

(DC1) DIRECT DEVELOPMENT CONTROL PROVISION

- **General Purpose**

To allow for the adaptive reuse of the historic Hangar 11 building as a mixed-use building, including alterations to the building's interior and exterior.

- **Area of Application**

This Provision shall apply to Lot 2, Block 6A, Plan 9220135, as shown on Schedule "A" appended to the Charter Bylaw adopting this Provision, Blatchford.

- **Uses**

- Bars and Neighbourhood Pubs
- Breweries, Wineries and Distilleries
- Business Support Services
- Convenience Retail Stores
- Creation and Production Establishments
- General Retail Stores
- Health Services
- Live Work Units
- Market
- Media Studios
- Multi-unit Housing
- Personal Service Shops
- Professional, Financial & Office Support Services
- Public Libraries and Cultural Exhibits
- Residential Sales Centres
- Restaurants
- Secondhand Stores
- Spectator Entertainment Establishments
- Special Event
- Specialty Food Services

- Supportive Housing
 - Urban Gardens
 - Vehicle Parking
 - Fascia On-premises Signs
 - Projecting On-premises Signs
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- **Development Regulations for Uses**
 - Each Restaurant, Bar and neighborhood Pub and Specialty Food Service Use shall be limited to a maximum of 240 m² of Public Space, excluding exterior patio/deck/terrace space which can be to a maximum of 50% of the interior Public Space.
 - The maximum floor area for Commercial Uses shall be 3,800 m².
 - Signs shall comply with the regulations found in Schedule 59H of the Zoning Bylaw.
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- **Development Regulations For Site Layout and Built Form**
 - The development shall be in general conformance with the attached appendices.
 - The maximum building Height shall be 16.0 m.
 - The maximum Floor Area Ratio shall be 2.0.
 - The maximum density shall be 260 Dwellings.
 - Minimum building Setbacks shall be as follows:
 - 12.0 m from the south Lot line;
 - 45.0 m from the north Lot line; except for the Energy Transition Station which shall be in the general location as shown on the

Appendix 1 - Site Plan.

- 11.0 m from the west Lot line; and
 - 4.0 m from the east Lot line.
- **Development Regulations for Building Design and Features**
 - Any new construction or exterior alterations meant to replace or support the ancillary wings on the west and east side of the Hangar building shall:
 - be of a complimentary scale and design that reflects the historic massing and architecture of these structures; and
 - be of a similar material that reflects the historic aesthetic of these structures. The use of vinyl siding shall be prohibited.
 - Notwithstanding regulation 6.1.ii of this Provision, the defining material for the original hangar door openings shall be curtain wall glazing.
 - Residential Uses shall have access at grade that is separate from the Commercial Uses.
 - All mechanical equipment, including surface level venting systems and transformers, shall be screened in a manner compatible with the architectural character of the building or be concealed by incorporating it within the building.
 - **Development Regulations for Parking, Loading, Storage and Access**
 - Vehicular access shall be provided from 109 Street NW.
 - Walkways for pedestrians circulation shall be provided in accordance with the following:
 - A walkway along the south side of the building shall be provided, connecting to 109 Street NW;

- A walkway along the west side of the building shall be provided, connecting to the Blatchford Greenway located north of this site; and
- A walkway through the vehicle parking area shall be provided, connecting to the Blatchford Greenway located north of this site.
- Waste collection areas shall be screened from view or enclosed within the building, to the satisfaction of the Development Officer, in consultation with Waste Management Services, Subdivision and Development Coordination (Transportation) and City Operations.
- Fire access may be provided within the south Setback, if necessary.
- **Development Regulations for Landscaping, Lighting and Amenity Areas**
 - The required Landscape Plan submitted with a Development Permit application for new building construction shall be prepared by a Landscape Architect registered with the Alberta Association of Landscape Architects (AALA).
 - On-Site landscaping shall use plant materials that provide colour throughout the year to enhance the appearance of the development during the cold weather months.
 - A Comprehensive Sign Design Plan in accordance with the Provisions of Section 59.3 of the Zoning Bylaw shall be required to the satisfaction of the Development Officer in consultation with the Heritage Officer.
 - Signs erected on the historic Façades and any addition shall comply with the following regulations to the satisfaction of the Development Officer in consultation with the Heritage Officer:
 - May face any direction except west.
 - shall only be illuminated from an external source or individually

backlit logogram or lettering. Internally lit signs or channel letters are not permitted.

- Any outdoor decorative or security lighting shall be designed and finished in a manner consistent with the design and finishing of the development and shall be provided to ensure a well-lit and safe environment for pedestrians, to the satisfaction of the Development Officer in consultation with the Heritage Officer.
- **Heritage Regulations**
 - Exterior alterations and additions shall be sympathetic to and compatible with the historic Façades of the Hangar 11 building, to the satisfaction of the Development Officer in consultation with the Heritage Officer. The *Standards and Guidelines for the Conservation of Historic Places in Canada* and any requirements identified under a future Designation Bylaw and Rehabilitation Incentive and Maintenance Agreement shall be applied when reviewing Development Permit applications for the Hangar 11 building.