



## CITY PLANNING REPORT **REZONING, PLAN AMENDMENT** HIGHLANDS

### **11231 - 65 Street NW**

To allow for the preservation of the historically designated Alex Cormack Residence.



### **RECOMMENDATION AND JUSTIFICATION**

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

- encourages the continued occupation and preservation of a municipally designated historic building; and
- is sensitive and compatible with the surrounding neighbourhood.

## THE APPLICATION

1. RESOLUTION to amend the Highlands Neighbourhood Planning Study to update "Map 7 - Highlands Proposed Land Use Districts" to reflect the associated proposed rezoning.
2. CHARTER BYLAW 18712 to amend the Zoning Bylaw from (RF1) Single Detached Residential Zone to (DC1) Direct Development Control Provision to allow for the continued use of the historic Alex Cormack Residence for residential uses.

## SURROUNDING AREA

This 410 m<sup>2</sup> site is located south of 113 Avenue NW and east of 65 Street NW in the Highlands community and is surrounded by properties zoned (RF1) Single Detached Residential Zone.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
<b>SUBJECT SITE</b>	(RF1) Single Detached Residential Zone	The Alex Cormack Residence
<b>CONTEXT</b>		
North	• (RF1) Single Detached Residential Zone	• Single detached homes
East	• (RF1) Single Detached Residential Zone	• Single detached homes
South	• (RF1) Single Detached Residential Zone	• Single detached homes
West	• (RF1) Single Detached Residential Zone	• Single detached homes





VIEW LOOKING SOUTH ON 65 STREET NW

## PLANNING ANALYSIS

### HERITAGE

The Alex Cormack Residence is a one and one-half storey wood clapboard house that was built in 1923. Located on a residential street, it occupies a single city lot in today's Highlands residential neighbourhood.

This residence is associated with the historic settlement and residential development in what was originally the community of Bellevue. Alex Cormack, a wood-worker for Canadian National settled in this community during a period when numerous post-World War One infills were being built.

On April 29, 2014, City Council approved Bylaw 16677 to designate the Alex Cormack Residence as a municipal historic resource. Heritage Planning has worked closely with the land owner to ensure preservation of the building complies with the historic designation and conforms with the proposed zoning found within this application.



VIEW OF THE ALEX CORMACK RESIDENCE  
FROM THE NORTH ON 65 STREET NW



VIEW OF THE ALEX CORMACK RESIDENCE  
FROM THE SOUTH ON 65 STREET NW

## LAND USE COMPATIBILITY

The proposed rezoning would allow for the preservation and continued use of the historic Alex Cormack Residence primarily residential uses. The Alex Cormack Residence conforms with the general intent of the (RF1) Single Detached Residential Zone and Mature Neighbourhood Overlay and the proposed DC1 Provision reflects the current allowable uses and development regulations including a minor or major home-based business.

## PLANS IN EFFECT

This application conforms to the Highlands Neighbourhood Planning Study which makes recommendations to the City to protect existing historical buildings and resources. While this application is supported by the plan, an amendment is required for the purpose of updating land use maps found within the plan.

## TECHNICAL REVIEW

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

## PUBLIC ENGAGEMENT

<b>ADVANCE NOTICE</b> June 8, 2017	<ul style="list-style-type: none"><li>• Number of recipients: 49</li><li>• Number of responses: 1<ul style="list-style-type: none"><li>◦ Inquiry pertaining to existing home-based business</li><li>◦ No concerns were received in regard to rezoning</li></ul></li></ul>
<b>WEBPAGE</b>	<a href="http://edmonton.ca/highlands">edmonton.ca/highlands</a>

## CONCLUSION

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

## APPENDICES

- 1 Application Summary

## APPLICATION SUMMARY

### INFORMATION

Application Type:	Plan Amendment & Rezoning
Bylaw(s)/Charter Bylaw(s):	Charter Bylaw 18712, Resolution
Location:	South of 113 Avenue NW and east of 65 Street NW
Address:	11231 65 Street NW
Legal Description:	Lot 10, Block 24, Plan 600U
Site Area:	410 m <sup>2</sup>
Neighbourhood:	Highlands
Ward - Councillor:	7 - Tony Caterina
Notified Community Organization:	Highlands and District Community League
Applicant:	Kelly Rota

### PLANNING FRAMEWORK

Current Zone and Overlay:	(RF1) Single Detached Residential Zone
Proposed Zone and Overlay:	(DC1) Direct Development Control Provision
Plan in Effect:	Highlands Neighbourhood Planning Study
Historic Status:	Municipally Designated Historic Resource (Bylaw 16677)

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