

**ATTACHMENT 2
BYLAW 17411
FILE: LDA15-0272
AMBLESIDE**

DESCRIPTION: ZONING BYLAW AMENDMENT from (DC1) Direct Development Control Provision to (DC1) Direct Development Control Provision; AMBLESIDE

LOCATION: West of Rabbit Hill Road SW and south of Windermere Boulevard SW; 3402, 3402A, 3406, 3440, 3470, 3490 and 3530 - Allan Drive SW

LEGAL DESCRIPTION: SW-26-51-25-W4M, Block A, Plan 1423236, Lots 1 and 2, Plan 2296RS, Lots 2 and 3, Block 6, Plan 1523562, and Lot A, Plan 1368NY

APPLICANT: Stantec Consulting Ltd.
10160 – 112 Street NW
Edmonton, AB T5K 2L6

OWNER: Windermere Ambleside II Ltd. and
Windermere III Development Corporation
c/o Sherrick Management Ltd.
10508 – 82 Avenue NW
Edmonton, AB T6E 2A4

ACCEPTANCE OF APPLICATION: May 29, 2015

EXISTING DEVELOPMENT: Vacant, undeveloped land

SUSTAINABLE DEVELOPMENT'S RECOMMENDATION: That Bylaw 17411 to amend the Zoning Bylaw from (DC1) Direct Development Control Provision to (DC1) Direct Development Control Provision be APPROVED.

DISCUSSION

1. The Application

This application affects land west of Rabbit Hill Road SW and south of Windermere Boulevard SW. Bylaw 17411 proposes to rezone approximately 4.7 ha from (DC1) Direct Development Control Provision to (DC1) Direct Development Control Provision. The purpose of the proposed rezoning is to revise the DC1 Provision uses in Area B to add Automotive and Minor Recreation Vehicle Sales / Rentals. Additional regulations are also proposed to ensure compatibility with adjacent residential development. Exterior lighting regulations are proposed to minimize nighttime light trespass and ensure a lighting plan is submitted and reviewed with Development Permit application on the subject site. Revisions to the setback regulations are also proposed to clearly define minimum requirements and variance opportunities.

The purpose and other uses and regulations of the existing DC1 Provision remain unchanged and allow for the development of a mix of business employment uses including commercial office, business industrial and limited retail uses that provide local employment opportunities for the residents of Ambleside and neighbouring communities. In accordance with the design principles outlined in the Ambleside Neighbourhood Structure Plan, the DC1 Provision ensures that the subject land will be developed with high quality architectural standards, building design, and enhanced landscaping to create a functional and attractive built form.

2. Site and Surrounding Area

The subject site is located west of Rabbit Hill Road SW between Ellerslie Road SW and Windermere Boulevard SW.

Allan Drive SW will be constructed to the south of the site and, an existing DC1 Provision further south, designates the land for Business Employment Uses.

The land to the east, across 156 Street SW, is zoned (DC1) Direct Development Control Provision. The majority of these lands are vacant and there are buildings under construction on a portion of the site. The Ambleside Neighbourhood Structure Plan designates these lands for Business Employment uses. The City's Centennial Transit Garage, located east of Rabbit Hill Road SW, is zoned (PU) Public Utility Zone.

Surrounding lands to the west are zoned (PU) Public Utility Zone for two stormwater management facilities and zoned (RSL) Residential Small Lot Zone for low density residential uses and are currently being developed accordingly.



View of site west of 156 Street SW and south of Windermere Boulevard SW

ANALYSIS

1. Compliance with Approved Plans and Land Use Compatibility

The proposed rezoning complies with The Way We Grow by supporting contiguous development and infrastructure in order to accommodate growth in an orderly and economic fashion, and promoting the growth of office employment opportunities across the city.

The proposed rezoning complies with the Ambleside NSP, which designates the subject lands for business employment uses and is compatible with the surrounding existing and planned land uses.

2. Transportation and Utilities

All comments from Civic Departments and utility agencies regarding the proposed rezoning have been addressed.

3. Parks and School Boards

The Parks Planning Unit, Edmonton Public School Board and Catholic School Board expressed no concerns regarding to the proposed rezoning.

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4. Environmental Review

A Phase 1 Environmental Site Assessment was not required for the site as it was completed with the previous rezoning of the subject lands.

5. Surrounding Property Owners' Concerns

Sustainable Development sent an advance notice of the proposed rezoning to surrounding property owners and the Greater Windermere Community League on July 2, 2015. Two responses were received concerning potential exterior lighting impacts of the proposed additional Automotive and Minor Recreation Vehicle Sales / Rentals use on the adjacent residential development. Administration consulted with the applicant regarding this concern and an exterior lighting development regulation and lighting plan requirement was added to the proposed DC1 Provision.

