Agenda - Executive Policy Committee – July 10, 2013

Report - Standing Policy Committee on Property and Development – July 2, 2013

Item No. 17 Rezoning – Southwest Corner of Dalhousie Drive and Allegheny Drive (St. Norbert Ward)
File DAZ 210/2013 [c/r DAV 119505/2013D]

STANDING COMMITTEE RECOMMENDATION:

On July 2, 2013, the Standing Policy Committee on Property and Development concurred in the recommendation of the Riel Community Committee and submitted the following to Council:

1. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land as shown on Schedule "A" for File DAZ 210/2013 dated June 2, 2013 to an "RMF-L" Residential Multi-Family Large District, subject to the following:

    A. That the Developer be required to fulfill all the conditions outlined in Schedule B, the report of the Administrative Coordinating Group dated May 22, 2013.

    B. That the applicant enter into a Zoning Agreement with the City pursuant to Section 240 (1) of The City of Winnipeg Charter to include the following conditions:

        i. That, excluding projections permitted under the Zoning By-Law, the maximum height of any building shall be no greater than forty-five (45) feet;

        ii. That, the maximum number of dwelling units on the land shall not exceed twenty-four (24) dwelling units

        iii. That, for the development of any building, and/or accessory parking area and/or signage, plans shall be submitted showing the location and design of the proposed buildings, the location and design of accessory parking areas, private approaches, garbage enclosures, fencing, landscaping and signage to the Director of Planning, Property and Development and the Riel Community Committee for plan approval prior to the issuance of any building or development permit, and thereafter all to be maintained to the satisfaction of the Director of Planning, Property and Development.

2. That a ten percent (10%) dedication be made by a payment of a sum of money to the City in lieu of the requirement for land dedication based on the increase in market value of the land.

Report - Standing Policy Committee on Property and Development – July 2, 2013

3. That in the event the application is not proceeded with expeditiously and the by-law is not enacted within twenty-four (24) months after adoption of the report by Council, the matter shall be deemed to be concluded and shall not be proceeded with unless an extension of time is applied for prior to the expiry of this twenty-four (24) month period and the extension is subsequently approved by Council.

4. That the Director of Legal Services and City Solicitor be requested to prepare the necessary rezoning by-law and forward the same to Council for all three (3) readings.

5. That the zoning section of the by-law comes into force when the Zoning Agreement is registered in the Winnipeg Land Titles Office by caveat against the subject lands, provided that the said effective date occurs within one year from the date by-law is passed.

6. That the Proper Officers of the City are hereby authorized to execute said Zoning Agreement.

7. That the Director of Legal Services and City Solicitor be requested to do all things necessary for implementation in accordance with the terms of The City of Winnipeg Charter.

Agenda - Executive Policy Committee – July 10, 2013

Report - Standing Policy Committee on Property and Development – July 2, 2013

DECISION MAKING HISTORY:

STANDING COMMITTEE RECOMMENDATION:

On July 2, 2013, the Standing Policy Committee on Property and Development concurred in the recommendation of the Riel Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On June 10, 2013, the Riel Community Committee did not concur in the recommendation of the recommendation of the Winnipeg Public Service and recommended the following to the Standing Policy Committee on Property and Development:

1. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land as shown on Schedule "A" for File DAZ 210/2013 dated June 2, 2013 to an "RMF-L" Residential Multi-Family Large District, subject to the following:

    A. That the Developer be required to fulfill all the conditions outlined in Schedule B, the report of the Administrative Coordinating Group dated May 22, 2013.

    B. That the applicant enter into a Zoning Agreement with the City pursuant to Section 240 (1) of The City of Winnipeg Charter to include the following conditions:

        i. That, excluding projections permitted under the Zoning By-Law, the maximum height of any building shall be no greater than forty-five (45) feet;

        ii. That, the maximum number of dwelling units on the land shall not exceed twenty-four (24) dwelling units

Report - Standing Policy Committee on Property and Development – July 2, 2013

DECISION MAKING HISTORY: (continued)

COMMUNITY COMMITTEE RECOMMENDATION: (continued)

iii. That, for the development of any building, and/or accessory parking area and/or signage, plans shall be submitted showing the location and design of the proposed buildings, the location and design of accessory parking areas, private approaches, garbage enclosures, fencing, landscaping and signage to the Director of Planning, Property and Development and the Riel Community Committee for plan approval prior to the issuance of any building or development permit, and thereafter all to be maintained to the satisfaction of the Director of Planning, Property and Development.

2. That a ten percent (10%) dedication be made by a payment of a sum of money to the City in lieu of the requirement for land dedication based on the increase in market value of the land.

3. That in the event the application is not proceeded with expeditiously and the by-law is not enacted within twenty-four (24) months after adoption of the report by Council, the matter shall be deemed to be concluded and shall not be proceeded with unless an extension of time is applied for prior to the expiry of this twenty-four (24) month period and the extension is subsequently approved by Council.

4. That the Director of Legal Services and City Solicitor be requested to prepare the necessary rezoning by-law and forward the same to Council for all three (3) readings.

5. That the zoning section of the by-law comes into force when the Zoning Agreement is registered in the Winnipeg Land Titles Office by caveat against the subject lands, provided that the said effective date occurs within one year from the date by-law is passed.

6. That the Proper Officers of the City are hereby authorized to execute said Zoning Agreement.

7. That the Director of Legal Services and City Solicitor be requested to do all things necessary for implementation in accordance with the terms of The City of Winnipeg Charter.

RE: **Rezoning – Southwest Corner of Dalhousie Drive and Allegheny Drive File DAZ 210/2013 [c/r DAV 119505/2013D]**

For submission to: **Standing Policy Committee on Property and Development**

Prepared by: **Rochelle Viray, Clerk**
Riel Community Committee

Report date: **June 12, 2013**

COMMUNITY COMMITTEE RECOMMENDATION:

On June 10, 2013, the Riel Community Committee did not concur in the recommendation of the Winnipeg Public Service, and recommended the following to the Standing Policy Committee on Property and Development:

1. ***That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land as shown on Schedule "A" for File DAZ 210/2013 dated June 2, 2013 to an "RMF-L" Residential Multi-Family Large District, subject to the following:***

    A. That the Developer be required to fulfill all the conditions outlined in Schedule B, the report of the Administrative Coordinating Group dated May 22, 2013.

    B. That the applicant enter into a Zoning Agreement with the City pursuant to Section 240 (1) of The City of Winnipeg Charter to include the following conditions:

        i. That, excluding projections permitted under the Zoning By-Law, the maximum height of any building shall be no greater than forty-five (45) feet;

        ii. That, the maximum number of dwelling units on the land shall not exceed twenty-four (24) dwelling units

        iii. That, for the development of any building, and/or accessory parking area and/or signage, plans shall be submitted showing the location and design of the proposed buildings, the location and design of accessory parking areas, private approaches, garbage enclosures, fencing, landscaping and signage to the Director of Planning, Property and Development and the Riel Community Committee for plan approval prior to the issuance of any building or development permit, and thereafter all to be maintained to the satisfaction of the Director of Planning, Property and Development.

2. ***That a ten percent (10%) dedication be made by a payment of a sum of money to the City in lieu of the requirement for land dedication based on the increase in market value of the land.***
3. ***That in the event the application is not proceeded with expeditiously and the by-law is not enacted within twenty-four (24) months after adoption of the report by Council, the matter shall be deemed to be concluded and shall not be proceeded with unless an extension of time is applied for prior to the expiry of this twenty-four (24) month period and the extension is subsequently approved by Council.***

4. ***That the Director of Legal Services and City Solicitor be requested to prepare the necessary rezoning by-law and forward the same to Council for all three (3) readings.***

5. ***That the zoning section of the by-law comes into force when the Zoning Agreement is registered in the Winnipeg Land Titles Office by caveat against the subject lands, provided that the said effective date occurs within one year from the date by-law is passed.***

6. ***That the Proper Officers of the City are hereby authorized to execute said Zoning Agreement.***

7. ***That the Director of Legal Services and City Solicitor be requested to do all things necessary for implementation in accordance with the terms of The City of Winnipeg Charter.***

Note: The wording in bold and italics denotes amendments made by the Community Committee.

The Riel Community Committee provided the following supporting reasons for its recommendation:

1. This is a high density area, with smaller housing, and it's in close proximity to the University of Manitoba.

PUBLIC HEARING SUMMARY

File: DAZ 210/2013 [c/r DAV 119505/2013D]

Before: Riel Community Committee
Councillor Mayes, Chairperson
Councillor Swandel

Hearing: June 10, 2013
510 Main Street

Applicant: J. Wintrup Consulting Ltd. (John Wintrup)

Subject:



Premises Affected: Southwest Corner of Dalhousie Drive and Allegheny Drive

Exhibits Filed:

1. Application dated April 15, 2013
2. Notification of Public Hearing dated April 30, 2013
3. Manitoba Status of Title 1682536/1
4. Letter of authorization dated March 21, 2013 from Paramjit Shahi to John Wintrup
5. Letter of authorization dated March 13, 2013 from to Liisa Maki and Bryan Gamble to Paramjit Shahi
6. Surveyor's Building Location Certificate and sketch dated March 26, 2013
7. Plans (3 pages)
8. Report from the Planning and Land Use Division dated June 2, 2013
9. Inspection Report
10. Multi-family Concept Design submitted by John Wintrup at the public hearing
11. Audio Recording of representations

REPRESENTATIONS:

In Support:

Sukhjit Bhandal
Brian Mansky
Paramjit Shahi
John Wintrup

In Opposition:

Nil

For Information:

Nil

For the City:

Mr. R. Kostiuk, Planner, Planning, Property and Development Department

Exhibit "8" referred to in File DAZ 210//2013

ADMINISTRATIVE REPORT

Title: DAZ 210/2013 – Southwest Corner of Dalhousie Drive and Allegheny Drive Public Hearing

Issue: An application for consideration at the public hearing for a rezoning from A to RMF-L to construct a four storey multi-family building.

Critical Path: Riel Community Committee – Standing Policy Committee on Property and Development – Executive Policy Committee – Council as per the *Development Procedures By-law* and *The City of Winnipeg Charter*.

AUTHORIZATION

Author	Department Head	CFO	CAO
B. Smith	N/A	N/A	

RECOMMENDATIONS

That the rezoning for File DAZ 210/2013 be adjourned to the next scheduled Riel Community Committee Public Hearing (July 8, 2013).

REASON FOR THE REPORT

- The applicant is proposing to rezone the site from "A" Agricultural to "RMF-L" Residential Multi-Family Large in order to develop a 24-unit, four storey multi-family building on the site.
- An associated variance for lot area was missed by the Public Service for this application. The lot area variance is required for a building permit to be issued on the site.
- Rezoning applications require a Public Hearing as per the *Development Procedures By-law* and *The City of Winnipeg Charter.*
- The Report is being submitted for the Committee's consideration of the development application at the Public Hearing.

IMPLICATIONS OF THE RECOMMENDATIONS

- If the recommendations of the Urban Planning Division are concurred in, the subject application will be adjourned to the next scheduled Riel Community Committee public hearing. This will allow the variance application to be reposted and allow for the rezoning and variance applications to be heard at the same time.

HISTORY

- N/A

CONSULTATION

- In preparing this report there was consultation with: N/A

SUBMITTED BY

Department	Planning, Property and Development
Division	Urban Planning
Date:	June 2, 2013
File No.	DAZ 210/2013

List of Schedules and Attachments

1. Appendix A – Planning Discussion
2. Schedule “A” for File No. DAZ 210/2013
3. Schedule “B” Report of the Administrative Coordinating Group
4. Appendix “B” Plan Approval Design Guidelines for DAZ 210/2013

APPENDIX 'A'

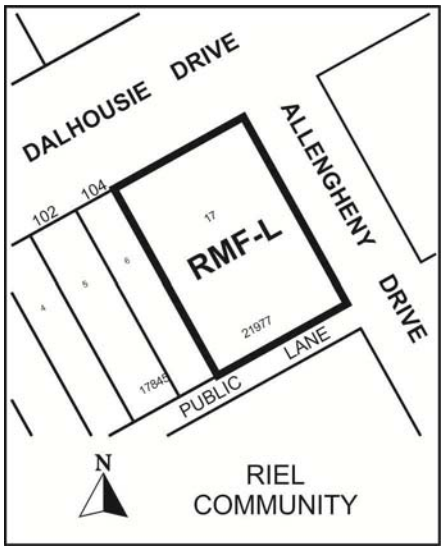
DATE: June 2, 2013

FILE: DAZ 210/2013
RELATED FILE(S): DAV 13-119505/D (c/r)

COMMUNITY: Riel
NEIGHBOURHOOD #: 5.615

SUBJECT: To rezone the subject land from "A" Agricultural to "RMF-L" Residential Multi-Family Large.

LOCATION: Southwest corner Dalhousie DR and Allegheny Drive
LEGAL DESCRIPTION: LOT 17 PLAN 21977 120/1 ST N



APPLICANT: John Wintrup (J. Wintrup Consulting Ltd.)
139 ROSLYN RD UNIT 301
WINNIPEG MB R3L 0G7

OWNER: LIISA MAKI & BRYAN GAMBLE
104 DALHOUSIE DR
WINNIPEG MB R3T 2Y8

RECOMMENDATION: Adjournment

REPORT SUMMARY

- The applicant is proposing to rezone the site from “A” Agricultural to “RMF-L” Residential Multi-Family Large in order to develop a 24-unit, four storey multi-family building on the site.
- An associated variance for lot area was missed by the Public Service for this application. This variance is a requirement for a building permit to be issued on the site.
- The Urban Planning Division recommends adjourning this application to allow the variance and rezoning to be heard at the same time.

SITE DESCRIPTION

- The subject property is located on the southwest corner of the Dalhousie Drive/Allegheny Drive intersection in the Forth Richmond neighbourhood of the St. Norbert Ward.
- The property is vacant and **15,887 square feet in area.**
- The property is located within the Areas of Stability – Recent Communities policy area under the Complete Communities Direction Strategy and is zoned “A” Agricultural.



Figure 1: Aerial photograph of subject property and surrounding area (2012)

SURROUNDING LAND USES & ZONING (See Figure 2)

North: A four storey, 192 dwelling unit complex zoned RMF-S.

South: A two-and-a-half storey, 68 dwelling unit multi-family development zoned RMF-S.

East: A four storey, 40 dwelling unit development zoned RMF-M that has been recently approved.

West: Detached single-family homes zoned RMF-S.

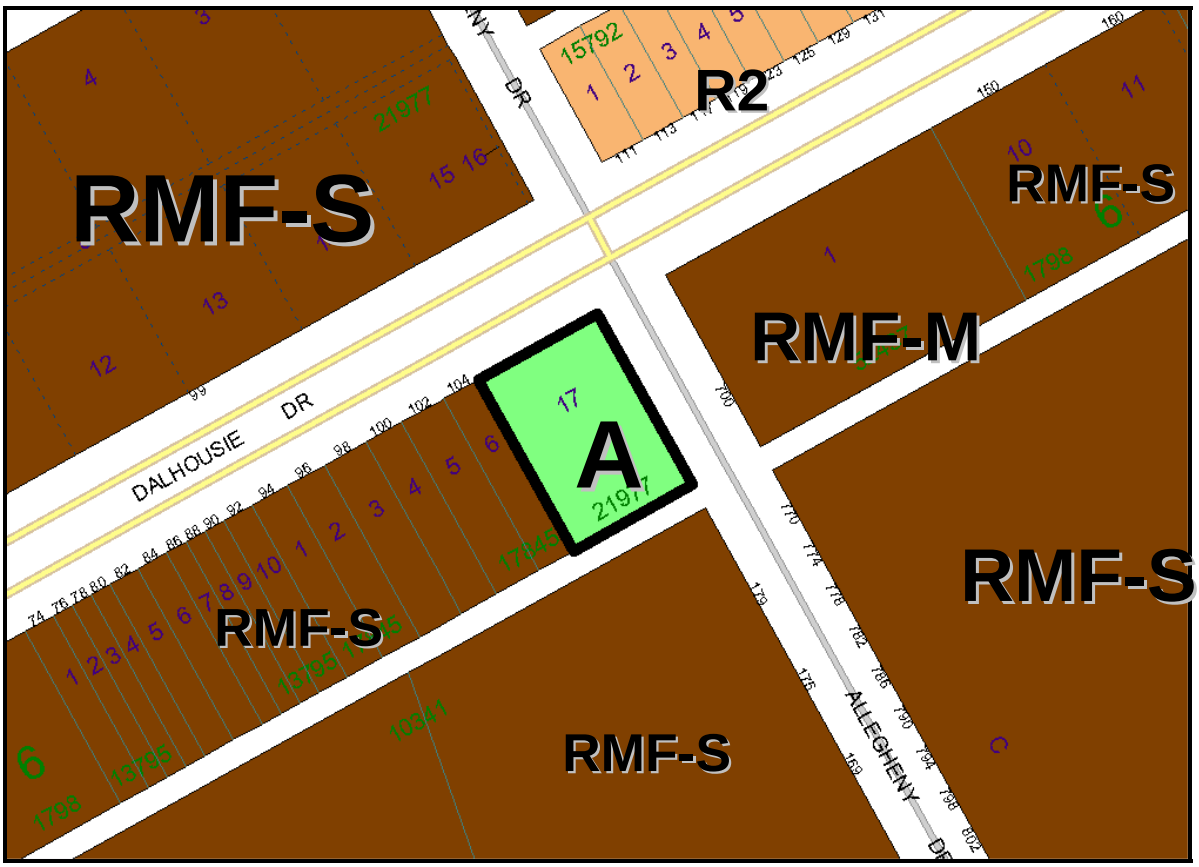


Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing to rezone the site from “A” Agricultural to “RMF-L” Residential Multi-Family Large in order to develop a 24-unit, four storey multi-family building on the site.
- The proposed height of the building is approximately 40 feet.
- A number of variances are required for the proposed development (see DAV 13-119505/D).
- A variance for lot area was missed by the Public Service for this application. The lot area variance is a requirement for a building permit to be issued on the site.

ANALYSIS AND ISSUES

COMPLETE COMMUNITIES DIRECTION STRATEGY

- Under the *Complete Communities Direction Strategy* the proposed development is within the Areas of Stability – Recent Communities policy area. Key relevant policies guiding development within Areas of Stability include:
    - Support low to moderate change in low-density neighbourhoods through development and redevelopment that is complimentary to the existing scale, character and built form.
    - Promote the form of buildings and spaces that are sensitive to the community context and address the transition between new and existing developments.
    - In order to meet the full life-cycle of housing needs within the community, promote a mix of housing type and tenure, such as duplexes, low rise apartments, secondary suites, semi-detached homes, townhouses.

ZONING

"A" Agricultural District

- The Agricultural district is intended for general agricultural activities. The minimum lot area is 40 acres, the minimum lot width is 300 feet, and the minimum front yard is 100 feet. The minimum rear and side yards are 25 feet and the maximum building height is 30 feet.

"RMF-L" Residential Multi-Family Large

- The RMF-L zone is intended to accommodate the development of multi-family units in neighbourhoods with medium to high residential densities. The dimensional standards for multi-family structures in the RMF-L zone are: a minimum front yard of 25 feet; a minimum rear yard of 25 feet; a minimum side yard of 8 feet (where the building is more than one storey in height the required interior side yard increases by 2 feet for each storey above the ground floor to a maximum of 20 feet) and, a maximum building height of 150 feet. The minimum lot area is 20,000 square feet and the minimum lot area per dwelling unit is 400 square feet.

LAND USE BY-LAW

Rezoning

- The A zoning district is intended for general agricultural activities and requires a minimum lot size of 40 acres. The applicant is proposing to rezone the land from A to RMF-L in order to develop a 24 dwelling unit building on the site.

Variances

- There are several variances required for the proposed development. The variances are explained in the points below.

    1(a) The front yard alignment for the subject property required a front yard setback of 26 feet. The applicant is proposing a front yard of 18 feet for the building.

    1(b) The minimum rear yard in the RMF-L zone is 25 feet. The applicant is proposing a rear yard of 22 feet for the building.

    1(c) The minimum corner side yard in the RMF-L zone is 20 feet. The applicant is proposing an east corner side yard of 2 feet.

2(a) A 24 unit multi-family development requires a minimum of 36 parking stalls (1.5 stalls per unit). The applicant is proposing 23 parking stalls for the development.

2(b) Parking stalls are required to have access from an interior driveway. The applicant is proposing to have 7 parking stalls with access directly off the lane.

2(c) The minimum side yard setback for parking spaces in the RMF-L zone is 8 feet. The applicant is proposing a west side yard setback of 3 feet for 16 parking stalls.

2(d) A landscaped buffer is required when a parking or loading area accessory to any use, other than a single-family or two-family residential use, is located within 20 feet of a side or rear lot line abutting or adjacent to a residential zoning district. The applicant actually meets the requirements of the by-law for this as per section 190(7)(a)(i) for the west yard, but not along the south side of the property.

- As previously explained, a required variance for lot area was missed by the Public Service for this application.

COMPATIBILITY WITH THE SURROUNDING NEIGHBOURHOOD

- The applicant is proposing to rezone the site from A to RMF-L in a location surrounded by multi-family development or multi-family zoned lots.
- The Complete Communities Direction Strategy encourages a mix of housing that is compatible with the existing form of development in the area.
- The proposed development is four storeys tall with 24 proposed dwelling units. Twenty-four units on the site would result in a lot area per dwelling unit of about 660 square feet. This lot area per dwelling unit equates to a density that falls roughly between the RMF-M and RMF-L densities under the Zoning By-law.
- Four-storey multi-family developments are located to the north and east from the subject lot. The densities for these developments equate to about 900 square feet of lot area per dwelling unit.
- Dalhousie Drive is a collector in the neighbourhood that can support the traffic generated by multi-family developments. Dalhousie Drive is also supported by public transit. Winnipeg Transit stops for Route 72 are located within 25 metres of the site.

RECOMMENDATION

The Urban Planning Division recommends **adjournment** for the following reason:

- An associated variance for lot area was missed by the Public Service for this application and is a requirement for a building permit to be issued on the site. The Urban Planning Division recommends adjourning this application to allow the variance and rezoning to be heard at the same time.
- However, should the Committee choose to proceed with the rezoning application, the Public Service recommends the following:

1. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land as shown on Schedule “A” for File DAZ 210/2013 dated June 2, 2013 to an “RMF-L” Residential Multi-Family Large District, subject to the following:

A. That the Developer be required to fulfill all the conditions outlined in Schedule B, the report of the Administrative Coordinating Group dated May 22, 2013.

B. That the applicant enter into a Zoning Agreement with the City pursuant to Section 240 (1) of The City of Winnipeg Charter to include the following conditions:

i) That, excluding projections permitted under the Zoning By-Law, the maximum height of any building shall be no greater than forty-five (45) feet;

ii) That, the maximum number of dwelling units on the land shall not exceed twenty-four (24) dwelling units

iii) That, for the development of any building, and/or accessory parking area and/or signage, plans shall be submitted showing the location and design of the proposed buildings, the location and design of accessory parking areas, private approaches, garbage enclosures, fencing, landscaping and signage to the Director of Planning, Property and Development and the Riel Community Committee for plan approval prior to the issuance of any building or development permit, and thereafter all to be maintained to the satisfaction of the Director of Planning, Property and Development.

2. That a ten percent (10%) dedication be made by a payment of a sum of money to the City in lieu of the requirement for land dedication based on the increase in market value of the land.
3. That in the event the application is not proceeded with expeditiously and the by-law is not enacted within twenty-four (24) months after adoption of the report by Council, the matter shall be deemed to be concluded and shall not be proceeded with unless an extension of time is applied for prior to the expiry of this twenty-four (24) month period and the extension is subsequently approved by Council.
4. That the Director of Legal Services and City Solicitor be requested to prepare the necessary rezoning by-law and forward the same to Council for all three (3) readings.
5. That the zoning section of the by-law comes into force when the Zoning Agreement is registered in the Winnipeg Land Titles Office by caveat against the subject lands, provided that the said effective date occurs within one year from the date by-law is passed.
6. That the Proper Officers of the City are hereby authorized to execute said Zoning Agreement.
7. That the Director of Legal Services and City Solicitor be requested to do all things necessary for implementation in accordance with the terms of The City of Winnipeg Charter.

This Report Submitted by:
Planning, Property and Development Department
Urban Planning Division

Report Prepared By: Robert Kostiuk, MCIP
PPD File # DAZ 210/2013

Schedule "A" for File No. DAZ 210/2013, Riel Community Committee, dated June 2, 2013

By-Law No. _____

File No. **DAZ 210/13**

Atlas Sheet No.

N

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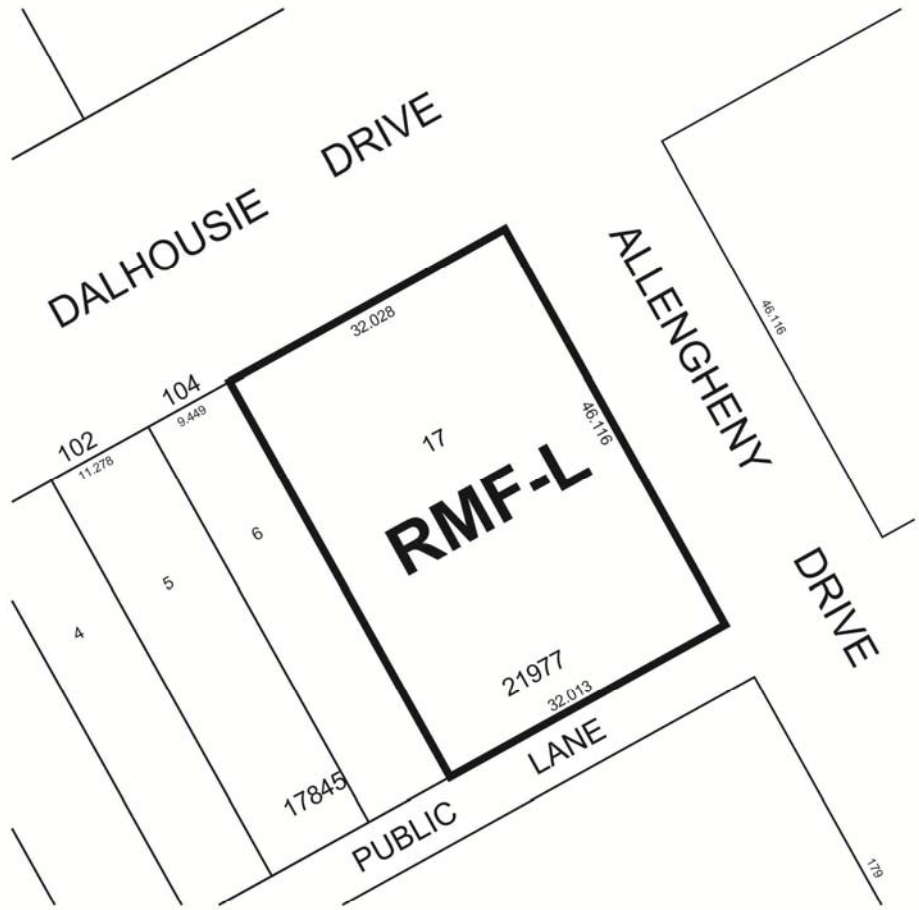
RIEL
COMMUNITY

Explanation

A proposed zoning change to By-law No. 200/2006 by rezoning the land located on the southwest corner of Dalhousie Drive & Allegheny Drive from an "A" AGRICULTURAL DISTRICT to an "RMF-L" RESIDENTIAL MULTI-FAMILY (Large) DISTRICT to allow for the construction of a multiple family dwelling as shown outlined below.



THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

SCHEDULE B

REPORT OF THE ADMINISTRATIVE CO-ORDINATING GROUP – MAY 22, 2013

RE: PROPOSED REZONING OF LAND LOCATED AT SOUTHWEST CORNER OF DALHOUSIE DRIVE AND ALLEGHENY DRIVE - DAZ 210/2013

It is recommended that the approval of DAZ 210/2013, if granted, be subject to the applicant entering into a Servicing Agreement addressing the following items:

1. The Developer shall, at no expense to the City, construct a 1.5m in width by 100mm in thickness Portland cement concrete sidewalk along the west side of Allegheny Drive between Dalhousie Drive and the east/west public lane south thereof, as determined by and to the satisfaction of the Director of Public Works.

2. No private approaches will be permitted to or from the proposed development off Dalhousie Drive or Allegheny Drive. Access to the property will only be permitted off of the existing public lane on the south side of the property.

3. The Developer shall, at no expense to the City, sod the boulevards and plant trees along the full frontages of Dalhousie Drive and Allegheny Drive to the satisfaction of the Director of Public Works.

4. The Developer shall pay all costs associated with the installation and/or relocation of street lights and other utilities made necessary as a result of or required to accommodate works, which are required by the Developer to serve the Planned Area, as determined by and to the satisfaction of the Director of Public Works.

5. The Developer shall be responsible to control and to initiate the clean-up of litter and refuse from the contractors and builders for this development, both on-site and off-site, during the installation of services and construction of buildings, until substantial completion of all construction. The clean-up of litter and refuse shall be done on a regular basis as determined by the Director of Public Works. This shall include initiating action and assuming any costs in remedying the situation to the satisfaction of the Director of Public Works.

6. The Developer shall ensure that construction traffic uses access routes as determined by the Director of Public Works. The Developer shall maintain, at no expense to the City, the access routes in a clean, dust free and safe condition, free of dropped and tracked-on mud, and shall undertake regular scraping and sweeping of streets until building construction, including landscaping is complete, all as determined by and to the satisfaction of the Director of Public Works.

7. The Developer shall pay the full cost of engineering services provided by or on behalf of the City in connection with the installation of the services required to serve the Planned Area. The Developer shall ensure that the as-built drawings showing the services required to serve the Planned Area are provided to the City by the engineering consultant on or before March 31 of the year following completion of substantial performance of the services.

8. The Developer shall pay to the City, upon execution of the Servicing Agreement, $1,650.00 + GST to defray the City's administration and related costs associated with the preparation and implementation of the Servicing Agreement.

THIS REPORT SUBMITTED BY:

Administrative Co-ordinating Group
File No. DAZ 210/2013
May 22, 2013

"Original Signed by R.R. Deighton, P.Eng."
R.R. Deighton, P. Eng.,
Land Development Branch

_____
Public Works Department, Transportation Division

APPENDIX 'B' Design Guidelines

Plan Approval Design Guidelines for DAZ 210/2013 – SW Corner of Dalhousie & Allegheny Drive

1. Site Planning

1.1 The site layout and building orientation should ensure that the buildings relate appropriately to the streets (Dalhousie and Allegheny Drive).

1.2 Site design should consider opportunities for enhancing personal security and safety by incorporating Crime Prevention Through Environmental Design (CPTED) principles.

1.3 Parking areas should be well-screened with landscaping and parking fencing. Notably, a parking fence or landscaping will be required for the entire stall length along the easternmost parking stall (identified as #1), which will be located along the sidewalk developed for Allegheny Drive.

1.4 Locate refuse storage areas and other building services internal to buildings or screened from view with appropriate fencing/landscaping.

1.5 Locate walkways to minimize potential conflict with vehicular and services areas.

2. Building Orientation and Design

2.1 The building façade facing the public right-of-ways should be well-articulated and should avoid featureless building massing.

2.2 Minimize blank walls – use landscaping, aesthetic characters (such as projections and offsets), change in cladding material, glass, etc. to break up tracts of continuous blank walls.

2.3 Reduce the perception of mass and height through the balanced use of colour, texture and materials.

3. Landscaping

3.1 Landscaping shall be provided to enhance the overall development in key areas such as the development perimeter, corners, common areas, areas along pathways, and entryways.