

Charter Bylaw 19837

To allow for the adaptive reuse of the historic Hangar 11 building as a mixed use building, Blatchford Area

Purpose

Rezoning from MA2 to DC1; located at 101 - Airport Road NW.

Readings

Charter Bylaw 19837 is ready for three readings after the public hearing has been held. If Council wishes to give three readings during a single meeting, Council must unanimously agree “That Charter Bylaw 19837 be considered for third reading.”

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on August 20 and August 28, 2021. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

This land use amendment application was submitted by The City of Edmonton on June 22, 2021, on behalf of the landowner, The City of Edmonton. This application proposes to change the zoning of a portion of the subject site from (MA2) Municipal Airport Business Industrial Zone to (DC1) Direct Development Control Provision to allow for:

- a mixed-use development with residential and commercial uses (ground floor) in the same building;
- a maximum building height of 16 metres (an increase from the current maximum of 14 metres); and
- a maximum density of 260 dwellings.

This proposal supports the policies of The City Plan (MDP) by aligning with the goals and policies to accommodate all future growth for an additional 1.25 million population within Edmonton’s existing boundaries.

The proposed rezoning is in conformance with the City Centre Area Redevelopment Plan by allowing for the repurposing and designation of a historic hangar building.

As a condition of sale between the developer and the City of Edmonton, the building is to be designated as a Municipal Historic Resource and rehabilitated in conformance with *City Policy C450B: Policy to Encourage the Designation and Rehabilitation of Municipal Historic Resources in Edmonton and the Standards and Guidelines for the Conservation of Historic Places in Canada*.

All comments from civic departments or utility agencies regarding this proposal have been addressed.

Public Engagement

Advance Notice was sent to surrounding property owners and the Calder, Lauderdale, Prince Charles, Prince Rupert, Spruce Avenue, Prince Charles and The Westwood Community Leagues on June 29, 2021. One response was received and is summarized in the attached report.

Attachments

1. Charter Bylaw 19837
2. Administration Report