

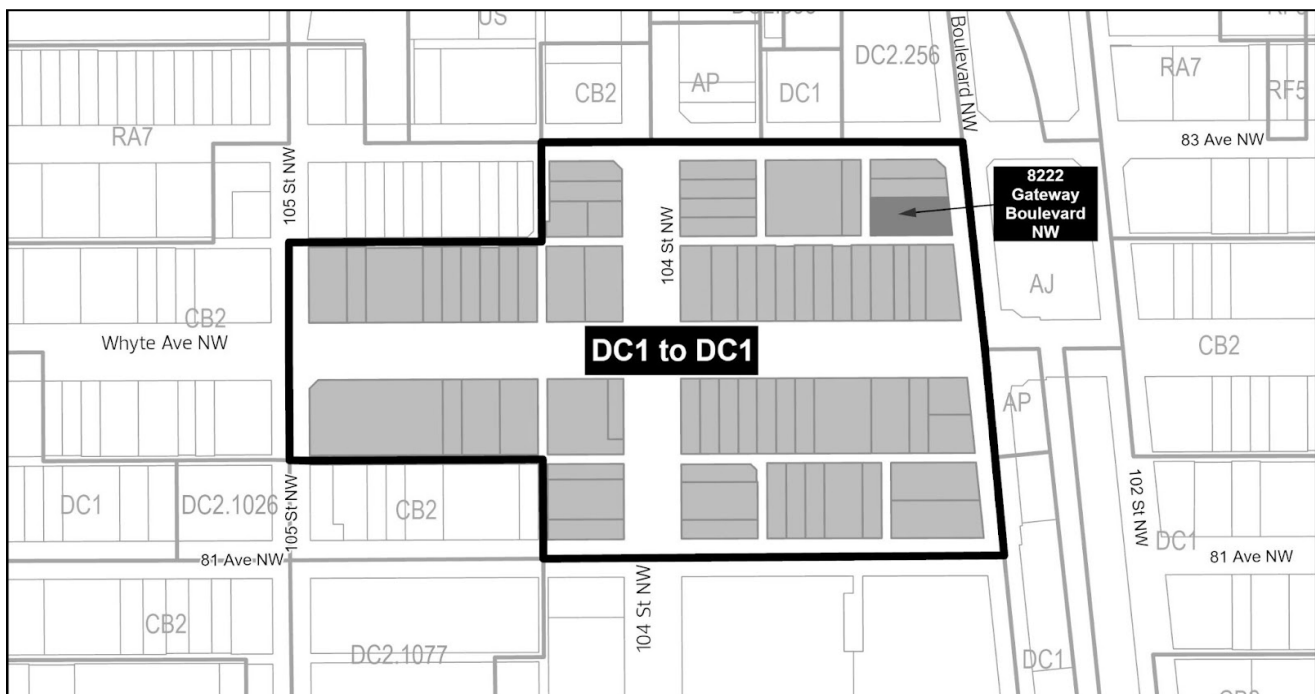
Administration Report

Strathcona, Queen Alexandra, Strathcona Junction

Edmonton

8222 - Gateway Boulevard NW and land generally bounded by Gateway Boulevard NW, 105 Street NW, 81 Avenue NW and 83 Avenue NW

To allow for a rooftop addition and patio on top of the existing rear annex of the historic Crawford Block



Recommendation: That Bylaw 20475 to amend the Strathcona Area Redevelopment Plan and Charter Bylaw 20476 to revise the Historical Commercial (DC1) Direct Development Control Provision be **APPROVED**.

Administration **SUPPORTS** this application because:

- the proposed built form changes are minor and not readily viewable from adjacent streets and open spaces.
- it provides for a unique rooftop opportunity in a vibrant mixed-use area in alignment with the Strathcona Area Redevelopment Plan and The City Plan.
- it maintains the continued preservation of the historic Crawford Block, meeting all requirements from a heritage preservation perspective.

Application Summary

This application was accepted on November 1, 2022 from Beljan Development Management Ltd.

BYLAW 20475 will amend Figure 8 within the Strathcona Area Redevelopment Plan (ARP), which shows the Height Strategy for the Whyte Avenue Commercial Area, to show the Crawford Block as having a “Site Specific Height” where the broader height strategy does not apply. This designation was applied to existing buildings that did not conform with the new height strategy when it was incorporated into the ARP in 2020. An administrative error led to the Crawford Block not having this designation and this amendment would rectify this. No changes are proposed with regards to policies or direction of the Area Redevelopment Plan.

