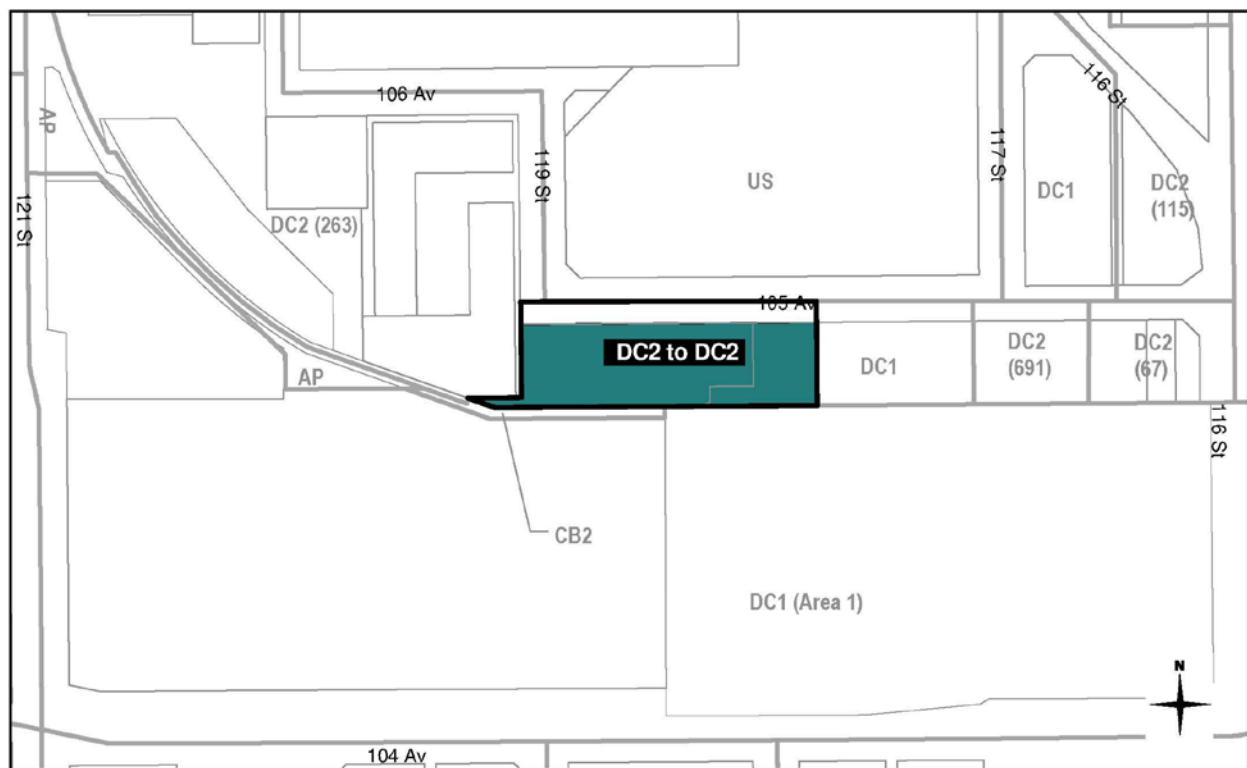




CITY PLANNING REPORT REZONING QUEEN MARY PARK

11729 and 11807 105 Avenue NW

To add Breweries, Wineries and Distilleries and Cannabis Retail Sales to an existing DC2 Provision.



RECOMMENDATION AND JUSTIFICATION

City Planning is in **SUPPORT** of this application because the additional use classes:

- will help utilize and activate an existing commercial space within the North Edge (along 105 Avenue);
- will contribute to the range of pedestrian oriented uses allowed, encouraging a more vibrant streetscape; and
- are compatible with the surrounding land uses and the objectives of the Central McDougall/Queen Mary Park Area Redevelopment Plan.

THE APPLICATION

CHARTER BYLAW 18842 proposes to amend the Zoning Bylaw to rezone from (DC2) Site Specific Development Control Provision to (DC2) Site Specific Development Control Provision to allow for the opportunity to develop Breweries, Wineries and Distilleries and Cannabis Retail Sales. Some minor administrative DC2 text revisions are also proposed in order to align with the current Zoning Bylaw standards. The applicant's intent is to maintain the existing development on the site.

SITE AND SURROUNDING AREA

The site is located on the south side of 105 Avenue NW at the west end of the North Edge Business Improvement Area. It is located adjacent the separated bike lane infrastructure along 105 Avenue, and across from the St. Joachim Catholic Cemetery.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(DC2) Site Specific Development Control Provision	One to two storey commercial buildings
CONTEXT		
North	(US) Urban Services Zone	Cemetery
East	(DC1) Direct Development Control Provision	6 Storey Apartment Housing
South	(DC1) Direct Development Control Provision	Commercial Development (Oliver Square, Brewery District)
West	(DC2) Site Specific Development Control Provision	3 Storey Apartment Housing



VIEW LOOKING WEST ALONG 105 AVENUE



VIEW LOOKING EAST ALONG 105 AVENUE

PLANNING ANALYSIS

LAND USE COMPATIBILITY

The existing (DC2) Site Specific Development Control Provision accommodates a range of commercial and industrial uses. Breweries, Wineries and Distilleries and Cannabis Retail Sales will have a similar land use impact as existing uses permitted within the provision. Such uses as convenience and general retail stores, bars and neighbourhood pubs, and restaurants are compatible with this proposed addition.

These new use classes are well suited for the revitalization of the North Edge along 105 Avenue, as the site is along a multi-use trail corridor and adding the use will allow a wider range of commercial opportunities to the area. The Breweries, Wineries and Distilleries and Cannabis Retail Sales Use classes are regulated by special land use provisions in Section 99 and Section 70, respectively, of the Zoning Bylaw to manage off site impacts and maximize the compatibility of the development with the surrounding area.

PLANS IN EFFECT

The proposed rezoning conforms to the Central McDougall/Queen Mary Park Area Redevelopment Plan, which identifies this corridor as suitable for mixed use commercial development. The additional use classes will contribute to the range of pedestrian oriented uses allowed, encouraging a more vibrant streetscape.

TECHNICAL REVIEW

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

PUBLIC ENGAGEMENT

PRE-APPLICATION NOTICE January 28, 2019	<ul style="list-style-type: none">● Number of recipients: 452● Number of responses in support: 2● Number of responses with concerns: 1● Comments as provided by the applicant included:<ul style="list-style-type: none">○ support the addition of this use class○ concerned about parking as street parking on one side was removed for bike lanes
ADVANCE NOTICE March 13, 2019	<ul style="list-style-type: none">● Number of recipients: 456● No responses received
PUBLIC MEETING	<ul style="list-style-type: none">● Not held
WEBPAGE	<ul style="list-style-type: none">● edmonton.ca/queenmarypark

CONCLUSION

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

APPENDICES

- 1 Application Summary

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Charter Bylaw:	18842
Date of Application Acceptance	February 26, 2019
Location:	South of 105 Avenue NW east of 119 Street NW
Addresses:	11729 & 11807 105 Avenue NW
Legal Description(s):	Lot 116A, Block 17, Plan 7920318 Lot 9C, Block B, Plan 9220996
Site Area:	6,985 m ²
Neighbourhood:	Queen Mary Park
Notified Community Organization(s):	Queen Mary Park Community League
Applicant:	Anton Morgulis, 76 Group

PLANNING FRAMEWORK

Current Zone:	(DC2) Site Specific Development Control Provision
Proposed Zone:	(DC2) Site Specific Development Control Provision
Plan in Effect:	Central McDougall/Queen Mary Park Area Redevelopment Plan
Historic Status:	None

Written By:	Heather Vander Hoek
Approved By:	Tim Ford
Branch:	City Planning
Section:	Planning Coordination