

Highlands DC2

5335 – 112 Avenue NW



Rendering - Proposed Façade



Current Façade



PROPOSED REZONING

Site Address: 535 - 112 AVE NW

CURRENT
S10 Single Detached Residential Zone

PROPOSED
CNC3 Neighborhood Commercial
Commercial Zone

PER ALLOW:

- Commercial Retail Stores
- Health Services
- Personal Care and Skincare
- Professional, Financial and Office Support Services
- Specialty Food Services, not less than 100 square feet and 150 sq ft of total square foot of land
- Other Outlets
- (The full list of uses is on attachment)

This Rezoning application is accompanied by an amendment to the regulations in the Neighborhood Planning Study and an application to apply the Plan Study Ordinance to the Site.

MORE INFORMATION

Submit to:
781-448-9121

Site History

- Constructed during original subdivision of the Highlands
- Known uses since then:

5335-112 Ave

- 1953-54: Barbara's Ready to Wear
- 1955: Duke's Barber Shop & Beauty Parlour
- 1956-58: Mount Royal Drug Store
- 1959-50: Mount Royal Cafe
- 1960: Wally's Super Market
- 1962-80: Unknown
- 1981-85: Odyssey Outerwear
- 1986: Vacant
- 1987-?: Zebra Sports Wear
- 2005-?: Hair Gallery

5335a-112 Ave

- 1953: Joe's Snack Shop
- 1955-56: Lott's Snack Bar
- 1956-59: Mount Royal Snack Bar
- 1960-61: Sammie's Lunch
- 1965-68: Inga's Beauty Lounge
- 1969-70: Jackie's Beauty Salon
- 1969-72: Frankies Beauty Salon
- 1973-74: Franky's
- 1977-87: Cliff's Hair Stylists
- 1987-95: Alberta ND Party

Site History

- **1960s:** Rezoned to R-1 (RF1 equivalent) and began operating under legally non-conforming status
- **Mid-2000s:** Legally non-conforming status lapsed (6 mo.+ vacancy). No longer in compliance with residential or commercial zoning
- **Today:** 2 options for owner
 - Leave vacant
 - Rezone, bring up to code, re-activate

Initial Application: RF1 to CNC

March 11, 2019: City Council Hearing to rezone to CNC

- Supported by Administration
- Council motion to “work with the community members and Proponent to consider further options, including direct control zoning, for the potential use of the building and land”

Community Engagement

Initial Application: RF1 to CNC

- August 29, 2018 – Initial Advanced Notice from the City
- April 9, 2019 – City-led Community Meeting (following Council motion on March 11, 2019)

