

## **SCHEDULE “B”**

### **(DC1) DIRECT DEVELOPMENT CONTROL PROVISION**

#### **1. General Purpose**

To accommodate the designation of Douglas Manor Apartments as a Municipal Historic Resource and to allow a mixed-use addition to the building that is sympathetic to and compatible with, the existing building and the surrounding neighbourhood context.

#### **2. Area of Application**

This Provision shall apply to Lots 19 and 20, Block 132, Plan RN4 located on the southeast corner of 83 Avenue NW and 108 Street NW, as shown in Schedule “A” of the Charter Bylaw adopting this Provision, Garneau.

#### **3. Uses**

- a) Apartment Housing
- b) Convenience Retail Stores-
- c) General Retail Stores
- d) Government Services
- e) Group Home
- f) Health Services
- g) Hotels
- h) Limited Group Home
- i) Lodging House
- j) Major Home Based Businesses
- k) Minor Home Based Businesses
- l) Personal Service Shops
- m) Professional, Financial and Office Support Services
- n) Restaurants
- o) Secondhand Stores
- p) Specialty Food Services
- q) Fascia On-premises signs
- r) Projecting On-premises signs

- s) Temporary On-premises Signs

4. **Development Regulations for Uses**

- a) Non-Residential and Non-Residential-Related Uses shall only be permitted within the addition to the existing historic building.
- b) Personal Service Shops shall not be developed as Body Rub Centres.
- c) Each Restaurants and Specialty Food Services Use shall be limited to a maximum of 120 m<sup>2</sup> of Public Space, excluding exterior patio/deck space which can be to a maximum of 50% of the interior Public Space.
- d) Temporary On-premises Signs shall be limited to the marketing of on Site Dwellings and shall not include trailer mounted or Signs with Changeable Copy.

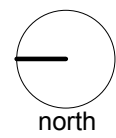
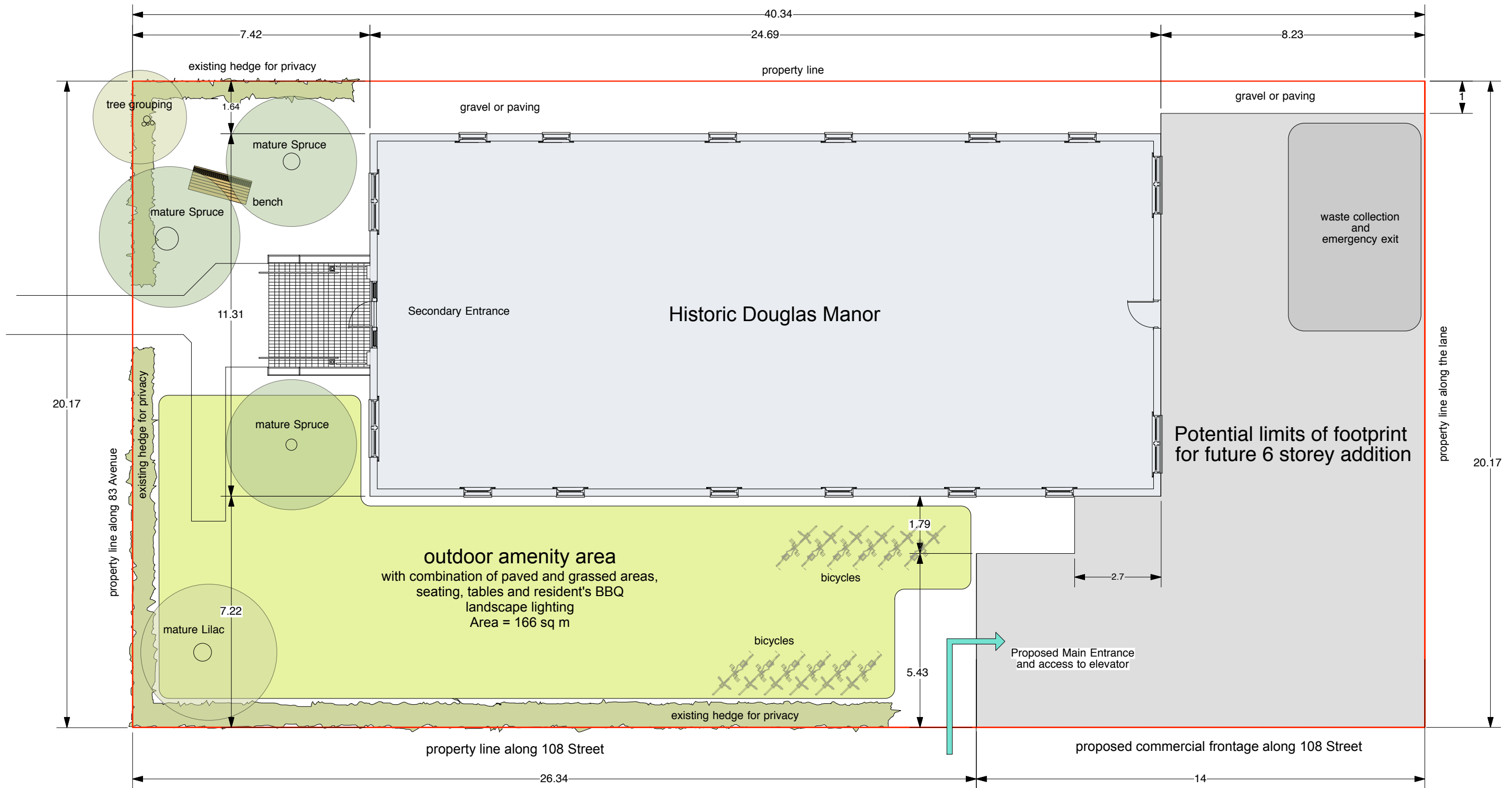
5. **Development Regulations For Site Layout and Built Form**

