept, shall be required to link to an internal pedestrian route within the adjacent Site to the west zoned CSCa (Ambleside Shopping Centre).~~

**c. Access, Circulation and Parking**

~~and shared vehicular access shall be provided between the Site and the Site to the west zoned CSCa (Ambleside Shopping Centre), as generally depicted in Appendix 1, Site Design Concept.~~

~~Parking for the site shall be provided in accordance with Section 54 of the Zoning Bylaw.~~

- i. Internal and perimeter streets shall be tree lined and lit with appropriate lighting.
- ii. Developments shall provide walkways along primary buildings.
- iii. Parking areas shall be designed for safe and orderly movement.
- iv. Parking areas shall be designed to minimize pedestrian/vehicular conflict.
- v. Parking areas adjacent to Windermere Boulevard shall include landscaping between the roadway and parking stalls to create an aesthetic buffer and to reduce visual impact.
- ~~vi. Parking for the Site shall be one of, or a combination of underground parking, structured (above ground) parking and/or surface parking.~~
- vii. Structured parking shall complement the architectural features of the adjacent building(s).
- viii. No structured parking shall front onto Windermere Boulevard.

**d. Landscaping**

- i. Open space shall feature high quality landscape architecture intended to make spaces comfortable and enjoyable including such features as trees, street furniture and public art.
- ii. Coordinated and complementary streetscape enhancements shall be applied, including street trees, fencing, pedestrian scaled lighting, street furniture and other amenities.
- iii. Landscaping shall be used to highlight major circulation patterns, pedestrian pathways and to provide cohesiveness to the overall development.
- iv. Landscaping of the Site shall include plant materials that provide colour and texture throughout the year to enhance the appearance during non-growing months.
- v. Landscaping shall complement the overall Site and include a combination of plant material that provides visual interest.
- ~~vi. The outdoor commons, generally depicted in Appendix 1, Site Design Concept, shall be landscaped with one or a combination of elements described in regulations 5-d) i) and 5-d) ii).~~
- vii. Site landscaping shall be used to soften the building form. Recommended landscaping treatments may include one or a combination of tree and shrub planting, water features, railings, curbs, low walls, fences, berms, walkways, amenity areas and public art.
- viii. A Site entry feature is required at the primary all directional access to the Site along Windermere Boulevard, ~~as generally depicted in Appendix 1, Site Design Concept.~~ This entry feature shall include trees and shrubs, accents, paving treatments, lighting and/or compatible architectural elements.



- ix. Along Anthony Henday Drive, the rear of the Site shall reflect a formalized landscape treatment to break-up the façade of building walls, enhance views and screen parking lots, and service areas from the traveling public.
- x. A 1.2 m continuous screen fence shall be located within private property lines along the portion of the Site adjacent to Anthony Henday Drive.

**e. Signage**

- i. A Comprehensive Sign Design Plan and Schedule shall be submitted, consistent with the overall intent of subsection 59.3 of the Zoning Bylaw, 12800, prior to the approval of any development permit.
- ii. Signs shall be designed to reflect an aesthetically pleasing and cohesive approach to complement the architectural features of all buildings.
- iii. Individual business identification signs located on the façades of buildings shall be similar in proportion, construction materials and placement. The design, scale and placement of signs shall be such that the signage does not detract from the overall appearance of the development and that the signage is not obtrusive, having regard to the scale of the buildings on the Site and to the distance of the building Setback.
- iv. Directional signage shall provide wayfinding information at critical locations relating to tenants, pedestrian movement, parking lots, loading zones and pick up areas, entrances, exits and amenity areas.
- v. Movement and brightness of signage shall be designed to minimize light pollution and visual intrusion on surrounding residential properties.
- vi. Signs shall comply with the regulations found in **Section 59 and** Schedule 59E of this Bylaw, with the intent to complement the pedestrian-oriented commercial environment.
- vii. The maximum Height of a Freestanding Sign shall be 8.0 m, **except that:**
  - i. **One additional Freestanding On-premises Sign shall be allowed along the north property line of the site, to a maximum height of 15.0 m, with a maximum Sign Area of 52 m<sup>2</sup>.**
  - ~~B. A Projecting Sign may be only be used as an Identification Sign identify businesses.~~
- ~~r. The top of a Projecting Sign on a Building two Storeys or higher shall not extend more than 75 cm above the floor of the second or third Storey, nor higher than the windowsill of the second or third Storey.~~

