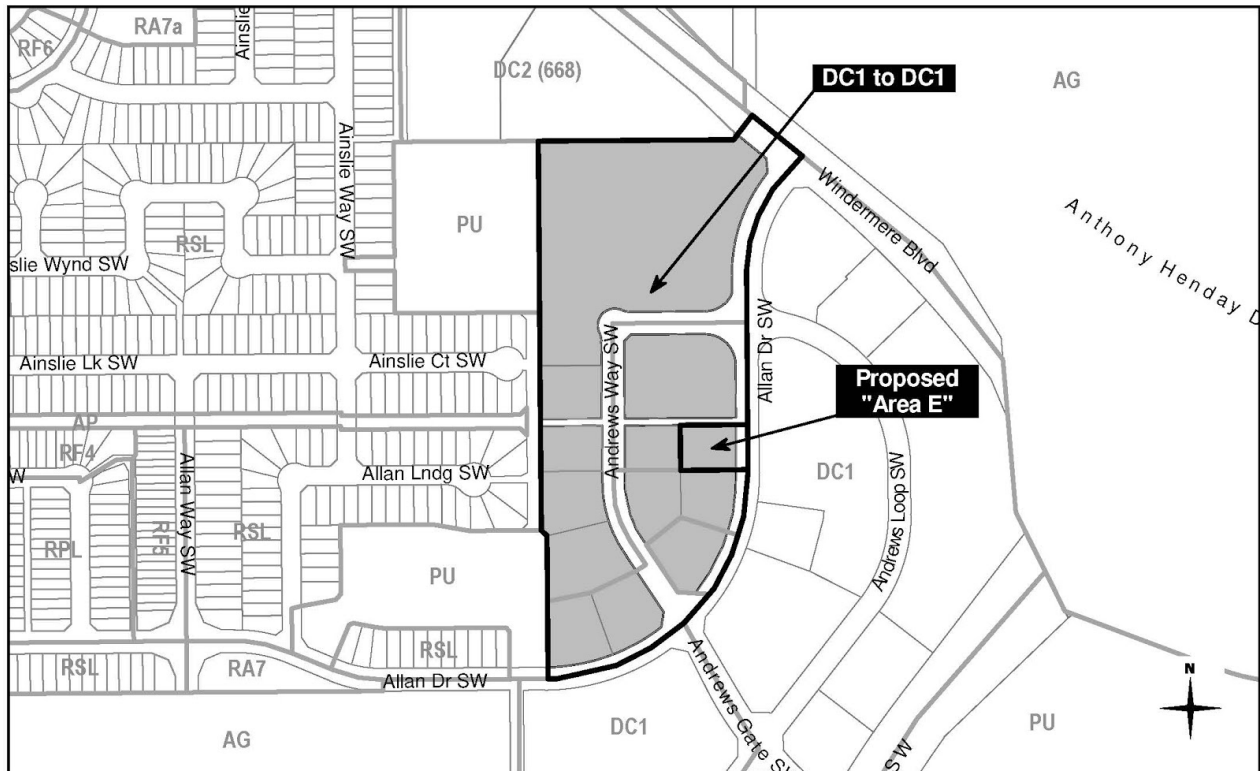




# CITY PLANNING REPORT REZONING AMBLESIDE

## South of Windermere Boulevard and West of Allan Drive SW

To allow for modified setback regulations for an existing commercial building.



## RECOMMENDATION AND JUSTIFICATION

City Planning is in **SUPPORT** of this application because it:

- contributes to maintaining a pedestrian-friendly environment;
- provides increased amenity value to the existing parking lot; and
- conforms with the Ambleside Neighbourhood Structure Plan.

## THE APPLICATION

CHARTER BYLAW 18952 proposes to rezone the subject lands from (DC1) Direct Development Control Provision to (DC1) Direct Development Control Provision to add a new "Area E" with area specific setback regulations. New uses are not proposed for the DC1 Provision.

The proposed regulation changes for Area E allow for parking in one portion of the north side setback and a canopy over a portion of the parking area. Administrative changes are also proposed to clarify drainage requirements and reflect updates to the Zoning Bylaw.

