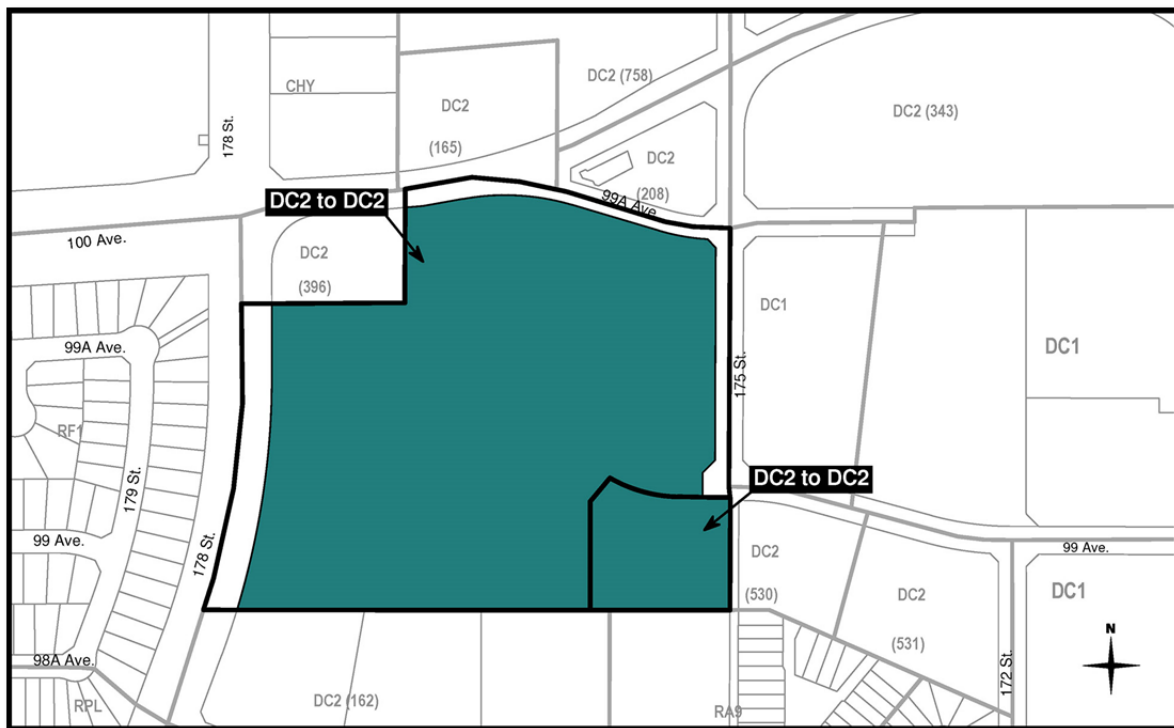




## Plan Amendment Rezoning Terra Losa

### 9909, 9915 and 9977 – 178 Street NW

To add the opportunity for a seniors residential apartment building in the southeast corner (Area B) of the existing (DC2) Site Specific Development Control Provision.



### RECOMMENDATION + JUSTIFICATION

City Planning is in SUPPORT of this application as it:

- supports development that meets the intent of the Terra Losa Neighbourhood Area Structure Plan,
- is compatible with surrounding existing land uses; and
- allows for the opportunity to develop the vacant site.

## THE APPLICATION

Bylaw 18260, proposes to amend the Terra Losa Neighbourhood Area Structure Plan by updating maps and statistics to reflect the expanded medium density residential uses and the correspondingly smaller commercial area.

Bylaw 18261 proposes to rezone the site from (DC2) Site Specific Development Control Provision Zone to (DC2) Site Specific Development Control Provision to add medium residential land uses in Area B located in the southeast corner of the site.

The applicant's intent is to allow for the development of this site with a six storey, 202 unit senior residence with living in place options.

## SITE AND SURROUNDING AREA

This vacant site is located south of 100 Avenue, west of 175 Street, east of 178 Street, 99 Avenue extends through the DC2 site as an easement.

Generally, the area surrounding this portion (Area B) of the DC2 is developed. Lands to the north and west are developed with commercial uses under the (DC2) Site Specific Development Control Provision Zone. To the east is a four storey residential building. To the south is a Religious Assembly. Further to the south, the Terra Losa neighbourhood is developed with a mix of residential and commercial uses.



## AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
<b>SUBJECT SITE</b>	(DC2) Site Specific Development Control Provision	Mixed use commercial
<b>CONTEXT</b>		
North	(DC2) Site Specific Development Control Provision	commercial development
East	(DC2) Site Specific Development Control Provision	apartment housing and commercial
South	(DC2) Site Specific Development Control Provision (RA9) High Density Residential	church and associate parking for the church.
West	(DC2) Site Specific Development Control Provision	commercial development

## PLANNING ANALYSIS

The Terra Losa NASP currently designates the area of the DC2 for Commercial (DC2) uses. The proposed change for "Area B" to designate the southeast corner of the larger DC2 site for Medium Density Residential uses is an extension of the Medium Density Residential (DC2) designation to the east. While this change is an extension of the residential into the commercial, this area of the site has remained undeveloped in an area of extensive commercial development. The proposed residential development is not out of character with the area given that there are both townhouses and apartments to the east and the site to the immediate south is zoned for high density residential development.

Development regulations in the DC2 require that building setbacks and landscaped yards be provided on the site. The maximum building height is set at 23.0 metres with a maximum number of units being 202. Architectural treatments to make the building interesting and reduce scale are also included in the DC2.

The proposed residential use is not out of character with the existing development in the area, and it does allow for a viable and active use of this site.

## TECHNICAL REVIEW

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

## PUBLIC ENGAGEMENT

<b>ADVANCE NOTICE</b> September 30, 2017	<ul style="list-style-type: none"><li>• Number of recipients: 133</li><li>• Number of responses: 1</li></ul>
<b>PUBLIC MEETING</b>	<ul style="list-style-type: none"><li>• Not held</li></ul>

There was one telephone call in opposition to the height of the 6 storey structure beside a 4 storey apartment building. The caller was advised of the need for a walkway and landscaping adjacent to the existing four storey residential development.

## CONCLUSION

City Planning recommends that City Council APPROVE this application.

## APPENDICES

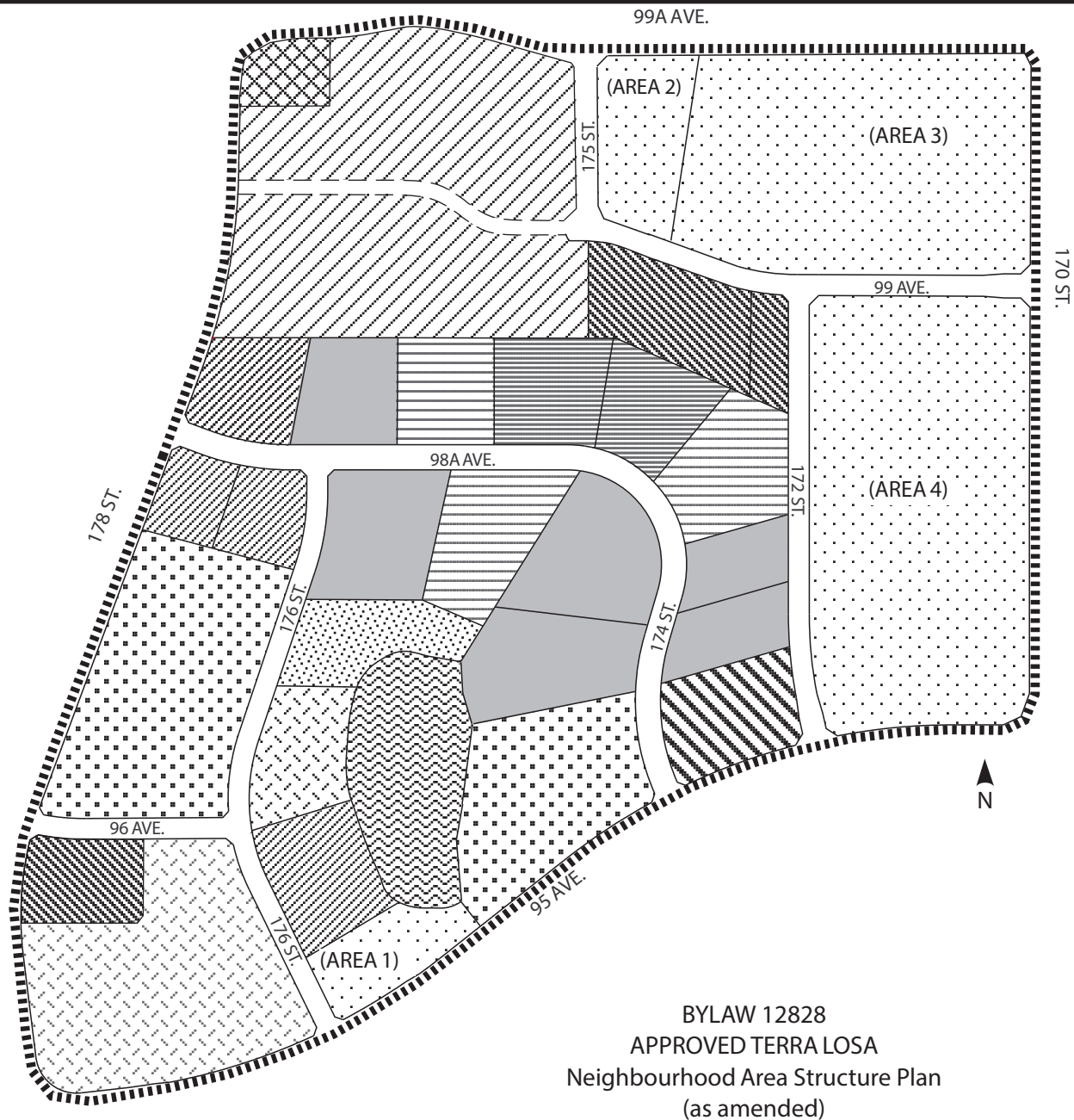
1. Approved NSP Land Use and Population Statistics – Bylaw # 12828
2. Proposed NSP Land Use and Population Statistics – Bylaw # 18260
3. Approved NSP – Bylaw # 12828
4. Proposed NSP – Bylaw # 18260
5. DC2 Tracked Changes
6. Application Summary

**TABLE 2**  
**TERRA LOSA NEIGHBOURHOOD STRUCTURE PLAN**  
**APPROVED LAND USE AND POPULATION STATISTICS**  
**BYLAW 12828**

