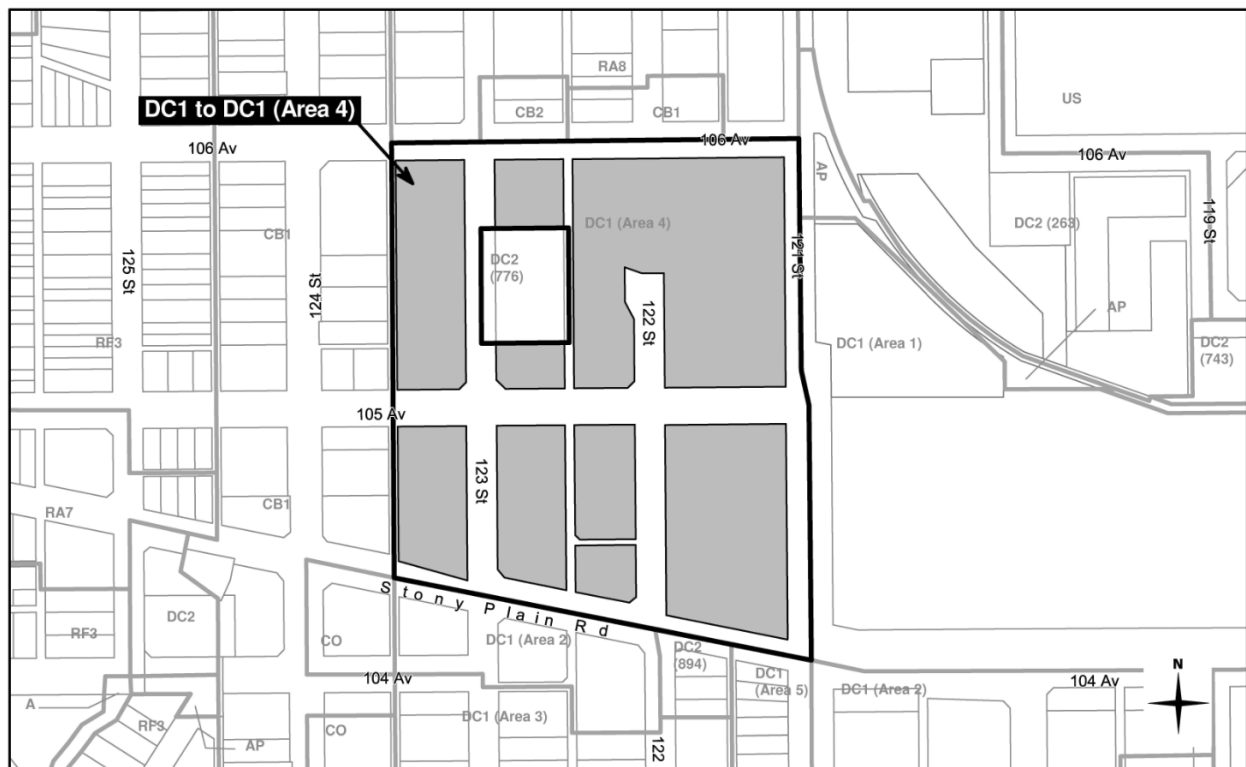




## REZONING APPLICATION WESTMOUNT

### AREA NORTH OF STONY PLAIN ROAD NW, WEST OF 121 STREET NW, SOUTH OF 106 AVENUE NW, AND EAST OF THE LANE WEST OF 123 STREET NW

To allow for expanded uses in a mixed-use area, Westmount.



### RECOMMENDATION AND JUSTIFICATION

City Planning is in SUPPORT of this application because:

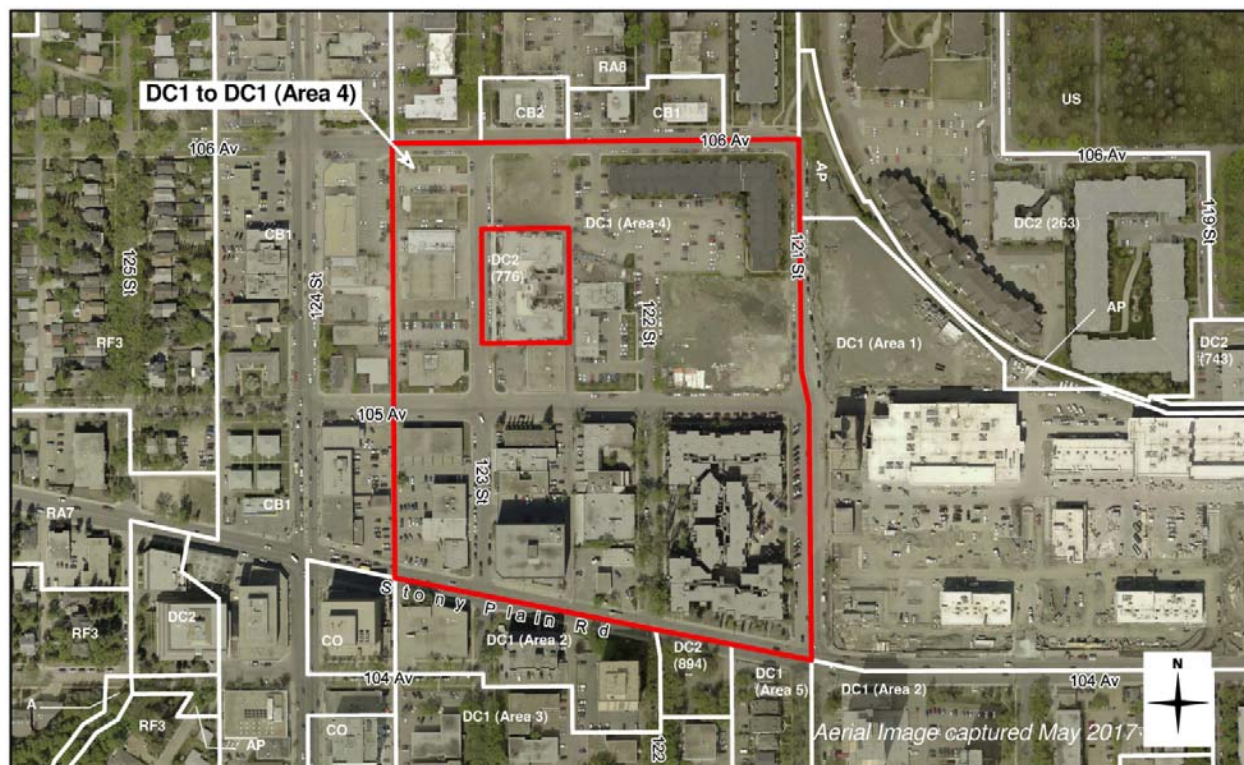
- The rezoning conforms with the 104 Avenue Corridor Area Redevelopment Plan, and
- Allows for expanded uses which are compatible within this mixed-use area.

## THE APPLICATION

1. CHARTER BYLAW 18490 to amend the Zoning Bylaw to add Cannabis Retail Sales and Breweries, Wineries, and Distilleries to the (DC1) Direct Development Control Provision - 104 Avenue Corridor Area, Area 4.

This application proposes to add Cannabis Retail Sales, and Breweries, Wineries and Distilleries as Uses to this (DC1) Provision. This (DC1) specifies that the area is to provide for an area of commercial office employment and residential development in support of the 120 Street station hub and 124 Street shopping area. The Provision contains a variety of commercial, retail, and residential uses, in an area that is currently developed as mixed-use in nature.

## SITE AND SURROUNDING AREA



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
<b>SUBJECT SITE</b>	(DC1) Direct Development Control Provision - 104 Avenue Corridor Area, Area 4	Variety of uses and building types including mid-rise residential, commercial services, offices.
<b>CONTEXT</b>		
North	(CB1) Low Intensity Business Zone (CB2) General Business Zone (RA8) Medium Rise Apartment Zone	<ul style="list-style-type: none"> <li>• 3 storey office buildings</li> <li>• 4 storey office building</li> <li>• 3-4 storey apartment buildings</li> </ul>

East	(AP) Public Parks Zone (DC1) Direct Development Control Provision - 104 Avenue Corridor Area, Area 1	<ul style="list-style-type: none"> <li>• Small park and multi-use trail</li> <li>• Retail and commercial development</li> </ul>
South	(DC2.894) (DC1) Direct Development Control Provision - 104 Avenue Corridor Area, Area 2	<ul style="list-style-type: none"> <li>• Mid-rise and high-rise residential and office development</li> </ul>
West	(CB1) Low Intensity Business Zone	<ul style="list-style-type: none"> <li>• Mid-rise residential and commercial development</li> </ul>

## PLANNING ANALYSIS

### LAND USE COMPATIBILITY

This area is comprised of a mix of uses, including low-rise and mid-rise residential, office buildings, and retail services. This diverse array of building type and uses would provide a compatible environment for further retail and commercial opportunities, in line with the 104 Avenue Corridor ARP to provide for a mix of uses, focused on employment and residential. Existing uses within this DC1 area include Bars and Neighbourhood Pubs, Major and Minor Alcohol Sales, and Restaurants. The addition of Breweries, Wineries, and Distilleries would serve a similar clientele and this use would generally be in scale with those other existing uses. Cannabis Retail Sales is also compatible in scale and impact with existing uses such as Major and Minor Alcohol Sales.

### PLANS IN EFFECT

The 104 Avenue Corridor Area Redevelopment Plan (ARP) is in effect. This is Area 4 of the ARP, and the DC1 Area 4 zone implements the ARP in this area. With respect to this area, section 4.3.1 of the ARP cites the following policies:

- Develop a broad mix of uses to support the economic and commercial viability of the corridor.
- Encourage a range of retail uses in an urban format to provide for the needs of the population within the Corridor and surrounding neighbourhoods.

The addition of these uses as proposed meets both the general direction and objectives as provided in the ARP, and will fulfill the stated purpose of the DC1 Provision to provide for an area of commercial office employment and residential development in support of the 120 Street station hub and 124 Street shopping area.

## TECHNICAL REVIEW

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

## PUBLIC ENGAGEMENT

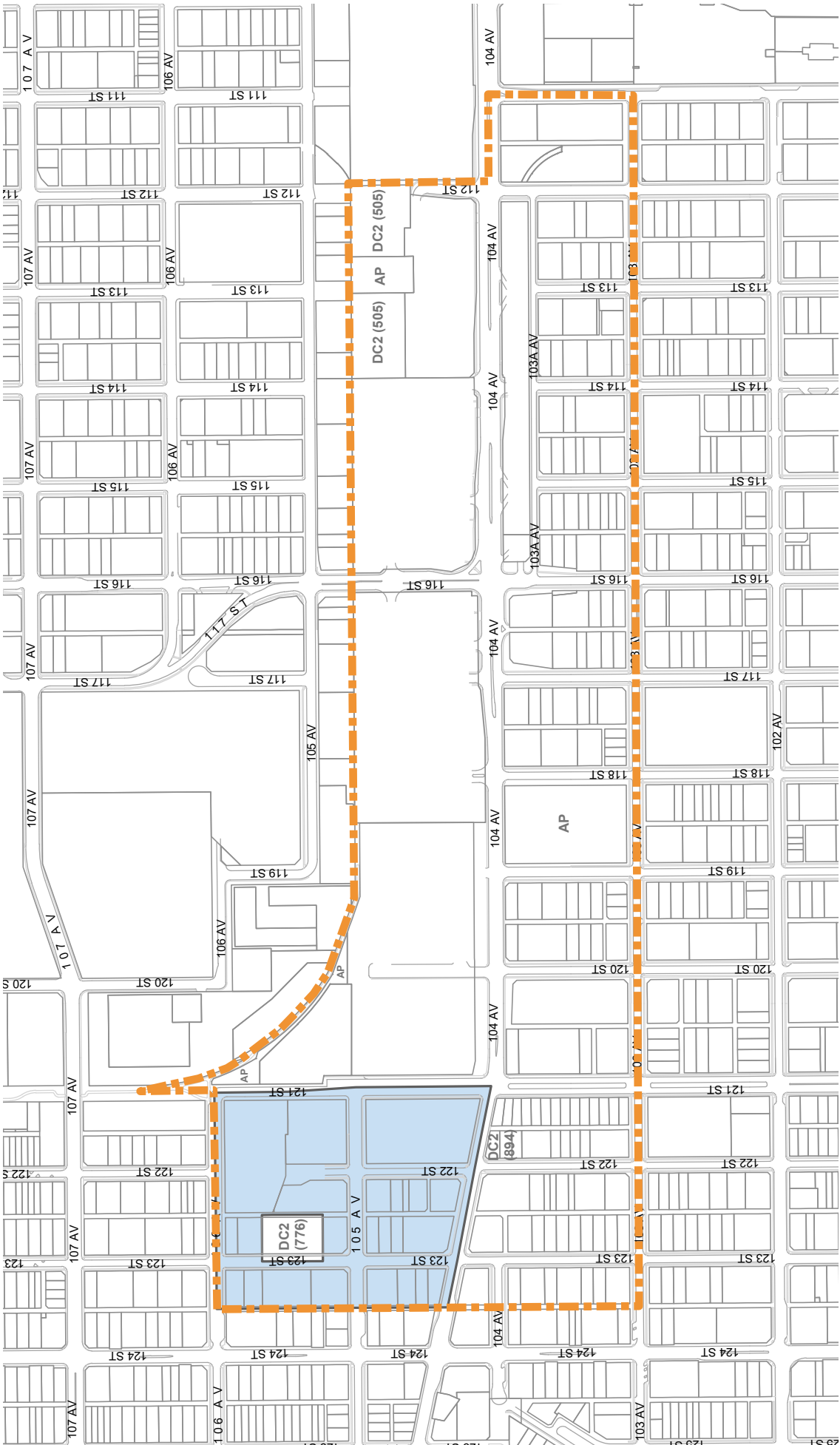
<b>ADVANCE NOTICE</b> May 31, 2018	<ul style="list-style-type: none"><li>• Number of recipients: 952</li><li>• Oliver Community League, Queen Mary Park Community League, Westmount Community League, 124 Street and Area Business Revitalization Zone</li><li>• Three responses received</li><li>• Number of responses in support: 0</li><li>• Number of responses with concerns: 1</li><li>• Common comments included: Two people wanted more information on the process to open cannabis retail stores; one person opposed the addition of cannabis retail saying it would increase homelessness and crime.</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/Westmount">edmonton.ca/Westmount</a></li></ul>

## CONCLUSION

City Planning recommends that City Council APPROVE this application.

## APPENDICES

- 1 Context Map
- 2 Application Summary



**Legend**

- Area 4
- 104 Corridor ARP Boundary

104 Avenue Corridor ARP

**Appendix 1 - Area 4**

## APPLICATION SUMMARY

### INFORMATION

Application Type:	Rezoning
Charter Bylaw:	18490
Location:	Area north of Stony Plain Road NW, west of 121 Street NW, South of 106 Avenue NW, and east of the lane west of 123 Street NW
Address:	Multiple
Legal Description:	Multiple
Site Area:	7.88 Ha
Neighbourhood:	Westmount
Ward - Councillor:	6 - Scott McKeen
Notified Community Organization:	Oliver Community League, Queen Mary Park Community League, Westmount Community League, 124 Street and Area Business Revitalization Zone
Applicant:	Mitchel Gray

### PLANNING FRAMEWORK

Current Zone and Overlay:	(DC1) Direct Development Control Provision - 104 Avenue Corridor Area, Area 4
Proposed Zone and Overlay:	(DC1) Direct Development Control Provision - 104 Avenue Corridor Area, Area 4
Plan in Effect:	104 Avenue Corridor Area Redevelopment Plan
Historic Status:	None

Written By:  
Approved By:  
Branch:  
Section:

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City Planning  
Planning Coordination