

## SCHEDULE “B”

### (DC1) DIRECT DEVELOPMENT CONTROL PROVISION

#### a. General Purpose

This Provision is designed to accommodate the use and preservation of the Alex Cormack Residence, a Municipal Historic Resource under Designation Bylaw 16677. This provision allows Residential and Residential-related uses, while ensuring that any future alterations are compatible with the architectural elements and historical significance of this Residence as a Municipal Historic Resource.

#### b. Area of Application

This DC1 Provision shall apply to Plan 600U, Block 24, Lot 10, located at 11231-65 Street NW, Highlands, as shown on Schedule “A”, attached to the Bylaw adopting this DC1 Provision.

#### 3. Uses

- a. Single Detached Housing
- b. Limited Group Homes
- c. Minor Home Based Business
- d. Major Home Based Business
- e. Secondary Suites
- f. Garage Suites
- g. Garden Suites
- h. Urban Gardens
- i. Urban Outdoor Farms
- j. Fascia On-premises Signs
- k. Freestanding On-premises Signs

#### 4. Development Regulations

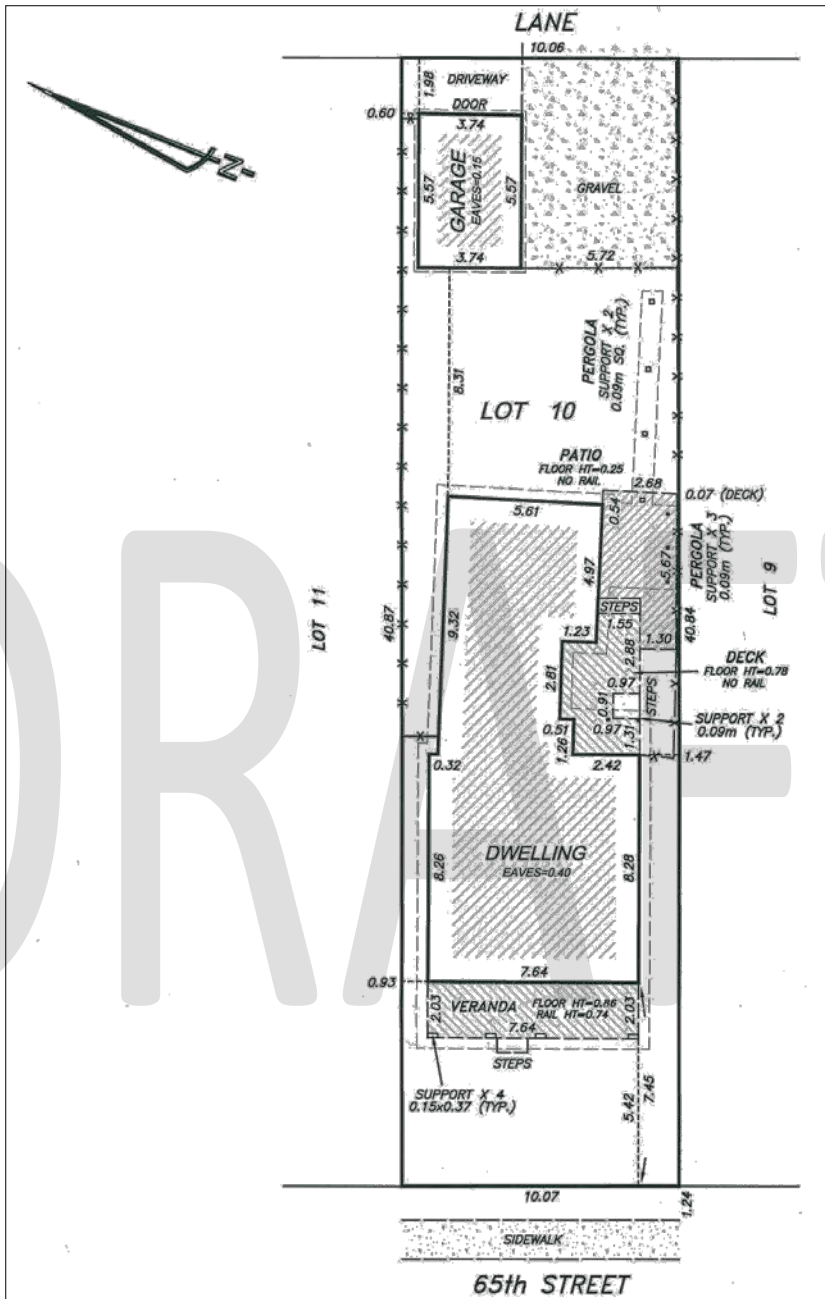
- a. All development shall be generally in accordance with the Site Plan, as illustrated on Appendix I. Notwithstanding the Site Plan, as illustrated, all new development shall be accommodated within the existing Alex Cormack Residence and to the rear of the property, and maintain the architectural character 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 minimum site area shall be 411.5 m<sup>2</sup>.
- e. The minimum site width shall be 10.0 m.
- f. The minimum site depth shall be 30.0 m.
- g. The maximum height of new development shall not exceed 8.6 m.
- h. The maximum total site coverage shall not exceed 40%, with a maximum of 30.75% for the principle building.
- i. The minimum Front Setback shall be 5.4 m.
- j. The minimum Rear Setback shall be 15.0 m.
- k. The minimum Side Setbacks for the Principal Dwelling shall be 0.9 m from the northern property line and 1.4 m from the southern property line.
- l. The minimum Side Setback for Accessory Structures shall be 0.6 m from the northern property line and 0.9 m from the southern property line. New development shall comply with Section 50.3 of the Zoning Bylaw, as amended.
- m. Secondary Suites shall comply with Section 86 of the Zoning Bylaw, as amended.
- n. Garage and Garden Suites shall comply with Section 87 of the Zoning Bylaw, as amended.
- o. Vehicular access shall be from the abutting rear Lane.
- p. Parking shall be in accordance with Section 54 of the Zoning Bylaw.
- q. 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 m<sup>2</sup>.
  - ii. The Freestanding On-premises Sign shall not exceed 0.6 m<sup>2</sup> 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.

## 5. 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



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