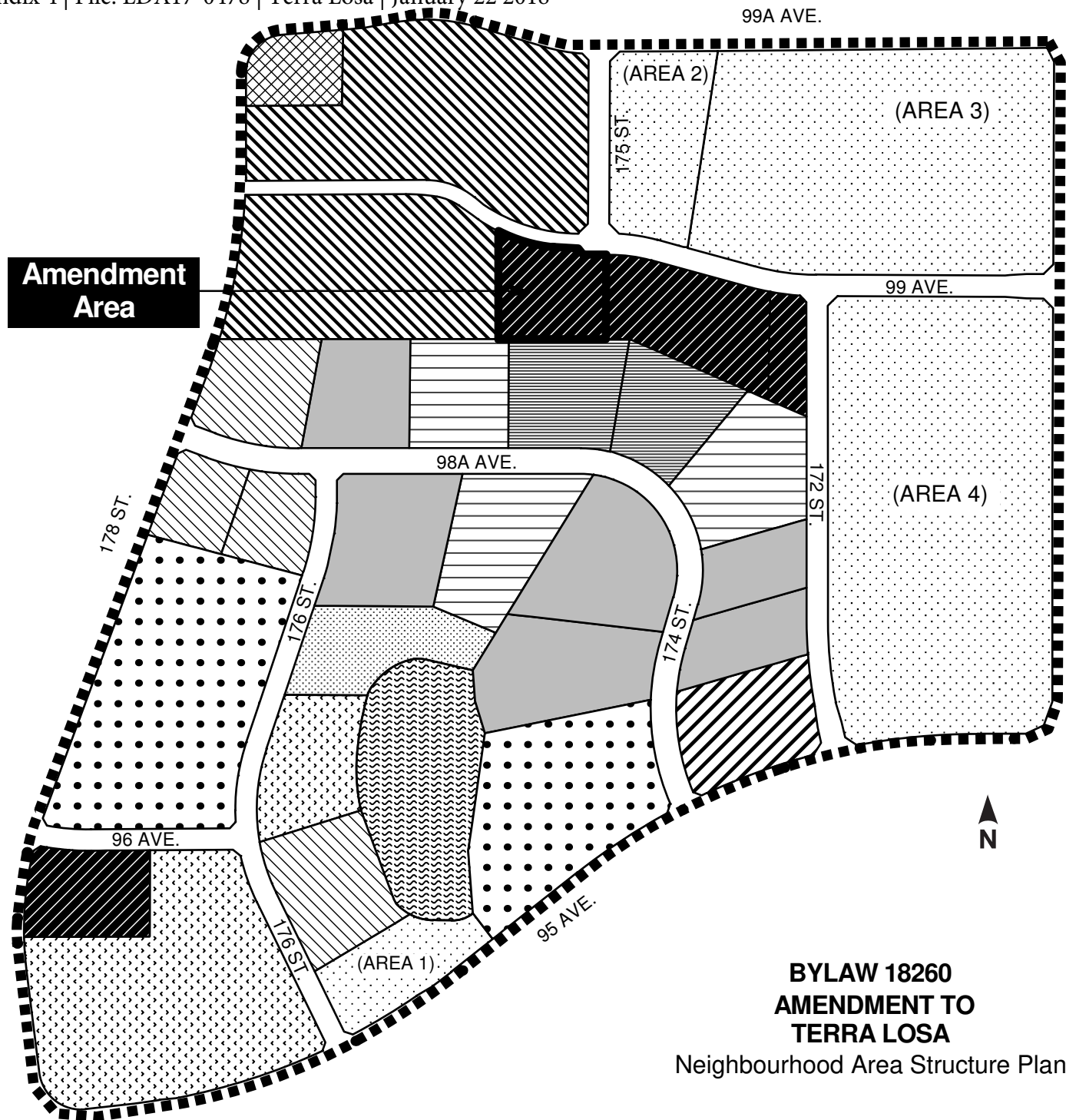
<b>Residential</b>	<b>Area (ha)</b>	<b>Population</b>
DC1 (Area 1)	0.996	93
RF5	6.536	899
<b>MDR (Site Specific)</b>	<b>1.000</b>	<b>89</b>
RF6	3.529	922
RA7	6.563	1,772
MDR (Site Specific)	1.546	531
RA8	3.752	1,580
RA9	1.967	1,205
CNC	1.214	
US (Community Centre)	1.190	
<b>AP</b>	<b>5.597</b>	
Storm Water Lake	2.432	
Circulation (Internal)	3.342	
	<hr/>	<hr/>
<b>TOTAL</b>	<b>39.664</b>	<b>7,091</b>
<b>BUSINESS/COMMERCIAL</b>		
IB	0.600	
DC1 (Area II)	2.023	
DC1 (Area III)	6.750	
DC1 (Area IV)	8.570	
DC5	8.760	
Circulation (Internal)	1.321	
	<hr/>	
<b>TOTAL</b>	<b>28.024</b>	
Circulation (External)	1.902	
<b>TOTAL LAND AREA</b>	<b>69.590</b>	

**TERRA LOSA NEIGHBOURHOOD AREA STRUCTURE PLAN  
PROPOSED LAND USE AND POPULATION STATISTICS  
Bylaw 18260**

<b>Residential</b>	<b>Area (ha)</b>	<b>Population</b>
DC 1 (Area 1)	1.0	95
RF5	6.5	900
RF6	3.5	925
RA7	6.6	1770
Medium Density Residential (Site Specific DC2)	<b>6.7</b>	1670
RA8	3.8	1580
RA9	2.0	1205
CNC	1.2	
US (Community Centres)	1.2	
AP (AGU)	5.6	
StormWater Lake	2.4	
Circulation (Internal)	3.3	
<b>Total</b>	<b>43.8</b>	<b>8,145</b>
<b>Business/Commercial</b>		
IB	0.6	
DC 1 (Area II)	2.0	
DC 1 (Area III)	<b>2.5</b>	
DC 1 (Area IV)	8.6	
DC5	8.8	
Circulation (Internal)	1.3	
<b>Total</b>	<b>23.8</b>	
Circulation (External)	1.9	
<b>Total Land Area</b>	<b>69.5</b>	



- |  |                                      |  |                             |
|--|--------------------------------------|--|-----------------------------|
|  | Row Housing                          |  | Storm Water Lake            |
|  | Medium Density Multiple-Family       |  | Commercial (DC2)            |
|  | Low Rise Apartment                   |  | Public Parks                |
|  | Medium Rise Apartment                |  | Urban Service               |
|  | High Rise Apartment                  |  | Direct Development Controls |
|  | Industrial Business                  |  |                             |
|  | Neighbourhood Convenience Commercial |  |                             |



**BYLAW 18260  
AMENDMENT TO  
TERRA LOSA**  
Neighbourhood Area Structure Plan

	Row Housing		Storm Water Lake
	Medium Density Multiple-Family		Commercial (DC2)
	Low Rise Apartment		Public Parks
	Medium Rise Apartment		Urban Service
	High Rise Apartment		Direct Development Controls
	Industrial Business		N.A.S.P. Boundary
	Neighbourhood Convenience Commercial		Boundary of Amendment
	Medium Density Residential (DC2)		

**Note:** Location of collector roads and configuration of stormwater management facilities are subject to minor revisions during subdivision and rezoning of the neighbourhood and may not be developed exactly as illustrated.



## Tracked Changes to DC2 444

### General Purpose

To establish a Site Specific Development Control ~~District~~ Provision to accommodate a range of vehicle-oriented commercial and general business uses and a medium rise residential development ~~with s~~ Site development regulations ~~that~~ will ensure compatibility with the surrounding land uses ~~and roadways adjacent to the site~~ adjacent roadways, and ~~ensure~~ a high standard of appearance appropriate to the site's location on a major entrance route into the City.

### Area of Application

~~Portions of: NE 33-52-25-W4M; Lots B and C, Plan 5903 KS; and Lot 1, Block 2, Plan 4077 KS~~ Lots 1, 2, and 3, Block 1, Plan 9723089; located west of 175 Street and south of 100 Avenue, Terra Losa.

### Uses

Area A as shown in Appendix I

- a. Automotive and Minor Recreation Vehicle Sales and Rentals
- ~~b. Broadcasting and Motion Picture Studios~~
- ~~e.b.~~ b. Bars and Neighbourhood Pubs, for more than 200 occupants and 240 m2 of Public Space
- ~~d.c.~~ c. Business Support Services
- ~~e.d.~~ d. Child Care Services
- ~~f.e.~~ e. Commercial Schools
- ~~g.f.~~ f. Convenience Retail Stores
- ~~h.g.~~ g. Convenience Vehicle Rental
- ~~i.h.~~ h. Cremation and Internment Services
- ~~j.i.~~ i. Custom Manufacturing
- ~~k.j.~~ j. Drive-in Food Services
- ~~l.k.~~ k. Equipment Rentals, provided that all equipment and goods for rent are contained within an enclosed building
- ~~m.l.~~ l. Gas Bars
- ~~n.m.~~ m. General Retail Stores, with a maximum gross floor area of 15,000 sq.m.
- ~~o.n.~~ n. Government Services

~~p-o.~~ Green Houses and Plant Nurseries

~~q-p.~~ Health Services

~~r-q.~~ Hotels

~~s-r.~~ Household Repair Services, provided that all appliances or equipment being held for repair are contained within an enclosed building

s. Indoor Participant Recreation Services

t. Major Alcohol Sales

u. Major Amusement Establishments

v. Major Secondhand Stores

w. Major Service Stations

x. Media Studios

~~\*-y.~~ Minor Alcohol Sales

~~y-z.~~ Minor Amusement Establishments

~~z-aa.~~ Minor Secondhand Stores

~~aa-bb.~~ Minor Service Stations

cc. Minor Veterinary Services

~~bb.—~~

~~ee-dd.~~ Mobile Catering Food Services

~~Minor and Major Alcohol Sales~~

~~dd.—Minor and Major Amusement Establishments~~

~~ee.—Minor and Major Eating and Drinking Establishments~~

~~ff.—Minor and Major Secondhand Stores~~

~~gg.—Minor and Major Service Stations~~

a. aa. Motels

b. bb. Outdoor Participant Recreation Services

c. cc. Personal Service Shops

d. dd. Private Clubs

e. ee. Professional, Financial and Office Support Services

f. ff. Public Libraries and Cultural Exhibits

g. gg. Rapid Drive-through Vehicle Services

h. hh. Recycling Depots, provided that all recycled materials are stored and handled within an enclosed building

i. ii. Residential Sales Centre

j. Restaurants

~~i-k.~~ Specialty Food Services

~~j-l.~~ jj. Spectator Entertainment Establishments

~~k-m.~~ kk. Warehouse Sales, with a maximum gross floor area of 15,000 sq.m.

Area B as shown in Appendix I

a. Apartment Housing

b. Group Home

c. Lodging Houses

d. Major Home Based Business

e. Minor Home Based Business

f. Residential Sales Centre

g. Fascia On-premises Signs

**Development ~~Criteria~~ Regulations (Area A)**

a. Notwithstanding Section 720.3 (2), no Site Plan is appended to this Provision.

~~a-b.~~ The maximum floor area ratio shall be 1.0.

~~b-c.~~ The maximum building height shall not exceed 10m (32.8ft) ~~not 2 ½ storeys~~, except that the maximum height for a Hotel or Spectator Entertainment Establishment shall not exceed 20m.

~~e-d.~~ A building setback a minimum of 14m in width shall be provided from the northern and western property lines being adjacent to 100 Avenue and 178 Street. ~~This building setback may be reduced in accordance with the provisions of Section 814 of the Land Use Bylaw.~~

~~d.~~ A minimum landscaped yard of 7.5m in width shall be provided adjacent to 100 Avenue and 178 Street ~~in accordance with the provisions of Section 814.5 (6) of the Land Use Bylaw.~~

e. A minimum landscaped yard of 6.0m in width shall be provided from the eastern and southern property lines. Landscaping shall consist of 3 deciduous trees (minimum caliper 8cm), 2 coniferous trees (minimum height of 3.0m) and 15 shrubs for every 35m of property line.

f. The width of the landscaped yard required in Clause 4(f) may be reduced at the discretion of the Development Officer to a minimum of 4.5m for that portion of the yard adjacent to 175 Street. ~~In granting a relaxation, the Development Officer shall ensure~~ provided that the perceived massing of buildings when viewed from adjacent properties is minimized through such factors as building design and finishing details. ~~To the satisfaction of the Development Officer.~~

g. No parking, loading, storage, trash collection, outdoor service or display area shall be permitted within a required yard. Loading, storage and trash collection shall be located to the rear or sides of the principle building and screened from view from any adjacent sites and public roadways.

