Carla Semeniuk

City of Edmonton, Development Planner & Development Officer

deVine Wines & Spirits

10111-104 Street NW

Edmonton, AB T5J 0Z9

July 10, 2016

Re: Zoning Change Request in Development Permit Application for 10201-104 Street NW Property

Dear Carla:

It has recently come to our attention that Mr. Chris Kourouniotis has made an application for a variance in zoning for the development permit regarding usage in the above captioned property.

The variance “To change the use from General Retail to Bar and Neighborhood Pub (596 Occupants within 691 M2 of Public Space” was noted. It is our understanding that their proposal exceeds the “permitted maximum allowance” (100 Occupants with 120M2 of Public Space) of occupants in a Heritage Zone Area.

As a business owner who has participated in the nurturing and growth of our special neighborhood over the past twelve years, I vehemently object to this application for change in zoning. My concerns and objections are that a licensed premise that currently exceeds the Heritage Zoning guidelines by 496 seats could alter the very fabric and character of our neighborhood. At present, there is a very desirable matrix of independent small businesses, restaurants, wine bars and residential buildings on the street. The character of our neighborhood is harmonious, in equilibrium and contributes significantly to the vibrancy of the Downtown core.

To put things in context, the capacity of this venue would be three times larger than Mercer Tavern (200 seats), four times larger than Kelly’s Pub (150 seats) and equivalent in scale to Knoxville’s Tavern located on Jasper Avenue. The issues surrounding the policing of Knoxville Tavern’s patrons are well documented. The ability of this proposal to pass a test of “reasonable compatibility” with the current 104th-St neighborhood is therefore highly dubious.

I, along with many of my neighbors, have concerns that a mega-licensed venue on our street could potentially lead to the following issues:

1. Excessive noise and disruption to the many residents living on 104th-St. from disorderly and/or intoxicated patrons.
2. A potential large increase in social disorder from patrons that could overwhelm the resources of our neighborhood. Examples include increases in littering, public urination and vandalism of surrounding property.
3. A shift of the policing challenges from Jasper Avenue venues to 104th-St. The problems encountered on Jasper Avenue are well documented, and as a concerned stakeholder of 104th-St., I do not want these policing challenges to migrate to our neighborhood.

104th-St. and the Warehouse District have recently been accredited with Purple Flag status. Purple Flag means we support a well managed night time economy that is in harmony with all stakeholders to bring vibrancy into a defined district. I believe that the granting of this zoning variance to permit a 596 seat licensed venue will not bring vibrancy to our neighborhood, but chaos and disorder. I reiterate my objection to the applicant’s request for a change in zoning based on the above reasons.

I would be glad to discuss my objections with you in person if you have any further questions or concerns. I can be reached by phone at 780.421.9463 or by e-mail at ed@devinewines.ca at your convenience.

Sincerely,

Edmund Fong

Managing Partner, deVine Wines & Spirits

104th Street Action Committee Co-chair, Business Representative

Cc:

Peter Ohm, Manager City Planner, City of Edmonton

Linda Cochrane, City Manager, City of Edmonton

Duncan Fraser, Senior Planner, City of Edmonton

Scott McKeen, City Councilor – Ward 6, City of Edmonton

Kalen Anderson, Director, City Wide Planning, City of Edmonton

David Holdsworth, Senior Urban Designer, City of Edmonton

Mayor Don Iveson, City of Edmonton

Barb Ursuliak, Responsible Hospitality – Street as a Venue Coordinator & Public Safety Compliance Team, City of Edmonton

Cst. Dustin Brown, Edmonton Police Services

Shannon Murray, City of Edmonton, Community Recreation Coordinator

Chris Buyze & Ian O’Donnell, Downtown Edmonton Community League

Dan Young, Vice-Chair, Edmonton Downtown Farmers’ Market

Jim Taylor, Executive Director, Downtown Business Association

Jon Hall, Co-chair, 104th-St. Action Committee

Shauna Warwick, Resident, Phillips Lofts

Ryan Mayer, Resident