

Bylaw 15660

A Bylaw amend Bylaw 13377, being
the Place LaRue West Neighbourhood Area Structure Plan

WHEREAS pursuant to the authority granted to it by the Municipal Government Act, on June 30, 2004, the Municipal Council of the City of Edmonton passed Bylaw 13377, being the Place LaRue West Neighbourhood Area Structure Plan; and

WHEREAS Council found it desirable to amend the Place LaRue West Neighbourhood Area Structure Plan through the passage of Bylaw 14064; and

WHEREAS an application was received by the Planning and Development Department to further amend the Place LaRue West Neighbourhood Area Structure Plan; and

WHEREAS Council considers it desirable to amend the Place LaRue West Neighbourhood Area Structure Plan;

NOW THEREFORE after due compliance with the relevant provisions of the Municipal Government Act RSA 2000, ch. M-26, as amended, the Municipal Council of the City of Edmonton duly assembled enacts as follows:

1. The Place LaRue West Neighbourhood Area Structure Plan is hereby amended by:
 - a) deleting under Section 4.2, Section 6 of the Objectives;
 - b) deleting under Section 4.2, Section 6 of the Land Use Policies; and
 - c) deleting under Section 4.2, the last bullet of the Discussion section that reads as follows:

"Residents of the mobile home park expressed concern that a number of the homes may not be removable due to age and condition. Generally other mobile home parks do not accept manufacture homes that are not in new condition. If residents are faced with

eviction, they will have to contend with the cost of disposing of the home, potential loss of their investment and the cost of relocating to potentially less affordable accommodation. The mobile home park owner should therefore work through these issues with the tenants and offer some affordable options for relocation and disposing of older home or allow some portions of the mobile home park to remain until redevelopment is imminent.”

READ a first time this day of , A. D. 2011;
READ a second time this day of , A. D. 2011;
READ a third time this day of , A. D. 2011;
SIGNED and PASSED this day of , A. D. 2011.

THE CITY OF EDMONTON

MAYOR

CITY CLERK

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

ZONING BYLAW AMENDMENT from (RR) Rural Residential
Zone and (RMH) Mobile Home Zone to (DC2) Site Specific
Development Control Provision; PLACE LARUE

LOCATION: 10003 182 Street NW
10034 182 Street NW.
10035 182 Street NW.
18104 100 Avenue NW

**LEGAL
DESCRIPTION:** Lot 8, 9, 10 and 24, Block 1, Plan 4077KS

APPLICANT: Urban Revision
13904 - 85 Avenue NW
Edmonton AB T5R3Y8

OWNER: Focus Hospitality Management Inc.
17731 103 Avenue NW
Edmonton AB T5S 1N8

1075119 ALBERTA INC and 1172136 ALBERTA LTD
782 Whiston Court NW
Edmonton AB T6M 2R2

**ACCEPTANCE OF
APPLICATION:** April 23, 2010

**EXISTING
DEVELOPMENT:** vacant land

**PLANNING AND
DEVELOPMENT
DEPARTMENT'S
RECOMMENDATION:** That Bylaw 15660 to amend the Place LaRue West
Neighbourhood Area Structure Plan be APPROVED.

That Bylaw 15661 to amend the Zoning Bylaw from (RR) Rural
Residential Zone and (RMH) Mobile Home Zone to (DC2) Site
Specific Development Control Provision be APPROVED.

DISCUSSION

1. The Application

This application has two associated parts. The first amends the Place LaRue West Neighbourhood Area Structure Plan (PLRWNASP) by removing all references and policies in the plan regarding the now former mobile home development, and applying the existing commercial and design principles of the surrounding Area B to this site.

The amendment to Place La Rue Neighbourhood Area Structure Plan proposes to remove any reference to the trailer park particularly under Section 4.2 by

- deleting Section 6 of the Objectives that refers to the trailer park
- deleting Section 6 of the land use policies all on page 19 that refer to the trailer park and,
- deleting the last section of the Discussion section on page 20 that reads as follows:

“Residents of the mobile home park expressed concern that a number of the homes may not be removable due to age and condition. Generally other mobile home parks do not accept manufacture homes that are not in new condition. If residents are faced with eviction, they will have to contend with the cost of disposing of the home, potential loss of their investment and the cost of relocating to potentially less affordable accommodation. The mobile home park owner should therefore work through these issues with the tenants and offer some affordable options for relocation and disposing of older home or allow some portions of the mobile home park to remain until redevelopment is imminent.

The second part proposes to rezone the subject Plan amendment area from (RR) Rural Residential Zone and (RMH) Mobile Home Zone to (DC2) Site Specific Development Control Provision. This provision will allow for the development of a hotel and general commercial development with limited intensity that is compatible with adjacent development and is suitable for the site. The area of the site is 3.62 ha in size and is bounded by a variety of existing commercial development in all directions except to the east.

2. Site and Surrounding Area

The site, comprised of four lots, is located north of 100 Avenue at 182 Street. All three lots are now vacant. The two internal lots were part of a longstanding trailer park, while the lot fronting 100 Avenue was undeveloped.

A site inspection in June 2008 revealed that all residents of the Vistula Mobile Home Park (Lot 24 and Lot 10, Block 1, Plan 4077KS) have been relocated and the trailers removed. The site is vacant.

The surrounding land uses are as follows:

- the land immediately north of the site is occupied by hotels and motels on land zoned (CHY) Highway Corridor;
- the land immediately east of the site is occupied by a hotel (Wingate Inn) and a parcel (former Vistula Mobile Home Park) on land zoned (CHY) and (DC2) 730, respectively;
- the southern boundary of the site abuts 100 Avenue, beyond which lies the residential neighbourhood of La Perle, on land zoned (RF1) Single Detached Residential. The La Perle neighbourhood is buffered from the 100 Avenue roadway by a 5m high landscaped berm;
- the eastern boundary of the site abuts a vacant commercial parcel and a hotel (Best Western).



View of site looking northeast from 100 Avenue at 182 Street

ANALYSIS

1. Compliance with Approved Plans and Land Use Compatibility

The subject site lies within the jurisdiction of the Place LaRue West Neighbourhood Area Structure Plan (PLRWNASP). The proposed plan amendment and rezoning and the application of the direct control provision comply with the intent of the Plan, including:

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PLACE LARUE

- ensuring a limited building height;
- ensuring building orientation and signage restrictions to minimize impacts upon the southerly adjacent neighbourhood;
- ensuring high-standard landscaping requirements along the arterial roadway interface; and
- limiting the allowable land uses to those that are “highway commercial” in nature.

In summary, the proposed zoning and proposed land use (hotels and related ancillary uses) will cater to the travelling public along a major entryway into the city, and is appropriate and compatible with surrounding existing and planned land uses at this location.

2. Comments from Civic Departments and Utilities

The proposed plan amendment and zoning has been reviewed by all relevant Civic Departments and utility agencies, none of which have expressed concern with, or objection to, the proposal.

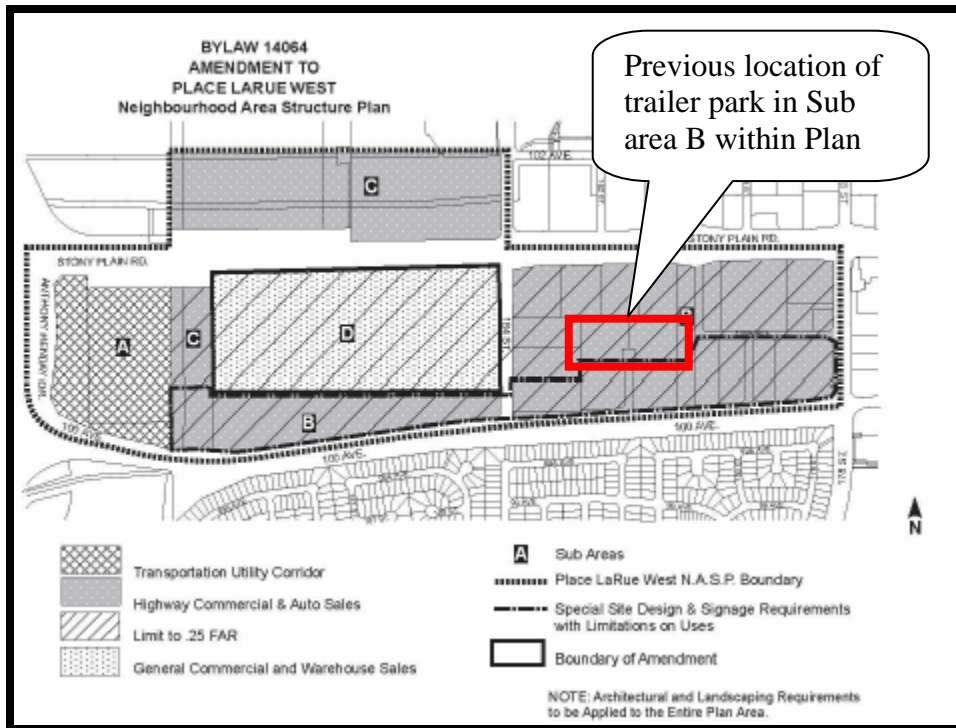
The western lot also has emergency access to 184 St through the lot to the west and a caveat exists on title to allow that access. The DC2 provision development to the west was designed to recognize that hard surface access.

3. Surrounding Property Owners’ Concerns

The applicant performed a pre-application notification to surrounding property owners n Place La Rue, to satisfy the requirements of the Edmonton Zoning Bylaw’s (DC2) review process. The applicant indicated that the notification generated one response: a letter of support from the La Perle Community League.

The Planning and Development Department sent notification of the proposed rezoning to surrounding property owners on May 4, 2010, which included the La Perle Community League and the West Edmonton Communities Area Council. The Department did not receive any replies to the notification.

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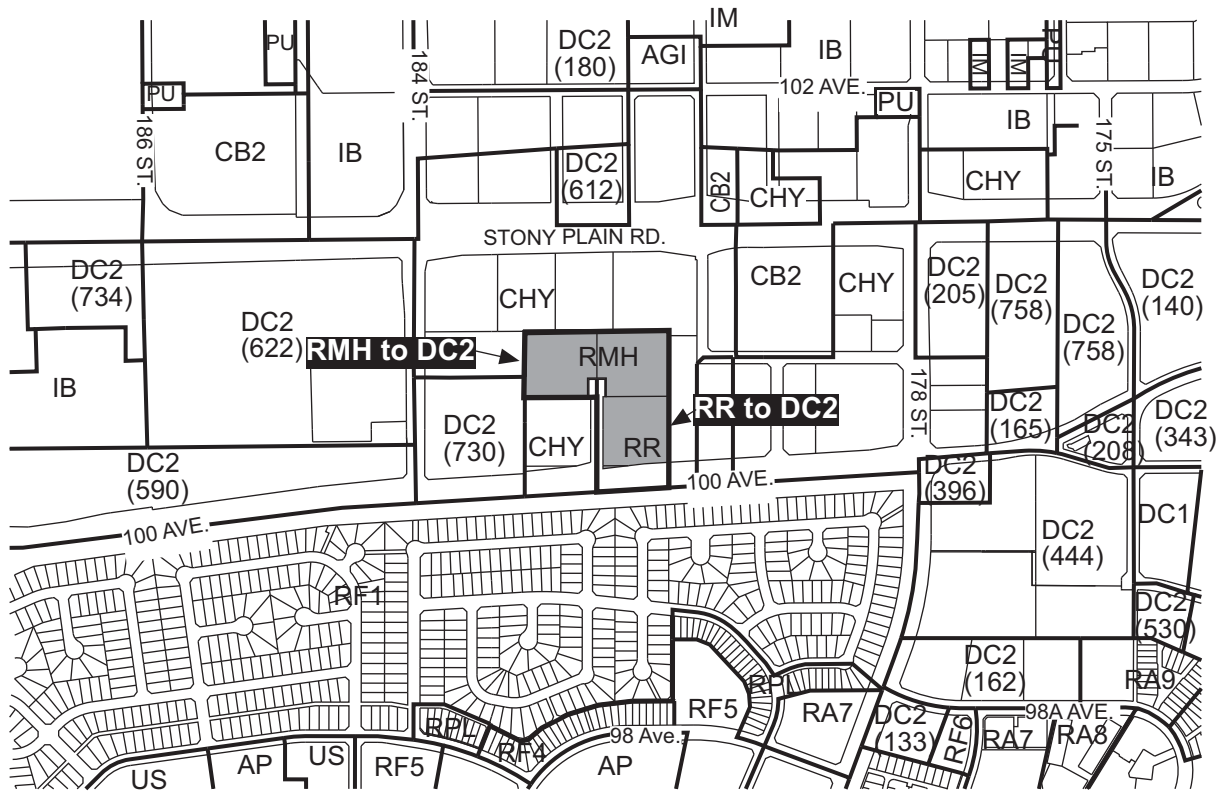
JUSTIFICATION