CHARTER BYLAW 20476 will revise the existing Historical Commercial (DC1) Direct Development Control Provision in the core of Old Strathcona. The proposed DC1 Provision is nearly identical to the existing one, except for changes to Sub Area 3 of the DC1 Provision, which applies to the Crawford Block located at 8222 Gateway Boulevard NW. Appendix 1 shows a detailed comparison of the current and proposed DC1 - Sub Area 3.

The revisions would allow for a 6th storey/rooftop enclosure to be built on top of the existing rear addition to the historic building. Potential commercial uses for this space would be bars and neighbourhood pubs, restaurants and/or specialty food services. The size of the new rooftop addition would be limited to 35 square metres of floor area and be no higher than the existing mechanical/elevator/stairwell enclosures (22 metres). The remaining outdoor rooftop patio space could either continue as a residential amenity area or serve as outdoor space for the commercial uses listed above.

This proposal aligns with the goals and policies of the Strathcona Area Redevelopment Plan and The City Plan by allowing for a unique rooftop opportunity in a vibrant mixed-use area in a way that respects the heritage character of the historic Crawford Block and the broader area.

Community Insights

Based on the characteristics of this application the file was brought forward to the public using the basic approach. This approach was selected because the proposed changes to the DC1 Provision are relatively minor, conform with direction in the Strathcona Area Redevelopment Plan and few concerns were raised in response to the advance notice.

The basic approach included the following techniques:

Mailed notice, February 24, 2023

- Number of recipients: 162

- Number of responses: 0

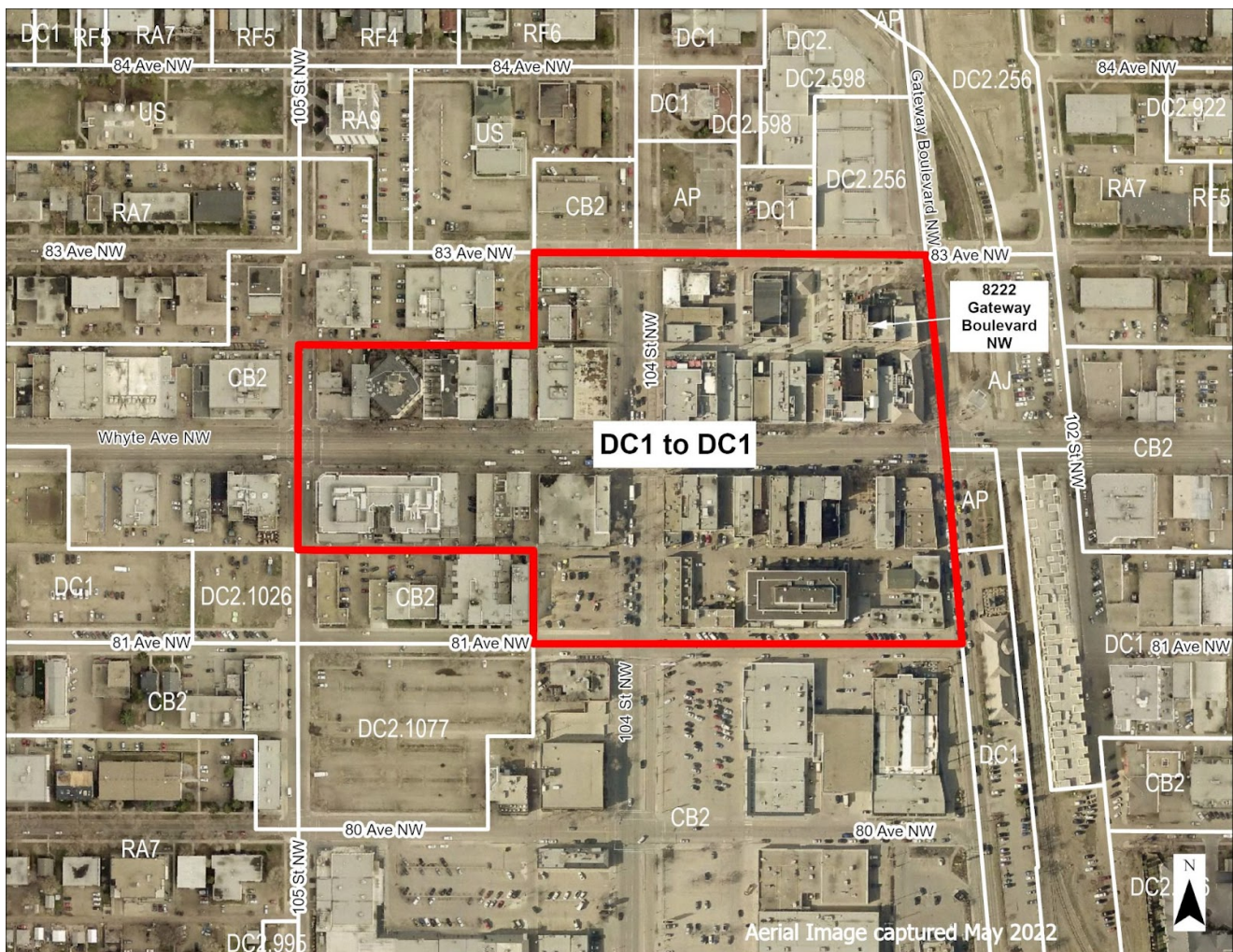
Webpage

- edmonton.ca/strathconaplanningapplications

No formal feedback or position was received from the Strathcona Community League at the time this report was written.

Site and Surrounding Area

The main focus of the rezoning and plan amendment is the site of the Crawford Block, which is located on the west side of Gateway Boulevard NW, south of 83 Avenue NW. It forms an integral part of the historic commercial area and contains both the original 1912 building and a five storey 2015 residential addition. The Historical Commercial DC1 Provision includes lands generally located one block on either side of 82 (Whyte) Avenue NW, between Gateway Boulevard NW and 105 Street NW. The area contains a high concentration of historically and architecturally significant buildings.

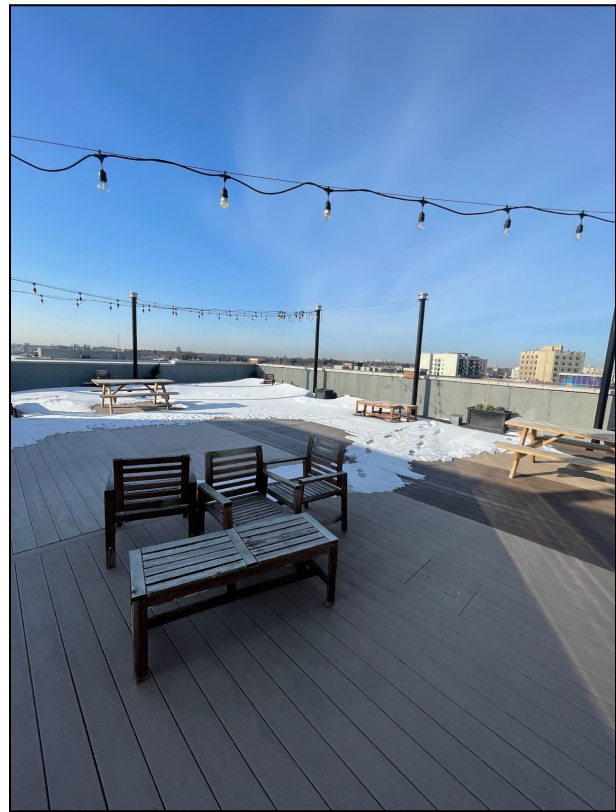


Aerial view of application area

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(DC1) Direct Development Control Provision	Crawford Block (Mixed use)
CONTEXT		
North	(DC1) Direct Development Control Provision	2-storey restaurant/bar
East	(A) Alternative Jurisdiction Zone	Surface parking lot/CP rail right-of-way
South	(DC1) Direct Development Control Provision	Variety of Commercial Uses
West	(DC1) Direct Development Control Provision	Old Strathcona Youth Society and Varscona Theatre



View of the site looking southeast from 83 Avenue NW



View of the existing rooftop amenity area on top of the 2015 residential addition looking southwest.

