



CITY PLANNING REPORT REZONING, PLAN AMENDMENT PLACE LARUE

18125 STONY PLAIN ROAD NW

To allow for a high quality, vehicle oriented commercial development along a major commercial corridor, Stony Plain Road NW.



RECOMMENDATION AND JUSTIFICATION

City Planning is in **SUPPORT** of this application because the rezoning allows for development that is compatible with surrounding land uses and provides regulations intended to achieve a visually attractive development along a major commercial corridor.

THE APPLICATION

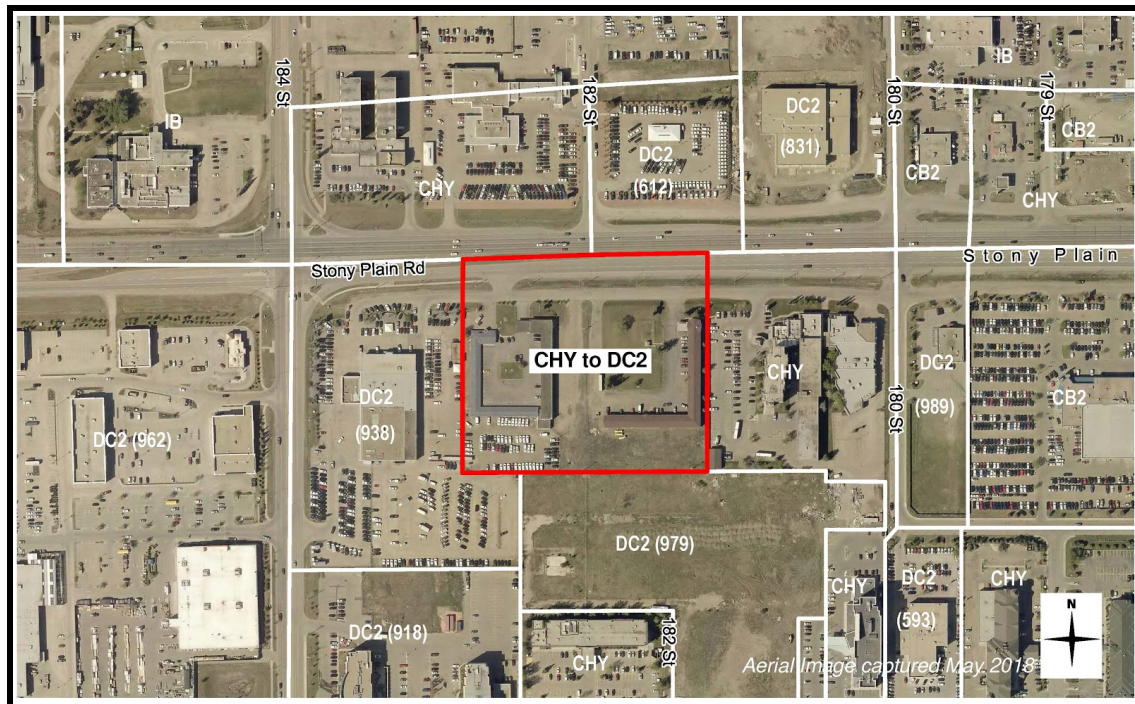
1. BYLAW 18840 to amend the Place LaRue West Neighbourhood Area Structure Plan (NASP) to allow the proposed rezoning Site an increased FAR from 0.25 to 0.40, and a minimum 6 m setback landscaped in accordance with the Zoning Bylaw.
2. CHARTER BYLAW 18841 to amend the Zoning Bylaw to (DC2) Site Specific Development Control Provision.

The Plan amendment adds policy for the subject rezoning site located in Sub Area B and rationale in the discussion to allow an increase in the intensity of development to be a Floor Area Ratio (FAR) of 0.40, rather than 0.25 as currently stipulated (for uses other than hotel developments or office complexes). The amendment also updates Figure 5 Development Concept by identifying the Site as being limited to 0.4 FAR.

The rezoning to (DC2) Site Specific Development Control Provision will allow for a high quality, vehicle oriented commercial development along a major commercial corridor. The owner's stated intention is to operate an automotive sales use with limited ancillary commercial uses.

SITE AND SURROUNDING AREA

Since the application was made, two parcels containing motels have been consolidated to accommodate the new development proposed under the rezoning.

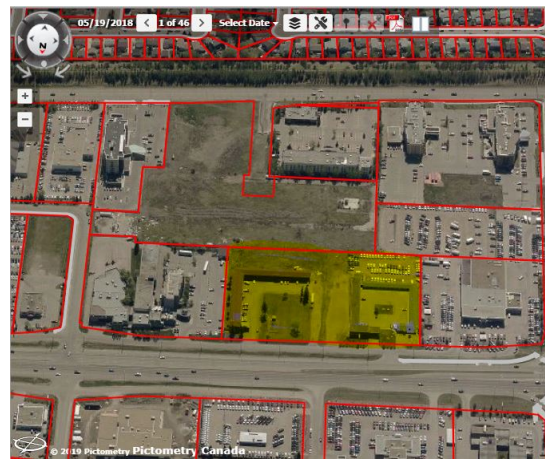


AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE CONTEXT	<ul style="list-style-type: none"> • (CHY) Highway Corridor Zone 	<ul style="list-style-type: none"> • Motels (demolished)
North	<ul style="list-style-type: none"> • (CHY) Highway Corridor Zone • (DC2.612) Site Specific Development Control Provision 	<ul style="list-style-type: none"> • Automotive Sales • Automotive Sales, Automotive Equipment and Repair
East	<ul style="list-style-type: none"> • (CHY) Highway Corridor Zone 	<ul style="list-style-type: none"> • Hotel
South	<ul style="list-style-type: none"> • (DC2.979) Site Specific Development Control Provision • (DC2.938) Site Specific Development Control Provision 	<ul style="list-style-type: none"> • Undeveloped, DC2 allows for office and commercial uses • Automotive Sales
West	<ul style="list-style-type: none"> • (DC2.938) Site Specific Development Control Provision 	<ul style="list-style-type: none"> • Automotive Sales



ARIAL VIEW FROM SOUTH



ARIAL VIEW FROM NORTH

PLANNING ANALYSIS

PLANS IN EFFECT

The proposed rezoning is subject to the policies of “Sub-area B - Highway Commercial and Auto Sales District” of the Place LaRue West Neighbourhood Area Structure Plan (NASP). As per plan policy it is expected that land within this area accommodate a highway oriented commercial function with opportunity for automotive sales while excluding large scale retail stores, shopping centres and wholesale uses. Sites are expected to develop under a Direct Control Provision and the intensity of development is to be limited to a 0.25 Floor Area Ratio (FAR) except for hotel development and commercial office complexes which can have a FAR of 0.75.

As per the stated intention of the applicant, the Site is to be developed for automotive sales and requires a FAR of 0.4. As such an amendment to the Place LaRue West NASP is required because the current policy restricts FAR development for the intended use to 0.25.

While the plan policy supports the development of automotive sales in this area, the Zoning Bylaw Use to allow automotive sales is the "Automotive and Minor Recreation Vehicle Sales Use" which includes more than just "automotive sales." While it is not clear if the plan was intended to be restrictive in this regard, no limitation that the use be strictly "automotive sales" is proposed except that outdoor storage / outdoor display areas are limited to "vehicles" that are associated with an approved Use for the Site.

Land Use Policy 4 for "Sub-area B - Highway Commercial and Auto Sales District" is also being amended because it requires strict adherence to the Major Commercial Corridors Overlay (MCCO). The DC2 Provision includes several regulations of the MCCO. While the MCCO allows flexibility in the provision of Setbacks depending on building size and Site design, the Plan identifies that a minimum 7.5 m Setback be provided and that a consistent standard of perimeter landscaped screening be provided (consisting of shrubs and berm).

The proposed revision to Land Use Policy 4 for "Sub-area B - Highway Commercial and Auto Sales District" allows for greater flexibility in the application of MCCO regulations and allows a minimum 6m Setback adjacent to Stony Plain Road NW, in locations where there is a service road. The amendment also deletes reference to the provision of perimeter landscaping consisting of shrubs and a berm and instead, landscaping in Setbacks will be required as per the Zoning Bylaw. As there have been changes in the definitions of Yards and Setbacks in the Zoning Bylaw since the plan was adopted, this terminology is also updated.

LAND USE COMPATIBILITY

The proposed rezoning is compatible with surrounding land uses identified in the above Context Table and contains regulations from the MCCO intended to achieve a more visually attractive and safe major commercial corridor.

