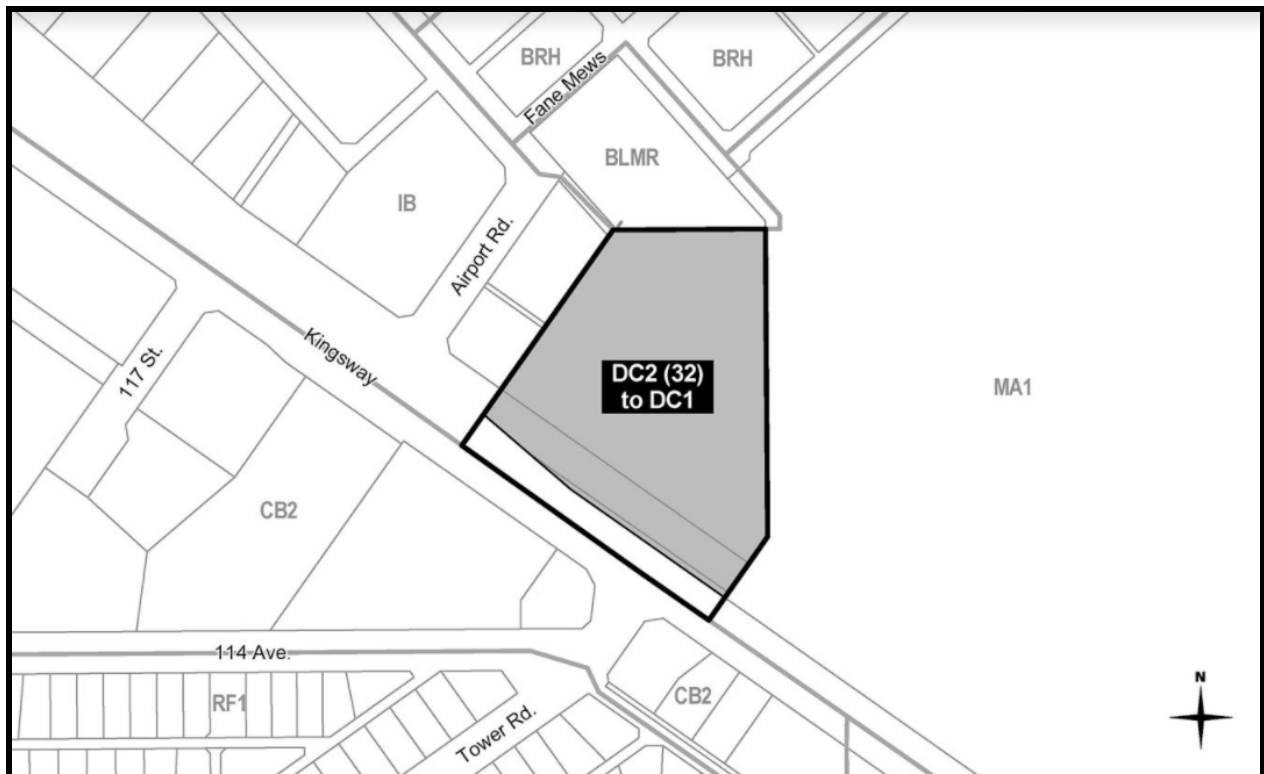




ADMINISTRATION REPORT **REZONING** BLATCHFORD AREA

11356, 11358 - KINGSWAY NW and 11410 - KINGSWAY NW

To rezone to (DC1) Direct Development Control Provision to allow for the continued historical use and to add various forms of signage opportunities not allowed in the current DC2 Provision.



Recommendation: That Charter Bylaw 19628 to amend the Zoning Bylaw from (DC2) Site Specific Direct Control Provision to (DC1) Direct Development Control Provision be APPROVED.

Administration is in **SUPPORT** because:

- it will allow for a range of uses, including signage opportunities, that are not currently allowed under the existing Provision; and

- it allows for the continued operation of the Alberta Aviation Museum in a Provincial and Municipal Historic Resource building.

Report Summary

This land use amendment application was submitted by EINS Consulting on December 14, 2020 on behalf of the Alberta Aviation Museum. Hangar 14 was designated a Provincial Historic Resource under the Historical Resources Act on July 4, 2000. The designation of the building as a Municipal Historic Resource occurred in 2004. This application proposes to change the designation of three parcels from (DC2) Site Specific Direct Control Provision to (DC1) Direct Development Control Provision to allow the continued use of the current structure as a museum.

Without approval in writing from the Minister, a Provincial Historic Resource cannot be destroyed, disturbed, altered, or restored. The purpose of the DC1 Provision is to provide for detailed, sensitive control of the site that has a special historical significance. The purpose of the application is to preserve the museum with a zone that permits cultural Exhibits.

The proposed DC1 Provision includes a subset of the uses contained in the original DC2 Provision and selected uses allowed under the standard (CB2) General Business Zone. The current direct control provision does not have any signage use opportunities and thus, in order to develop a freestanding sign, the proposed provision includes a list of appropriate signage opportunities in order to meet the needed signage on site.

The Application

1. CHARTER BYLAW 19628 to amend the Zoning Bylaw to DC1 in order to continue the existing historical use and to allow various forms of signage not afforded in the current DC2 zoning. No redevelopment of the museum will occur as it is registered as a historic resource.

Site and Surrounding Area

Hangar 14 was designated a Provincial Historic Resource under the Historical Resources Act on July 4, 2000. Since that time the building has been designated as a municipal and provincial historic resource under Bylaw 12868 in 2004.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(DC2) Site Specific Direct Control Provision	museum
CONTEXT		
North	(BLMR) Blatchford Low to Medium Rise Residential Zone	vacant land
East	(MA1) Municipal Airport Airfield Zone	vacant
South	(CB2) General Business Zone	shopping center
West	(IB) Industrial Business Zone	office buildings

Planning Analysis

The current zoning was approved under Bylaw 7504 in 1984. It is out of date with the current zoning bylaw and does not contain any signage opportunities. The original DC2 Provision contained a long list of uses that compare directly to the proposed DC1 zone, although some are out of date.

The museum seeks to construct a sign on the perimeter of the site and the current provision does not allow for any type of signage. The building is a historic site and no redevelopment is planned for the site (s) with the exception of the addition of a sign at this time. The change to a DC1 Provision recognizes the historic nature of Hangar 14 as a site of special historical and cultural interest, as designated under the Historical Resources Act.

Technical Review

All other comments from affected City Departments and utility agencies have been addressed.

Community Engagement

ADVANCE NOTICE February 5, 2021	<ul style="list-style-type: none">• Number of recipients: 19• No responses received
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Conclusion

Administration recommends City Council **APPROVE** this application.

APPENDICES

- 1 Application Summary

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Bylaw(s)/Charter Bylaw(s):	19628
Location:	North of 100 kingsway at Tower Road NW
Address(es):	11356, 11358 and 11410 - Kingsway NW
Legal Description(s):	Block OT, Plan 5328MC; Block OT, Plan 6466MC; Lot 1, Block 15C, Plan 5328MC
Site Area:	2.0 ha
Neighbourhood:	Blatchford Area
Notified Community Organization(s):	Prince Rupert Community League and the Kingsway Business Improvement Area
Applicant:	Eins Consulting

PLANNING FRAMEWORK

Current Zone(s) and Overlay(s):	(DC2) Site Specific Direct Control Provision
Proposed Zone(s) and Overlay(s):	(DC1) Direct Development Control Provision
Plan(s) in Effect:	None
Historic Status:	Municipal historic Resource

Written By:	Don Read
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination