

Charter Bylaw 19837

A Bylaw to amend Bylaw 12800, as amended,  
The Edmonton Zoning Bylaw  
Amendment No. 3310

WHEREAS a portion of Lot 2, Block 6A, Plan 9220135; located at 101 - Airport Road NW, Blatchford, Edmonton, Alberta, is specified on the Zoning Map as (MA2) Municipal Airport Business Industrial Zone; 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:

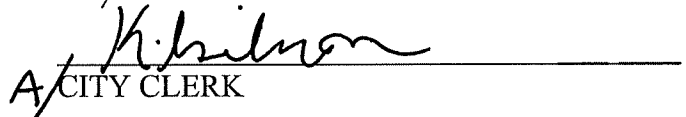
1. The Zoning Map, being Part III to Bylaw 12800 The Edmonton Zoning Bylaw is hereby amended by rezoning the lands legally described as a portion of Lot 2, Block 6A, Plan 9220135; located at 101 - Airport Road NW, Blatchford, Edmonton, Alberta, which lands are shown on the sketch plan annexed hereto as Schedule "A", from (MA2) Municipal Airport Business Industrial Zone to (DC1) Direct Development Control Provision.
2. The uses and regulations of the aforementioned DC1 Provision are annexed hereto as Schedule "B".

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

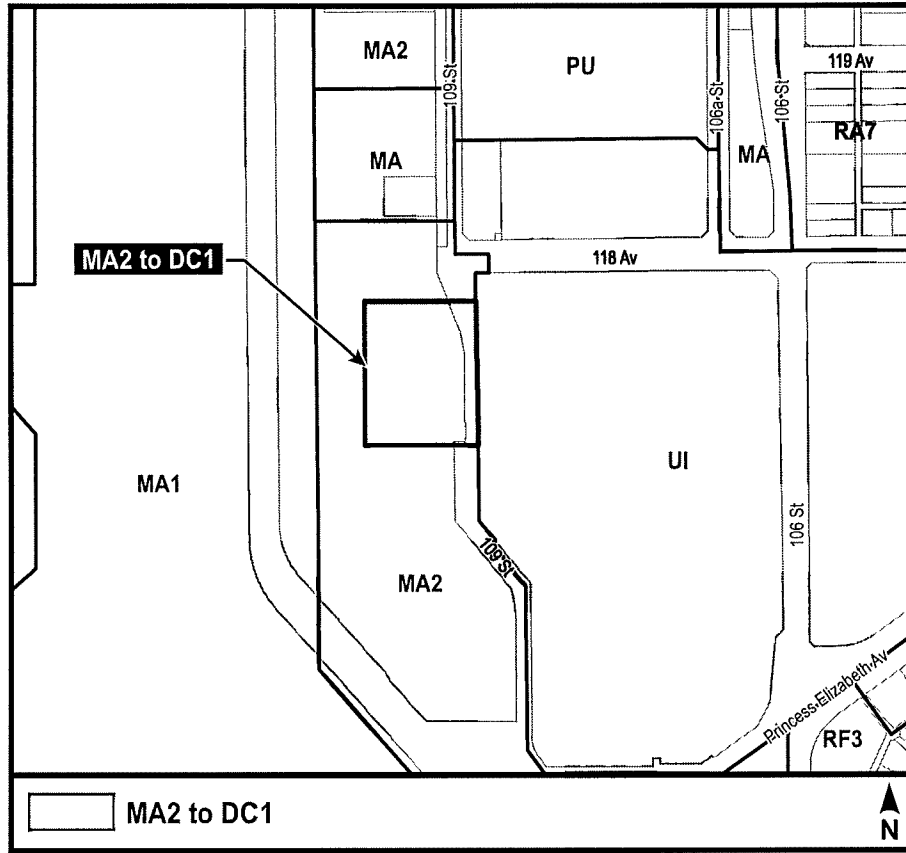
READ a first time this	8th day of September	, A. D. 2021;
READ a second time this	8th day of September	, A. D. 2021;
READ a third time this	8th day of September	, A. D. 2021;
SIGNED and PASSED this	8th day of September	, A. D. 2021.

THE CITY OF EDMONTON

  
MAYOR

  
A/ CITY CLERK

CHARTER BYLAW 19837



**(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 2, Block 6A, Plan 9220135, as shown on Schedule "A" appended to the Charter Bylaw adopting this Provision, Blatchford.

**3. Uses**

1. Bars and Neighbourhood Pubs
2. Breweries, Wineries and Distilleries
3. Business Support Services
4. Convenience Retail Stores
5. Creation and Production Establishments
6. General Retail Stores
7. Health Services
8. Live Work Unit
9. Market
10. Media Studios
11. Multi-unit Housing
12. Personal Service Shops
13. Professional, Financial & Office Support Services
14. Public Libraries and Cultural Exhibits
15. Residential Sales Centre
16. Restaurants
17. Secondhand Stores
18. Spectator Entertainment Establishments
19. Special Event
20. Specialty Food Services
21. Supportive Housing
22. Urban Gardens
23. Vehicle Parking
24. Fascia On-premises Signs
25. 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 m<sup>2</sup> 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 m<sup>2</sup>.
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 260 Dwellings.
5. Minimum building Setbacks shall be as follows:
  - i. 12.0 m from the south Lot line; except for the easterly portion 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 which shall be in the general location as shown on the Appendix 1 - Site Plan;
  - iii. 9.0 m from the west Lot line; and
  - iv. 4.0 m from the east Lot line; except for the original brick chimney which is to 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.

## **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, to the satisfaction of the Development Officer, in consultation with Waste Management Services, Subdivision and Development Coordination (Transportation) and City Operations.

## **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. 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.
- 3. 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.
- 4. 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.
- 5. 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.

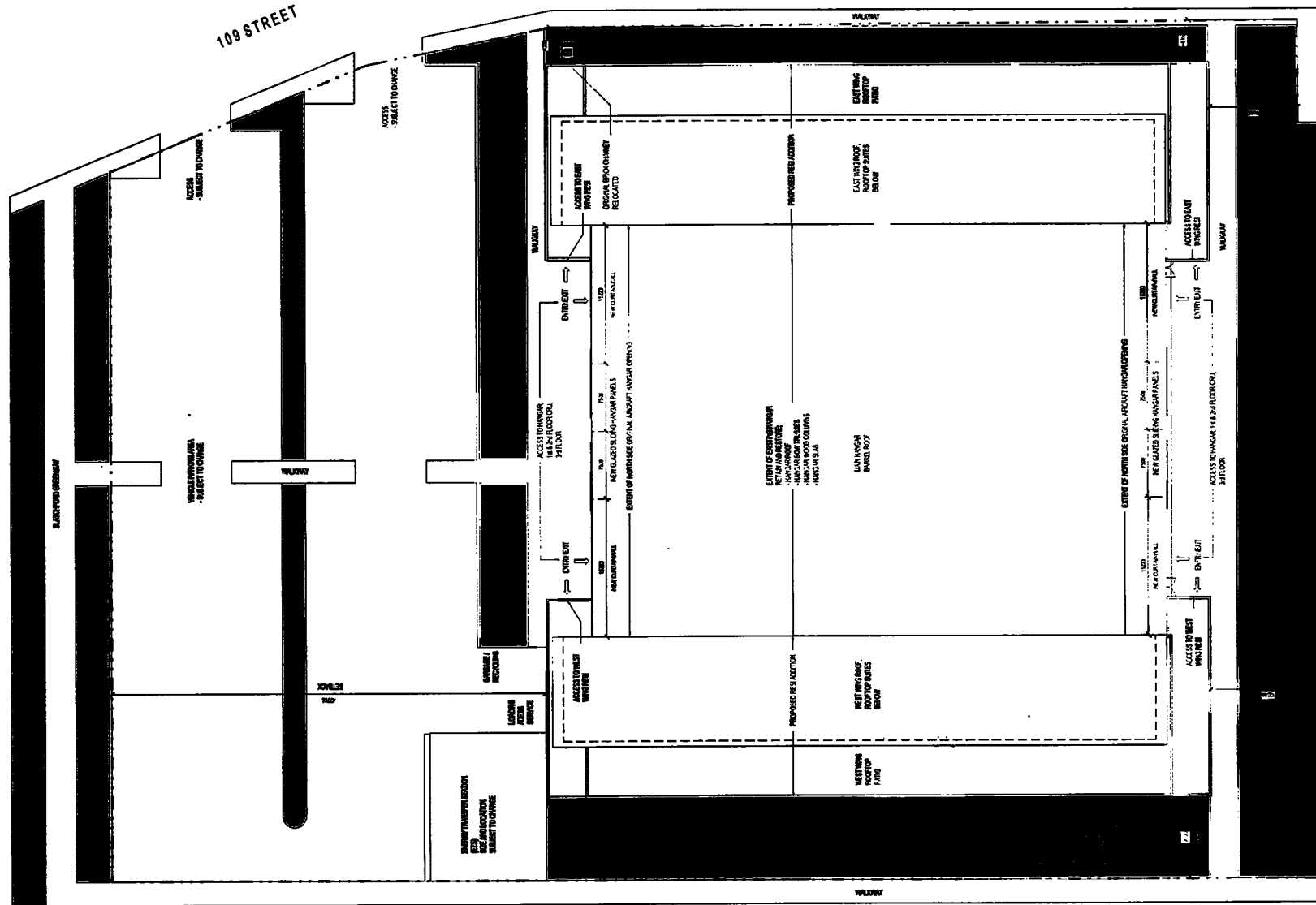
## **9. Heritage Regulations**

1. 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 *Standards and Guidelines for the Conservation of Historic Places in Canada* and any requirements identified under a future Designation Bylaw and Rehabilitation Incentive and Maintenance Agreement shall be applied when reviewing Development Permit applications for the Hangar 11 building.

