

Charter Bylaw 19863

A Bylaw to amend Bylaw 12800, as amended,  
The Edmonton Zoning Bylaw  
Amendment No. 3326

WHEREAS Lot 78, Block 12, Plan NB; located at 9908 - 112 Street NW, Oliver, Edmonton, Alberta, is specified on the Zoning Map as (RF6) Medium Density Multiple Family 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 78, Block 12, Plan NB; located at 9908 - 112 Street NW, Oliver, Edmonton, which lands are shown on the sketch plan annexed hereto as Schedule "A", from (RF6) Medium Density Multiple Family 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.

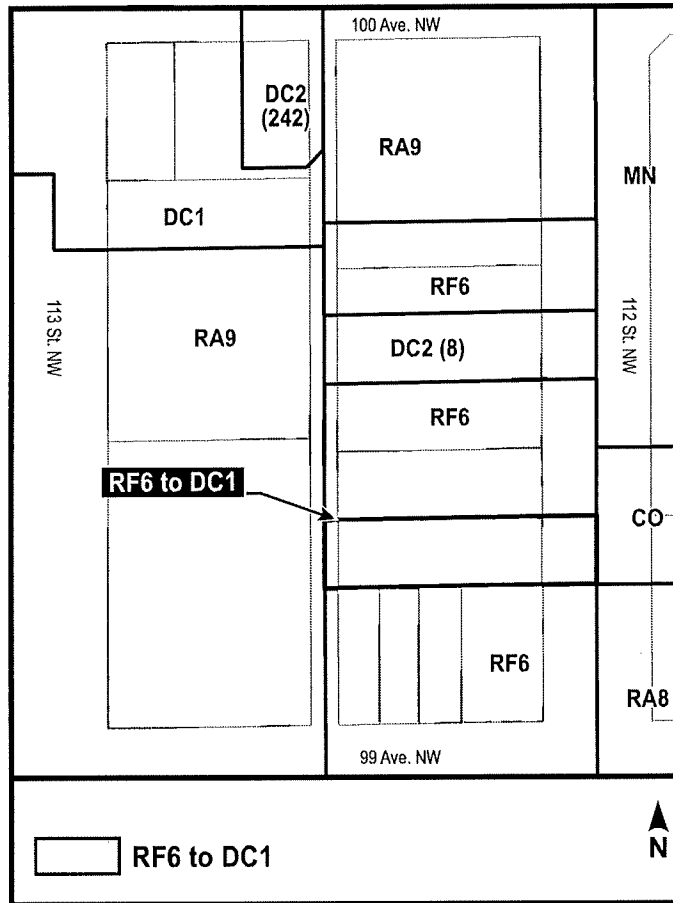
READ a first time this	8th day of September	, A. D. 2021;
READ a second time this	8th day of September	, A. D. 2021;
READ a third time this	8th day of September	, A. D. 2021;
SIGNED and PASSED this	8th day of September	, A. D. 2021.

THE CITY OF EDMONTON

  
MAYOR

  
A/ CITY CLERK

CHARTER BYLAW 19863



**(DC1) DIRECT DEVELOPMENT CONTROL PROVISION  
JOHN L. LANG APARTMENTS**

**1. General Purpose**

To preserve the John L. Lang Apartments, a Municipal Historic Resource, to allow a mix of small-scale commercial and residential uses within the existing building.

**2. Area of Application**

This Provision shall apply to Lot 78, Block 12, Plan NB, located on 112 Street NW between 99 Avenue NW and 100 Avenue NW, as shown in Schedule "A" of the Charter Bylaw adopting this Provision, Oliver.

**3. Uses**

1. Child Care Services
2. Commercial Schools
3. Convenience Retail Stores
4. Creation and Production Establishments
5. Garden Suite
6. General Retail Stores
7. Health Services
8. Lodging Houses
9. Major Home Based Business
10. Minor Home Based Business
11. Multi-unit Housing
12. Personal Service Shops
13. Private Education Services
14. Professional, Financial and Office Support Services
15. Restaurants
16. Religious Assembly
17. Secondary Suite
18. Specialty Food Services
19. Special Event
20. Supportive Housing
21. Fascia On-premises Signs
22. Freestanding On-premises Signs
23. Projecting On-premises Signs
24. Temporary On-Premises Signs
25. Urban Gardens
26. Urban Outdoor Farms

#### **4. Development Regulations for Uses**

1. Each Restaurants and Specialty Food Services Use shall be limited to a maximum of 275 m<sup>2</sup> of Public Space, excluding exterior patio/deck space.
2. Signs shall comply with the General Provisions of Section 59 of the Zoning Bylaw and the regulations found in Schedule 59H of the Zoning Bylaw, at the discretion of the Development Officer, in consultation with the Heritage Officer.
3. Freestanding On-premises Signs shall be limited to project identification, building construction identification, and real estate advertising signs of a limited duration.
4. Temporary On-premises Signs shall be limited to project advertising and commercial sale or leasing purposes only, and shall not include trailer mounted signs and/or signs with changeable copy.

#### **5. Development Regulations for Site Layout and Built Form**

1. The maximum Height shall be 10.0 m.
2. The minimum north Setback shall be 0.9 m.
3. The minimum south Setback shall be 1.0 m.
4. The minimum west Setback shall be 25.0 m.
5. The minimum east Setback shall be 4.5 m.

#### **6. Development Regulations for Parking, Loading, Storage and Access**

1. Vehicular access shall be provided from the rear Lane.
2. All waste collection, storage, or loading areas shall be located to the rear of the building in the west setback, and designed to the satisfaction of the Development Officer in consultation with Waste Management Services and Subdivision and Development Coordination (Transportation).

#### **7. Heritage Regulations**

1. John L. Lang Apartments and the associated lands are a Designated Municipal Historic Resource. Exterior alterations and additions shall be sympathetic to and compatible with the historic Facades of the John L. Lang Apartments 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 John L. Lang Apartments:
  - i. The General Guidelines for Rehabilitation contained in the City of Edmonton Bylaw 14663, a Bylaw to Designate the John L. Lang Apartments a Municipal Historic Resource; and
  - ii. The Standards and Guidelines for the Conservation of Historic Places in Canada.