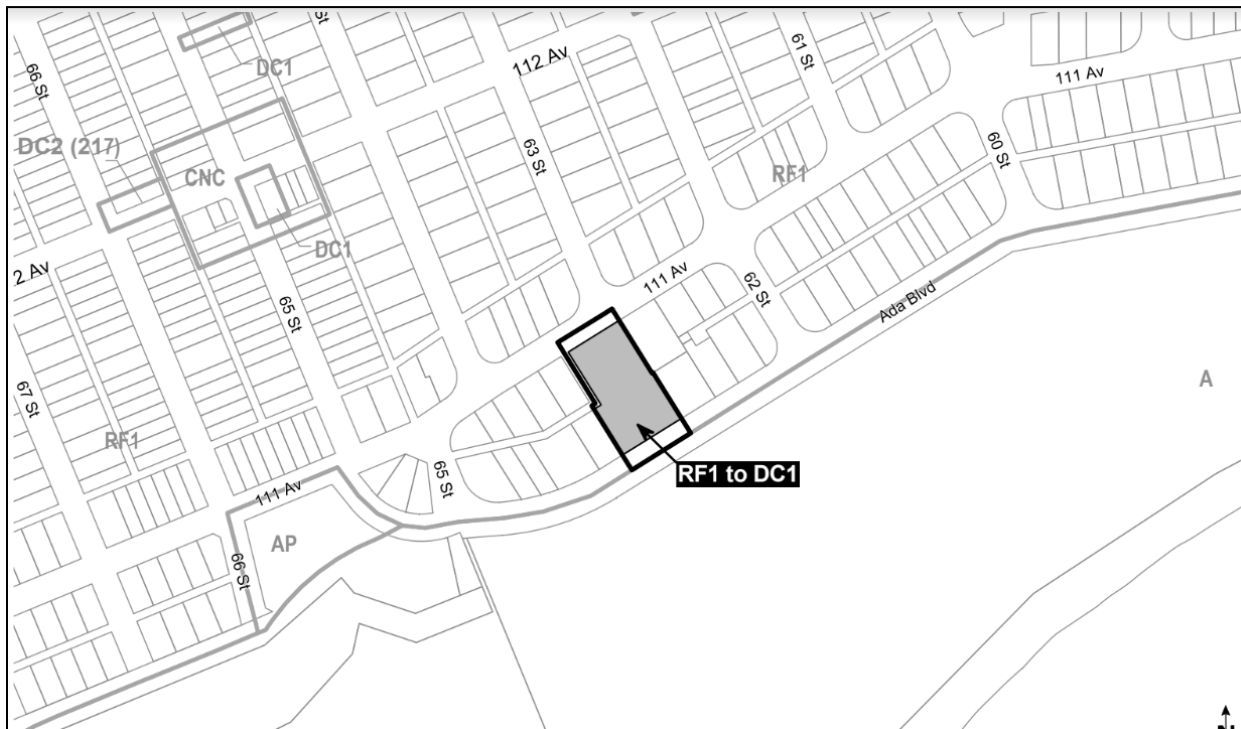


## 6240 Ada Boulevard NW

To preserve the Magrath Mansion as a designated Municipal Historic Resource while allowing for a range of uses.



**Recommendation:** That Charter Bylaw 20167 to amend the Zoning Bylaw from (RF1) Single Detached Residential Zone to (DC1) Direct Development Control Provision be **APPROVED**.

Administration **SUPPORTS** this application because it:

- meets the Standards & Guidelines for the Conservation of Historic Places in Canada; and
- aligns with the heritage objectives of The City Plan by encouraging the identification and preservation of a historic resource and enhancing its viability by introducing new uses.

## Application Summary

**CHARTER BYLAW 20167** will amend the Zoning Bylaw, as it applies to the subject site, from (RF1) Single Detached Residential Zone to (DC1) Direct Development Control Provision to preserve the Magrath Mansion as a Designated Municipal Historic Resource while allowing for a limited range of Uses in support of Concordia University of Edmonton.

This application was accepted on February 10, 2022, from Marshall Hundert on behalf of Concordia University of Edmonton.

This proposal aligns with Policy 5.2 of The City Plan by encouraging the identification and preservation of a historic resource and enhancing its viability by introducing new uses.

## 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:

- Administration was able to contact each concerned respondent by email and/or phone and discuss the issues on a personal basis.
- The owner and applicant met with surrounding property owners to discuss concerns.
- The nature of most of the concerns were related to the Community Standards Bylaw, ie. noise, or parking enforcement issues and not to the proposed uses within the DC1 zoning.

The Basic Approach included the following techniques:

### **Advance Notice**, March 11, 2022

- Number of recipients: 27
- Number of responses with concerns: 5

### **Webpage**

- [edmonton.ca/highlandsplanningapplications](http://edmonton.ca/highlandsplanningapplications)

### **Common comments heard throughout the various methods include:**

- Events will contribute to vehicular congestion with potential parking impacts on 111 Avenue and Ada Boulevard.

- Events will cause noise and other disturbances especially if they are large and frequent.
- Uncertainty of whether or not community standards bylaws will be followed.