## **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 and designation of the Hangar 11 Building, to the satisfaction of the Development Officer, in consultation with the Heritage Officer.





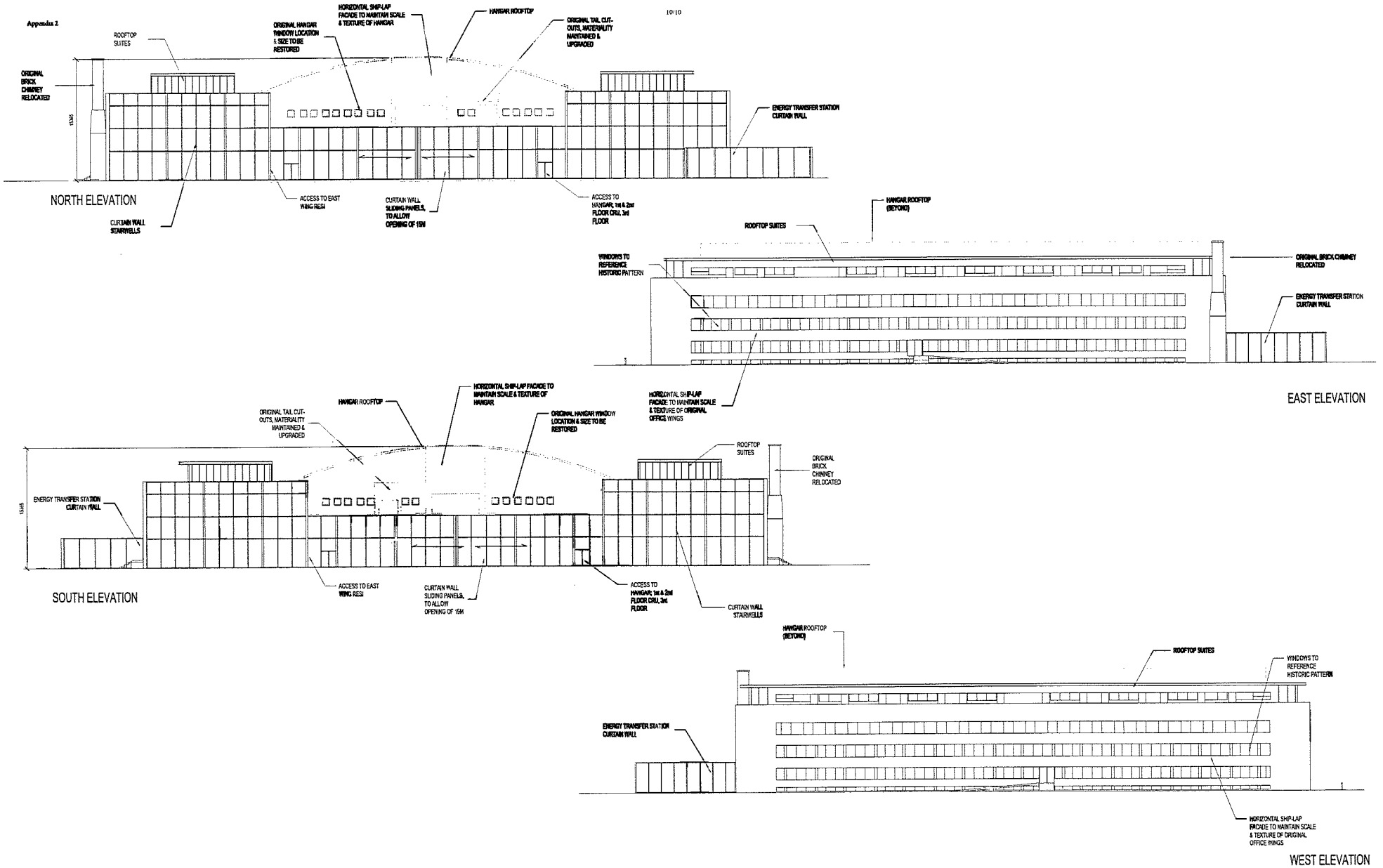
HANGAR 11 - REZONING  
 SITE PLAN  
 11760 - 109 Street

**HODGSON  
 SCHILF  
 EVANS  
 ARCHITECTS INC.**

Suite 200-12420 104 Avenue,  
 Edmonton, AB T5N 3Z9  
 TEL: 780.482.1157  
 FAX: 780.482.1173  
 hsea.ca

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 20030

Appendix 2



**HANGAR 11 - REZONING ELEVATIONS**  
11760 - 109 Street

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