

**(DC1) DIRECT DEVELOPMENT CONTROL PROVISION – Draft  
Highlands**

**DC1. \_\_.1 General Purpose**

To preserve the Magrath Mansion as a Designated Municipal Historic Resource and a Provincial Historic Resource, and ensure future alterations, Accessory Buildings, and Uses are compatible with the historic building while allowing a limited range of Uses in support of Concordia University of Edmonton.

**DC1. \_\_.2 Area of Application**

This Provision shall apply to Lot 1, Block 8, Plan 1621197, located at 6240 Ada Boulevard NW, as shown in Schedule “A” of the Charter Bylaw adopting this Provision, Highlands.

**DC1. \_\_.3 Uses**

1. Private Educational Services
2. Professional, Financial & Office Support Services
3. Public Libraries & Cultural Exhibits
4. Secondary Suite
5. Single Detached Housing
6. Special Events
7. Urban Gardens
8. Urban Outdoor Farms
9. Fascia On-premises Signs

**DC1. \_\_.4 General Development Regulations**

1. The maximum Height shall be 10.0 m.
2. The maximum Site Coverage shall be 45.0%.
3. Existing vehicular accesses shall be allowed from Ada Boulevard NW and 111th Avenue NW.
4. Signs shall comply with the General Provisions of Section 59 of the Zoning Bylaw and Schedule 59H.
5. The minimum Setback from the south Lot line shall be 6.0 m.
6. The minimum Setback from the north Lot line shall be 7.5 m.
7. The minimum Setback from the west Lot line shall be 3.0 m, and a maximum of 5.5 m.
8. The minimum Setback from the east Lot line shall be 3.0 m.

**DC1. \_\_.5 Development Regulations for Magrath Mansion**

1. The maximum Height shall be 15.0 m.

**DC1. \_\_.6 Heritage Development Regulations**

1. The Magrath Mansion is a ( proposed Designated Municipal Historic Resource) and Provincial Historic Resource. Exterior alterations and additions shall be

sympathetic to and compatible with the historic Facades of the Magrath Mansion to the satisfaction of the Development Officer in consultation with the Heritage Officer. The following standards and guidelines shall be applied when reviewing development permit applications for the Magrath Mansion:

- a. The requirements and provisions contained in the City of Edmonton Municipal Designation Bylaw \_\_\_\_\_; and
- b. The Standards and Guidelines for the Conservation of the Historic Places in Canada; and
- C. The requirements of the Provincial Statement of Significance.

Draft