

Charter Bylaw 20167

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 3480

WHEREAS Lot 1, Block 9, Plan 1621197; located at 6240 - Ada Boulevard NW, Highlands, Edmonton, Alberta, is specified on the Zoning Map as (RF1) Single Detached Residential 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 1, Block 9, Plan 1621197; located at 6240 - Ada Boulevard NW, Highlands, Edmonton, Alberta, which lands are shown on the sketch plan annexed hereto as Schedule "A", from (RF1) Single Detached Residential 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. 2023;
READ a second time this	day of	, A. D. 2023;
READ a third time this	day of	, A. D. 2023;
SIGNED and PASSED this	day of	, A. D. 2023.

THE CITY OF EDMONTON

MAYOR

CITY CLERK

CHARTER BYLAW 20167



RF1 to DC1



(DC1) DIRECT DEVELOPMENT CONTROL PROVISION – Highlands**1. General Purpose**

To preserve the Magrath Mansion as a Designated Municipal Historic Resource and a Provincial Historic Resource, and ensure future alterations, Accessory Buildings, and Uses are compatible with the historic building.

2. Area of Application

This Provision shall apply to Lot 1, Block 8, Plan 1621197, located at 6240 Ada Boulevard NW, as shown in Schedule "A" of the Charter Bylaw adopting this Provision, Highlands.

3. Uses

1. Private Education Services
2. Professional, Financial & Office Support Services
3. Public Libraries & Cultural Exhibits
4. Multi-unit Housing (Limited to one Dwelling)
5. Special Event
6. Urban Gardens
7. Urban Outdoor Farms
8. Fascia On-premises Signs
9. Freestanding On-premises Signs

4. General Development Regulations

1. The number of Dwellings developed in conjunction with Commercial Uses shall be 1.
2. The maximum Site Coverage of Accessory buildings or structures shall not exceed 12%.
3. Existing vehicular accesses shall be allowed from Ada Boulevard NW and 111th Avenue NW. No additional vehicular access shall be permitted unless from the Lane.
4. Signs shall comply with the General Provisions of Section 59 of the Zoning Bylaw and Schedule 59H.
5. No DP is required for a Special event where more than 15 cumulative days of Special Events have been undertaken in that calendar year at the time of Development Permit application.
6. Notwithstanding Section 91.2.(a) of the Zoning Bylaw, the maximum total duration of all Special Events in a calendar year, inclusive of set-up and take-down, shall be up to 15 consecutive days, and up to a maximum of 35 cumulative days per calendar year.

5. Development Regulations for the Magrath Mansion

1. The maximum Height shall be 15.0 m
2. The maximum Site Coverage for the principal building shall be 30.0%.
3. The minimum Setback for the principal building from the south Lot line shall be 18.0 m.
4. The minimum Setback for the principal building from the north Lot line shall be 35.0 m.
5. The minimum Setback for the principal building from the west Lot line shall be 2.5 m.
6. The minimum Setback for the principal building from the east Lot line shall be 8.0 m.

SCHEDULE “B”**6. Development Regulations for the Garage**

1. The minimum Setback for the garage from the south Lot line shall be 49.0 m
2. The minimum Setback for the garage from the north Lot line shall be 20.0 m.
3. The minimum Setback for the garage from west Lot line shall be 15.0 m.
4. The minimum Setback for the garage from the east Lot line shall be 15.0 m.

7. Heritage Development Regulations

1. The Magrath Mansion is a (proposed Designated Municipal Historic Resource) and Provincial Historic Resource. Exterior alterations and additions shall be sympathetic to and compatible with the historic Facades of the Magrath Mansion 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 Magrath Mansion:
 - a. The requirements and provisions contained in the City of Edmonton Municipal Designation Bylaw 20112; and
 - b. The Standards and Guidelines for the Conservation of the Historic Places in Canada; and
 - c. The requirements of the Provincial Statement of Significance.