

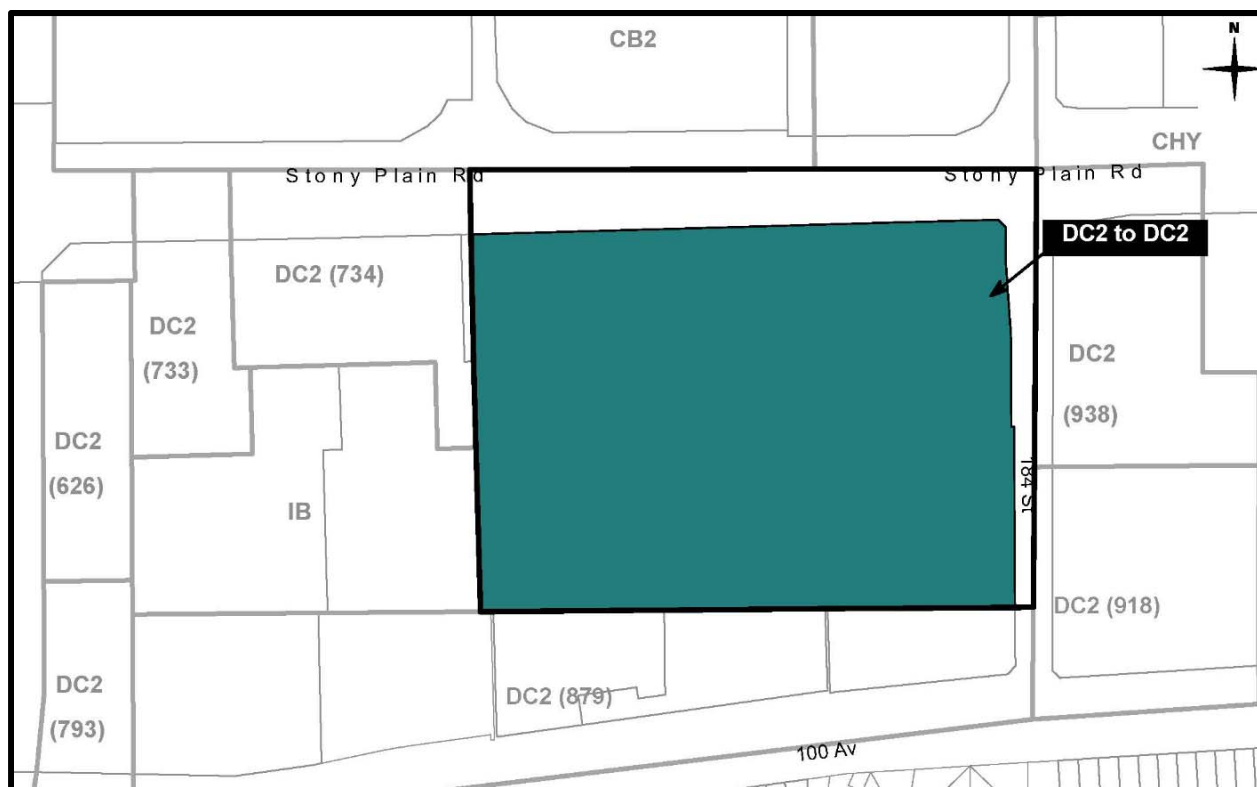
Edmonton

REZONING

Place LaRue West

18445 and 18485 Stony Plain Road NW

The purpose of this application is to add major and minor alcohol sales the list of permitted uses in approved direct control provision.



RECOMMENDATION + JUSTIFICATION

Sustainable Development is in SUPPORT of this application on the basis that it:

- is compatible with the surrounding existing land uses,
- meets the technical requirements of affected Civic Departments, and
- conforms to the Place La Rue West Neighbourhood Area Structure Plan.

THE APPLICATION

BYLAW 18128 proposes to amend the Zoning Bylaw from (DC2) Site Specific Direct Control Provision to (DC2) Site Specific Direct Control Provision by adding major and minor alcohol sales to the list of permitted uses. Administrative updates to the regulations of the DC2 are also incorporated.

