

Charter Bylaw 19506

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 3131

WHEREAS Lot 1C, Block 19, Plan 9323281, Lot 3, Block 19, Plan 1125249, and Lot 1D, Block 19, Plan 9323281; located at 12903 - 68 Street NW, 12935 - 68 Street NW, and 6770 - 129 Avenue NW, Balwin, Edmonton, Alberta, are specified on the Zoning Map as (DC1) Direct Development Control Provision; and

WHEREAS an application was made to rezone the above described properties to (DC1) Direct Development Control Provision and (RA8) Medium Rise Apartment Zone;

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 1C, Block 19, Plan 9323281, Lot 3, Block 19, Plan 1125249, and Lot 1D, Block 19, Plan 9323281; located at 12903 - 68 Street NW, 12935 - 68 Street NW, and 6770 - 129 Avenue NW, Balwin, Edmonton, Alberta, which lands are shown on the sketch plan annexed hereto as Schedule "A", from (DC1) Direct Development Control Provision to (DC1) Direct Development Control Provision and (RA8) Medium Rise Apartment Zone.
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.

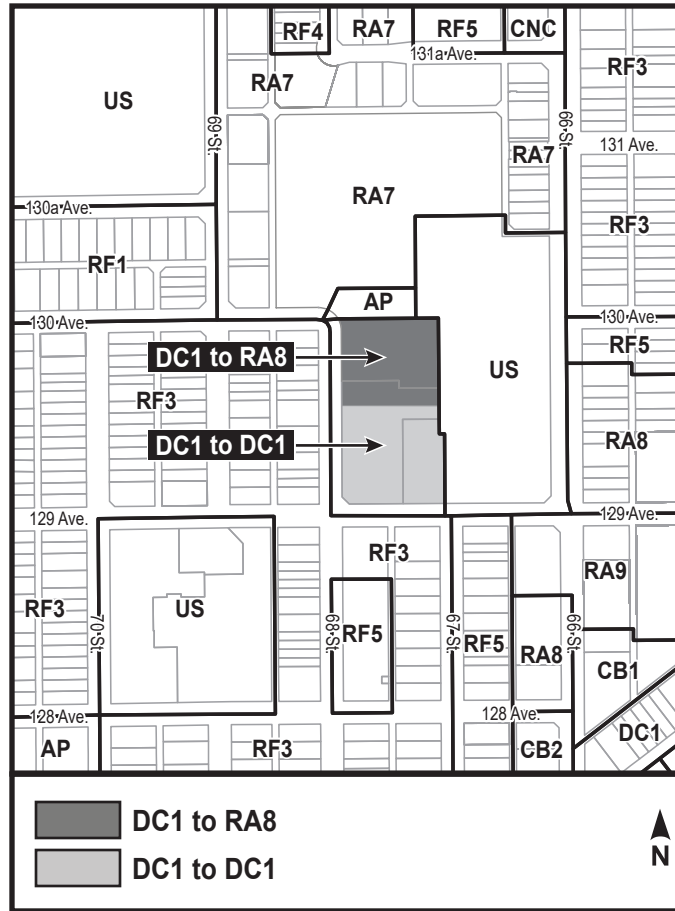
READ a first time this	day of	, A. D. 2021;
READ a second time this	day of	, A. D. 2021;
READ a third time this	day of	, A. D. 2021;
SIGNED and PASSED this	day of	, A. D. 2021.

THE CITY OF EDMONTON

MAYOR

CITY CLERK

CHARTER BYLAW 19506



SCHEDULE "B"**(DC1) DIRECT DEVELOPMENT CONTROL PROVISION
BALWIN****South of 129 Avenue NW, East of 68 Street NW****1. General Purpose**

To accommodate a limited range of institutional, office and personal services uses that will be compatible with the designation of the St. Francis of Assisi Friary / St. Anthony's College as both a heritage site and a residential area that supports the ongoing use of the heritage building.

2. Area of Application

This Provision shall apply to the southern portion of Lot 1C, Block 19, Plan 9323281 and Lot 1D, Block 19, Plan 9323281, as shown on Schedule 'A' attached to this Bylaw adopting this Provision and as identified on Appendix "1" attached.

3. Uses

1. Professional, Financial and Office Support Services
2. Boarding and Lodging Houses
3. Extended Medical Treatment Services
4. Public Educational Services
5. Private Educational Services
6. Child Care Services
7. Health Services
8. Religious Assembly

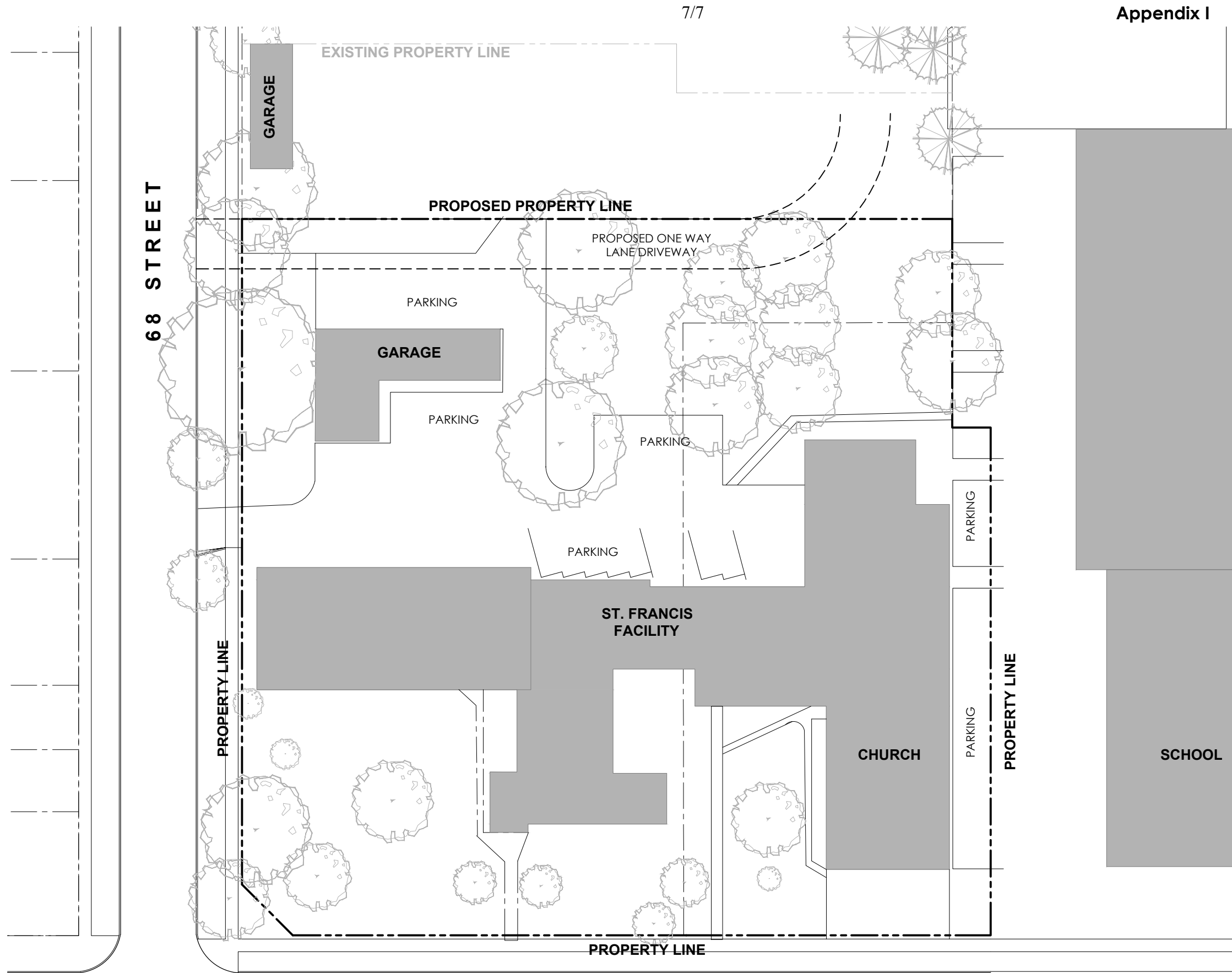
4. Development Regulations

1. All development in this Provision shall meet the requirements set forth in this Provision and Appendix I and the regulations contained in the Zoning Bylaw No. 12800, as amended, where not superseded by the development criteria of this Provision, to the satisfaction of the Development Officer. The Development Officer will consult with the Heritage Officer where appropriate.
2. The existing St. Francis of Assisi Friary / St. Anthony's College buildings, not including additions, must be retained and any future development or alteration must conform to this Provision and Bylaw No. 14222, being a Bylaw to designate St. Francis of Assisi Friary / St. Anthony's College as a Municipal Historic Resource. The building is also a Provincial Historic Resource and must conform to

the standards and guidelines for the Conservation of Historic Places in Canada as approved by the Alberta Tourism, Parks, Recreation and Culture.

3. The rehabilitation and renovation of the existing building shall retain the original details of rooflines, doors and windows, trim, exteriors finishing materials and similar architectural features to the greatest extent possible, and must comply with the General Guidelines for Rehabilitation in the Municipal Historical Resource designation in Bylaw 14222.
4. The design and appearance of alterations to the main building shall incorporate the details and finishing materials which reflect and are compatible with the existing building's architectural features as described in 4(c).
5. The maximum Height shall be equivalent to the height of the existing main building.
6. The maximum number of Sleeping Units will be ten (10).
