

 **REZONING**
Laurier Heights

8311 - 142 Street NW and 8403 - 142 Street NW

To allow for the development of a mid-rise apartment on a portion of an established seniors' housing site.



RECOMMENDATION AND JUSTIFICATION

Urban Form and Corporate Strategic Development is in SUPPORT of this application because:

- it sensitively increases the density of existing apartment uses which provide seniors' housing; and
- the proposed height increase is restricted to a west portion of the site, buffered from single detached residential housing by existing development.

THE APPLICATION

BYLAW 18161 proposes to amend the Zoning Bylaw from (DC2) Site Specific Development Control Provision to (DC2) Site Specific Development Control Provision, in order to redevelop a portion of the site.

The rezoning allows for additional development on site in the form of a mid-rise residential apartment building. This expansion of the existing facility is restricted to a west portion of the site.

The proposal revises the regulations of an existing DC2 Provision that was approved in 1990. These changes update regulations to reflect the present-day Zoning Bylaw and enable expansion of the current facility on site.

Increases are proposed for the maximum number of units, the minimum number of parking spaces, and Floor Area Ratio. Minimum setbacks and maximum height are retained, with the exception of a portion along one edge of the site. At this location, the setback is reduced to zero metres and the maximum height increases from 10 to 23 metres.

Current and proposed development regulations are as follows:

Subject Site (2 hectares)	Existing DC2 Provision	Proposed DC2 Provision
Maximum Units	287	355
Maximum Density	144 dwellings/ha	178 dwellings/ha
Floor Area Ratio	1.3	1.5
Maximum Height	10 metres	10 metres, except 23 metres limited to a west portion of the site
Minimum North (85 Avenue NW) Setback	6.0 metres	6.0 metres
Minimum South (80 Avenue NW) Setback	6.0 metres	6.0 metres
Minimum East (141 Street NW) Setback	6.0 metres	6.0 metres
Minimum West (142 Street NW) Setback	6.0 metres	6.0 metres, except 0.0 metres limited to a west portion of the site
Minimum Parking	90 spaces (24 at grade and 66 underground)	114 spaces (48 at grade and 66 underground)

SITE AND SURROUNDING AREA

The application area is in a central portion of the Laurier Heights neighbourhood. This approximately 2 hectare site is currently occupied by a senior's housing development, accommodating both independent and assisted living.

The subject site is bordered by road rights-of-way on all sides: 85 Avenue NW to the north, 80 Avenue NW to the south, 141 Street to the east, and 142 Street to the west.

North, south, and east of the site, land is zoned (RF1) Single Detached Residential Zone. Development primarily consists of single detached housing, along with a religious assembly site to the north.

A small-scale commercial development is situated to the northwest. Zoned (CNC) Neighbourhood Convenience Commercial Zone, it currently contains restaurant, retail, personal and professional services.

West of the subject area is a school/park site that is zoned (US) Urban Services Zone.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	● (DC2) Low Rise Apartment Zone	● Canterbury seniors' housing facility
CONTEXT		
North	● (RF1) Single Detached Residential Zone	● Single detached housing ● Laurier Heights Baptist Church
Northwest	● (CNC) Neighbourhood Convenience Commercial Zone	● Laurier Heights Shopping Centre
South	● (RF1) Single Detached Residential Zone	● Single detached housing

East	<ul style="list-style-type: none"> • (RF1) Single Detached Residential Zone 	<ul style="list-style-type: none"> • Single detached housing
West	<ul style="list-style-type: none"> • (US) Urban Services Zone • (RF1) Single Detached Residential Zone 	<ul style="list-style-type: none"> • Laurier Heights Elementary/Junior High School • Laurier Heights Park • Single detached housing

PLANNING ANALYSIS

BUILT FORM

The current development consists of a two-storey building on the north half of the site that is linked to a three-storey building on the south half. The proposed addition consists of a five-storey building that expands westward from the north facility.

The built form of this expansion has covered parking at grade with four storeys of residential units above. The addition extends to the lot line, limited to a length of 30 metres along 142 Street NW.



SOUTH ELEVATION: EXISTING THREE-STOREY DEVELOPMENT AND PROPOSED FIVE-STOREY EXPANSION



NORTH ELEVATION: EXISTING TWO-STOREY DEVELOPMENT AND PROPOSED FIVE-STOREY EXPANSION

In addition to the new development, the applicant intends to renovate the site's north building, including reconfiguration of its residential units. With this reallocation, a maximum of 355 units are proposed across the entire site.

A limited number of supporting uses are permitted within the residential buildings, intended to serve residents on-site.

Resident and employee parking is located underground and accessed from 80 Avenue NW, while visitor parking is provided at grade. Despite a proposed increase in on-site parking, the site will remain deficient according to Zoning Bylaw requirements. City Administration accepts this scenario due to development providing housing for seniors.

LAND USE COMPATIBILITY

This rezoning retains residential uses on the site, with added density to accommodate seniors' housing demands in Edmonton. The facility's combination of independent and assisted living provides an opportunity for residents to remain in this community as their needs change.

Increased height is appropriately situated away from existing homes in the area. The proposed expansion is limited to a west portion of the site, across from a school and park space. The current facility buffers this addition from single family housing located north, east, and south of the site.

TECHNICAL REVIEW

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

FIRE PROTECTION

In support of this proposal, a Fire Underwriters Survey and a Fire Access Strategy were submitted to EPCOR Water Services and Fire Rescue Services. Fire protection requirements are to be finalized at the Development Permit phase, to ensure adequate fire flows and hydrant spacing for the proposed addition. At that stage, the Development Officer shall circulate the permit application to EPCOR Water Services and Fire Rescue Services for their feedback.

TRAFFIC VOLUMES AND PARKING

A Parking Impact Assessment was submitted in support of this application. It quantifies impacts of the exiting development on on-street parking adjacent to the site. It also examines the potential impacts of the proposed expansion. The present facility is deficient in on-site parking, compared to Zoning Bylaw requirements. Some staff and visitors utilize on-street parking, adjacent to the site. However, current parking counts indicate surplus on-street parking will continue to be available during the peak parking demand generated by this development, on a weekday and weekends.

Concerns were noted by the community regarding on-street parking along 85 Avenue NW. A bottleneck is caused by the resulting single travel lane for both directions, during peak hours.

Administration is currently examining options for on-street parking restrictions along 85 Avenue NW, to address these concerns.

PUBLIC ENGAGEMENT

Prior to submitting a formal rezoning application, the applicant undertook pre-application consultation with the local community. They applicant met with Community League representatives, approached residents adjacent to the site, and communicated with representatives from the nearby school and commercial sites. An information brochure was also distributed to homes in the area and made available to on-site residents. These initiatives culminated in a public open house. The event was advertised in the brochure, in the Laurier Heights Community Newsletter, and on Community League signage. Attendees were invited to learn about the proposal, ask questions, and provide feedback.

City Administration engaged stakeholders with an advance notice and an open house event. A summary of feedback received as a result of the open house is found in Appendix 1 to this report.

The following table summarizes consultation steps taken and the general themes that were identified.

APPLICANT PRE-CONSULTATION	As reported by applicant:
June 13, 2016	Meeting with Laurier Heights Community League <ul style="list-style-type: none"> • Key themes: <ul style="list-style-type: none"> - ongoing concern about on-street parking blocking sight lines and limiting access - the combination of on-street parking and windrows create narrow streets during winter months - on-street parking intensifies on weekends when people attend religious services in the area
August 29-31, 2016	Brochure distribution <ul style="list-style-type: none"> • Number of houses: 140 • Also made available at the existing on-site facility's entrance Door-to-door consultation with adjacent residents <ul style="list-style-type: none"> • Number of homes approached: 19 • Number of contacts made: 18 • Key themes of support: <ul style="list-style-type: none"> - this proposal addresses the ongoing and growing need for seniors' care - appreciate the increased services proposed to accompany the facility's renovation and expansion (ie. accessibility, increased care component) - use of available on-street parking on 141 Street NW and 80

