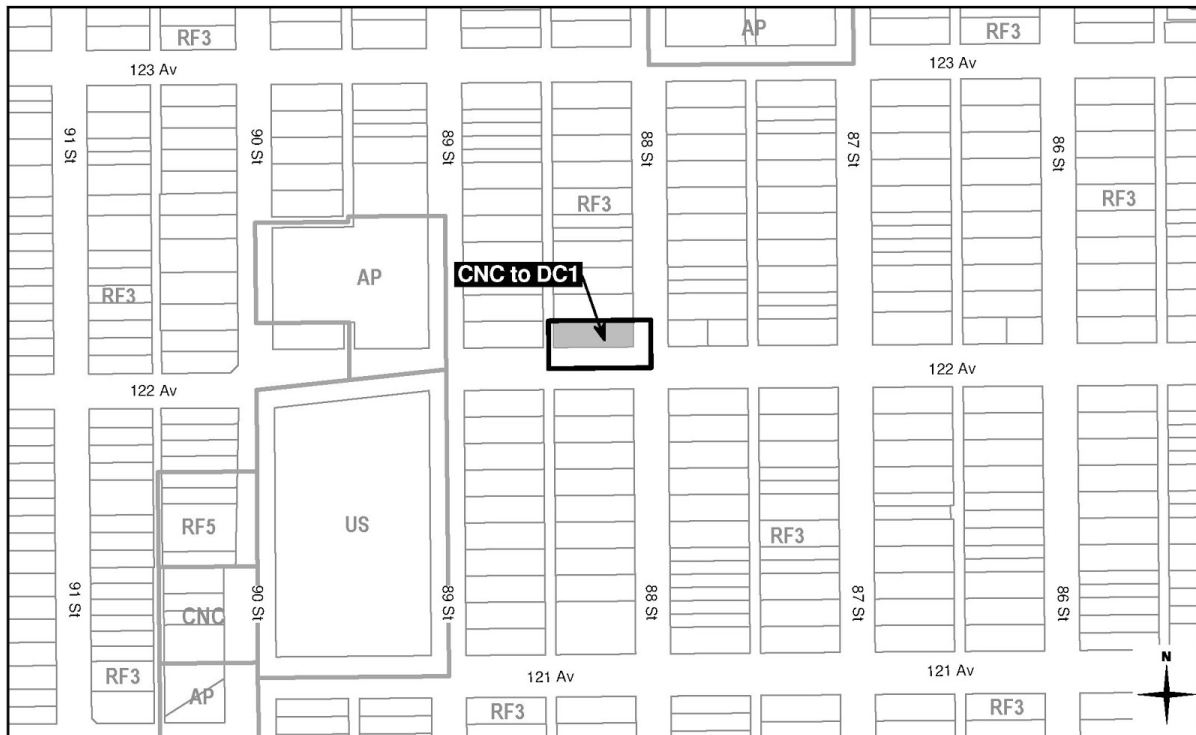




# ADMINISTRATION REPORT REZONING DELTON

## 12202 88 STREET NW

To allow for the preservation and restoration of a designated municipal historic building, Delton Grocery and allow additional development on the site.



## RECOMMENDATION AND JUSTIFICATION

Administration is in **SUPPORT** of this application because it:

- preserves a heritage building on the Municipal Historic Resources Inventory;
- allows for the development on the remainder of the site in a contextually appropriate way; and
- assists in the revitalization of the Delton Neighbourhood.

## THE APPLICATION

CHARTER BYLAW 19331 proposes to amend the Zoning Bylaw from (CNC) Neighbourhood Convenience Commercial Zone to (DC1) Direct Development Control Provision. The rezoning is required following the designation of the Delton Grocery building as a Municipal Historic Resource. The proposed provision would allow for the preservation and restoration of the building, while allowing for additional development on the remainder of the site for a range of minor commercial and residential uses.

## SITE AND SURROUNDING AREA

The site is located on 122 Avenue NW, which is a collector road at this location. The existing grocery store is located on the edge of the Delton neighbourhood, and is generally surrounded by low density residential, providing a walkable destination for residents. The site is one lot to the east of a park and northwest of the Delton School.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
<b>SUBJECT SITE</b>	(CNC) Neighbourhood Convenience Commercial Zone	Delton Grocery building
<b>CONTEXT</b>		
North	(RF3) Small Scale Infill Development Zone	Single Detached House
East	(RF3) Small Scale Infill Development Zone	Semi-detached House
South	(RF3) Small Scale Infill Development Zone	Semi-detached House
West	(RF3) Small Scale Infill Development Zone	Single Detached House



VIEW FACING WEST FROM 88 STREET NW



VIEW FACING NORTHEAST FROM 122 AVENUE NW

## PLANNING ANALYSIS

### HISTORY AND LAND USE COMPATIBILITY

The property was rezoned from (RF3) Small Scale Infill Development Zone to (CNC) Neighbourhood Convenience Commercial Zone on February 29, 2016 (Bylaw 17539) to allow the continued use or redevelopment of the existing grocery store under more appropriate zoning. The property was identified as having historical significance and was later designated as a municipal historic building on September 24, 2019 (Bylaw 18940). As part of this designation, a rezoning to a DC1 Provision is required.

The proposed DC1 Provision allows for the preservation and restoration of the existing Delton Grocery building, which serves the local community as a small scale neighbourhood grocery store. The building contains a living space on the second floor. The historic building is located at the front of the property, leaving the large rear yard vacant. For this reason, the proposed provisions would allow additional development on the rear portion of the site, in a way that would not diminish the prominence of the heritage building. The proposed provisions would allow additional development with similar massing to that which would be allowed under the existing CNC Zone. The provisions allow for either the addition to the rear of the existing

building, or the development of a new separate building in the rear yard, for either commercial or residential purposes.

**COMPARISON CHART**

	<b>Current CNC</b>	<b>Proposed DC1</b>
<b>Height</b>	10.0 m	10.0 m
<b>Floor Area Ratio (FAR)</b>	1.0	1.3
<b>Front Setback</b>	4.5 m	Delton: 0.0 m Addition: N/A
<b>Interior Side Setback</b>	3.0 m	Delton: 3.5 m Addition: 3.0 m, 2.0 m if height is less than 5.0 m
<b>Flanking Side Setback</b>	4.5 m	Delton: 0.0 m Addition: 3.0 m, 1.5 m if height is less than 5.0 m
<b>Rear Setback</b>	0.0 m	Delton: N/A Addition: 7.0 m, 1.2 m if height is less than 5.0 m

**PLANS IN EFFECT**

There is no Plan in Effect for this neighbourhood.

**HERITAGE**

Originally built in circa 1914, Delton Grocery is valued for its association with the early development of the Delton neighbourhood. The building is further valued for its representation as an early commercial building integrated into a residential neighbourhood, once common but now rarely seen.

The opening of Delton Grocery in 1914 coincides with the early growth of the Delton community, and an increase in local residents needing convenient grocery services. It is a surviving example of a type of commercial building often integrated into a residential community once common in Edmonton but now difficult to find intact. Commercial uses of this nature were small in scale and were generally intended to serve the needs of the nearby community. Delton Grocery is valued aesthetically for its distinctive corner grocery appearance, which is still largely original, despite the introduction of new exterior cladding materials. It features a simple and functional commercial design, and also includes a typical boomtown façade. The corner entrance is oriented to both 122 Avenue and 88 Street.

**TECHNICAL REVIEW**

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

## PUBLIC ENGAGEMENT

<b>ADVANCE NOTICE</b> February 12, 2020	<ul style="list-style-type: none"><li>• Number of recipients: 33</li><li>• One response received for information only</li></ul>
<b>PUBLIC MEETING</b>	<ul style="list-style-type: none"><li>• Not held</li></ul>
<b>WEBPAGE</b>	<ul style="list-style-type: none"><li>• <a href="http://edmonton.ca/delton">edmonton.ca/delton</a></li></ul>

## CONCLUSION

Administration recommends that City Council **APPROVE** this application.

## APPENDICES

- 1 Application Summary

## APPLICATION SUMMARY

### INFORMATION

Application Type:	Rezoning
Charter Bylaw:	19331
Location:	Northwest corner of 122 Avenue NW and 88 Street NW
Address:	12202 88 Street NW
Legal Description:	Lot 20, Block 33, Plan RN 94
Site Area:	697 m <sup>2</sup>
Neighbourhood:	Delton
Notified Community Organization(s):	Delton Community League Eastwood Community League
Applicant:	Ryan Eidick, Eins Development Consulting

### PLANNING FRAMEWORK

Current Zone:	(CNC) Neighbourhood Convenience Commercial Zone
Proposed Zone:	(DC1) Direct Development Control Provision
Plan in Effect:	None
Historic Status:	Designated Municipal Historic Resource, Bylaw 18940

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Branch: Development Services  
Section: Planning Coordination