

## **DEVELOPMENT PERMIT APPLICATION – 59 RIVERSIDE GATE**

### **Issue**

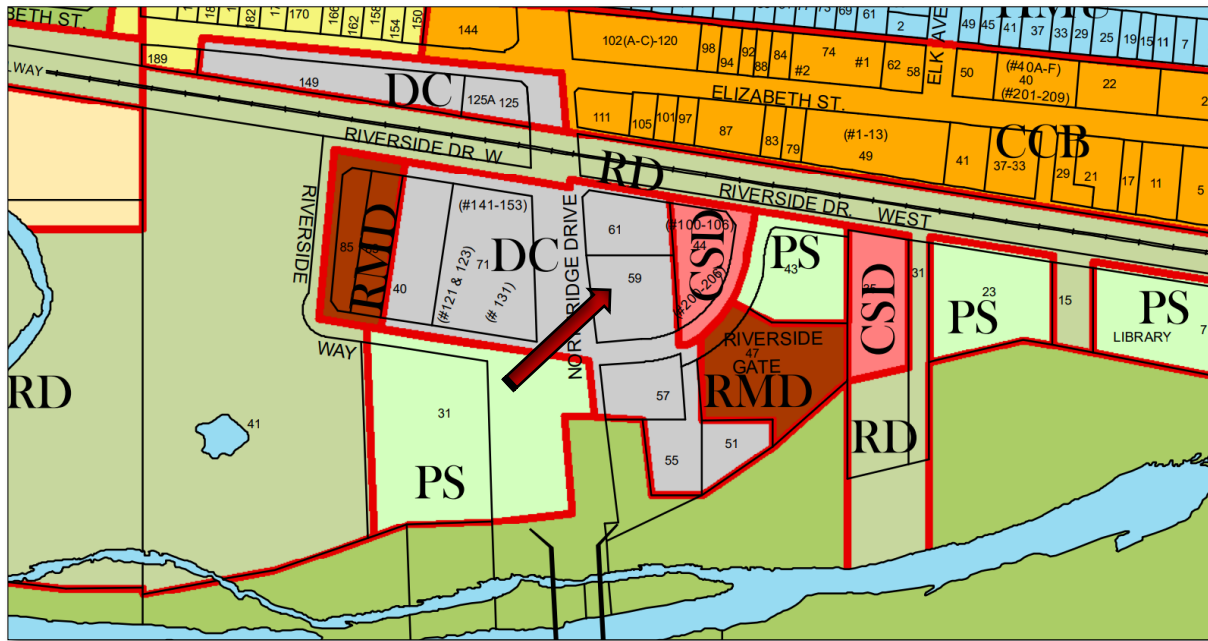
A Development Permit application has been received to amend a previously approved Development Permit issued for site and landscaping changes at 59 Riverside Gate.

### **Motion Proposed by Administration**

That Development Permit Application DP114-17 (amended) for Site and Landscaping Plan Changes be approved subject to the following conditions:

1. Prior to release of the Development Permit, the Developer shall:
  - a) submit a revised site plan detailing separation of all parking from landscaping with a continuous, vertical face concrete curb;
2. Development Conditions:
  - a) The Developer shall construct the development in accordance with:
    - i) all conditions of this approval;
    - ii) the amended A0.1 Site / Landscaping Plan approved by Council on November 27, 2017;
  - b) The issuance of a development permit by the Town of Okotoks does not relieve the permit holder of the responsibility of complying with all other relevant municipal bylaws and requirements, nor excuse violation of any regulation or act, which may affect this project.
  - c) This approval is limited to the following amendments;
    - Three (3) deciduous trees located in the landscaped area between the gravel parking area and the south property line to reflect the existing as-built condition.
    - One (1) less deciduous tree and five (5) additional shrubs.
    - Replacing mulch cover with rock cover in the planting beds adjacent to Southridge drive to reflect the existing as-built condition.
    - Realigning the block paver pathway located at the southwest corner of the site to provide a more direct pedestrian route to the adjacent parcel.

## Report, Analysis and Financial Implications



### Site Development History

May 23, 1995 - Council approved a Development Permit (DP126-95) for a Motor Inn.

July 21, 1995 - Council approved a Development Permit (DP166-95) for a freestanding sign.

June 9, 1997 - Council approved a Development Permit (DP129-97) for an eight unit addition and associated parking.

July 15, 2010 - Council approved a Development Permit (DP148-10) for revisions to the existing freestanding sign.

April 24, 2017 - Council approved a Development Permit (DP114-17) for site and landscaping changes.

The site is designated Direct Control (DC) with Block 2 (subject site) designated for use as a Motor Hotel. The listed uses along with the development and parking regulations of the Special Development Commercial District (CSD) are to be used as a guide when considering a development permit on this site. Council is the Development Authority.

