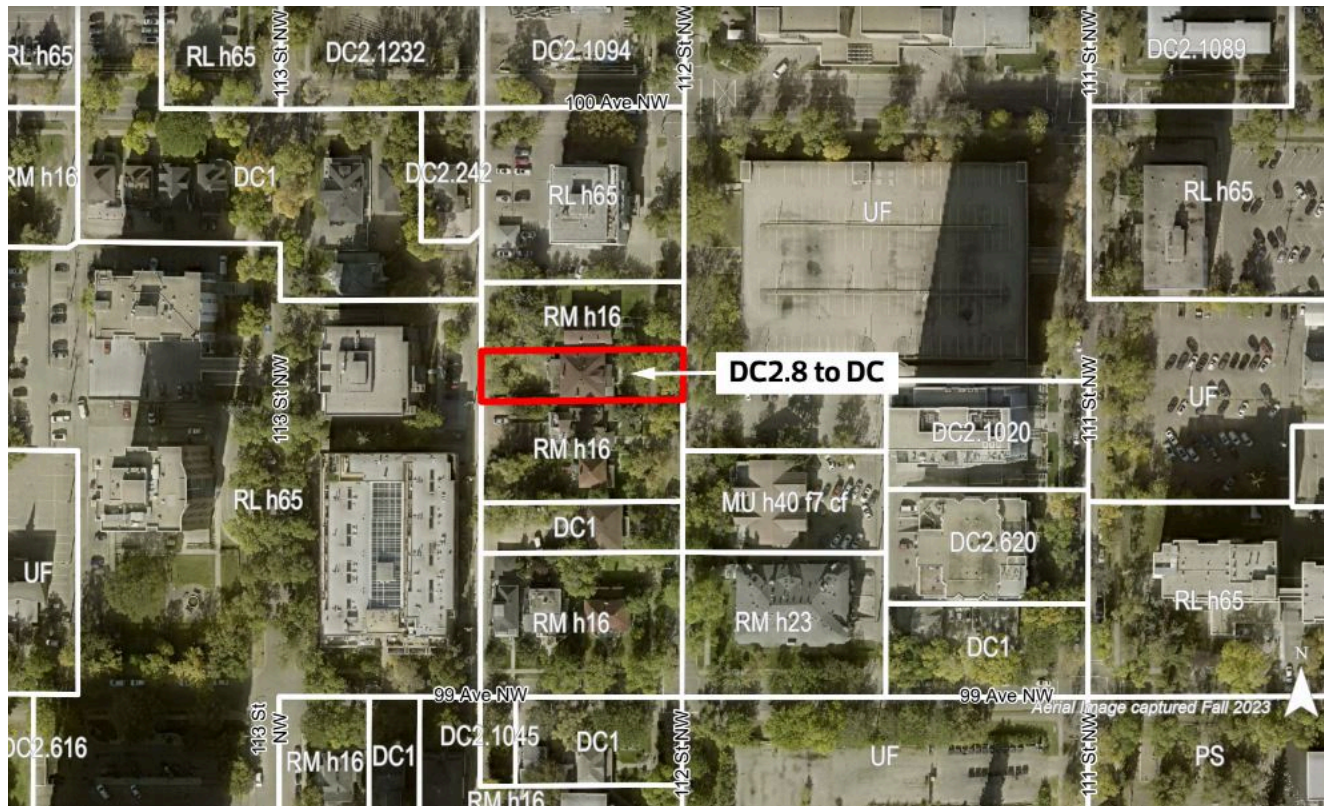


9926 - 112 Street NW

Position of Administration: Support



Summary

Bylaw 20933 proposes a rezoning from a Site Specific Development Control Provision (DC2.8) to the Direct Control Zone (DC) to allow for the continued use of the Dame Eliza Chenier Residence, a designated Municipal Historic Resource, and to allow for a mix of residential, commercial, and community uses within the existing building.

Public engagement for this application included a mailed notice, site signage and information on the City's webpage. One person was heard from, stating support for the application.

Administration supports this application because it:

- allows for the continued use of a Municipal Historic Resource;
- conforms to the Central District Plan which supports regulatory flexibility to enable the adaptive reuse of a Municipal Historic Resource; and

- is compatible with surrounding development.

