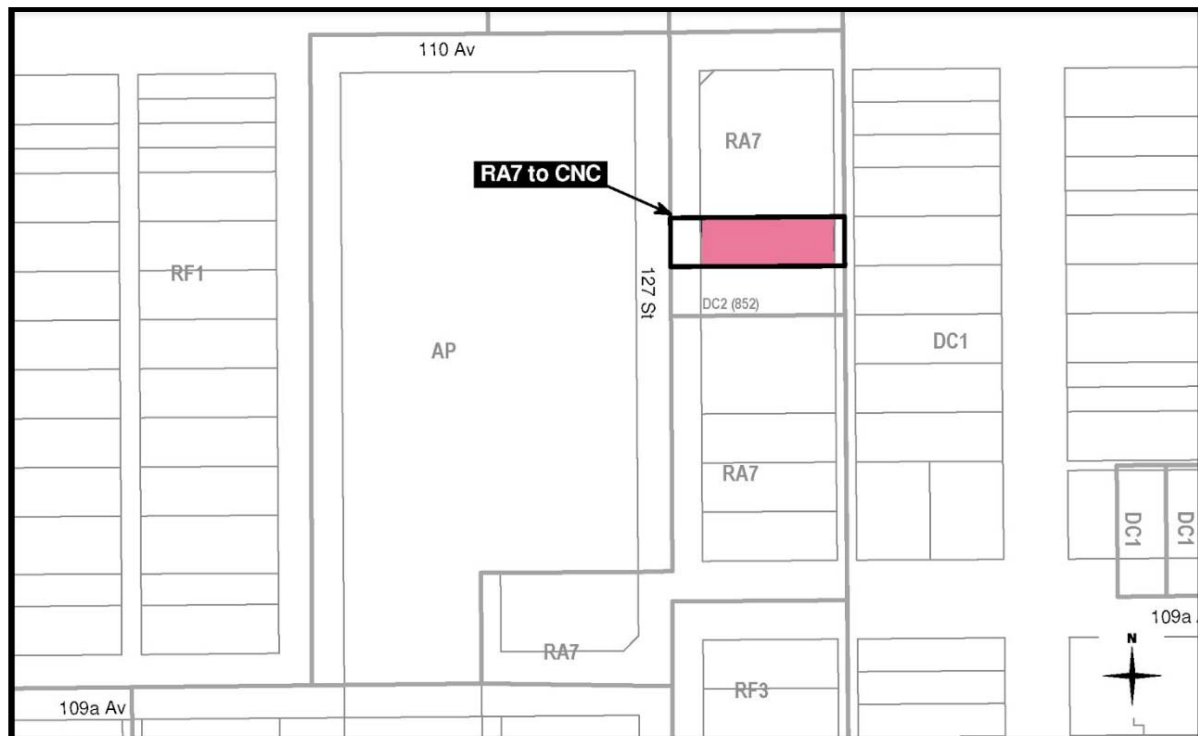




CITY PLANNING REPORT REZONING & PLAN AMENDMENT Westmount

10985 - 127 Street NW

To allow for convenience commercial uses.



RECOMMENDATION AND JUSTIFICATION

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

- allows for the adaptive reuse of an older commercial building;
- provides additional convenience commercial opportunities along 127 Street which is already supporting a mix of uses; and
- is compatible with surrounding development.

THE APPLICATION

1. BYLAW 10916 to amend the West Ingle Area Redevelopment Plan to add two policies related to commercial and residential development along 127th Street NW, north of 109A Avenue NW, to allow for convenience commercial uses on the subject site and to reflect existing land use conditions.
2. CHARTER BYLAW 109017 to rezone the subject site from (RA7) Low Rise Apartment Zone to (CNC) Neighborhood Commercial Convenience Zone.

The purpose of the proposed rezoning is to allow for a variety of convenience commercial uses which are intended to serve the day-to-day needs within residential neighborhoods. The stated intent of the applicant is to pursue the Secondhand Stores use to operate an antique store within the existing building on site.

SITE AND SURROUNDING AREA

The subject site is located along 127th Street, north of 109A Avenue NW and is currently occupied by a vacant one storey building, originally built in 1913. The site is bordered by a mixed use building to the south, apartment housing to the north, a park to the west and single detached housing to the east. The existing building is not historically designated nor is it on the inventory of historical resources.

An on-street bike lane exists adjacent to the site along 127 Street NW and provides the site with excellent access to an alternative mode of transportation.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(RA7) Low Rise Apartment Zone	Vacant building
CONTEXT		
North	(RA7) Low Rise Apartment Zone	Apartment Housing
East	(DC1) Direct Development Control Provision	Single Detached Housing
South	(DC2) Site Specific Development Control Provision	Apartment Housing Professional, Financial, and Office Support Services
West	(AP) Public Parks Zone	Park



LOOKING SOUTHEAST FROM 127 STREET NW

PLANNING ANALYSIS

The (CNC) Neighborhood Commercial Convenience Zone allows for a variety of commercial uses that are meant to service the day-to-day needs of residents within the neighborhood and elsewhere. The allowable uses within the (CNC) Zone are considered appropriate uses internal to residential neighborhoods in that they generally do not create disruptions to surrounding properties and beyond. The stated intent of the applicant is to pursue a Secondhand Stores use (antique store) within the existing building on site.

The subject site is located along 127th Street which supports a healthy mix of uses within the Westmount neighborhood including single detached housing, educational services, park space, apartment housing and commercial uses. The proposed (CNC) Zone will add to this already diverse mix of uses that are further supported by the existence of a bike lane along 127th street which supports an alternative mode of transport for this area. The (CNC) Zone will enable the adaptive reuse of an older building which is further complemented by the adjacency to a historically significant area, the Westmount Architectural Heritage Area.

Though the applicant's stated intent is to maintain the existing building, the possibility exists that demolition of the building could occur and a new building be constructed. Under the proposed zoning, any new building would maintain a compatible built form to its surrounding context by:

- not exceeding a height of 10 m (a decrease from its current height permission of 16 metres); and
- maintaining access from the existing rear lane.

The Development Officer may also consider further measures to ensure impacts to the adjacent properties are mitigated through the use of landscaping, berming, screening or soundproofing.

PLANS IN EFFECT

The West Ingle ARP is in effect for this area. Land located along 127th Street NW, north of 109A Avenue NW (including the subject site) is unaccounted for in the ARP in terms of direction on land use. As such, an amendment is required to create two policies, one residential and one commercial, to achieve the following:

- designate the subject site as being appropriate for commercial development; and
- recognize the existing zoning and development conditions by designating this area as being appropriate for medium density residential, low-intensity commercial uses and convenience commercial uses.

HERITAGE

Though the existing building is not historically designated or listed on the inventory of historical resources, it is of a noteworthy vintage, having been constructed in 1913. Research from Henderson's Edmonton Directory suggests that throughout the building's lifetime, it has been used mainly for commercial purposes. Such uses have included a sweets/confection store, grocery store, post office, barber shop and pool hall.

TECHNICAL REVIEW

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

PUBLIC ENGAGEMENT

<p>ADVANCE NOTICE July 16</p>	<ul style="list-style-type: none"> ● Number of recipients: 22 ● 23 responses received ● Number of responses in support: 21 ● Number of responses with concerns: 2 ● A summary of these comments are found below
<p>PUBLIC MEETING</p>	<ul style="list-style-type: none"> ● Not held
<p>WEBPAGE</p>	<ul style="list-style-type: none"> ● edmonton.ca/westmount

Comments in support of the proposed rezoning include:

- the rezoning will allow for the continued use of a historic building;
- the rezoning will help preserve Westmount’s history;
- the rezoning and its intended use of Secondhand Stores (antique store) will not produce excess noise or traffic;
- the rezoning fits in well with its surrounding land uses of a park and other low-intensity commercial uses; and
- the rezoning will enhance the area’s history and walkability.

Concerns regarding the proposed rezoning include:

- additional traffic along 127th street and shortcutting through the rear lane;
- increase in noise, garbage and debris; and
- safety concerns for pedestrians using the rear lane.

CONCLUSION

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

APPENDICES

- 1 Application Summary

APPLICATION SUMMARY

INFORMATION

Application Type:	Plan Amendment & Rezoning
Bylaw/Charter Bylaw:	19016, 19017
Location:	North of 109A Avenue NW, along 127 Street NW
Address:	10985 - 127 Street NW
Legal Description:	Lot 14, Block 49, Plan RN39B
Site Area:	630 m ²
Neighbourhood:	Westmount
Notified Community Organization:	Westmount Community League
Applicant:	Curiosity Inc.

PLANNING FRAMEWORK

Current Zone and Overlay:	(RA7) Low Rise Apartment Zone Medium Scale Residential Infill Overlay
Proposed Zone and Overlay:	(CNC) Neighborhood Convenience Commercial Zone
Plan in Effect:	West Ingle Area Redevelopment Plan
Historic Status:	n/a

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Approved By:	Tim Ford
Branch:	City Planning
Section:	Planning Coordination