



## REZONING

### WESTWOOD

#### 9724 - 118 Avenue NW and 11805 - 101 Street NW

To allow for the development of small scale commercial, office, and service uses.



### RECOMMENDATION AND JUSTIFICATION

City Planning is in SUPPORT of this application because it:

- contributes to the 118 Avenue NW business and shopping corridor;
- provides new employment opportunities and commercial services;
- re-animates an inactive corner site; and
- facilitates adaptive reuse of the site's 60 year old utility building.

## THE APPLICATION

**BYLAW 18242** proposes to amend the Zoning Bylaw from (PU) Public Utility Zone and (RA7) Low Rise Apartment Zone to (CB1) Low Intensity Business Zone.

The proposed zone provides the opportunity for small scale commercial, office, and service uses such as Child Care Services, Convenience Retail Stores, Health Services, and Personal Service Shops.

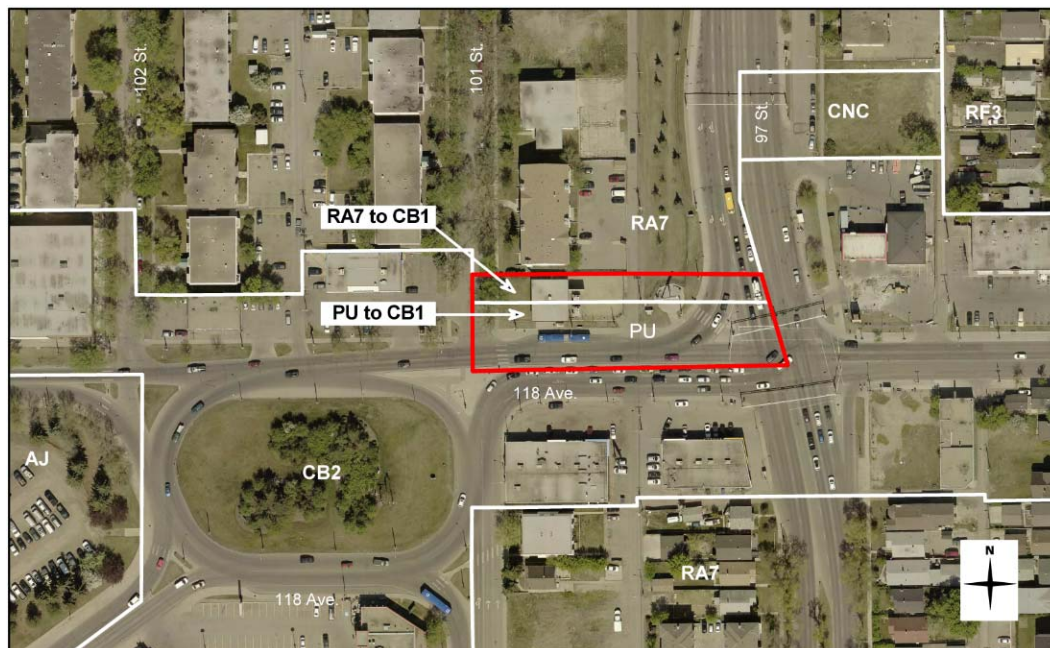
## SITE AND SURROUNDING AREA

These adjacent properties are situated in southeast Westwood, at the northeast corner of 101 Street NW and 118 Avenue NW, an arterial roadway. This site backs onto 97 Street NW, an arterial roadway.

A former EPCOR substation was constructed across both lots in 1957. It ceased operation in 2012, was subsequently decommissioned, and the building remains on site.

Land located north of this site is comprised of residential development in accordance with the (RA7) Low Rise Apartment Zone. Remaining land around the site is developed for a range of commercial uses, in conformance with the (CB2) General Business Zone.

The subject area is immediately east of the Princess Elizabeth Avenue / 118 Avenue NW / 101 Street NW / 102 Street NW traffic circle and it is one block northeast of the Northern Alberta Institute of Technology (NAIT).



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
<b>SUBJECT SITE</b>	<ul style="list-style-type: none"> <li>• (RA7) Low Rise Apartment Zone</li> <li>• (PU) Public Utility Zone</li> </ul>	<ul style="list-style-type: none"> <li>• Decommissioned utility services building</li> </ul>
<b>CONTEXT</b>		
North	<ul style="list-style-type: none"> <li>• (RA7) Low Rise Apartment Zone</li> </ul>	<ul style="list-style-type: none"> <li>• Apartment Housing</li> </ul>
South	<ul style="list-style-type: none"> <li>• Arterial road right-of-way</li> <li>• (CB2) General Business Zone</li> </ul>	<ul style="list-style-type: none"> <li>• 118 Avenue NW</li> <li>• Commercial uses including General Retail Stores, Personal Service Shops, and Restaurants</li> </ul>
East	<ul style="list-style-type: none"> <li>• Arterial road right-of-way</li> <li>• (CB2) General Business Zone</li> </ul>	<ul style="list-style-type: none"> <li>• 97 Street NW</li> <li>• Commercial uses including Gas Bars</li> </ul>
West	<ul style="list-style-type: none"> <li>• (CB2) General Business Zone</li> </ul>	<ul style="list-style-type: none"> <li>• Commercial uses including Convenience Retail Stores, General Retail Stores, Minor Alcohol Sales</li> </ul>

## PLANNING ANALYSIS

The subject site's two properties are occupied by a former electrical substation. Rezoning will enable these lots to be consolidated into one parcel. The applicant intends to retain and convert the existing building for commercial uses. Alternatively, the site could be completely redeveloped in the future.

This proposal provides additional commercial options to Alberta Avenue, an established main street commercial district. The site's renewal contributes to the area's ongoing revitalization while offering employment and services to area residents and visitors.

This destination is accessible by a variety of transportation modes and a rear lane connects to on-site parking. The location is adjacent to a transit stop, a shared-use path along 97 Street NW, and the 118 Avenue NW arterial roadway. The NAIT Light Rail Transit (LRT) station is approximately 900 metres southwest of the site.

There is no plan in effect for the Westwood neighbourhood. However, these properties are located within the Main Streets Overlay which regulates commercial development in proximity to residential areas. It ensures the pedestrian realm has regard for visual interest, storefront presentation, and amenities. This site's redevelopment is subject to the Overlays' regulations, in addition to requirements of the CB1 Zone.

## TECHNICAL REVIEW

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

## PUBLIC ENGAGEMENT

<b>ADVANCE NOTICE</b> July 24, 2017	<ul style="list-style-type: none"><li>• Number of recipients: 64</li><li>• No responses 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://www.edmonton.ca/westwood">www.edmonton.ca/westwood</a></li></ul>

In addition to the advance notice and webpage, a rezoning sign was placed on the subject site in September 2017.

## CONCLUSION

City Planning recommends that City Council APPROVE this application.

## APPENDICES

- 1 Application Summary

## APPLICATION SUMMARY

### INFORMATION

Application Type:	Rezoning
Bylaw:	18242
Location:	North of 118 Avenue NW and east of 101 Street NW
Addresses:	9724 - 118 Avenue NW and 11805 - 101 Street NW
Legal Descriptions:	Lot 1, Block 1, Plan 6537U and Lot 2, Block 1, Plan 6537U
Site Area:	Approximately 795 m <sup>2</sup>
Neighbourhood:	Westwood
Ward - Councillor:	2 - Bev Esslinger
Notified Community Organizations:	Alberta Avenue Community League, Spruce Avenue Community League, Westwood Community League, Alberta Avenue Business Association
Applicant:	Nedal Moustafa

### PLANNING FRAMEWORK

Current Zones and Overlay:	(PU) Public Utility Zone, (RA7) Low Rise Apartment Zone, Main Streets Overlay
Proposed Zones and Overlay:	(CB1) Low Intensity Business Zone, Main Streets Overlay
Plan in Effect:	None
Historic Status:	None

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