- ~~h. Signs shall be allowed in this District as provided for in Schedule 79E and in accordance with the provisions of Sections 79.1 to 79.9 of the Land Use Bylaw.~~
- h. No Hotel or Motel will be constructed with 80 metres of the southern boundary of this ~~district~~ provision.
- i. Continuous passage from 178 to 175 Street will be provided through an easement to be granted to the City of Edmonton in a location generally as shown on the attached plan entitled "Qualico Developments Roadway Alignment West Point Centre". Said passage will consist of an 11 metre carriageway and a sidewalk on one side with landscaping and lighting to the satisfaction of the Development Officer in consultation with City Planning.

**Development Regulations Criteria** (Area B)

- a. Notwithstanding Section 720.3 (2), no Site Plan is appended to this Provision.
- ~~a.~~b. The maximum floor area ratio shall be 2.0.
- ~~b.~~c. The maximum number of units shall not exceed 202.
- ~~c.~~d. The maximum height shall not exceed 23.0 m.
- ~~d.~~e. A minimum rear setback (south side of Area B) shall be 7.5 m.
- ~~e.~~f. Side setbacks (east and west sides of Area B) shall be 1 m for each storey with a minimum of 2 m and a maximum of 4.5 m. A minimum 1.5 metre wide sidewalk shall be provided on the south side of the continuous passage (granted easement now known as 99 Avenue) in front of Area "B" and continue to the first north-south road to the west, to the satisfaction of the Development Officer in consultation with City Planning.
- f. A minimum front setback (facing 99 Avenue) shall be 6 m.
- g. A minimum 1.5 metre wide sidewalk shall be provided on the north side of the continuous passage (granted easement now known as 99 Avenue) in front of Area 'B.'
- h. Landscape and design elements shall be provided within a required Setback, abutting 99 Avenue. These features should enhance the streetscape and contribute to a lively, visually interesting public realm, and may include street furniture, decorative features or entrance plazas.
- i. The architectural treatment of the buildings shall include features such as:
- i.. primary entrance features;
  - ii. features that lend visual interest and create a human scale;
  - iii. a roof line and building Façade which includes design elements that reduce the perceived mass of the building and add architectural interest; and
  - iv. Landscaping adjacent to exterior walls shall be used to minimize the perceived mass of the building and to create visual interest

- j. All mechanical equipment, including roof mechanical units, shall be concealed by screening in a manner compatible with the architectural character of the building or concealed by incorporating it within the building.
- k. Required parking for all uses in Area B may be a combination of surface and underground but all such required parking shall be contained within Area B. No parking, surface or underground, shall be contained within the required front setback.
- l. No loading, storage, trash collection, outdoor service or display area shall be permitted within the required front setback nor within 3 m of a property line. All such areas shall be screened from view of adjacent sites with fencing or landscaping to the satisfaction of the Development Officer.
- m. Signs shall comply with the regulations found in Section 59 and Schedule 59B with the following exceptions:
  - i. The maximum number of Fascia On-premises Signs shall be two.
  - ii. Signs facing zones with residential uses classes listed as a permitted or discretionary use shall not be illuminated.

## APPLICATION SUMMARY

### INFORMATION

Application Type:	Rezoning Plan Amendment
Application Purpose:	To amend the approved Direct Control (DC2) Provision to add the opportunity for a 23 m high senior residential apartment building and to continue the existing commercial development.
Bylaw:	18260 and 18261
Location:	east of 178 Street and south of 99 Avenue NW
Address:	9909, 9915 and 9977 – 178 Street NW
Legal Description(s):	Lots 1, 2, and 3 Block 1, Plan 9723089
Site Area:	08.58 ha
Neighbourhood:	Terra Losa
Ward - Councillor:	1– Andrew Knack
Community League(s):	La Perle
Applicant:	ROBERT ROSS ARCHITECT

### PLANNING FRAMEWORK

Current Zone(s):	(DC2) Site Specific Development Control Provision Zone
Proposed Zone(s):	(DC2) Site Specific Development Control Provision Zone
Plan(s) in Effect:	Terra Losa Neighbourhood Structure Plan
Land designation(s):	Commercial
Overlay(s):	
Historic Status:	None

### REPORT

Written By:	Don Read
Approved By:	Tim Ford
Department:	City Planning
Section:	Planning Coordination