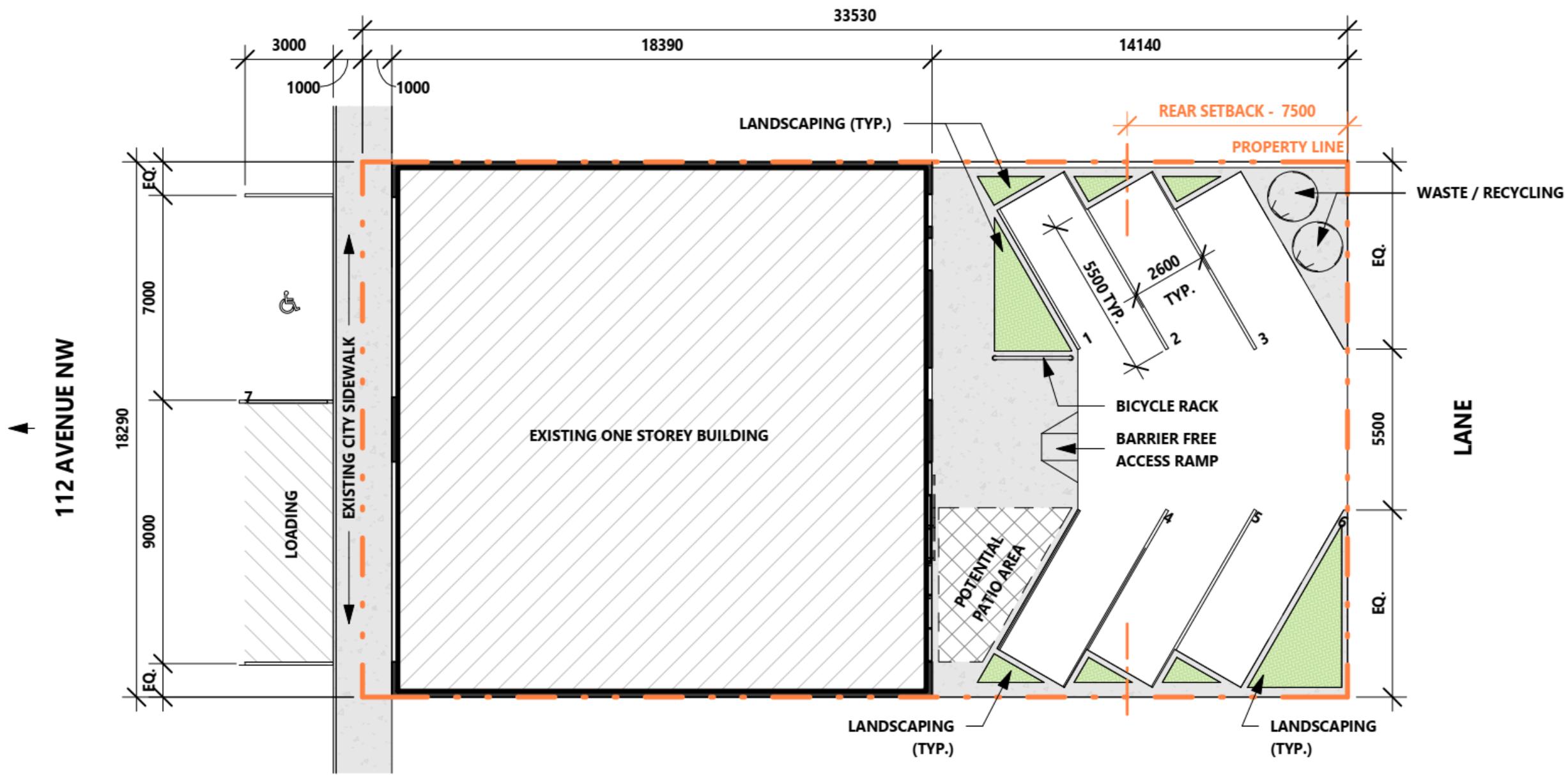
Revised Application: RF1 to DC2

- September 10, 2019 – Notice for application and public engagement from applicant
- September 17, 2019 – Applicant-led Open House
- April 30, 2020 – Second Advanced Notice from the City
- November 25, 2020 – Public Engagement Notice from the City
- November 30 to December 21, 2020 – Engaged Edmonton Public Consultation

Revised Application: RF1 to DC2

March 31, 2020: Application revised to rezone to DC2

- CNC used as a template, but **REMOVED** “undesirable” and non-contextually appropriate uses in CNC, including:
 - Bars and Neighbourhood Pubs
 - Breweries, Wineries, and Distilleries
 - Commercial Schools
 - Drive-in Food Services
 - Gas Bars
 - Indoor Participant Recreation Services
 - Major Home Based Business
 - Minor Service Stations
 - Multi-unit Housing
 - Religious Assemblies
 - Urban Indoor and Urban Outdoor Farms
 - Special Event



Site Plan Appendix

Revised Application: RF1 to DC2

Includes provisions that take effect if existing building demolished, to limit need for another rezoning:

Option 1: Building designed to accommodate non-residential uses with significantly increased front and side setbacks, translated from CNC

OR

Option 2: Building designed to accommodate low density residential uses, with regulations translated from RF1 and MNO

Summary

- **Aligns with policies of CityPlan** for redevelopment of small commercial sites to support mixed-use local nodes
- Potential for **ONLY low-impact commercial uses with rear site parking.**
- **Opportunities to re-activate and renovate** a currently vacant and unattractive building, which has been part of the Highlands since 1951
- **Low-risk redevelopment opportunities** should the existing building be demolished



Rendering - Proposed Façade



Rendering - Proposed Façade

Thank you

