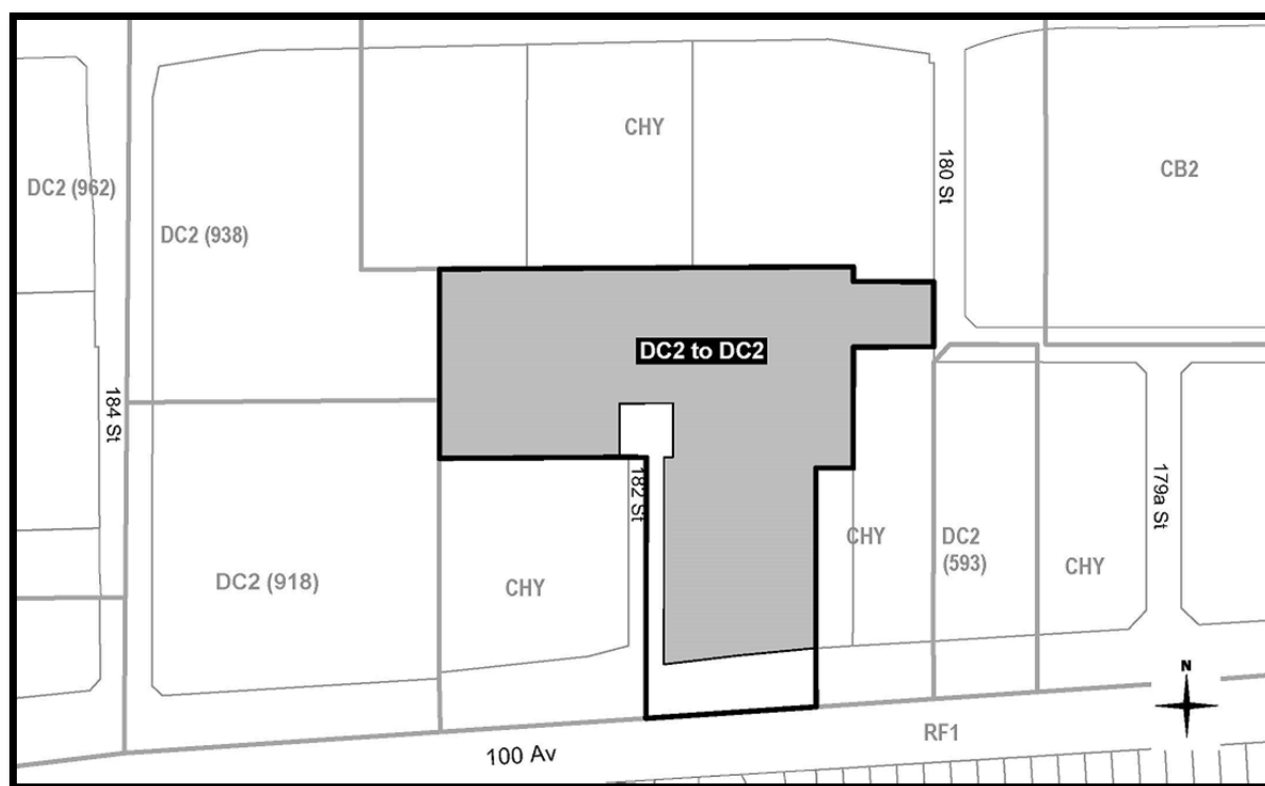




## REZONING Place LaRue West

### 10003, 10034, & 10035 - 182 Street NW; and 18004 & 18104 - 100 Avenue NW

To allow the opportunity to develop commercial offices to a maximum height of 19 m and remove Spectator Entertainment Establishment and Spectator Sports Establishment uses.



## RECOMMENDATION

City Planning is in SUPPORT of this application on the basis that it:

- meets the objectives of the Place La Rue West Neighbourhood Area Structure Plan that encourages business and employment uses;
- is compatible with surrounding land uses; and
- meets the technical requirements of affected Civic Departments.



## THE APPLICATION

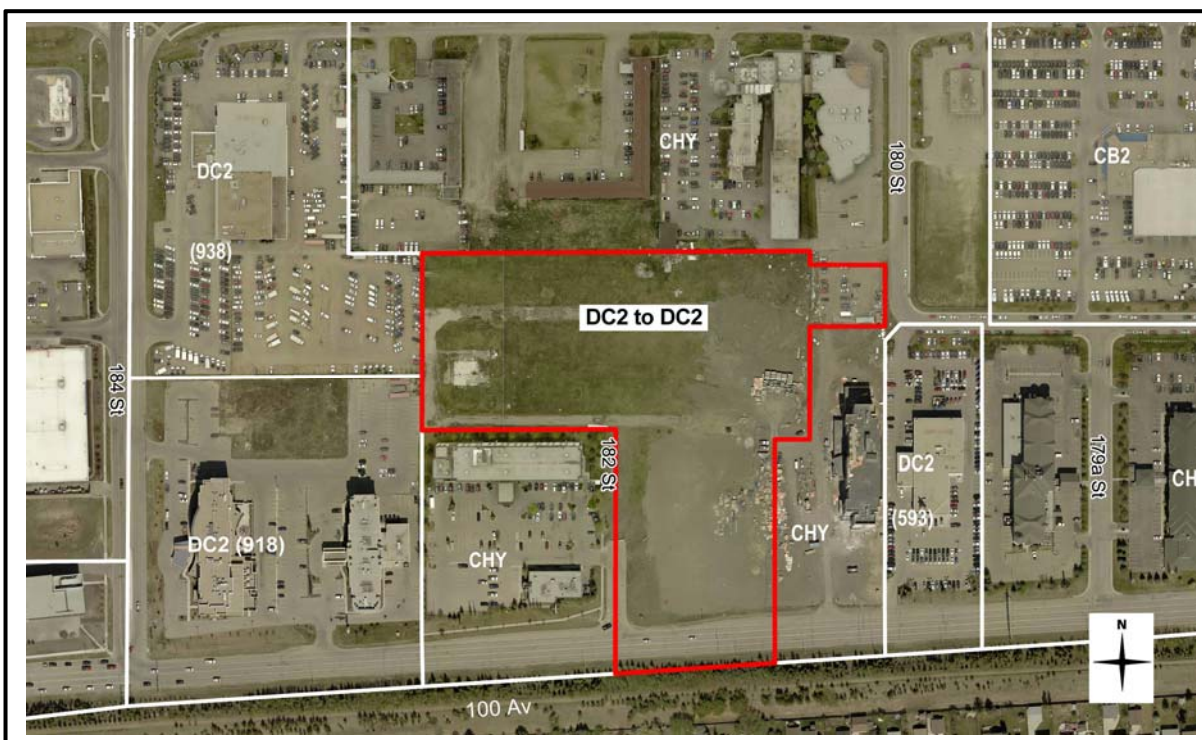
Bylaw 18235 proposes to amend the Place La Rue West Neighbourhood Area Structure Plan by adding commercial office complexes as a use that may be developed to not exceed a height of 4 storeys within Sub-area B of the Plan.

Bylaw 18236 proposes to rezone from (DC2) Site Specific Development Control Provision Zone to (DC2) Site Specific Development Control Provision to allow for the development of a commercial office structure with associated retail and service uses suitable for the site. The entertainment component of the existing Provision will be removed.

## SITE AND SURROUNDING AREA

The 3.62 ha. site is located north of 100 Avenue NW at 182 Street NW. It currently is comprised of four vacant lots and a portion of a lot that is in the process of being subdivided from the lot to the east to allow access to 180 Street NW. The site was formerly part of a trailer park.

Generally the area to the north, west and east is surrounded by highway commercial uses on lands zoned (CHY) and (DC2) 938. The southern boundary of the site abuts 100 Avenue, beyond which lies the residential neighbourhood of La Perle, which is zoned (RF1) Single Detached Residential. The La Perle neighbourhood is buffered from 100 Avenue by a 5m high landscaped berm.



AERIAL VIEW OF APPLICATION AREA



	<b>EXISTING ZONING</b>	<b>CURRENT USE</b>
<b>SUBJECT SITE</b>	(DC2) Site Specific Direct Control Provision	vacant
<b>CONTEXT</b>		
North	(CHY) Highway Corridor	hotels
East	(CHY) Highway Corridor	hotels and vacant land
South	(RF1) Single Detached Residential (south of 100 Avenue)	residential housing
West	(CHY) Highway Corridor	hotel

## PLANNING ANALYSIS

The subject site is in Place LaRue West Neighbourhood Area Structure Plan. The proposed plan amendment and rezoning will comply with the intent of the Plan by:

- restricting the building height;
- ensuring building orientation and signage restrictions to minimize impacts upon the southerly adjacent neighbourhood;
- requiring high-standard landscaping requirements along the arterial roadway interface; and
- limiting the allowable land uses in the direct control provision.

The proposed rezoning changes the focus of the current DC2 Provision from an entertainment area to a commercial site focusing on office and retail uses. The maximum height for the development is reduced from 20m to 19m with a 4 storey height limit.

The DC2 zoning is in conformance with objectives of the Place La Rue West Neighbourhood Area Structure Plan which directs that sites should remain under Direct Control zoning. Regulations contained in the provision meet the intent of the Major Commercial Corridor Overlay.

The proposed zoning and plan amendment are appropriate and compatible with surrounding existing and planned land uses at this location.