## SITE AND SURROUNDING AREA

The subject DC1 site, located south of Windermere Boulevard and west of Allan Drive SW, consists of multiple large lots that form part of a larger business/employment commercial complex in Ambleside. The majority of the south and east portion is developed, including the proposed Area E that includes the "Windermere Professional Building" and parking lot. An east-west pedestrian walkway is directly north of Area E.



AERIAL VIEW OF APPLICATION AREA

	<b>EXISTING ZONING</b>	<b>CURRENT USE</b>
<b>SUBJECT SITE</b>	(DC1) Direct Development Control Provision	Business commercial complex
<b>CONTEXT</b>		
North	(DC2.668) Site Specific Development Control Provision	Office buildings
East	(DC1) Direct Development Control Provision	Partially development light business/industrial complex
South	(DC1) Direct Development Control Provision - "Area A" and "Area D"	A mix of business employment uses
West	(DC1) Direct Development Control Provision - "Area B" and "Area C"	Area B and C allow business employment/institutional uses and Area B also allows apartment housing; West are storm ponds with connected walkways between the DC1 site and residential housing

## PLANNING ANALYSIS

This application primarily applies to an existing development at 3470 Allan Drive, and will create a new subarea (Area E) within an existing DC1 Provision, with area specific setback regulations.

The general purpose of the approved DC1 is to "create a pedestrian-friendly environment and complement adjacent development through urban design controls and guidelines." When the building in Area E was constructed, two parking stalls and a covered canopy were extended along the northern edge of the site into an area intended for landscaping. The proposed DC1 will allow the northeast parking stall and canopy to remain in a portion of the setback area, but will require the owner to add landscaping, including at least one additional tree, in place of the other existing parking stall to ensure continuity in the pedestrian-friendly environment and alignment with other site development.

A wood fence offers screening between the adjacent walkway and Area E, as shown below, and softens the visual impact of the parking area. Trees seen over the fence offer interest for walkway users and the existing canopy provides a variety in architectural interest to balance the lack of planting in this location. The canopy also adds visual interest, breaks up the surface parking lot, and provides protection during inclement weather throughout the year.



VIEW FROM WALKWAY TO AREA E

ON-SITE VIEW OF PARKING AREA

Additional landscaping, required to replace the northwest stall will contribute to the pedestrian environment and generally align with the regulations of the DC1 Provision and Development Permit requirements.

## TECHNICAL REVIEW

All comments from affected City Departments and utility agencies have been addressed. Parking in the area does align with the City’s Zoning Bylaw standards and no reductions are provided for in the proposed DC1 Provision.

