Agenda – Council – October 23, 2013

Report – Executive Policy Committee – October 16, 2013

Item No. 1 Rezoning – 851 Taché Avenue
(St. Boniface Ward)
File DAZ 208/2013[c/r DAV 109813/2013D]

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On October 16, 2013, the Executive Policy Committee 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 208/2013 dated June 28, 2013 to an "RMF-M" Residential Multi-Family Medium District, subject to the following:

    A. That the Developer be required to enter into a Servicing Agreement with the City containing 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 condition(s):

        i. 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.

Agenda – Council – October 23, 2013

Report – Executive Policy Committee – October 16, 2013

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.

Report – Executive Policy Committee – October 16, 2013

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On October 16, 2013, the Executive Policy Committee concurred in the recommendation of the Riel Community Committee and submitted the matter to Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On October 7, 2013, the Riel Community Committee concurred in the recommendation of the Winnipeg Public Service and, via the Priority Rezoning Process, submitted its recommendation to the Executive Policy Committee.

On September 9, 2013, the Riel Community Committee adjourned the public hearing to its meeting on October 7, 2013 at 5:00 p.m. in the Council Building, 510 Main Street.

On July 8, 2013, the Riel Community Committee adjourned the public hearing to its meeting on September 9, 2013 at 5:00 p.m. in the Council Building, 510 Main Street.

On June 10, 2013, the Riel Community Committee did not hear any representation on the application and adjourned the public hearing to its meeting on July 8, 2013 at 5:00 p.m. in the Council Building, 510 Main Street.

RE: **Rezoning – 851 Taché Avenue**
File DAZ 208/2013

For submission to: **Executive Policy Committee**

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

Report date: **October 8, 2013**

COMMUNITY COMMITTEE RECOMMENDATION:

On October 7, 2013, the Riel Community Committee concurred in the recommendation of the Winnipeg Public Service and, via the Priority Rezoning Process, recommended to the Executive Policy Committee:

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 208/2013 dated June 28, 2013 to an "RMF-M" Residential Multi-Family Medium District, subject to the following:

    A. That the Developer be required to enter into a Servicing Agreement with the City containing 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 condition(s):

        i. 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.

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

1. The Riel Community Committee agreed with the administrative comments contained in the report of the Planning and Land Use Division dated June 28, 2013.

PUBLIC HEARING SUMMARY

File: DAZ 208/2013

Before: Riel Community Committee
Councillor Swandel, Chairperson
Councillor Vandal

Public Hearing: October 7, 2013
September 9, 2013
July 8, 2013
June 10, 2013
Council Building, 510 Main Street

Applicant: NSB Réal Rioux

Subject:



Premises Affected: 851 Taché Avenue

Exhibits Filed:

1. Application dated March 26, 2013
2. Notification of Public Hearing dated April 22, 2013
3. Manitoba Status of Title 2582310/1
4. Surveyor's Building Location Certificate and sketch dated July 28, 1992
5. Site Plan
6. Plans (6 pages)
7. Report from the Planning and Land Use Division dated June 3, 2013
8. Inspection Report
9. Audio Recording of representations
10. Notice of Adjournment dated June 11, 2013
11. Revised Report from the Planning and Land Use Division dated June 28, 2013
12. Presentation submitted by Réal Rioux at the Public Hearing
13. Notice of Adjournment dated July 9, 2013
14. Notice of Adjournment dated September 10, 2013
15. Audio Recording of representations of public hearing held on October 7, 2013

REPRESENTATIONS:

In Support:

Réal Rioux

In Opposition

Nil

For Information:

Brian Wall

For the City:
Mr. G. Jasper, Land Development Engineer, Planning, Property and Development Department
Mr. R. Kostiuk, Planner, Planning, Property and Development Department

Exhibit "11" referred to in File DAZ 208/2013

ADMINISTRATIVE REPORT

Title: DAZ 208/2013 – 851 Tache Avenue Public Hearing

Issue: An application for consideration at the public hearing for a rezoning from M2 to RMF-M.

