

**ATTACHMENT 2
BYLAW 17625
BYLAW 17626
FILE: LDA16-0045
PLACE LARUE**

DESCRIPTION: AMENDMENT TO THE PLACE LARUE WEST
NEIGHBOURHOOD AREA STRUCTURE PLAN

ZONING BYLAW AMENDMENT from (DC2) Site Specific
Development Control Provision and (CHY) Highway Corridor
Zone to (CHY) Highway Corridor Zone and (DC2) Site Specific
Development Control Provision; PLACE LARUE

LOCATION: 10003, 10034 and 10035 – 182 Street NW
18004 and 18104 – 100 Avenue NW

**LEGAL
DESCRIPTION:** Portion of Lot 26, Block 1, Plan 082 7777
LotS 8-10, and Lot 24, Block 1, Plan 4077 KS

APPLICANT: Urban Revision Consulting Inc.
13904 – 85 Avenue NW
Edmonton, Alberta T5R 3Y8

OWNER: 1577474 Alberta Ltd.
782 Whiston Court
Edmonton, Alberta T5T 2R2

**ACCEPTANCE OF
APPLICATION:** February 1, 2016

**EXISTING
DEVELOPMENT:** Hotel under construction and undeveloped land

**SUSTAINABLE
DEVELOPMENT'S
RECOMMENDATION:** That Bylaw 17625 to amend the Place LaRue West
Neighbourhood Area Structure Plan be APPROVED.

That Bylaw 17626 to amend the Zoning Bylaw from (DC2) Site
Specific Development Control Provision and (CHY) Highway
Corridor Zone to (CHY) Highway Corridor Zone and (DC2) Site
Specific Development Control Provision be APPROVED.

DISCUSSION

1. The Application

This application has two components. The first component is to amend the Place LaRue West Neighbourhood Structure Plan (NASP) to insert additional text to the Land Use Policies for a specific portion of the plan area, exempting a portion of Lot 9, Block 1, Plan 4077 KS from the requirement to rezone to a (DC2) Site Specific Development Control Provision for future development and allowing for rezoning to a standard commercial zone. The proposed amendment does not require revision to the Development Concept.

The second component is to rezone a portion of the subject site from (CHY) Highway Corridor Zone to (DC2) Site Specific Development Control Provision, and from (DC2) Site Specific Development Control Provision to (CHY) Highway Corridor Zone. The purpose of the rezoning is to allow for an exchange of land necessary for providing adequate parking and loading facilities for a hotel use currently under construction, in general conformity to the Place LaRue West NASP.

The current DC2 Provision was approved by Council on July 6, 2015. This application does not significantly alter the Provision, but the rezoning is required to allow for the property boundary adjustment. The proposed revision to the DC2 Provision will replace the Site Plan (Appendix 1) with a revised plan reflecting the property boundary changes. In addition, minor amendments to the DC2 text have been included to reflect the titled areas affected by the boundary adjustment and to clarify what sign regulations apply. The current DC2 includes some ambiguity around signs, which is corrected in this amendment.

2. Site and Surrounding Area

The application area is located north of 100 Avenue NW and east of 182 Street NW in the Place LaRue neighbourhood.

The Place LaRue Neighbourhood is predominantly designated as a commercial neighbourhood and the developed land surrounding this application includes a mix of motels, hotels and vehicle sales uses. Lands south of the subject site, across 100 Avenue NW, are developed as residential uses within the La Perle neighbourhood. The lands immediately west of the subject site are undeveloped.

The immediately adjacent properties are zoned (DC2) Site Specific Development Control Provision and (CHY) Highway Corridor Zone. The residential area south of the site is zoned (RF1) Single Detached Residential Zone.



Aerial image of the subject site and surrounding lands.

ANALYSIS

1. Compliance with Approved Plans and Policies

The proposed amendment is consistent with the commercial principles identified in the Place LaRue West NASP by maintaining the area as a business and employment district, with emphasis on commercial uses serving visitors, tourists and the traveling public. The intensity, form and quality of this development is compatible with surrounding land business and commercial uses that serve both nearby residential communities and provide services along a prominent entranceway to the city.

The proposed amendment to allow rezoning to a standard zone does not negatively impact the surrounding or adjacent neighbourhood. The existing policy for this portion of the Plan area, identified as Sub-area B, requires rezoning for new development be a (DC2) Site Specific Development Control Provision. As this application is necessary to provide sufficient parking and loading facilities for a developing hotel use, the NASP amendment does not conflict with the intent of the plan to control new development.