<p>September 8, 2016</p>	<p>Avenue NW could improve traffic, parking, and safety along 142 Street NW</p> <ul style="list-style-type: none">- existing facility identified as a good neighbourhood and their continued operation is encouraged- the proposed expansion should be unobtrusive, considering the screening provided by existing mature trees <ul style="list-style-type: none">• Key themes of concern:<ul style="list-style-type: none">- the proposed expansion's potential sun shadow impacts on properties east and south of the site- duration of renovation and construction- increased on-street parking and vehicles blocking driveways or intersections- noise generated by construction, additional residents, visitors, and vehicles- screening of outdoor amenity areas <p>Open House</p> <ul style="list-style-type: none">• Number of open house attendees: 28• Number of open house responses received: 18• Key themes:<ul style="list-style-type: none">- Parking<ul style="list-style-type: none">▪ should be accommodated on-site and preferably underground▪ the combination of on-street parking and windrows create narrow streets during winter months▪ on-street parking affects close to intersections affects visibility▪ explore off-site parking options in the area (ie. commercial property northwest of the site)- Traffic<ul style="list-style-type: none">▪ ongoing concern due to the amount generated by the existing facility and the nearby school and churches▪ current levels will only increase to accommodate additional residents, staff, and visitors, creating safety concerns for pedestrians▪ increased on-street parking and windrows will narrow 141 Street NW and inhibit its traffic flow- Maximum Height<ul style="list-style-type: none">▪ the proposed addition should be reduced from five to three storeys- Vehicle Noise<ul style="list-style-type: none">▪ engines and doors shutting, especially late at night- Proposed Addition<ul style="list-style-type: none">▪ maximum height should be reduced from five to three storeys▪ the zero metre setback creates a visual wall along 142 Street NW▪ the building should step back from 142 Street NW as its height increases
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<p>ADVANCE NOTICE February 21, 2017</p>	<ul style="list-style-type: none"> • Number of recipients: 99 • Number of responses received: 9 <ul style="list-style-type: none"> - Five respondents obtained information about the City's rezoning process. - One respondent received copies of the pre-application brochure and the City's advance notice. - One respondent was provided with the proposed DC2 Provision and one respondent was provided with the applicant's sun shadow study. - Two respondents received information about the potential introduction of a staff entrance on the east side of the existing facility. - Two respondents received clarifying information about the proposed addition. One of these respondents recommended the applicant focus on the expansion's interface with the streetscape and the resultant experience for residents and passers-by. - One respondent objected to the addition's proposed location and height, asserting it does not integrate well with the existing facility and blocks the view down 142 Street NW. • Key theme: <ul style="list-style-type: none"> - Parking and Traffic <ul style="list-style-type: none"> ▪ Four respondents received information about the site's existing and proposed parking. ▪ Six respondents expressed concern about insufficient parking on-site and increased off-site parking on public roads. ▪ Two respondents advised traffic congestion on 85 Avenue NW, on-street parking along 141 Street NW, and the narrowing effect of windrows are ongoing concerns. The facility's expansion will worsen these situations. One of these respondents recommended parking restrictions along 141 Street NW. ▪ Three respondents were advised about parking complaint reporting and received information about the Traffic Bylaw. ▪ One respondent shared concerns about users of this facility and other establishments in the area illegally parking on nearby private properties. ▪ One respondent recommended the applicant explore off-site parking options in the area such as leasing parking spaces from nearby businesses. ▪ One respondent advised parking is not a concern.
<p>PUBLIC MEETING June 1, 2017</p>	<ul style="list-style-type: none"> • Number of attendees: 30 • Number of responses received: 21 • Key themes: <ul style="list-style-type: none"> - neighbourhood context regarding both the existing facility and the proposed expansion - design of the proposed addition

	<ul style="list-style-type: none">- parking and traffic• Two responses were received regarding the public meeting notification<ul style="list-style-type: none">- One respondent was provided with a copy of the existing and proposed DC2 Provisions. Following the open house, the respondent was provided with copies of the event's presentation boards.- One respondent shared concerns about insufficient on-site parking. Users of this facility, the school site, residents, and visitors to the neighbourhood occupy parking on private properties in the vicinity.• One response was received following the public meeting, clarifying the individual does not support this proposal. The respondent reported they were incorrectly informed at the open house that the proposed addition would be four storeys. They also questioned the accuracy of the applicant's sun shadow study, which was made available at the event. This respondent is concerned the north building's dining area will receive little sunlight during winter months. They also also advocated for affordable seniors housing in Edmonton.
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CONCLUSION

Urban Form and Corporate Strategic Development recommends that City Council APPROVE this application.

APPENDICES

- 1 "What We Heard" Public Engagement Report
- 2 Proposed DC2 amendments
- 3 Application Summary

“WHAT WE HEARD” REPORT

Canterbury Open House feedback summary

File number LDA17-0045

PROJECT ADDRESS: 8311 and 8403 - 142 Street NW (Laurier Heights neighbourhood)

PROJECT DESCRIPTION: This rezoning proposal seeks to revise the site’s existing (DC2) Site Specific Development Control Provision. The application retains most of the DC2 Provision’s existing requirements and introduces additional development regulations, in order to renovate and expand the current seniors’ care facility.

The proposal facilitates the construction of an addition on a west portion of the site, to a maximum height of 23 metres (five storeys). It also introduces approximately 60 more residential units and increases on-site parking.

EVENT TYPE: Open House with display boards presenting information

MEETING DATE: June 1, 2017

NUMBER OF ATTENDEES: 30

ABOUT THIS REPORT

This report presents feedback gathered during the City’s June 1, 2017 open house. This document is shared with the applicant, Ward Councillor Michael Oshry, and all attendees who provided their email address during the event. Should the proposed rezoning advance to Public Hearing for consideration, then this feedback will be included in a report to Council.

MEETING FORMAT

The meeting format was a station-based open house where attendees were able to view display boards with project information. Participants were encouraged to discuss the proposal and ask questions of City staff and the applicant. A total of 21 feedback forms, containing written comments, were also received from attendees.

People were invited to share their opinions on a “graffiti wall” as well, by answering the following questions:

- What do you like about the proposal?
- What are your concerns about the proposal?
- What do you want City Council to know or understand when they consider this application?

WHAT WE HEARD

The following summarizes the responses collected and the main themes that emerged.

Neighbourhood Context:

- This proposal fulfills a need for more seniors’ housing options in the community.
- Canterbury provides a welcome opportunity for residents to remain in the neighbourhood as they age.
- The proposed addition is appropriately located on the west side of Canterbury’s property, across from the school/park site and away from residences.
- The Canterbury’s inadequate on-site parking is not conducive to a good relationship with the community, given that parking spills over to local streets.

Design:

- The need for Canterbury to expand is obvious and even more residential units should be accommodated.
- The proposed addition should enhance the site, complement existing development, and respect the neighbourhood’s character.
- The addition’s location is visually out of context and it negatively impacts sightlines along 142 Street.
- The new addition abruptly divides the north and south portions of Canterbury’s existing facility.
- The five-storey building is designed as an unimaginative, unattractive mass in the middle of the block.
- The proposal’s lack of detail creates uncertainty about what the new addition will look like and how it will interface with 142 Street.
- The new development’s 0.0 metre setback should be reconsidered. The building should not be constructed right to the property line.
- Increase the addition’s setback from the property line and raise its height.

- Increase the new building's setback from the property line, reduce its height, and make it wider.
- Introducing digital signs in this primarily residential neighbourhood is concerning, with respect to their location and brightness.
- Information conveyed by the Sun Shadow Study's illustrations is appreciated.
- Provide adequate outdoor amenity space for the additional residents, since some open spaces on the site are affected by sun shadowing.
- Outdoor amenity areas for dementia care residents should be safely fenced/screened. This should be done with quality materials for a pleasant interface with the public realm.
- Current landscaping is attractive so please retain as many trees as possible.
- The new development should not rise above the site's mature trees.

Parking and Traffic:

- It is unfair for neighbours to endure increased on-street parking. There are not enough spaces on Canterbury's property and they're instructing staff and visitors to park off site.
- Canterbury's plan for parking to overflow onto public streets is suitable.
- Canterbury staff parking along 85 Avenue and 141 Street creates concerns about traffic congestion, noise, and safety.
- Canterbury staff and visitors use the parking lot of a nearby commercial property, negatively impacting businesses and their patrons.
- Reduce on-site parking so the new building can be wider and shorter. Encourage more on-street parking in the neighbourhood.
- Canterbury should actively address on-street parking concerns and complaints shouldn't merely be directed to the City's 311 Contact Centre.
- The City should exclude on-street parking within 15 metres of intersections, to increase awareness of oncoming traffic.
- The City should introduce time restrictions, in the form of two-hour parking maximums, along 85 Avenue and 142 Street to address concerns about existing on-street parking.
- The City should prohibit on-street parking along 142 Street from 7 to 9 a.m.
- Neighbourhood residents should not have to resort to considering a Residential Parking Program because the Canterbury is not meeting their own parking demands on their site.
- The introduction of a staff door along 141 Street shifts the problem of on-street parking from 142 Street to the other side but it is not an adequate resolution.
- On-street parking along 85 Avenue currently causes congestion during Laurier Heights School hours.
- Traffic issues in this area are generated by Laurier Heights School and not Canterbury.
- Implement a Public-Private Partnership (P3) funding model to construct additional underground parking.

