

1. General Purpose

To establish a (DC1) Direct Development Control Provision to accommodate a limited range of uses and development regulations that will ensure the continued operation and preservation of the Oblats Maison Provinciale, a designated Municipal Historic Resource.

2. Area of Application

This Provision shall apply to a portion of Lot 62, Block 10, Plan NB, a portion of Lot 63A, Block 10, Plan 8020971 and Lot 63, Block 10, Plan NB, as shown on Schedule "A" of this Bylaw adopting this Provision, Oliver.

3. Uses

- a. Apartment Housing
- b. Commercial Schools
- c. Government Services
- d. Group Home
- e. Health Services
- f. Indoor Participant Recreation Services
- g. Major Home Based Business
- h. Minor Home Based Business
- i. Personal Service Shops, excluding Body Rub Centres
- j. Private Clubs
- k. Private Education Services
- l. Professional, Financial and Office Support Services
- m. Public Education Services
- n. Specialty Food Services
- o. Fascia On-premises Signs
- p. Projecting On-premises Signs
- q. Temporary On-premises Signs, excluding portable signs

4. Development Regulations

- a. The maximum Height shall not exceed 16 m.
- b. The minimum Front Setback shall be 9.0 m.
- c. The minimum Rear Setback shall be 13.0 m.
- d. The minimum north Side Setback shall be 5.0 m.
- e. The minimum south Side Setback shall be 0.0 m.
- f. For Development Permit applications for non-residential Use Classes, excluding Sign Use Classes, the Development Officer shall consider the impact of proposed

developments on surrounding properties and may, when it is determined that a negative impact could occur, instruct the applicant to:

- i. contact the affected parties, being each assessed owner of land wholly or partly located within a distance of 60.0 m of the Site of the proposed development and the President of each affected Community League and Business Revitalization Zone Association;
- ii. outline, to the affected parties, the details of their proposed development and solicit their comments on the application;
- iii. document any opinions or concerns, expressed by the affected parties, and what modifications were made to address concerns; and
- iv. submit this documentation to the Development Officer who shall then use the information provided to impose any conditions deemed necessary to address the concerns or potential negative impacts.

g. No roof leader discharge shall be directed to the south of the building.

h. Notwithstanding Section 54, the following shall apply:

- i. 9 vehicular parking spaces shall be provided;
- ii. Vehicular access shall be from 110 Street NW via the private lane to the north of the designated building;
- iii. 5 Bicycle Spaces shall be provided and developed in accordance with Section 54.3; and
- iv. No Vehicular Loading Facilities shall be required.

i. A trash collection area shall be located to the rear of the building, accessed from 110 Street NW and, shall be screened in accordance with Section 55.

j. Sign Use Classes shall comply with the general provisions of Section 59 and Schedule 59H of the Zoning Bylaw.

5. Heritage Development and Design Regulations

a. The rehabilitation and renovation of the existing building shall retain the original details of rooflines, doors and windows, trim exterior finishing materials and similar architectural features to the greatest extent possible and must comply with the "General Guidelines for Rehabilitation" in the Municipal Designation Bylaw 13774.

b. 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 Oblats Maison Provinciale. The Development Officer, in consultation with the Heritage Officer, shall consider the following regulations when reviewing development applications:

- i. Any 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 pertaining to this property and to the General Guidelines for Rehabilitation in all applicable City Policy; and

iii. The design and appearance of any additions, alterations and Accessory buildings shall complement the original historical building in scale, proportion, architectural style, detail and materials to the satisfaction of the Development Officer in consultation with the Heritage Officer.

DRAFT