Planning Analysis

The changes from the existing zoning to the proposed are minor and only apply to Sub Area 3 of the DC1 Provision, specifically for the Crawford Block building. This rezoning will allow for additional flexibility in

the use of an existing rooftop patio as either a residential amenity area or commercial space, or combination of both. To ensure any potential commercial use of the space is compatible with the residential building below and the adjacent sites, specific regulations are proposed in the DC1 Provision to ensure that the hours of operation and the location and use of outdoor speakers is considered at the Development Permit stage.

The rooftop patio could either be a stand alone establishment (up to 210 square metres of public space), or an extension of business on the main floor of the Crawford Block (up to a combined 385 square metres of public space). "Public Space" means space that is part of an establishment, which is open to the public and not restricted to only employees (dining areas, bathrooms, patios, etc.) and does not include kitchens, administration offices and food or drink preparation areas. To facilitate the relatively small floor area increase, exceptions are proposed to the current DC1 Provision and Whyte Avenue Commercial Overlay which normally wouldn't allow any new bars or expansions of existing bars, restaurants or specialty food services in this way.

At 35 square metres, the proposed new rooftop enclosure is designed to only accommodate a small kitchen and bar, with no interior seating. As such, the public space is expected to be entirely exterior and therefore seasonal. Allowing an exception to allow more flexibility for this rooftop space during warmer weather months does not undermine the intent of the public space restriction or the overlay.



View looking northeast of a rendering showing the proposed new rooftop addition outlined in red

The City Plan

The site is located near the intersection of the Whyte Avenue and Gateway Boulevard/Calgary Trail Primary Corridors identified in The City Plan. Primary Corridors are seen as prominent urban streets designed for living, working and moving. They serve as destinations, but also provide critical connections

throughout the city and beyond. Primary corridors include a wide range of activities supported by mixed-use development and mass transit. The City Plan also strives to promote Edmonton's history and encourage a sense of local identity by preserving and enhancing heritage.

This application provides a unique rooftop opportunity, contributing to the wide range of activities desired in Primary Corridors while also preserving and enhancing the Crawford Block.

Strathcona Area Redevelopment Plan

This site is part of the Heritage Character District within the Whyte Avenue Commercial Area of the Strathcona Area Redevelopment Plan (ARP). This district focuses on the preservation of existing and future historic resources and accommodating development which is complementary to the area's history and heritage. The ARP also recognizes that one of the roles of the area is to support unique and small independent businesses traditionally found in this area. The proposed rooftop restaurant/bar is a unique opportunity in the area that also respects the heritage objectives of the building and neighbourhood.

Heritage

Constructed in 1912, the Crawford Block is an excellent and well preserved example of Edmonton's commercial architecture during the Edwardian era. It is associated with the development of the town of Strathcona and with Herbert H. Crawford, the designer, builder and first owner of the building. Crawford immigrated to Alberta from Ontario in 1898 and was a resident of Edmonton from 1903 until his death in 1946. Crawford was a successful real estate auctioneer and served as the Member of the Provincial Legislature for Strathcona.

In 2014, the Crawford Block became a designated Municipal Historic Resource in conjunction with the approval of the five storey residential addition, built in 2015. As a designated building, all additions are required to be sympathetic to and compatible with the historic facades of the Crawford Block and conform with the General Guidelines for Rehabilitation contained in designation Bylaw 16916, and the Standards and Guidelines for the Conservation of Historic Places in Canada. The rooftop space subject to this application is located on the modern residential addition and not on the historic building itself. The small addition is also required by the proposed DC1 Provision to emphasize colours consistent with the historic Crawford Block and/or the existing addition. As such, all requirements from a heritage preservation perspective have been met.



View of the historic 1912 Crawford Block looking west from Gateway Boulevard NW

Edmonton Design Committee (EDC)

While this rezoning technically qualifies for EDC review as it involves Direct Control zoning and is within the area of EDC's jurisdiction, an exemption to review was granted because the addition is small scale in nature, and not readily viewable from adjacent streets and open spaces.

Public Contributions

While City Policy C599 Community Amenity Contributions in Direct Control Provisions normally applies where additions are proposed through a DC1 Provision, the size of the proposed addition does not increase the total floor area by 5% or more and therefore does not meet the criteria for implementation of this policy.

Technical Review

This application does not substantially change development rights enough for the land to require a detailed technical review. As such, potential upgrade requirements for utilities or transportation related infrastructure will be reviewed at the Development Permit stage.