The Place LaRue West NASP designates the subject area for highway commercial and auto sales. The proposed rezoning to allow highway corridor commercial uses, is in general conformity with the policies and development concept established in the NASP.

2. Transportation and Utilities

All comments from Civic Departments and utility agencies have been addressed.

3. Environmental Review

A Phase I Environmental Site Assessment provided through previous applications confirmed the site is suitable for the proposed development.

4. Surrounding Property Owners' Concerns

Sustainable Development Department sent advance notification to surrounding property owners, the La Perle Community League and the West Edmonton Communities Council Area Council on March 9, 2016.

The standard pre-notification requirement for a DC2 rezoning was waived for this application as the proposal was deemed a minor amendment to the Zoning Bylaw for the purposes of a boundary adjustment.

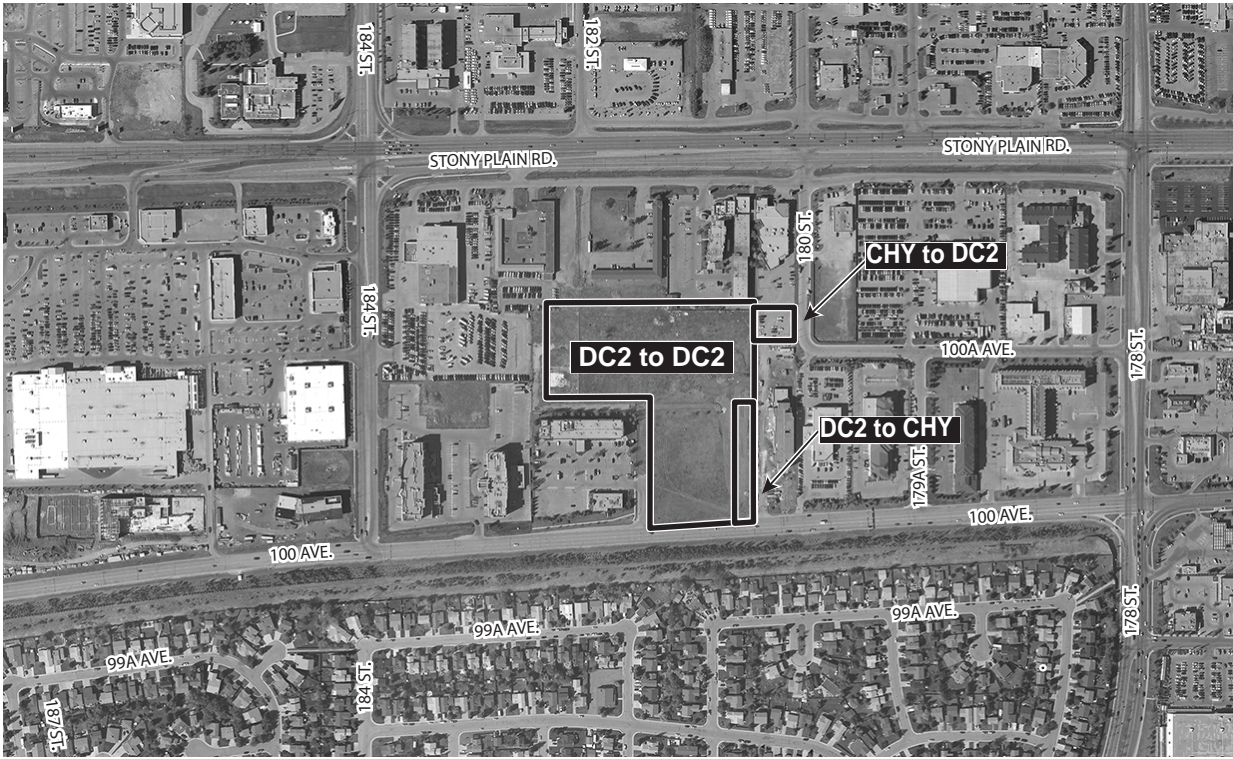
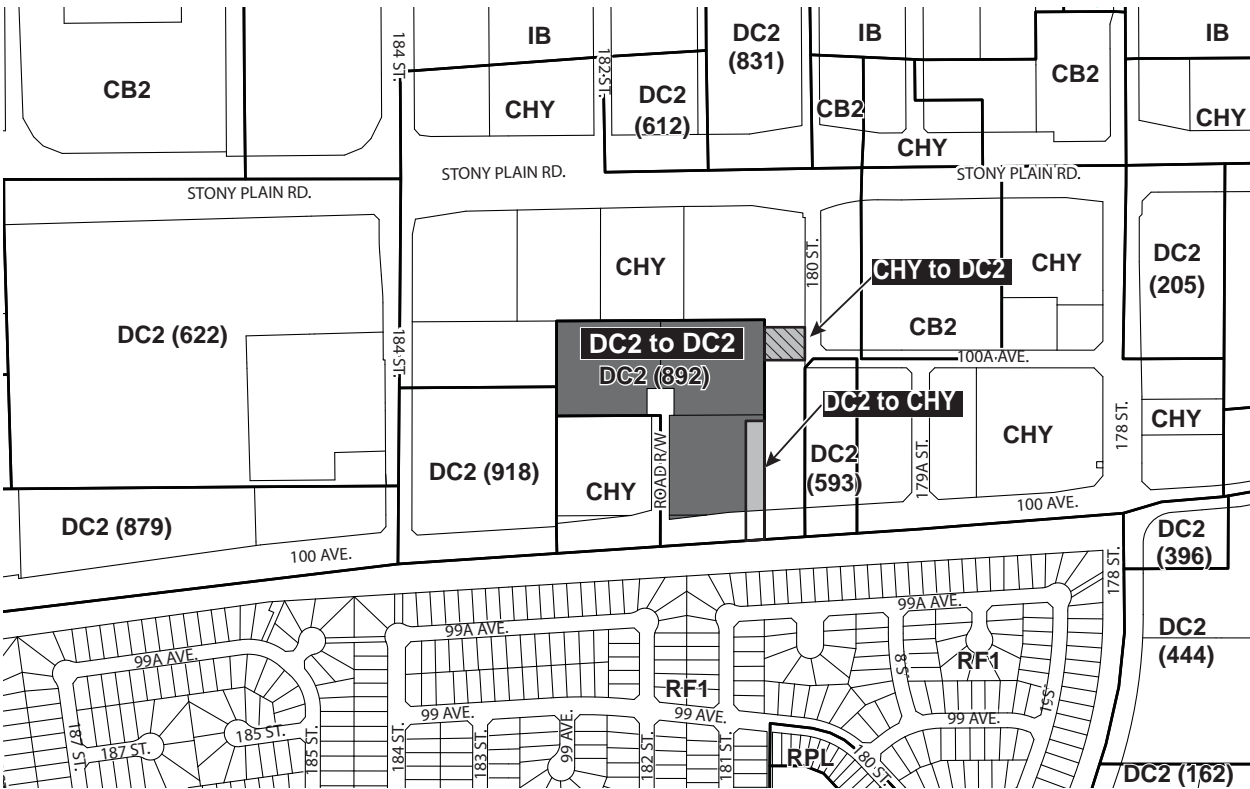
JUSTIFICATION

Sustainable Development recommends that Bylaw 17625 to amend Place LaRue Neighbourhood Area Structure Plan be APPROVED; and that Bylaw 17626 to amend the the Zoning Bylaw from (DC2) Site Specific Development Control Provision and (CHY) Highway Corridor Zone to (CHY) Highway Corridor Zone and (DC2) Site Specific Development Control Provision be APPROVED, on the basis that the application complies with the City of Edmonton policies and guidelines, generally conforms to the Place LaRue West Neighbourhood Area Structure Plan, meets the technical requirements of Civic Departments and utility agencies, and will result in development that is compatible with the surrounding existing and planned land uses.

ATTACHMENT

- 2a Maps
- 2b Mark-up of proposed changes

Approved by: Tim Ford
Written by: James Haney
Sustainable Development
April 18, 2016



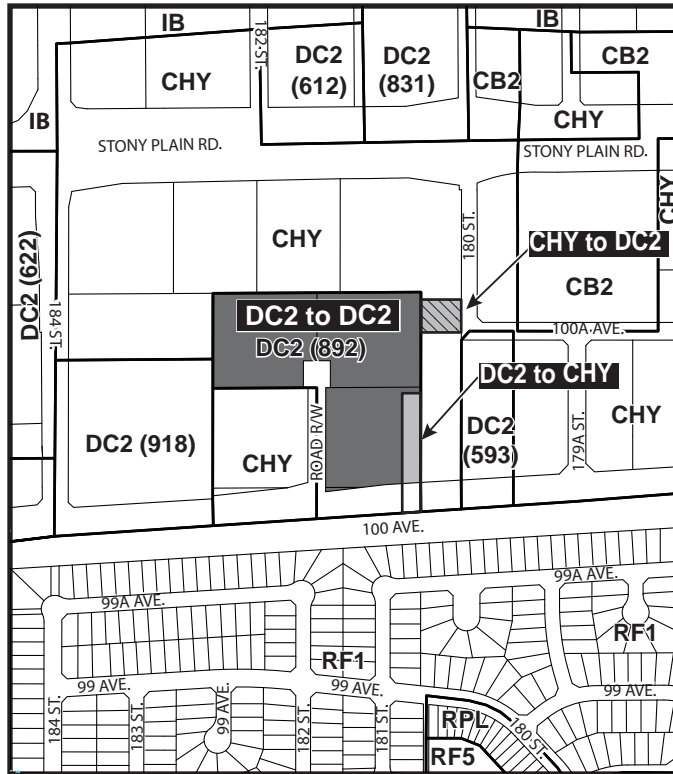
SURROUNDING LAND USE ZONES






FILE: LDA16-0045
 DATE: April 18, 2016
 BYLAW 17626

PLACE LARUE , BYLAW 17626

Location: 10003, 10034 and 10035 – 182 Street
 NW, 18004 and 18104 - 100 Avenue NW



-  Proposed Rezoning from **DC2 to CHY**
-  **DC2 to DC2**
-  **CHY to DC2**

The purpose of proposed Bylaw 17626 is to change the Zoning Bylaw from (DC2) site specific development control provision and (CHY) highway corridor zone to (CHY) highway corridor zone and (DC2) site specific development control provision; a portion of Lot 26, Block 1, Plan 082 7777 and Lots 8-10 and 24, Block 1, Plan 4077 KS, as shown on the attached sketch. These zones provide the opportunity for a range of commercial and service uses associated with highway and visitor traffic. The rezoning is associated with a property boundary adjustment to revise parking areas between the two lots. Sustainable Development supports this proposed bylaw.

PROPOSED REZONING

FILE: LDA16-0045
 DATE: April 18, 2016

(DC2) SITE SPECIFIC DEVELOPMENT CONTROL PROVISION**1. General Purpose**

To accommodate the development of a mixed-use exhibition and convention facility/ spectator sports and entertainment establishment in accordance with the Place La Rue West Neighbourhood Area Structure Plan and the Major Commercial Corridors Overlay in order to achieve a high-quality development that is appropriate for the site's location adjacent to a major "gateway" corridor of the city, and that will not adversely affect the La Perle residential area to the south or transportation facilities.

2. Area of Application

This Provision shall apply to Lots 8-10 and 24, Block 1, Plan 4077 KS, and a portion Lot 26, Block 1, Plan 082 7777~~Lots 8, 9, 10 and 24, Block 1, Plan 4077 KS~~, located north of 100 Avenue NW and east of 184 Street NW, as shown on Schedule "A" of this bylaw, adopting this Provision.

3 Uses

- a. Bars and Neighbourhood Pubs
- b. Exhibition and Convention Facilities
- c. Indoor Participant Recreation Services
- d. Minor Alcohol Sales
- e. Restaurants
- f. Spectator Entertainment Establishment
- g. Spectator Sports Establishment
- h. Specialty Food Services
- i. Fascia On-premises Signs
- j. Freestanding On-premises Signs
- k. Major Digital Signs
- l. Minor Digital On-premises Signs
- m. Projecting On-premises Signs
- n. Temporary On-premises Signs

4 Development Regulations

- a. The Exhibition and Convention Facility / Spectator Entertainment and Sports Establishment complex shall be developed in general accordance with the Site Plan as illustrated in Appendix I.
- b. The exterior building appearance shall be in general accordance with Appendices II and III and artistic renderings in Appendix IV.
- c. The maximum number of spectators accommodated within the establishment shall not exceed four thousand one hundred (4,100).
- d. The maximum Floor Area Ratio (FAR) shall be 0.50.
- e. The maximum building Height shall not exceed 20.0m.
- f. The minimum Front Yard on 100 Avenue NW shall be 6.0m.
- g. The minimum Front Yard on 182 Street NW shall be 3.0m.
- h. A minimum building Setback of 60.0 m shall be provided from 100 Avenue NW.
- i. The minimum Rear Yard shall be 3.0m.
- j. The minimum Side Yard shall be 3.0m.
- k. Parking and loading shall be in general accordance with the Site Plan as illustrated in Appendix I.
- l. Landscaping plans shall be provided in accordance with Section 55 of the Zoning Bylaw. Landscaping shall be limited to the Yards and zones indicated as available for Landscaping on the Site Plan in Appendix I and to the satisfaction of the Development Officer. Notwithstanding Section 55 of the Zoning Bylaw, the Landscaping requirement for parking areas may be waived by the Development Officer if there is substantial interruption of the view of the parking area from 100 Avenue NW.
- m. Trash collection areas shall be located as shown on Appendix I. The trash collection area may be located within a required Yard and shall be screened with a 1.8m high enclosure, to the satisfaction of the Development Officer.
- n. All mechanical equipment, including roof mechanical units, shall be concealed by screening or incorporated within the building roof in a manner that is consistent with the finishing of the building.
- o. All 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.
- 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, does not intrude into neighbouring residential area, and incorporates design elements

consistent with the finishing of the building. Lighting fixtures and apparatus shall not exceed a height of 10 m.

- q. There shall be no chain link fencing, or barbed wire combinations, in view of or adjacent to major public roadways.
- r. There shall be sufficient screen fencing along every property line abutting parcels that allow Hotels or Motels as a permitted or discretionary Use to prevent automobile headlights from visually intruding into ground floor suites.
- s. No outside acoustical, such as paging and/or loudspeakers, devices shall be permitted, unless required for a special outdoor event that is licensed by the City of Edmonton.
- t. A Crime Prevention Through Environmental Design Assessment shall be provided to the satisfaction of the Development Officer to ensure that the development provides a safe urban environment in accordance with the guidelines and principles established in the Design Guide for a Safer City (City of Edmonton, 1995) in accordance with Section 58 of the Zoning Bylaw.
- u. Signs shall comply with the regulations in Section 59 and Schedule 59F.2 of the Zoning Bylaw and with the following regulations:
 - i. Animated and bright signage is to be designed to minimize light pollution and visual intrusion into residential properties south of 100 Avenue NW.
 - ii. Any lighting on a Sign higher than 10 m and within 7.5m north of 100 Avenue NW is to be oriented east/west and not face south.
 - iii. Any Sign developed on a south-facing wall above 10m in ~~height~~ Height or attached to any building above 10 m in Height that abuts 100 Avenue NW is to be backlit and designed to prevent light from emitting toward residential areas south of 100 Avenue NW.
 - iv. Signs are allowed within required Yards if they are developed as a feature of the landscaped Yard, but are not to exceed a Height of 10 m and any illumination is to be backlit only.
 - v. Notwithstanding clause ‘u(iii)’ above, a Major Digital Sign is to be building mounted on the south face of the building, at a minimum of 70m from 100 Avenue NW, ~~and as indicated on Appendices H-IV~~. This Major Digital Sign shall be de-energized daily between 12:00 AM – 5:00 AM.

- vi. Movement and brightness of Signs within 15m of 100 Avenue NW and 182 Street NW shall be designed to minimize light pollution/visual intrusion on residential areas south of 100 Avenue NW.

5. Additional Development Regulations for Uses

- a. Bars and Neighbourhood Pubs shall be limited to seats for 200 occupants and 240 m2 of public space.
- b. Bars and Neighbourhood Pubs, Minor Alcohol Sales, Restaurants, and Specialty Food Services shall only developed as an Accessory Use to an Exhibition and Convention Facilities, Spectator Entertainment Establishment, or Spectator Sports Establishment Use and must be contained within the principal building with no direct exterior access.
- c. Prior to the issuance of a Development Permit for an Exhibition and Convention Facility, Spectator Entertainment Establishment or a Spectator Sports Establishment, the applicant shall demonstrate, to the satisfaction of the Development Officer in consultation with Transportation Services, that sufficient off-site parking is being provided for the purpose of event specific overflow parking.