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

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 208/2013 dated June 28, 2013 to an "RMF-M" Residential Multi-Family Medium District, subject to the following:

    A. That the Developer be required to enter into a Servicing Agreement with the City containing 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 condition(s):

        i) 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.

REASON FOR THE REPORT

- The applicant is proposing to rezone the site from "M2" Manufacturing General to "RMF-M" Residential Multi-Family Medium in order to develop a 6 unit, 75 foot tall multi-family building on the site. The building proposed is to be made of concrete.
- 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 approved and the subject property will be rezoned from M2 to RMF-M.

HISTORY

DAZ 208/2013 & DAV 13-109813/D

- On June 10, 2013, the Riel Community Committee adjourned the subject files to the July 8, 2013 Riel Community Committee Public Meeting. The Public Service recommended adjourning the subject files on the basis that one of the variances was incorrectly posted.

St. Boniface Secondary Plan Amendment SPA 4/2005

- On December 14, 2005, Council approved the amendment to the North St. Boniface Secondary under file SPA 4/2005. This amendment resulted from a previous recommendation to review the North St. Boniface Secondary Plan, which was put forth by Planning, Property and Development to the Standing Policy Committee on Property and Development in November, 2002.
- The Standing Policy Committee on Property and Development concurred with the recommendation to review and update the Plan, which had been in force and effect since January, 1976.

- In 2003, after consultation with the Ward Councillor and several community organizations (including the Old St. Boniface Residents Association, Entreprises Riel, and the French Quarter BIZ), the Planning, Property and Development Department held an open house in November, 2003 to gauge community reaction to proposed Secondary Plan amendments.
- In 2005, the Planning, Property and Development Department completed a revised secondary plan and reviewed this plan with the Ward Councillor and with members of the organizations previously consulted to confirm the extent of the proposed changes.
- Ultimately, the updates recommended by the Department and approved by Council under SPA 4/2005 resulted in some substantive changes to the plan. Among these changes included the update to the Implementation section within the Plan and an updated Land Use Map. The new Implementation section provided clearer articulation of where higher and lower density development is to occur in North St. Boniface and where mixed, industrial and commercial uses are to occur.
- Within Pointe Hebert, the updated Secondary Plan allows for higher density (a maximum of 55 dwelling units/net acre) and locally-oriented commercial development in conjunction with higher density development along Tache (on either side), Rue St. Joseph, and along the proposed public transportation corridor, which more or less encompasses Rue Darveau and some land to the north. Lower density residential (a maximum of 25 units/net acre) is encouraged in all other areas within Pointe Hebert, not including the lands indicated for park development.

CONSULTATION

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

SUBMITTED BY

Department	Planning, Property and Development
Division	Urban Planning
Prepared by:	Robert Kostiuk, MCIP
Date:	REVISED June 28, 2013
File No.	DAZ 208/2013

List of Schedules and Attachments

1. Appendix A – Planning Discussion
2. Schedule “A” for File No. DAZ 208/2013
3. Schedule “B” Report of the Administrative Coordinating Group
4. Appendix “B” Plan Approval Design Guidelines for DAZ 208/2013

APPENDIX 'A'

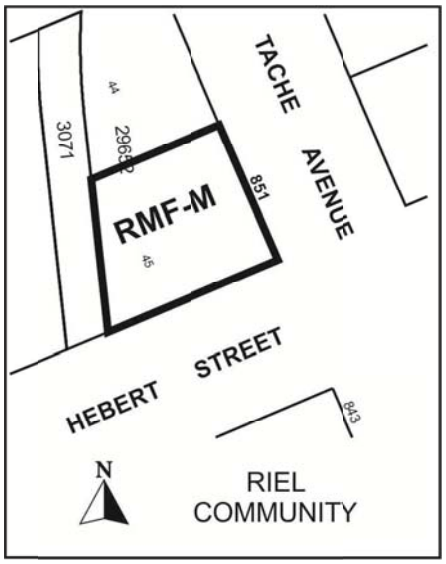
DATE: REVISED June 28, 2013

FILE: DAZ 208/2013
RELATED FILE(S): DAV 13-109813/D (c/r)

COMMUNITY: Riel
NEIGHBOURHOOD #: 5.501

SUBJECT: To rezone the subject land from "M2" Manufacturing General to "RMF-M" Residential Multi-Family Medium.

LOCATION: 851 Tache AVE
LEGAL DESCRIPTION: LOT 45 PLAN 29652 76 ST B



APPLICANT: RÉAL RIOUX
851 TACHÉ AVE
WINNIPEG MB R2H 2C7

OWNER: RÉAL RIOUX
851 TACHÉ AVE
WINNIPEG MB R2H 2C7

RECOMMENDATION: Approval with conditions

REPORT SUMMARY

- The applicant is proposing to rezone the site from “M2” Manufacturing General to “RMF-M” Residential Multi-Family Medium in order to develop a 6 unit, 75 foot tall multi-family building on the site. The building proposed is to be made of concrete.
- The Urban Planning Division recommends approving the subject application with conditions included in the recommended zoning agreement and servicing agreement.

SITE DESCRIPTION

- The subject property is located on the northwest corner of Tache Avenue and Rue Hebert in the North St. Boniface neighbourhood of the St. Boniface Ward.
- The property is **5,377.7 square feet in area** and contains a detached single-family home and detached garage. The home was built in 1930 and has a living area of 768 square feet.
- The property is located within the Areas of Stability – Mature Communities policy area under the Complete Communities Direction Strategy and is also within the Higher Density Residential area under the North St. Boniface Secondary Plan.
- The site is zoned “M2” Manufacturing General.

