

(DC1) Direct Development Control Provision Highlands

1. General Purpose

The purpose of this Provision is to preserve and enhance the Gibbard Block, a municipally designated historic building, providing the opportunity for a mix of uses to operate within the building.

2. Area of Application

This Provision shall apply to the 0.042 hectare site legally described as Lot A, Block 23, Plan 7190ET, located south of 112 Avenue NW and east of 65 Street NW, as shown on Schedule "A" appended to the Bylaw adopting this Provision, Highlands.

3. Uses

- a) Apartment Hotels
- b) Apartment Housing
- c) Bars and Neighbourhood Pubs
- d) Breweries, Wineries and Distilleries
- e) Commercial Schools
- f) Convenience Retail Stores
- g) Creation and Production Establishments
- h) Fascia On-premises Signs
- i) Freestanding On-premises Signs
- j) General Retail Stores
- k) Health Services
- l) Hotels
- m) Indoor Participant Recreation Services
- n) Live Work Units
- o) Major Home Based Business
- p) Minor Alcohol Sales
- q) Minor Amusement Establishment
- r) Minor Home Based Business
- s) Personal Service Shops
- t) Professional, Financial and Office Support Services
- u) Projecting On-premises Signs
- v) Public Libraries and Cultural Exhibits
- w) Restaurants
- x) Secondhand Stores
- y) Specialty Food Services
- z) Temporary On-premises Signs
- aa) A Permitted Use or Discretionary Use added to the (CNC) Neighbourhood Convenience Commercial Zone after the bylaw to adopt this Direct Control (DC1) Provision is passed shall also be considered a Use in this Provision, subject to any and all regulations in Edmonton Zoning Bylaw 12800.

4. Development Regulations

4.1 General Provisions

- a) The overall site development shall be in general accordance with Appendix I, Illustrative Site Plan.
- b) The maximum Building Height shall not exceed 13 metres.
- c) The maximum Floor Area Ratio shall be 2.5.
- d) No minimum Building Setbacks shall be required.
- e) Apartment Hotels and Hotels shall be limited to a maximum of 10 units.

4.2 Development Regulations – Heritage

The Gibbard Block, located at 6425 112 Avenue NW, was designated as a Municipal Historic Resource by Bylaw 18149 on September 12, 2017. The regulated portion of the building includes all façades of the 1912 building, and includes the style, form, scale, massing, and materials of the Gibbard Block. Development of the Gibbard Block shall be in accordance with the following regulations to the satisfaction of the Development Officer in consultation with the Heritage Planner:

- a) The building shall maintain the external appearance of the regulated portions of the building defined in Designation Bylaw 18149 as existing at the time of adoption of this Bylaw.
- b) Any redevelopment of the Municipal Historic Resource must respect the historic character of the regulated portions of the Municipal Historic Resource. As well, any future development on the land, including any ancillary structures, must conform to General Guidelines for Rehabilitation in the *Standards and Guidelines for the Conservation of Historic Places in Canada*.
- c) Additions or additional structures must be sympathetic in matching material or style or both, so that the Gibbard Block continues to be read as one unit.
- d) Non-regulated portions of the building, being all other portions of the building not specifically identified as a regulated portion, may be rehabilitated, altered, repaired or otherwise permanently affected in any manner provided that such rehabilitation, alteration or repair does not negatively impact the regulated historic features of the building. Any development or alterations considered to be non-regulated portions of the Municipal Resource must meet the General Guidelines for Rehabilitation of Designated Historic Resources as identified in the *Standards and Guidelines for the Conservation of Historic Places in Canada*.

4.3 Signage

- a) As a general rule, signs should be limited to those that were originally present on the building. In instances where new uses or interpretive functions dictate the use of signs, signs shall be integrated into the general design of the project and developed in accordance with Section 59 and Schedule 59D of the Zoning Bylaw. The size, typeface, graphics, and materials shall be chosen to suit the period of the Municipal Historic

Resource wherever possible. New sign installation shall be limited to minimize damage the original fabric of the structure.

- b) A Comprehensive Sign Design Plan and Schedule in accordance with Section 59.3 of the Zoning Bylaw shall be prepared to the satisfaction of the Development Officer in consultation with the Heritage Planner.
- c) Temporary On-premises Signs shall be limited to project advertising and residential sale purposes only. Trailer mounted signs and/or signs with changeable copy shall not be permitted.
- d) Notwithstanding Section 59D.2(3), Freestanding On-premises Signs shall be pedestrian-scaled and developed to be visually compatible with the architecture, finish, and landscaping of the development to the satisfaction of the Development Officer in consultation with the Heritage Planner. The maximum height of Freestanding Signs shall be 1.2m with an area no greater than 2m².

4.4 Parking, Loading, and Storage

- a) A maximum of one vehicular parking space and one loading space shall be provided for all uses in the building. Due to site constraints, no additional parking stalls can be provided.
- b) Parking shall be located at grade at the rear of the building. Vehicular access and egress shall be provided off the abutting lane in general accordance with Appendix I, Illustrative Site Plan.
- c) The off-street parking, loading, and unloading (including driveways) shall be hardsurfaced, curbed, drained, and maintained in accordance with Section 54.6 of the Edmonton Zoning Bylaw, 12800.
- d) Waste collection areas shall be located and screened to the satisfaction of the Development Officer in consultation with Waste Services. The waste collection area shall be located at the rear of the building in accordance with Appendix I, Illustrative Site Plan.

4.5 Outdoor Lighting

- a) Any outdoor decorative or security lighting shall be designed and finished in a manner consistent with the design and finishing of the development, to the satisfaction of the Development Officer in consultation with the Heritage Planner.
- b) Lighting shall be located and arranged so that no direct rays of light are directed at any adjoining properties or interfere with the effectiveness of any traffic control devices.

Appendix I: Illustrative Site Plan