The Planning and Development Department recommends that Bylaw 15660 to amend the Place LaRue Neighbourhood Area Structure Plan and Bylaw 15661 to rezone the sites to DC2 be APPROVED on the basis that the proposed zoning complies with the intent of the Place LaRue West Neighbourhood Area Structure Plan, and will facilitate development that is appropriate at the proposed location and compatible with the surrounding land uses.

ATTACHMENTS

2a Maps

Written by: Don Read
 Approved by: Cathy Raftis
 Planning and Development Department
 December 20, 2010



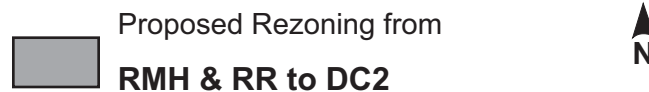
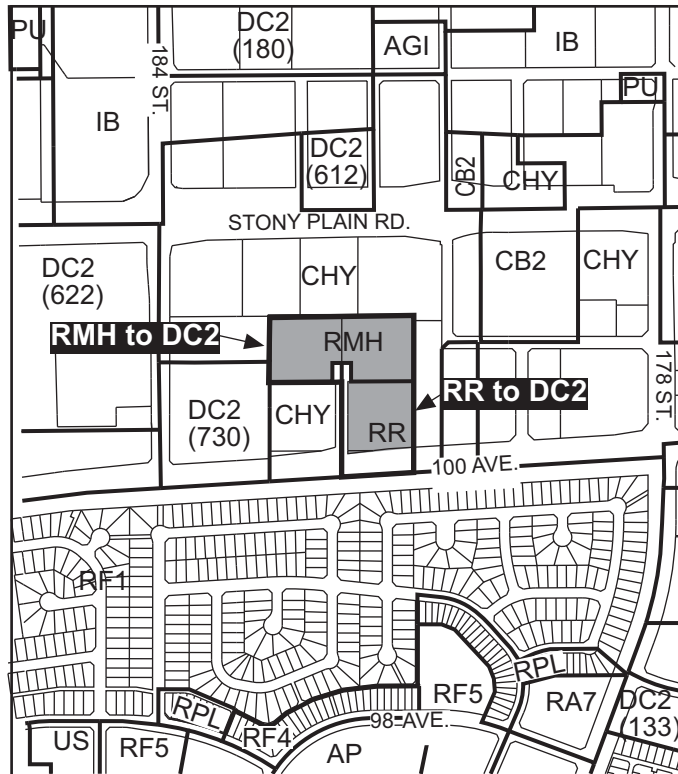
SURROUNDING LAND USE ZONES

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 BYLAW 15661



PLACE LaRUE, BYLAW 15661

Location: 10003 - 182 Street NW, 10034 - 182 Street NW,
10035 - 184 Street NW and 18104 - 100 Avenue NW



The purpose of proposed Bylaw 15661 is to change the Zoning Bylaw from (RR) rural residential zone and (RMH) mobile home zone to (DC2) site specific development control provision; Lots 8, 9, 10 and 24, Block 1, Plan 4077KS, as shown on the above sketch. This provision provides the opportunity to allow development of a hotel and general commercial development with limited intensity that is compatible with adjacent development. The Planning and Development Department supports this proposed bylaw

PROPOSED REZONING

PLANNING AND DEVELOPMENT

FILE: LDA10-0139

DATE: December 20, 2010