

Charter Bylaw 20181

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 3487

WHEREAS Lot 1, Block 1, Plan 2220875; located at 11760 - 109 Street NW, Blatchford Area, Edmonton, Alberta, is specified on the Zoning Map as (DC1) Direct Development Control Provision; and

WHEREAS an application was made to rezone the above described property to (DC1) Direct Development Control Provision;

NOW THEREFORE after due compliance with the relevant provisions of the Municipal Government Act RSA 2000, ch. M-26, as amended, the Municipal Council of the City of Edmonton duly assembled enacts as follows:

1. The Zoning Map, being Part III to Bylaw 12800 The Edmonton Zoning Bylaw is hereby amended by rezoning the lands legally described as Lot 1, Block 1, Plan 2220875; located at 11760 - 109 Street NW, Blatchford Area, Edmonton, Alberta, which lands are shown on the sketch plan annexed hereto as Schedule "A", from (DC1) Direct Development Control Provision to (DC1) Direct Development Control Provision.
2. The uses and regulations of the aforementioned DC1 Provision are attached as Schedule "B".

3. The sketch plan attached as Schedule "A" and the uses and regulations of the DC1 Provision shown on Schedule "B" attached are hereby incorporated into the Zoning Bylaw, being Part IV to Bylaw 12800, The Edmonton Zoning Bylaw.

READ a first time this	16th day of August	, A. D. 2022;
READ a second time this	16th day of August	, A. D. 2022;
READ a third time this	16th day of August	, A. D. 2022;
SIGNED and PASSED this	16th day of August	, A. D. 2022.

THE CITY OF EDMONTON

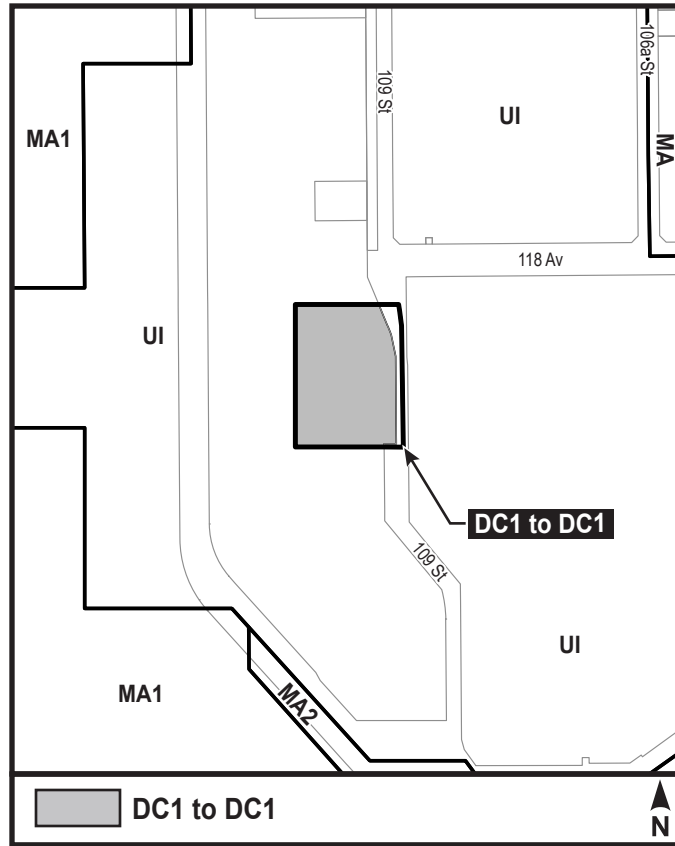


MAYOR



CITY CLERK

CHARTER BYLAW 20181



(DC1) DIRECT DEVELOPMENT CONTROL PROVISION**1. General Purpose**

To allow for the adaptive reuse of the historic Hangar 11 building as a mixed-use building, including alterations to the building's interior and exterior.

2. Area of Application

This Provision shall apply to Lot 1, Block 1, Plan 2220875, as shown on Schedule "A" appended to the Charter Bylaw adopting this Provision, Blatchford Area.

3. Uses

1. Bars and Neighbourhood Pubs
2. Breweries, Wineries and Distilleries
3. Business Support Services
4. Child Care Services
5. Convenience Retail Stores
6. Creation and Production Establishments
7. Exhibition and Convention Facilities
8. General Retail Stores
9. Health Services
10. Indoor Participant Recreation Services
11. Live Work Unit
12. Market
13. Media Studios
14. Multi-unit Housing
15. Personal Service Shops
16. Professional, Financial & Office Support Services
17. Public Libraries and Cultural Exhibits
18. Residential Sales Centre
19. Restaurants
20. Secondhand Stores
21. Spectator Entertainment Establishments
22. Special Event
23. Specialty Food Services
24. Supportive Housing
25. Urban Gardens
26. Vehicle Parking
27. Fascia On-premises Signs
28. Projecting On-premises Signs

4. Development Regulations for Uses

1. Each Restaurant, Bar and Neighborhood Pub and Specialty Food Service Use shall be limited to a maximum of 240 m² of Public Space, excluding exterior patio/deck/terrace space which can be to a maximum of 50% of the interior Public Space.
2. The maximum floor area for Commercial Uses shall be 3,800 m².
3. Signs shall comply with the regulations found in Schedule 59H of the Zoning Bylaw.

