

Charter Bylaw 18712

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 2735

WHEREAS Lot 10, Block 24, Plan 600U; located at 11231 - 65 Street 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 10, Block 24, Plan 600U; located at 11231 - 65 Street NW, Highlands, Edmonton, Alberta, which lands are shown on the sketch plan attached 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	25th	day of	February	, A. D. 2019;
READ a second time this	25th	day of	February	, A. D. 2019;
READ a third time this	25th	day of	February	, A. D. 2019;
SIGNED and PASSED this	25th	day of	February	, A. D. 2019.

THE CITY OF EDMONTON

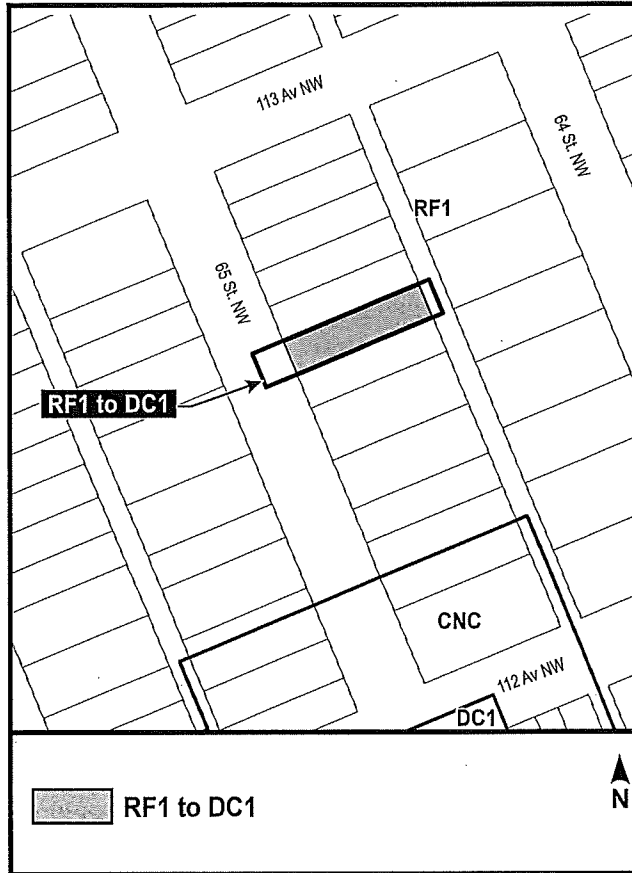


MAYOR



A/ CITY CLERK

CHARTER BYLAW 18712



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

To preserve and enhance the Alex Cormack Residence, a municipally designated historic building, and allow residential and residential-related uses.

2. Area of Application

This Provision shall apply to the 0.04 hectare site legally described as Lot 10, Block 24, Plan 600U, located at 11231 65 Street NW, as shown on Schedule "A" appended to the Bylaw adopting this Provision, Highlands.

3. Uses

- a. Garden Suites
- b. Limited Group Homes
- c. Major Home Based Business
- d. Minor Home Based Business
- e. Secondary Suites
- f. Single Detached Housing
- g. Fascia On-premises Signs
- h. Freestanding On-premises Signs

4. Development Regulations

- a. Development shall be in general accordance with Appendix I and all new development shall be accommodated within the principal building and to the rear of the property, and maintain the architectural character of the Alex Cormack Residence to the satisfaction of the Development Officer in consultation with the City of Edmonton Heritage Officer.
- b. Modifications to the exterior features of the Alex Cormack Residence shall only be made in the event of necessary structural reinforcement or repairs, and shall conform to the provisions of the approved Municipal Designation Bylaw 16677, and receive prior approval from the City of Edmonton Heritage Officer.

- c. Additions, Accessory Structures, and Exterior Alterations shall maintain the architectural character of the historic Alex Cormack Residence, to the satisfaction of the Development Officer in consultation with the City of Edmonton Heritage Officer.
- d. The maximum Building Height shall not exceed 8.9 m.
- e. The maximum total site coverage shall not exceed 40%, with a maximum of 31% for the principle building.
- f. The minimum Front Setback shall be 5.0 m.
- g. The minimum Rear Setback shall be 7.5 m.
- h. The minimum Side Setbacks for the Principal Dwelling shall be 0.9 m from the north property line and 1.2 m from the south property line.
- i. The minimum Side Setback for Accessory building shall be 0.6 m from the north property line and 0.9 m from the south property line. New development shall comply with Section 50.3 of the Zoning Bylaw, as amended.
- j. Secondary Suites shall comply with Section 86 of the Zoning Bylaw, as amended.
- k. Garden Suites shall comply with Section 87 of the Zoning Bylaw, as amended.
- l. Vehicular access shall be from the abutting rear Lane.
- m. Parking shall be in accordance with Section 54 of the Zoning Bylaw.
- n. Signs shall be integrated into the historical character of the Alex Cormack Residence, and shall comply with the following regulations to the satisfaction of the Development Officer in consultation with the City of Edmonton Heritage Officer:
 - i. The Fascia On-premises Sign shall not exceed 0.9 m².
 - ii. The Freestanding On-premises Sign shall not exceed 0.6 m² with no portion of the sign projecting beyond the property line. The maximum Height of the Freestanding On-premises Sign shall be 1.8m, including embellishments.

4. Heritage Development Regulations

- a. The following regulations shall apply to ensure that the design of structural reinforcement or repairs, cosmetic alterations, and code improvements will be sympathetic to the historical and architecturally significant facades of the Alex Cormack Residence. The Development Officer, in consultation with the Heritage Officer, shall consider the following regulations when reviewing development applications:

- i. Any future development shall conform to Parks Canada's Standards and Guidelines for the Conservation of Historic Places in Canada;
- ii. Any development shall conform to the requirements of the City of Edmonton Heritage Designation Bylaw 16677 pertaining to this property and to the General Guidelines for Rehabilitation in City Policy C-450B; and
- iii. The design and appearance of any additions and/or alterations shall complement the original historical building in scale, proportion, architectural style, detail and materials to the satisfaction of the City of Edmonton's Development Officer and Heritage Officer.
- iv. No new additions and/or alterations to the Alex Cormack Residence shall exceed the height of the existing structure.
- v. Any applications for solar and wind power structures, located on the Alex Cormack Residence, shall receive prior approval from the City of Edmonton Heritage Officer, to conform alignment with the "Standards and Guidelines for the Conservation of the Historic Places in Canada."

Appendix I - Site Plan