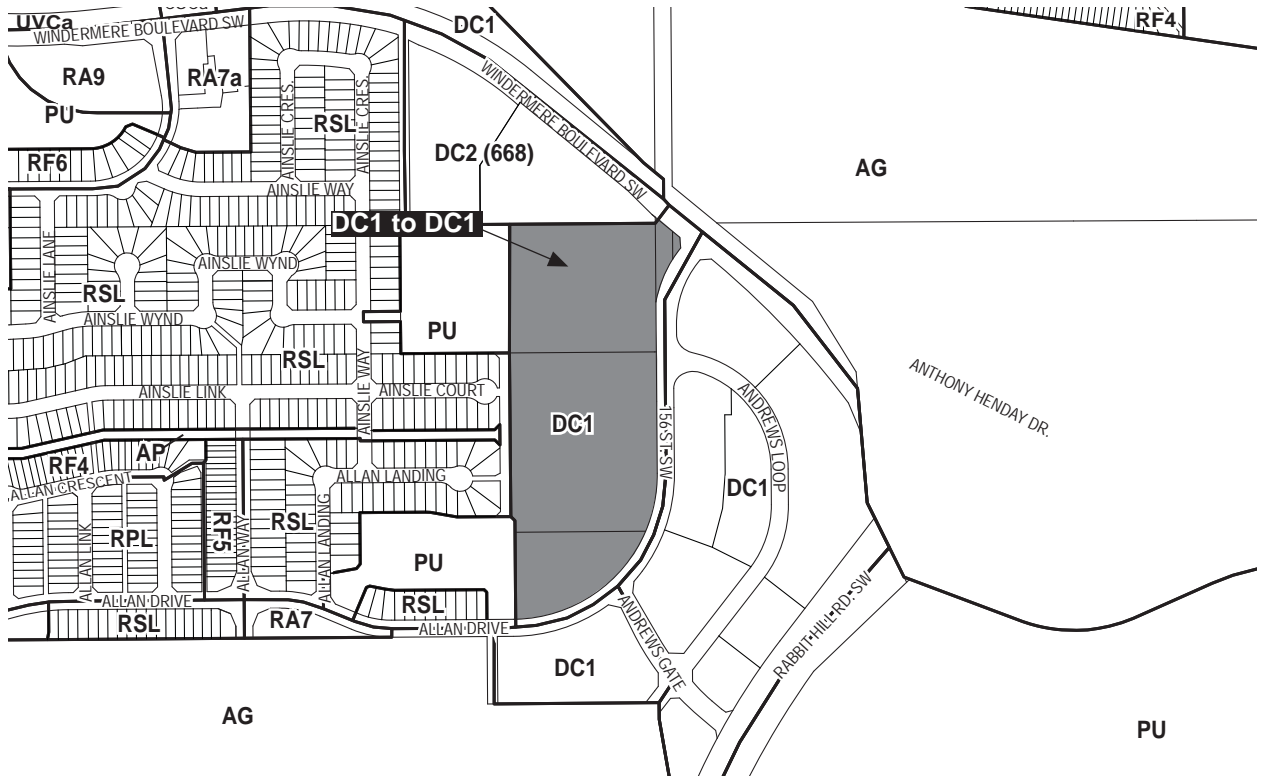
JUSTIFICATION

Sustainable Development recommends that Bylaw 17411 to amend the Zoning Bylaw from (DC1) Direct Development Control Provision to (DC1) Direct Development Control Provision be APPROVED on the basis that the proposed rezoning complies with the Ambleside NSP, is compatible with surrounding land uses and satisfies the technical and servicing requirements of the affected Civic Departments and utility agencies.

ATTACHMENT

2a Maps

Written by: Ania Schoof
Approved by: Tim Ford
Sustainable Development
October 19, 2015

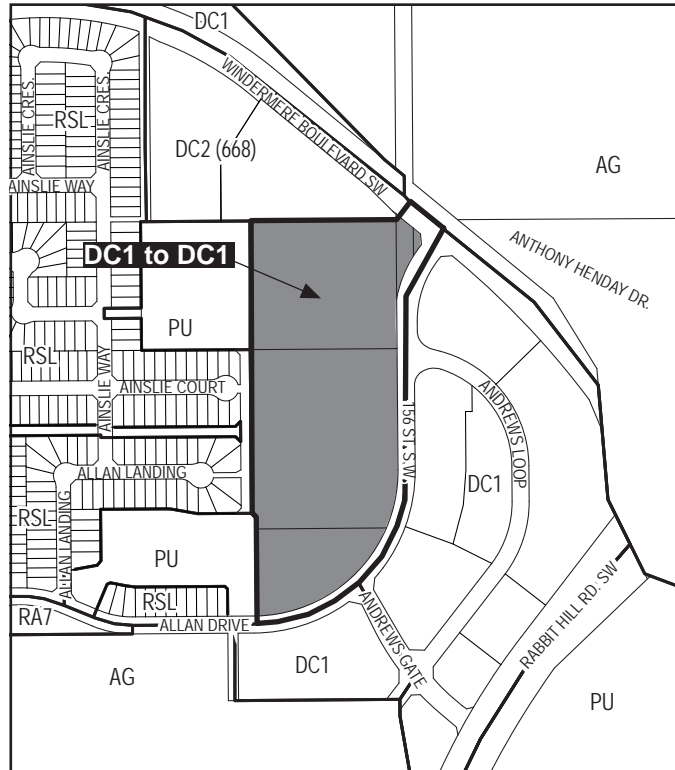


SURROUNDING LAND USE ZONES

FILE: LDA15-0272
 DATE: October 19, 2015
 BYLAW 17411

AMBLESIDE, BYLAW 17411

Location: 3402, 3402A, 3406, 3440, 3470,
3490 and 3530 - Allan Drive SW



Proposed Rezoning from

 **DC1 to DC1**



The purpose of proposed Bylaw 17411 is to change the Zoning Bylaw from (DC1) direct development control provision to (DC1) direct development control provision, a portion of SW-26-51-25-W4M, Block A, Plan 1423236, Lots 1 and 2, Plan 2296RS, Lots 2 and 3, Block 6, Plan 1523562, and Lot A, Plan 1368NY, as shown on the attached sketch. This zone provides the opportunity for the development of business employment uses, in conformance with the Ambleside Neighbourhood Structure Plan. Sustainable Development supports this proposed bylaw.

PROPOSED REZONING

FILE: LDA15-0272

SUSTAINABLE DEVELOPMENT

DATE: October 19, 2015