5. Development Regulations For Site Layout and Built Form

1. The development shall be in general conformance with the attached appendices.
2. The maximum building Height shall be 16.0 m.
3. The maximum Floor Area Ratio shall be 2.0.
4. The maximum density shall be 316 Dwellings.
5. Minimum building Setbacks shall be as follows:
 - i. 12.0 m from the south Lot line; except for the easterly portion past the northern building envelope where the minimum setback shall be 9.0 m from the south Lot line;
 - ii. 45.0 m from the north Lot line; except for the Energy Transition Station and accessory buildings which shall be in the general location as shown on the Appendix 1 - Site Plan;
 - iii. 9.0 m from the west Lot line; except for the Energy Transition Station and accessory buildings which shall be in the general location as shown on the Appendix 1 - Site Plan; and
 - iv. 1.0 m from the east Lot line; except for the original brick chimney which can be located within this Setback area.

6. Development Regulations for Building Design and Features

1. Any new construction or exterior alterations meant to replace or support the ancillary wings on the west and east side of the Hangar building, in keeping with the Standards and Guidelines for the Conservation of Historic Places in Canada, to the satisfaction of the Development Officer, in consultation with the Heritage Officer, shall:
 - i. be of a complementary scale and design that reflects the historic massing and architecture of these structures; and
 - ii. be of a similar material that reflects the historic aesthetic of these structures. The use of vinyl siding shall be prohibited.
2. Notwithstanding regulation 6.1.ii of this Provision, the defining material for the original hangar door openings shall be curtain wall glazing.
3. Residential Uses shall have access at grade that is separate from the Commercial Uses.
4. All mechanical equipment, including surface level venting systems and transformers, shall be screened in a manner compatible with the architectural character of the building or be concealed by incorporating it within the building.
5. Notwithstanding Section 46, A minimum of 6m² per dwelling of Amenity Area shall be provided.

7. Development Regulations for Parking, Loading, Storage and Access

1. Vehicular access shall be provided from 109 Street NW.
2. Walkways for pedestrian circulation shall be a minimum 1.8 metres wide and provided in accordance with the following, to the satisfaction of the Development Officer in consultation with Subdivision and Development Coordination (Transportation):
 - i. A Walkway along the south side of the building shall be provided, connecting to 109 Street NW;
 - ii. A Walkway along the west side of the building shall be provided, connecting to the Blatchford Greenway located north of this site; and

- iii. A Walkway through the vehicle parking area shall be provided, connecting to the Blatchford Greenway located north of this site.
3. Waste collection areas shall be screened from view or enclosed within the building or located within an accessory building, to the satisfaction of the Development Officer, in consultation with Waste Management Services, Subdivision and Development Coordination (Transportation) and City Operations.
4. Alternative secure Bicycle Parking storage spacing dimensions may be utilized to the satisfaction of the Development Officer.

8. Development Regulations for Landscaping, Lighting and Signs

1. The required Landscape Plan submitted with a Development Permit application for new building construction shall be prepared by a Landscape Architect registered with the Alberta Association of Landscape Architects (AALA).
2. Landscaping shall be in general accordance with Section 55 of the Edmonton Zoning Bylaw, except that there shall be:
 - i. A minimum of 75 trees, 60% of which are Deciduous and 40% of which are Coniferous; and
 - ii. A minimum of 120 shrubs, 58% of which are Deciduous and 42% of which are Coniferous.
3. On-Site landscaping shall use plant materials that provide colour throughout the year to enhance the appearance of the development during the cold weather months.
4. A Comprehensive Sign Design Plan in accordance with the Provisions of Section 59.3 of the Zoning Bylaw shall be required to the satisfaction of the Development Officer in consultation with the Heritage Officer.
5. Signs erected on the historic Façades shall comply with the following regulations to the satisfaction of the Development Officer in consultation with the Heritage Officer:
 - i. May face any direction except west; and
 - ii. shall only be illuminated from an external source or individually backlit logogram or lettering. Internally lit signs or channel letters are not permitted.

6. Any outdoor decorative or security lighting shall be designed and finished in a manner consistent with the design and finishing of the development and shall be provided to ensure a well-lit and safe environment for pedestrians, to the satisfaction of the Development Officer in consultation with the Heritage Officer.

