

INTERMET HOUSING SOCIETY OF EDMONTON  
9430-111 Avenue  
Edmonton, Alberta  
T5G 0A4

December 8<sup>th</sup> 2014

RE: Re-zoning of Lots 39, 40 and 41, Block 11, Plan 3624HW  
13820-109 A Avenue Edmonton, Alberta

Dear Neighbour:

This pre-application notification letter is being sent to you to collect feedback on our proposal to rezone the property noted above to DC2 (site specific development control provision). In preparation for this application, this information package has been delivered to all lot owners located within 120 meters of the site. For your convenience and reference, we have included at the end of this package an excerpt of the City of Edmonton Zoning By-law relating to a DC2 (direct control) re-zoning application.

Currently Lots 39 & 40 are zoned RA7, Low Rise Apartment Zone and Lot 41 is zoned R1, Single Detached Residential Zone. We will be making an application to re-zone this property to permit the construction of a smaller church to replace the existing structure and 16 stacked Row Housing units and a small day care. A copy of the site plan is attached. If you would like more information on the proposal, please contact either Cam McDonald at 780-474-1413 or Lynn Hannley at 780-482-5467.

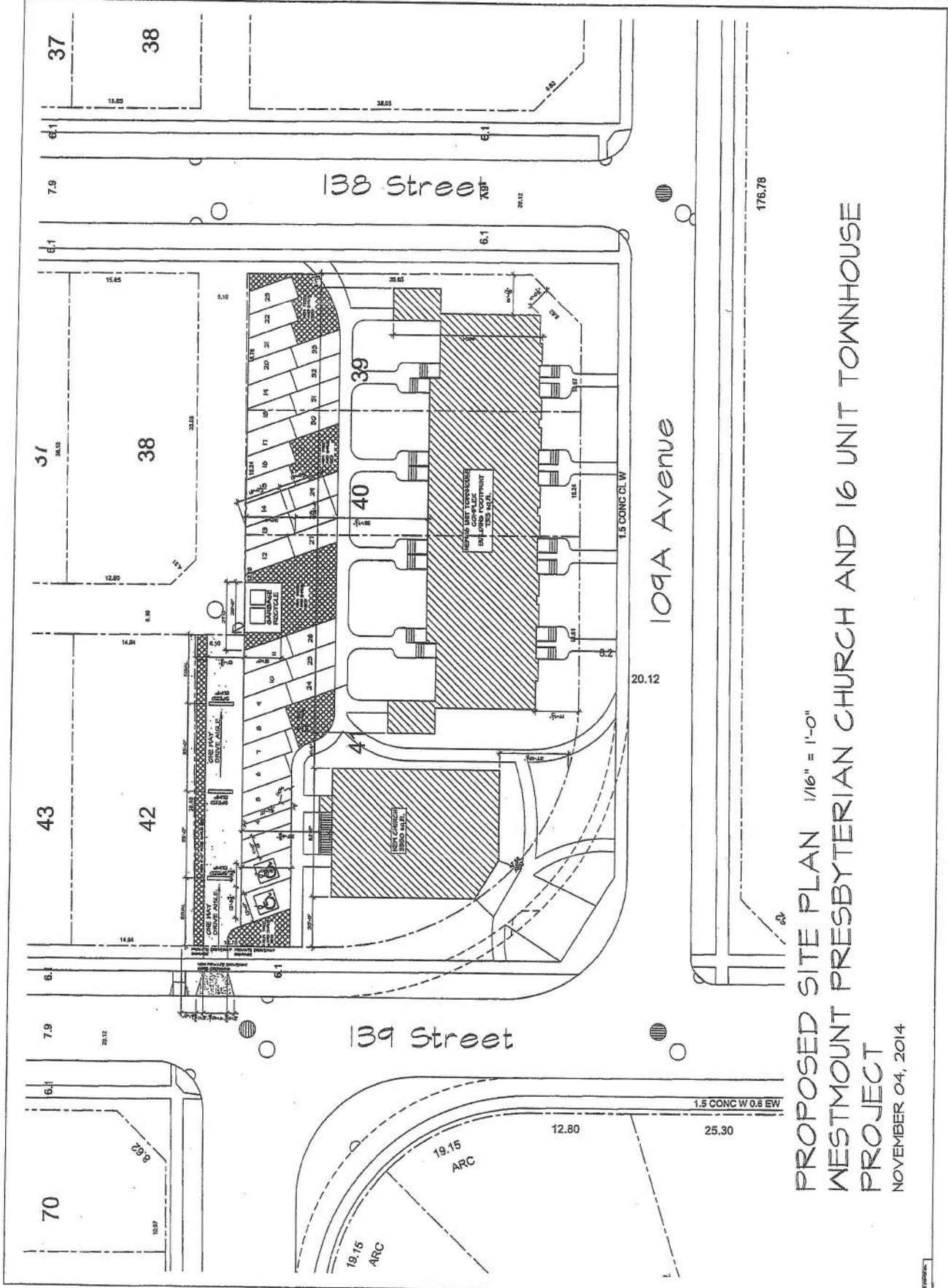
We invite you to provide any comments, opinions, or concerns in regards to the application to Internet in writing. Feedback received by January 8<sup>th</sup>, 2015 will be documented, addressed where possible and incorporated into the rezoning application.

You can mail your comments to Cameron McDonald, 9430-111 Avenue Edmonton, Alberta T5G 0A4 or by email to: Cameron McDonald [eichs1@telus.net](mailto:eichs1@telus.net) or by fax to 780-423-1166.

Yours truly,



Cam McDonald, Executive Director



PROPOSED SITE PLAN 1/16" = 1'-0"  
WESTMOUNT PRESBYTERIAN CHURCH AND 16 UNIT TOWNHOUSE  
PROJECT  
NOVEMBER 04, 2014

## **720 (DC2) Site Specific Development Control Provision**

### **720.1 General Purpose**

The purpose of this Provision is to provide for direct control over a specific proposed development where any other Zone would be inappropriate or inadequate.

### **720.2 Application**

The Provision shall only be applied to a Site to regulate a specific proposed development under the following circumstances:

the proposed development exceeds the development provisions of the closest equivalent conventional Zone;

the proposed development requires specific/comprehensive regulations to ensure land use conflicts with neighbouring properties are minimized;

the Site for the proposed development has unique characteristics that require specific regulations; or

the ongoing operation of the proposed development requires specific regulations.

### **720.3 Contents**

The applicant shall provide a proposed Direct Control Provision that must contain the following:

the legal description of the Site to which the proposed Provision shall apply;

Use Class Opportunities; and

Development Regulations for Use Class Opportunities.

The applicant shall submit a Site plan. The Site plan shall be appended to the Bylaw that adopts this Provision, and all development in the Provision shall be in accordance with the Site plan. Building elevations may also be required. The Site plan will illustrate the issues that necessitated the use of Direct Control and may include:

location on the Site of specific Uses, including any accessory Uses and activities;

details or elements necessary to better achieve land Use compatibility, such as Urban Design and architectural treatment of structures, increased separation spaces, Landscaping, and the like; and

any staging of the development.

The Site Plan will not restrict other provisions of the Zoning Bylaw that were not at issue at the time of the application of the Direct Control Provision.  
All Regulations in the Zoning Bylaw shall apply to development in the Direct Control Provision, unless such Regulations are specifically excluded or modified in a Direct Control Provision.

Signs shall comply with the regulations found in Schedule 59H.

#### **720.4 Information Requirements**

In addition to the requirements of Section 24, the applicant shall:

- submit the proposed Direct Control Provision;
- submit a narrative explaining why the Direct Control Provision is warranted, having regard for the criteria specified in subsection 720.2;
- contact the affected parties, being each assessed owner of land wholly or partly located within a distance of 60.0 m of the Site of the proposed development and the President of each affected Community League and the President of each Business Revitalization Zone Association operating within the distance described above, at least 21 days prior to submission of a Rezoning Application;
- outline to the affected parties, the details of the application and solicit their comments on the application;
- document any opinions or concerns, expressed by the affected parties, and what modifications were made to address their concerns; and
- submit the documentation as part of the Rezoning Application.