

Bylaw 21176

A Bylaw to amend Charter Bylaw 20001, as amended,
The Edmonton Zoning Bylaw
Amendment No. 242

WHEREAS Plan F Lot 6, and a portion of Lot 7; located at 10049 - Jasper Avenue NW, Downtown, Edmonton, Alberta, are specified on the Zoning Map as Direct Control Zone (DC1.11229) and Core Commercial Arts Zone (CCA); and

WHEREAS an application was made to rezone the above described properties to Direct Control Zone (DC);

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 1.20 to Charter Bylaw 20001 The Edmonton Zoning Bylaw is hereby amended by rezoning the lands legally described as Plan F Lot 6, and a portion of Lot 7; located at 10049 - Jasper Avenue NW, Downtown, Edmonton, Alberta, which lands are shown on the sketch plan attached as Schedule "A", from Direct Control Zone (DC1.11229) and Core Commercial Arts Zone (CCA) to Direct Control Zone (DC).
2. The uses and regulations of the aforementioned DC Zone are annexed hereto as Schedule "B".

3. The sketch plan annexed hereto as Schedule "A" and the uses and regulations of the DC Zone shown on Schedule "B" annexed hereto are hereby incorporated into the Zoning Bylaw, being Part 4 to Charter Bylaw 20001, The Edmonton Zoning Bylaw.

READ a first time this	day of	, A. D. 2025;
READ a second time this	day of	, A. D. 2025;
READ a third time this	day of	, A. D. 2025;
SIGNED and PASSED this	day of	, A. D. 2025.

THE CITY OF EDMONTON

MAYOR

CITY CLERK

BYLAW 21176



DC1.11229 & CCA to DC



DIRECT CONTROL ZONE (DC)**1. Purpose**

- 1.1 To accommodate a mixture of uses and the continued preservation and viability of the Union Bank Building, a designated Municipal Historic Resource, including a contemporary addition that is sympathetic to the historic character of the Union Bank Building.

2. Area of Application

- 2.1 This zone applies to Lot 6 and the Most Westerly 6.10 m of Lot 7, Plan F, located on the south side of Jasper Avenue NW and west of 100 Street, as shown in Schedule “A” of the Bylaw adopting this zone, Downtown.
- 2.2 The site includes the Historical Union Bank Building, a contemporary addition to the south, and a north-south pedestrian connection between Jasper Avenue and the McDougall Hill Lookout.

3. Uses**Residential Uses**

- 3.1 Residential, limited to:
- 3.1.1 Multi-unit Housing
 - 3.1.2 Supportive Housing

Commercial Uses

- 3.2 Bar
- 3.3 Food and Drink Service
- 3.4 Indoor Sales and Service
- 3.5 Hotel
- 3.6 Major Indoor Entertainment
- 3.7 Minor Indoor Entertainment
- 3.8 Office

Community Uses

- 3.9 Child Care Service
- 3.10 Community Service
- 3.11 Library
- 3.12 School
- 3.13 Special Event

Sign Uses

- 3.14 Fascia Sign
- 3.15 Projecting Sign
- 3.16 Wall Sign

4. Additional Regulations for Specific Uses

- 4.1 Signs must comply with Section 6.90 of the Zoning Bylaw.
- 4.2 A Comprehensive Sign Design Plan in accordance with Section 6.90.3 of the Zoning Bylaw is required.

5. Site and Building Regulations

- 5.1 The development must be in general conformance with the attached Appendix 1.
- 5.2 The maximum Floor Area Ratio is 4.0.
- 5.3 A minimum 2.0 metre setback must be required from the eastern property line
- 5.4 A minimum 6.0 metre setback shall be required from the eastern property line for portions of development above 6.0 metres in height.
- 5.5 Despite Section 5.3, the setback must be 6.0 metres for 10 metres measured from the south property line.
- 5.5 The maximum Height is 28.0 metres. Despite this, no new construction is to occur above the existing historic building envelope of the Union Bank Building, except for roof mechanical units and their enclosures, stairs and their enclosures, or maintenance of existing structures.

6. Design Regulations

- 6.1 No Amenity Area is required.
- 6.2 Required setbacks from the east property line are for a pedestrian priority area as follows:
 - A. As a condition of any Development Permit, the owner shall register a 2 m wide 24-hour Public Access Easement within this setback to allow for pedestrian connectivity between Jasper Avenue and the shared lane to the south.
 - B. The pedestrian priority area shall be hardsurfaced, unobstructed, and visually integrated into the adjacent Jasper Avenue pedestrian realm, any adjacent publicly accessible open spaces, and the lane to the south which is a designated pedestrian priority street.
 - C. Despite section 5.5, a single short term Standard Parking Space may be allowed directly adjacent to the south property line and the building to accommodate deliveries, loading, parking, etc. This parking space must be clearly delineated from the Public Access Easement area, through design features such as, but not limited to, bollards, planters, or street furniture to the satisfaction of the Development Planner in consultation with the City department responsible for Transportation Planning.
 - D. The setback area shall be designed to have regard for Crime Prevention

Through Environmental Design (CPTED) principles to provide safe and defensible space, clear sightlines into and through the site, and adequate pedestrian scale lighting.

- 6.3 Activity between the building and the extent of the Public Access Easement shall further contribute to creating a pedestrian priority area, as described in Section 6.2, through the use of patio space, seating, entrance features, canopies, bicycle parking, pedestrian-scaled lighting and planters or other similar features.
- 6.4 Additions to the Union Bank Building must be compatible with the scale and character of the building.
- 6.5 All mechanical equipment, including roof mechanical units shall be concealed by screening or enclosed, in a manner compatible with the character of the building, or concealed by incorporating it within the building. Despite this, rooftop mechanical which is located on the Historic Union Bank Building may be unscreened when it is located so as to not be visible from Jasper Avenue or the adjacent pedestrian priority area.

7. Parking, Loading Storage and Access Regulation

- 7.1 No loading spaces are required.
- 7.2 Waste collection areas must be screened from view and located in the rear or within the building.

8. Heritage Regulations

- 8.1 The Union Bank Building is a designated Municipal Historic Resource as per Designation Bylaw 11287. Any development of the historic Union Bank Building must conform with the Standards and Guidelines for the Conservation of Historic Places in Canada, to the satisfaction of the Development Planner in consultation with the City department responsible for heritage planning.
- 8.2 Redevelopment of the Union Bank Building must respect the historic character of the existing building and follow all applicable City and Provincial regulations for historic buildings.

Appendix 1 - DESIGN GUIDELINES FOR REDEVELOPMENT OF THE UNION BANK BUILDING SITE

Design Guidelines for New Development

The design guidelines below, shall be used by architects, developers and the City in the event of a redevelopment of the Union Bank Building site. Two facades of the 1911 building have been identified as historically and architecturally significant and are to be regulated under a Municipal Historic Resource designation bylaw. The allowable F.A.R. on the site means that the owner may wish to redevelop the site to achieve a higher F.A.R. than presently exists.

The intent of these guidelines is to foster the design of an addition which preserves and is sympathetic to the historic facades of the Union Bank Building. Since the historic facades are designed in a particular style, it is desirable to design an addition which does not attempt to compete with the older structure by means of its own design features. It may be desirable for the new structure to serve as a backdrop or foil for the older building or to exhibit similar, or compatible design features.

- a. In order to implement these guidelines to the satisfaction of all parties, it is important that the owner and architect consult with the City of Edmonton Heritage Officer at the preliminary stage and throughout the design process.
- b. No new construction is to occur above the existing historic building envelope. Any future addition must be at the rear of the existing Union Bank Building.

The design of new construction should consider and be sympathetic to the following design features of the historic facades of the Union Bank Building:

- (i) Renaissance Revival/Edwardian Classical Style - the Union Bank is one of the best examples of this style of building in Edmonton. Typical Renaissance style features of the Union Bank include: use of red brick with contrasting lintels and stonework, a symmetrical facade and classically inspired decorative features.
- (ii) "Classical" decorative motifs - the decorative scheme of the Union Bank uses classical motifs including: Ionic pilasters; entablature with cornice, dentils, frieze and architrave and broken pediment style window mouldings.
- (iii) Proportions of the facades - the building exhibits a regular, geometric appearance in which the wall expanses are broken up by the vertical piers, horizontal elements, windows and mouldings and decoration.

- (iv) **Building Materials** - while new construction does not necessarily have to use the same materials, any new material should be compatible with the existing the existing red brick, limestone and painted wood.
- (v) **Architectural Detailing** - The building displays features such as classically inspired decorative details, traditional materials such a brick, limestone and wooden double-hung windows. New development on this site could use these details in order to achieve a sympathetic or compatible design.
- (v) **Roof treatment** - the building has a flat roof and it may be desirable that any addition on the site be designed with a flat roofline in keeping with the original style of the historic building.
- (vi) **Colour** - the colours used on any addition to the Union Bank Building should be complementary to the colours of the original structure.
- c. Prior to the issuance of any sign permits for any new development on this site, the developer shall establish sign criteria for exterior signs, and shall submit these for the approval of the Development Officer and Heritage Officer.