

Charter Bylaw 18832

A Bylaw to amend Bylaw 12800,  
as amended, The Edmonton  
Zoning Bylaw  
Amendment No. 2792

WHEREAS Lot B, Plan 1697CL; located at 12526 - 109A Avenue NW, Westmount, Edmonton, Alberta, is specified on the Zoning Map as (DC1) Direct Development Control Provision; 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 B, Plan 1697CL; located at 12526 - 109A Avenue NW, Westmount, Edmonton, Alberta, which lands are shown on the sketch plan annexed hereto as Schedule "A", from (DC1) Direct Development Control Provision for the Westmount Architectural Heritage Area to (DC1) Direct Development Control Provision for the Griffith Residence.
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. 2019;
READ a second time this	day of	, A. D. 2019;
READ a third time this	day of	, A. D. 2019;
SIGNED and PASSED this	day of	, A. D. 2019.

THE CITY OF EDMONTON

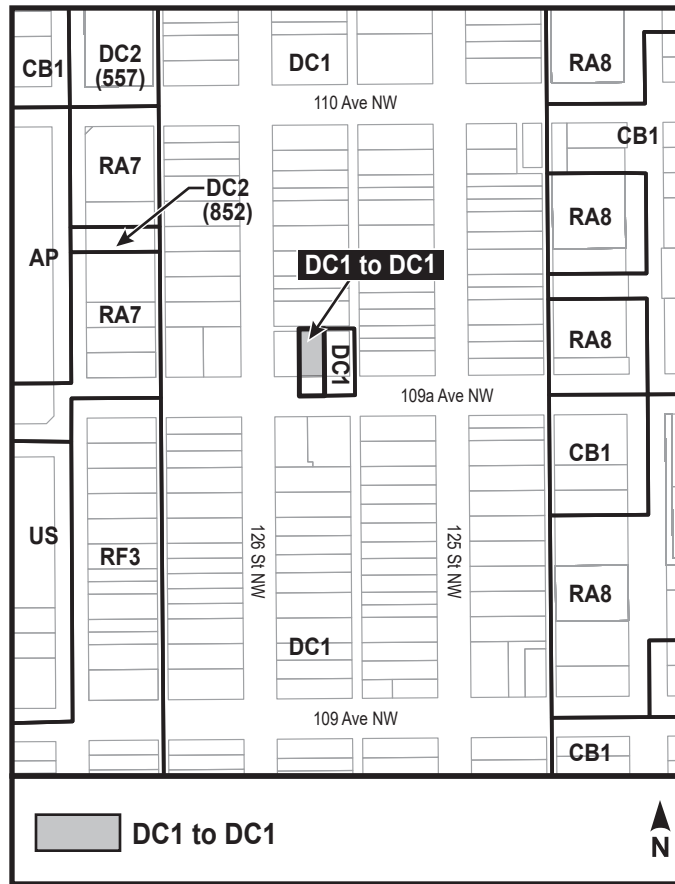
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MAYOR

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CITY CLERK

## CHARTER BYLAW 18832



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

This Provision is designed to accommodate the use and preservation of the Griffith Residence as a designated Municipal Historic Resource. This Provision allows Residential and Residential-related Uses, while ensuring that any future alterations are compatible with the architectural elements and historical significance of the Residence.

**2. Area of Application**

This DC1 Provision shall apply to Lot B, Plan 1697CL, located at 12526-109A Avenue NW, as shown on Schedule “A” of this Bylaw adopting this Provision, Westmount.

**3. Uses**

- a. Garden Suite
- b. Limited Group Homes
- c. Minor Home Based Business
- d. Major Home Based Business
- e. Single Detached Housing
- f. Secondary Suite
- g. Urban Gardens

**4. Development Regulations**

- a. All new development shall be within or to the rear of the existing structure, and shall maintain the architectural character of the Griffith Residence to the satisfaction of the Development Officer, in consultation with the Heritage Officer.
- b. The following development criteria shall apply to the prescribed Uses pursuant to the Zoning Bylaw:
  - i. The regulations of the RF1 Zone shall apply, except where superseded by the development criteria contained herein.
  - ii. The Front Setback shall be a minimum of 5.0 m.
  - iii. The Rear Setback shall be a minimum 7.0 m.
  - iv. The east side Setback shall be 2.0 m.
  - v. The west side Setback shall be 0.9 m.
  - vi. Vehicular access to on-Site parking shall only be from an Abutting Lane.

- vii. A Garage shall not be located between the front Façade of the principal Dwelling and 109a Avenue.
- viii. Any Garage must have vehicle doors that face the Abutting Lane to the north and shall require, at minimum, side Setbacks of 1.2 m and a north Setback of 0.6 m. A minimum of 3.0 m between the principal building and the Garage must be maintained.
- ix. An entranceway required for a Secondary Suite shall only be provided on the rear (north) elevation of the building.

## **5. Heritage Development and Design Regulations**

- a. The character-defining architectural elements as expressed in the form, massing and materials of the elevations of the Building, as outlined in the City of Edmonton Heritage Designation Bylaw 18474, must be retained.
- b. The Griffith Residence and associated lands are a Designated Municipal Historic Resource. The design and appearance of any alterations, additions and Accessory buildings shall be sympathetic to and compatible with the Façades of the Griffith Residence in scale, proportion, architectural style, detail and materials to the satisfaction of the Development Officer in consultation with the Heritage Officer. The following standards and guidelines shall be applied when reviewing development applications for the Griffith Residence:
  - i. The General Guidelines for Rehabilitation contained in The City of Edmonton Bylaw 18474, Bylaw to Designate the Griffith Residence as a Municipal Historic Resource; and
  - ii. The Standards and Guidelines for the Conservation of Historic Places in Canada.