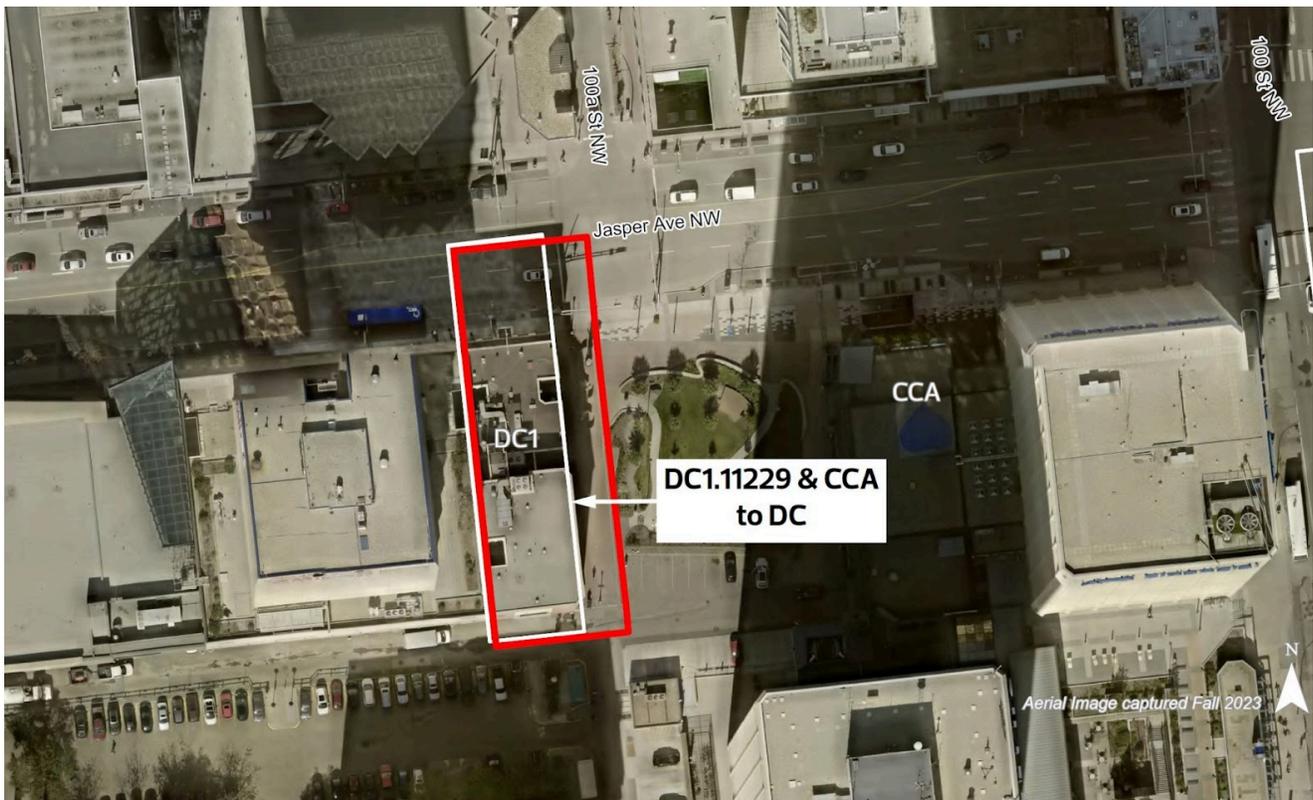


10049 - Jasper Avenue NW Position of Administration: Support



Summary

Bylaw 21176 proposes a rezoning from a Direct Development Control Provision (DC1.11229) and the Core Commercial Arts Zone (CCA) to a Direct Control Zone (DC) to allow for the continued use of the Union Bank Inn, a Municipal Historic Resource, and opportunities for outdoor patio space and other activities.

Public engagement for this application included a mailed notice, site signage and information on the City's webpage. No comments were received.