- a) The development shall be in general conformance with the attached appendix to the satisfaction of the Development Officer.
- b) The maximum number of Dwellings shall be 59.
- c) The maximum Floor Area Ratio shall be 3.1.
- d) The maximum Height shall be 23.0 m.
- e) The minimum Setback from the Lot line abutting 83 Avenue NW shall be: 7.0m.
  - i. Notwithstanding the above, the addition to the existing historic building shall have a minimum Setback of 26.0 m from the Lot line abutting 83 Avenue NW.
- f) The minimum Setback from the Lot line abutting 108 Street NW shall be 0.0 m.
- g) The minimum Setback from the east Lot line shall be 1.0 m.
- h) The minimum Setback from the rear Lot line shall be 0.0 m.
- i) Any waste collection or storage area shall be located adjacent to the rear Lane, within or adjacent to the building and designed to the satisfaction of the Development Officer in consultation with Waste Management Services and Subdivision and Development Coordination (Transportation). Gates and/or doors of the waste enclosure shall not open or encroach into road right-of-way.
- j) No accessory vehicular parking is required.
- k) No off-street vehicular loading facilities are required.

- l) A minimum Common Amenity Area of 160.0 m<sup>2</sup> shall be provided within the west and north Setback as shown in Appendix 1.
- m) Landscaping shall be in general conformance with Appendix 1.

**6. Heritage Regulations**

- a) Douglas Manor Apartments and associated lands are a Designated Municipal Historic Resource. Exterior alterations and additions shall be sympathetic to and compatible with the historic Facades of the Douglas manor Apartments 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 Douglas Manor Apartments:
  - i. The General Guidelines for Rehabilitation contained in the City of Edmonton Bylaw #####, a Bylaw to Designate the Douglas Manor Apartments a Municipal Historic Resource; and
  - ii. The Standards and Guidelines for the Conservation of Historic Places in Canada.



Douglas Manor  
**SITE PLAN**  
 1:100

Site area: 814 sq m  
 Historic building area on 3 floors + basement: 1120 sq m  
 Proposed Addition area up to 6 floors + basement: 1358 sq m  
 Existing FAR: 1.04  
 Proposed maximum FAR: 3.04

**Douglas Manor Apartments**  
 10757 83 Avenue  
 Edmonton, Alberta

drawing prepared by:  
 David Murray Architect

March 21, 2019

SHEET NO.  
**0**

This existing site information has been derived from Alberta Land Surveyor's Real Property Report, Lots 19 and 20, Block 132, Plan RN4, dated September 2003

Original sheet size: 11"x17"  
 Scale may be reduced.