

(DC1) Direct Development Control Provision

Barto Residence

11425 95a Street

1. General Purpose

To preserve and enhance the Barto Residence, a municipally designated historic building, while providing a community friendly space to enhance quality of life in the neighbourhood and the value of the community.

2. Area of Application

This provision shall apply to Lot 8, Block 23, Plan RN 43, located at 11425 95a street NW, as shown on Schedule A of the Bylaw adopting this Provision, Alberta Avenue.

3. Uses

- a. Child Care Services
- b. Garden Suites
- c. General Retail Stores
- d. Live Work Unit
- e. Major Home Based Business
- f. Media Studios
- g. Minor Home Based Business
- h. Multi Unit Housing
- i. Personal Service Shops
- j. Professional, Financial and Office Support Services
- k. Public Libraries and Cultural Exhibits
- l. Restaurants
- m. Secondary Suites
- n. Single Detached Housing
- o. Specialty Food Services
- p. Urban Gardens
- q. Fascia On-Premises Signs
- r. Freestanding On-Premises Signs
- s. Projecting On-Premises Signs

4. Development Regulations for Uses

- a. Restaurants or Specialty Food Service shall not exceed 125m² of Public Space, excluding exterior patio/deck space which shall not exceed 43.8m².
- b. Signs shall comply with the regulations found in Section 59H

5. Development Regulations

- a. The development shall be in general conformance with attached appendices.
- b. The maximum Height shall be 8.9m
- c. The minimum setbacks shall be as follows:
 - i. 0.6m from the north lot line
 - ii. 2.1m from the south lot line
 - iii. 14.6m from the east lot line

- iv. 4.1m from the west lot line

6. Heritage Regulations

- a. The Barto Residence and the associated lands are a Designated Municipal Historic Resource. Exterior alterations and additions shall be sympathetic to and comparable with the South, West, and North Facades of the Barto Residence 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 Barto Residence
 - i. The General Guidelines for Rehabilitation contained in the City of Edmonton Bylaw 18011, a Bylaw to designate the Barto Residence as a Municipal Historic Resource; and
 - ii. The Standards and Guidelines for the Conservation of Historic Places in Canada