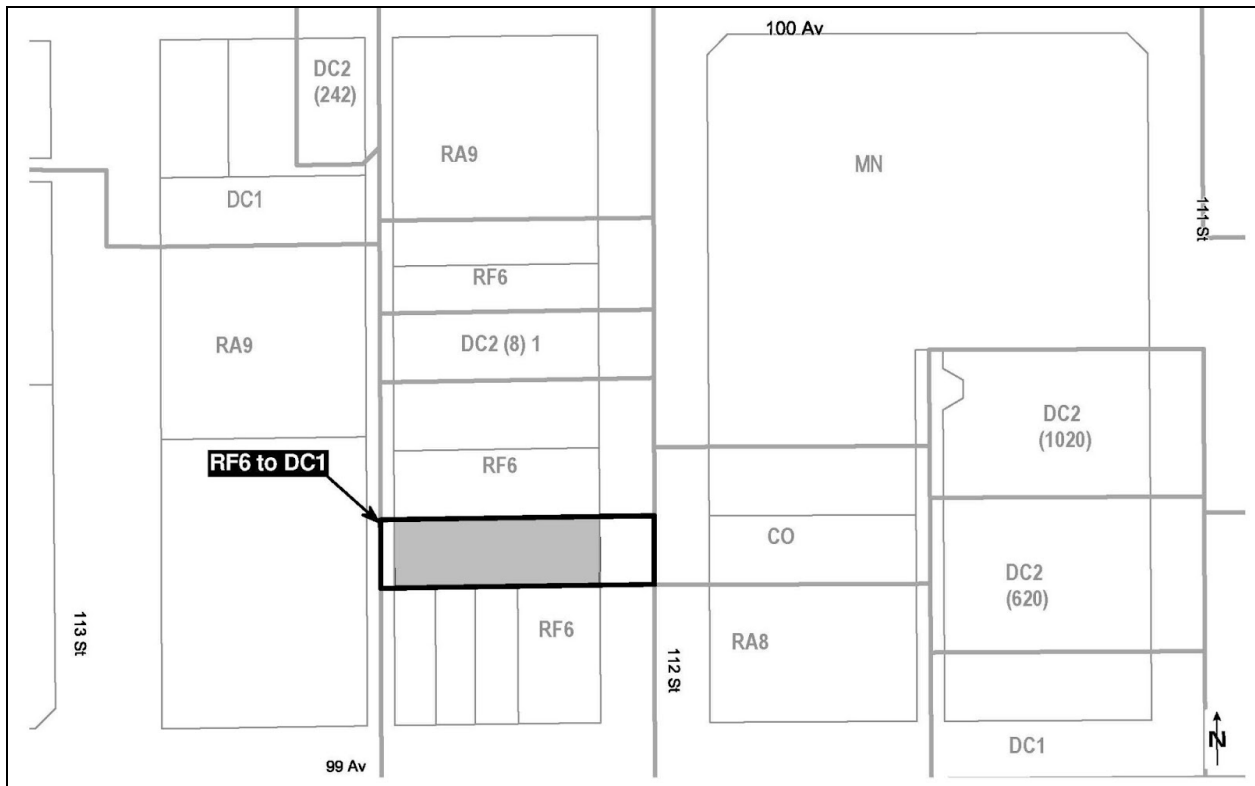




ADMINISTRATION REPORT REZONING & PLAN AMENDMENT OLIVER

9908 - 112 Street NW

To allow for the continued use of a Municipal Historic Resource, the John L. Lang Apartments.



Recommendation: That Charter Bylaws 19862 and 19863 to allow for the continued use of a Municipal Historic Resource be **APPROVED**.

Administration is in **SUPPORT** of this application because it:

- allows for the continued use of a Municipal Historic Resource;
- generally conforms to the Oliver Area Redevelopment Plan which supports to the conversion and retention of older housing stock; and
- is compatible with surrounding development.

Report Summary

This land development application was submitted by Situate Inc. on June 21, 2021. This application proposes to change the designation of one parcel from (RF6) Medium Density Multiple Family Zone to (DC1) Direct Development Control Provision to allow for the continued use of a Municipal Historic Resource, the John Lang Apartments.

The DC1 Provision allows for a variety of low-intensity commercial uses within the existing building such as, but not limited to, Health Services, Professional, Financial and Office Support Services and Specialty Food Services as well as residential uses such as Multi-unit Housing, Lodging Houses and Supportive Housing.

The application aligns with the goals of City Plan which encourage the preservation of historic resources and generally conforms to the Oliver Area Redevelopment Plan which supports the conversion and retention of older house stock.

The Application

1. BYLAW 19862 to amend the Oliver Area Redevelopment Plan (ARP) to change a land use map (map 12) to reflect the proposed rezoning.
2. CHARTER BYLAW 19863 to amend the Zoning Bylaw to change the zoning of the subject site from (RF6) Medium Density Multiple Family Zone to (DC1) Direct Development Control Provision.

The DC1 Provision allows for a variety of low-intensity commercial uses within the existing building such as, but not limited to, Health Services, Professional, Financial and Office Support Services and Specialty Food Services as well as residential uses such as Multi-unit Housing, Lodging Houses and Supportive Housing.

The DC1 Provision also requires that any exterior or interior alterations shall be sympathetic to and compatible with the historic facades of the John L. Lang Apartments and shall conform to the The General Guidelines for Rehabilitation contained in the City of Edmonton Bylaw 14663 and The Standards and Guidelines for the Conservation of Historic Places in Canada.

Site and Surrounding Area

The subject site is located along 112 Street, north of 99 Avenue NW. The immediate area is notable for its concentration of older housing stock. Other Municipal Historic Resources in the immediate area include the Mountfield Residence, the Dame Eliza Chenier Residence and the Lester Allyn House.

The immediate area also features properties that are listed on the Inventory of Historic Resources, and are not formally designated and protected. These include the Armstrong Residence, the Purvis Residence and the Edmonds Residence.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(RF6) Medium Density Multiple Family Zone	John L. Lang Apartments
CONTEXT		
North	(RF6) Medium Density Multiple Family Zone	Single Detached House
East	(CO) Commercial Office Zone	Commercial building (2-storeys)
South	(RF6) Medium Density Multiple Family Zone	Armstrong Residence Purvis Residence Edmonds Residence
West	(RA9) High Rise Apartment Zone	Multi-unit Housing (6-storeys)



LOOKING WEST AT THE JOHN L. LANG APARTMENTS, FROM 112 STREET NW

Planning Analysis

LAND USE COMPATIBILITY

The purpose of the current RF6 Zone is to allow for medium density housing, where some units may not have access at ground level. This zone is meant to facilitate residential development of up to 4 storeys in height (14.5 to 16.0 metres) and limited commercial uses which are listed as discretionary uses.

The proposed DC1 Provision is a more appropriate zone for this site, particularly as it relates to aligning with Bylaw 14663, a Bylaw that designates the John L. Lang Apartments as a Municipal Historic Resource. As such, the development regulations of the proposed DC1 Provision reflect the existing conditions of the site (i.e. maximum setbacks and height). Moreover, in addition to the residential uses, the DC1 Provision allows for a broader range of commercial uses to support the long term viability and use for the existing historic building. These include uses such as, but not limited to, Health Services, Professional, Financial and Office Support Services and Specialty Food Services. The mix of commercial and residential uses that are listed within the DC1 Provision are considered compatible within their context, which is already supporting a healthy mix of residential and commercial uses within the area.

PLANS IN EFFECT

The Oliver Area Redevelopment Plan is in effect for this area. The application generally conforms to the ARP which supports the conversion and retention of older house stock, though a land use map (map 12) will need to be amended to reflect the proposed change in zoning.

CITY PLAN

This application aligns with the goals and objectives of the City Plan which encourages the preservation of historic resources, the John L. Lang apartments.

HERITAGE

The John L. Lang Apartments building was designated as a Municipal Historic Resource by City Council in 2007, under Designation Bylaw 14663. Built in 1907 as a duplex by carpenter John L. Lang, the building is valued as an example of working-class residential development in Oliver. The easily-built simple frame design, inexpensive wood cladding and sparing use of brick made this home an affordable option for residents of modest means. A conversion to a 4-plex in 1938 was a continuation of the theme of modest working-class development in the neighbourhood, and reflected a common trend in Oliver of converting larger homes into multi-family residences.

After structural issues were discovered in the building in late 2019, the City had the foundation of the building completely replaced, and the rear exterior staircases rebuilt, in 2020. The new owners of the building will be required to undertake additional rehabilitation to the building exterior, in keeping with the typical requirements of designated buildings and the City's heritage conservation program.

Technical Review

TRANSPORTATION

Transportation supports the application and advises that access shall be maintained from the lane.

DRAINAGE

Drainage supports the application and advises that permanent sanitary servicing to the subject site is available from the existing 200mm sanitary sewer main within lane North of 102 Avenue. No storm sewer servicing currently exists to the property and storm servicing is not available to the proposed rezoning property. The requirement for storm servicing to this site will be reassessed at the Development Permit stage.

EPCOR WATER

EPCOR Water supports the application and advises that approximately 177 metres of the existing 150mm cast iron water main along 112 Street will need to be upgraded and that two new hydrants will need to be constructed. The extent of these upgrades may be mitigated through the Infill Fire Protection Assessment (IFPA) to determine whether these upgrades are necessary.

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

Community Engagement

ADVANCE NOTICE

July 20, 2021

- Number of recipients: 154
 - number of responses: 0
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Conclusion

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

APPENDICES

- 1 Application Summary

APPLICATION SUMMARY

INFORMATION

Application Type:	Plan Amendment & Rezoning
Bylaw & Charter Bylaw:	19862 & 19863
Location:	Along 112 Street NW, north of 99 Avenue NW
Address:	9908 - 112 Street NW
Legal Description:	Lot 78, Block 12, Plan NB
Site Area:	694 m ²
Neighbourhood:	Oliver
Notified Community Organization:	Oliver Community League
Applicant:	Situate Inc.

PLANNING FRAMEWORK

Current Zone:	(RF6) Medium Density Multiple Family Zone
Proposed Zone:	(DC1) Direct Development Control Provision
Plan in Effect:	Oliver Area Redevelopment Plan
Historic Status:	Municipal Historic Resource (John L. Lang Apartments) Designation Bylaw 14663

Written By:	Stuart Carlyle
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination