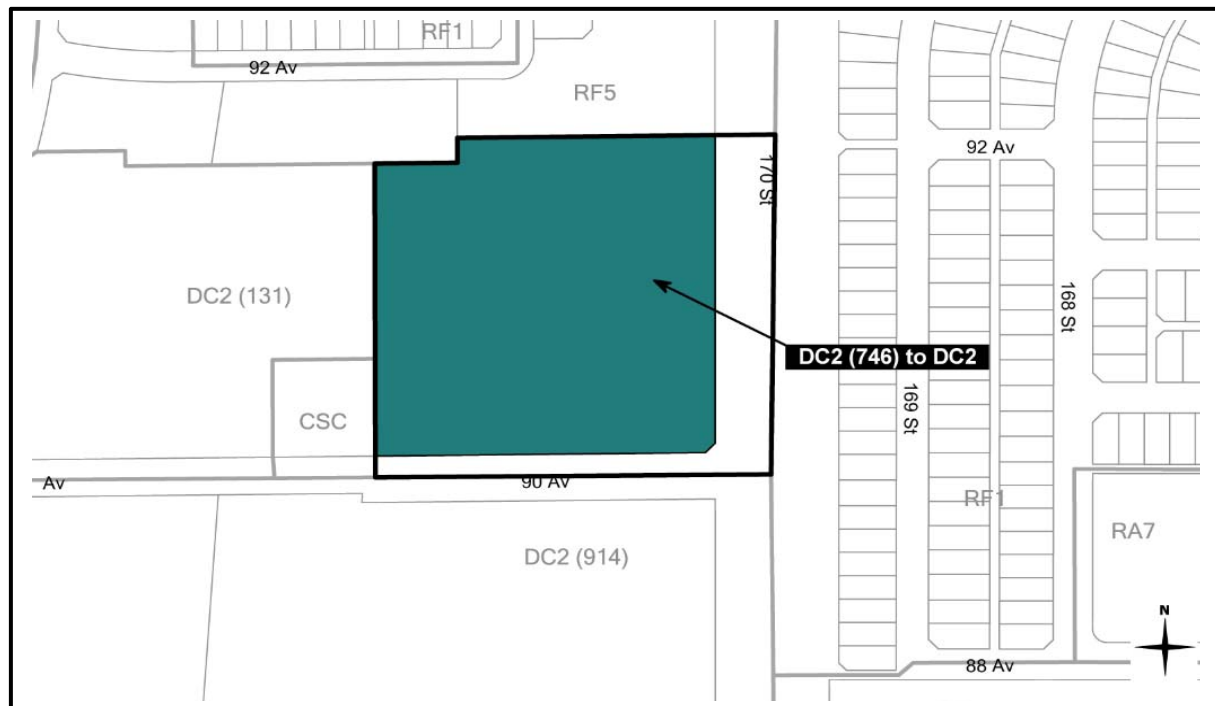




## REZONING Summerlea

### 17010 - 90 AVENUE NW

The purpose is to amend the site plan attached to the approved Direct Control (DC2) Provision adding 423 m<sup>2</sup> to the northeast corner building envelope within the DC2 site area.



### RECOMMENDATION + JUSTIFICATION

Sustainable Development is in SUPPORT of this application as it:

- represents a minor change to the existing zoning;
- is compatible with surrounding existing land uses; and
- supports commercial development in accordance with the Summerlea Neighbourhood Area Structure Plan.

## THE APPLICATION

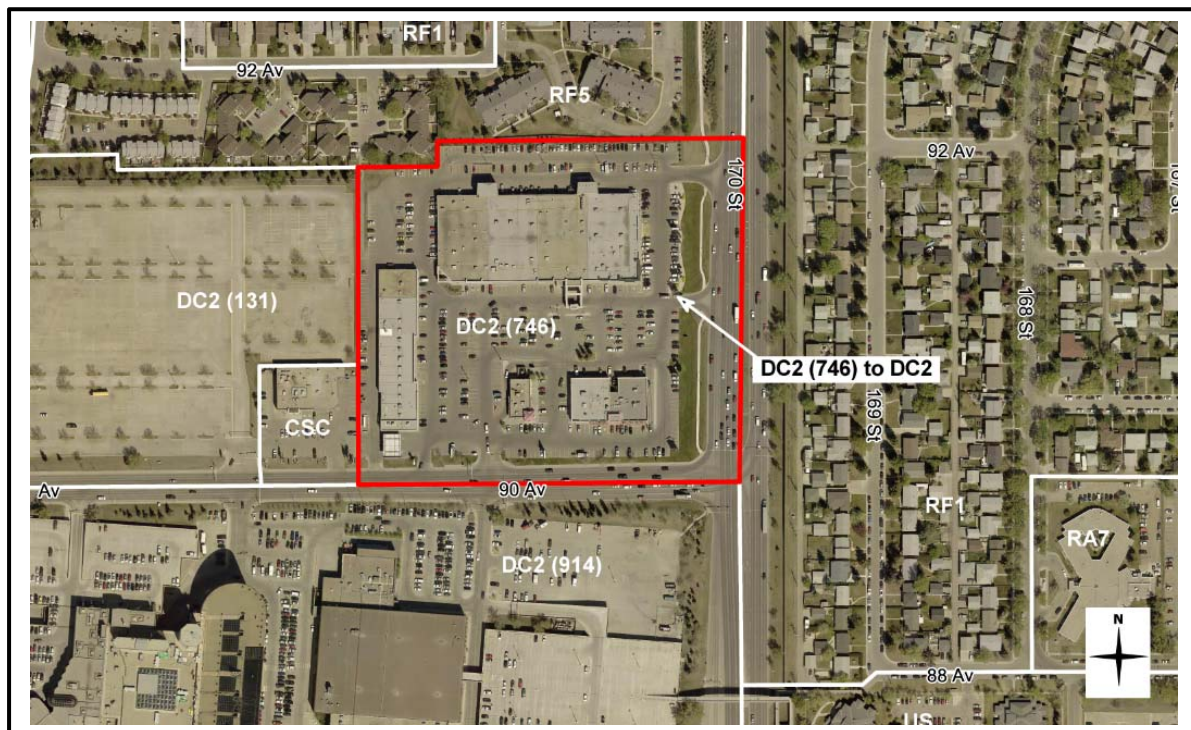
BYLAW 18135 to amend the Zoning Bylaw to (DC2). Existing Bylaw 15157 includes a site plan that details the location and layout of building envelopes on the site.

This application proposes to amend the DC2 Provision revising the site plan attached to the approved DC2 adding 423 m<sup>2</sup> to the northeast building envelope. An administrative update of the DC2 regulations is part of this application.

## SITE AND SURROUNDING AREA

The existing DC2 Provision accommodates a range of commercial shopping uses in a number of buildings on the subject site.

To the north of the site is the Burgess Manors – formerly Whispering Willows I – Condominium. To the east is a low density residential zone separated by 170 Street arterial behind a noise wall. South is West Edmonton Mall and west is an established surface parking lot for overflow parking for West Edmonton Mall.



AERIAL VIEW OF APPLICATION AREA

	<b>EXISTING ZONING</b>	<b>CURRENT USE</b>
<b>SUBJECT SITE</b>	(DC2) Site Specific Development Control Provision	Shopping mall
<b>CONTEXT</b>		
North	(RF5) Row Housing Zone	Row housing
East	(RF1) Single Detached Housing Zone	Single detached housing
South	(DC2) Site Specific Development Control Provision	West Edmonton Mall
West	(DC2) Site Specific Development Control Provision	surface parking lot for West Edmonton Mall

## PLANNING ANALYSIS

The proposed revision to the DC2 is minor in nature and does not alter the intent of the existing DC2 Provision. The area added to the northeast building envelope is intended to accommodate a commercial business use that is allowed under the existing DC2 Provision. A parking area is maintained between the addition and the north edge of the site. The DC2 regulations stipulate that a detailed parking and landscape plan be submitted for any redevelopment to ensure a compatible and sensitive transition with adjacent land uses. Accordingly, at the development permit stage, the development office will consider requirement for buffering between the uses on site and row housing uses to the north.

The administrative text revisions bring the DC2 up to date without altering the intent of the existing regulations.

The proposed change is generally supported by the Summerlea Neighbourhood Area Structure Plan (NASP) that identifies this site as suitable for commercial uses.

## TECHNICAL REVIEW

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

## PUBLIC ENGAGEMENT

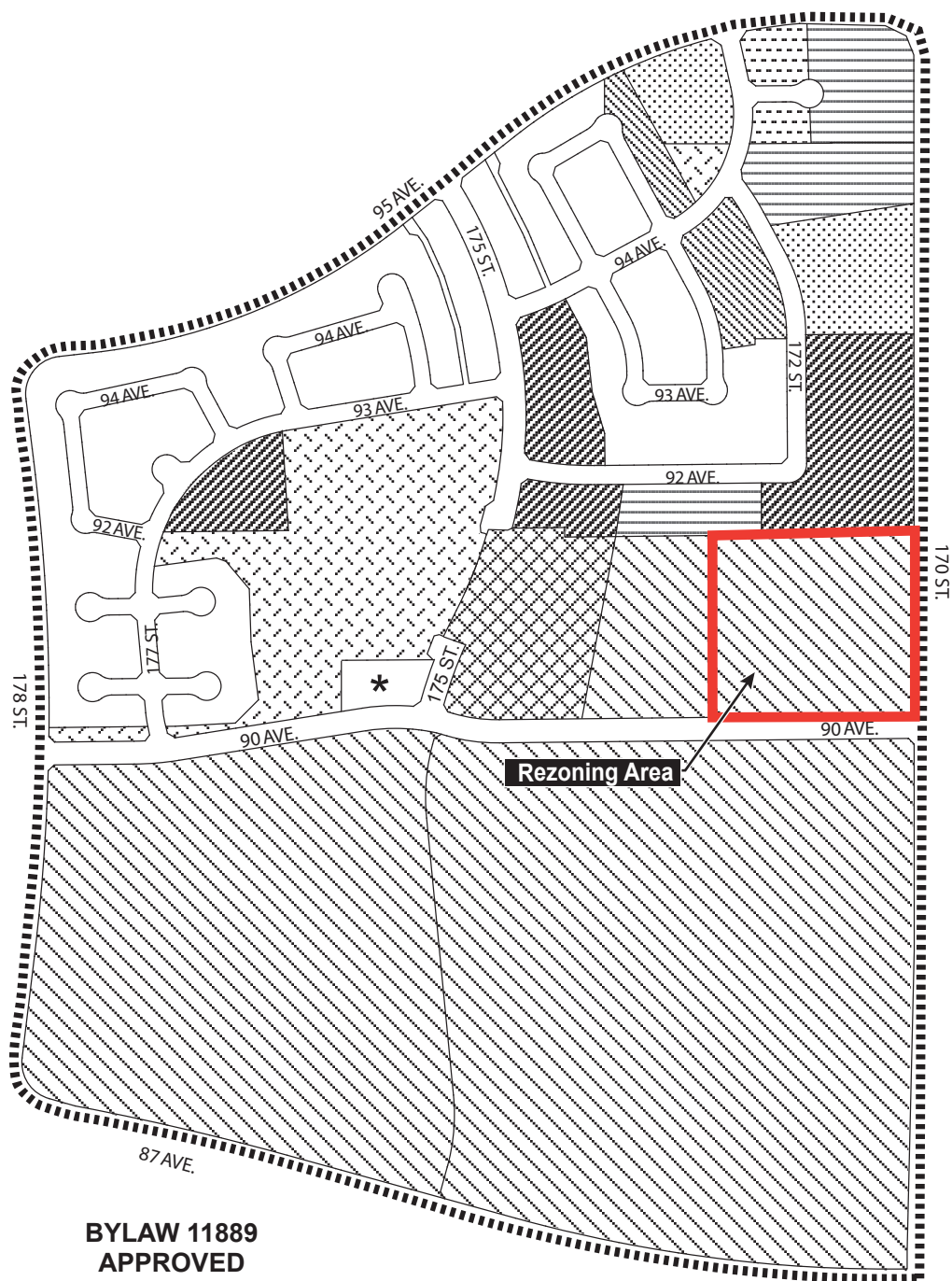
<b>ADVANCE NOTICE</b> June 21, 2017	<ul style="list-style-type: none"> <li>• Number of recipients: 120</li> <li>• Number of responses: 0</li> </ul>
<b>PUBLIC MEETING</b>	<ul style="list-style-type: none"> <li>• Not held</li> </ul>

## CONCLUSION

Sustainable Development recommends that City Council APPROVE this application.












## APPENDICES

- 1 Context Map
- 2 DC2 Provision Regulation Changes
- 3 Application Summary



**BYLAW 11889  
APPROVED  
SUMMERLEA**

Neighbourhood Area Structure Plan  
(As Amended)

- |   |  |
|---|--|
|  Single Detached Residential |  Medium Rise Apartments |
|  Semi-Detached Residential   |  Urban Services         |
|  Row Housing                 |  Shopping Centre        |
|  Medium Density Multi Family |  Park / School          |
|  Low Rise Apartments         |  Direct Control (Hotel) |
|   |  Boundary of N.A.S.P.   |



Underline: Added

Strikethrough : Deleted

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## (DC2) SITE SPECIFIC DEVELOPMENT CONTROL PROVISION

### 1. General Purpose

To accommodate a shopping center development that may include office and entertainment uses intended to serve a community or regional trade area and to establish site development regulations, which will ensure compatibility with surrounding land uses.

### 2. Area of Application

Lot 1, Block 30, Plan 752 1347; located at 17002 & 90 Avenue NW, as shown on Schedule "A" annexed to the Bylaw adopting this DC2 Provision, Summerlea.

### 3. Uses

- a. Automotive & Equipment Repair Shops, wholly within an enclosed building limited to southern most 50 m of the Area of Application,
- b. Bars and Neighbourhood Pubs, for less than 200 occupants and 240 m<sup>2</sup> of Public Space
- ~~c. Broadcasting and Motion Picture Studios,~~
- ~~d.c.~~ c. Business Support Services,
- ~~e.d.~~ d. Commercial Schools,
- ~~f.e.~~ e. Convenience Retail Stores,
- ~~g.f.~~ f. Drive-in Food Services,
- ~~h.g.~~ g. Equipment Rentals provided that all equipment and goods for rent are contained within an enclosed building,
- ~~i.h.~~ h. Gas Bars limited to southern most 50 m of the Area of Application,
- ~~j. General Retail Stores, excluding a development that offers, for sale or rental, adult materials in the form of video, books, magazines or other visually graphic material whose main characteristic is the visual depiction of explicit sex acts or offers for sale objects that are reproductions of sexual organs and which are intended to be used in explicit sex acts, none of which is intended for educational, artistic or health and medical purposes or for consumption by minors, and where the adult materials comprise 25% of the store floor area devoted to display of merchandise or an area of 75 m<sup>2</sup> or more.,~~
- ~~k.i.~~ i. Health Services,
- ~~l.j.~~ j. Hotels,
- ~~m.k.~~ k. Indoor Participant Recreation Services,

- l. Major Alcohol Sales,
- ~~n.m.~~ Media Studios,
- ~~o.n.~~ Minor Alcohol Sales,
- ~~p.o.~~ Minor Amusement Establishments,
- ~~q.p.~~ Minor Secondhand Stores,
- ~~r.q.~~ Minor Service Stations, wholly within an enclosed building, limited to the southern most 50 m of the Area of Application,
- ~~s.r.~~ Mobile Catering Food Services,
- ~~t.~~ Personal Service Shops, excluding Body Rub Centers ~~massage parlors, tattoo shops and escort services,~~
- ~~u.s.~~ Private Clubs,
- ~~v.t.~~ Professional, Financial and Office Support Services,
- ~~w.u.~~ Public Libraries and Cultural Exhibits,
- ~~x.v.~~ Rapid Drive-through Vehicle Services,
- ~~y.w.~~ Religious Assembly,
- ~~z.x.~~ Restaurants,
- ~~aa.y.~~ Recycled Materials Drop-off Centres wholly within an enclosed building, limited to the southern most 50 m of the Area of Application,
- bb. Specialty Food Services,
- cc. Spectator Entertainment Establishments,
- dd. Veterinary Services,
- ee. Warehouse Sales,
- ff. Fascia On-premises Signs,
- gg. Freestanding On-premises Signs,
- hh. Projecting On-premises Signs,
- ii. Temporary On-premises Signs.

