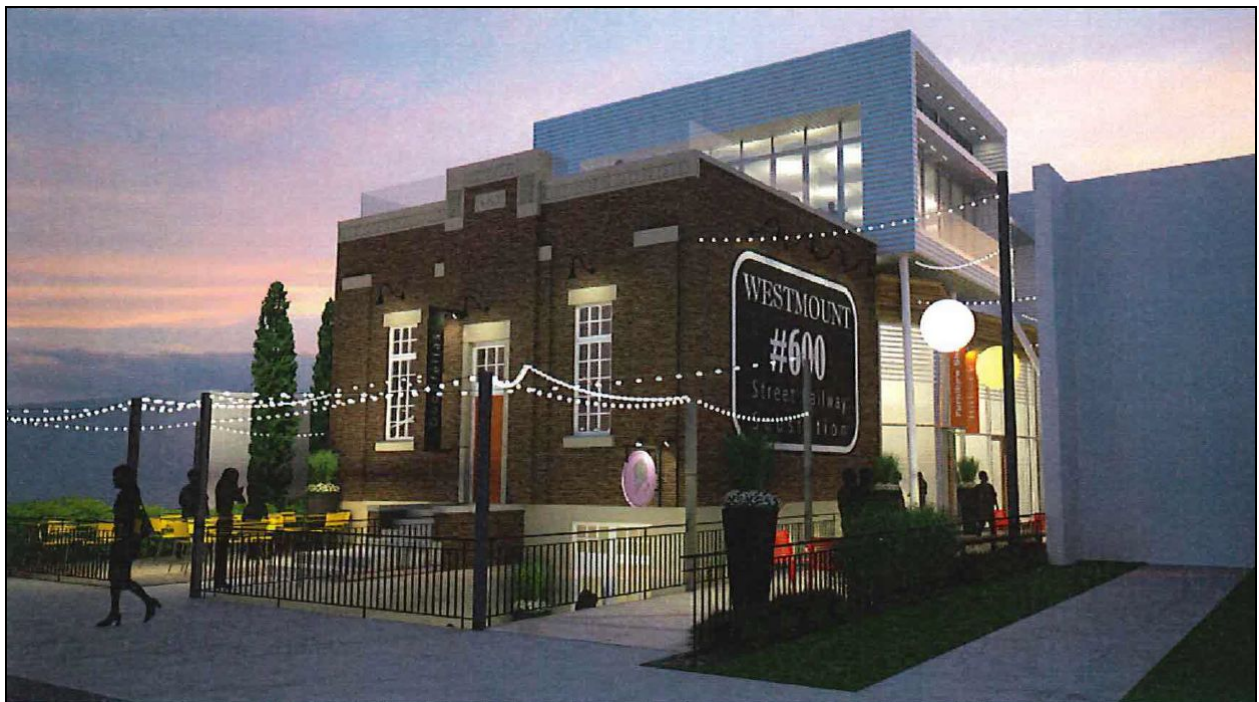




CITY PLANNING REPORT PLAN AMENDMENT & REZONING WESTMOUNT

10643 - 124 Street NW

To allow for the repurposing of the historic Street Railway Substation No. 600 and the development of a low rise building with a limited range of commercial uses.



RECOMMENDATION AND JUSTIFICATION

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

- provides the opportunity for the adaptive reuse of a building that is of historical significance;
- supports the walkable main street commercial character of 124 Street with complementary commercial uses; and
- is compatible with the surrounding neighbourhood.

THE APPLICATION

1. BYLAW 18610 to amend the West Ingle Area Redevelopment Plan (ARP) to update "Map 17 - Land Use Districts" to reflect the associated proposed rezoning.
2. CHARTER BYLAW 18611 to amend the Zoning Bylaw from (PU) Public Utility Zone to (DC1) Direct Development Control Provision to allow for the repurposing of the historic Street Railway Substation No. 600 and the development of a low rise commercial building with a limited range of commercial uses.

SITE AND SURROUNDING AREA

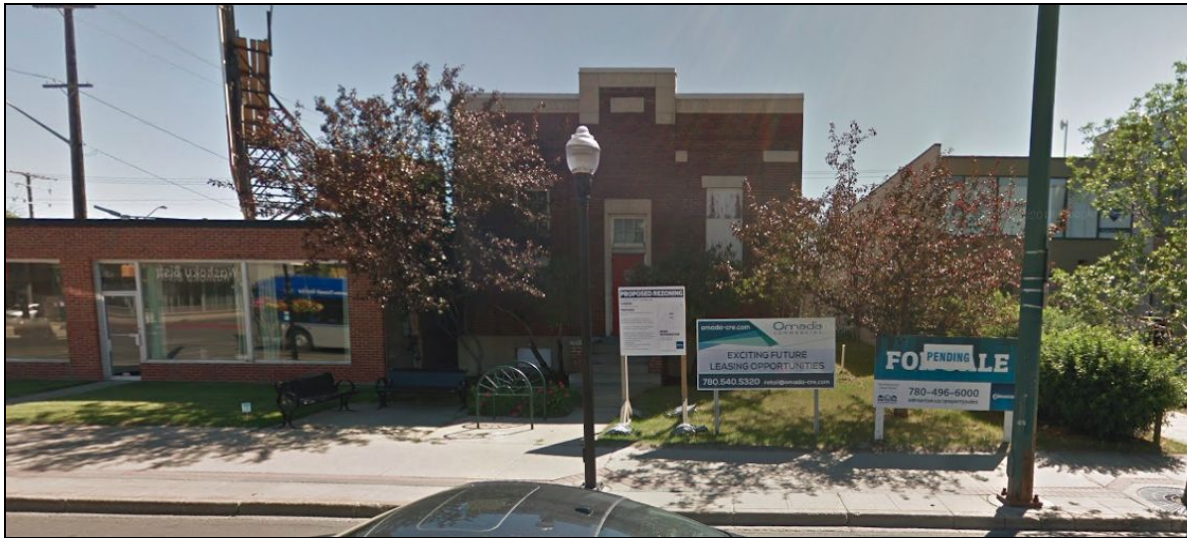
This 674 m² site is located within the main street corridor of 124 Street NW, south of 107 Avenue NW and contains the designated Street Railway Substation No. 600. This area is predominantly composed of one to three storey commercial buildings fronting 124 Street NW, 106 Avenue NW and 107 Avenue NW with higher density residential development directly to the east.



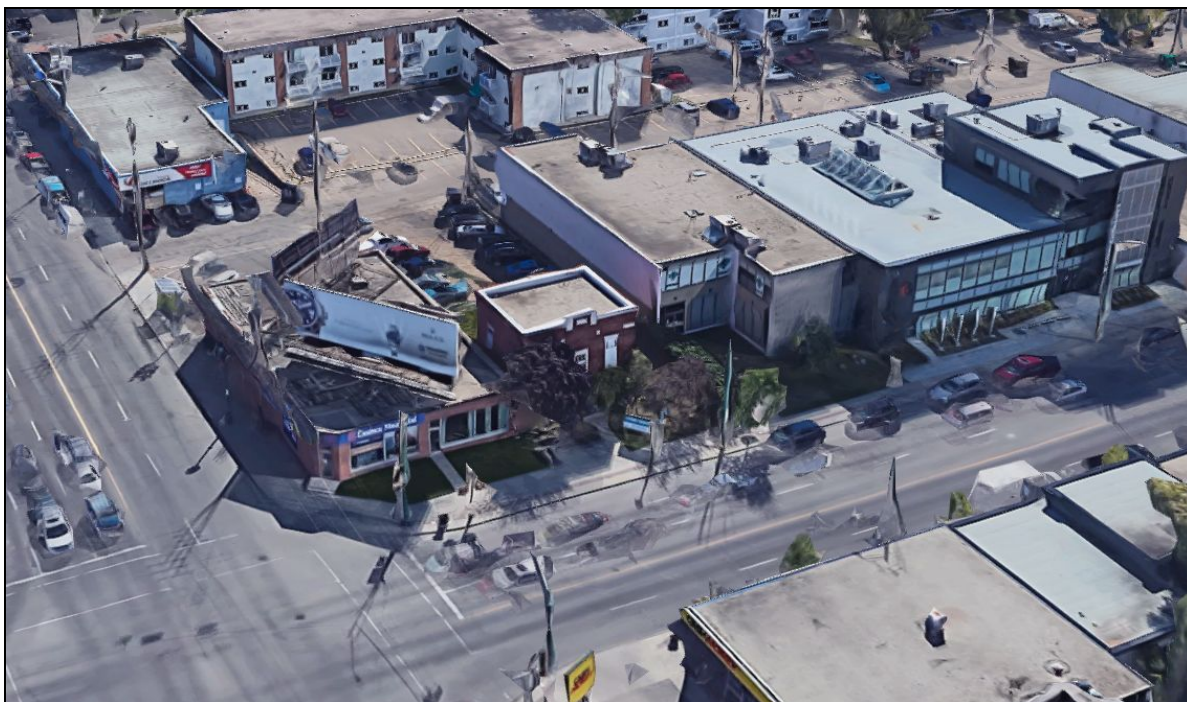
AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(PU) Public Utility Zone	Street Railway Substation No. 600 Building - a designated historic resource
CONTEXT		
North	<ul style="list-style-type: none"> (CB1) Low Intensity Business Zone 	<ul style="list-style-type: none"> One storey commercial building