## TECHNICAL REVIEW

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

## PUBLIC ENGAGEMENT

<b>ADVANCE NOTICE</b> October 4, 2017	<ul style="list-style-type: none"> <li>• Number of recipients: 17</li> <li>• No responses</li> </ul>
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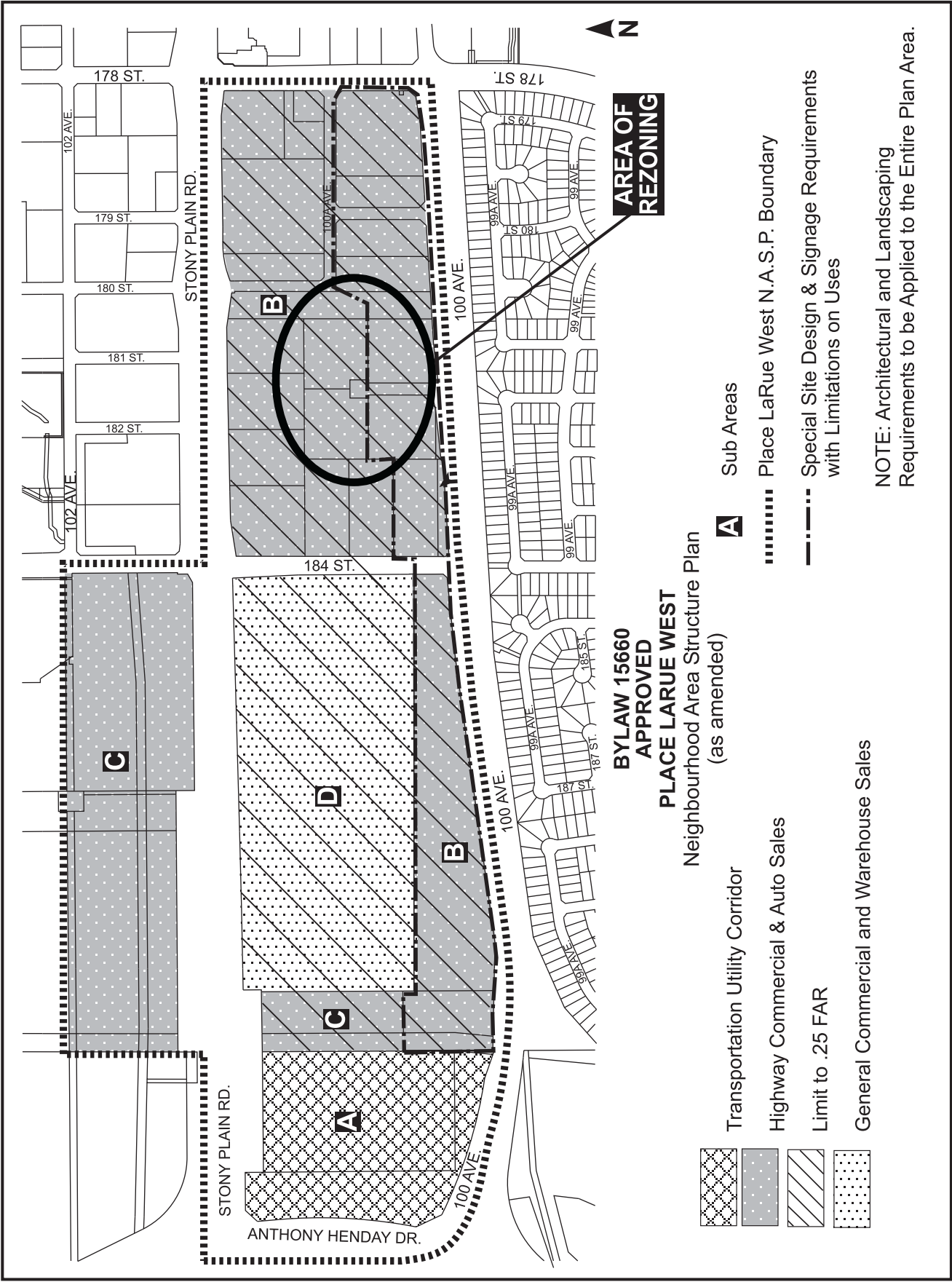
## **CONCLUSION**

City Planning recommends that City Council APPROVE this application.

## **APPENDICES**

- 1 Context Plan Map
- 2 Application Summary







## APPLICATION SUMMARY

### INFORMATION

Application Type:	Rezoning Plan amendment
Application Purpose:	will add commercial offices to the list of permitted uses and limit the maximum height to 19 m
Bylaw:	18235 and 18236
Location:	West of 180 Street and north of 100 Avenue NW
Address:	10003, 10034, & 10035 - 182 Street NW; and 18004 & 18104 - 100 Avenue NW
Legal Description(s):	Portion of Lot 26, Block 1, Plan 082 7777 Lots 8-10, and Lot 24, Block 1, Plan 4077 KS
Site Area:	3.62
Neighbourhood:	Place La Rue
Ward - Councillor:	1 – Andrew Knack
Community League(s):	N/A
Applicant:	Jim Murphy

### PLANNING FRAMEWORK

Current Zone(s):	(DC2) Site Specific Development
Proposed Zone(s):	(DC2) Site Specific Development
Plan(s) in Effect:	Place LaRue West Neighbourhood Area Structure Plan
Land designation(s):	Commercial
Overlay(s):	Major Commercial Corridors Overlay
Historic Status:	None

### REPORT

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