## PUBLIC ENGAGEMENT

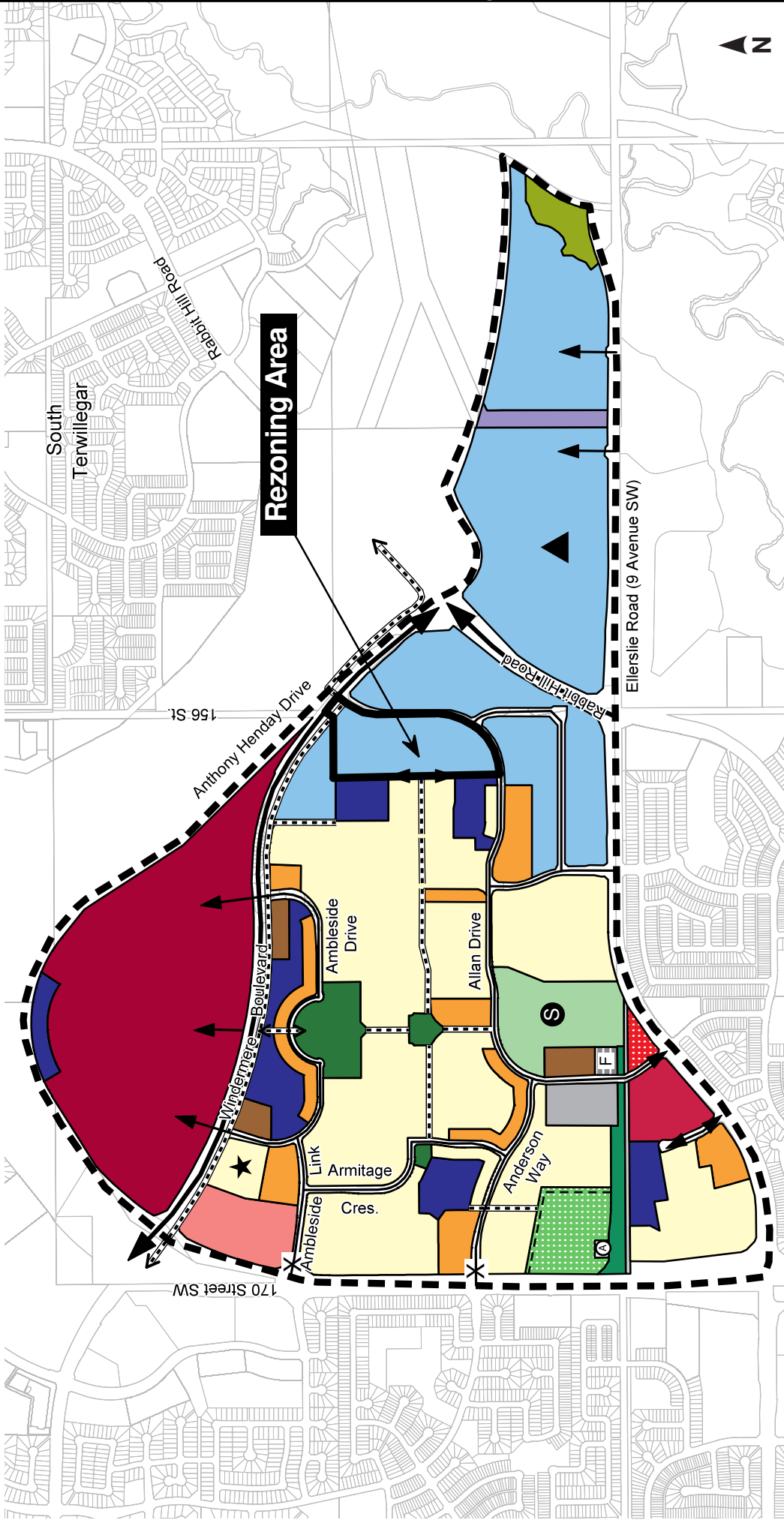
<b>ADVANCE NOTICE</b> June 12, 2019	<ul style="list-style-type: none"> <li>● Number of recipients: 44</li> <li>● No responses were received.</li> </ul>
<b>PUBLIC MEETING</b>	<ul style="list-style-type: none"> <li>● Not held</li> </ul>
<b>WEBPAGE</b>	<ul style="list-style-type: none"> <li>● <a href="http://edmonton.ca/Ambleside">edmonton.ca/Ambleside</a></li> </ul>

## CONCLUSION

City Planning recommends that City Council **APPROVE** this application.

## APPENDICES

- 1 Context Plan Map
- 2 DC1 to DC1 Mark-up
- 3 Application Summary



### BYLAW 18568 APPROVED AMBLESIDE Neighbourhood Structure Plan (as amended)

	Low Density Residential		Business Employment		Integrated Service Yard/ Snow Storage Facility
	Medium Density Residential		School		Public Utility (Edmonton Fire Station)
	High Density Residential		Park		Walkway
	Mixed Use		Natural Area with 10m Buffer		Atco Station
	Pipeline Right-of-Way		Stormwater Management Facility		Collector Roadway
	Public Open Space		Power Line ROW		Arterial Roadway
	Institutional		Whitemud Creek		NSP Boundary
	Neighbourhood Commercial		Transit Centre Park & Ride		
	Community Centre Commercial		Access Restricted in the future as per the 170 Street Concept Plan		
	Shopping Centre Commercial				

**Note:** In case of contradiction between the land use concept and other figures in the plan, the concept takes precedence.

**(DC1) DIRECT DEVELOPMENT CONTROL PROVISION**

**Walker Ambleside**

**DC1-18538**

3470, 3490, 3506, 3564, Allan Drive SW, 6004, 6025, 6040, 6050, 6055, 6060, 6070, 6086 Andrews Way SW

**1. General Purpose**

To accommodate low intensity commercial and residential mixed-use development. The purpose is to complement the adjacent residential and employment uses with a transition of mixed compatible uses. Development regulations shall create a pedestrian-friendly environment and complement adjacent development through urban design controls and guidelines.