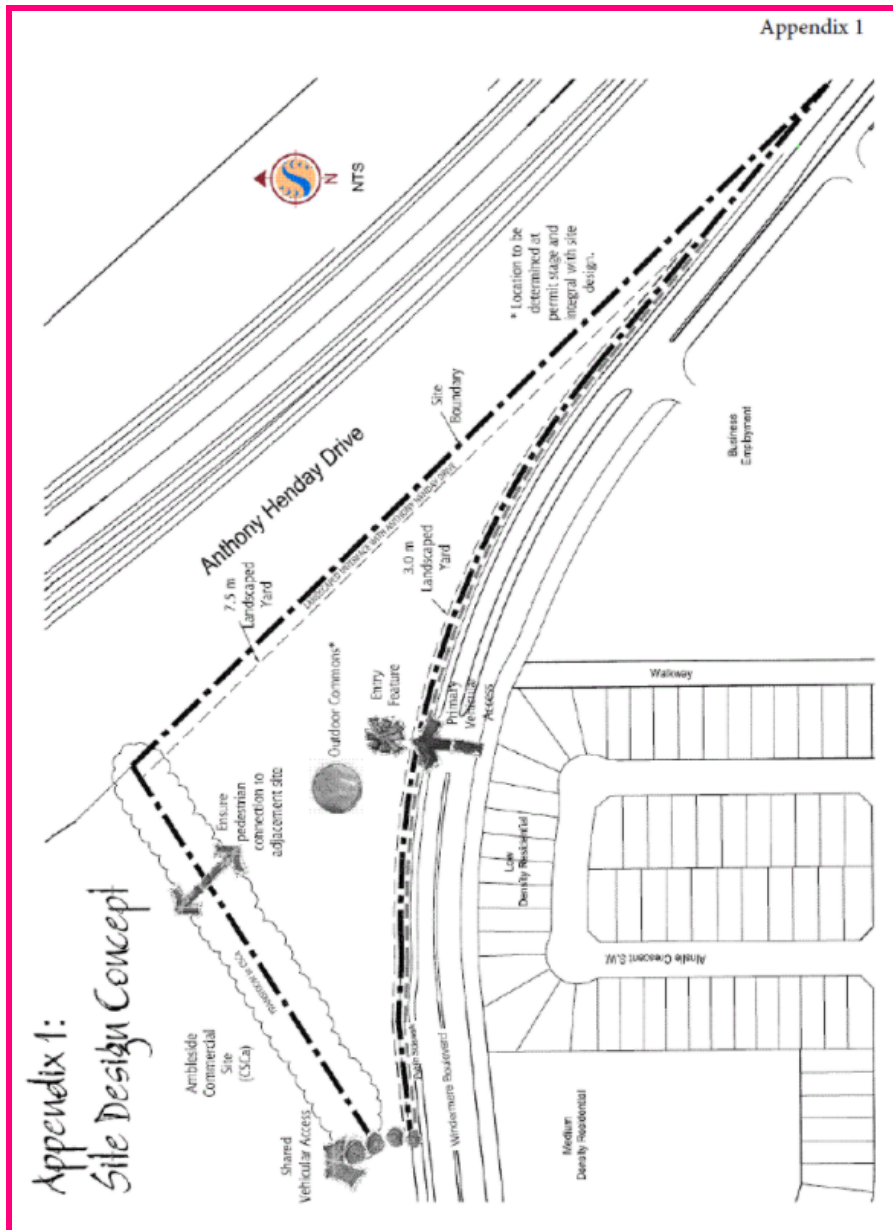
**f. CPTED and Accessibility**

- a. CPTED principles shall be used to design all public and private spaces and facilities that focus natural surveillance and access control to lessen the likelihood of crime within the Site.

## 6. Design Guidelines

- a. Pedestrians should be protected from the weather through the provision of canopies, awnings, overhangs or covered walkways where practical.
- b. Buildings located adjacent to Windermere Boulevard are encouraged to be designed with active frontages and to provide building entry-ways facing Windermere Boulevard for direct pedestrian access to the public street.

Note, site plan is removed (Appendix 1) as shown below:



## APPLICATION SUMMARY

### INFORMATION

Application Type:	Rezoning
Charter Bylaw:	19835
Location:	North of Windermere Boulevard NW, and west of Anthony Henday Drive
Address:	5080 Windermere Boulevard NW
Legal Description:	Lot 1, Block 14, Plan 0723371
Site Area:	2.8 hectares
Neighbourhood:	Ambleside
Notified Community Organization:	Greater Windermere Community League
Applicant:	Stantec

### PLANNING FRAMEWORK

Current Zone and Overlay:	(DC1.17865) Direct Development Control Provision
Proposed Zone and Overlay:	(DC1) Direct Development Control Provision
Plans in Effect:	Ambleside Neighbourhood Structure Plan Windermere Area Structure Plan
Historic Status:	None

Written By: Kerry Girvan  
Approved By: Tim Ford  
Branch: Development Services  
Section: Planning Coordination