### Proposal

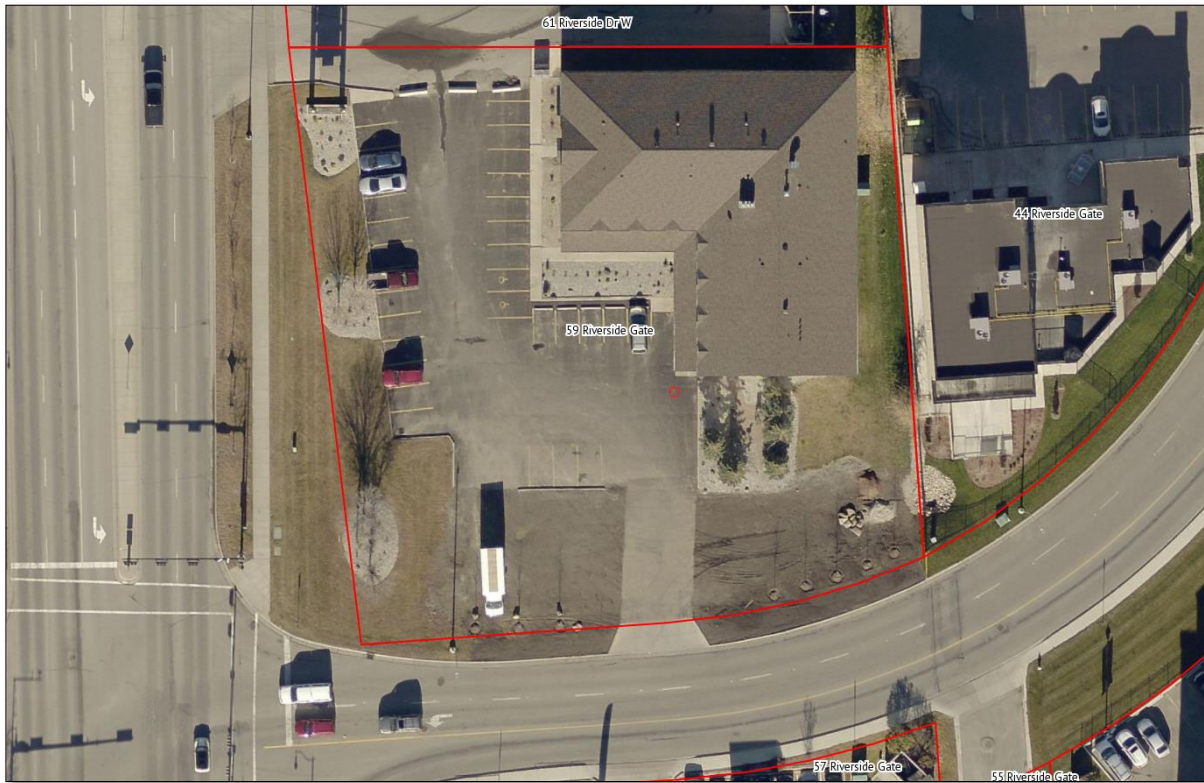
Site and Landscaping Plan amendments include:

1. Replacing the previously approved concrete curbing which separates landscaped areas from parking areas with large boulders.
2. Three (3) deciduous trees located within the landscaped area between the gravel parking area and the south property line to reflect the existing as-built condition. These were to have been relocated to the west planting beds.
3. One (1) less deciduous tree and five (5) additional shrubs from that approved under DP114-17.
4. Replacing mulch cover with rock cover in the planting beds adjacent to Southridge Drive to reflect the existing as-built condition.

5. Realigning the block paver pathway located at the southwest corner of the site to provide a more direct pedestrian route to the adjacent parcel.

The Okotoks General Design and Construction Specifications require commercial parking lots incorporate vertical face continuous concrete curbing between parking areas and landscaped areas. Applications for site changes or redevelopment provide an opportunity to require that existing sites be brought up to current standards. The site is in a highly visible location, along a major transportation corridor and at an entrance to downtown. If the application is approved, development to current standards has been recommended. The Developer is requesting approval to separate the southwest parking area from the landscaped area with existing boulders rather than a continuous, vertical face concrete curb.

59 Riverside Gate – Aerial Photo



[illegible]

The proposed changes to the landscaped areas and southeast pathway are supported by Administration as the changes are minor in nature, maintain the previously approved aesthetics, provide an improved pedestrian connection to the adjacent site, and reflect current as-built conditions.

If a decision with respect to a development permit application in a Direct Control District is made by Council, there is no appeal to the Subdivision and Development Appeal Board.

<input checked="" type="checkbox"/>	Manage Community Growth
<input type="checkbox"/>	Provide Quality Community Infrastructure
<input type="checkbox"/>	Maintain Organizational Excellence

<input type="checkbox"/>	Provide Strong Governance
<input type="checkbox"/>	Healthy and Safe Community
<input type="checkbox"/>	Foster Economic Vitality
<input type="checkbox"/>	Promote Environmental Stewardship

**Governing Policies/Bylaws/Legislation or Agreements**

Okotoks Municipal Development Plan

Okotoks Land Use Bylaw 40-98

Okotoks General Design & Construction Specifications

**Public Engagement/Communication Strategy**

As this application consists of minor changes to a previously approved Development Permit a Public Engagement/Communications Strategy was deemed not to be necessary.

**Alternatives for Consideration**

n/a

**CAO Comments**

I support Administration's recommendation.

**Attachment(s)**

1. Proposed Site Plan

Prepared by:  
Craig Davies  
Development Planner  
November 17, 2017