East	<ul style="list-style-type: none"> • (CB1) Low Intensity Business Zone • (RA8) Medium Rise Apartment Zone 	<ul style="list-style-type: none"> • One storey commercial building • Three storey apartment buildings
South	<ul style="list-style-type: none"> • (CB1) Low Intensity Business Zone 	<ul style="list-style-type: none"> • One to three storey commercial buildings
West	<ul style="list-style-type: none"> • (CB1) Low Intensity Business Zone 	<ul style="list-style-type: none"> • One storey commercial buildings



VIEW OF THE STREET RAILWAY SUBSTATION No.600 FROM 124 STREET NW



AERIAL VIEW OF THE STREET RAILWAY SUBSTATION No.600 AND CONTEXT FROM THE NORTH WEST

PLANNING ANALYSIS

HERITAGE & LAND USE COMPATIBILITY

The Street Railway Substation No.600 was constructed in 1938 and is a well preserved example of Art Deco architectural styling. Constructed to house equipment to reduce the electricity loss from the streetcar lines, it serviced the original street railway on 124 Street NW from 110 Avenue NW to Jasper Avenue.

This building was designated as a Municipal Historic Resource by the City on May 30, 2017 (Bylaw 17967) with the intent to sell the property as a redevelopment opportunity on the condition that the future owner would be required to retain the structure and incorporate it into development plans. At this time, a sales agreement for the property has been drafted between the applicant and the City pending approval of this plan amendment and rezoning.

This application would allow for the repurposing of the original substation building and the development of a pedestrian oriented low rise commercial building facing a site lot line. An east-west pedestrian connection on the south of the site is proposed to access the commercial uses via 124 Street and the adjacent lane.



CONCEPTUAL RENDERING OF THE PROPOSED BUILDING WITH COMMERCIAL USES
FRONTING AN EAST-WEST PEDESTRIAN CONNECTION

The 124 Street corridor is predominantly comprised of (CB1) Low Intensity Business Zone properties. As 124 Street is identified as a pedestrian-oriented main street, the regulations of the Main Street Overlay apply to the site. This overlay provides additional regulations for commercial development, including increases to height and floor area ratio. The proposed DC1 Provision allows for the development of a building with similar scale and uses to the adjacent

properties within CB1 zone with the Main Streets Overlay making it compatible with existing development.

REGULATION	CB1 Zone and Main Streets Overlay	Proposed DC1 Provision
Height	14.5 m	14.5 m
Floor Area Ratio (FAR)	3.5	3.0
Setbacks		
Front	1.0	6.0 m
Rear	0.0	0.0 m
North Side	0.0	0.0 m
South Side	0.0	3.4 m

PLANS IN EFFECT

This application conforms to the West-Ingle Area Redevelopment Plan (ARP) which identifies this site as suitable for commercial development. Policies for the 124 Street commercial strip encourage pedestrian activity, a variety of small shops that enhance the shopping street character of the area, and minimizing the length of storefronts fronting 124 Street. This application conforms with these objectives and further removes some of the commercial uses found within the CB1 zone that would be considered inappropriate for a pedestrian shopping street.

