



CITY PLANNING REPORT REZONING, PLAN AMENDMENT WESTMOUNT

12526 - 109A AVENUE

To allow for the protection and recognition of the Griffith Residence as a designated municipal historic resource.



RECOMMENDATION AND JUSTIFICATION

City Planning is in **SUPPORT** of this application because:

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

THE APPLICATION

1. BYLAW 18831 to amend the West Ingle Area Redevelopment Plan (ARP) to designate the property on the Architectural Heritage Area map.
2. CHARTER BYLAW 18832 to amend the Zoning Bylaw to (DC1) Direct Development Control Provision.

BYLAW 18831 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 18832 would change the zoning of the site from the Westmount Historic Architectural Area DC1 provision , to a DC1 provision specific to this site, which reflects the Municipal Historic Resource designation, Bylaw 18747.

SITE AND SURROUNDING AREA



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(DC1) Direct Development Control Provision	Single Detached House
CONTEXT		
North	(DC1) Direct Development Control Provision	Single Detached House
East	(DC1) Direct Development Control Provision	Single Detached House
South	(DC1) Direct Development Control Provision	Single Detached House
West	(DC1) Direct Development Control Provision	Single Detached House



VIEW OF THE SITE FACING NORTH



ANOTHER VIEW OF THE SITE FACING NORTH

PLANNING ANALYSIS

LAND USE COMPATIBILITY

The intent of this DC1 Provision is to maintain the single-detached house on site in its current form and as required under designating Bylaw 18747. The proposed DC1 allows for a selection of residential uses which could be accommodated in the single-detached house, 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.

As the built form will not change, the property remains compatible with the adjacent properties, which are all of similar scale and were built in a similar time period. The small set of residential uses which the zone would allow for are low-intensity and suitable for a single-detached house in a residential neighbourhood.

PLANS IN EFFECT

West Ingle Area Redevelopment Plan (ARP)

The ARP directs this area of the neighbourhood to be zoned under a DC1 provision, ensuring appropriate development regulations support and maintain the Westmount Architectural Heritage Area. The ARP speaks to the District being based on the RF1 Regulations but with additional Development Criteria and accompanying voluntary Architectural Guidelines, as written and developed by residents of the Area, intended to preserve the Area's unique historical

streetscape and architectural features. By applying this DC1 specific to preserving the Griffith 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

Bylaw 18747 was passed on August 21, 2018, which protected the house (known as the Griffith Residence) as a Designated Municipal Historic Resource, with the consent of the property owners. Subsequent to this Bylaw, the City concluded an agreement with the owner to provide a grant up to \$75,000 towards total repairs and rehabilitation of the property estimated at \$200,000. This work must be concluded by the end of 2021.

The 1924 Griffith 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 one-storey residence was first occupied in 1924 by James B. Griffith, who lived at the residence until 1928. Griffith was a sales manager at Esdale Press before working as an accountant at Capital City Printers, and the Louis F. Dow Company Ltd.

TECHNICAL REVIEW

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

PUBLIC ENGAGEMENT

ADVANCE NOTICE February 21, 2019	<ul style="list-style-type: none">• Number of recipients: 33• No responses received
PUBLIC MEETING	<ul style="list-style-type: none">• Not held
WEBPAGE	<ul style="list-style-type: none">• edmonton.ca/Westmount

CONCLUSION

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

APPENDICES

- 1 Application Summary

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning, Plan Amendment
Bylaw, Charter Bylaw:	18831, 18832
Date of Application Acceptance	February 13, 2019
Location:	North of 109A Avenue NW and east of 126 Street NW
Address:	12526 - 109A Avenue NW
Legal Description:	Lot B, Plan 1697CL
Site Area:	417 m ²
Neighbourhood:	Westmount
Notified Community Organization:	Westmount Community League
Applicant:	Siqi Lai

PLANNING FRAMEWORK

Current Zone:	(DC1) Direct Development Control Provision for Westmount Architectural Heritage Area
Proposed Zone:	(DC1) Direct Development Control Provision
Plan in Effect:	West Ingle Area Redevelopment Plan
Historic Status:	Designated Municipal Historic Resource under Bylaw 18474

Written By:
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