



# TEXT AMENDMENT & REZONING

## Boyle Street

**9666 - Jasper Avenue NW**

**9660 - Jasper Avenue NW**

**9611 - 101A Avenue NW**

To allow for the adaptive reuse of the Brighton Block Building and the development of a three storey addition.



## RECOMMENDATION AND JUSTIFICATION

City Planning is in SUPPORT of this application because:

- It provides the opportunity for the adaptive reuse of a historically designated building;
- It provides commercial and residential opportunities within the Quarters Area; and
- Is sensitive and compatible with the surrounding neighbourhood.

## THE APPLICATION

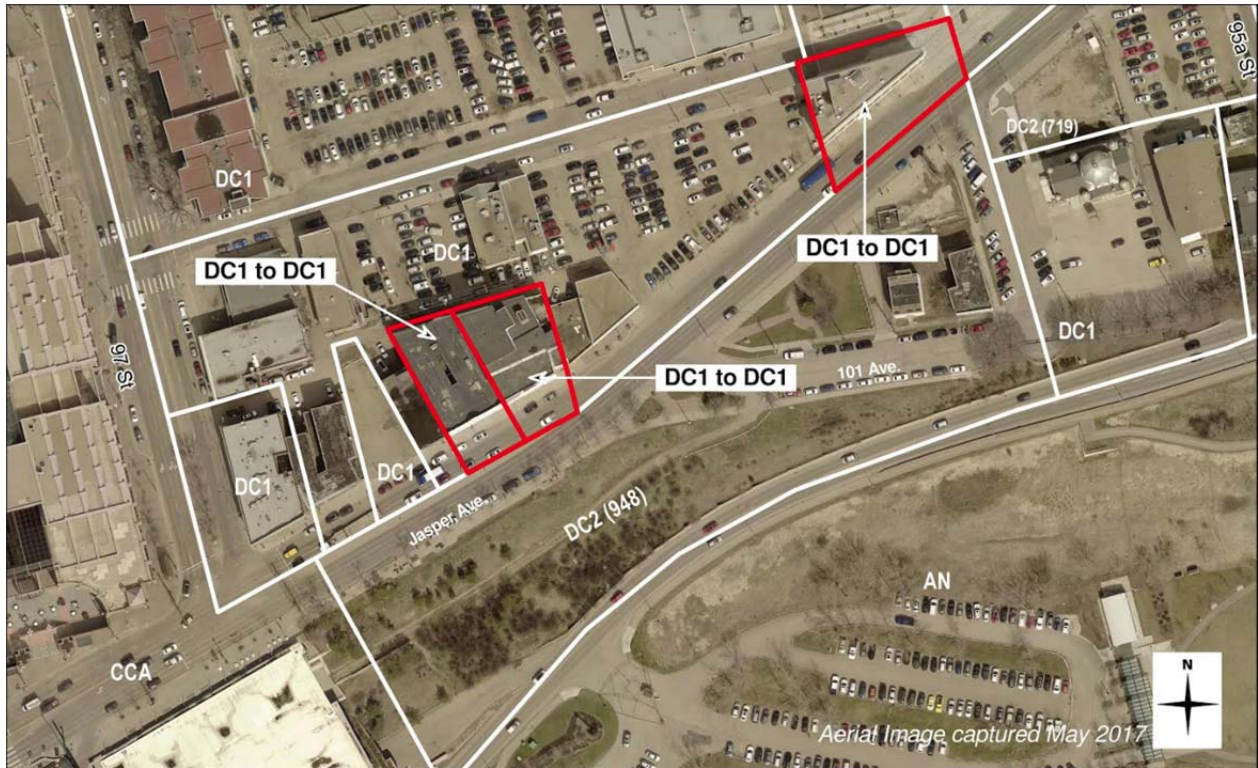
1. CHARTER BYLAW 18460 to remove the subject site from Section 860 of the Zoning Bylaw, The Quarters Overlay, to facilitate the associated rezoning.
2. CHARTER BYLAW 18461 to amend the Zoning Bylaw to allow for the adaptive reuse of the historic Brighton Block Building for commercial and residential uses as well as the development of a three storey addition. The current zoning applies to two other parcels of land and, therefore, they are included as part of this rezoning application for administrative purposes only to remove the Brighton Block from the applicable area and carry forward the zone for the two remaining properties unchanged.

The Brighton Block Building was originally designated as a Municipal Historic Resource on June 12th, 2001, by Bylaw 12605. On June 26, 2018, Bylaw 18412 amended Bylaw 12605 to remove three of the regulated architectural elements in order to permit alterations that are necessary to facilitate the structural stabilization and rehabilitation of the building.

## SITE AND SURROUNDING AREA

The 0.07 ha site, upon which the Brighton Block Building sits, is situated along Jasper Avenue, between 96th and 97th Street. This portion of Jasper Avenue features several buildings of historical and architectural significance. On the adjacent parcel of land to the east sits the historic Pendennis Hotel which is currently being redeveloped by the Ukrainian Canadian Archives and Museum of Alberta, though construction has halted and redevelopment remains only partially completed. Further to the east sits the historic Gibson Block, a premier example of flatiron architecture. To the west sits the historic Goodridge Block, which is significant for its commercial Edwardian architecture.

The Brighton Block Building is currently undergoing stabilization from the interior in preparation for redevelopment.



AERIAL VIEW OF APPLICATION AREA

<b>SUBJECT SITE</b>	(DC1) Direct Development Control Provision Zone	Vacant historic resource building: <i>The Brighton Block</i>
<b>CONTEXT</b>		
North	(DC1) Site Specific Development Control Provision	Parking lot
East	(DC1) Site Specific Development Control Provision	Museum (UCAMA), pending completion
South	(DC2 (948) (3)) Site Specific Development Control Provision	North Saskatchewan River Valley and proposed 80-Storey tower
West	(DC1) Site Specific Development Control Provision	Vacant commercial building



VIEW FROM JASPER AVENUE NW, FACING NORTHEAST



VIEW FROM THE LANE, FACING WEST

## PLANNING ANALYSIS

The proposed rezoning would allow for the adaptive reuse of the historic Brighton Block Building for commercial and residential uses as well as the development of a three storey addition. Given the deterioration that has occurred to Brighton Block's internal structure over the last few years (see Heritage section below for more details), this rezoning poses a significant opportunity to support the preservation of a historically significant asset within the Quarters Area while also encouraging further activity along the east side of Jasper Avenue.

The site is located within the Heritage Quarter of the Quarters Area Redevelopment Plan. This rezoning complies with the land use policies within the Heritage Quarter in that it preserves and enhances the area's historic character and promotes active frontage along Jasper Avenue. The application proposes a maximum Floor Area Ratio (FAR) of 5.5 and height of 24.5 metres. This represents a marginal increase from the current development permissions of a 4.5 FAR and height of 23 metres. The proposed height is also consistent with the maximum height permissions of the surrounding zoning, notwithstanding the land to the south which is zoned for up to 80 storeys.

The subject site is adjacent to a Transit Avenue (Jasper Avenue NW) which is well served by high frequency mass transportation and is also within 400 meters of a future LRT stop. It also has easy access to the River Valley and shared-use path network.



To support the proposed rezoning, a text amendment is required to remove the subject site from the Quarters Overlay to avoid regulations that are inconsistent with the intent of the rezoning. These include non-applicable parking regulations, residential land use requirements, and sustainability targets. Due to the intent and nature of the rezoning, to support a designated heritage resource, this amendment is satisfactory. Further the new building code will support and ensure many of the sustainability measures are included for any addition to the structure.

## **HERITAGE**

The Brighton Block is a three-storey brick commercial building constructed in 1912. It is significant for its Edwardian architecture and its association with Ernest Brown, a notable local photographer and the first owner of the building.

On June 12th, 2001, City Council approved Bylaw 12605 to designate the Brighton Block as a Municipal Historic Resource. Following the designation, the exterior of the building was restored with the assistance of a grant from the the Historic Resources Reserve.

In 2017, the Brighton Block was purchased by Brighton Block Inc. with the intent to redevelop the building; stabilizing its structure, retaining the historic facades where feasible, rehabilitating the interior and constructing an addition above the historic building. At the time of purchase in 2017, the Brighton Block's structure had been previously compromised due to unfinished rehabilitation including the removal of the roof which left the building exposed to the elements. Since 2016, the building has been temporarily covered after Heritage Planning was made aware of the circumstances.

Heritage Planning has worked closely with Brighton Block Inc. to accommodate the proposed redevelopment. Recently, BYLAW 18412 removed three of the regulated architectural elements in order to permit alterations that are necessary to facilitate the structural stabilization and rehabilitation of the building. However, Heritage Planning has expressed concerns in regards to the height, scale and massing of the proposed addition. The bylaw designating the Brighton Block permits alterations and additions providing they do not "diminish the overall historic character of the resource" and are "compatible with the size, scale, colour, material and character of the resource". The proposed addition is of a significant scale relative to the historic building and approximately equal to its height.

For the most eastern portion of the addition, the setbacks above the historic building (3.0 m), are such that an addition of this height and scale may not be perceived as "subordinate" to the historic building as per heritage management best practices. This portion of the building houses the stairwell and associated circulation space and was previously clad in brick. Due to these concerns, the application has recently changed to present an all glass front facade of the addition which helps to reduce the perceived massing of the development.

## **EDMONTON DESIGN COMMITTEE (EDC)**

EDC reviewed the proposed application, and associated development permit application drawings on July 5, 2018, and provided support for the project without conditions.

## **PUBLIC AMENITY CONTRIBUTIONS**

The application includes public amenity contributions in line with the draft policy in the form of a minimum value of \$36,675.00.

## **AFFORDABLE HOUSING**

The application includes an affordable housing clause in line with Policy C582.

## **TECHNICAL REVIEW**

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

## **PUBLIC ENGAGEMENT**

<b>ADVANCE NOTICE</b> May 29, 2018	<ul style="list-style-type: none"><li>• Number of recipients: 43</li><li>• No responses received at the time this report was written</li></ul>
<b>PUBLIC MEETING</b>	<ul style="list-style-type: none"><li>• Not held</li></ul>

## **CONCLUSION**

City Planning recommends that City Council APPROVE this application.

## **APPENDICES**

- 1 Application Summary

## APPLICATION SUMMARY

### INFORMATION

Application Type:	Rezoning and Text Amendment
Bylaw:	18460 and 18461
Location:	North of Jasper Avenue Avenue NW, between 96 and 97 Streets NW
Addresses:	9666 – Jasper Avenue NW, 9660 – Jasper Avenue NW and 9611 – 101A Avenue NW
Legal Descriptions:	Lots 34-35, Block 2, Plan ND; Lot 40A, Block 2, Plan 9221505; Lots 9A, 8A, 7A, 9B, Block 2, Plan 226CL
Site Area:	0.07 ha
Neighbourhood:	Boyle Street
Ward - Councillor:	Scott McKeen
Notified Community Organization:	the Downtown Edmonton Community League, the Boyle Street Community League and the Downtown Business Revitalization Zone
Applicant:	Hodgson Schilf Architects

### PLANNING FRAMEWORK

Current Zone(s) and Overlay(s):	(DC1) Direct Development Control Provision The Quarters Overlay
Proposed Zone(s) and Overlay(s):	(DC1) Direct Development Control Provision
Plan(s) in Effect:	The Quarters Downtown Area Redevelopment Plan
Historic Status:	Municipally Designated Historic Resource (Bylaw 18412)

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Approved By:	Tim Ford
Department:	City Planning
Section:	Planning Coordination