



# PLAN AMENDMENT AND REZONING APPLICATION

## QUEEN ALEXANDRA, STRATHCONA, STRATHCONA JUNCTION

**Properties located east of 105 Street NW, west of 103 Street NW (Gateway Boulevard), south of 83 Avenue NW, and North of 81 Avenue NW.**

To add the Breweries, Wineries and Distilleries Use to the existing Historical Commercial Direct Development Control Provision (DC1) in the Strathcona Redevelopment Plan (ARP).



## RECOMMENDATION AND JUSTIFICATION

Sustainable Development is in SUPPORT of this application because:

- This application promotes a new local commercial opportunity in the historic commercial core of Old Strathcona; and
- The addition of the Breweries, Wineries and Distilleries Use is compatible with the surrounding land uses and objectives of the Strathcona Area Redevelopment Plan.

## THE APPLICATION

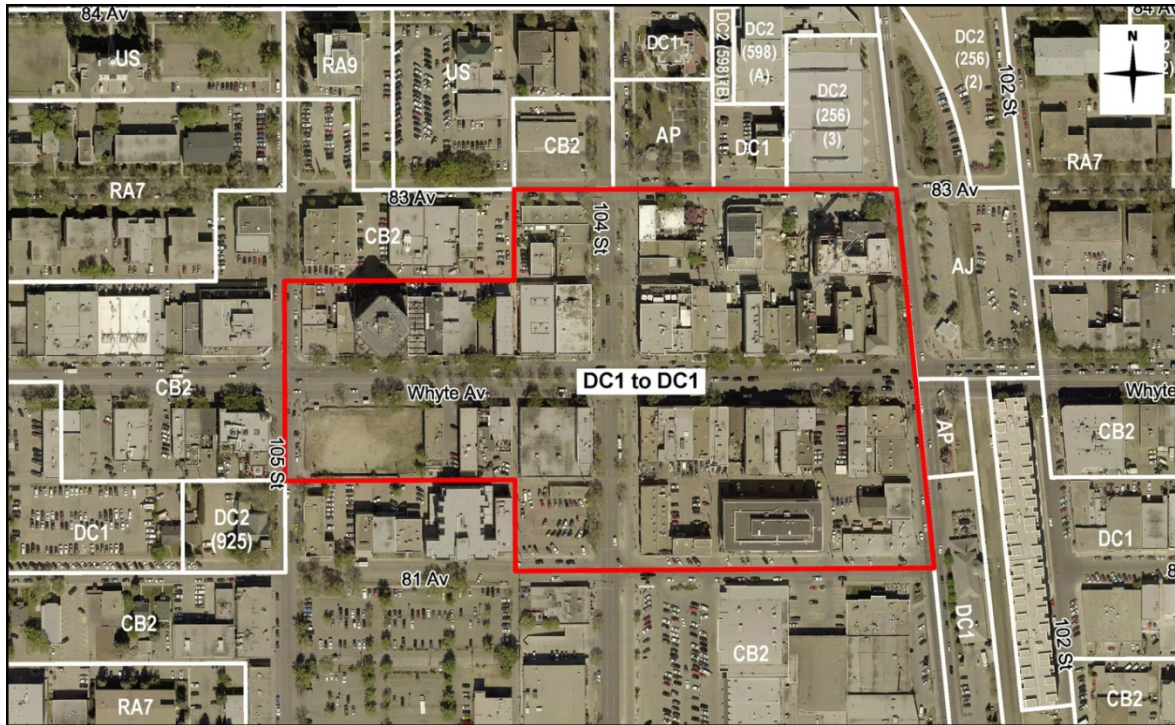
1. BYLAW 18193 to amend the Strathcona Area Redevelopment Plan to replace the existing Historical Commercial (DC1) Direct Development Control Provision with a revised Historical Commercial (DC1) Direct Development Control Provision.
2. BYLAW 18194 to amend the Zoning Bylaw to rezone from a (DC1) Direct Development Control Provision to a new (DC1) Direct Development Control Provision to allow for the opportunity to develop Breweries, Wineries and Distilleries.

On September 11, 2017, City Council approved amendments to the Edmonton Zoning Bylaw to create additional opportunities for breweries, distilleries and wineries in commercial and industrial zones in Edmonton.

These regulations followed changes by the Alberta Gaming and Liquor Commission which removed the minimum production capacity requirements for breweries, which enabled small scale breweries. As a result, there is growing demand to establish small breweries and distilleries that could be accommodated in buildings found in commercial zones and on main streets.

The September 11, 2017 report which proposed the Breweries, Wineries and Distilleries identified that future plan amendments and rezoning would be completed to introduce the new use to the Strathcona Historic Commercial Area and the The Quarters. As the Zoning Bylaw amendment only impacted standard zones a rezoning is required to add it to specific desired Direct Development Control Provisions.

## SITE AND SURROUNDING AREA



AERIAL VIEW OF APPLICATION AREA

## PLANNING ANALYSIS

Under previous regulations, a brewery, winery or distillery would have to combine the Creation and Production Establishment use with either a Restaurant or a Bar and Neighbourhood Pub. If the business model included alcohol sales and a display area of products produced on-site, the applicant would also require approval for either a Major or Minor Alcohol Sales use. Obtaining approval for Major or Minor Alcohol Sales is particularly difficult in the Strathcona area due to pre-existing alcohol sales establishments within the required 500 metre buffer radius.

The new Breweries, Wineries and Distilleries use eliminated the need for applicants to obtain permits for multiple combinations of uses, and limits alcohol sales to products produced on site. Breweries, Wineries and Distilleries is defined as follows:

- **Breweries, Wineries and Distilleries** means the manufacturing of beer, wine, spirits or other alcoholic beverages. This Use may include the sale of alcoholic beverages to the public for consumption within the premises. Retail sales of alcoholic beverages for consumption off-Site shall be limited to alcoholic beverages that are manufactured on-Site. Accessory activities may include the preparation and sale of food, and storage, packaging, bottling, canning and shipping of products manufactured within the premises.

The restriction of alcohol sales being limited to products produced on-site makes the Breweries, Wineries, and Distilleries use distinct from the Major and Minor Alcohol Sales use, thereby exempting the use from the Special Land Use provisions for Major and Minor Alcohol Sales.

The Breweries, Wineries and Distilleries amendment included Special Land Use Provisions to manage off-site impacts and ensure the compatibility of the development with its surroundings as outlined in Section 99 of the Zoning Bylaw. This section contains regulations including:

- restricting maximum public space to 80 m<sup>2</sup>;
- prohibiting outdoor public space from being located next to existing residential uses;
- performance standards for storage, waste and odors; and
- requirements for developments to align with Crime Prevention Through Environmental Design principles.

Specifically to manage impacts in the Whyte Avenue area, the Whyte Avenue Commercial Overlay was also amended to restrict new or expansion of Bars and Neighbourhood Pubs, and Nightclubs through the Breweries, Wineries and Distilleries use.

Adding Breweries, Wineries and Distilleries as uses within the (DC1) Historical Commercial Direct Development Control Provision is the recommended method for managing a complex use that can occur in a variety of sizes, zones and contexts. The development officer is able to apply policy and discretion to ensure that any off-site impacts on existing developments are mitigated.

Breweries, Wineries and Distilleries within the (DC1) Historic Commercial Direct Development Control Provision would be required to comply with the Special Land Use Provisions (Section 99) and the Whyte Avenue Commercial Overlay which limit the size of public space, and ensure there is not new, or expansion of existing Bars and Neighbourhood Pubs, and Nightclubs.

In addition to these regulations the (DC1) The Historic Commercial Direct Development Control Provision also restricts floor space for the use to 464.6 m<sup>2</sup> per floor and a total of 929 m<sup>2</sup> per building. This restriction ensures that the size of Breweries, Wineries and Distilleries fit within the context of the Old Strathcona Historic Area.

The affected areas of the proposed plan amendment and rezoning application (Historical Commercial Direct Development Control Provision) support commercial uses within the land use policies of the Strathcona ARP.

## TECHNICAL REVIEW

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

## PUBLIC ENGAGEMENT

<b>ADVANCE NOTICE</b> June 29, 2017	<ul style="list-style-type: none"><li>• Number of recipients: 163</li><li>• 0 responses received</li></ul>
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## CONCLUSION

City Planning recommends that City Council APPROVE this application.

## APPENDICES

- 1 Current and Proposed DC1 Comparison
- 2 Application Summary

Red Underlined Text = Added Text

## 1. Uses

The following Uses are prescribed pursuant to Section 710.3 of the Zoning Bylaw, not to exceed 464.5 m<sup>2</sup> per floor nor a total of 929 m<sup>2</sup> per building, except as otherwise stated as follows:

- a) Animal Hospitals and Shelters
- b) Apartment Housing (above the ground floor only)
- c) Bars and Neighbourhood Pubs, not to exceed 200 Occupants nor 240 m<sup>2</sup> of Public Space
- d) Breweries, Wineries and Distilleries
- e) Business Support Services
- f) Child Care Services
- g) Commercial Schools
- h) Creation and Production Establishments
- i) Fascia On-premises Signs
- j) General Retail Stores up to a maximum gross Floor Area of 929 m<sup>2</sup>
- k) Government Services
- l) Health Services
- m) Hotels
- n) Household Repair Services
- o) Indoor Participant Recreation Services
- p) Limited Contractor Services
- q) Media Studios
- r) Major Alcohol Sales
- s) Minor Alcohol Sales
- t) Major Amusement Establishments
- u) Minor Amusement Establishments
- v) Major Home Based Business
- w) Minor Home Based Business
- x) Nightclubs, not to exceed 200 Occupants nor 240 m<sup>2</sup> of Public Space
- y) Personal Service Shops
- z) Private Clubs
- aa) Projecting Signs
- bb) Professional, Financial and Office Support Services
- cc) Public Libraries and Cultural Exhibits
- dd) Residential Sales Centre
- ee) Restaurants, not to exceed 200 Occupants nor 240 m<sup>2</sup> of Public Space
- ff) Secondhand Stores
- gg) Specialty Food Services, not to exceed 200 Occupants nor 240 m<sup>2</sup> of Public Space
- hh) Spectator Entertainment Establishments
- ii) Veterinary Services
- jj) Uses consistent with the rationale of this Provision and where applicable, with designation as a historic resource under the Alberta Historical Resources Act.

## APPLICATION SUMMARY

### INFORMATION

Application Type:	Plan Amendment and Rezoning
Bylaw(s):	18193 & 18194
Location:	Generally between 103 Street NW (Gateway Boulevard) and 105 Street NW, between 81 Avenue NW and 83 Avenue NW
Legal Description(s):	Multiple - Refer to Schedule B of Bylaw 18194
Site Area:	N/A
Neighbourhood:	Queen Anlexandra, Strathcona, Strathcona Junction
Ward - Councillor:	8 - Henderson
Notified Community Organization(s):	Central Area Council of Community Area Council, Queen Alexandra Community League, Ritchie Community League, Strathcona Centre Community League, Old Strathcona Business Revitalization Zone
Applicant:	City of Edmonton

### PLANNING FRAMEWORK

Current Zone:	(DC1) Site Specific Direct Control Zone & Whyte Avenue Commercial Overlay
Proposed Zone:	(DC1) Site Specific Direct Control Zone & Whyte Avenue Commercial Overlay
Plan(s) in Effect:	Strathcona Area Redevelopment Plan
Historic Status:	Old Strathcona Historic District

Written By:	Andrew Sherstone
Approved By:	Tim Ford
Branch:	City Planning
Section:	Planning Coordination