



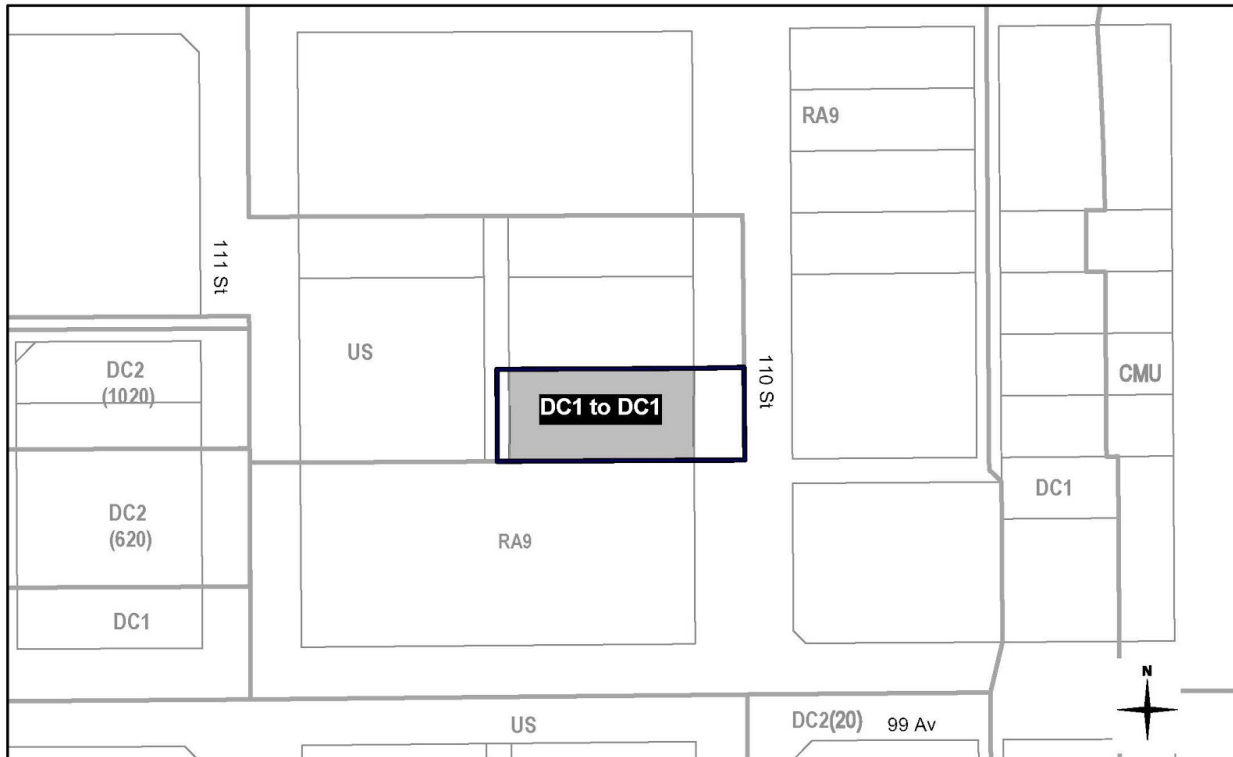
CITY PLANNING REPORT

REZONING

Oliver

9916 - 110 Street NW and a portion of 11020 - 99 Avenue NW

To add two additional uses within a designated historic resource



RECOMMENDATION AND JUSTIFICATION

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

- Promotes the use, viability and continued preservation of the Oblats Maison Provinciale building while ensuring that any future alterations are compatible with the architectural elements and historical significance of the structure; and
- Aligns with the policies in Oliver Area Redevelopment Plan.

THE APPLICATION

BYLAW 18625 to amend the embedded DC1 Area 14 in the Oliver Area Redevelopment Plan to add indoor participant recreation and specialty food services use classes.

CHARTER BYLAW 18626 to amend the Zoning Bylaw from (DC1) Direct Development Control Provision to (DC1) Direct Development Control Provision. The proposed provision is based on the existing DC1, with revisions to allow for the two new uses within the existing building.