TECHNICAL REVIEW

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

PUBLIC ENGAGEMENT

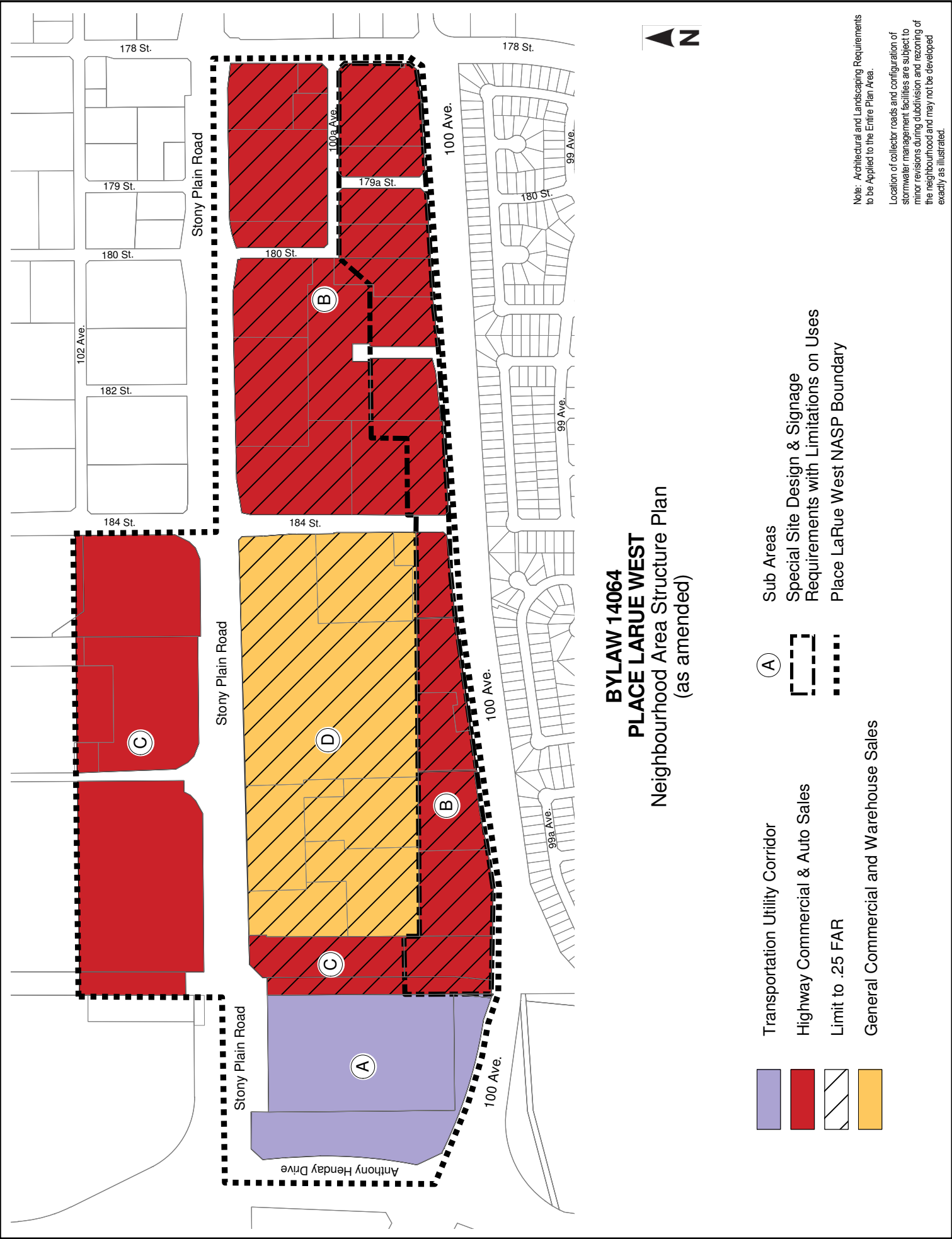
ADVANCE NOTICE Date	<ul style="list-style-type: none">• Number of recipients: 29• No responses received
PUBLIC MEETING	<ul style="list-style-type: none">• Not held
WEBPAGE	https://www.edmonton.ca/residential_neighbourhoods/neighbourhoods/place-larue-planning-applications.aspx

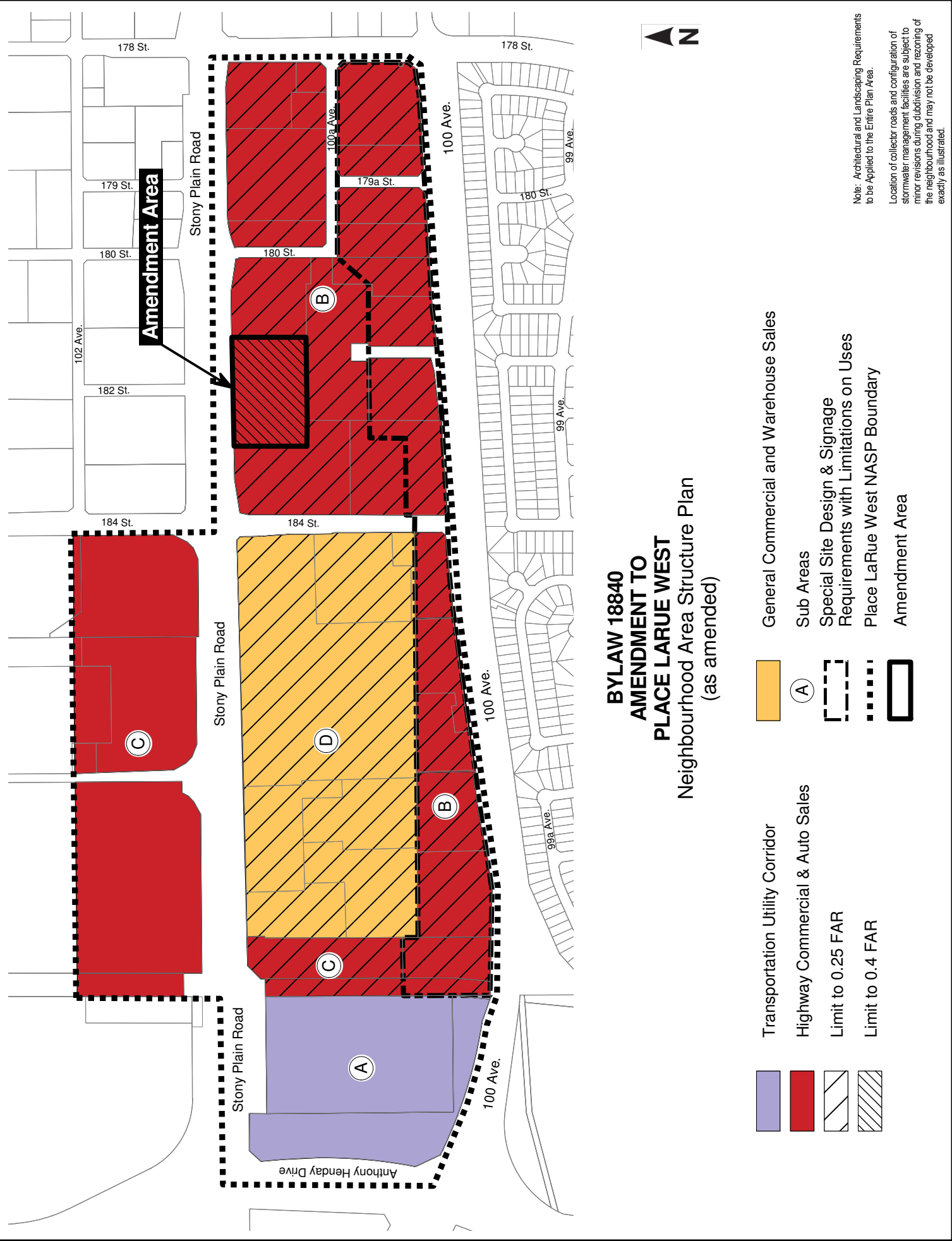
CONCLUSION

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

APPENDICES

- 1 Current NASP Bylaw Map
- 2 Proposed NASP Bylaw Map
- 3 Application Summary





APPLICATION SUMMARY

INFORMATION

Application Type:	Plan Amendment Rezoning
Bylaw:	18840
Charter Bylaw:	18841
Date of Application Acceptance	August 16, 2018
Location:	South of Stony Plain Road NW East of 184 Street NW
Address:	18125 Stony Plain Road NW
Legal Description:	Lot 13A, Block 1, Plan 1822705
Site Area:	2.4 ha
Neighbourhood:	Place LaRue
Notified Community Organization:	La Perle Community League
Applicant:	Pario Plan / Associated Engineering Alberta Ltd.

PLANNING FRAMEWORK

Current Zone and Overlay:	(CHY) Highway Corridor Zone Major Commercial Corridors Overlay
Proposed Zone and Overlay:	(DC2) Site Specific Development Control Provision with the intent of the Major Commercial Corridors Overlay incorporated
Plan in Effect:	Place LaRue West Neighbourhood Area Structure Plan
Historic Status:	N/A

Written By:
Approved By:
Branch:
Section:

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