

 **REZONING APPLICATION**  
**CALDER**

**11606 – 129 Avenue NW**

To allow for the preservation and rehabilitation of the Shop-Easy Grocery store as a mixed-use commercial and residential development.



**RECOMMENDATION AND JUSTIFICATION**

City Planning is in SUPPORT of this application because it allows for:

- the preservation, rehabilitation and redevelopment of the historic Shop-Easy Grocery building;
- a balance of housing types that is compatible with the neighbourhood; and
- alignment with the Calder Neighbourhood Development Concept Plan.

## THE APPLICATION

Through Bylaw 18190, the applicant proposes to amend the Zoning Bylaw from (RF2) Low Density Infill Zone to (DC1) Direct Development Control Provision. The intent of the rezoning is to allow for the preservation and rehabilitation of the historic Shop-Easy Grocery store with the opportunity for additional infill housing.

The proposed development includes the following:

- Preservation and rehabilitation of the historic “Shop-Easy Grocery” building;
- Small-scale, neighbourhood-oriented commercial uses, to be located inside the Shop-Easy building;
- A maximum of four apartment units located above and/or within the Shop-Easy building;
- A maximum of three row housing units located on the north side of the site; and
- A maximum height of 8.9 m (the same as the existing RF2 zoning).

## SITE AND SURROUNDING AREA



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
<b>SUBJECT SITE</b>	(DC1) Direct Development Control Provision	Vacant
<b>CONTEXT</b>		
North	(RA7) Low Rise Apartment Zone	Vacant/Community Garden

East	(RA7) Low Rise Apartment Zone	City Storage/Utility Services
South	(RA7) Low Rise Apartment Zone	City Storage/Utility Services
West	(RA7) Low Rise Apartment Zone	Vacant/Community Garden



VIEW OF SITE LOOKING NORTH FROM 129 AVENUE NW



VIEW OF SITE LOOKING WEST FROM 116 STREET NW

## PLANNING ANALYSIS

### LAND USE COMPATIBILITY

The proposed development conforms with the Calder Neighbourhood Development Concept Plan which designates the site as “Small Scale Renewal/Rehabilitation” area. The proposed development will maintain the low density residential with a maximum of seven units on the 1,393 m<sup>2</sup> site (equivalent to 50 Dwellings / hectare).

The additional housing proposed above the historic Shop Easy Grocery building and the second residential building on the site are compatible with the size and character of the surrounding low density residential area.

### PLANS IN EFFECT

The subject site is within the Small Scale Renewal / Rehabilitation District of the Calder Neighbourhood Improvement Plan.

The rezoning application conforms with the general intent of the Plan, which emphasizes the rehabilitation of commercial buildings and revitalization of the residential areas.

### HERITAGE

The Shop-Easy Grocery store was designated a Municipal Historic Resource by Bylaw 17776 on November 8<sup>th</sup>, 2016. The regulated portion of the Building includes the south and east historic exterior façades only. Its defining features include a Moderne commercial style which applies to the form, scale, and mass of building. The Shop-Easy Grocery is a one storey commercial structure with clean horizontal lines, projecting canopy, brick and stucco finish, corner counter-point vertical parapet, large display windows and the original Shop-Easy Sign.

## TECHNICAL REVIEW

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

## PUBLIC ENGAGEMENT

<b>ADVANCE NOTICE</b> January 6, 2017	<ul style="list-style-type: none"><li>• Number of recipients: 470</li></ul>
<b>OPEN HOUSE</b> March 13, 2017	<ul style="list-style-type: none"><li>• Number of participants: 26</li></ul>

Feedback details received through public engagement are included in Appendix 2 – Public Engagement – ‘What We Heard’ Report

## CONCLUSION

City Planning recommends that City Council APPROVE this application.

## APPENDICES

- 1 Application Summary
- 2 Public Engagement – ‘What We Heard’ Report