SITE AND SURROUNDING AREA

The site is located in the middle of the southeast portion of the Oliver neighbourhood. The 0.1 hectare site is located north of 99 Avenue NW and west of 110 Street NW. The site is zoned (DC1) Direct Development Control Provision and currently contains the Oblats Maison Provinciale building that operates with a range of commercial and government service uses.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(DC1) Direct Development Control Provision	Heritage Building
CONTEXT		
North	(US) Urban Services	Religious Assembly
East	(RA9) High Rise Apartment Zone	High Rise Residential Tower
South	(RA9) High Rise Apartment Zone	Medium Rise Seniors Facility
West	(US) Urban Services	Surface Parking Lot



VIEW LOOKING WEST FROM 110 STREET NW

PLANNING ANALYSIS

LAND USE COMPATIBILITY

The proposed rezoning creates viable use options to optimize the function of a historic resource in the mature Oliver neighbourhood. The additional uses for the building do not interfere with its function and are compatible with the surrounding mix of residential and institutional uses.

PLANS IN EFFECT

One of the objectives of the Oliver Area Redevelopment Plan is to support the existing character of the area, and provide policies which will enhance this character and increase its appeal as a pedestrian oriented neighbourhood. This application further protects an important historic resource that helps define the character of the neighbourhood and includes Development

Regulations that promote the continued viability and use of the building and help support the desired diversity and character of the community.

HERITAGE

The Oblats Maison Provinciale building became a designated Provincial Historic Resource on October 19, 2001. It became a Municipal Historic Resource through City Council passing Bylaw 13774 on August 31, 2004. The building is an L-shaped three and a half storey brick building with a cupola built in 1935. The building is significant for its association with the Les Peres Oblats de Marie Immaculée Territoires de Nord Ouest, the first Catholic missionaries in the Canadian West.

There are several protected character defining elements both on the exterior and interior of the building including the original Flemish bond brick façades, the octagonal cupola with metal cross, and the vestibule lobby area including wood doors, trims and terrazzo flooring.

TECHNICAL REVIEW

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

PUBLIC ENGAGEMENT

ADVANCE NOTICE July 7, 2018	<ul style="list-style-type: none">• Number of recipients: 201• Five responses were received; Two calls asking for clarification only and three calls to express concerns about rezoning due to existing lack of parking and poor fit for proposed fitness facility in mostly residential area.
PUBLIC MEETING	<ul style="list-style-type: none">• Not held
WEBPAGE	<ul style="list-style-type: none">• edmonton.ca/oliver

CONCLUSION

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

APPENDICES

- 1 DC1 (Area 14) Comparison
- 2 Application Summary

DC1 (AREA 14) COMPARISON

Black Font Existing text in DC1 (Area 14)

Underline Proposed changes to DC1

(DC1) DIRECT DEVELOPMENT CONTROL PROVISION

(Area 14)

1. General Purpose

To establish a (DC1) Direct Development Control Provision to accommodate a limited range of uses and development regulations that will ensure the continued operation and preservation of the Oblats Maison Provinciale, a designated Municipal Historic Resource.

2. Area of Application

This Provision shall apply to a portion of Lot 62, Block 10, Plan NB, Lot 63, Block 10, Plan NB and a portion of Lot 63A, Block 10, Plan 8020971, as shown on Schedule “A” of this Bylaw adopting this Provision, Oliver.

3. Uses

- a. Apartment Housing
- b. Public Education Services
- c. Private Education Services
- d. Commercial Schools
- e. Group Homes
- f. Government Services
- g. Health Services
- h. Indoor Participant Recreation Services**
- i. Major Home Based Business
- j. Minor Home Based Business
- k. Personal Service Shops, excluding Body Rub Centres
- l. Private Clubs m. Professional, Financial and Office Support Services
- m. Specialty Food Services**
- n. Fascia On-premises Signs
- o. Projecting On-premises Signs
- p. Temporary On-premises Signs, excluding portable signs.

4. Development Regulations

- a. The maximum Height shall not exceed 16 m.
- b. The minimum Front Setback shall be 9.0 m.
- c. The minimum Rear Setback shall be 13.0 m.
- d. The minimum north Side Setback shall be 5.0 m.
- e. The minimum south Side Setback shall be 0.0 m.
- f. For Development Permit applications for non-residential Use Classes, excluding Sign Use Classes, the Development Officer shall consider the impact of proposed developments on surrounding properties and may, when it is determined that a negative impact could occur, instruct the applicant to:
 - i. contact the affected parties, being each assessed owner of land wholly or partly located within a distance of 60.0 m of the Site of the proposed development and the President of each affected Community League and Business Revitalization Zone Association;
 - ii. outline, to the affected parties, the details of their proposed development and solicit their comments on the application;
 - iii. document any opinions or concerns, expressed by the affected parties, and what modifications were made to address concerns; and
 - iv. submit this documentation to the Development Officer who shall then use the information provided to impose any conditions deemed necessary to address the concerns or potential negative impacts.
- g. No roof leader discharge shall be directed to the south of the building.
- h. Notwithstanding Section 54, the following shall apply:
 - i. 9 vehicular parking spaces shall be provided;
 - ii. Vehicular access shall be from 110 Street NW via the private lane to the north of the designated building;
 - iii. 5 Bicycle Spaces shall be provided and developed in accordance with Section 54.3; and

- iv. No Vehicular Loading Facilities shall be required.
- i. A trash collection area shall be located to the rear of the building, accessed from 110 Street NW and, shall be screened in accordance with Section 55.
- j. Sign Use Classes shall comply with the general provisions of Section 59 and Schedule 59H of the Zoning Bylaw.

5. Heritage Development and Design Regulations

- a. The rehabilitation and renovation of the existing building shall retain the original details of rooflines, doors and windows, trim exterior finishing materials and similar architectural features to the greatest extent possible and must comply with the “General Guidelines for Rehabilitation” in the Municipal Designation Bylaw 13774.
- b. The following regulations shall apply to ensure that the design of structural reinforcement or repairs, cosmetic alterations, and code improvements will be sympathetic to the historical and architecturally significant Facades of the Oblats Maison Provinciale. The Development Officer, in consultation with the Heritage Officer, shall consider the following regulations when reviewing development applications:
 - i. Any development shall conform to Parks Canada’s Standards and Guidelines for the Conservation of Historic Places in Canada;
 - ii. Any development shall conform to the requirements of the City of Edmonton Heritage Designation Bylaw pertaining to this property and to the General Guidelines for Rehabilitation in all applicable City Policy; and
 - iii. The design and appearance of any additions, alterations and Accessory buildings shall complement the original historical building in scale, proportion, architectural style, detail and materials to the satisfaction of the Development Officer in consultation with the Heritage Officer.

APPLICATION SUMMARY

INFORMATION

Application Type:	Plan Amendment, Rezoning
Bylaw/Charter Bylaw:	18625, 18626
Location:	North of 99 Avenue NW and west of 110 Street NW
Address(es):	9916 - 110 Street NW A portion of 11020 - 99 Avenue NW
Legal Description(s):	A portion of Lot 62, Block 10, Plan NB, Lot 63, Block 10, Plan NB and a portion of Lot 63A, Block 10, Plan 8020971
Site Area:	1045.13 m ²
Neighbourhood:	Oliver
Ward - Councillor:	6 - Scott McKeen
Notified Community Organization(s):	Oliver Community League, Downtown Edmonton Community League, and Downtown Area Business Revitalization Zone
Applicant:	Next Architecture

PLANNING FRAMEWORK

Current Zone:	(DC1) Direct Development Control Provision
Proposed Zone:	(DC1) Direct Development Control Provision
Plan in Effect:	Oliver Area Redevelopment Plan
Historic Status:	The Oblats Maison Provinciale building is a designated Provincial Historic Resource (October 19, 2001)

Written By:
Approved By:
Branch:
Section:

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