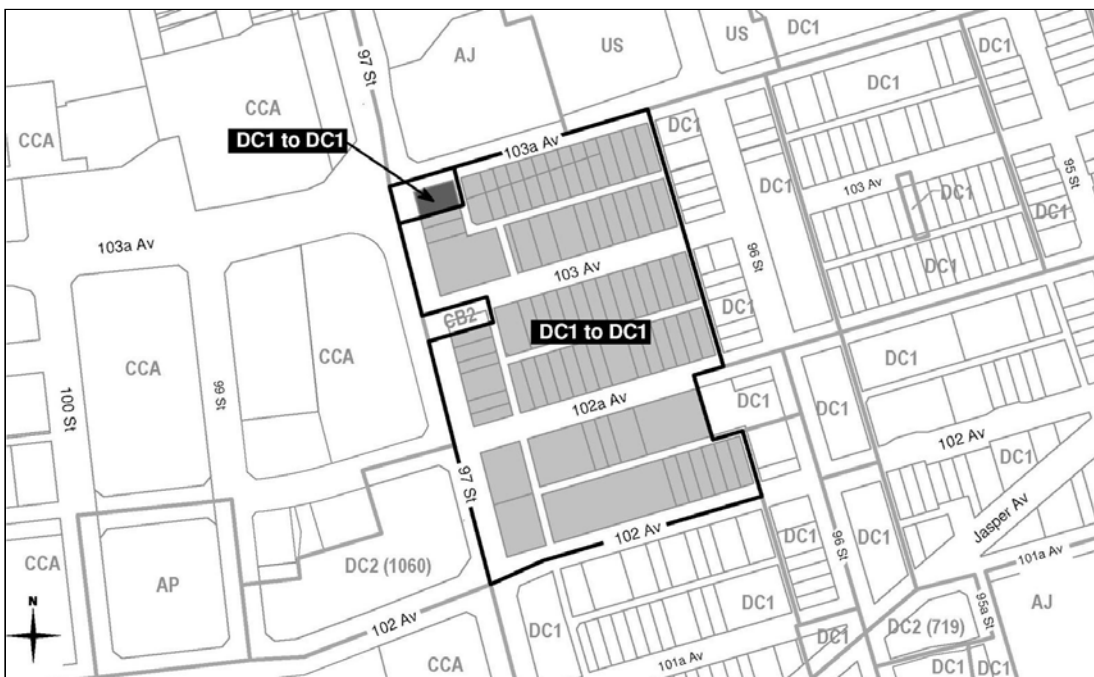




ADMINISTRATION REPORT REZONING BOYLE STREET

10327 97 Street NW, and the area generally located between 103A Avenue NW and 102 Avenue NW and 96 Street NW and 97 Street NW

To allow for the protection of a designated municipal historic building, Stovel Block.



RECOMMENDATION AND JUSTIFICATION

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

- assists in the revitalization of the Boyle Street Neighbourhood;
- preserves a heritage building on the Municipal Historic Resources Inventory; and
- aligns with the policies in The Quarters Downtown Area Redevelopment Plan.

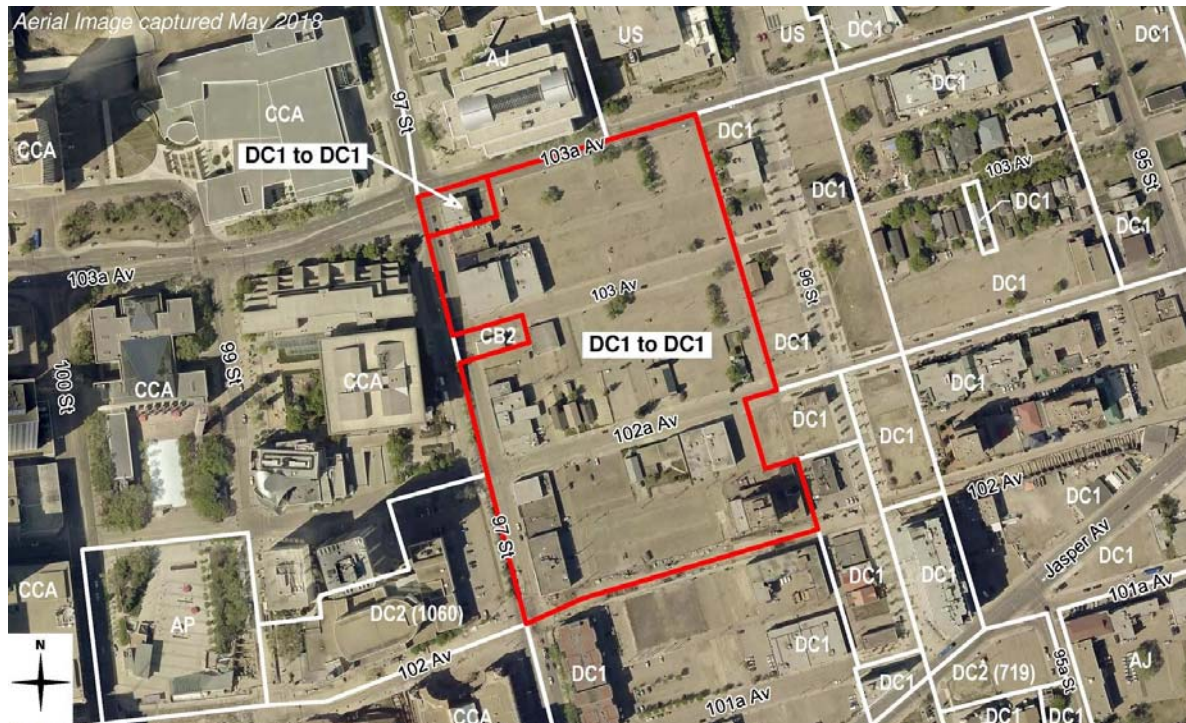
THE APPLICATION

CHARTER BYLAW 19051 proposes to amend the Zoning Bylaw from (DC1) Direct Development Control Provision to (DC1) Direct Development Control Provision. The rezoning is required following the designation of the Stovel Block as a Municipal Historic Resource. The proposed provision would allow for the restoration and redevelopment of the building, while allowing for a range of commercial and residential uses.

No changes are proposed for the existing DC1 for the surrounding area between 102 and 103a Avenues, and between 96 and 97 Streets, other than to remove the subject site from the area of application and update the list of uses to align with the current Zoning Bylaw.

SITE AND SURROUNDING AREA

The site is located on a prominent corner surrounded by large institutional buildings. The existing building on the site has both a two and a three storey portion, with vacant commercial space on the ground level and apartment units above. To the east is a large surface parking lot.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(DC1) Direct Development Control Provision	Stovel Block (apartment building with vacant ground floor commercial)

CONTEXT		
North	(AJ) Alternative Jurisdiction Zone (CCA) Core Commercial Arts Zone	John E. Brownlee Building Royal Alberta Museum
East	(DC1) Direct Development Control Provision	Surface parking lot
South	(DC1) Direct Development Control Provision	One to four storey commercial buildings (Uncle Ed's Pawn Store, Edmonton Downtown Farmers Market)
West	(CCA) Core Commercial Arts Zone	Provincial Law Courts



VIEW FROM WEST



VIEW FROM NORTH

PLANNING ANALYSIS

LAND USE COMPATIBILITY

The proposed rezoning allows for the preservation and restoration of the existing mixed use building. It is compatible with the surrounding development which is mostly commercial. The DC1 includes provisions to allow and encourage the restoration of the mixed use building, while maintaining the key heritage features.

PLANS IN EFFECT

This application aligns with the policies of The Quarters Downtown Area Redevelopment Plan, which supports the protection and maintenance of heritage buildings while encouraging mixed use development with active retail frontages. The proposed redevelopment will assist in protecting and refurbishing a designated heritage asset, and will assist in adding pedestrian oriented vibrancy to this prominent street corner.

HERITAGE

The Stovel Block is designated as a Municipal Historic Resource with Bylaw 18979. The designation requires the rehabilitation of the historic facades of the building. Built in the Edwardian style, the existing masonry cladding on the west, north and east facades will be fully rehabilitated. The original style of the parapet and cornice, which have been altered, will be reconstructed, including the original curved sign band on the west elevation. The building storefronts will be restored to original condition, and all of the windows will be replaced with

historically-accurate wood windows. Extensive structural repairs will also be undertaken as part of the rehabilitation work.

TECHNICAL REVIEW

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

PUBLIC ENGAGEMENT

ADVANCE NOTICE July 24, 2019	<ul style="list-style-type: none">• Number of recipients: 13• No responses received
PUBLIC MEETING	<ul style="list-style-type: none">• Not held

CONCLUSION

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

APPENDICES

- 1 Application Summary

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Charter Bylaw:	19051
Location:	Southeast corner of 103a Avenue NW and 97 Street NW and generally between 102 and 103a Avenues and 96 and 97 Streets
Addresses:	10327 97 Street NW Multiple - Refer to Schedule B
Legal Descriptions:	Lots 23&24, Block 10, Plan ND Multiple - Refer to Schedule B
Site Area:	614.5 m ²
Neighbourhood:	Boyle Street
Notified Community Organizations:	The Boyle Street Community League Downtown Edmonton Community League Downtown Business Improvement Area
Applicant:	Bennett Architect Inc.

PLANNING FRAMEWORK

Current Zone:	(DC1) Direct Development Control Provision
Proposed Zone:	(DC1) Direct Development Control Provision
Plan in Effect:	The Quarters Downtown Area Redevelopment Plan
Historic Status:	Designated Municipal Historic Resource, Bylaw 18979

Written By:	Heather Vander Hoek
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination