

104.4.33 - DC-33 SITE SPECIFIC DIRECT CONTROL DISTRICT

104.4.33.1 Purpose

To provide for the development of an Apartment Building on a site specific basis in conformity with the South Avondale Area Redevelopment Plan.

104.4.33.2 Area of Application

This District shall apply to Lots 1 & 2, Block 25, Plan 1061AE (10101 - 105 Avenue) as shown in the map below.



104.4.33.3 Uses

- Accessory Building or Structure
- Apartment Building
- Home Office

104.4.33.4 Development Criteria

Development on the subject property shall be in accordance with the following regulations:

- a. Development shall take place in accordance with the standards, site plan, and building elevations which form part of this District.
- b. Setback requirements for the Accessory Building or Structure shall be provided in accordance with requirements in the Section 33 of this Bylaw.

c. Apartment Building:

Site Standard	Apartment Building
i. Lot Area:	748m ²
ii. Lot Width:	20.10m
iii. Front Yard Setback:	6.15m
iv. Rear Yard Setback:	19.72m
v. Side Yard Setbacks (Minimum):	3.00m each side
vi. Site Coverage (Maximum):	50%
vii. Building Height (Maximum):	4 Storeys

d. Parking:

- i. Total of nine (9) parking stalls shall be provided on site.
- ii. Parking Lot configuration (stall dimensions, drive aisle width, line painting etc.) shall be provided in accordance with the requirements contained in the Part Nine of this Bylaw.
- iii. The parking lot shall be hard surfaced as per the Part Nine of this Bylaw.

e. Landscaping:

- i. Landscaping shall be provided in accordance with the site plan that forms part of this District.
- ii. In addition, all areas of the site not containing buildings, parking and sidewalk, as shown on the site plan forming part of this District, shall be soft landscaped with sod or seeded lawn. Alternate forms of soft landscaping may be approved at the discretion of the Development Authority.

f. Additional Requirements:

- i. Individual lots shall be consolidated into one (1) parcel. The legal description for this property will change after consolidation occurs which will render policy 104.4.33.2 outdated. The civic address and supplemental air photo of the subject property will serve as property identification.
- ii. All exterior finishing materials shall be in accordance with the building elevations that form part of this District and must be of good quality, durable, and attractive in appearance. The predominant exterior finishing materials shall have regard to the objective of ensuring that the development is of high quality.
- iii. Sign to identify the building shall be above the entrance as per the building elevations that form part of this District.
- iv. On-site lighting shall be oriented so as not to create a nuisance to surrounding properties.
- v. Garbage collection area shall be located in the rear yard as per site plan and screened in accordance with Sections 47 of this Bylaw.
- vi. A Plan demonstrating that an adequate site triangle is maintained as per the City's Design Manual is required at Development Permit stage.

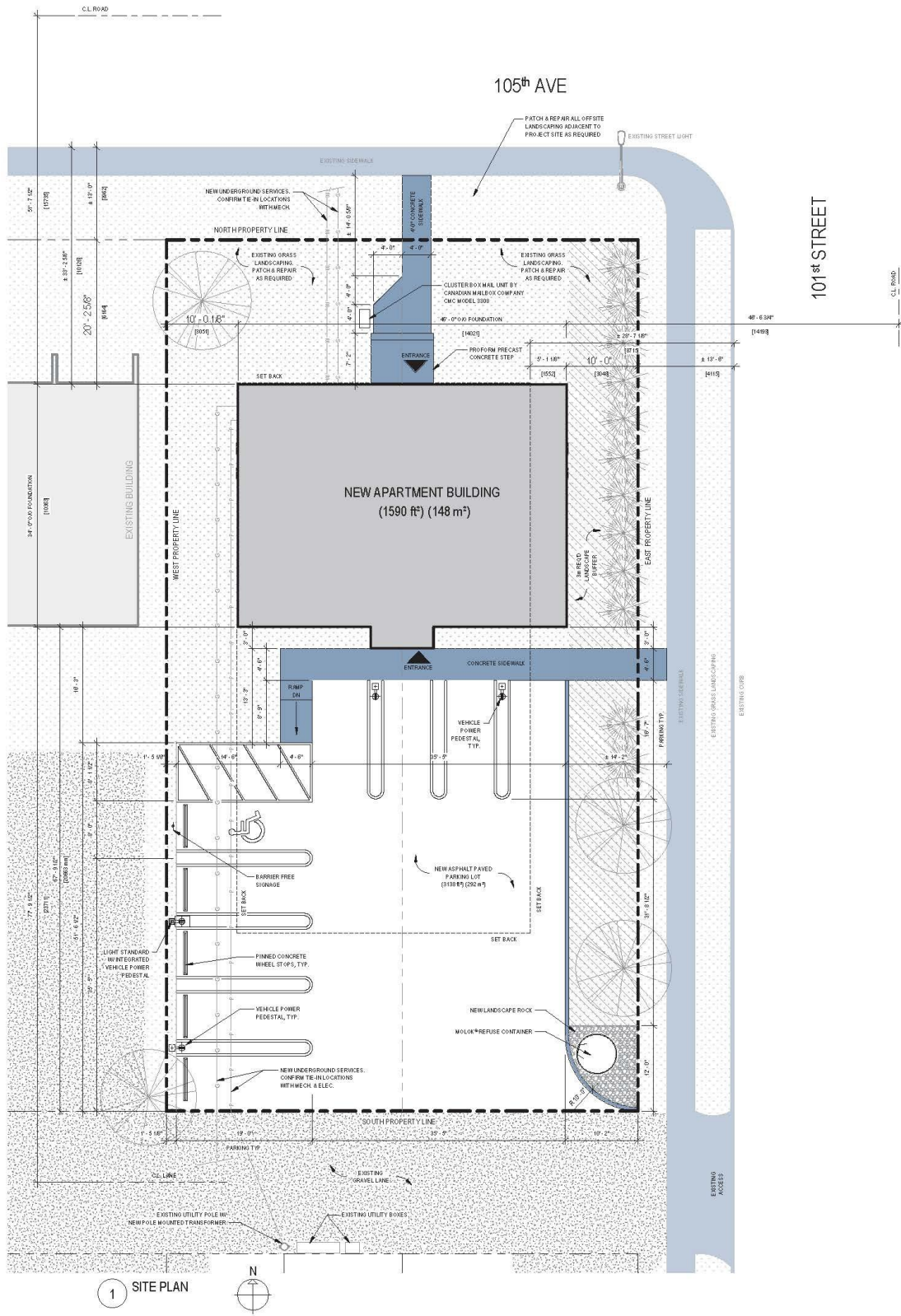
104.4.33.5 Architectural Criteria

The building elevations that form part of this District must be adhered to. The proposed development must maintain compliance with the South Avondale Area Redevelopment Plan Architectural Controls (Appendix 1 of the Area Redevelopment Plan).