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

Appendices

- 1 DC1 Sub Area 3 Comparison
- 2 Application Summary

DC1 Provision - Sub Area 3 Comparison

~~Strikethrough:~~ Proposed deletion from DC1 Provision

Underline: Proposed additions to DC1 Provision

8. Sub Area 3 – Crawford Block

1. General Purpose

The General Purpose of Sub Area 3 of the DC1 Historical Commercial Direct Development Control Provision is to accommodate an addition to the Crawford Block building that ensures the redevelopment is architecturally sensitive to the existing building and adjacent historical buildings. Unless specifically excluded or modified in the following sections, all Uses and Development Regulations in Sections 4 and 5 of this Provision shall apply to this Sub Area.

2. Area of Application

This Sub Area is located west of Gateway Boulevard between 82 and 83 Avenues and is legally described as Lots 26 and 27, Block 68, Plan I.

3. Development Regulations

a. Unless specifically excluded or modified in the following sections, all development regulations in Section 5 of this Provision shall apply to this Sub Area.

b. Development of the site shall be in general conformance with Appendices 1 and 2 of this Sub Area.

c. Notwithstanding Section 4 of this Provision, ~~Multi-unit Housing Residential and Residential-Related Uses~~ shall be limited to 700 m² per Storey and 2300 m² per building.

a. ~~Development of the site shall be in general conformance with Appendices I and II of this Sub Area.~~

d. Notwithstanding any applicable Overlay and Section 4 of this Provision, only the following shall be allowed on the 6th Storey/rooftop of the building:

- i. Bars and Neighbourhood Pubs
- ii. Restaurants
- iii. Specialty Food Services
- iv. Amenity Area associated with Residential and/or Residential-Related Uses in the building

- e. Notwithstanding any applicable Overlay and Sections 4 and 5.4.19 of this Provision, Bars and Neighbourhood Pubs, Restaurants and Specialty Food Services Uses located on the 6th Storey/rooftop of the building shall not exceed 210 m² of Public Space.
- i. If the 6th Storey/rooftop space is an extension of a Use contained elsewhere in the building, the combined Public Space of the Use shall not exceed 385 m².
- f. The enclosed portion of the 6th Storey/rooftop containing Bars and Neighbourhood Pubs, Restaurants or Specialty Food Services shall be limited to 35 m² of Floor Area.
- g. The enclosed portion of the 6th Storey/rooftop containing Uses shall be at least 3 m away from the south and west exterior Facades of the 5th Storey of the building.
- h. The exterior of the enclosed portion of the 6th Storey/rooftop containing Uses shall emphasize colours consistent with the historic Crawford Block and/or the existing addition.
- i. Notwithstanding Section 5.1. of this Provision, the Maximum Floor Area Ratio shall be 4.019.
- j. Notwithstanding Section 5.2 of this Provision, the ~~Maximum~~maximum building Height shall not exceed 17.0 m, except the enclosed portion of the 6th Storey/rooftop space containing Uses shall not exceed 22.0 m, nor the Height of the existing mechanical/elevator/stairwell enclosure.
- k. Notwithstanding Amenity Area regulations of the Zoning Bylaw, the total amount of required Amenity Area in this Sub Area shall be 125 m².
- l. Development of exterior Public Space for Bars and Neighbourhood Pubs, Restaurants, and Specialty Food Services must be compatible with other Uses located on or Abutting the Site, having regard for:
 - i. the siting of the exterior Public Space;
 - ii. the location and use of outdoor speakers and amplification systems; and
 - iii. hours of operation.