**2. Area of the Application**

This Provision shall apply to Lots 2-3, Block 6, Plan 1523562; Lot 1, Block 6, Plan 1524429; Lots 4-5, Block 6 and Lots 84-86 and Lots 88 to 89, Block 20, Plan 1524442; and Lot 82A, Block 20, Plan 1620292; Units 1 - 12, Condominium Plan 1920337; and Units 1 to 8, Condominium Plan 1721160 containing approximately 8.1 ha, as illustrated conceptually on Schedule "A" of the Bylaw adopting this DC1 Provision.

**3. Uses**

The following uses shall be available in each sub area, in accordance with Appendix I.

**Area 'A'**

- a. Animal Hospitals and Shelters
- b. Business Support Services
- c. Child Care Services
- d. Commercial Schools
- e. Convenience Retail Stores
- f. Convenience Vehicle Rentals
- g. Drive-In Food Services
- h. Equipment Rentals
- i. Extended Medical Treatment Services
- j. General Retail Stores
- k. Government Services
- l. Health Services
- m. Household Repair Services
- n. Indoor Participant Recreation Services
- o. Limited Contractor Services
- p. Live Work Units
- q. Major Amusement Establishments
- r. Personal Service Shops
- s. Private Clubs
- t. Professional, Financial and Office Support Services

- u. Protective and Emergency Services
- v. Public Libraries and Cultural Exhibits
- w. Religious Assembly
- x. Restaurants
- y. Specialty Food Services
- z. Spectator Entertainment Establishments
- aa. Veterinary Services
- bb. Warehouse Sales
- cc. Fascia Off-premises Signs
- dd. Fascia On-premises Signs
- ee. Freestanding Off-premises Signs
- ff. Freestanding On-premises Signs
- gg. Projecting On-premises Signs
- hh. Roof Off-premises Signs
- ii. Roof On-premises Signs
- jj. Temporary On-premises Signs

**Area 'B' and Area 'E'**

- a. Apartment Housing
- b. Automotive and Minor Recreation Vehicle Sales/Rentals
- c. Bars and Neighbourhood Pubs
- d. Business Support Services
- e. Child Care Services
- f. Commercial Schools
- g. Convenience Retail Stores
- h. Convenience Vehicle Rentals
- i. Drive-In Food Services
- j. Exhibition and Convention Facilities
- k. Extended Medical Treatment Services
- l. General Retail Stores
- m. Government Services
- n. Greenhouses, Plant Nurseries and ~~Market Gardens~~ Garden Centres
- o. Health Services
- p. Hotels
- q. Indoor Participant Recreation Services
- r. Liquor Stores, limited to 275 m<sup>2</sup>
- s. Live Work Units
- t. Lodging Houses
- u. Personal Service Shops
- v. Professional, Financial and Office Support Services

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**Comment [SS1]:** The uses remain unchanged from approved DC1.18538, Area E was originally part of Area B; as such, the list of uses for Area B and Area E will be the same.

**Comment [SR2]:** Reflects recent Zoning Bylaw changes to replace Minor Alcohol Sales

~~v-w.~~ Private Clubs

w. ~~Minor Alcohol Sales~~

- x. Nightclubs
- y. Veterinary Services
- z. Religious Assembly
- aa. Restaurants
- bb. Residential Sales Centres
- cc. Specialty Food Services
- dd. Spectator Entertainment Establishments
- ee. Fascia Off-premises Signs
- ff. Fascia On-premises Signs
- gg. Freestanding Off-premises Signs
- hh. Freestanding On-premises Signs
- ii. Projecting On-premises Signs
- jj. Roof Off-premises Signs
- kk. Roof On-premises Signs
- ll. Temporary On-premises Signs

**Area 'C'**

- a. Animal Hospitals and Shelters
- b. Business Support Services
- c. Child Care Services
- d. Commercial Schools
- e. Convenience Retail Stores
- f. Convenience Vehicle Rentals
- g. Drive-In Food Services
- h. Equipment Rentals
- i. Exhibition and Convention Facilities
- j. Extended Medical Treatment Services
- k. General Retail Stores
- l. Government Services
- m. Health Services
- n. Hotels
- o. Household Repair Services
- p. Indoor Participant Recreation Services
- q. Limited Contractor Services
- r. Live Work Units
- s. Major Amusement Establishments
- t. Personal Service Shops
- u. Private Clubs

**Comment [SR3]:** Reflects recent Zoning Bylaw Changes

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- v. Professional, Financial and Office Support Services
- w. Protective and Emergency Services
- x. Public Libraries and Cultural Exhibits
- y. Religious Assembly
- z. Restaurants
- aa. Specialty Food Services
- bb. Spectator Entertainment Establishments
- cc. Veterinary Services
- dd. Warehouse Sales
- ee. Fascia Off-premises Signs
- ff. Fascia On-premises Signs
- gg. Freestanding Off- premises Signs
- hh. Freestanding On-premises Signs
- ii. Projecting On-premises Signs
- jj. Roof Off-premises Signs
- kk. Roof On-premises Signs
- ll. Temporary On-premises Signs

**Area 'D'**

- a. Animal Hospitals and Shelters
- b. Bars and Neighbourhood Pubs
- c. Business Support Services
- d. Cannabis Retail ~~Services~~ Sales
- e. Child Care Services
- f. Commercial Schools
- g. Convenience Retail Stores
- h. Convenience Vehicle Rentals
- i. Equipment Rentals
- j. Extended Medical Treatment Services
- k. General Retail Stores
- l. Government Services
- m. Health Services
- n. Household Repair Services
- o. Indoor Participant Recreation Services
- p. Major Amusement Establishments
- q. Personal Service Shops
- r. Private Clubs
- s. Professional, Financial and Office Support Services
- t. Public Libraries and Cultural Exhibits
- u. Restaurants

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- v. Specialty Food Services
- w. Veterinary Services
- x. Fascia On-premises Signs
- y. Freestanding Off-premises Signs
- z. Freestanding On-premises Signs
- aa. Projecting On-premises Signs
- bb. Roof On-premises Signs
- cc. Temporary On-premises Signs

#### 4. Development Regulations

- a. The following Uses shall only be designed as an integral component of a Hotel, or a Professional, Financial and Office Support Services building and shall not have direct public access from the outside of the building:
  - i. Convenience Retail Stores
  - ii. General Retail Stores
  - iii. Major Amusement Establishments
  - iv. ~~Minor Alcohol Sales~~ Liquor Stores
  - v. Nightclubs
  - vi. Specialty Food Services
- b. Section 4 (a) of this Bylaw shall not apply to Area 'D'.
- c. Prior to the issuance of the first Development Permit for the Site, the Development Officer shall be satisfied as to the Site suitability, in consultation with the Environmental and Energy Coordination Unit.
- d. A minimum Setback of 3.0 m shall be required.
- e. The maximum building Height shall not exceed 18.0 m.
- f. No parking, loading, storage, trash collection, outdoor service or display area shall be permitted within a minimum Setback adjacent to a public roadway, public walkway or a residential zone. Vehicular parking, loading, storage and trash collection areas shall be screened from view from any adjacent Sites or public roadways in accordance with Section 55.
- g. Parking shall be in accordance with Section 54, Schedule 1.
- h. Underground parking shall be in accordance with Section 54.
- i. Landscaping shall be in accordance with Section 55. ~~Notwithstanding Section 55.4, for the purpose of calculating Landscaping requirements, subsection 55.7 shall apply to all Use Classes.~~
- j. A detailed Landscaping plan shall be submitted in accordance with Section 55.4 prior to the approval of any development permit. The landscape plan, with planting details, must have the seal and signature of a Registered Alberta Landscape Architect and shall be to the satisfaction of the Development Officer.
- k. A detailed lighting plan of the exterior of buildings and any outdoor parking display, and storage areas shall be submitted at the time of Development Permit application, to the satisfaction of the Development Officer.
- ~~k.l.~~ The owner will be required to confirm that the sanitary generation rate for the proposed development of each lot is less than the design sanitary generation rate allocated to the lot in the neighbourhood design report, to the satisfaction of the Development Officer in conjunction with Subdivision and Development Coordination (Drainage), prior to the approval of the Development Permit for each lot.

**Comment [SR4]:** Landscaping regulations have changed, and the existing reference no longer works.

**Comment [SR5]:** Reflects existing servicing constraints; additional information is provided here to facilitate the Development Permit process and clarify requirements.

~~l.m.~~ Signs shall comply with the Sign Regulations found in Section 59 and 59F.

~~m.~~ ~~Cannabis Retail Sales shall comply with Section 70.~~

n. Development regulations specific to Area 'E':

~~i.~~ ~~Notwithstanding Section 4(d) parking, canopies and support structures shall be permitted within the north Setback.~~

~~ii.~~ ~~Notwithstanding Section (n)(i) of this Bylaw, the Setback area in the northwest corner, adjacent to the public walkway, shall not allow parking, and shall include landscaping and a minimum of one tree.~~

~~iii.~~ ~~Parking, loading and trash collection shall be permitted within the rear setback.~~

**Comment [SS6]:** The intent is to allow for the parking space in the northeast corner, the canopy and it's support structure to encroach into the minimum setback, adjacent to the walkway.

**Comment [SS7]:** The intent is to provide for the tree screen adjacent to the public walkway in the northwest corner, replacing the existing parking space.

**Comment [SS8]:** This provision accommodates the existing/approved parking and trash collection area that are in the rear setback. These features were placed there in accordance with a Development Permit that was approved under an earlier zoning.

## 5. Site Design

- a. The development shall create a pedestrian-friendly environment, which may include entrance features, outdoor sitting areas, canopies, landscaping and other features that lend visual interest and a human scale to development.
- b. A 3.0 metre hard surface walkway east-west connection within a 6.0 metre walkway (public access) shall be provided through the site as shown in Appendix I.
- c. All exterior lighting shall be designed so all light is contained within the Site.
- d. Functional and decorative lighting shall be provided throughout the Site to enhance the appearance of the Site and buildings. The applicant shall submit a lighting plan as part of a Development Permit application demonstrating this standard.

## 6. Building Design

- a. Building design shall accommodate visual interest features such as varied roof lines, architectural projections, balconies, variations in Setbacks and Stepbacks, or other design techniques to minimize building massing and/or shadow impacts and provide architectural interest, complimentary to adjacent residential uses.
- b. In considerations of principles of Crime Prevention through Environment Design (CPTED), primary building entrances shall be identifiable, prominent, accessible, and inviting and shall incorporate weather protection features in the form of architectural elements such as a canopy, and provide adequate lighting to identify these areas at night, to the satisfaction of the Development Officer.
- c. All development shall be required to comply with, but are not limited to, the following Architectural Design Guidelines:
  - i. Elevation articulation shall be implemented for all sides of each building over two Storeys;
  - ii. Building finishes shall be of a high quality, durable and attractive in appearance;
  - iii. 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 development; and
  - iv. Facade treatment of building(s) located along public roadways and/or adjacent to any Residential Zone shall provide a consistent architectural profile and create a sensitive design interface with adjacent buildings and uses.

## APPLICATION SUMMARY

### INFORMATION

Application Type:	Rezoning
Bylaw(s)/Charter Bylaw(s):	Charter Bylaw 18952
Location:	South of Windermere Boulevard and west of Allan Drive SW
Address(es):	3470, 3490, 3506, 3564C - Allan Drive SW; and 6004, 6025, 6040, 6050, 6055C, 6060, 6070, 6086 - Andrews Way SW
Legal Description(s):	Units 1 - 8, Condominium Plan 1721160 Units 1 - 12, Condominium Plan 1920337 Plan 1523562 Blk 6 Lot 2 & 3 Plan 1524429 Blk 6 Lot 1 Plan 1524442 Blk 20 Lot 84, 85, 86, 88, 89 Plan 1524442 Blk 6 Lot 4 Plan 1620292 Blk 20 Lot 82A
Site Area:	Approximately 8.1 ha
Neighbourhood:	Ambleside
Notified Community Organization(s):	Greater Windermere Community League
Applicant:	Sara Sherman, IBI

### PLANNING FRAMEWORK

Current Zones:	(DC1) Direct Development Control Zone.
Proposed Zones:	(DC1) Direct Development Control Zone.
Plans in Effect:	Ambleside Neighbourhood Structure Plan; Windermere Area Structure Plan
Historic Status:	None

Written By:	Sarah Ramey
Approved By:	Tim Ford
Branch:	City Planning
Section:	Planning Coordination