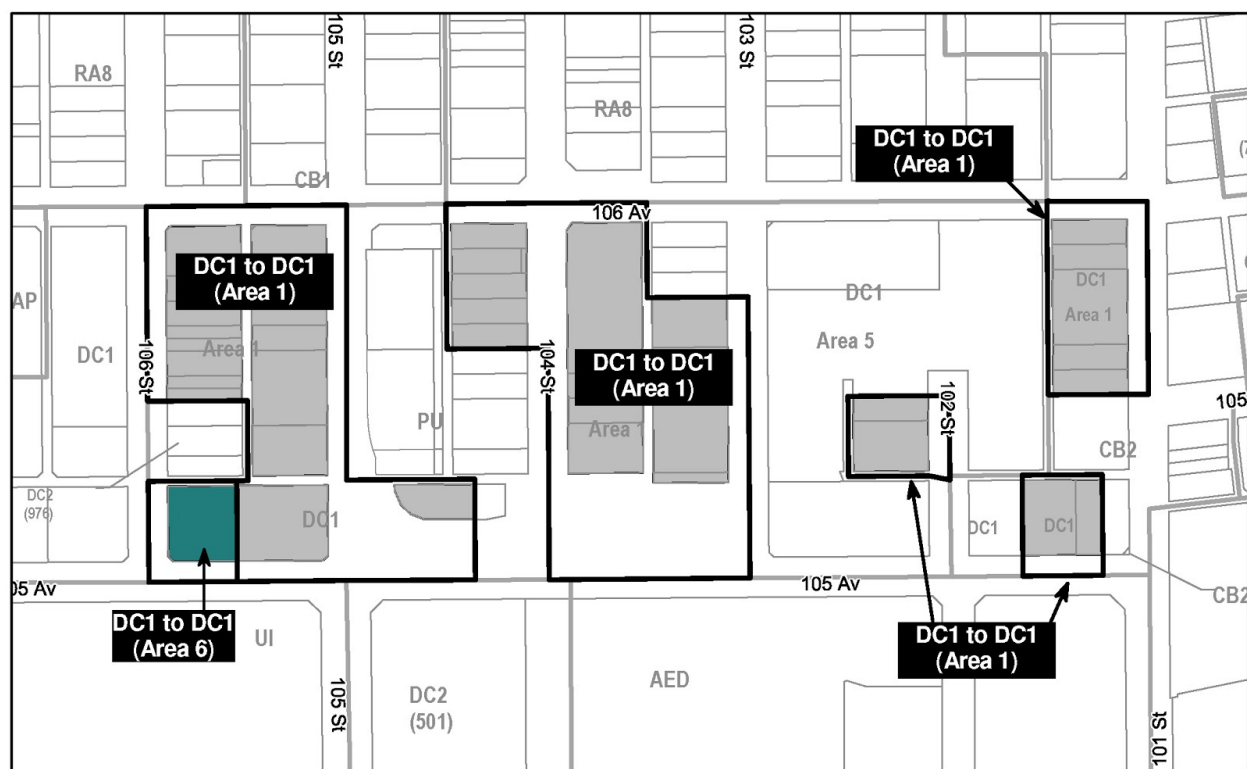




CITY PLANNING REPORT REZONING, PLAN AMENDMENT CENTRAL MCDOUGALL

10505 106 STREET NW, and generally located between 105 and 106 Avenue NW and 101 and 106 Street NW

To allow for additional commercial uses within an existing DC1.



RECOMMENDATION AND JUSTIFICATION

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

- The existing development is commercial, and adding more use classes will allow for a broader range of development on the site within the existing building as well as in any future redevelopment of the site;
- The additional use class will help utilize and activate an existing commercial space within the North Edge (along 105 Avenue);
- The additional use is compatible with the surrounding land uses and the objectives of the Central McDougall/Queen Mary Park Area Redevelopment Plan.

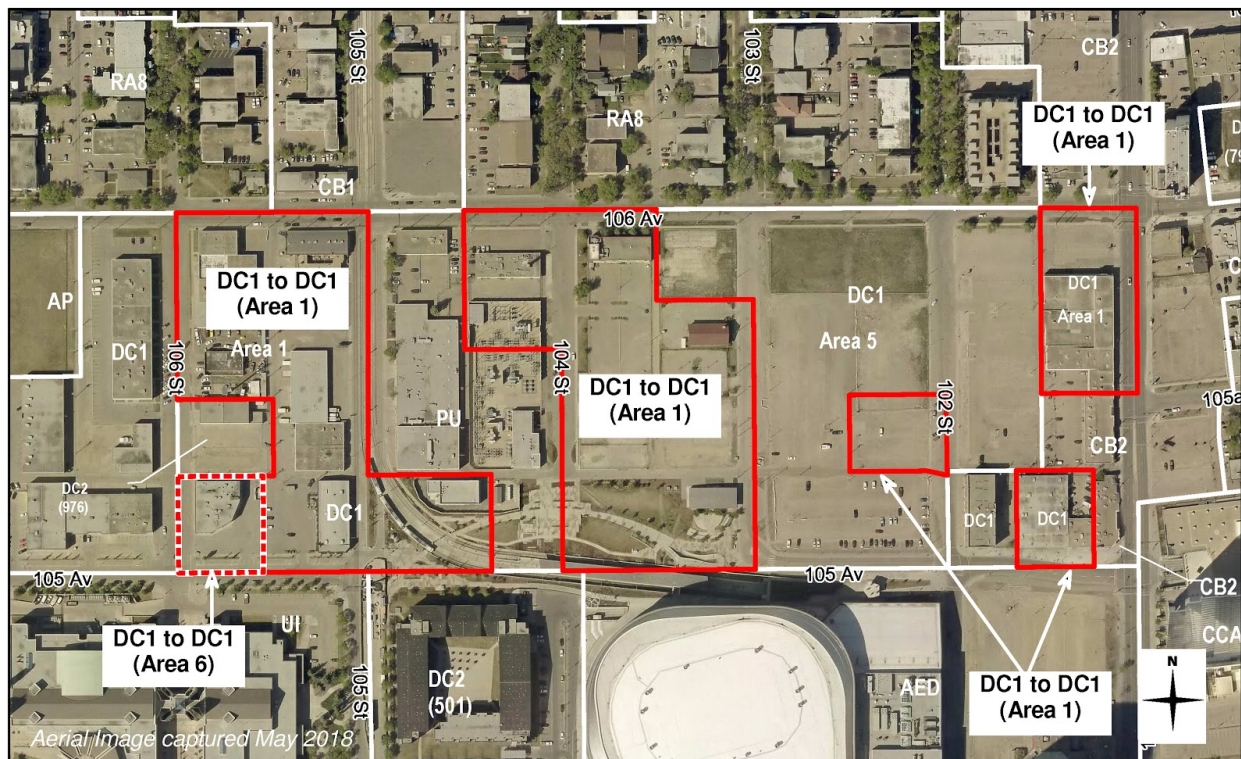
THE APPLICATION

1. BYLAW 18847 is to amend the Central McDougall/Queen Mary Park Area Redevelopment Plan (ARP) to update the DC1 Provisions, as they are embedded in the Plan.
2. CHARTER BYLAW 18848 is to amend the Zoning Bylaw to rezone from (DC1) Direct Development Control Provision to (DC1) Direct Development Control Provision for one specific site. The intent is to allow more uses within the existing commercial building, allow an outdoor patio, and update Zoning Bylaw references.

No changes are proposed for the existing DC1 for the surrounding area between 105 and 106 Avenue, and between 101 and 106 Street, other than to remove the subject site from the area of application and update the list of uses to align with the current Zoning Bylaw.

SITE AND SURROUNDING AREA

There is an existing commercial building on the subject property, which was upgraded with facade improvements in 2015. The site is located along the 105 Avenue bike lane, and is approximately 200 metres from the MacEwan LRT Station. The site is located within the North Edge Business Improvement Area.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(DC1) Direct Development Control Provision	two-storey commercial building
CONTEXT		
North	(DC2) Site Specific Development Control Provision	two-storey commercial building
East	(DC1) Direct Development Control Provision	single storey commercial building
South	(UI) Urban Institutional Zone	MacEwan University
West	(DC1) Direct Development Control Provision	two-storey commercial building



VIEW LOOKING NORTH



VIEW LOOKING NORTHWEST

PLANNING ANALYSIS

HISTORY

This site was rezoned in 2014 (Bylaw 16851) to separate it from the DC1 Provision for the surrounding area, in order to allow the existing building on the site to remain, and be updated, allowing a wider range of uses. Subsequently, the surrounding area was rezoned to make minor revisions to the existing DC1 (Bylaw 17850), and this subject parcel was mistakenly included back into the area of application. The current application to rezone this subject site will return it back to its own DC1 Provision, and make amendments to the Provisions previously approved by Bylaw 16851 to allow additional development opportunities.

LAND USE COMPATIBILITY

The existing (DC1) Direct Development Control Provision has specific provisions that allow the existing development to be maintained and accommodate a range of commercial and industrial uses, until such a time as it is redeveloped as a high density residential development. The proposed rezoning will include more uses within the existing DC1, as well as allow for the development of an outdoor patio on the south side of the building, adjacent to the dedicated bike lane on 105 Avenue.

Additional proposed uses to be included within the DC1:

- Bars and Neighbourhood Pubs
- Breweries, Wineries and Distilleries
- Business Support Services
- Cannabis Retail Sales
- Convenience Retail Stores
- Minor Alcohol Sales
- Veterinary Services

This surrounding area is currently developed with one to two storey commercial buildings, so the maintenance of this site for commercial purposes is suitable for the area. The additional use classes will contribute to the vibrancy of the North Edge, by allowing more pedestrian and cycle friendly development to occur on the site. The location of the potential outdoor patio development will help to activate the interface with 105 Avenue NW.

PLANS IN EFFECT

The Central McDougall/Queen Mary Park Area Redevelopment Plan identifies this area for high density, high and medium rise apartments and business uses, while respecting the existing established businesses and opportunities for redevelopment. The vision for the area is to create a mixed-use, livable and dynamic community offering places to live, shop, work, learn and play. Providing the additional uses and outdoor patio development within the existing DC1 will allow for a more vibrant street, while still requiring any future site redevelopment to meet the goals of high density residential development.

TECHNICAL REVIEW

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

PARKING, LOADING AND VEHICULAR ACCESS

The existing parking and site access will remain, however, with the potential for patio development along the south portion of the building, there will be a reduction in the parking requirements. This is justified by the provision of additional bicycle parking spaces, and the location of the site in close proximity to the MacEwan LRT Station and along the 105 Avenue bike lane.

PUBLIC ENGAGEMENT

ADVANCE NOTICE February 26, 2019	<ul style="list-style-type: none">• Number of recipients: 15• No responses received
PUBLIC MEETING	<ul style="list-style-type: none">• Not held
WEBPAGE	<ul style="list-style-type: none">• edmonton.ca/centralmcdougall

CONCLUSION

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

APPENDICES

- 1 Context Plan Map
- 2 Application Summary

Central McDougall - CONTEXT MAP



- Area 1 - Precinct C
- Area 2 - Precinct D
- Area 5 - Precinct C
- Area 6 - Precinct C

APPLICATION SUMMARY

INFORMATION

Application Type:	Plan Amendment, Rezoning
Bylaw/Charter Bylaw:	18847, 18848
Date of Application Acceptance	January 18, 2019
Location:	Northeast corner of 105 Avenue NW and 106 Street NW Between 105 and 106 Avenue NW, and between 101 and 106 Street NW
Addresses:	10505 106 Street NW Multiple - Refer to Schedule B of Bylaw 18848
Legal Descriptions:	Lot 1 Block 5 Plan 9921814 Multiple - Refer to Schedule B of Bylaw 18848
Site Area:	Subject Site: 1,923 m ²
Neighbourhood:	Central McDougall
Notified Community Organizations:	Central McDougall Community League Queen Mary Park Community League
Applicant:	Dave Onishenko, Clarity Developments

PLANNING FRAMEWORK

Current Zones:	(DC1) Direct Development Control Provision
Proposed Zones:	(DC1) Direct Development Control Provision
Plan in Effect:	Central McDougall/Queen Mary Park Area Redevelopment Plan
Historic Status:	None

Written By:
Approved By:
Branch:
Section:

Heather Vander Hoek
Tim Ford
City Planning
Planning Coordination