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

## Site and Surrounding Area

The subject site is approximately 4,041 square meters in area, located on the southern edge of the Highlands neighbourhood. Vehicular access is through driveways accessed off Ada Boulevard and 111 Avenue. The property faces Ada Boulevard which travels west to east across the entire neighbourhood and is a pedestrian and bike corridor. 111 Avenue abuts the north of the property and is a local road that is undergoing upgrades under the Building Great Neighbourhoods program. Transit can be accessed approximately 200 m to the north along 112 Avenue. To the south of the property is the river valley and Highlands Golf Course. The surrounding area is developed with single detached housing, many of which are on the Inventory of Historic Resources.



*Aerial view of application area*

	<b>EXISTING ZONING</b>	<b>CURRENT USE</b>
<b>SUBJECT SITE</b>	(RF1) Single Detached Residential Zone	Single Detached House
<b>CONTEXT</b>		
North	(RF1) Single Detached Residential Zone	Single Detached House
East	(RF1) Single Detached Residential Zone	Single Detached House
South	(A) Metropolitan Recreation Zone	River Valley and Highlands Golf Course
West	(RF1) Single Detached Residential Zone	Single Detached House



*View of the site looking north from Ada Boulevard NW*



*View of the site looking south from 111 Avenue NW*

# Planning Analysis

## Land Use Compatibility

The proposed change in zoning does not impact the development intensity on this site. The setbacks and height reflect the height and positioning of the Magrath Mansion as it exists. In order to keep the property viable and well used a number of non-residential uses are included in the proposed zoning that are either not listed or are discretionary in the RF1 Zone as follows:

- Private Educational Services
- Professional, Financial & Office Support Services
- Public Libraries & Cultural Exhibits
- Multi-unit Housing (Limited to one Dwelling)
- Special Event
- Urban Outdoor Farms
- Freestanding On-premises Signs

The proposed new uses are intended to help Concordia University of Edmonton use the site to supplement the functions of the main campus. Specifically the Special Event use allows for more and/or longer events than the existing RF1 zone, where special events are discretionary and are limited to 7 consecutive or cumulative days. To help address community concerns the DC1 limits the number of event days to 35 per year compared to 45 per year that would be allowed when Special Events are a permitted use under standard Zoning Bylaw regulations. Further, the DC1 stipulates that once the total days of Special Events in a calendar year exceed 15 days, subsequent Special Events will require a Development Permit.

Multi-unit Housing (limited to one dwelling) is included to reflect the unique composition of uses and built form of the mansion. The main and second floor will be used for commercial and educational purposes. The top floor will be used for residential purposes as it is currently a self contained suite with a separate staircase. This characterizes Multi-unit Housing 4.b. as defined In the Zoning Bylaw as *any number of Dwellings developed in conjunction with a Commercial Use where allowed in the Zone.*

It is common for DC1 Provisions associated with the designation of historic residences 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.

## Plans in Effect

### THE CITY PLAN

This proposal aligns with Policy 5.2 of The City Plan by encouraging the identification and preservation of a historic resource and enhancing its viability by introducing new uses.

### Heritage

The Magrath Mansion is significant as a rare example of Classical Revival style residential design in Edmonton and for its associations with the early development of the neighborhood of Highlands, real estate developer William Magrath and architect Ernest Morehouse. It is a prominent landmark in the Highlands, notable for its scale and grandeur.

The Magrath Mansion became Edmonton's first formally recognized historic site when it was designated as a Provincial Historic Resource on September 17, 1975. At the June 13, 2023 City Council meeting its heritage value was reconfirmed when it was designated as a Municipal Historic Resource under the provisions of the Historical Resources Act.

## Technical Review

### Transportation

No changes are proposed to the existing accesses to the site. As part of the Highlands Neighbourhood Renewal in 2021, street parking was restricted along the south side of Ada Boulevard; parking in the surrounding area is otherwise unrestricted. The owner has indicated that it will implement parking management strategies to help manage any parking impacts to neighbourhood residents, which may include providing bus transport for event attendees and providing parking onsite along the driveway.

### EPCOR Water

The applicant/owner will be responsible for all costs associated with providing City standards for water supply including any changes to the existing water infrastructure required by this application.

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

# Appendices

## 1 Application Summary

## Application Summary

### Information

<b>Application Type:</b>	Rezoning
<b>Charter Bylaw:</b>	20167
<b>Location:</b>	North of Ada Boulevard NW and west of 62 Street NW
<b>Address:</b>	6240 Ada Boulevard
<b>Legal Description(s):</b>	Lot 1, Block 9, Plan 1621197
<b>Site Area:</b>	4,041.614 m <sup>2</sup>
<b>Neighbourhood:</b>	Highlands
<b>Ward:</b>	Metis
<b>Notified Community Organization:</b>	Highlands Community League
<b>Applicant:</b>	Marshall Hundert on behalf of Concordia University Edmonton

### Planning Framework

<b>Current Zone(s) and Overlay(s):</b>	(RF1) Single Detached Residential Zone (MNO) Mature Neighbourhood Overlay
<b>Proposed Zone(s) and Overlay(s):</b>	(DC1) Direct Development Control Provision
<b>Plan(s) in Effect:</b>	None
<b>Historic Status:</b>	The Magrath Mansion is a Designated Municipal and Provincial Historic Resource

Written By:	Marco Beraldo
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination