

## CHARTER BYLAW 20181

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

#### Purpose

Rezoning from DC1 to DC1; located at 11760 - 109 Street Street NW.

#### Readings

Charter Bylaw 20181 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 20181 be considered for third reading.”

#### Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on July 29, 2022 and August 6, 2022. The Charter Bylaw can be passed following third reading.

#### Position of Administration

Administration supports this proposed Charter Bylaw.

#### Report

Charter Bylaw 20181 will amend the Zoning Bylaw, as it applies to the subject site, from (DC1) Direct Development Control Provision to (DC1) Direct Development Control Provision to allow for the adaptive reuse of the historic Hangar building, to a mixed use development. The proposed DC1 will revise the development regulations to facilitate refined design opportunities while maintaining the key heritage features and are summarized below:

- Increase the maximum number of dwellings from 260 dwellings to 316 dwellings;
- Add Child Care Services, Exhibition and Convention Facilities and Indoor Participant Recreation Services to the list of Uses;
- Decrease the east lot line setback from 4.0 m to 1.0 m;
- Reduce the amount of amenity space per dwelling required from 7.5m<sup>2</sup> to 6m<sup>2</sup>; and
- Revise the ratio of required trees and shrubs

This application was accepted on March 31, 2022, from Architecture (Tim Antoniuk) T3 Development LP by its General Partner T3 Development Inc.

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The proposed rezoning is in conformance with the City Centre Area Redevelopment Plan (ARP) by allowing for the repurposing, preservation and restoration of a Designated Municipal Historic Resource and allowing for refined design opportunities for its redevelopment.

This proposal aligns with The City Plan goals and policies to accommodate all future growth for an additional 1.25 million population within Edmonton's existing boundaries. The site falls within the 118 Avenue District Planning Area which identifies it as a Mobility Hub, and an Institutional/Employment Centre.

A previous rezoning application, Charter Bylaw 19837, went to City Council Public Hearing on September 8, 2021, and received three readings to allow for the adaptive reuse of the historic Hangar 11 building as a mixed use building. Changes to the current (DC1.19837) Direct Development Control Provision are required to facilitate refined design opportunities.

### **Community Insights**

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 April 12, 2022. No responses were received.

### **Attachments**

1. Charter Bylaw 20181
2. Administration Report