Uses in the CB1 Zone and not in the DC1 Provision	
<ul style="list-style-type: none"> • Apartment Housing • Auctioneering Establishments • Automotive Repair and Minor Recreation Vehicle Sales/Rentals • Convenience Vehicle Rentals • Drive-in Food Services • Equipment Rentals • Funeral, Cremation and Interment Services • Gas Bars • Greenhouses, Plant Nurseries and Garden Centres • Hotels • Household Repair Services • Limited Contractor Services • Live Work Units • Major & Minor Home Based Businesses • Minor Service Stations • Mobile Catering Food Services • Nightclubs 	<ul style="list-style-type: none"> • Non-accessory Parking • Pawn Stores • Public Libraries and Cultural Exhibits • Rapid Drive-through Vehicle Services • Recycling Depots • Recycled Materials Drop-off Centres • Residential Sales Centres • Secondhand Stores • Spectator Entertainment Establishments • Urban Indoor Farm • Urban Outdoor Farm • Urban Gardens • Veterinary Services • Sign Uses: <ul style="list-style-type: none"> ○ Freestanding Off-premises Signs ○ Major & Minor On and Off-premises Digital Signs ○ Roof On & Off-premises Signs ○ Temporary On-premises Signs

Uses in the DC1 Provision and not in the CB1 Zone
<ul style="list-style-type: none"> Government Services

While this application is supported by the plan, an amendment is required for the purpose of updating a land use map found within the plan.

TECHNICAL REVIEW

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

PARKING, LOADING AND VEHICULAR ACCESS

Development of the site is constrained due to the size of the property and the placement the Street Railway Substation No.600. As a result, providing parking at rates in conformance with the Zoning Bylaw would prohibit the development of the site without removing the building itself. As a result, the applicant has proposed 6 vehicular parking spaces accessed from the lane.

In reviewing the application, it was determined the reduced number of parking spaces associated with the proposal was acceptable as:

- the repurposing of the Street Railway Substation No. 600 building limits the space available for parking on the site;
- the site is located within a highly walkable neighbourhood in close proximity to the separated bike lane on 127 Street NW and a multi-use trail to the east of 121 Street NW;
- the property fronts 124 Street NW, Transit Corridor, and is approximately 400 m from a future LRT Station located to the south on Stony Plain Road; and
- on-street parking is available immediately adjacent to and within walking distance of the site.

PUBLIC ENGAGEMENT

PRE-APPLICATION NOTICE January 24, 2018	<ul style="list-style-type: none"> Number of recipients: 120 <p><u>As reported by applicant</u></p> <ul style="list-style-type: none"> One response received from owner to the north: <ul style="list-style-type: none"> Concerns with potential impacts of snow loading on adjacent buildings.
ADVANCE NOTICE March 15, 2018	<ul style="list-style-type: none"> Number of recipients: 120 One response received from owner to the north:

	<ul style="list-style-type: none">o Concerns with parking impacts, and potential impacts of snow loading on adjacent buildings.
WEBPAGE	<i>edmonton.ca/westmount</i>

CONCLUSION

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

APPENDICES

- 1 Application Summary

APPLICATION SUMMARY

INFORMATION

Application Type:	Plan Amendment & Rezoning
Bylaw & Charter Bylaw:	18610 & 16811
Location:	South of 107 Avenue NW and east of 124 Street NW
Address(es):	10643 - 124 Street NW
Legal Description(s):	Lot 2, Block 24, Plan RN22
Site Area:	674 m ²
Neighbourhood:	Westmount
Ward - Councillor:	2 - Scott McKeen
Notified Community Organization(s):	Westmount Community League 124 and Area Business Revitalization Zone
Applicant:	Beljan Development

PLANNING FRAMEWORK

Current Zone:	(PU) Public Utility Zone
Proposed Zone:	(DC1) Direct Development Control Provision
Plan(s) in Effect:	West-Ingle Area Redevelopment Plan
Historic Status:	Municipally Designated Historic Resource (Bylaw 17967)

Written By:
Approved By:
Branch:
Section:

Andrew Sherstone
Tim Ford
City Planning
Planning Coordination