7. Health Care Services uses shall only be developed as accessory use to Extended Medical Treatment Services uses.
8. Religious Assembly shall only be developed as an accessory use to Educational Services uses.
9. The minimum indoor amenity area/communal recreation space of 405 sq. m. (4500sq. ft.) shall be provided.
10. Forty-six (46) on-site vehicular parking stalls shall be provided for the existing development. With further development or redevelopment of the site, vehicular parking shall be provided to the satisfaction of the Development Officer, in consultation with Subdivision Planning and Development Services (Transportation Planning).
11. Any rooftop mechanical shall be screened from view from surrounding uses.
12. Existing trees and vegetation shall be retained wherever possible.
13. To ensure a high standard of appearance and a sensitive transition to the adjacent pedestrian streetscape and surrounding uses, detailed landscape plans, which comply with the landscaping requirements of the Zoning Bylaw, shall be submitted with the initial development application, for approval by the Development Officer.

14. The owner shall submit a Crime Prevention Through Environmental Design (CPTED) Assessment that shall be accepted by the Development Officer prior to the issuance of a Development Permit to ensure that development on the site provides a safe urban environment in accordance to the guidelines and principles established in the Design Guidelines for a safer city.
15. No loading or trash collection, outdoor service or display areas shall be permitted outside designated areas. Loading, storage and trash collection areas shall be located to the rear or sides of the principal building and shall be screened from view from any adjacent sites, public roadways, in accordance with the regulations of the Zoning Bylaw.
16. Signage uses shall be consistent with the purpose of this Provision and with the Designation as a historic resource under the Alberta Historical Resources Act.



129 AVENUE

EXISTING DC1 REVISIONS - LDA20-0201

BOSCO FOUNDATION
12903-68 Street NW, 6770-129 Ave NW, Edmonton

REV: PROJECT No: 1904 SHEET No: A1.3 SHEET TITLE: SITE PLAN REZONING DC1

SCALE: (81x17)

1:500

DATE:

NOV 24, 2020

L7ARCHITECTURE

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