#### 4. Development Regulations

- ~~a. Prior to issuance of any development permit, the applicant shall provide proof satisfactory to the Development Officer in consultation with Alberta Environment and the Capital Health Authority that the lands have been remediated to allow the intended use.~~
- b.a. Development shall be generally in accordance with the site plan as illustrated in Appendix I.
- c.b. The maximum Floor Area Ratio shall be 1.0.

- d.c. The maximum Building Height shall be 14.0 m.
- e.d. A minimum required setback of 6.0 m shall be required abutting 90 Avenue and 170 Street.
- f.e. A minimum required landscaped Yards of 2.0 m shall be required abutting 90 Avenue and of 6.0 m shall be required abutting 170 Street.
- ~~g.~~ No loading, storage, trash collection, outdoor service or display area shall be permitted within the utility right of way (Plan 7521348) where the Site abuts a Site zoned residential. ~~12.5m of the property line where the Site abuts a Site zoned residential.~~
- h.f. Loading, storage and trash collection areas shall not be located to the rear or sides of the principal buildings where a Site abuts a Site zoned residential and shall be screened from view from public roadways and from any Site zoned residential.
- ~~i.g.~~ To ensure that a high standard of appearance and a sensitive transition to the surrounding land uses are achieved, a detailed landscaping plan for the entire site shall be submitted, ~~for any future new building.~~ A detailed landscaping plan shall be required for the parking and landscaping area along the northern edge of the site to ensure compatibility with and screening for the residential use to the north, to the satisfaction of the development officer.
- j.h. A pedestrian easement shall be provided in accordance with the site plan as illustrated in Appendix I.
- k.i. For Gas Bars and Minor Service Stations, all pump islands shall be located at least 6.0 m from any property line, parking area or lane intended to control traffic circulation on the Site. Any canopy over a gas pump island shall be no closer than 3.0 m to any property line, and shall be designed so that the height of the canopy is not obtrusive, and maintains consistency with the design and eave line of the principal building on Site. The canopy area shall not be included in the calculation Site Coverage. The finishing, lighting and siting of development, including the orientation of gas pump islands and service bays shall be designed with the intent of achieving a compatible relationship with surrounding development and a high standard of appearance when viewed from adjacent roadways.
- l.j. Signs shall comply with the regulations found in Schedule 59E.
- ~~m.k.~~ ~~A detailed landscaping plan shall be required for the parking and landscaping area along the northern edge of the site to ensure compatibility with and screening for the residential use to the north, to the satisfaction of the development officer.~~



## APPLICATION SUMMARY

### INFORMATION

Application Type:	Rezoning
Application Purpose:	to amend the original site plan with a minor addition to the northeast corner of the existing structure.
Bylaw:	18128
Location:	West of 170 Street and north of 90 Avenue NW
Address:	17010 - 90 Avenue NW
Legal Description(s):	Lot 10, Block 30 Plan 0928218
Site Area:	4.3 ha
Neighbourhood:	Summerlea
Ward - Councillor:	4 – Andrew Knack
Community League(s):	NA
Applicant:	ParioPlan
Property Owner:	Westgate Shopping Centre Inc

### PLANNING FRAMEWORK

Current Zone(s):	(DC2) Site Specific Development Provision
Proposed Zone(s):	(DC2) Site Specific Development Provision
Plan(s) in Effect:	Summerlea Neighbourhood Area Structure Plan
Land designation(s):	commercial
Overlay(s):	None
Historic Status:	None

### REPORT

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