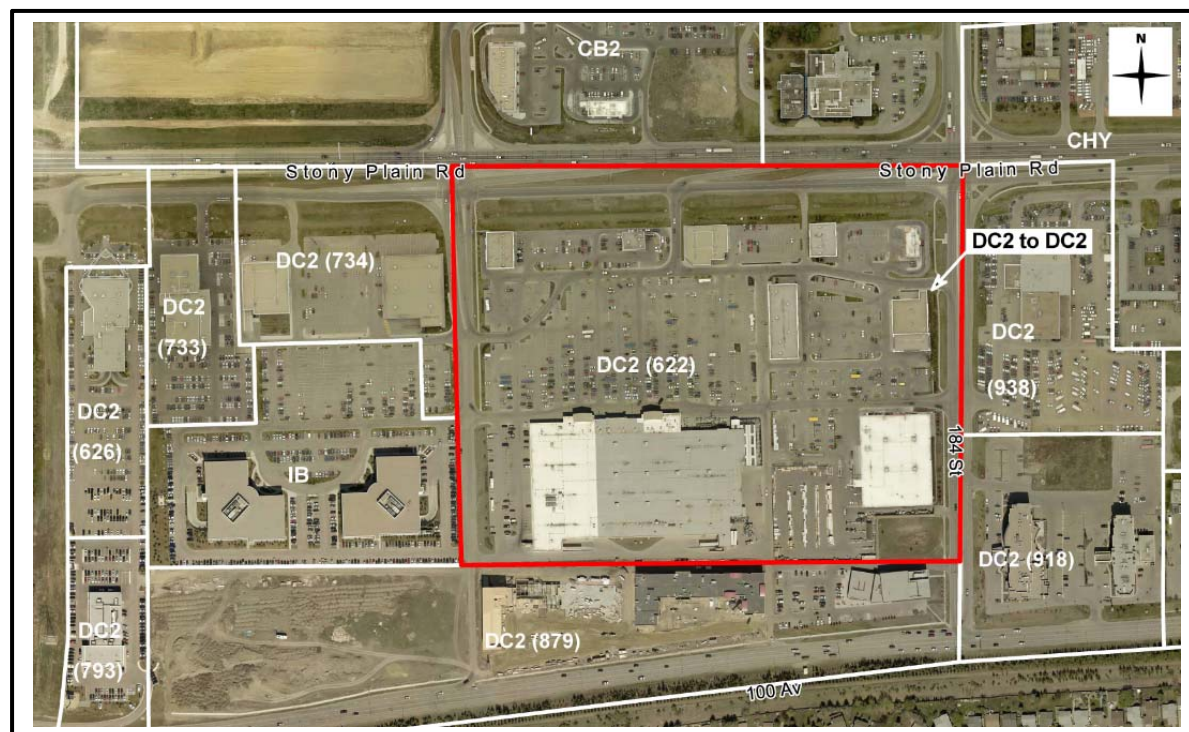
The existing DC2 Provision on the site allows for the development of a retail centre with a major anchor (Walmart), smaller retail development along the periphery of the site and a storm water management facility in the south east corner of the site.

SITE AND SURROUNDING AREA

The site is located on the southwest intersection of Stony Plain Road NW to the north, 184 Street NW to the east, and it is north of 100 Avenue NW. While there are some vacant sites in the general area, it is generally developed as highway-oriented commercial between Stony Plain Road and 100 Avenue. A mix of industrial and commercial development extends north of Stony Plain Road. South of 100 Avenue is the LaPerle neighbourhood which is developed as residential.

The area to the immediate south of the site, fronts onto 100 Avenue NW and is zoned DC2 to accommodate highway commercial uses.

To the west is an auto dealership zoned (DC2) Site Specific Direct Control Provision and an office building zoned (IB) Industrial Business zone. Anthony Henday Drive is further to the west.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(DC2) Site Specific Direct Control Provision	commercial development
CONTEXT		
North	(IB) Industrial Business, (CB2) General Business Zone	Vacant & commercial development
East	(DC2) Site Specific Direct Control Provision	Car sales
South	(DC2) Site Specific Direct Control Provision	Vacant & commercial development
West	(DC2) Site Specific Direct Control Provision, (IB) Industrial Business	Car sales & office building

PLANNING ANALYSIS

The site is located in the Place LaRue West Neighbourhood Area Structure Plan (NASP). The DC2 zoning is consistent with Council's direction regarding the Place La Rue West Plan, which indicated that any site currently zoned DC2 should remain under Direct Control zoning.

