



# ADMINISTRATION REPORT REZONING, PLAN AMENDMENT Westmount

## 10822 - 123 STREET NW

To allow for the protection and recognition of the Walton L. Smith Residence as a municipal historic resource.



## RECOMMENDATION AND JUSTIFICATION

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

- It allows for a designated Municipal Historic Resource to be recognized and protected within the Edmonton Zoning Bylaw; and
- It retains the existing single-detached house while allowing for low-intensity and compatible residential uses within the building.

## THE APPLICATION

1. BYLAW 19476 to amend the West Ingle Area Redevelopment Plan (ARP) to designate the property on the Architectural Heritage Area map.
2. CHARTER BYLAW 19477 to amend the Zoning Bylaw to (DC1) Direct Development Control Provision.

BYLAW 19476 would amend Map 3 Architectural Heritage Area in the West Ingle ARP, to indicate this site as "DC1 for Designated Municipal Historic Resource". CHARTER BYLAW 19477 would change the zoning of the site from the (RF3) Small Scale Infill Development Zone, to a DC1 Provision specific to this site, which reflects the Municipal Historic Resource designation, Bylaw 18790.

## SITE AND SURROUNDING AREA

The 597 m<sup>2</sup> site is located centrally between 108 Avenue NW and 109 Avenue NW on the west side of 123 Street NW. Surrounding residential properties fronting 123 Street are zoned RF3 with a mix of single detached housing built in varying decades including a few other heritage homes built between 1912-1925. The Smith Residence built in 1914, lies on the eastern portion of the property while a recently built garden suite is found on the western portion of the parcel abutting the rear lane; the rear lane serves residents west of 123 Street and shared with adjacent commercial properties along the east side of 124 Street. The St-George's Greek Orthodox Church is found directly west across the lane from the subject property.



AERIAL VIEW OF APPLICATION AREA

	<b>EXISTING ZONING</b>	<b>CURRENT USE</b>
<b>SUBJECT SITE</b>	(RF3) Small Scale Infill Development Zone	Single Detached House (W.L Smith Residence)
<b>CONTEXT</b>		
North	(RF3) Small Scale Infill Development Zone	Single Detached House
East	(RF3) Small Scale Infill Development Zone	Single Detached House
South	(RF3) Small Scale Infill Development Zone	Single Detached House
West	(CB1) Low Intensity Business Zone	Religious Assembly



VIEW OF THE SITE FACING WEST FROM 123 STREET NW



VIEW OF THE SITE FROM REAR LANE LOOKING  
SOUTHEAST



REAR LANE FACING NORTH

## PLANNING ANALYSIS

### LAND USE COMPATIBILITY

The proposed rezoning is compatible with the surrounding land uses as the site is located in an area comprising predominantly with low density, single detached housing. The proposed rezoning is the result of designation of the building and site as a Municipal Historic Resource through Bylaw 18790, where preservation of certain historical elements are required rather than simply encouraged. The proposed DC1 Provision allows for a selection of residential uses which could be accommodated in the single-detached house and garden suite, while allowing reasonable options for continued use of the property. This approach is regularly used for DC1 Provisions for historic properties to ensure they remain occupied and viable properties, in order to keep the property in good care and repair.

### PLANS IN EFFECT

#### West Ingle Area Redevelopment Plan (ARP)

The ARP directs this portion of the neighbourhood to be zoned under a DC1 provision, ensuring appropriate development regulations support and maintain the historical character of the Westmount area. The ARP speaks to the district being based on the RF3 regulations but with additional development criteria and accompanying voluntary Architectural Guidelines, and intended to preserve the Area's unique historical streetscape and architectural features. By applying this DC1 specific to preserving the Smith Residence, the policy intent of the ARP for this area is met. A change to Map 3 - Architectural Heritage Area is required, to indicate this property as "DC1 for Designated Municipal Historic Resource".

### HERITAGE

The 1914 two-storey Smith Residence is significant for its Arts and Crafts influences, in particular, Craftsman style elements. The Craftsman design style first appeared in the last years of the 19th century and remained popular until the 1930s. The residence was first occupied in 1915 by Sidney T. Lawrie, who lived at the residence until 1918 followed by J.S. McCutcheon during a short period in 1919, a representative of Chevrolet Motor Company. The residence

was later occupied by Walton L. Smith from 1921 until his death on September 28, 1964. Smith was a teacher at various Edmonton Public Schools and retired in 1955 as the principal of Westglen High School.

On June 18, 2019, Bylaw 18790 was passed by City Council, which protected the house as a Designated Municipal Historic Resource, with the consent of the property owners. A signed agreement regulates specific historic features of the building and allows non-regulated portions of the building to be rehabilitated, altered, repaired or otherwise permanently affected in any manner provided that such rehabilitation, alteration, or repair does not impact on the regulated historic features of the building.

Heritage Planning supports the proposed Bylaws.

## TECHNICAL REVIEW

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

## PUBLIC ENGAGEMENT

<b>ADVANCE NOTICE</b> August 18, 2020	<ul style="list-style-type: none"><li>• Number of recipients: 31</li><li>• One response received in general support for this application and to request for additional information.</li></ul>
<b>PUBLIC ENGAGEMENT SESSION</b>	<ul style="list-style-type: none"><li>• Not held</li></ul>
<b>WEBPAGE</b>	<ul style="list-style-type: none"><li>• <a href="https://www.edmonton.ca/residential_neighbourhoods/neighbourhoods/westmount-planning-applications.aspx">https://www.edmonton.ca/residential_neighbourhoods/neighbourhoods/westmount-planning-applications.aspx</a></li></ul>

## CONCLUSION

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

## APPENDICES

- 1 Application Summary