Administration supports this application because it:

- Allows for the adaptive reuse of a historic building in a way that does not diminish its historic integrity; and

- conforms to the Central District Plan which supports regulatory flexibility to enable the longevity of historic buildings.

Application Details

This application was submitted by Stantec on behalf of Union Bank Holdings Ltd.

Rezoning

The proposed Direct Control Zone (DC.21176) would allow for the continued use of the Union Bank Inn, a Municipal Historic Resource, with the following key characteristics:

- a wide variety of uses to enable to the adaptive reuse of the building and promote its longevity;
- opportunities for activities along the building’s east side such as patio space, landscaping and entrance features; and
- the requirement for a public access easement to maintain pedestrian connectivity between Jasper Avenue and the rear lane.

Site and Surrounding Area

	Existing Zoning	Current Development
Subject Site	Direct Development Control Provision (DC1.11229) Core Commercial Arts Zone (CCA)	Union Bank Inn
North	Core Commercial Arts Zone (CCA)	Rice Howard Place Tower
East	Core Commercial Arts Zone (CCA)	TELUS Park
South	Core Commercial Arts Zone (CCA)	MacEwan University (Alberta College Campus)
West	Core Commercial Arts Zone (CCA)	First & Jasper Tower



Photo caption

Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because impacts from the proposal are anticipated to be minimal, with the primary purpose of the DC Zone being the continued use of the building as it is. The basic approach included:

Mailed Notice, October 29, 2025

- Notification radius: 60 metres
- Recipients: 899
- Responses: 0

Site Signage, May 1, 2025

- One rezoning information sign was placed on the property so as to be visible from Jasper Avenue NW.

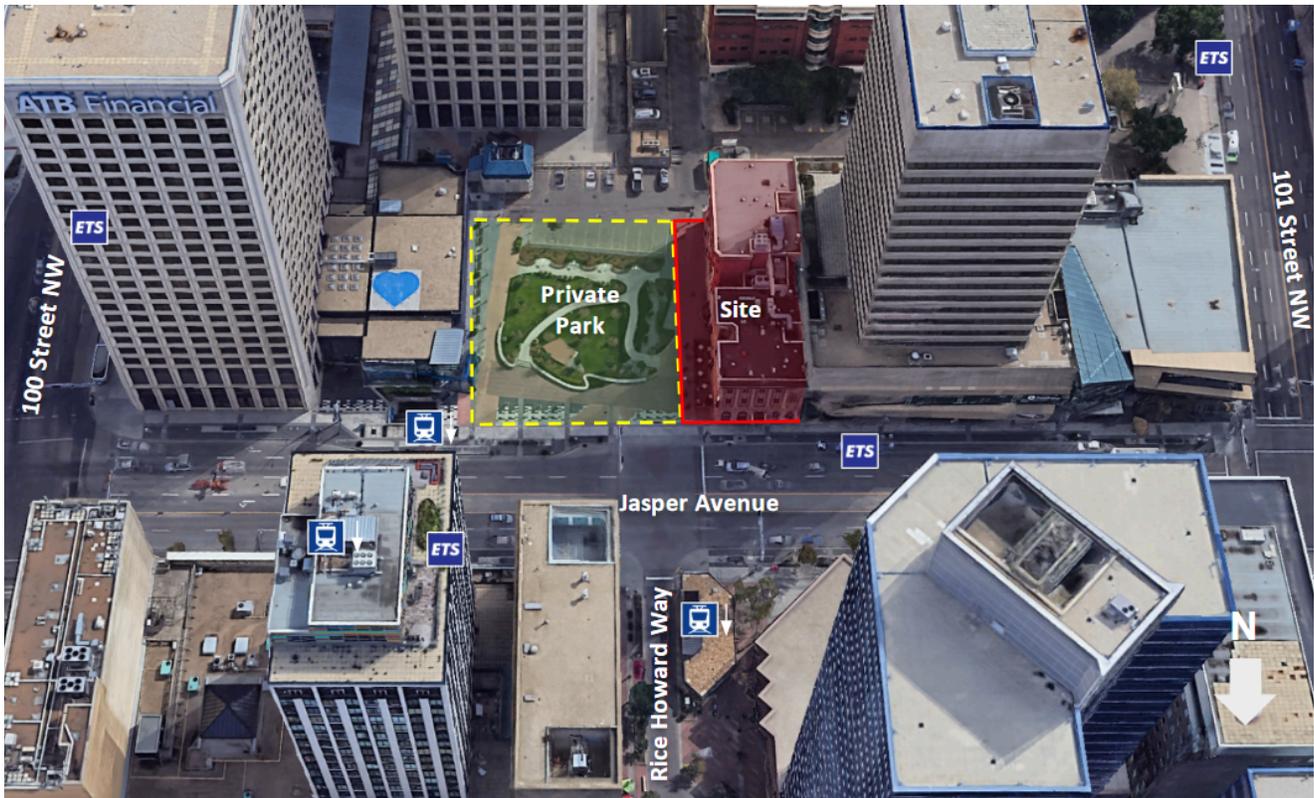
Webpage

- edmonton.ca/rezoningapplications

Notified Community Organizations

- Downtown Community League
- Downtown Business Improvement Area

Application Analysis



Site analysis context

The City Plan

The City Plan identifies key areas within the city in a Nodes and Corridors system where population, business and employment growth are to be focused. The subject site is designated as being within the Centre City, in which development is intended to contribute to an attractive urban environment that builds on authentic cultural and historical spaces and buildings. With the proposed DC Zone accommodating the adaptive repurposing of a historic building through a variety of uses, the proposal is in alignment with the adjectives of The City Plan by supporting the continued development of the Centre City node as an attractive and unique area supporting a broad mix of uses.

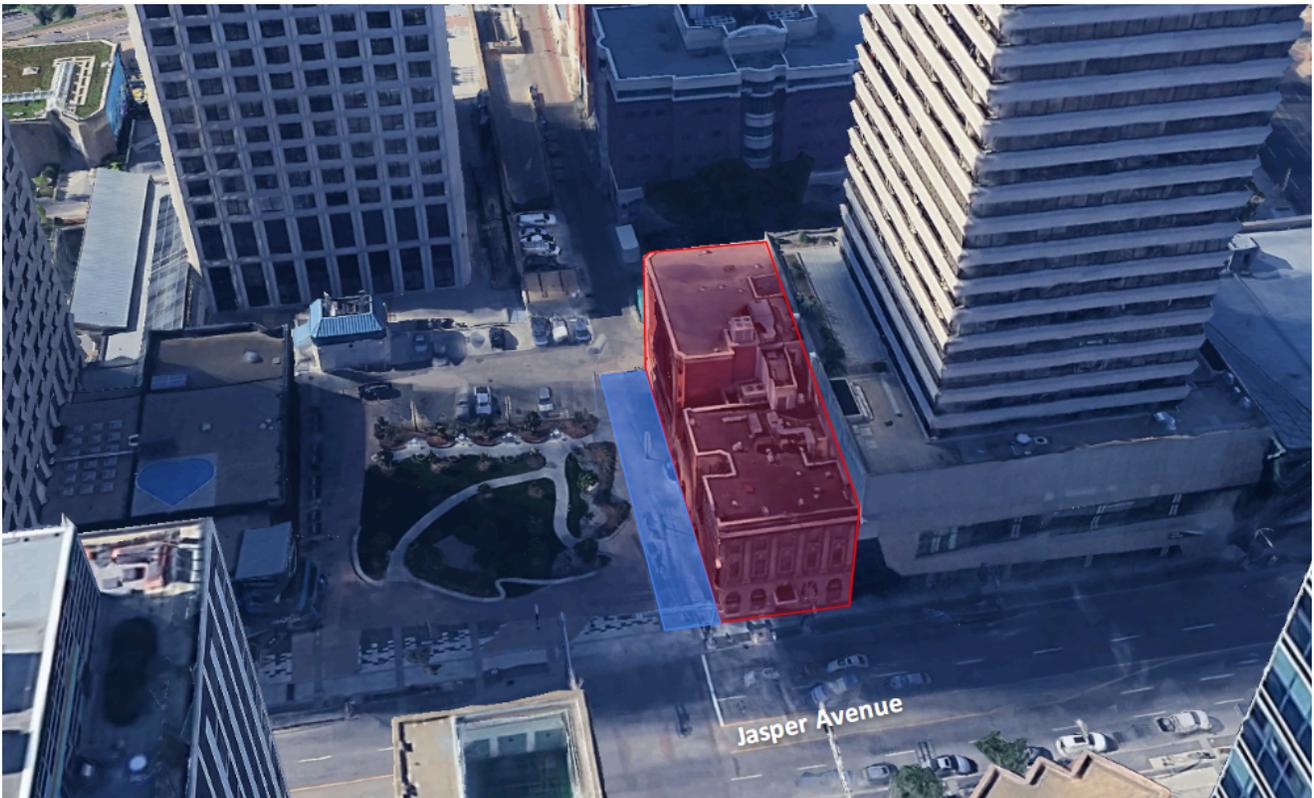
Central District Plan

The proposed rezoning is in alignment with the Central District Plan which recognizes the historical designation of the Union Bank Inn (Map 1: Heritage and Culture). The proposed DC Zone allows for regulatory flexibility for the Union Bank Inn, a strategy supported by the District Policy (policy 2.3.2.3) which is intended to promote the longevity of the historic building.

Land Use Compatibility

The current DC Zone was approved in 1997 with the purpose of allowing for the continued use of the Union Bank Inn through complimentary uses, while also allowing for sensitive development which resulted in a rear addition being built shortly thereafter (current DC Zone boundary outlined in red in the image below).

With an adjacent strip of land being purchased and consolidated with this site (outlined in blue in the image below), the new DC Zone is very similar to the existing one, but is expanded to include regulations for this newly consolidated area.



Area in red denotes the existing DC Zone boundary, and the area in blue includes the newly consolidated strip of land which the new DC Zone is expanded to include.

The new DC Zone provides regulations for the new area, which is approximately 6 meters in width, with two primary outcomes:

- Protection for continued pedestrian connectivity through the requirement of a 2 meter wide public access easement; and
- Permissions for development within the remaining 4 meters which are intended to be complimentary to both the historic character of the Union Bank Inn while also supporting the area's pedestrian priority. This includes uses and features such as patio space, seating, lighting, landscaping and canopies and other entry features. Any enclosed development shall be limited to no more than 6 metres in height, which is considered to be a comfortable pedestrian scale.

Overall, the proposed DC Zone supports a variety of goals and objectives that are important within the Downtown including the preservation of historical and cultural spaces through adaptive reuse, providing services and employment opportunities, and enhancing the area's walkable nature with complimentary uses and development opportunities.

Heritage

The Union Bank Building was designated as a Municipal Historic Resource under Bylaw 11287, approved by City Council on August 20, 1996. Originally constructed in 1911 for the Union Bank of Canada, the building is a very good example of the "Renaissance Revival" style, featuring Baroque detailing on the front facade. The building was designed by the noted architect, Roland Lines, the designer of other significant buildings including the Canada Permanent Building, Alex Taylor School, Norwood School and the Strathcona Collegiate Institute (Old Scona). It is the only remaining bank building of seven that were constructed on Jasper Avenue prior to the First World War.

Mobility

ETS operates numerous bus routes adjacent to the site on Jasper Avenue. A number of mass transit bus routes are anticipated to operate nearby on Jasper Avenue and 101 Street in the future mass transit network. A bus stop is located adjacent to the site on Jasper Avenue and must not be impacted by the proposed development.

Utilities

A sanitary service connection is available to the site. No storm service currently exists to the site. Either Low Impact Development (LID) must be utilized with the proposed development, or a storm service with onsite stormwater management will be required. The existing water connection is also anticipated to be adequate to continue the proposed development.

Written By: Stuart Carlyle

Approved By: Tim Ford

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Section: Planning Coordination