On December 12, 2016, Council approved Bylaw 17836 that revised the locational criteria for alcohol sales. Sites greater than 2 ha are now exempt from the variety of setback rules for alcohol sales. Given the large size of this site, and the existing mix of uses, the addition of this use is appropriate.

The site has excellent access and exposure for general commercial development and the requirements of the DC2 Provision ensure minimum impact on residents and enhanced landscaping and architectural treatment on arterial roadways. Council approved the existing DC2 on March 1, 2004. The proposed rezoning to amend the current DC2 provisions by adding alcohol sales as use classes to the allowable list of uses are minor in nature and do not alter the intent of the existing DC2. No changes in the site plans are included.

TECHNICAL REVIEW

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

PUBLIC ENGAGEMENT

ADVANCE NOTICE May 17, 2017	<ul style="list-style-type: none"> • Number of recipients: 12 • No responses
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CONCLUSION

Sustainable Development recommends that City Council APPROVE this application.

APPENDICES

- 1 Context Plan Map
- 2 DC2 Track Changes
- 3 Application Summary

Tracked changes SCHEDULE “B”

DC2 SITE SPECIFIC DEVELOPMENT CONTROL PROVISION

1. General Purpose

To accommodate the development of a commercial shopping centre with site specific development controls designed to ensure that development is compatible with the scale and use of neighbouring development to minimize land use conflicts and will result in a high quality of development appropriate for the site’s location adjacent to a major city entrance. ~~The development shall be in accordance with s. 720.2.b. to achieve a high-quality development for the site’s location adjacent to a major “gateway” corridor of the city, and that the density and uses of the development shall not adversely affect neighbouring residential uses and transportation facilities.~~

2. Area of Application

Lot 5, Block 1, Plan 032 4226 and Lot 6, Block 1, Plan 042 5-410: located south of Stony Plain Road and west of 184 Street; as shown on Schedule “A” of this Bylaw, adopting this provision.

3. Uses

- (a) Automotive and Equipment Repair Shops, within an wholly enclosed building, or within a freestanding building located within the northern most 100 m of the Area of Application
- (b) Automotive and Minor Recreation Vehicle Sales/Rentals (limited to the northern most 150 m of the Area of Application)
- (c) Business Support Services
- (d) Child Care Services
- (e) Commercial Schools
- (f) Convenience Retail Stores
- (g) Drive-in Food Services
- (h) Equipment Rental, provided that this Use including all equipment and goods are contained within an enclosed building
- (i) Gas Bars (limited to northern most 150 m of the Area of Application)
- (j) General Retail Stores, excluding outdoor storage and display of goods within 50 m of major public roadways
- (k) Government Services
- (l) Health Services
- (m) Hotels, excluding Bars and Neighbourhood Pubs, Night-clubs or Alcohol Sales Outlets
- (n) Indoor Participant Recreation Services
- (o) Major Alcohol Sales

~~(n)~~

- (p) Minor Amusement Establishments
- (q) Minor Alcohol Sales
- ~~(r)~~
- ~~(p)~~(r) Minor Service Stations, within an wholly enclosed building, or upon a freestanding site within the northernmost 125 m of the Area of Application.
- ~~(q)~~(s) Personal Service Shops, excluding massage parlors, tattoo shops or escort services
- ~~(r)~~(t) Professional, Financial, and Office Support Services
- ~~(s)~~(u) Public Libraries and Cultural Exhibits
- ~~(t)~~(v) Rapid Drive-through Vehicle Services
- ~~(u)~~(w) Religious Assembly
- ~~(v)~~(x) Restaurants for less than 350 occupants and 420 m² of Public Space
- ~~(w)~~(y) Specialty Food Services for less than 200 occupants and 240 m² of Public Space
- ~~(x)~~(z) Veterinary Services (within a wholly enclosed building)
- ~~(y)~~(aa) Minor Impact Utility Services
- ~~(z)~~(bb) Warehouse Sales, excluding outdoor storage and display of goods within 50 m of major public roadways
- ~~(aa)~~(cc) Fascia On-premises Signs
- ~~(bb)~~(dd) Freestanding On-premises Signs
- ~~(cc)~~(ee) Projecting On-premises Signs
- ~~(dd)~~(ff) Temporary On-premises Signs