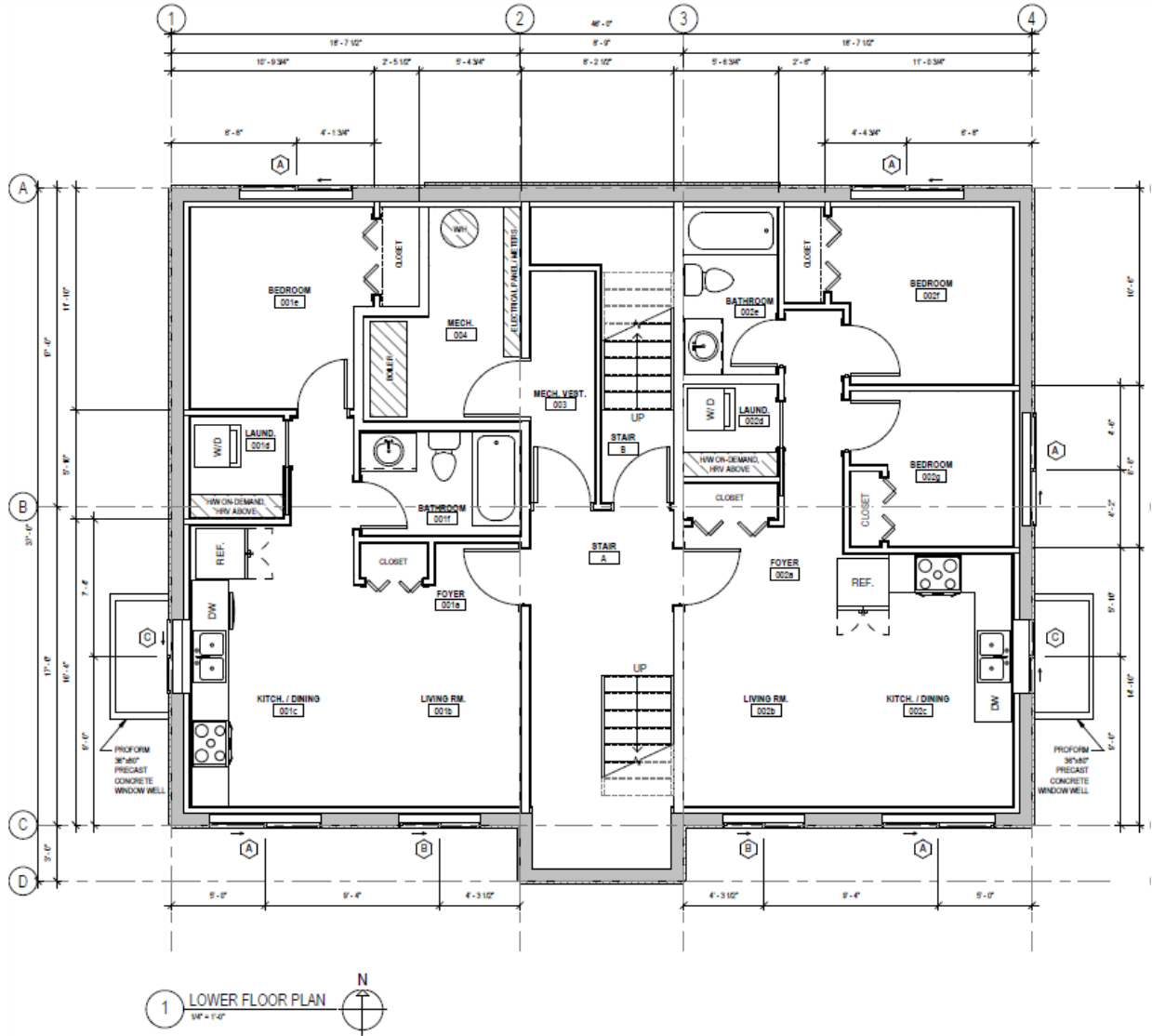
104.4.33.6 Development Authority

- a. The Development Officer shall be the Development Authority for all uses in this District.
- b. Minor deviations or variances to the standards and policies contained in this District do not necessitate an amendment to this District if, in the opinion of the Development Authority, the overall aesthetics of the building and site will not be diminished, and the changes do not create an increase of intensity to the day to day operations. Minor deviations and/or variances will be addressed by following the Discretionary Use Development Permit approval procedure and the Committee will be the Development Authority.