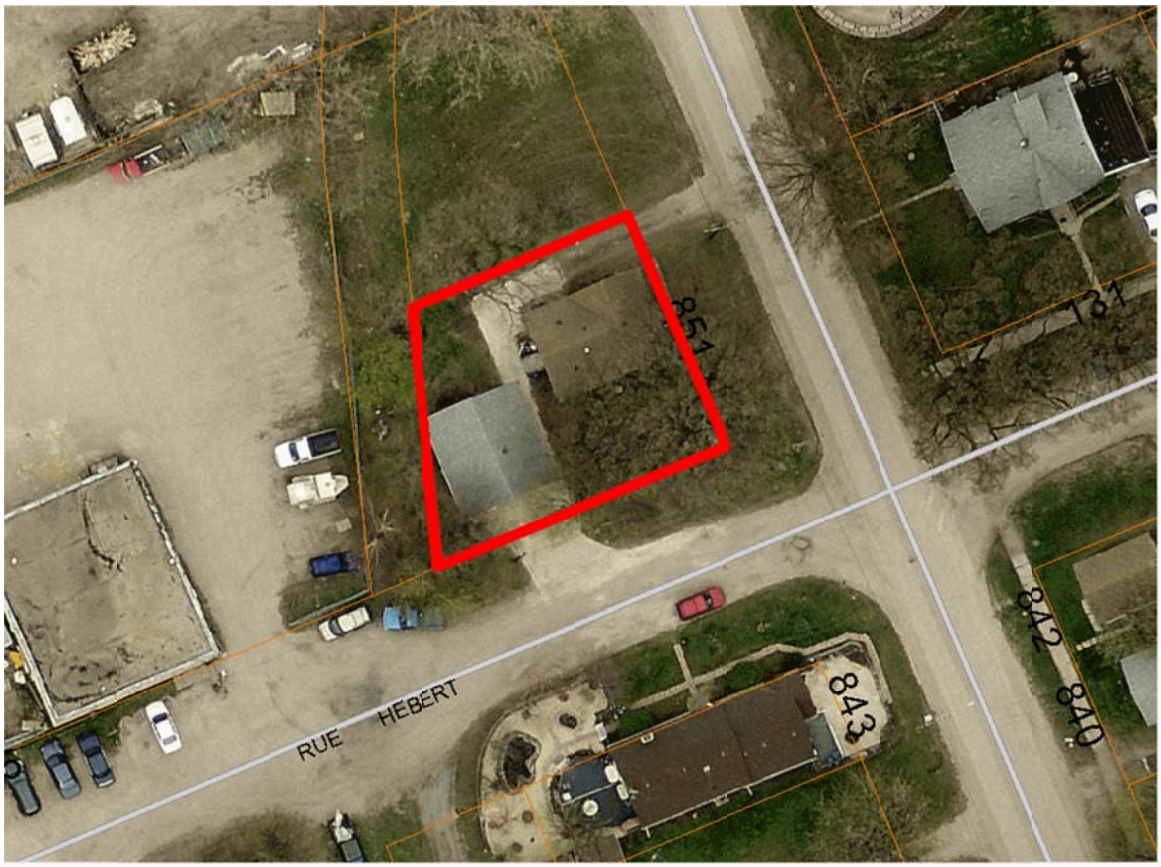


Figure 1: Aerial photograph of subject property and surrounding area (2012)

SURROUNDING LAND USES & ZONING (See Figure 2)

North: Vacant land zoned M2.

South: A detached single-family home zoned M2.

East: Tache Avenue and a single-family home zoned R2.

West: A manufacturing use zoned M2.

