

## **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 Suites
- b. Single Detached Housing
- c. Secondary Suite
- d. Minor Home Based Business
- e. Major Home Based Business
- f. 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  - i. The regulations of the RF1 Zone shall apply, except where superseded by the development criteria contained herein.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 m and there shall be no building development within this Setback.
  - iii. Vehicular access to on-site parking shall only be from an abutting lane;
  - iv. A Garage shall not be located between the front Facade of the principal Dwelling and 109a Avenue.
  - v. Any Garage must have vehicle doors that face the abutting Lane to the east and shall require, at minimum, an east Setback of 1.2 m and a north Setback of 0.6 m. A minimum of 3 m between the principal Building and

the Garage must be maintained.

- vi. 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 west, south and east elevations of the Building, as outlined in the City of Edmonton Heritage Designation Bylaw 18474, must be retained to the satisfaction of the Development Officer, in consultation with the Heritage Officer.
- 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 historic west, south and east facades 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.