

Charter Bylaw 19789

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 3276

WHEREAS Lot 12, Block 150, Plan 7723S; located at 10958 - 89 Avenue NW, Garneau, Edmonton, Alberta, is specified on the Zoning Map as (RF3) Small Scale Infill Development Zone; 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 Lot 12, Block 150, Plan 7723S; located at 10958 - 89 Avenue NW, Garneau, Edmonton, Alberta, which lands are shown on the sketch plan annexed hereto as Schedule "A", from (RF3) Small Scale Infill Development Zone 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

MAYOR

CITY CLERK

CHARTER BYLAW 19789



SCHEDULE “B”**(DC1) DIRECT DEVELOPMENT CONTROL PROVISION****1. General Purpose**

To preserve the Cecil Burgess Residence as a Designated Municipal Historic Resource and ensure future alterations, Accessory buildings, and uses are compatible with the historic building while allowing for a Garden Suite with limited Accessory Non-Residential Uses at the rear of the Site.

2. Area of Application

This provision shall apply to Lot 12, Block 150, Plan 7723S, located on the northeast corner of 89 Avenue NW and 110 Street NW , as shown in Schedule “A” of the Charter Bylaw adopting this Provision, Garneau.

3. Uses

1. Convenience Retail Stores
2. Child Care Services
3. Creation and Production Establishments
4. Garden Suite
5. General Retail Stores
6. Live Work Unit
7. Lodging Houses
8. Major Home Based Business
9. Minor Home Based Business
10. Multi-unit Housing
11. Professional, Financial and Office Support Services
12. Secondary Suite
13. Single Detached Housing
14. Special Event
15. Specialty Food Services
16. Supportive Housing
17. Urban Gardens
18. Urban Outdoors Farms
19. Fascia On-premises Signs
20. Projecting On-premises Signs

4. General Development Regulations

1. The maximum Site Coverage shall be 45%.
2. Vehicular access shall be allowed from 110 Street NW through a single Driveway with a maximum width of 3.0 m.
3. Signs shall comply with the General Provisions of Section 59 of the Zoning Bylaw and Schedule 59H.
4. Convenience Retail Stores, Creation and Production Establishments, General Retail Stores, Professional, Financial, and Office Support Services; and Specialty Food Services shall only be allowed within the Garden Suite.

5. Development Regulations for Cecil Burgess Residence

1. The maximum Height shall be 8.9 m.
2. The minimum Setback from the south Lot line shall be 6.0 m.
3. The minimum Setback from the west Lot line shall be 1.2 m.
4. The minimum Setback from the east Lot line shall be 0.8 m.
5. The minimum Setback from the north Lot line shall be 18.0 m.

6. Development Regulations for the Garden Suite

1. The maximum total Floor Area shall be 156.0 m².
2. The Floor Area above the first Storey shall not exceed 72.0 m².
3. The maximum Height shall be 7.5 m.
4. The minimum Setback from the south Lot line shall be 27.0 m.
5. The minimum Setback from the west Lot line shall be 1.2 m.
6. The minimum Setback from the east Lot line shall be 0.6 m.
7. If the vehicle door faces the Abutting Lane to the north, the minimum north Setback shall be 1.2 m.
8. If the vehicle door does not face the Abutting Lane to the north, the minimum north Setback shall be 0.6 m.
9. The minimum distance between the Cecil Burgess Residence and the Garden Suite shall be 5.5 m.

7. Heritage Development Regulations

1. The Cecil Burgess Residence is a Designated Municipal Historic Resource. Exterior alterations and additions shall be sympathetic to and compatible with the historic Façades of the Cecil Burgess Residence to the satisfaction of the Development Officer in consultation with the Heritage Officer. The following

standards and guidelines shall be applied when reviewing development permit applications for the Cecil Burgess Residence, as well as the proposed new Garden Suite, to the satisfaction of the Development Officer in consultation with the Heritage Officer:

- a. The requirements and provisions contained in the City of Edmonton Municipal Designation Bylaw 13107; and
- b. The Standards and Guidelines for the Conservation of the Historic Places in Canada.