

104.4.4 - DC-4(a) SITE SPECIFIC PROVISION

104.4.4.1 Purpose

To provide for the development of an Apartment Hotel on a site specific basis.

104.4.4.2 Area of Application

The provisions of this district shall only apply to Lot A, Block 7, Plan 952-3276 (10415 - 99 Avenue) as shown on the next page.

104.4.4.3 Uses

- a. Apartment Hotel;
- b. Signs.

104.4.4.4 Development Authority

City Council is the development authority for the uses permitted in this district.

104.4.4.5 Development Criteria

- a. Every development in this district shall comply with the General Regulations contained in Parts Seven, Eight and Nine of this Bylaw;
- b. There shall be no expansion to the footprint of the existing building at Lot A, Block 7, Plan 952-3276 other than as may be required to conform with Building Safety Codes or other statute normally superseding the Land Use Bylaw;
- c. In the event that the existing structure is removed from Lot A, Block 7, Plan 952-3276 the following standards shall apply to every new development:
 - i) Front Yard 3.0m (minimum)
 - ii) Side Yard (interior side) 3.0m (minimum)
 - iii) Side Yard (lane side) 6.0m (minimum)
 - iv) Rear Yard 6.0m (minimum)
 - v) Building Height two storeys (maximum)
 - vi) Site Area 930.0 m² (minimum)
- d. Sign regulations shall be at the discretion of the Development Authority.

104.4.4.6 Definitions

Apartment Hotel means within this district only, dwellings contained within a building or part of a building having a principal common entrance or where each room or suite has its own exterior access. Each dwelling will be suitable for use by one (1) or more persons for more than five (5) consecutive days and include cooking facilities. Each dwelling will be furnished including dishes and linen, and maid service, telephone service, or desk service will be provided.