WHAT DO YOU WANT CITY COUNCIL TO CONSIDER

- The Canterbury facility is a valuable asset to the community.
- Additional seniors' residences are welcome at this location.
- Balance Canterbury's traffic and parking needs with those of neighbourhood residents.

CLARIFYING QUESTIONS

The following provides a general overview of common questions received.

Where is the new addition located?

- The new development is situated between the Canterbury's two existing buildings, on the west side of the site (142 Street) and across from Laurier Heights School.

How many residential units will be added?

- Approximately 60 more units would be permitted. Canterbury may choose to develop fewer, but not more, than this number. They will be located in the new addition and in a portion of the existing facility.

How many more staff members are required for the additional residents?

- Canterbury expects to add up to 20 staff members during their peak hours (8am to 5pm, weekdays).

How many parking spaces are available on the site now?

- A total of 87 (24 surface parking spaces and 63 underground parking spaces).

How many more parking spaces will be added? Where will they be located?

- Up to 24 additional parking spaces will be provided as surface parking on west side of the site. In support of this proposal, the applicant submitted a Parking Impact Assessment for review. Analysis indicates the additional spaces will sufficiently accommodate additional staff and visitors generated by the new building. Also note an employee survey suggests 25% of Canterbury's staff currently commute by walking, cycling, transit, or carpooling.

Why aren't more surface or underground parking spaces being added?

- Additional parking would impact existing landscaping along 142 Street and may require the removal of several large, mature trees on the site. This could be an option but the overall impacts may be more detrimental to the community due to the loss of landscaping and

buffering along 142 Street. The construction of additional underground parking requires demolishing a portion of the existing facility. This option is cost prohibitive.

How is parking on the site allocated for staff, residents, and visitors?

- Currently, surface parking spaces are not assigned and staff are encouraged to park on the street during certain hours: 8am to 5pm, weekdays. This is done in an effort to provide Canterbury’s on-site parking spaces to visitors. Canterbury intends to continue in this way, because it maximizes the usage of their parking spaces. However, changes can be made if the surface parking becomes underutilized – Canterbury advises they’ll work with the community to determine the most efficient use of parking on their property, in order to mitigate concerns.

On-street parking along 85 Avenue sometimes creates one lane for two-directional traffic. What can be done about the resulting gridlock?

- City staff are currently examining options for parking restrictions in the area.

What can be done when vehicles are illegally parked on public streets?

- Citizens have recourse if a vehicle is parked illegally (ie. stationary for more than 72 hours, blocking a driveway, parked over a crosswalk or sidewalk). People are encouraged to report these types of parking complaints to the City by dialing 311. A peace officer can be dispatched to tag offending vehicles for infractions.

If you have questions about this application then please contact:

Kristen Rutherford, Planner
780-442-5047
kristen.rutherford@edmonton.ca

MARK-UP OF PROPOSED TEXT AMENDMENTS (DC2 TO DC2)

Strikethrough: Proposed deletion
Underline: Proposed addition

(DC2) SITE SPECIFIC DEVELOPMENT CONTROL PROVISION

1. General Purpose

To accommodate a seniors housing development with limited supporting Uses, including long term care, while ensuring compatibility with adjacent existing development in Laurier Heights. ~~To establish a Site Specific Development Control District to accommodate an existing 158 unit seniors residence as well as a 128 unit addition with ancillary support functions inclusive of accessory administrative, recreational and personal service uses. To establish site specific development criteria to ensure compatibility with surrounding low density residential and institutional land uses.~~

2. Area of Application

This Provision shall ~~DC5-District will~~ apply to Lots 1A and 1B, Block 21, Plan 882 1521 and Lots 2, 3U and 4, Block 21, Plan 6269 KS; located east of 142 Street NW and north of 80 Avenue NW, as shown on Schedule "A" of the Bylaw adopting this Provision, Laurier Heights.

3. Uses

~~Boarding and Lodging Houses and Apartment Housing, with accessory administrative, recreational and personal service uses:~~

- a. Apartment Housing
- b. Convenience Retail Stores
- c. Group Homes
- d. Health Services
- e. Indoor Participant Recreation Services
- f. Limited Group Homes
- g. Lodging Houses
- h. Personal Service Shops
- i. Professional, Financial and Office Support Services
- j. Religious Assembly

- k. Fascia On-premises Signs
- l. Freestanding On-premises Signs
- m. Minor Digital On-premises Signs
- n. Minor Digital Off-premises Signs
- o. Minor Digital On-premises Off-premises Signs

4. Development Regulations **Criteria**

- a. All Regulations in the Zoning Bylaw shall apply to development in this Direct Control Provision, unless such regulations are specifically excluded or modified in the Provision.
- a.b. The maximum Floor Area Ratio ~~floor-area-ratio~~ shall be 1.5 ~~1.3~~.
- b.c. The maximum number of units shall be 355. A unit can be either a Dwelling or a Sleeping Unit ~~the existing units (158) plus an additional maximum of 129 units~~.
- d. The maximum Height ~~building height~~ shall not exceed 23.0 m ~~10 metres~~.
- e. Where the building exceeds 10.0 m in Height, the portion of the building exceeding the said Height shall have a minimum 6.0 m Stepback from the building Facades that face a Residential Zone where Single Detached Housing is a Permitted Use.
- f. The minimum yard setbacks shall be:
 - i. 6.0 m from the Lot line Abutting 80 Avenue NW;
 - ii. 6.0 m from the Lot line Abutting 141 Street NW;
 - iii. 6.0 m from the Lot line Abutting 85 Avenue NW;
 - iv. 6.0 m from the Lot line Abutting 142 Street NW, except for a maximum length of 30.0 m along the Lot line where a setback of 0.0 m is permitted, as identified in Appendix I and Appendix II.
- g. The general Site ~~site~~-layout and building design shall be substantially in accordance with the Site ~~site~~-plan and elevations as illustrated in Appendix I ~~to this District~~, to the satisfaction of the Development Officer.
- h. The following regulations shall apply to Indoor Participate Recreation Services, Personal Service Shops, Convenience Retail Stores and Health Services:
 - i. the total Floor Area of these Uses on the Site shall not exceed 275 m²;
and
 - ii. these Uses shall not be permitted in any freestanding structure separate from a structure containing residential Uses.

5. Landscaping

- a. The required Landscape Plan shall be prepared by a registered Landscape Architect.
- ~~a. Landscaped yards shall be provided to a minimum of 6 m (19.7 ft.) in width adjacent to 142 Street, 80 Avenue, 85 Avenue and a minimum of 8.5 m (28 ft.) in width adjacent to 141 Street.~~
- ~~b. Landscaping for the northern portion of the site, which contains the existing residence, shall be in accordance with the landscaping existing at the time of adoption of this DC5 District and as conceptually illustrated on the Context Plan contained in Appendix I to this District.~~
- ~~c. Landscaping for the southern portion of the site, which will contain the proposed residence addition, shall be substantially in accordance with the detailed landscaping plan and schedule as illustrated in Appendix I to this District. Non-ornamental deciduous trees shall have a minimum caliper of 75 mm and coniferous trees shall be a minimum height of 3 m.~~

6. Parking, Loading and Access

- a. Vehicular access shall be allowed to the Site site from 80 Avenue NW and 142 Street NW as illustrated on the Site site plan contained in Appendix I ~~to this District.~~
- ~~b. A minimum of 114 90 parking spaces shall be provided on Site on-site, comprised of 48 24 parking stalls at Grade grade and 66 underground parking stalls contained within the Parking Garage.~~
- c. Parking is permitted within the required yard along 142 Street NW.
- d. Loading and trash collection areas shall be located in general accordance with Appendix I, Site Plan.
- e. One (1) loading spaces shall be provided with a minimum of 3.0 m in width and a minimum of 9.0 m in length and maintain a minimum overhead clearance of 4.0 m.
- ~~b.f. Landscaped parking islands shall not be required within an at-grade parking area.~~
- ~~c. No parking, loading, storage, trash collection, outdoor service or display area shall be permitted within a required yard. Parking, loading, storage, and trash collection areas shall be located in such a manner as to be screened from view from adjacent residential sites and public roadways in accordance with the provisions of Section 69.3 of the Land Use Bylaw.~~
- ~~d. The Development Officer shall require, as a condition of approval, that the applicant provide an irrevocable letter of credit, in the amount of 100 percent of the established landscaping costs, the conditions of the security being that:~~

- ~~i. if the landscaping is not completed in accordance with the provisions of the District and the landscaping plan, within one growing season after the completion of the development, then the amount fixed shall be paid to the City for its uses absolutely; and~~
- ~~ii. the Development Officer shall not release the Landscaping Bond until an inspection of the site has demonstrated that the landscaping has been well maintained and is in a healthy condition two growing seasons after completion of the landscaping.~~

7. Urban Design Guidelines

- a. New development shall have regard for the context of the site's existing built form by utilizing complimentary colours and finishing materials that are high quality and durable.
- b. The building interface for new development adjacent to 142 Street NW shall be designed to create visual interest in the built form through articulation, materials, or architectural features, to the satisfaction of the Development Officer.
- c. All mechanical and electrical equipment shall be concealed by screening in a manner compatible with the architectural character of the building, or concealed by incorporating it within the building.
- ~~a. Development in this District shall comply with the following architectural guidelines; to the satisfaction of the Development Officer:
 - ~~i. the building shall be designed with a horizontal design emphasis and include the provision of articulated bay windows and the use of a varied building setback;~~
 - ~~ii. all exterior finishing materials must be of residential character, good quality, durable and attractive in appearance, with consistent treatment on all faces of the building. Exterior finishing materials shall be compatible with the surrounding residential neighbourhood and the existing building; and~~
 - ~~iii. all roof top mechanical equipment shall be completely screened or incorporated into the building roof.~~~~
- ~~b. Any exterior lighting of the site shall be designed so that the lighting is directed away from the adjacent residential development to the north and west, and the intensity of illumination shall not extend beyond the boundaries of the site.~~

8. Signs

- d. Signs shall comply with the regulations found in Schedule 59B of the Zoning Bylaw.

- e. A maximum of one (1) Digital Sign shall be permitted on the Site, along 142 Street NW. The Sign shall be sighted so that illumination shall not project onto any surrounding low density residential land uses.
- f. Signage shall be designed such that all emitting light is contained within the Site and does not project into any neighboring property or public space.
- g. The maximum Area of Digital Sign Copy shall not exceed 2.0 m².
- h. The maximum combined Area of Digital Sign Copy and any other type of Copy on the same Sign face shall not exceed 4.0 m².
- ~~e.i. Signs may be allowed in this District in accordance with Schedule 79B and in accordance with the general provisions of Sections 79.1 to 79.9 inclusive of the Land Use Bylaw, except that the Development Officer may allow additional identification and on-site directional signs, which in his opinion, would be consistent with the scale and character of the development and would not prejudice the amenities of the surrounding residential neighbourhood.~~
- ~~d. Development in this District shall be evaluated with respect to compliance with the General Development Regulations of Sections 50-79 inclusive of the Land Use Bylaw.~~
- ~~e. The Development Officer may grant relaxations to Sections 50-79 of the Land Use Bylaw and the provisions of this District, if, in his opinion, such a variance would be in keeping with the general purpose of this District and would not affect the amenities, use and enjoyment of neighbouring properties.~~

9. Other Regulations

- a. With the exception of demolition, excavation and signage permits, upon submission of a Development Permit application, the applicant shall submit a Fire Underwriter's Survey that demonstrates, to the satisfaction of the Development Officer in consultation with Fire Rescue Services and EPCOR Water Services, that the fire flows to the Site are adequate for the proposed building and construction type. Any infrastructure or systems required to ensure these standards are met shall be implemented in the design of the building.

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Bylaw:	18161
Location:	East of 142 Street NW and north of 80 Avenue NW
Addresses:	8311 - 142 Street NW and 8403 - 142 Street NW
Legal Descriptions:	Lots 1A and 1B, Block 21, Plan 882 1521 and Lots 2, 3U and 4, Block 21, Plan 6269 KS
Site Area:	Approximately 2 hectares
Neighbourhood:	Laurier Heights
Ward – Councillor:	5 – Michael Oshry
Notified Community Organizations:	Laurier Heights Community League and West Edmonton Communities Area Council
Applicant:	Greg MacKenzie and Associates Ltd.

PLANNING FRAMEWORK

Current Zone:	(DC2) Site Specific Development Control Provision
Proposed Zone:	(DC2) Site Specific Development Control Provision
Plan in Effect:	None
Historic Status:	None

Written By:	Kristen Rutherford
Approved By:	Tim Ford
Department:	Urban Form and Corporate Strategic Development
Section:	Planning Coordination