9. Heritage Regulations

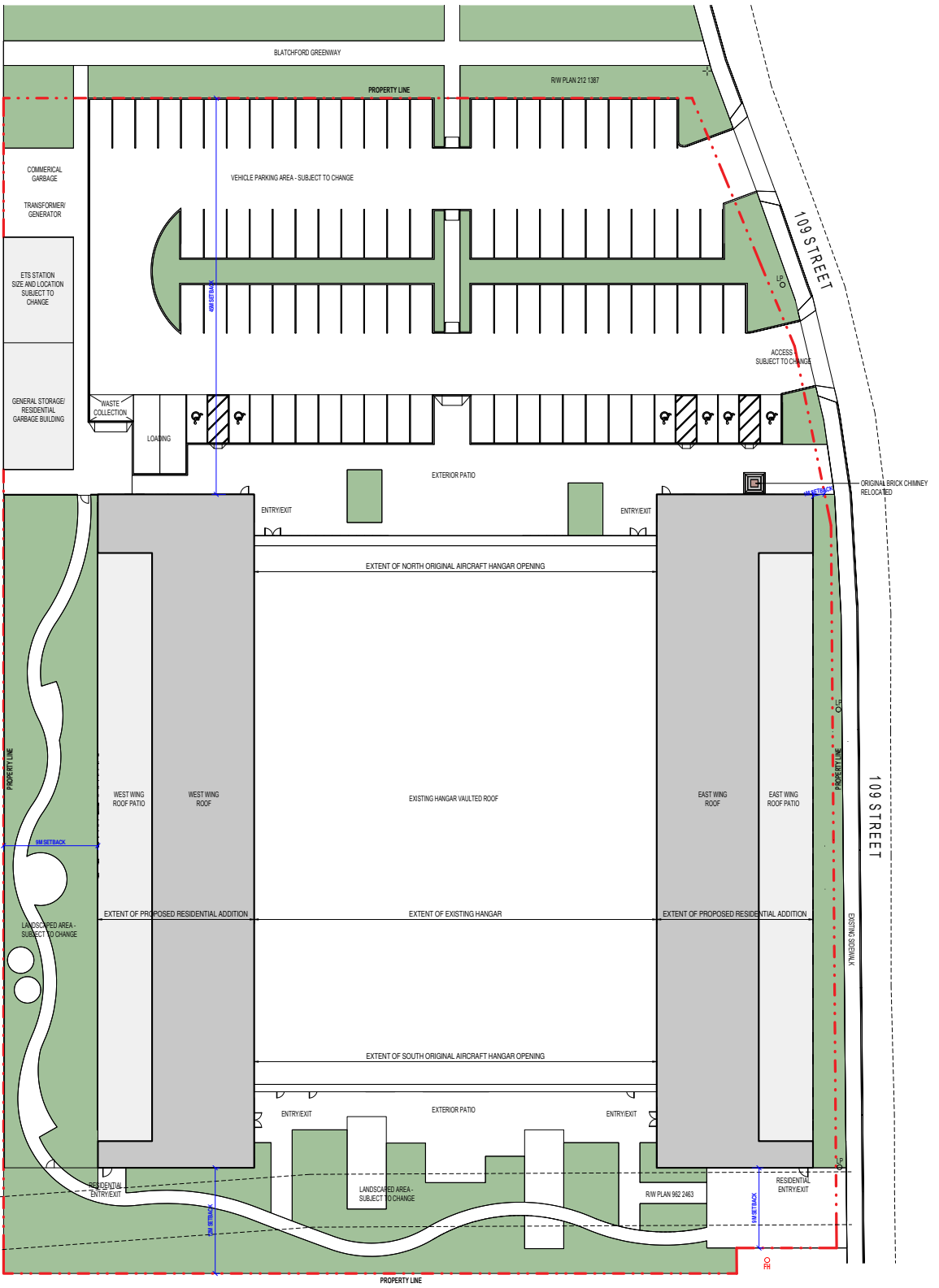
1. The Hangar 11 building and associated lands are a Designated Municipal Historic Resource. Exterior alterations and additions shall be sympathetic to and compatible with the historic Façades of the Hangar 11 building, to the satisfaction of the Development Officer in consultation with the Heritage Officer. The following standards and guidelines shall be applied when reviewing development applications for the Hangar 11 building:
 - i. The General Guidelines for Rehabilitation contained in the City of Edmonton Bylaw 20084, Bylaw to designate the Hangar 11 building a Municipal Historic Resource; and
 - ii. The Standards and Guidelines for the Conservation of Historic Places in Canada.

10. Heritage Preservation

1. Prior to the issuance of a Development Permit the owner must enter into an agreement with the City to contribute a minimum of \$395,570.00 that will be allocated for the preservation of the Hangar 11 Building, to the satisfaction of the Development Officer, in consultation with the Heritage Officer.

HANGAR 11

PN 20030 EDMONTON, AB



SITE PLAN - REZONING

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05/17/22

**HODGSON
SCHILF
EVANS
ARCHITECTS INC.**

1: Site-Resizing
1:20



