

## Two Proposed Bar Applications Refused

August 11, 2016

After careful consideration, the City's Sustainable Development department has rejected two separate applications by Developer CK Design Associates Inc. for one 'bar and neighbourhood pub' and one 'nightclub' in downtown Edmonton. The decision to refuse both applications was rendered on August 10, 2016.

On March 8, 2016, the City of Edmonton received two separate applications from CK Design Associates Inc. to develop a 'bar and neighbourhood pub' and 'nightclub'. One application proposed a 400 seat bar and neighbourhood pub on the ground level of the Fox Two Condo Tower on 104 Street and 102 Avenue. The other, a 1400 seat nightclub with live music venue was proposed for the former Mother's Music site at 109 Street and 102 Avenue.

The development permit applications were reviewed independently and were refused on the grounds that both uses would "materially interfere with or affect the use, enjoyment or value of neighbouring properties" (Edmonton Zoning Bylaw 12800). The bar and neighbourhood pub proposed in the Fox Two Tower also did not respect the Downtown Special Area Zoning regulation that blank walls (a facade with no windows) be limited to a maximum length of 6.0 m.

Processing this application involved consulting with the public, reviewing the application against future planning direction and current neighbourhood character as well as working closely with the applicant.

The applicant can appeal the City's decision within 14 days to the Subdivision and Development Appeal Board. As this is a matter that is still subject to appeal the City cannot provide further comment at this time.

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