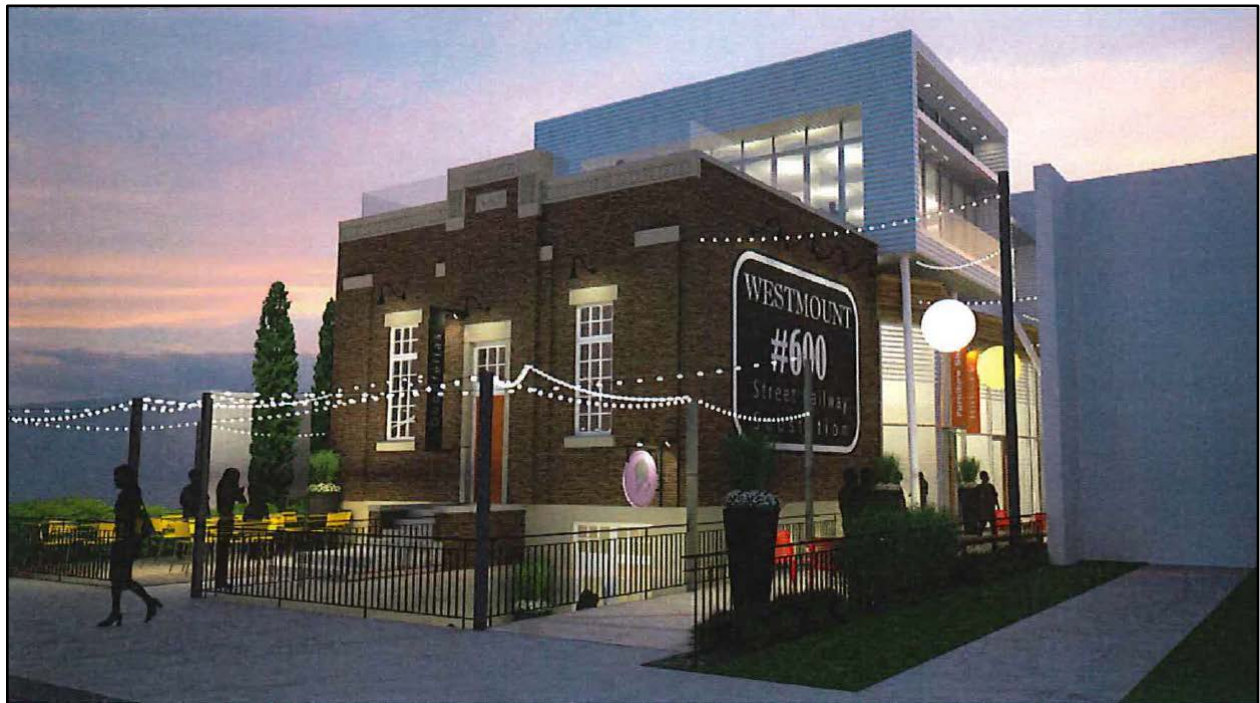




CITY PLANNING REPORT REZONING WESTMOUNT

10643 - 124 Street NW

To revise the recently approved re-use of the historic Street Railway Substation No. 600 and the development of a low rise building with a limited range of commercial uses with minor amendments to the parking and site dimensions.



RECOMMENDATION AND JUSTIFICATION

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

- continues the adaptive reuse of a building that is of historical significance with minor amendments to the previous approved bylaw;
- supports the walkable main street commercial character of 124 Street with complementary commercial uses; and
- is compatible with the surrounding neighbourhood.

THE APPLICATION

CHARTER BYLAW 18885 will rezone the single lot from (DC1) Direct Development Control Provision to (DC1) Direct Development Control Provision to amend the previously approved 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.

The purpose of the rezoning is to reduce the off-street parking requirement from 6 stalls to 3 stalls off the alley, revisions to the building setbacks, and update the appendices to reflect modifications made to the site plan and elevations. Relocation of the transformer and the garbage receptacles necessitated a reduction in the number of parking stalls.

Specifically, the historic building is located 4.9 m from the south property line rather than 4.4 m and the north side setback of the same building will change from 1.5 m to 1.2 m. The new commercial building portion will change from 3.5 m to 3.4 m along the south property line.

No other changes are being made to the existing zone.

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	(DC1) Direct Development Control Provision	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

HISTORY

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.

On November 26, 2018, City council approved the proposed DC1 under Bylaw 18611. However, setbacks must be revised as a result of a more accurate survey completed of the existing building and the property line. As the existing zone is a direct control, the Development officer and/or the Subdivision and Development Appeal Board does not have jurisdiction to vary these regulations.

This application will continue the repurposing of the original substation building and the development of a pedestrian oriented low rise commercial building facing a site lot line.

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.

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.



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 continues to allow 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.

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.

TECHNICAL REVIEW

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

PUBLIC ENGAGEMENT

ADVANCE NOTICE May 2, 2019	<ul style="list-style-type: none">• 47 letters to surrounding property owners, 124 Street and Area Business Improvement Area, and the Westmount Community Leagues. <p>No responses received.</p>
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CONCLUSION

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

APPENDICES

- 1 Application Summary

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Bylaw & Charter Bylaw:	18885
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:	(DC1) Direct Development Control Provision
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:	Don Read
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Branch:	City Planning
Section:	Planning Coordination