

**ATTACHMENT 2
BYLAW 17645
BYLAW 17646
FILE: LDA15-0533
McCAULEY**

DESCRIPTION: AMENDMENT TO THE BOYLE STREET/ McCAULEY AREA REDEVELOPMENT PLAN

ZONING BYLAW AMENDMENT from (RF6) Medium Density Multiple Family Zone to (DC1) Direct Development Control Provision, McCAULEY.

LOCATION: 10631 – 96 Street NW

LEGAL DESCRIPTION: Lot 21, Block 20, Plan ND

APPLICANT: Jacquie Skeffington,
Senior Designer

OWNERS: William Boytzun

ACCEPTANCE OF APPLICATION: November 3, 2015

EXISTING DEVELOPMENT: Single-Detached House, previously converted from a Grocery Store with rear detached garage

SUSTAINABLE DEVELOPMENT'S RECOMMENDATION: That Bylaw 17645 to amend the Boyle Street / McCauley Area Redevelopment Plan be APPROVED.

That Bylaw 17646 to amend the Zoning Bylaw from (RF6) Medium Density Multiple Family Zone to (DC1) Direct Development Control Provision be APPROVED.

DISCUSSION

1. The Application

This application includes two related Bylaws for the subject sites located in the McCauley neighborhood.

The first component, Bylaw 17645 proposes to amend the Boyle Street/ McCauley Area Redevelopment Plan, as it applies to the subject site to allow for a Convenience Retail Store for the operation of a pharmacy. This amendment will update “*Map 18 – Land Use Districts*” of the plan.

The second component, Bylaw 17646 proposes to rezone the subject site from (RF6) Medium Scale Multiple Family Zone to (DC1) Direct Development Control Provision to allow for the preservation of the Phyllis Grocery Store and allow for Convenience Retail Stores & Health Services Use. It is the intent of the owner to operate a convenience retail for the purpose of running a pharmacy.

2. Site and Surrounding Area

The subject site of approximately 308 square metres, is located on the southeast corner of 96 Street NW and 106a Avenue NW. The site is currently developed with a single storey commercial structure facing 96th Street with a rear detached garage. 96 Street in the McCauley neighbourhood is also known as *Church Street* due to the large number of historic churches on the street. The site contains the Phyllis Grocery Store building which was constructed in 1941. Although constructed as a General Retail Store, its last known use was for Single Detached Housing.

Land to the North, directly across 106a Avenue is zoned (RF6) Medium Density Multiple Family Zone and consists of a Religious Assembly Building currently being utilized by the Mustard Seed Society.

Lands to the west across 96 Street NW are zoned (US) Urban Services Zone and are developed with a Health Services building used by Boyle McCauley Health Centre.

Lands to the east across the rear lane are zoned (RF3) Small Scale Infill Development Zone and consists of Single Detached Housing.

Lands to the south are also zoned (RF6) Medium Density Multiple Family Zone and consists of Single Detached Housing fronting onto 96th Street NW.



1. View of Phyllis Grocery Store looking northeast from 96 Street NW.



2. View of Phyllis Grocery Store and the Rear Detached Garage looking southwest from 106a Avenue.

ANALYSIS

1. Compliance with Approved Plans and Policies

a) Municipal Development Plan: The Way We Grow

The application is in general accordance with the Municipal Development Plan (MDP) policies, such as optimizing the use of existing infrastructure in established neighbourhoods, supporting conservation and adaptive reuse of historic resources through creative design solutions and incentives and supporting policies and actions outlined in the Historic Resources Management Plan.

b) Boyle Street / McCauley Area Redevelopment Plan (ARP)

The subject site is located within Sub-Area 6 of the Boyle Street / McCauley Area Redevelopment Plan (ARP). The proposed application is in conformance with the ARP as it encourages the adaptive reuse of heritage buildings, with the retention where possible of any pre-existing residential components and supports Business Revitalization and community economic development to improve local economic conditions and increase local employment opportunities. The proposed map amendment is in accordance with the ARP policies.

c) Heritage

The proposed development will be restored to its original design. In order to accommodate parking, the existing rear detached garage is to be torn down. The garage is not considered to be part of the Heritage component.

The architecture includes a typical boomtown façade with a front gabled peak.

The Heritage Management Unit support the proposed rezoning to DC1 for this site. The applicant has designated the Phyllis Grocery Building as a Municipal Historic Resource, a condition of which is rezoning a site to DC1. The Notice of Intention to Designate report went to the January 19, 2016 Executive Committee meeting, with the Designation Bylaw scheduled for consideration of approval on May 3, 2016.

The proposed application is in accordance with City Policy C450B: Policy to Encourage the Designation and Rehabilitation of Municipal Historic Resources in Edmonton.

2. Land Use Compatibility

The Site located at the corner of 106a Avenue and 96th Street is part of a larger character area referred to as the “Church Street Heritage Area”. This is a unique urban corridor along Edmonton’s 96th Street containing a large number of religious facilities representing numerous denominations.

The proposed Convenience Retail Use and Health Services Use would also supplement the existing medical clinic directly across the road (The Boyle Street Health Services) and is compatible with existing Uses.

The retention of the single storey building is in character with the surrounding properties as it has the same size and scale of single detached houses to the south and east. Also, 96 Street has a large number of Historic Resources located long the road, to which the Phyllis Grocery store will complement the historic character of 96th Street.

3. Parking and Loading

The Parking and Loading will be situated to the rear of the building with access off the rear lane. In addition to off-street parking provided on the site, angled on-street parking exists in front of the building.

The required vehicular parking has been provided for this development in the rear of the building to meet parking requirements for Convenience Retail Stores (2 Spaces) and Health Services (4 Spaces) as required in the Zoning Bylaw.

Three of the provided parking stalls will be provided in tandem, while one of the provided parking stalls in the rear will be utilized as a loading stall during off- business hours. In addition, 3 Bicycle Parking spaces are being provided on-site

4. Civic Departments and Utility Agencies

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

5. Public Consultation

On November 19, 2015 Sustainable Development sent notice of the proposed application to surrounding property owners and the McCauley Community League.

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As a result of the advanced notice, two emails and two phone calls were received. One person supported the application; one person opposed the application, while two people were seeking more information

Comments for support include:

- This is exciting for continued revitalization for the community;
- It is nice to see this building protected.

Comments of non-support include:

- Another pharmacy will increase the amount of homeless people and addicts already in the area;
- There are many pharmacies within a several block radius of the site.

JUSTIFICATION

Sustainable Development recommends that Bylaws 17645 and 17646 be APPROVED on the basis that the application:

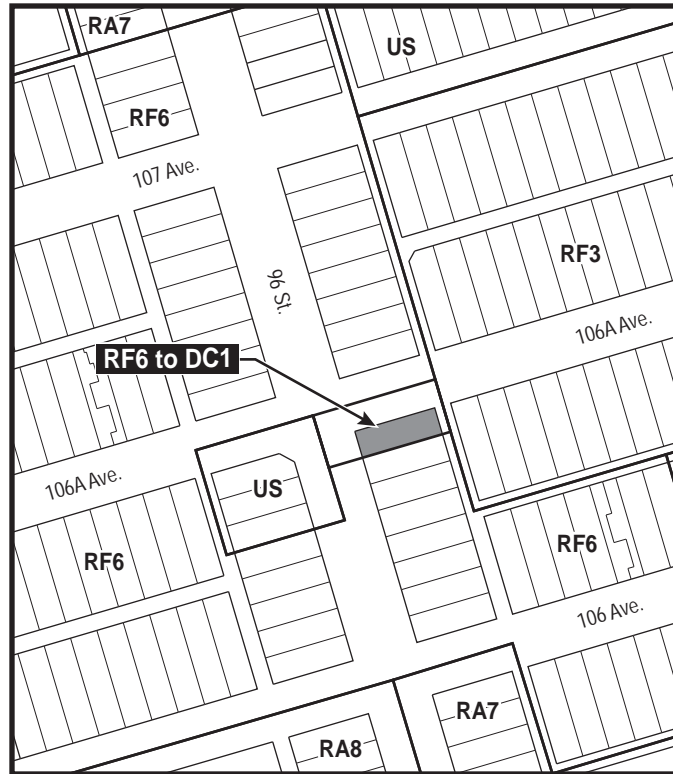
- complies with the development intent of the Boyle Street/McCauley Area Redevelopment Plan;
- meets the intent of Council approved policies;
- assists in efforts to revitalize the McCauley neighbourhood;
- preserves a Heritage building on the Municipal Historic Resource Inventory.

ATTACHMENTS

2a Maps

Written by: Mark Harrison
Approved by: Tim Ford
Sustainable Development
May 25, 2016

McCAULEY, BYLAW 17646
 Location: 10631 - 96 Street NW



Proposed Rezoning from

 **RF6 to DC1**



The purpose of proposed Bylaw 17646 is to change the Zoning Bylaw from (RF6) medium density multiple family zone to (DC1) direct development control provision; Lot 21, Block 20, Plan ND, as shown on the attached sketch. The proposed DC1 Provision provides the opportunity to operate a Convenience Retail Store including a pharmacy, while at the same time designating the existing building as a Municipal Historic Resource. Sustainable Development supports this proposed bylaw.

PROPOSED REZONING

FILE: LDA15-0533
 DATE: May 25, 2016