



ADMINISTRATION REPORT **REZONING** ALBERTA AVENUE

11425 95a Street NW

To preserve the Barto Residence, a designated Municipal Historic Resource, and allow for an expanded list of uses within the existing building.



Recommendation: That Charter Bylaw 19888 to amend the Zoning Bylaw from (RF3) Small Scale Infill Development Zone to (DC1) Direct Development Control Provision be **APPROVED**.

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

- it encourages the ongoing use and viability of the restored historic Barto Residence; and
- it allows for a mix of compatible, small scale commercial options to serve the local area.

Report Summary

This land use amendment application was submitted by the landowner on August 9, 2021. This application proposes to change the designation of one lot from (RF3) Small Scale Infill Development Zone to (DC1) Direct Development Control Provision to allow for the continued preservation of the Barto Residence, a designated Municipal Historic Resource, while allowing for a range of residential and non-residential use classes within the existing building. The proposed uses are intended to be compatible with and enhance the surrounding neighbourhood.

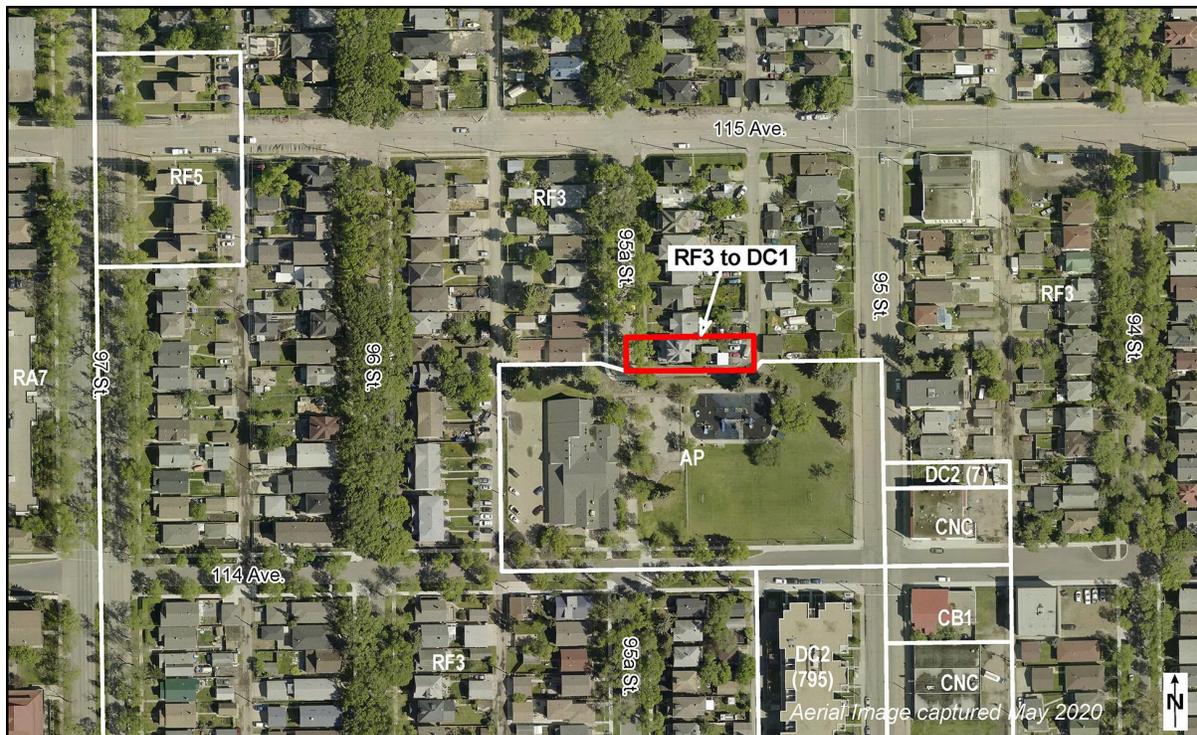
This proposal is in alignment with The City Plan to help Edmonton protect and enhance its image and identity through heritage, while encouraging 15-minute districts.

The Application

CHARTER BYLAW 19888 to amend the Zoning Bylaw to preserve the Barto Residence, a designated Municipal Historic Resource, and allow for an expanded list of uses within the existing building, including Personal Service Shops, Professional, Financial and Office Support Services and Restaurants.

Site and Surrounding Area

The subject site is located in the Alberta Avenue neighbourhood, at the interior end of a local road, adjacent to a local park and playground site. The site is located one block west of 95 Street NW, which is an arterial road with frequent transit service, and supports a variety of low rise residential and small scale commercial developments.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(RF3) Small Scale Infill Development Zone	Single Detached House (Barto Residence)
CONTEXT		
North	(RF3) Small Scale Infill Development Zone	Single Detached House
East	(RF3) Small Scale Infill Development Zone	Single Detached House
South	(RF1) Single Detached Residential Zone	Single Detached House
West	(AP) Public Parks Zone	Playground/park



PHOTO OF SITE FROM WEST



PHOTO OF SITE FROM SOUTH

Planning Analysis

LAND USE COMPATIBILITY

The subject property is located within a mature neighbourhood, adjacent to a local park site and near a secondary corridor with a mix of uses, including local small scale commercial developments. As the building is historically designated, which limits any additions or expansions to the building, any business that would operate within the building would be limited in scale by virtue of operating with the existing building. For this reason, the proposed additional use classes are considered to be suitable in this location, and would add vibrancy to the neighbourhood.

It is common for DC1 Provisions associated with the designation of historic buildings to have a wider variety of allowable residential and non-residential uses as a means of encouraging the ongoing viability of the site, which in turn increases the likelihood of occupation and care of the historic building. Due to the small scale of the existing house, it is not anticipated that any of the uses proposed by the DC1 Provision will have the ability to create problematic off-site impacts.

PLANS IN EFFECT

There are no Plans in Effect in this area.

THE CITY PLAN

The proposed rezoning aligns with the goals and policies of The City Plan, which recognizes the importance of preserving Edmonton's history. One of the six Guiding Values of The City Plan is "I want to preserve what matters most" which states an intention that "Edmonton protects and enhances its image and identity through heritage". This is encouraged through the identification and preservation of historic resources while enhancing and preserving historic resources through ongoing redevelopment processes.

The site is located half a block from 95 Street, which is considered a Secondary Corridor supported with mass transit. This type of corridor serves as a local destination for surrounding communities, and ranges from one to three blocks wide. The additional uses proposed within the existing building are considered to meet the objectives of The City Plan by allowing 15-minute districts, and fitting within the context of the single detached housing area.

HERITAGE

The existing building was designated as a Municipal Historic Resource on June 13, 2017. The 1913 Barto Residence is a wood frame residence built in the Foursquare design, popular in Edmonton at that time. Its former address was 349 Sinclair Street. It has horizontal wood siding on both the lower and upper levels on all four elevations, as well as on the veranda on the west elevation. The hip roof features three dormers located on the west, north and south elevations. The eaves are projecting, with original wood soffits and fascia, and with no ornamentation. There is an open veranda on the lower level.

Technical Review

TRANSPORTATION

With the addition of locally-oriented small scale commercial uses (i.e. Restaurants, Specialty Food Services) some additional vehicle traffic is expected. Although there is a dead-end at the end of 95a Street NW, which lacks a vehicle turnaround, site traffic may use the adjacent lane to leave the area. This is not anticipated to overwhelm the associated lanes. It is noted that on-street parking on 115 Avenue, 114 Avenue and 95 Street in close proximity to the site exists. The site is also well connected to transit (95 Street), and a strong active modes network, including bicycle facilities (114 Avenue), and a park.

DRAINAGE

Development allowed under the proposed zone would not have a significant impact on the existing drainage infrastructure in the area.

EPCOR WATER

Construction of approximately 148 m of new water main and one new hydrant may be required for certain use classes. The required upgrades could potentially be reduced through a review by Edmonton Fire Rescue Services at the Development Permit stage when more specific building uses are proposed. All upgrades of the water infrastructure will be at the developer's expense.

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

Community Engagement

ADVANCE NOTICE August 31, 2021	<ul style="list-style-type: none">• Number of recipients: 25• No responses received
WEBPAGE	<ul style="list-style-type: none">• edmonton.ca/albertaavenueplanningapplications

Conclusion

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

APPENDICES

- 1 Application Summary

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Charter Bylaw:	19888
Location:	South of 115 Avenue NW, east of 95a Street
Address:	11425 95a Street NW
Legal Description:	Plan RN43, Block 23, Lot 8
Site Area:	367.8 m ²
Neighbourhood:	Alberta Avenue
Notified Community Organization(s):	Alberta Avenue Community League
Applicant:	Sarah Melli

PLANNING FRAMEWORK

Current Zone and Overlay:	(RF3) Small Scale Infill Development Zone Mature Neighbourhood Overlay
Proposed Zone:	(DC1) Direct Development Control Provision
Plans in Effect:	None
Historic Status:	Municipal Historic Resource: Barto Residence (Bylaw 18011)

Written By:	Heather Vander Hoek
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination