

Charter Bylaw 19628

A Bylaw to amend Bylaw 12800, as amended,  
The Edmonton Zoning Bylaw  
Amendment No. 3175

WHEREAS Block OT, Plan 5328MC; Block OT, Plan 6466MC; Lot 1, Block 15C, Plan 5328MC; located at 11356, 11358 and 11410 - Kingsway NW, Blatchford, Edmonton, Alberta, are specified on the Zoning Map as (DC2) Site Specific Development Control Provision; 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 Block OT, Plan 5328MC; Block OT, Plan 6466MC; Lot 1, Block 15C, Plan 5328MC; located at 11356, 11358 and 11410 - Kingsway NW, Blatchford, Edmonton, Alberta, which lands are shown on the sketch plan annexed hereto as Schedule "A", from (DC2) Site Specific Development Control Provision to (DC1) Direct Development Control Provision.
2. The uses and regulations of the aforementioned DC1 Provision are attached as Schedule "B".

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

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

THE CITY OF EDMONTON

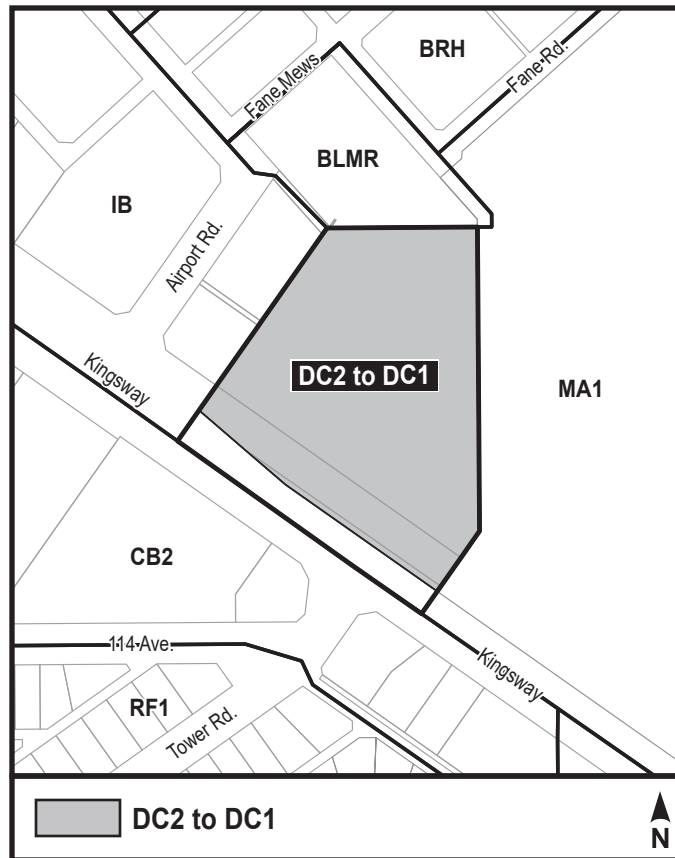
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MAYOR

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CITY CLERK

CHARTER BYLAW 19628



**(DC1) Direct Development Control Provision****1. General Purpose**

To preserve Hangar 14, housing the Alberta Aviation Museum, a designated Municipal Historic Resource, as an museum and community hub, including additional signage opportunities and improvements to site accessibility.

**2. Area of Application**

This Provision shall apply to Block OT, Plan 6466MC, Blk OT Plan 5328MC, Lot 1, Block 15C Plan 5328MC located at 11356, 11358 and 11410 - Kingsway NW, as shown on Schedule "A" appended to the Charter Bylaw adopting this Provision, Blatchford Area.