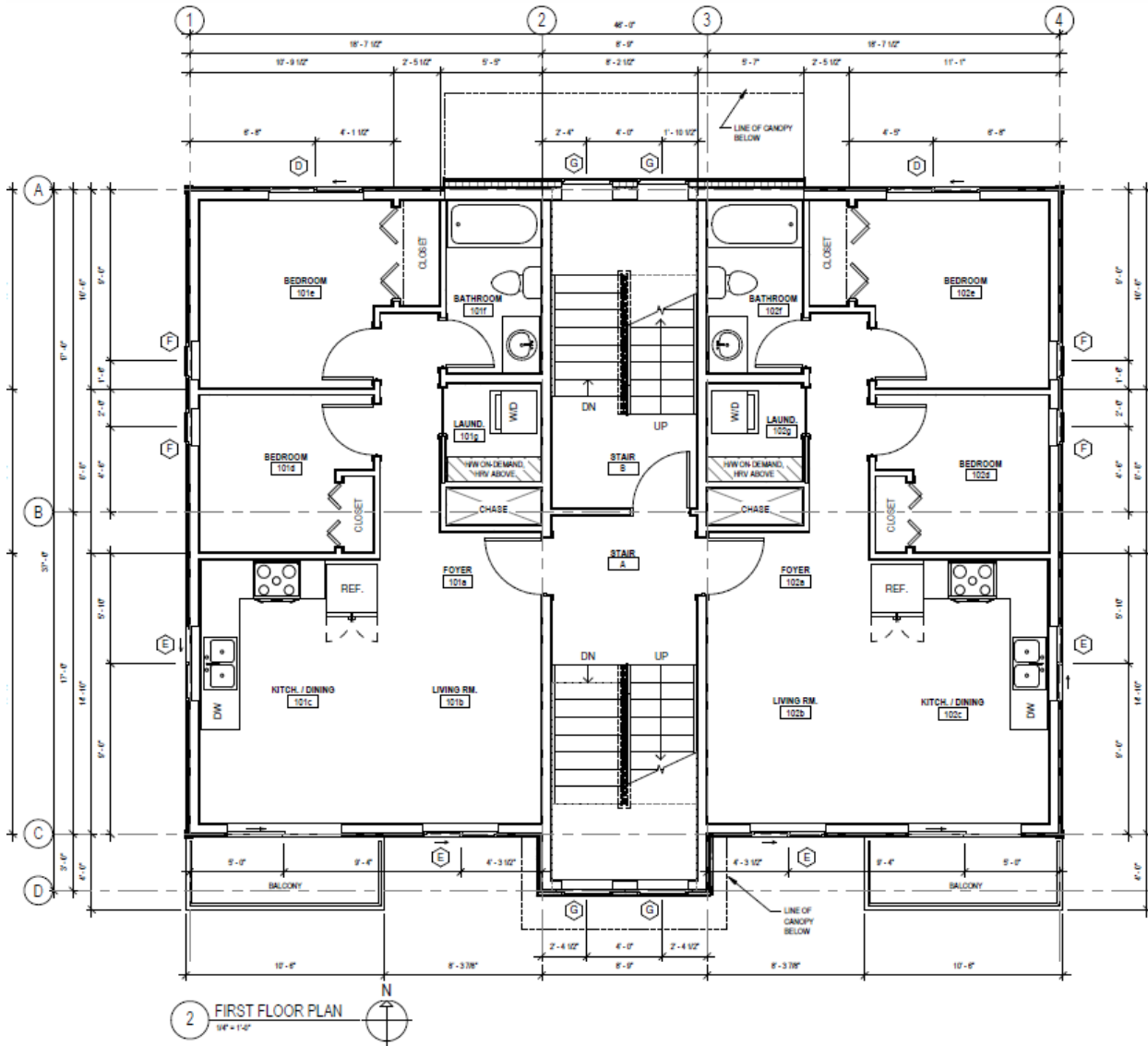
SITE PLAN



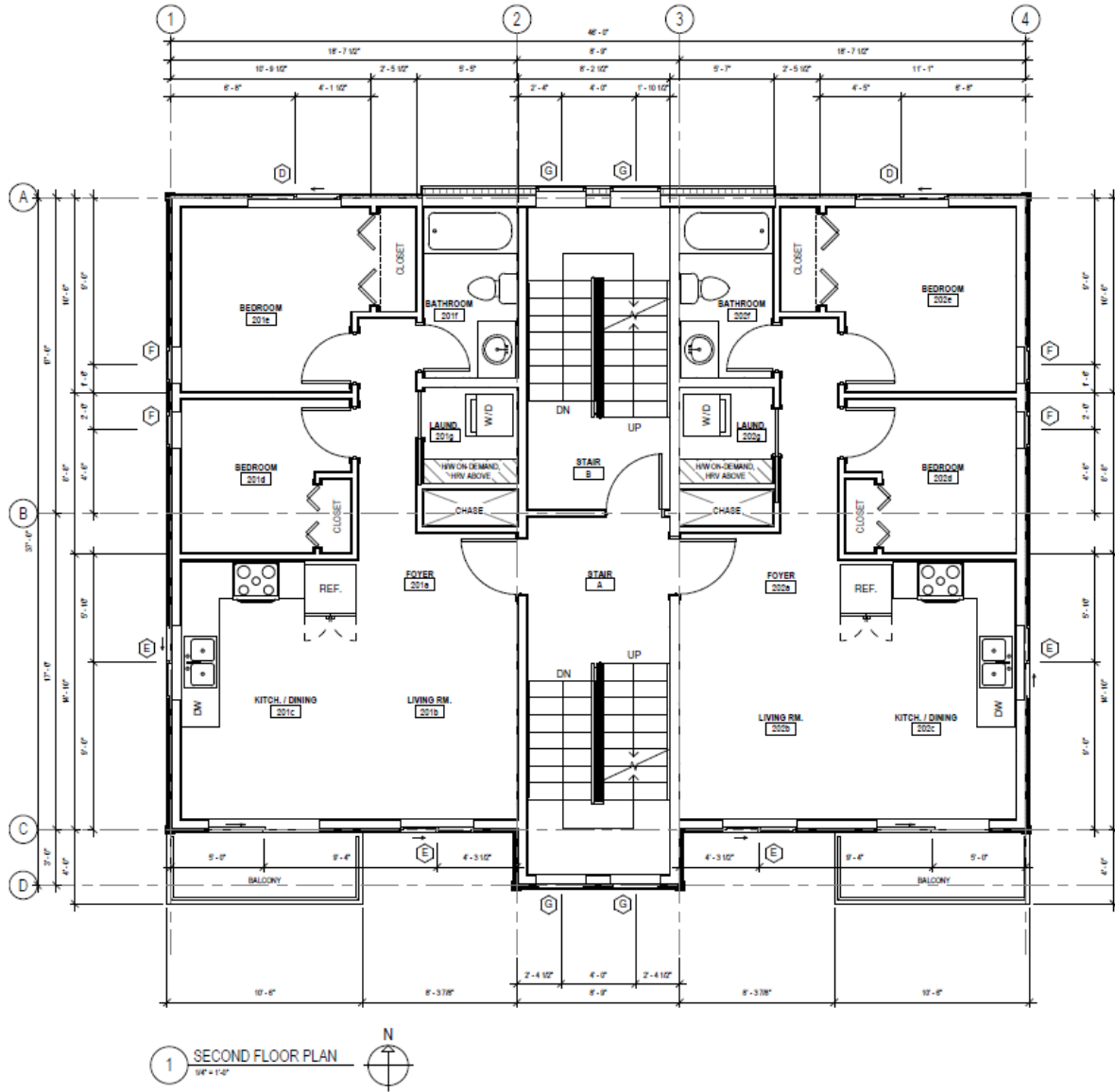
FLOOR PLANS



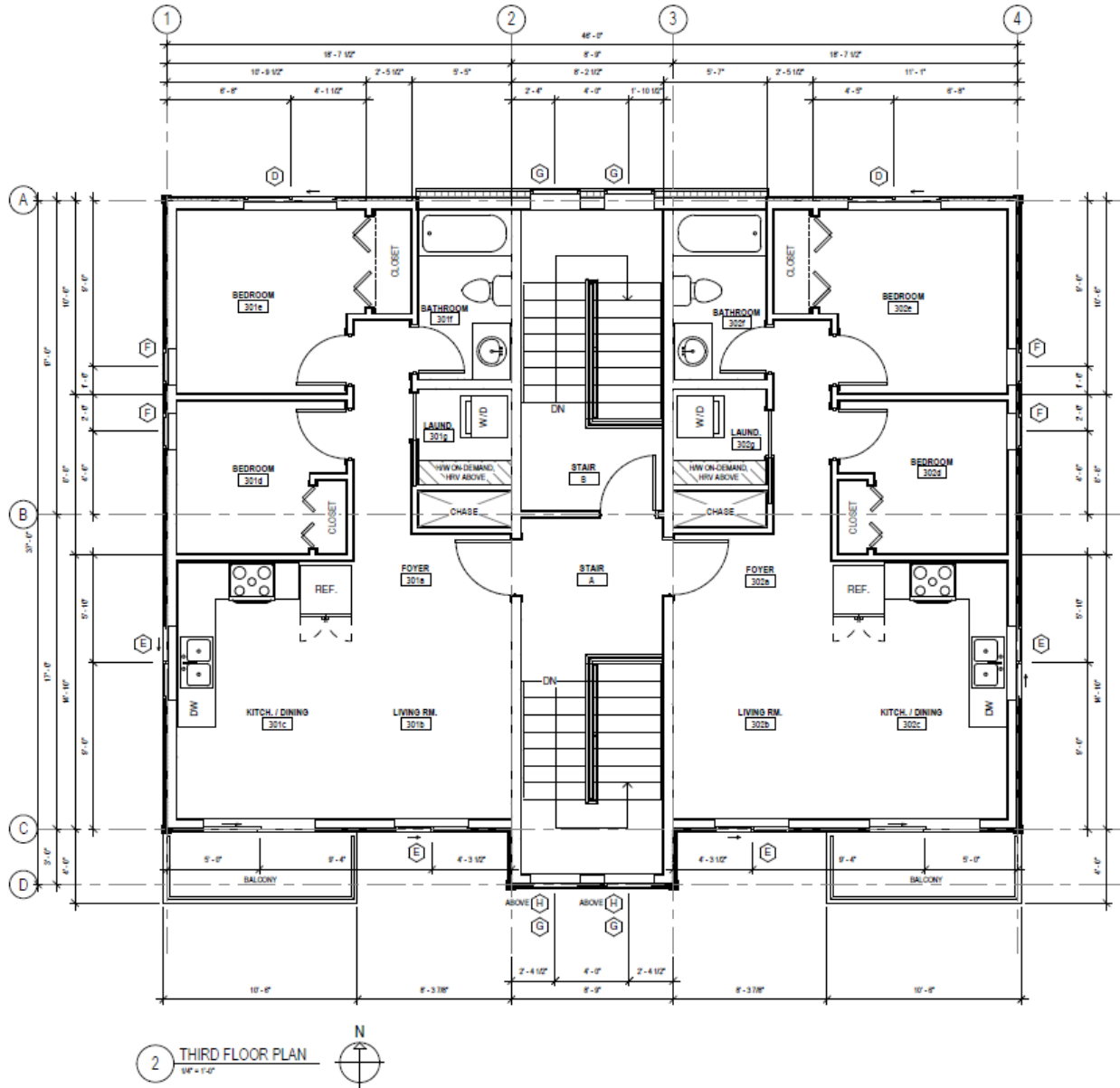
FLOOR PLANS



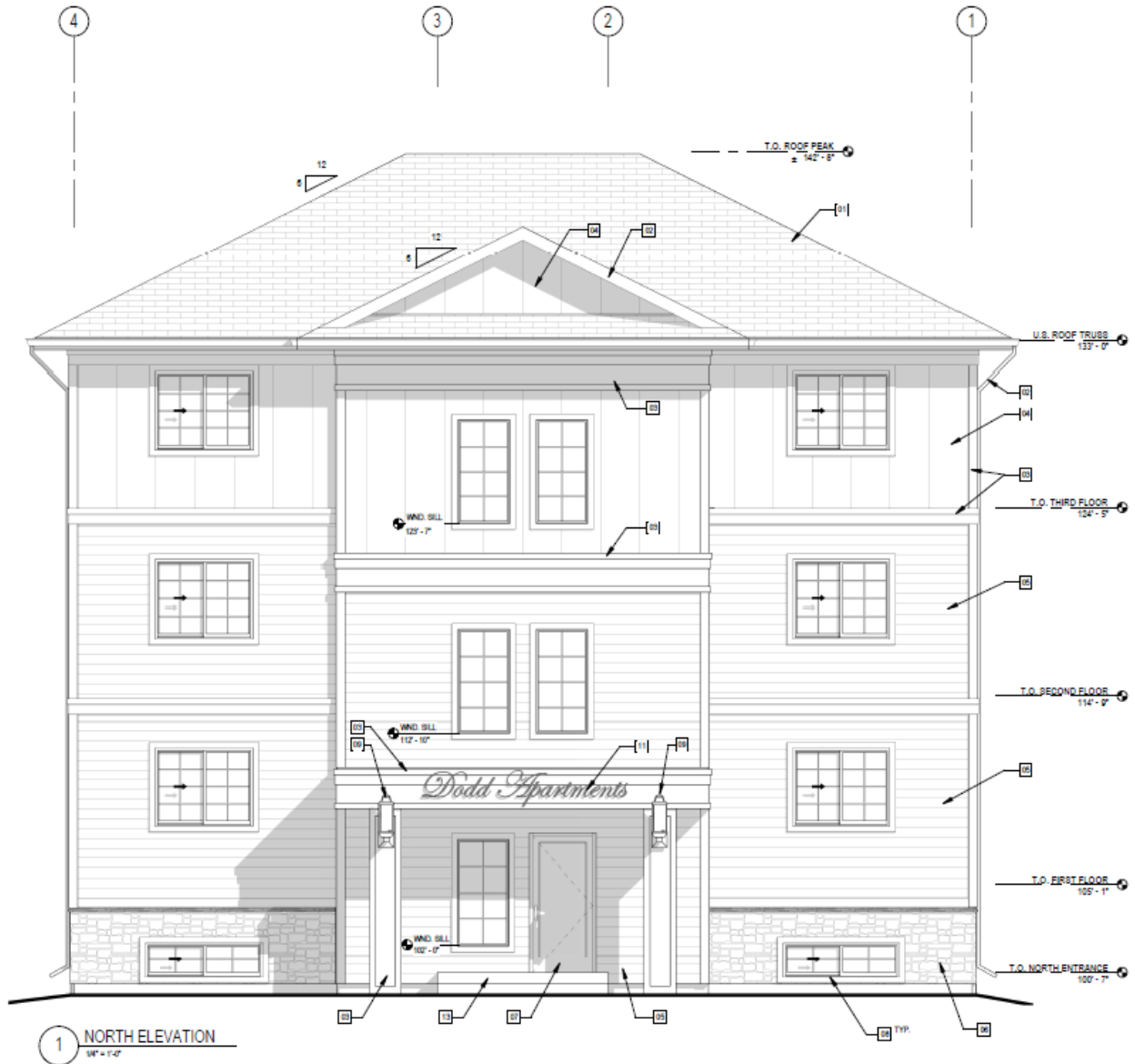
FLOOR PLANS



FLOOR PLANS



BUILDING ELEVATIONS