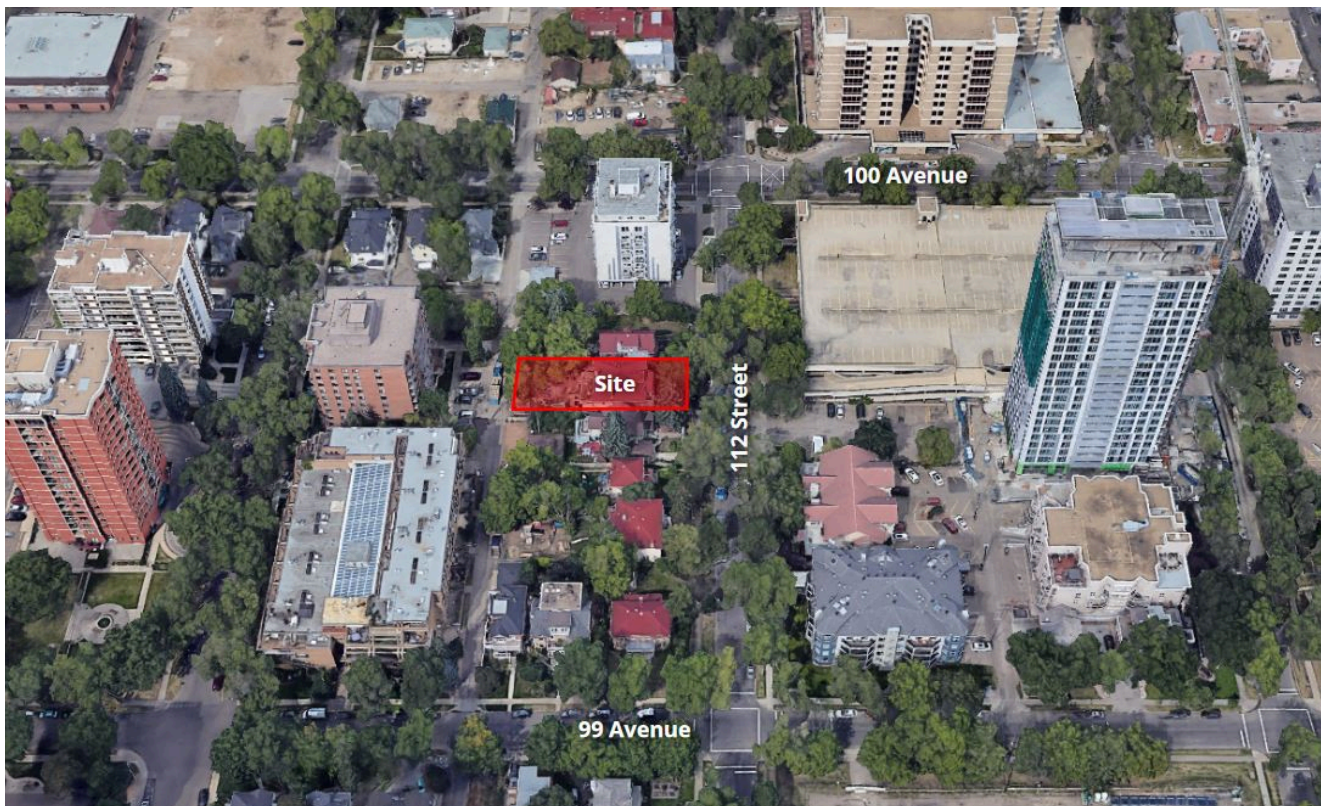
Application Details

This application was submitted by Situate Inc. on behalf of Little Village Wellness Centre Inc.

Rezoning

The proposed Direct Control Zone (DC) to allow for the continued use of the Dame Eliza Chenier Residence, a designated Municipal Historic Resource, and to allow for a mix of residential, commercial, and community uses within the existing building.

Site and Surrounding Area



Aerial view of application area

	Existing Zoning	Current Development
Subject Site	Site Specific Development Control Provision (DC2)	Dame Eliza Chenier Residence (Municipal Historic Resource)
North	Medium Scale Residential (RM h16)	Lester Allyn House (Municipal Historic Resource)

East	Urban Facilities (UF)	Edmonton General Parkade
South	Medium Scale Residential (RM h16)	Single family house (No historic significance)
West	Large Scale Residential (RL h65)	The Tretheway (11-storey apartment building)



Dame Eliza Chenier Residence

Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because the proposed rezoning is low impact in nature, with uses being primarily contained within the existing historic structure on site. The basic approach included:

Mailed Notice, June 14, 2024

- Notification radius: 60 metres
- Recipients: 275
- Responses: 1
 - In support: 1

Site Signage, July 11, 2024

- One rezoning information sign was placed on the property so as to be visible from 112 Street.

Webpage

- edmonton.ca/rezoningapplications

Notified Community Organizations

- Wìhkwêntôwin Community League

Common comments heard

- Support for continued use and preservation of the Dame Eliza Chenier Residence, and a desire to see more historical resources in the area go through the same process to ensure the longevity of these resources.

Application Analysis

Central District Plan

The District Policy and District Plans have received first and second reading from City Council and are now at the Edmonton Metropolitan Regional Board before they return to Council for consideration of third reading. Given this, the following analysis is provided for Council's consideration.

The proposed rezoning is in alignment with the Central District Plan which recognizes the historical designation of the Dame Eliza Chenier Residence (Map 1: Heritage and Culture). The proposed DC is intended to support the longevity of the historic structure through regulatory flexibility to enable its adaptive reuse, a strategy supported by the District Policy (policy 2.3.2.3).

Land Use Compatibility

The general purpose of the existing DC2 is to allow for medium density housing, while also allowing for the conversion of the existing structure for the Health Services use.

The proposed DC Zone is a more appropriate zone for this site, particularly as it relates to aligning with Bylaw 14664, a Bylaw that designates the Dame Eliza Chenier Residence as a Municipal Historic Resource. As such, the development regulations of the proposed DC Zone reflect the existing conditions of the site (i.e. maximum setbacks and height). In addition to the residential uses, the DC Zone allows for a broader range of commercial, and community uses including food and drink service, bar, office and health services, among other uses. These are the same uses, including limitations of up to 500 m² for bars and food and drink services, that can be found with the Zoning Bylaw's standardized zone for neighborhood commercial development (the CN Zone). These uses are considered to be low impact in nature, which means they generally do not create disruptions to surrounding properties such as excess light, noise,

sound or odours, and are therefore generally considered compatible within a residential context.

Heritage

The Dame Eliza Chenier Residences is part of a contiguous group of similar homes built in the early 1900s. Built in 1911 as a duplex by Eliza Chenier, who co-owned the Strathcona Hotel, the Dame Eliza Chenier Residence is valued as an example of working-class residential development in Wîhkwêntôwin. The Dame Eliza Chenier Residences is representative of the more modest housing developments for working-class residents in Wîhkwêntôwin. It is a two storey home with a hipped roof, clapboard siding, full-length front porch and a central balcony on the second floor. The easily built simple frame design, wood cladding and sparing use of brick made this home an affordable option for residents of modest means. Furthermore, the multi-dwelling design was more typical of housing for lower income Edmontonians, differentiating it from the nearby brick mansions on Victoria (100th) Avenue, and contributing to the heterogeneous character of the neighbourhood. The Dame Eliza Chenier Residences is a rare surviving example of a foursquare duplex.

These multifamily and less opulent residences have become relatively rare in the Wîhkwêntôwin context and help retain a tie to the original middle-class and working-class roots of the area.

Mobility

ETS operates frequent and rapid bus routes nearby on Jasper Avenue. Mass transit bus routes are anticipated to operate on Jasper Avenue as part of the future mass transit network associated with the 1.25 million population scenario of The City Plan. These routes will be similar to current ETS frequent bus service in the area. The site is less than 400m walking distance to nearby bus stops and Government Centre LRT Station.

The Wîhkwêntôwin neighbourhood is in the planning stages of Neighbourhood Renewal, with construction anticipated to begin in 2026. Preliminary concepts include improvements to 99 Avenue and 112 Street, active mode improvements, and enhancements to the public realm. The owner will be required to coordinate with the Building Great Neighbourhoods team at the development permit stage.

Vehicular access to the site will remain from the abutting alley.

Utilities

Low Impact Development (LID) is recommended for the development allowed under the proposed zone. Details of any proposed LID would be reviewed at the Development Permit stage.

There is a deficiency in on-street fire protection adjacent to the property in terms of hydrant spacing. The developer may be required to install a hydrant to address this deficiency. Edmonton Fire Rescue Services (EFRS) will perform an Infill Fire Protection Assessment (IFPA) at the Development Permit stage to potentially alter or lessen on-street fire protection infrastructure upgrades, assuming certain criteria are met. The applicant/owner will be

responsible for all costs associated with providing required water supply including any changes to the existing water infrastructure required by the proposed zoning.

Written By: Stuart Carlyle

Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination