

Bylaw 18190

To allow for the rehabilitation and preservation of the Shop Easy Grocery store, a Municipal Historic Resource, Calder

Purpose

Rezoning from RF2 to DC1, located at 11606 - 129 Avenue NW, Calder.

Readings

Bylaw 18190 is ready for three readings after the public hearing has been held. If Council wishes to give three readings during a single meeting, Council must unanimously agree "That Bylaw 18190 be considered for third reading."

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, February 9, 2018, and Saturday, February 17, 2018. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this Bylaw.

Report

This Bylaw proposes to rezone land from (RF2) Low Density Infill Zone to (DC1) Direct Development Control Provision. The proposed DC1 Provision provides the opportunity to preserve and redevelop the Shop Easy Grocery store site, a designated Municipal Historic Resource, in the Calder Neighbourhood. The Provision includes two buildings on the site. The Shop Easy Grocery Historic Resource building would allow for limited commercial uses with four residential dwellings above. The second building would be developed with three residential dwellings. The Provision limits the possible commercial uses to Convenience Retail Stores, Child Care Services, General Retail Stores and other low intensity commercial uses compatible with the surrounding residential neighbourhood.

Comments from other civic departments and utility agencies have been addressed.

Policy

The Way We Grow, Edmonton's Municipal Development Plan and City Policy C450B: Policy to Encourage the Designation and Rehabilitation of Municipal Historic Resources in Edmonton

Corporate Outcomes

This Bylaw supports *The Way Ahead*, Edmonton's Strategic Plan through the following Corporate Outcome and Strategic Goals;

- Edmonton is attractive and compact - This Bylaw contributes to the goals of improving Edmonton's livability and preserving and sustaining Edmonton's

environment. This is achieved by preservation and rehabilitation of the Municipal Historic Resource known as the Shop Easy Grocery Store as a commercial and residential mixed use building.

Public Consultation

On January 6, 2017, Urban Form and Corporate Strategic Development sent an advanced notice to surrounding property owners as well as the President of the Calder Community League and Edmonton Area Council One Society Area Council. A summary of all responses received is contained in the Urban Form and Corporate Strategic Development report.

Urban Form and Corporate Strategic Development held an open house on March 13, 2017. The event was attended by 26 participants and a summary of all comments received is contained in the Urban Form and Corporate Strategic Development report.

Attachments

1. Bylaw 18190
2. Urban Form and Corporate Strategic Development report