



# 605 - 645 WEST EIGHTH AVENUE C-3A GUIDELINES

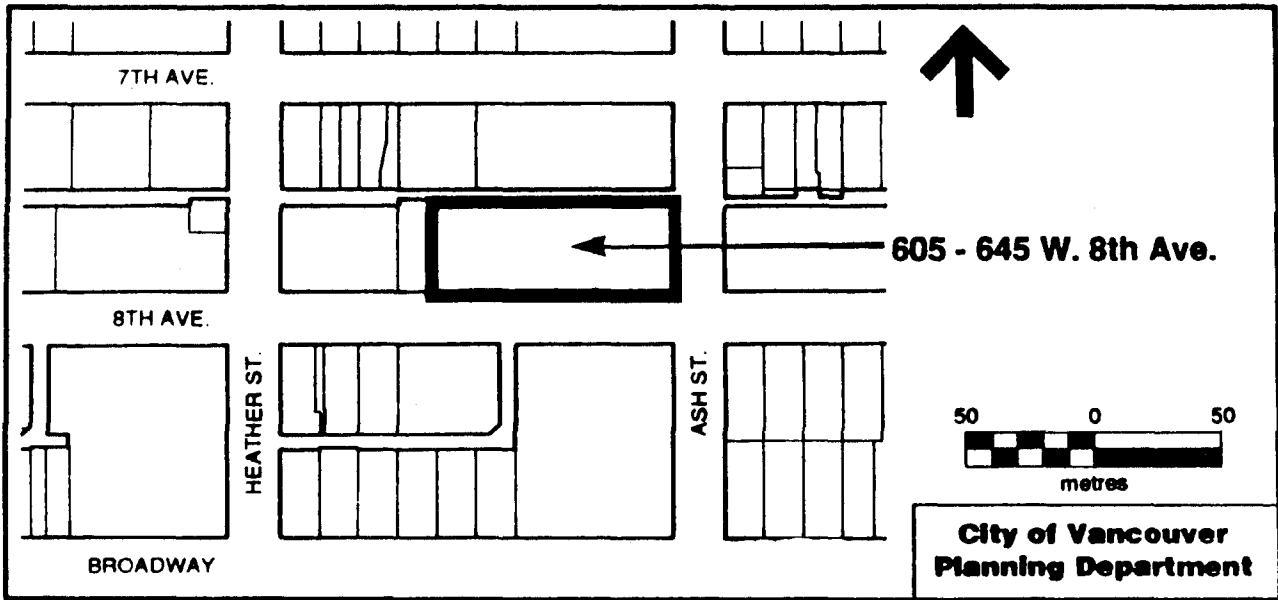
*Adopted by City Council November 14, 1995*

**Note:** These guidelines are organized under standardized headings. As a consequence, there are gaps in the numbered sequence where no guidelines apply.

- 1 **Application and Intent**  
These guidelines are to be used in conjunction with the C-3A District Schedule of the Zoning and Development By-law for development permit applications involving conditional approval on the site shown in Figure 1 only.

The intent of the guidelines is to augment the provisions of the Central Broadway C-3A Urban Design Guidelines to respond to the needs of adjacent residential development. The Central Broadway C-3A Urban Design Guidelines apply in all instances except where these guidelines provide additional direction.

Figure 1

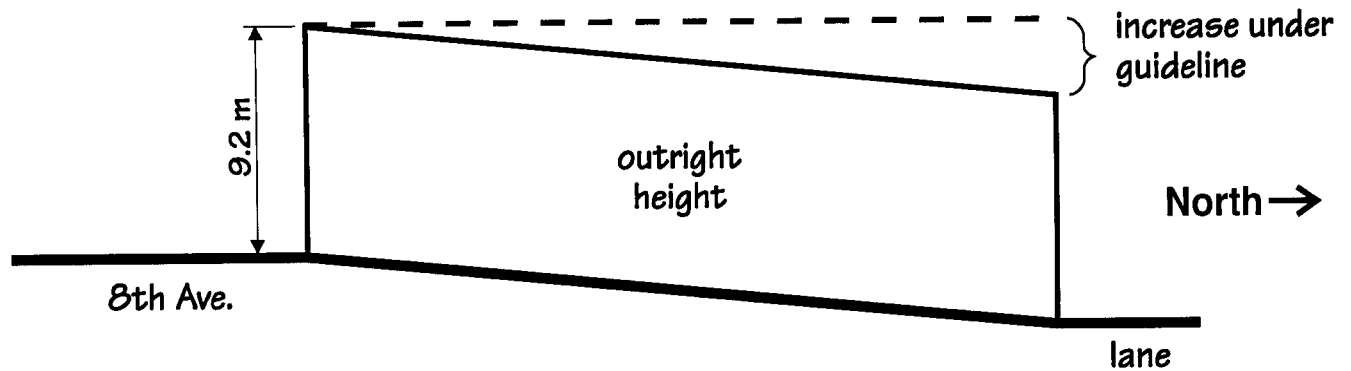


## 2 General Design Considerations

### 2.4 Views

To protect views to the north from residential units on the south side of Eight Avenue, building height should not exceed 9.2 m on the westerly 61.0 m of this site, except that this height may be exceeded to the extent of being measured horizontally from the top of a vertical line measured 9.2 m in height from building grades at the south property line.

Figure 2



### 2.9 Privacy

Windows above the first storey should not create visual intrusion or lighting glare affecting the privacy of residential units along the south side of West Eighth Avenue.

### 2.11 Access and Circulation

Access to both parking and loading should be from the lane and designed and located to encourage access from Ash Street.