**3. Uses**

1. Animal Hospitals and Shelters
2. Auctioneering Establishments
3. Automotive and Equipment Repair Shops.
4. Automotive and Minor Recreational Vehicle Sales/Rentals
5. Business Support Services
6. Carnivals
7. Commercial Schools
8. Convenience Vehicle Rentals
9. Child Care Services
10. Drive-in Food Services
11. Equipment Rentals
12. Fleet Services
13. Gas Bars
14. General Retail Stores
15. Greenhouses and Plant Nurseries
16. Health Services
17. Households Repair Services
18. Indoor Participant Recreation Services
19. Limited Contractor Services
20. Liquor Stores
21. Markets
22. Media Studios
23. Mobile Catering Food Services
24. Outdoor Amusement Establishments
25. Personal Service Shop
26. Private Clubs
27. Professional, Financial and Office Support Services
28. Public Libraries and Cultural Exhibits
29. Rapid Drive-through Vehicle Services
30. Recycling Depots

31. Restaurants for less than 200 occupants and 240 m<sup>2</sup> of Public Space
32. Secondhand Stores
33. Special Event
34. Specialty Food Services for less than 100 occupants and 120 m<sup>2</sup> of Public Space
35. Spectator Entertainment Establishments
36. Spectator Sports Establishments
37. Truck and Mobile Home Sales/Rentals
38. Veterinary Services
39. Warehouse Sales
40. Fascia On-premises Signs
41. Freestanding Off-premises Signs
42. Major Digital Signs
43. Freestanding On-premises Signs
44. Minor Digital Off-premises Signs
45. Minor Digital On-premises Off-premises Signs
46. Minor Digital On-premises Signs
47. Projecting On-premises Signs
48. Temporary On-premises Signs

#### **4. Development Regulations**

1. The maximum height of any permanent or temporary structure shall not exceed or 14m, whichever is less.
2. The minimum site frontage shall be 30m unless access is provided from a service road.
3. The maximum floor area ratio shall be 3.0.
4. A minimum yard of 4.5 m shall be required where a site abuts a public roadway other than a lane, except:
  - a. where adjacent commercial buildings abut the property line to form a pedestrian-oriented shopping street, no yard shall be required;
  - b. where there is no vehicular access to the site from the public roadway, the minimum yard shall be not less than 3 m.
6. A minimum yard of 4.5 m shall be required where the rear or side lot line of the site abuts the lot line of a site in a Blatchford Residential District.
7. No parking, loading, storage, trash collection, outdoor service or display area shall be permitted within a required yard. Loading, storage, and trash collection areas shall be located to the rear or sides of the principal building and shall be screened from view from any adjacent sites, public roadways or light rail transit lines in accordance with the provisions of Section 54.1-54.6 of the Zoning Bylaw. If the rear or sides of a site are used for parking, an outdoor service or display area, or both, and abut a Residential District or a lane serving a Residential District, they shall be screened in accordance with the provisions of Section 69.3 of the Zoning Bylaw.
8. Signs shall comply with the regulations found in Section 59 and [Schedule 59E](#).

9. Child Care Services shall be developed in accordance with Section 80 of the Zoning Bylaw.
10. Liquor Stores shall be developed in accordance with Section 85 of the Zoning Bylaw.
11. Development in this district shall be evaluated with respect to compliance with the general development regulations of Section 50 to 99, inclusive, of the Zoning Bylaw.
12. The following development criteria shall apply to Automotive and Minor Recreational Vehicle Sales/Rentals, Convenience Vehicle Rentals and Truck and Mobile Homes Sales/Rentals developments:
  - a. all storage, display or parking areas shall be hardsurfaced in accordance with Section 54.4 of the Zoning Bylaw;
  - b. all display areas which abut a Residential District or a lane servicing a Residential District shall be screened in accordance with the provisions of Section 49 of the Zoning Bylaw; and
  - c. lighting for the display areas shall be mounted on lamp standards and no exposed bulbs or strings of lights shall be used.

## **5. Heritage Regulations**

1. Development in this provision shall be considered only with prior approval in respect to the Historical Resource Act as administered by the Province of Alberta.
2. The Museum and the associated lands are a Designated Municipal Historic Resource. Exterior alterations and additions shall be sympathetic to and compatible with the historic Façades of the Museum to the satisfaction of the Development Officer in consultation with the Heritage Officer.
3. The following standards and guidelines shall be applied when reviewing Development Permit applications for the Museum:
  - The General Guidelines for Rehabilitation contained in the City of Edmonton Bylaw 12868, a Bylaw to designate the Hangar 14 as a Municipal Historic Resource; and
  - The Standards and Guidelines for the Conservation of Historic Places in Canada.