4. Development Regulations

- (a) The general design of any application for this Area of Application shall reflect the specific design concept and type of development as illustrated by the Site Plan shown on Appendix I.
- (b) ~~All Uses shall be part of a purpose-designed shopping centre.~~
- (c) The maximum Floor Area ratio (FAR) shall be 0.25.
- (d) The maximum building Height shall be 14.0 m.
- (e) All development shall be required to comply with but are not limited to the following Architectural Guidelines:
 - i) All development on a Site shall be constructed using similar architectural themes. ~~An exception may be made to this general requirement where the function of an individual development business dictates a specific style or image to the satisfaction of the Development Officer associated with a company.~~ In such cases, the individual development shall maintain harmony in terms of overall project design and appearance.
 - ii) Architectural treatments such as canopies, variation in building form, facades, varying heights and rooflines, the juxtaposition of the buildings on the Site, and the articulation of building walls are encouraged for all buildings to create visual interest and to minimize the perceived mass of buildings as viewed from Stony Plain Road and 100 Avenue.

- iii) The use of exterior wall finishing materials shall be harmonious with the architectural style established for the Area of Application, and predominantly composed of muted colours, with strong colours limited to use as an accent, so as to minimize the perceived mass of the building.
- iv) Exterior wall finish materials for all development shall be of high quality and consistent with the overall architectural style for the Area of Application.
- v) Exterior finish treatment of all sides of each building wall shall be consistent with one material predominant for the exterior finish of each building. On buildings situated closest to the corners of adjacent public roadway intersections, or internal accesses or intersections of the Area of Application, the facade treatment shall wrap around the sides of the building to provide a consistent high quality profile.
- vi) All mechanical equipment, including roof mechanical units shall be concealed by screening or incorporation within the building roof in a manner that is consistent with the finishing of the building and the overall architectural style of the Area of Application.
- vii) Any canopies shall be designed and finished in a manner consistent with the design and finishing of the principal building, such that the canopy is not obtrusive and maintains consistency with the eave line of the principal building, and illumination is directed downwards.
- viii) There shall be no chain link fencing, or barbed wire combinations, ~~in view of or~~ adjacent to major public roadways.
- ix) The Development Officer shall require building design plans to be submitted with development permit applications. Such plans shall include, details of overall site layout, building elevations, exterior building facade and treatment finishings and color scheme, scale of exterior finish patterns, roofline and roof materials and internal landscaping, fencing and screening, and parking layout, ~~and signage~~.
- x) An application for a new development or for an addition to existing building(s) shall be accompanied by a site plan that shows the location of easement area(s) for all existing and proposed servicing infrastructure on the Site. The Development Officer, in consultation with the affected utility departments, shall require that the minimum building Setbacks and the minimum width of landscaped Yards be varied where such adjustments may be necessary to ensure:
 - (A) that proposed buildings do not conflict with existing or proposed servicing infrastructure; and
 - (B) that the type, amount and location of Landscaping, including berms, can be provided in a manner that does not conflict with existing or proposed servicing infrastructure.

- (f) A minimum building Setback of 14.0 m shall be provided adjacent to Stony Plain Road and 184 Street, except that:

- i) for Building G shown on the attached Site Plan, provided the total Gross Floor Area of Building G does not exceed 1,200 m² nor 7.0 m in Height, the Setback shall be not less than 7.5 m; and
 - ii) for Buildings H and K shown on the attached Site Plan, provided that the Height does not exceed 7.65 m, the Setbacks from 184 Street shall be not less than 9.0 m, provided that the Landscaped Yard shall be the full width of the setback (For Building H, any City sidewalk located within an easement shall be permitted to be within the Landscaped Yard)
 - iii) Where buildings do not exceed 1,000 m² in Gross Floor Area, nor 7 m in Height, the Development Officer may, at his discretion, reduce the minimum required Setback adjacent to Stony Plain Road and 184 Street to the greater of 7.5 m or the minimum applicable Landscaped Yard requirement, provided that the landscaping and building treatments minimize the perception of massing and create a high standard of building appearance.
- g) A Landscaped Yard with a minimum width of 7.5 m shall be provided adjacent to Stony Plain Road and a Landscaped Yard with a minimum width of 6.0 m shall be provided adjacent to 184 Street.
 - i) Within all Yards specified above, a minimum of five deciduous trees (with a minimum Caliper of 6.0 cm), five coniferous trees (with a minimum Height of 3.0 m), and 20 shrubs shall be required for each 35.0 m of lineal Yard.
 - ii) A landscaped Yard with a minimum average width of 2.0 m shall be provided along the portion of the site that abuts any Storm Water Management Facility and abutting properties.
 - ~~iii) Perimeter Landscaping within the required Yard shall include a continuous berm, a minimum average of 1.0 m in height, along the Stony Plain Road and 184 Street perimeter, and be installed in conjunction with the first development permit.~~
 - iv)iii) In addition to the landscaping set out in i), ii), and iii) above, where the Landscaped Yards adjacent to Buildings H and K are increased to 9.0 m, or the building Setback adjacent to Building G is reduced to 7.5 m, there shall be an additional two coniferous trees (with a minimum Height of 3.0 m) required for each 35.0 m of lineal Yard, and landscaping and building treatments shall minimize the perception of massing and create a high standard of building appearance.
- (h) Landscaping Plan and Design Guidelines
 - i) Any development application shall include a Conceptual Landscaping Plan which shall be submitted with the initial Development Permit Application.

- ii) The ~~Detailed~~ Landscaping Plan shall be approved by the Development Officer prior to the issuance of a development permit, ~~and shall comply with the requirements specified by this Provision to ensure a high standard of appearance.~~
- iii) All free-standing buildings for Restaurants, Convenience Retail Sales and Rapid Drive-through Vehicle Services shall be separately landscaped and screened in a manner that conforms to City standards for the required parking ~~to support said Use.~~
- iv) Any required stormwater management facilities shall be integrated and form part of the Conceptual Landscaping Plan, as illustrated in the Site Plan shown in Appendix I, ~~or as otherwise directed by the City of Edmonton.~~
- ~~v) The Development Officer shall require, as a condition of approval, that the applicant provide an irrevocable letter of credit in the amount of 100% of the established landscaping costs, conditions of the security being that:~~
 - ~~(A) If the landscaping is not completed in accordance with this Provision and the Detailed Landscaping Plan, within one growing season after the completion of the development, then the amount fixed shall be paid to the City for its use absolutely; and~~
 - ~~(B) The Development Officer shall not release the letter of credit until an inspection of the Site has demonstrated that the landscaping has been well maintained and is in healthy condition two growing seasons after the completion of the landscaping.~~
- (i) Any business premises or multiple occupancy building having a Floor Area greater than 3000 m² or a single wall length greater than 40.0 m that is visible from an adjacent public roadway shall comply with the following development regulations:
 - i) the roof line and building façade shall include design elements that reduce the perceived mass of the building and add architectural interest;
 - ii) the exterior wall finishing materials shall be predominantly composed of muted colours, with strong colours limited to use as an accent, so as to minimize the perceived mass of the building; and
 - iii) Landscaping adjacent to exterior walls visible from an adjacent public roadway shall be used to minimize the perceived mass of the building and to create visual interest.
- (j) Entrances, exits and on site routes of vehicles, bicycles and pedestrians (including handicapped) shall be ~~located on the Development permit plans and~~ designed in a manner that demonstrates and plans for safe, efficient and convenient circulation patterns and connections to the appropriate off site facilities.
- (k) No parking, loading, storage, trash collection, outdoor service or display area shall be permitted within a required Yard. Loading, storage and trash collection

areas shall be located to the rear or sides of the building and shall be screened from view from any adjacent Sites or public roadways.