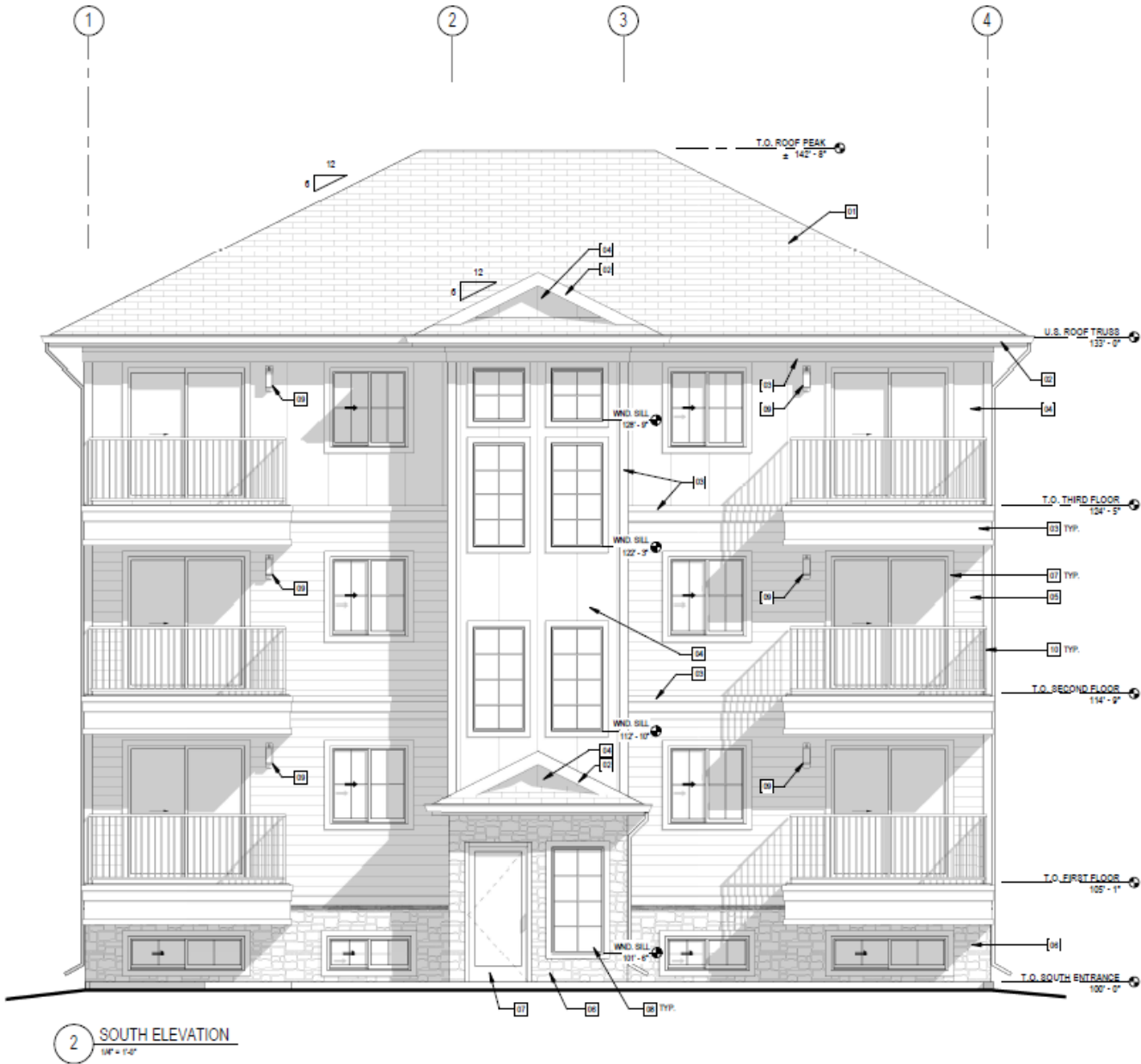


ELEVATION KEYNOTES

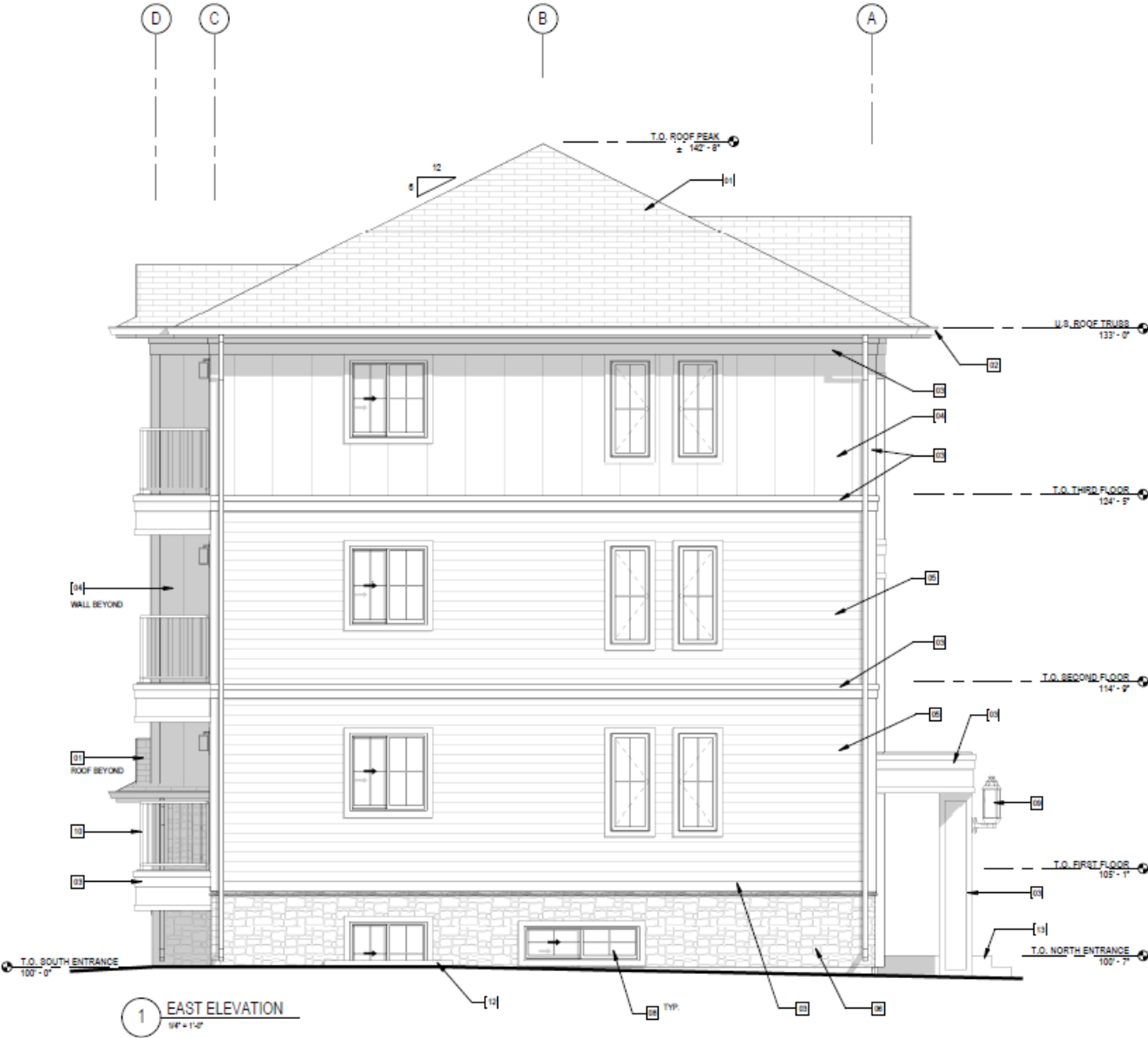
NOTES ARE GENERAL & SHOULD BE READ IN CONJUNCTION WITH THE CONSTRUCTION DRAWINGS

KEYNOTE	DESCRIPTION
01	ASPHALT ROOF SHINGLES - COLOUR: CHARCOAL
02	PREFINISHED METAL EAVES, FASCIA, FLASHING, GUTTERS & RAINWATER LEADERS - COLOUR: WHITE
03	HARDIETRIM® BOARDS, RUSTIC GRAIN® - COLOUR: ARCTIC WHITE
04	HARDIEPANEL® VERTICAL, SIDING SELECT CEDARMILL® C/W VERTICAL, RUSTIC GRAIN® BATTEN BOARDS @ 24" O/C - COLOUR: ARCTIC WHITE
05	HARDIEPLANK® LAP SIDING, SELECT CEDARMILL® 5" EXPOSURE - COLOUR: BOOTHBAY BLUE
06	MANUFACTURED STONE SIDING, LEDGESTONE - COLOUR: CHARCOAL
07	DOOR AS PER PLAN & SCHEDULE, TYP.
08	WINDOW AS PER PLAN & SCHEDULE, TYP.
09	LIGHTING AS PER ELECTRICAL CONSULTANT
10	DECORATIVE ALUMINUM HANDRAILING
11	SIGNAGE AS PER OWNER
12	PROFORM PRECAST CONCRETE WINDOW WELL
13	PROFORM PRECAST CONCRETE STEP

BUILDING ELEVATIONS



BUILDING ELEVATIONS



BUILDING ELEVATIONS

