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**SCHEDULE G**

**SOUTH AVONDALE AREA REDEVELOPMENT PLAN  
OVERLAY**

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## **Section 1 Purpose**

- 1.1 To implement the South Avondale Area Redevelopment Plan

## **Section 2 Application**

- 2.1 The overlay regulation applies to the development or redevelopment of all lands and buildings which are located in the South Avondale Area Redevelopment Plan area (the boundaries for the overlay district are as illustrated on the Land Use Districts Map Schedule A).
- 2.2 Within the South Avondale Area Redevelopment Plan Overlay area (district), the policies, use restrictions, and standards of the South Avondale Area Redevelopment Plan Overlay shall apply and take precedence over any other conflicting, inconsistent, or less restrictive policies, use restrictions, and standards of this Bylaw, except as regards to Direct Control Districts. Without limiting the foregoing, for lands subject to Direct Control within the overlay area, the applicable Direct Control District shall take precedence and prevail as necessary to resolve any conflict or inconsistency with the South Avondale Area Redevelopment Plan Overlay.

**(Bylaw C-1260-23 - December 14, 2015)**

## **Section 3 General**

- 3.1 **Deleted by Bylaw C-1260-23 - December 14, 2015.**
- 3.2 All developments in the South Avondale Plan Area are required to conform to the Architectural Controls in the South Avondale Area Redevelopment Plan. The Architectural Controls are also included in this Schedule. **See Section 4.**
- 3.3 Except within a Direct Control District, should a development proposal be at variance with the Architectural Controls in the South Avondale Area Redevelopment Plan, the applicant can apply to receive a variance and the application will follow the Discretionary Use development permit procedure. The Infrastructure and Protective Services Committee will be the Development Authority in such situations. Development Officers and the Development Authority shall consider the following criteria in making their decision to support the variance:

**(Bylaw C-1260-23 - December 14, 2015 and Bylaw C-1260-84 - December 4, 2017))**

- Is the proposal unique in scale, purpose, function?
- Will the development include a high level of architectural detail and features?
- Will the proposed development be aesthetically pleasing?
- Are there site specific reasons that uniquely constrain this development?
- Is the proposed development in scale and character of the neighbourhood?
- Will the proposed development enhance the streetscape and area?

The above procedure does not apply to Direct Control Districts. For a Direct Control District, the Council or the delegated Development Authority has the discretion to determine applicable regulations as is set out within the Direct Control District and may approve variance of the South Avondale Area Redevelopment Plan Architectural Controls having regard to the criteria in this Section.

**(Bylaw C-1260-23 - December 14, 2015)**

- 3.4 All developments providing some form of outdoor lighting other than porch lights or other small decorative lighting shall adhere to Section 50 - Lighting of the Land Use Bylaw. A light pattern plan must be submitted with the development permit application. Lighting shall not project into adjacent residential properties or project upwards into the sky.
- 3.5 The maximum building height for developments in this district in the South Avondale Plan Area shall be five (5) stories for all developments on 102<sup>nd</sup> Street south of 105<sup>th</sup> Avenue and four (4) stories for all developments on 102<sup>nd</sup> Street north of 105<sup>th</sup> Avenue.

**(Bylaw C-1260-23 - December 14, 2015)**

3.6 **Deleted by Bylaw C-1260-23 - December 14, 2015.**

3.7 For all Mixed Use Apartment Building:

- i. residential use (dwelling unit or dwelling; dwelling unit, supported) must occupy at least 50% of the gross floor area of the building;
- ii. all areas of the ground floor which have street frontage (face the street) shall be used for commercial, retail, or institutional uses listed in the same land use district as the dwelling units in the building. Residential use (dwelling unit or dwelling; or dwelling unit, supported) may be located within the rear half of the ground floor, not within the half containing the main/front entry side of the building; and, residential use shall not occupy more than 25% of the total floor area of the ground floor; and
- iii. only residential uses shall be located above the second floor.

**(Bylaw C-1260-23 - December 14, 2015)**

3.8 **Deleted by Bylaw C-1260-23 - December 14, 2015.**

3.9 Notwithstanding the uses identified in Section 84 - Residential Transition District, in the South Avondale Plan Area, Multi-Attached Dwellings with a front to back orientation are discretionary and Multi-Attached Dwellings with a row-house orientation shall be permitted, except as otherwise stated in an applicable Direct Control District.

**(Bylaw C-1260-23 - December 14, 2015)**

## Section 4 South Avondale Architectural Controls

### Architectural Controls

NOTE: The Architectural Controls are broken down into two sections:

- 1) Controls that apply to ALL developments, and
- 2) Controls that apply to certain types of developments. Proposed developments need to meet the criteria in both sections.

For example: A mixed use development proposal must meet the controls in the section immediately below as well as the controls listed in the Mixed Use Developments section.

### Architectural Controls for ALL Developments in South Avondale

#### Required

- The main façade shall be oriented to the street. For developments on corner lots, the walls of the building which have street frontage shall be treated the same as the primary façade with respect to the requirements listed herein as well as the style and finish of the primary façade.
- An articulated roofline divided into smaller components through the use of dormers, gables, cross gables, varying planes, extended entryways or other decorative elements required when a sloped roof is present.
- Emphasized entryways.
- Separate units with similar elevations must be built with at least 2 developments between on either side of the street (i.e. XOYX represents repetition pattern). To be different, an alternative elevation must reflect significant change to exterior treatment in roof design, windows, styling, and finish.
- Proposed developments shall vary from adjacent developments in two of the following three elements: footprint, height, and location on property.
- Articulated wall planes to reduce mass and scale are required for any wall that fronts a road (which would include side walls in the case of a corner lot).

#### Recommended

- Projections, recesses and overhangs.
- Architectural details on all walls, such as a belt course, coping, cornice, bargeboard, quoins, sills, trim or other decorative feature.
- Consideration in the transition from one cladding material to another.
- A minimum of two major exterior cladding materials.
- Large windows.
- Variety is encouraged with regards to development type and style both among different buildings and within the same building.
- Creativity in architectural styles.
- Consideration given to privacy relative to adjoining properties.

### Mixed-use Developments

#### Required

- All walls must have windows except for walls that could potentially be developed as a party wall due to Zero lot line placement.
- Building height maximum of 5 stories on 102<sup>nd</sup> street south of 105<sup>th</sup> avenue; for all other mixed-use structures the building height maximum is 4 stories.

- The window to wall ratio for commercial portion shall be a minimum of 1:3 for any façade that fronts onto a street (including side walls in the case of a corner lot) and 1:6 on all other façades.
- The window to wall ratio for residential portion shall be a minimum of 1:5 for any façade that fronts onto a street (including side walls in the case of a corner lot) and 1:6 on all other façades.
- Side façades which face another private property are exempt from the window to wall provisions.

**(Bylaw C-1260-43 - September 21, 2015)**

- Separate entrances are required for commercial and residential uses.
- Awnings, canopies, cantilevers or other architectural details over the commercial portion of the development to provide shelter to pedestrians.
- Commercial, retail, or institutional uses in mixed use structures are limited to the 1<sup>st</sup> and 2<sup>nd</sup> floors. Residential shall occupy subsequent floors.

**(Bylaw C-1260-23 - December 14, 2015)**

- If signs are present they shall be located within the floor area of the commercial portion, ie: no commercial signage shall occur above the 1st story façade.
- Visual separation between commercial and residential components to reduce the perceived mass of the building.
- Illumination for security on pedestrian walkways, parking lots and loading areas, entrances, internal roadways, public or semi public amenity spaces.
- Pedestrian scale lighting (approx. 3 metres in height).
- Focused / Directional lighting.
- Night lighting in the interior portion of the commercial component of the building.
- All main entrances facing the street to which the development is addressed on; secondary access are permitted to face the sides and rear of the building.
- Up to 50% of any façade may be vinyl siding.
- The primary façade of a mixed use development must be at a pedestrian scale. This can be accomplished by providing at-grade features such as display windows, lighting, landscaping, benches, sidewalk cafes, entrances, entrance features, etc. The main floor of the building shall maintain a similar level of grade as the surrounding exterior. Protruding basements which result in an elevated first floor will not be permitted.

### **Recommended**

- Individual units are discernable.
- Hidden rooftop equipment.
- Large picture or display windows for commercial uses.
- Use of decorative windows.
- Overhanging (projecting) signs.
- A variety of colours excluding roof and minor components like flashings, casings, trims, windows, doors, decorative accessories.
- Private exterior space in the form of porches, balconies, patios and/or roof terraces provided for as many residential units as feasible.
- Side street or accessible rooftop outdoor patios.
- Windows, doors and architectural features based on human scale (approx. 2 metres).

### **Single Unit Residential Dwellings**

#### **Recommended**

- Larger houses that are visually broken into smaller elements to reduce the perceived mass of the building.
- Step-backed second storey.

- Porches or verandas.
- Garage door that does not dominate view from street.
- Garage construction of a similar design as the home itself.

## **Multi-unit Dwellings: Apartment Buildings**

### **Required**

- For apartment buildings in the Medium Density Residential (RM) District specific consideration for a two metre variance on the front yard setback requirement shall be provided in the case where the front wall of the 3rd and 4th stories of the building are stepped back 2metres from the 1st and 2nd floors.
- The maximum height is 4 stories.
- A minimum window (incl. doors) to wall ratio is 1:5 for the front façade and 1:6 for all other façades.
- Side façades which face another private property are exempt from the window to wall provisions.  
(Bylaw C-1260-43 - September 21, 2015)
- Vinyl siding shall be limited to a maximum of 50% of the exterior material on the front and rear façades as well as side façades in the case where the side of the building fronts a street, park space, or other public area. Side façades which face another private property shall be allowed to use vinyl siding without limitation.
- Illumination for security and ambience is required for all pedestrian walkways, parking lots and loading areas, entrances, internal roadways, public or semi public amenity spaces.
- Pedestrian scale lighting (approx. 3 metres in height).
- Focused / Directional lighting.
- All main entrances to face the street; secondary accesses are permitted to face the sides and rear of the building.
- A secondary access must be provided adjacent to dedicated parking area.

### **Recommended**

- A variety of colours excluding roof and minor components like glazing, flashings, casings, trims, windows, doors, decorative accessories.
- Individual units are discernable.
- Decorative windows.
- Private exterior space in the form of porches, balconies, patios and/or roof terraces should be provided for as many residential units as feasible.
- Windows, doors and architectural features based on human scale (approx. 2 metres).
- Rooftop equipment hidden from the street-side of development.

## **Multi-unit Dwellings: Townhouses, 4-plexes, Duplexes and Triplexes**

### **Required**

- A minimum window (incl. doors) to wall ratio is 1:5 for the front façade and 1:6 for all other façades if there are not doors present; if a door is present 1:5 is required.
- Side façades which face another private property are exempt from the window to wall provisions.  
(Bylaw C-1260-43 - September 21, 2015)
- Detail between the top of the windows and the peak of the roof (for example: louvers, a small window, exposed rafters, gambrel roof, etc).
- Vinyl siding shall be limited to a maximum of 50% of the exterior material on the front and rear façades as well as side façades in the case where the side of the building fronts a street, park space, or other public area. Side façades which face another private property shall be allowed to use vinyl siding without limitation.

## **Recommended**

- Larger buildings that are visually broken into smaller elements to reduce the perceived mass of the building.
- A variety of 2 colours excluding roof and minor components like glazing, flashings, casings, trims, windows, doors, decorative accessories.
- Varied colours within a townhouse/rowhouse development.
- Individual units are discernable.
- Decorative windows.
- Private exterior space in the form of porches, balconies, patios and/or roof terraces provided for as many residential units as feasible.

## **Commercial Developments**

### **Required**

- For single storey commercial developments the minimum storefront height facing a street is 4.8 metres to the top of the parapet.
- Rooftop equipment hidden from the street.
- Openings (windows, doors and balconies) oriented to street and/or public amenity spaces.
- Awnings, canopies or architectural details.
- 50% of any façade may be vinyl siding.
- Window (incl. doors) to wall ratio of 1:3 on the front façades and 1:6 on all other sides that face a street.
- Illumination for security and ambience for all pedestrian walkways, parking lots and loading areas, entrances, internal roadways, public or semi public amenity spaces.
- Pedestrian scale lighting (approx. 3 metres in height).
- Focused / Directional lighting.
- All main entrances must face the street; secondary accesses are permitted to face the sides and rear of the building.

### **Recommended**

- Individual units are discernable.
- Decorative windows and light shelves.
- Large picture or display windows.
- Step back design - with the step back after the second storey.
- Overhanging (projecting) signs.
- A variety of colours excluding roof and minor components like glazing, flashings, casings, trims, windows, doors, decorative accessories.
- Variety in wall, roof planes and architectural features in conjoined units.
- Incorporate side street or accessible rooftop outdoor patios.
- Incorporate variety within each project.
- Landmark architecture.
- Windows, doors and architectural features based on human scale (approx. 2 metres).