

## 104.4.8 - DC-8(a) SITE SPECIFIC DEVELOPMENT CONTROL PROVISION

### 104.4.8.1. General Purpose

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

### 104.4.8.2. Area of Application

This district shall apply to Lots 23 and 24, Block 8, Plan 1410AC (10301-102 Street).



### 104.4.8.3. Permitted Uses

- Office, Major/Minor
- Accessory Building or Use

### 104.4.8.4. 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 DC district;
- b. Minimum Building Setbacks shall be provided as follows:
  - i) Front Yard: 2.5m
  - ii) North Side Yard: 2.5m
  - iii) South Side Yard: 2.5m
  - iv) Rear Yard: 10.0m
- c. A total of ten (10) parking stalls shall be provided on site. A shared parking agreement with St. Joseph Roman Catholic Church will be required to provide an additional ten (10) parking stalls. No additional parking spaces will be required;
- d. Parking Lot configuration (stall dimensions, drive aisle width, etc) shall be provided in accordance with the requirements contained in the Land Use Bylaw;
- e. The parking lot must be paved;
- f. The building shall be oriented so that its primary façade is oriented toward 102 Street;

- g. Individual lots shall be consolidated into one (1) parcel. The legal description for this property will change after consolidation occurs which will render policy 104.4.8.2 outdated. The civic address and supplemental air photo of the subject property will serve as property identification;
- h. All exterior finishing materials 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. No vinyl siding is permitted;
- i. Signs shall only be located on the first storey;
- j. On-site lighting shall be oriented so as not to create a nuisance to surrounding properties. A lighting plan shall be required as part of the development permit application submission;
- k. Landscaping shall be provided in accordance with the site plan that forms part of this land use district. At a minimum, a total of five (5) trees and six (6) shrubs shall be provided. All areas of the site which are not covered by buildings and parking shall be landscaped in accordance with the standards contained in the Land Use Bylaw. The minimum size for all new trees shall be 63.5 mm calliper for deciduous trees and 1.8 m high for coniferous trees. A detailed landscaping plan shall be submitted prior to the approval of any development permit;
- l. Garbage dumpsters shall be located in the rear yard only and screened in accordance with Sections 45 and 47 of this Bylaw.

104.4.8.5. Architectural Criteria

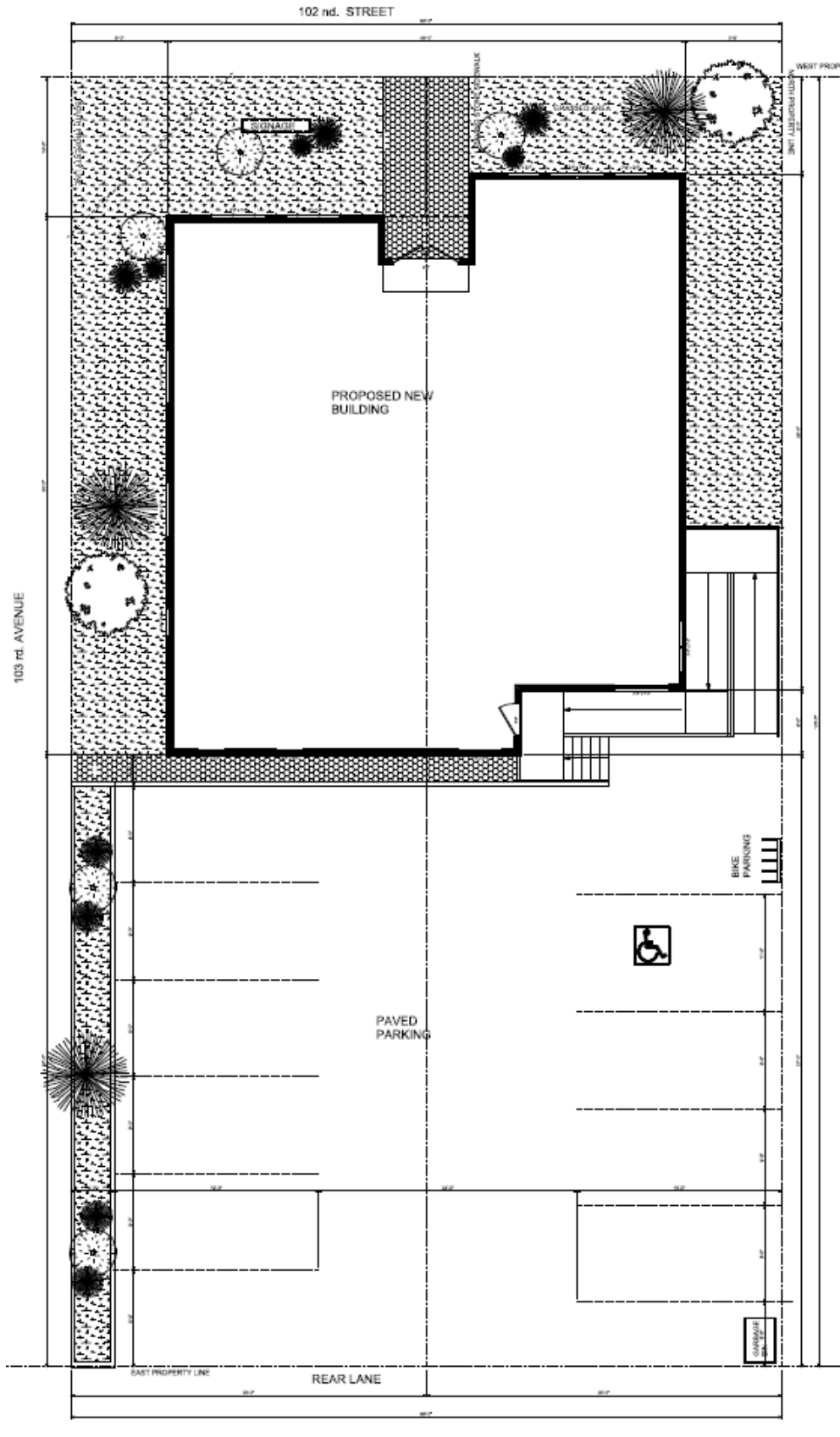
The building elevations that form part of this Direct Control district must be adhered to. Due to the high standard of aesthetics and design that is shown in the building elevations, the proposed development is not required to comply with the South Avondale Area Redevelopment Plan Architectural Controls (Appendix 1 of the plan).

104.4.8.6. Additional Requirements/Provisions

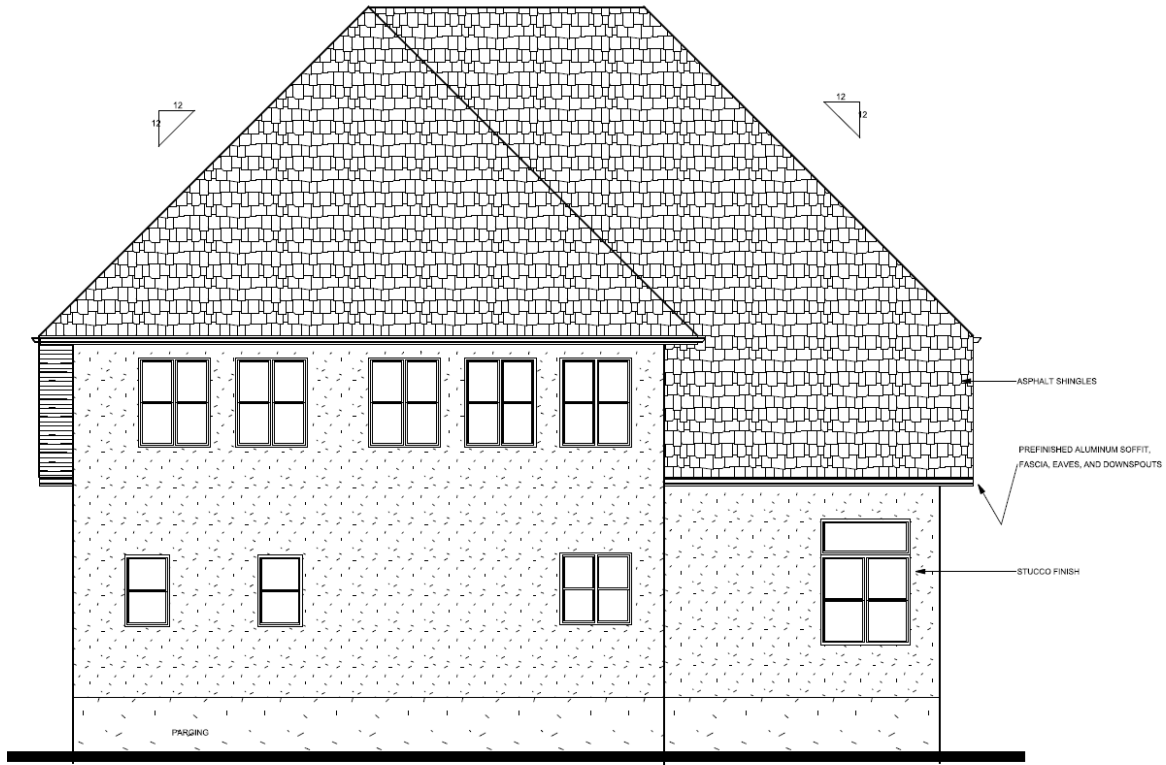
- a. The Development Officers shall be the development authority for the uses permitted herein;
- b. Minor deviations or variances to the standards and policies contained in this Direct Control district do not necessitate an amendment to this district if, in the opinion of the Development Authority, 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 Infrastructure and Protective Services Committee will be the Development Authority.

**(Bylaw C-1260-84 - December 4, 2017)**

**SITE PLAN**



**BUILDING ELEVATIONS**



REAR ELEVATION

