

Proposed Direct Control Guidelines

Purpose

- 1 This Direct Control District is intended to:
- (a) provide for the **development** of a six storey mixed-use **building** of architectural significance and high urban design merit that aligns with the plans in Schedule “C” as a **permitted use**; and
 - (b) diversify the types of businesses operating in the neighbourhood by accommodating a neighbourhood-scale specialized beer and wine store concept.

Compliance with Bylaw 1P2007

- 2 Unless otherwise specified, the rules and provisions of Parts 1, 2, 3 and 4 of Bylaw 1P2007 apply to this Direct Control District.

Reference to Bylaw 1P2007

- 3 Within this Direct Control District, a reference to a section of Bylaw 1P2007 is deemed to be a reference to the section as amended from time to time.

Defined Uses

- 4 In this Direct Control District:
- (a) **“Permitted Development”** means a **use**:
 - (i) that conforms with the plans attached to this Direct Control District as Schedule “C”.
 - (b) **“Specialized Beer & Wine Merchant”** means a **use**:
 - (i) where beer and wine are sold for consumption off the retail outlet premises that has been licensed by the Alberta Gaming and Liquor Commission;
 - (ii) may include the sale of beer, table wine, fortified wine (appetizer, dessert, port and sherry), sparkling wine, crackling wine, bubbling wine, champagne, wine coolers, ciders and related accessories; and
 - (iii) that may have a private hospitality area where retail products are provided to private groups for tasting and consumption as a special event.

Permitted Uses

- 5 (1) The **permitted uses** of the Mixed Use – Active Frontage (MU-2) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.
- (2) The following **uses** are the **permitted uses** in this Direct Control District provided the **development** conforms with the plans attached to Schedule “C” of this Direct Control District:
- (a) **Permitted Development**; and
 - (b) **Specialized Beer & Wine Merchant**.

Proposed Direct Control Guidelines

Discretionary Uses

6 The ***discretionary uses*** of the Mixed Use – Active Frontage (MU-2) District of Bylaw 1P2007 are the ***discretionary uses*** in this Direct Control District with the exclusion of:

- (a) **Liquor Store.**

Bylaw 1P2007 District Rules

7 Unless otherwise specified, the rules of the Mixed Use – Active Frontage (MU-2) District of Bylaw 1P2007 apply in this Direct Control District.

Floor Area Ratio

8 (1) The maximum ***floor area ratio*** is 2.5.

- (2) For a **Permitted Development** that conforms with the plans attached to this Direct Control District as Schedule “C”, the maximum ***floor area ratio*** is 4.0.

Building Height

9 (1) The maximum ***building height*** is 16.0 metres.

- (2) For a **Permitted Development** that conforms with the plans attached to this Direct Control District as Schedule “C”, the maximum ***building height*** is 22.0 metres.

Development Plans for Permitted Development

10 Comprehensive plans must be submitted to the ***Development Authority*** as part of a ***development permit*** application for **Permitted Development**. In considering such an application, the ***Development Authority*** must ensure the ***development*** plans conform with the plans attached to this Direct Control District as Schedule “C”.

Proposed Direct Control Guidelines

Schedule C: Development Plans for Permitted Development

20.06.2018
2240, 2236, 2232 - 33 AVENUE SW
SCHEDULE C: SIMPLIFIED PLANS

Proposed Direct Control Guidelines

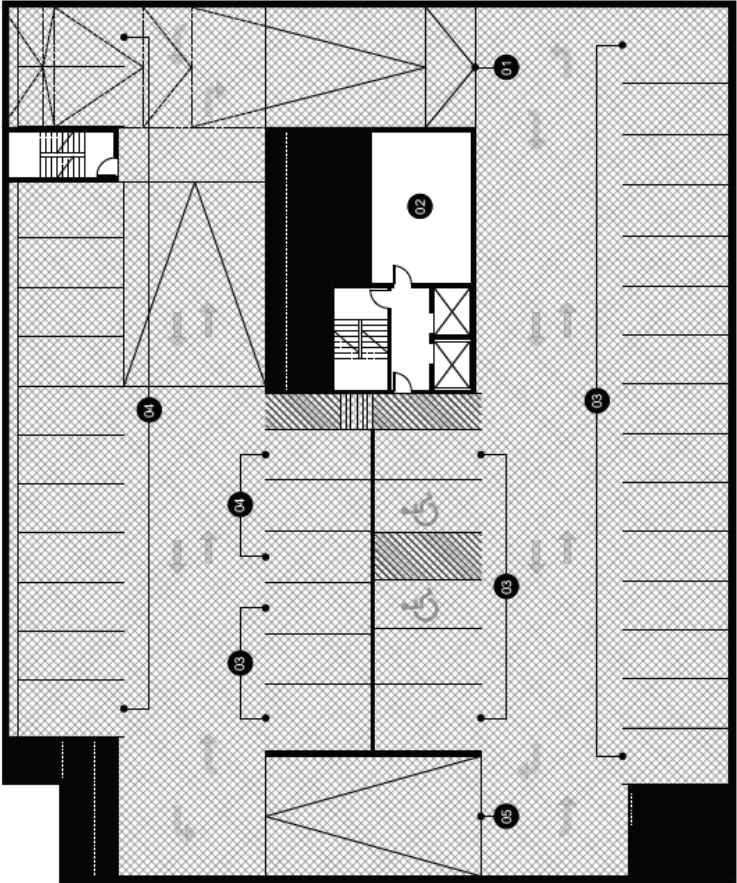
PARKADE ANNOTATIONS

- 01 UNDERGROUND PARKADE EXIT RAMP
- 02 CLASS II BICYCLE STORAGE & REPAIR ROOM
- 03 COMMERCIAL & VISITOR PARKING STALLS
- 04 RESIDENTIAL PARKING STALLS
- 05 PARKADE RAMP

LEGEND

- COMMERCIAL RETAIL UNIT
- LIVABLE UNIT AND/OR DWELLING UNIT
- DWELLING UNIT
- PARKING AREA
- BUILDING SERVICE SPACE
- WASTE & RECYCLING
- MECHANICAL/ELECTRICAL ROOM

DISCLAIMER: INTERNAL DIMENSION WALLS AND STAIR ACCESS, PRESENTED FOR INFORMATION ONLY. THESE ARE CONCEPTUAL LANDSCAPING AND PUBLIC AMENITY AREA DETAILS. AND WINDOW GLAZING / BALCONY CONFIGURATIONS ARE CONCEPTUAL IN NATURE AND ARE TO BE TREATED AS FLEXIBLE COMPONENTS OF THE DESIGN. DIMENSIONS AND MATERIALS OF THESE INDIVIDUAL BUILDING ELEMENTS SHALL BE IN GENERAL CONFORMANCE WITH THIS DRAWING PACKAGE.



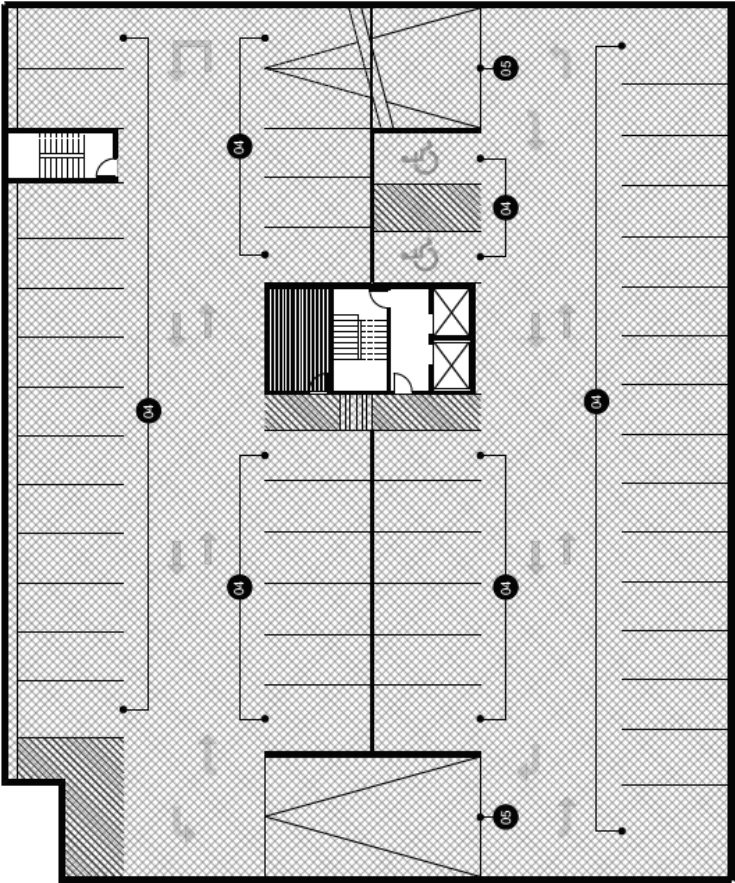
P01 PLAN

Proposed Direct Control Guidelines

- PARKADE ANNOTATIONS**
- 01 UNDERGROUND PARKADE EXIT RAMP
 - 02 CLASS II BICYCLE STORAGE & REPAIR ROOM
 - 03 COMMERCIAL & VISITOR PARKING STALLS
 - 04 RESIDENTIAL PARKING STALLS
 - 05 PARKADE RAMP

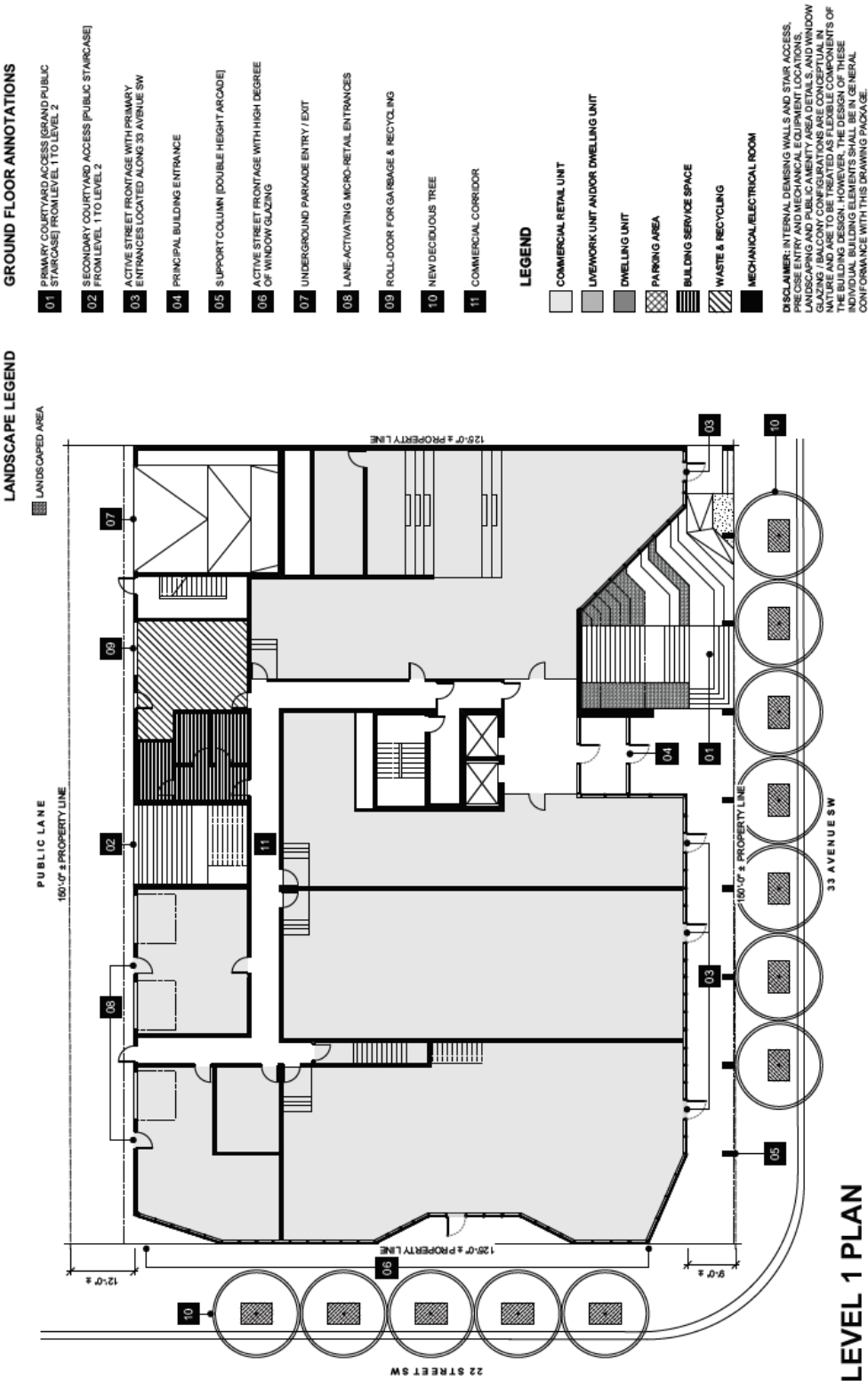
- LEGEND**
- COMMERCIAL RETAIL UNIT
 - LIVESTOCK UNIT AND/OR DWELLING UNIT
 - DWELLING UNIT
 - PARKING AREA
 - BUILDING SERVICE SPACE
 - WASTE & RECYCLING
 - MECHANICAL/ELECTRICAL ROOM

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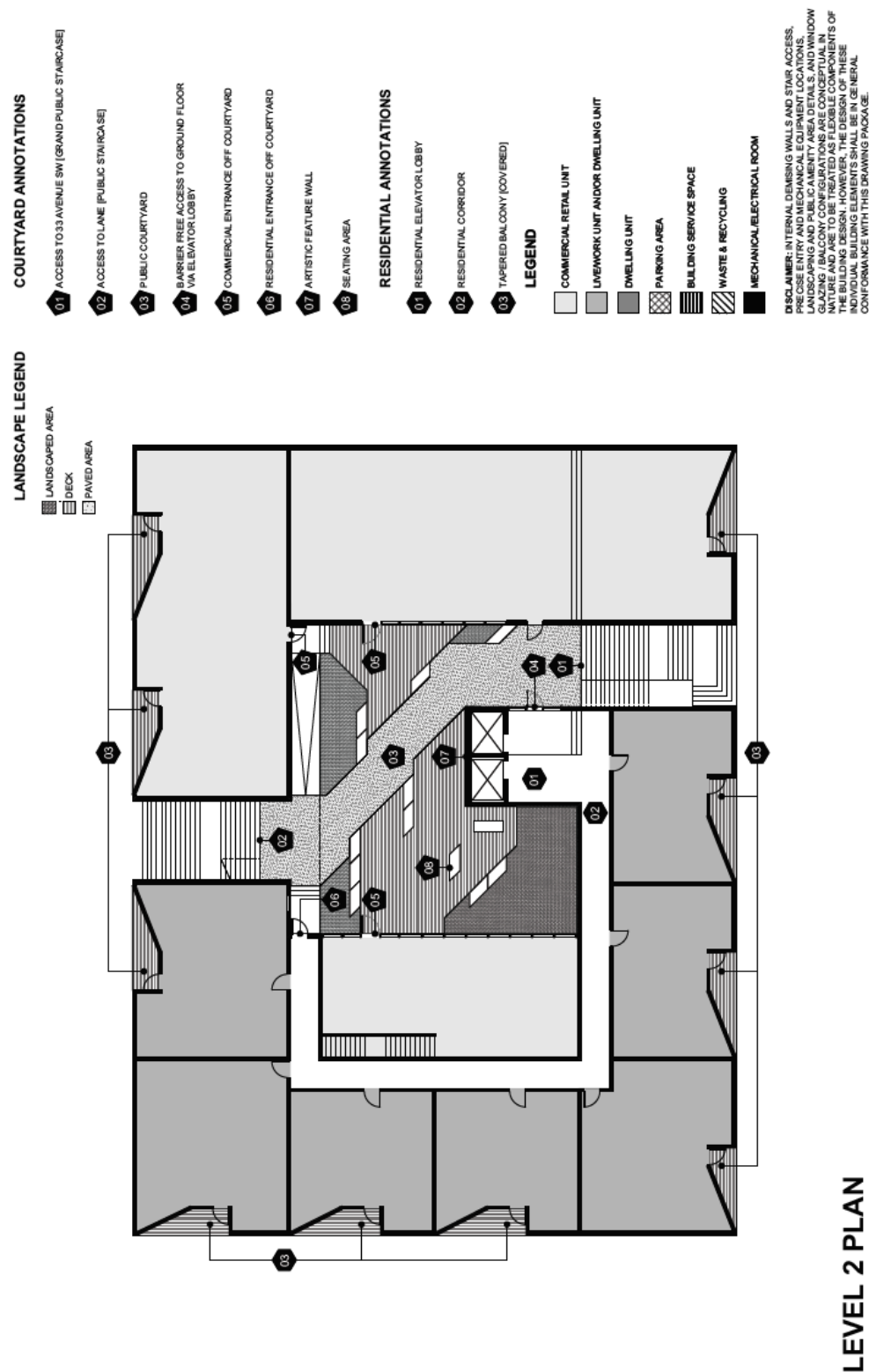


P02 PLAN

Proposed Direct Control Guidelines



Proposed Direct Control Guidelines



Proposed Direct Control Guidelines

RESIDENTIAL ANNOTATIONS

01

RESIDENTIAL ELEVATOR LOBBY

02

RESIDENTIAL CORRIDOR

03

TAPERED BALCONY (COVERED)

04

TAPERED BALCONY (OPEN AIR)

05

EXTERIOR EXIT STAIR (ACCESS TO 33 AVENUE SW)

06

EXTERIOR EXIT STAIR (ACCESS TO LAKE)

07

SCREENED MECHANICAL EQUIPMENT

08

STAIR ACCESS TO UNIT ABOVE
[SKIP STOP CORRIDOR]

09

STAIR ACCESS TO CORRIDOR BELOW
[SKIP STOP CORRIDOR]

LEGEND

COMMERCIAL RETAIL UNIT

LIVESTOCK UNIT AND/OR DWELLING UNIT

DWELLING UNIT

PARKING AREA

BUILDING SERVICE SPACE

WASTE & RECYCLING

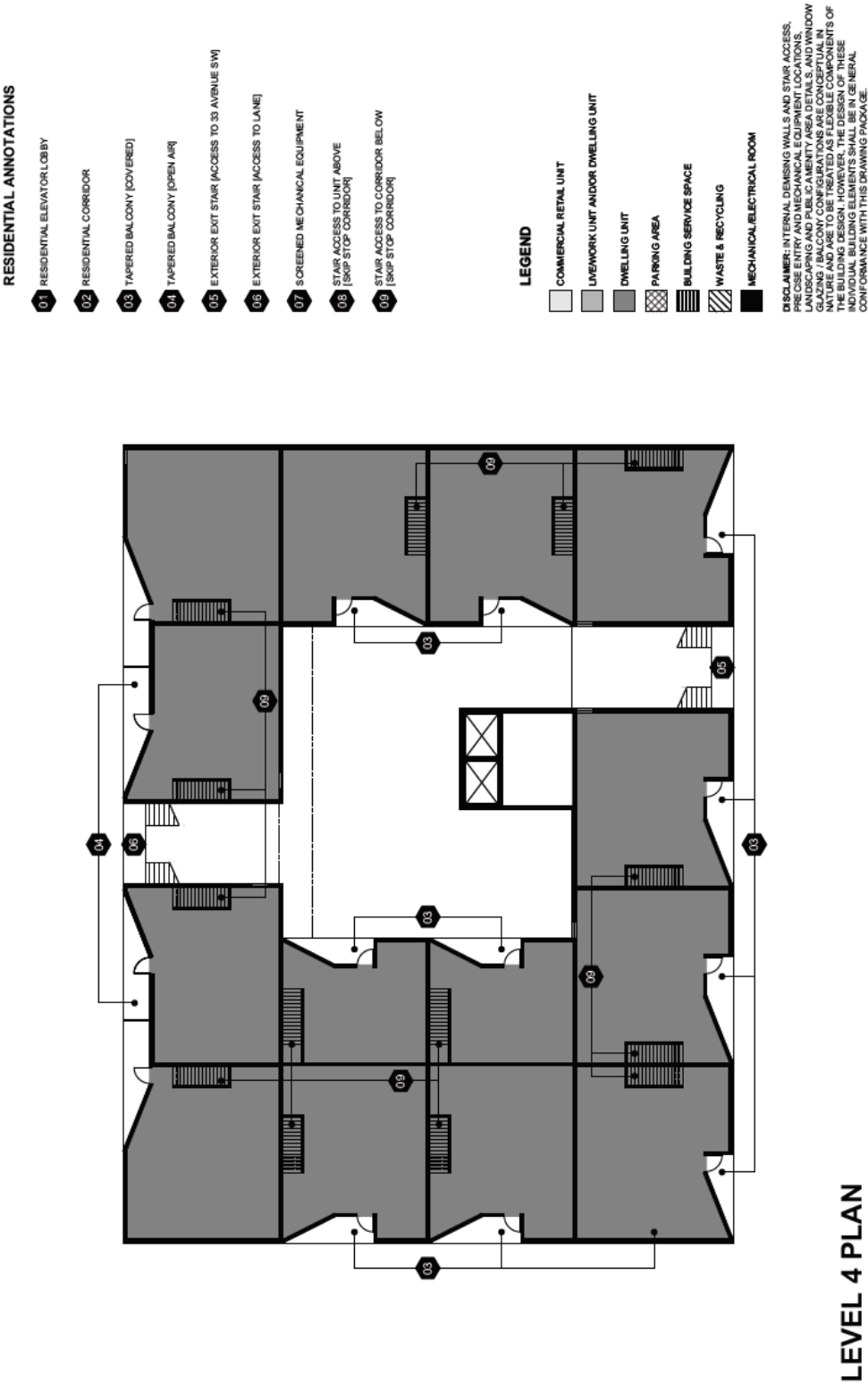
MECHANICAL/ELECTRICAL ROOM

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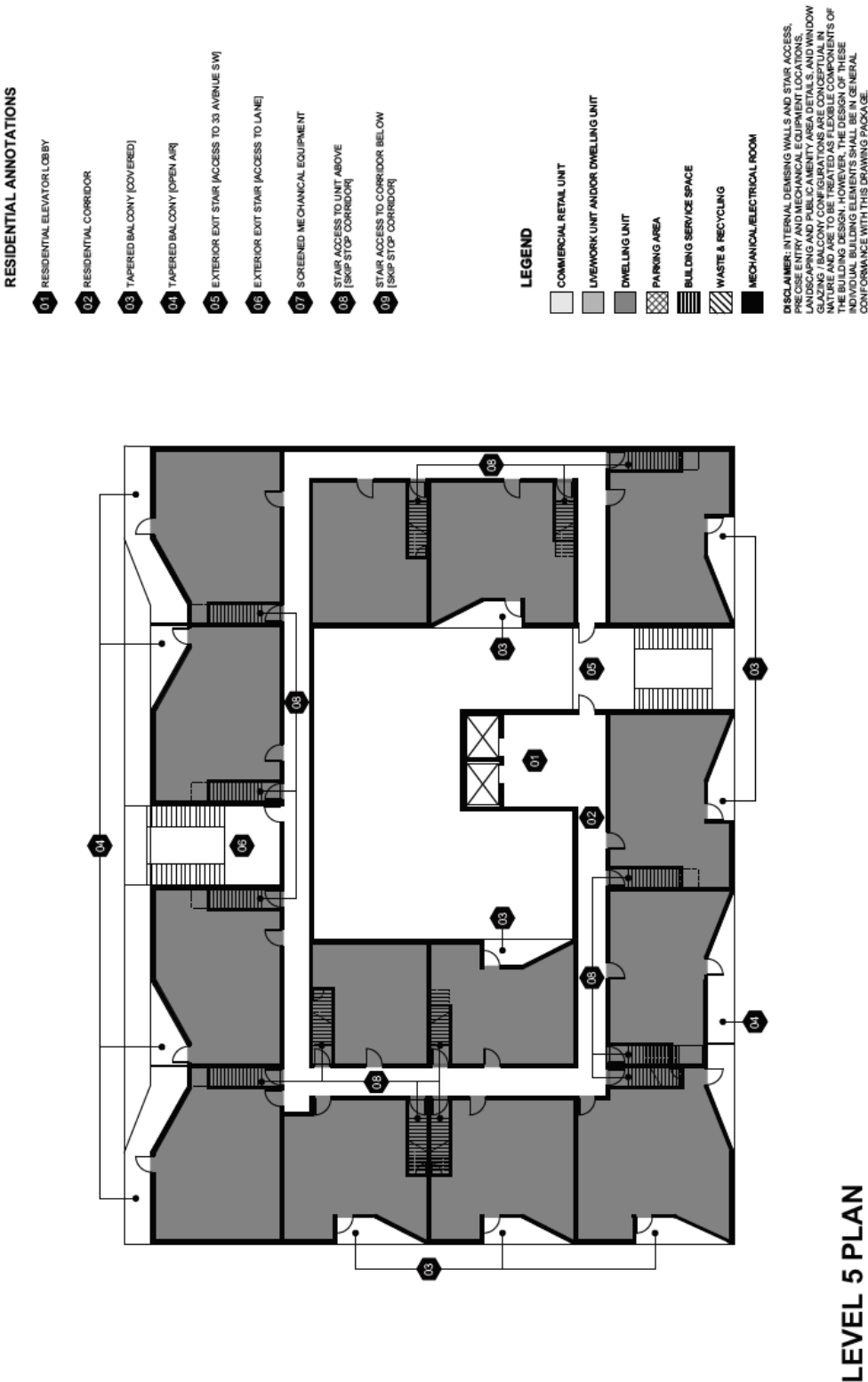
The diagram is a detailed architectural floor plan for Level 3 of a building. It shows a complex arrangement of rooms, corridors, and service areas. Callout numbers 01 through 09 are placed throughout the plan to identify specific features: 01 is located in a central lobby area; 02 is in a long corridor; 03 is on several balconies; 04 is on a balcony; 05 is near an exterior exit stair; 06 is near another exterior exit stair; 07 is near a screened mechanical equipment area; 08 is near a stair access to the unit above; and 09 is near a stair access to the corridor below. The plan also shows various other rooms, including what appears to be a parking area and a building service space.

LEVEL 3 PLAN

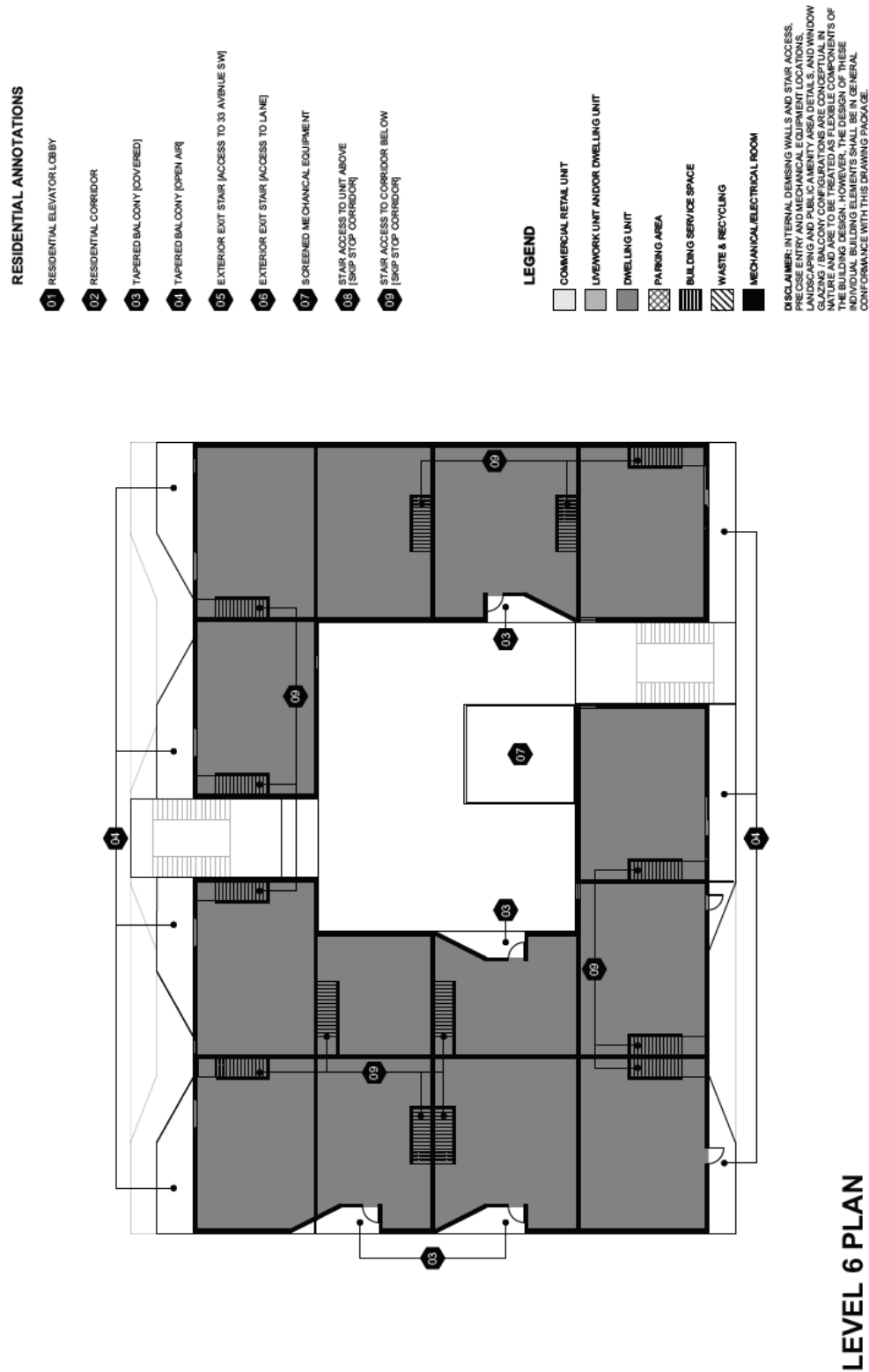
Proposed Direct Control Guidelines



Proposed Direct Control Guidelines



Proposed Direct Control Guidelines



Proposed Direct Control Guidelines

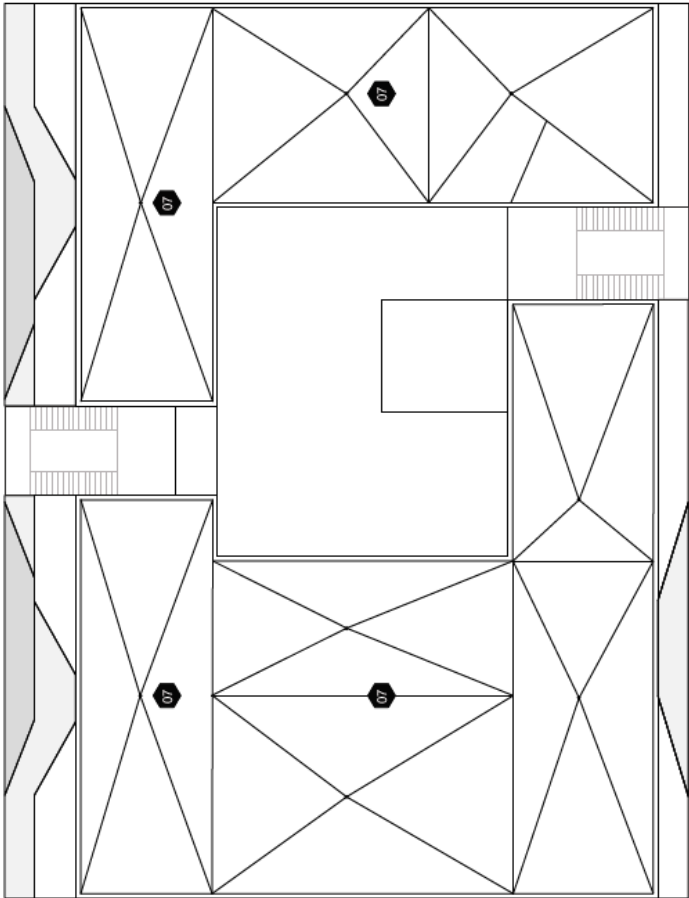
RESIDENTIAL ANNOTATIONS

- 01 RESIDENTIAL ELEVATOR LOBBY
- 02 RESIDENTIAL CORRIDOR
- 03 TAPERED BALCONY (COVERED)
- 04 TAPERED BALCONY (OPEN AIR)
- 05 EXTERIOR EXIT STAIR (ACCESS TO 33 AVENUE SW)
- 06 EXTERIOR EXIT STAIR (ACCESS TO LAKE)
- 07 SCREENED MECHANICAL EQUIPMENT
- 08 STAIR ACCESS TO UNIT ABOVE (SKIP STOP CORRIDOR)
- 09 STAIR ACCESS TO CORRIDOR BELOW (SKIP STOP CORRIDOR)

LEGEND

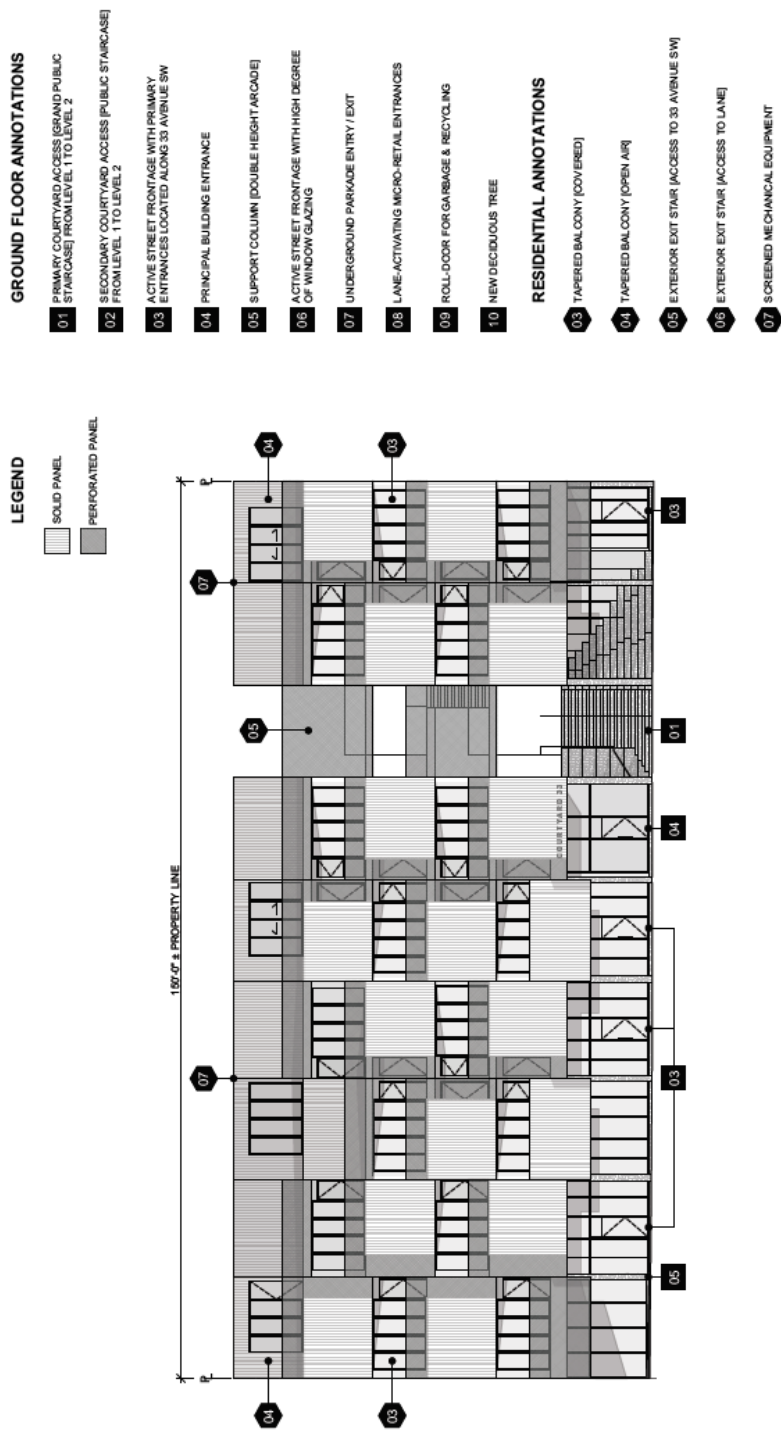
- COMMERCIAL RETAIL UNIT
- LIVESTOCK UNIT AND/OR DWELLING UNIT
- DWELLING UNIT
- PARKING AREA
- BUILDING SERVICE SPACE
- WASTE & RECYCLING
- MECHANICAL/ELECTRICAL ROOM

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ROOF PLAN

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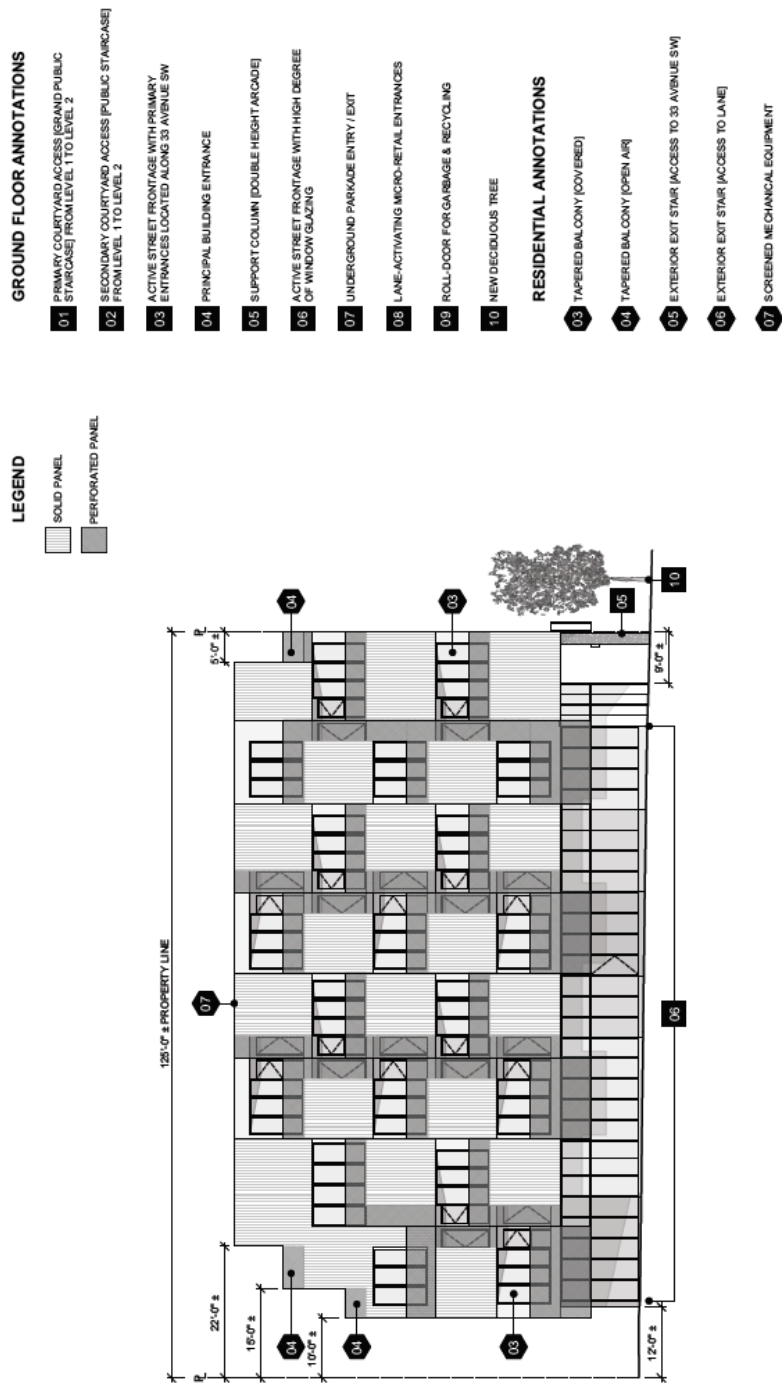


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* EXTERIOR CLADDING TO CONSIST OF HIGH QUALITY RAINSCREEN SYSTEM

SOUTH ELEVATION

Proposed Direct Control Guidelines

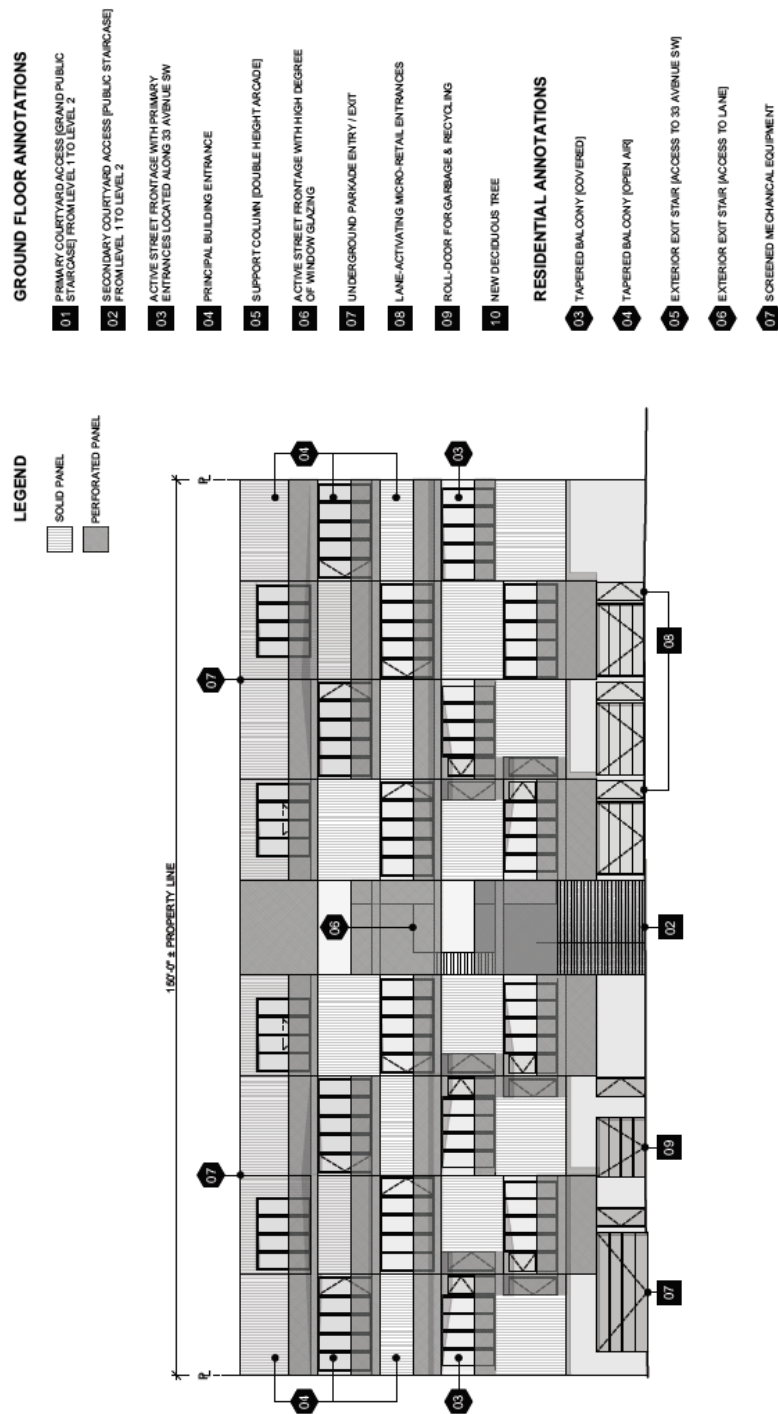


DISCLAIMER: INTERNAL DIMENSIONS WALLS AND STAIR ACCESS, EXTERIOR CLADDING TO CONSIST OF HIGH QUALITY RAINSCREEN SYSTEM, GLAZING / BALCONY CONFIGURATIONS ARE CONCEPTUAL IN NATURE AND ARE TO BE TREATED AS FLEXIBLE COMPONENTS OF THE BUILDING DESIGN. THESE ELEMENTS SHALL BE DESIGNED TO CONFORM WITH THIS DRAWING PACKAGE.

* EXTERIOR CLADDING TO CONSIST OF HIGH QUALITY RAINSCREEN SYSTEM

WEST ELEVATION

Proposed Direct Control Guidelines



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• EXTERIOR CLADDING TO CONSIST OF HIGH QUALITY RAINSCREEN SYSTEM

NORTH ELEVATION

Proposed Direct Control Guidelines

- LEGEND

SOLID PANEL

PERFORATED PANEL
- GROUND FLOOR ANNOTATIONS

01

PRIMARY COURTYARD ACCESS [GRAND PUBLIC STAIRCASE] [FRONT LEVEL 1 TO LEVEL 2]

02

SECONDARY COURTYARD ACCESS [PUBLIC STAIRCASE] [FRONT LEVEL 1 TO LEVEL 2]

03

ACTIVE STREET FRONTAGE WITH PRIMARY ENTRANCES LOCATED ALONG 33 AVENUE SW

04

PRINCIPAL BUILDING ENTRANCE

05

SUPPORT COLUMN [DOUBLE HEIGHT ARCADE]

06

ACTIVE STREET FRONTAGE WITH HIGH DEGREE OF WINDOW GLAZING

07

UNDERGROUND PARKADE ENTRY / EXIT

08

LANE-ACTIVATING MICRO-RETAIL ENTRANCES

09

ROLL-DOOR FOR GARBAGE & RECYCLING

10

NEW DECIDUOUS TREE
- RESIDENTIAL ANNOTATIONS

03

TAPERED BALCONY [COVERED]

04

TAPERED BALCONY [OPEN AIR]

05

EXTERIOR EXIT STAIR [ACCESS TO 33 AVENUE SW]

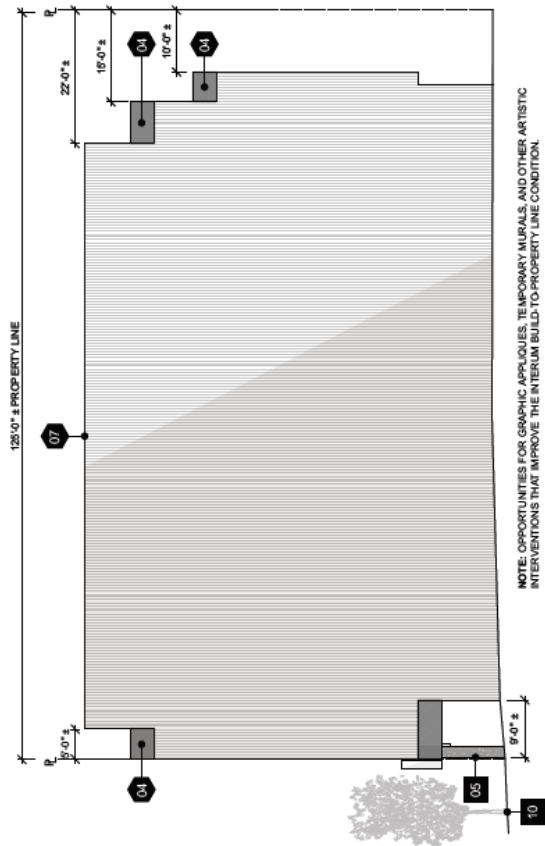
06

EXTERIOR EXIT STAIR [ACCESS TO LANE]

07

SCREENED MECHANICAL EQUIPMENT

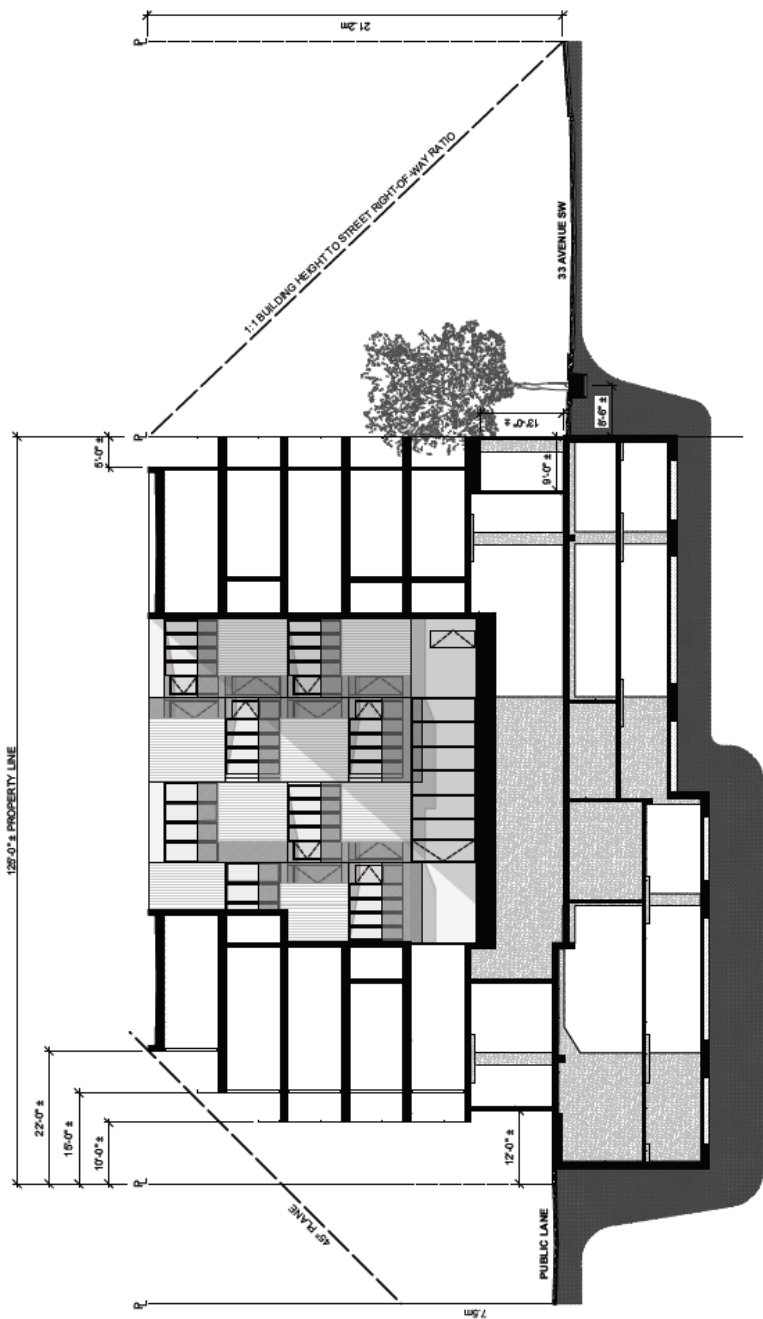
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NOTE: OPPORTUNITIES FOR GRAPHIC APPLIQUES, TEMPORARY MURALS, AND OTHER ARTISTIC INTERVENTIONS THAT IMPROVE THE INTERIM BUILD-TO-PROPERTY LINE CONDITION.

* EXTERIOR CLADDING TO CONSIST OF HIGH QUALITY RAINSCREEN SYSTEM
EAST ELEVATION

Proposed Direct Control Guidelines



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SECTION