- (l) There shall be no unscreened on-site outdoor storage of material or any trailer storage.
- (m) ~~The Developer and all subsequent owners and operators of businesses shall be~~ All development permits shall be conditioned to be prohibited ~~from conducting any activities~~ that create noise between 10:00 p.m. each evening Monday through Saturday and 7:00 a.m. each following morning; and between 7:00 pm. Sunday – 9:00 a.m. Monday when the impacts would be most significant on surrounding residential uses south of 100 Avenue ~~and west of 178 Street~~.
- (n) Notwithstanding any other provisions of the Zoning Bylaw regarding adjoining sites and all on-site services, the Site Plan shall demonstrate optimum vehicle, pedestrian and bicycle movements between adjoining sites surrounded by the same major roadways.
- (o) In addition to Schedule 59E and any other provisions of the Zoning Bylaw, the following shall apply:
 - i) Movement and brightness of perimeter signage shall be designed to minimize light pollution/visual intrusion on surrounding residential properties;
 - ii) Individual business identification Signs located on the façades of buildings shall be similar in proportion, construction materials and placement. The Sign shall be designed and located so as to ensure that the signage does not detract from the overall appearance of the development and is not obtrusive, having regard to the scale of the buildings on the Site and to the distance of the building Setback. An exception may be made to this general requirement where the function of an individual business dictates a specific style or image associated with a company. In such cases, the development shall maintain harmony in terms of overall project design and appearance; and
 - iii) Any signage developed on the south-facing walls or area of any of the buildings visible from 100 Avenue shall be designed to prevent light from emitting toward residential areas south of 100 Avenue. Only low light signs shall be used.
- (p) All exterior lighting shall be designed such that all light is contained within the Area of Application, to be indirect from all angles of off site viewing, and not intrude into neighbouring residential area, and to incorporate design elements consistent with the architectural style for the Area of Application.
- (q) Consideration to best exclude sound from the development from encroaching into the residential area to the south shall include but is not limited to the exclusion of external loud speakers or other loud sound generating equipment.

- (r) All on-site services for power, telephone and C.A.T.V. shall be underground. Underground power services shall also be provided for Signs requiring such services.
- (s) In addition to the requirements of Section 72, Gas Bars, Minor Service Stations and Rapid Drive through Vehicle Services shall be developed so that any canopy located over the gas pump islands shall be designed and finished in a manner consistent with the design and finishing of the principal building, such that the canopy is not obtrusive and maintains consistency with the eave line of the principal building.
- ~~(t) In agreement with the City of Edmonton, the developer agrees to place an evergreen tree, at least 3.0 meters in height, every three meters horizontally along the north side of the apex of the berm south of 100 Avenue across from the Area of Application, limited to a point extended southward from the east boundary of the 184th Street right of way for a westerly distance of not more than 650 metres.~~
- (t) An easement on the site shall be provided to allow for the operation of a full size transit bus through the site. The easement must be registered prior to or concurrent with the development of building H, but need not be registered prior to development of Building K.

~~5.~~ Interpretation

~~This Bylaw shall be interpreted such that any areas which are designated on the Site Plan for use as Buildings, or Storage Yard, may be developed for use as vehicle parking and/or vehicle drive aisles, provided that all landscaping, setback and other requirements of this Bylaw are met. Nothing in this Bylaw shall require the development of any Building or Storage Yard on the Site Plan~~

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Application Purpose:	Add major and minor alcohol sales to the existing direct control provision.
Bylaw:	18128
Location:	West of 184 Street and south of Stony Plain Road NW
Address:	18445 and 18485 – Stony Plain Road NW
Legal Description(s):	Lot 6, Block 1, Plan 042 5410 Lot 5, Block 1, Plan 032 4226
Site Area:	12.02
Neighbourhood:	Place La Rue
Ward - Councillor:	4 – Andrew Knack
Community League(s):	N/A
Applicant:	PARIOPLAN

PLANNING FRAMEWORK

Current Zone(s):	(DC2) Site Specific Development
Proposed Zone(s):	(DC2) Site Specific Development
Plan(s) in Effect:	Place LaRue 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
Department:	Sustainable Development
Section:	Planning Coordination