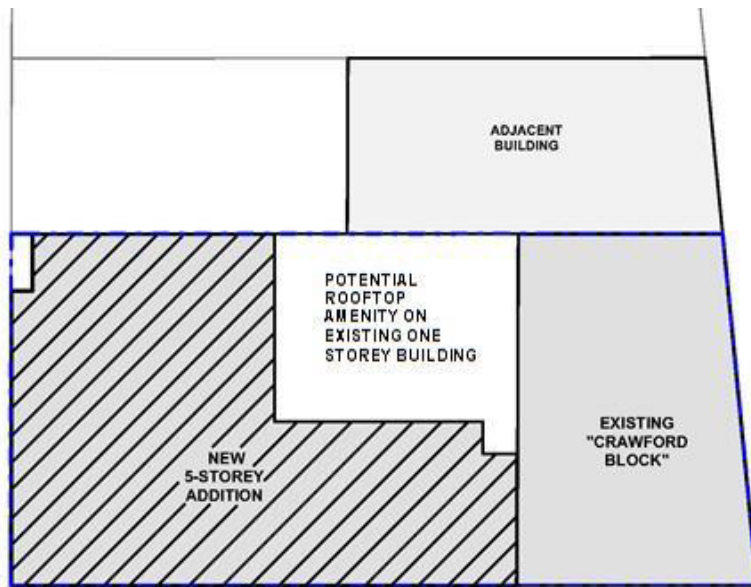
4. Heritage Regulations

- a. The Crawford Block and associated lands are a Designated Municipal Historic Resource. Exterior alterations and additions shall be sympathetic to and compatible with the historic facades of the Crawford Block to the satisfaction of the Development Officer in consultation with the Heritage

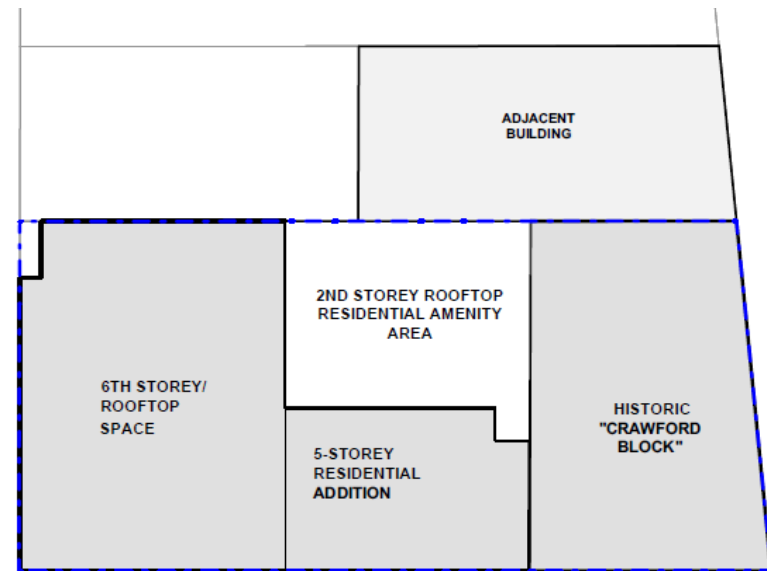
Officer. The following standards and guidelines shall be applied when reviewing development applications for the Crawford Block:

- i. The General Guidelines for Rehabilitation contained in The City of Edmonton Bylaw 16916, Bylaw to Designate the Crawford Block a Municipal Historic Resource; and
- ii. The Standards and Guidelines for the Conservation of Historic Places in Canada.

Appendix 1 - Site Plan - Current



Appendix 1 - Site Plan - Proposed



NOTE: Appendix 2 remains unchanged

Application Summary

Information

Application Type:	Plan Amendment, Rezoning
Bylaw/Charter Bylaw:	20475, 20476
Location:	Land generally bounded by Gateway Boulevard NW, 105 Street NW, 81 Avenue NW and 83 Avenue NW
Address:	8222 Gateway Boulevard NW (DC1 - Sub Area 3)
Legal Description:	Lots 26 & 27, Block 68, Plan I (DC1 - Sub Area 3)
Site Area:	852.3 m ² (DC1 - Sub Area 3)
Neighbourhood:	Strathcona, Queen Alexandra, Strathcona Junction
Ward:	papastew
Notified Community Organizations:	Strathcona Community League Queen Alexandra Community League Central Area Council of Community Leagues Old Strathcona Business Association
Applicant:	Beljan Development Management Ltd.

Planning Framework

Current Zone and Overlay:	Historical Commercial (DC1) Direct Development Control Provision Whyte Avenue Commercial Overlay
Proposed Zone and Overlay:	Historical Commercial (DC1) Direct Development Control Provision Whyte Avenue Commercial Overlay
Plan in Effect:	Strathcona Area Redevelopment Plan
Historic Status:	The Crawford Block is a designated Municipal Historic Resource. The DC1 Provision contains many other buildings that are either on the inventory or designated as Municipal or Provincial Historic Resources.

Written By:

Andrew McLellan

Approved By:

Tim Ford

Branch:

Development Services

Section:

Planning Coordination