

**(DC1) DIRECT DEVELOPMENT CONTROL PROVISION
WESTMOUNT - WALLBRIDGE RESIDENCE**

12606 - 104 Avenue NW and 10410 - 126 STREET NW

1. General Purpose

This Provision is designed to accommodate the use and preservation of the Wallbridge Residence. This Provision allows Residential and Commercial 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 Lots A and B, Block 51, Plan 5393AH and a portion of Block OT, Plan 5393AH, located at the northwest corner of 104 Avenue NW and 126 Street NW, Westmount, as shown on Schedule "A" of this Bylaw adopting this Provision, Westmount.

3. Uses

1. Health Services
2. Single Detached Housing
3. Live Work Units
4. Minor Home Based Business
5. Major Home Based Business
6. Personal Service Shops
7. Professional, Financial and Office Support Services
8. Secondary Suite
9. Specialty Food Services
10. Urban Gardens
11. Fascia On-premises Sign
12. Freestanding On-premises Sign

4. Development Regulations

1. All new development shall be to rear (to the north) of the existing structure, and shall maintain the architectural character of the Wallbridge Residence to the satisfaction of the Development Officer, in consultation with the Heritage Officer.
2. The maximum Height shall not exceed 12 m.
3. The maximum total Site Coverage shall not exceed 34%, with a maximum of 26% for the principal building and 8% for Accessory Buildings.
4. The minimum South Setback shall be 10.5 m.
5. The minimum North Setback shall be 4 m for the principal building, and 1 m for Accessory Buildings.
6. The minimum Side Setbacks for the principal building shall be 9 m from the western Side Lot Line and 5 m from the eastern Side Lot Line.
7. Accessory Uses and Buildings shall comply with Section 50 of the Zoning Bylaw

8. A rear detached Garage shall be fully contained within the rear 9 m of the site.
9. The principal building shall be separated from a rear detached garage by a minimum of 3.0 m.
10. Vehicular access shall be from the existing access to 126 Street NW.
11. Signs shall be integrated into the historical character of the Wallbridge Residence, and shall comply with Schedule 59H with the exception of the following regulations, to the satisfaction of the Development Officer in consultation with the City of Edmonton Heritage Officer:
 - a. The Fascia On-premises Sign shall not exceed 0.9 m² in area; and
 - b. The Freestanding On-premises Sign shall not exceed 0.6 m² with no portion of the sign projecting beyond the property line. The maximum Height of the Freestanding On-premises Sign shall be 1.8m, including embellishments.

5. Heritage Development and Design Regulations

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 Wallbridge Residence. The Development Officer, in consultation with the Heritage Officer, shall consider the following regulations when reviewing development applications:

1. Any development shall conform to Parks Canada's Standards and Guidelines for the Conservation of Historic Places in Canada;
2. 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 City Policy C-450B; and
 - a. 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 and Heritage Officer, and in accordance with Bylaw 15011.