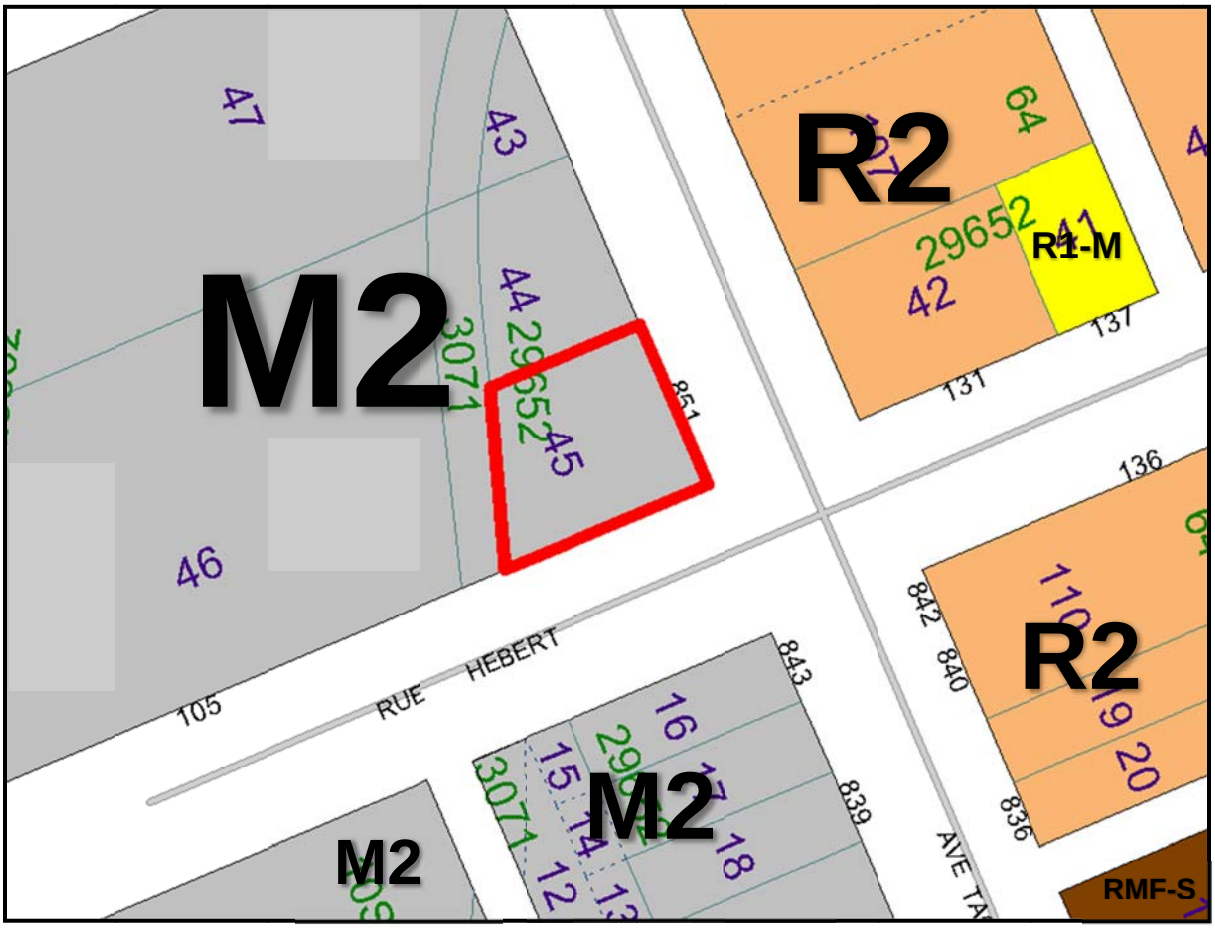


Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing to rezone the site from "M2" Manufacturing General to "RMF-M" Residential Multi-Family Medium in order to develop a 6 unit, 75 foot tall multi-family building on the site. The building proposed is to be made of concrete.
- Parking will be located on the ground floor with access from Rue Hebert.
- The proposed building will have six floors located above the main floor parking. Each storey will have one dwelling unit.
- A number of variances are required for the proposed development (see DAV 13-109813/D).

ANALYSIS AND ISSUES

COMPLETE COMMUNITIES DIRECTION STRATEGY

- Under the *Complete Communities Direction Strategy* the proposed development is within the Areas of Stability – Mature Communities policy area. With regard to this proposal, the key policies guiding the development of 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.
    - Support a mix of commercial services and employment uses that serve the local community.

NORTH ST. BONIFACE SECONDARY PLAN

- The subject site is located within the Higher Density Residential policy area under the North St. Boniface Secondary Plan. The following policies guide development in the Higher Density Residential area:
    - Focused along regional roads (namely Provencher Boulevard), collector roads (namely Tache Avenue and St. Joseph Street) railway lines, and public transportation corridors, encourage retention and enhancement of existing residential development and establishment of new residential development up to a maximum of 55 units per acre net (136 units per hectare), with the exception of the property located at the north east corner of Tache Avenue and rue La Verendrye where a density of 76 units per acre may be achieved.
    - Accommodate community services-including schools, parks, daycares, healthcare facilities-provided they are primarily intended to serve North St. Boniface residents.
    - Encourage retention and enhancement of existing and establishment of new locally-oriented commercial development in conjunction with higher density residential development.

ZONING

“M2” Manufacturing General District

- The M2 zone is intended to provide for light manufacturing, processing, service, storage, wholesale, and distribution operations, with some limited outside operations and storage. The minimum front yard requirement is 25 feet, and maximum building height is 100 feet.

“RMF-M” Residential Multi-Family Medium

- The RMF-M 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-M 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 60 feet. The minimum lot area is 9,000 square feet and the minimum lot area per dwelling unit is 800 square feet.

LAND USE BY-LAW

Rezoning

- The applicant is proposing to rezone the land from M2 and RMF-M allow for the construction of a 6 unit multi-family building on the site. Multi-family dwellings are not permitted in the M2 zone but, are permitted in the RMF-M zone.

Variances

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

1 The subject lot is 5,377.7 square feet in area. The minimum lot area required in the RMF-M zone is 9,000 square feet.

2 The minimum front yard setback in the RMF-M zone is 25 feet. The applicant is proposing a front yard of 15 feet from Rue Hebert.

3 The minimum rear yard setback in the RMF-M zone is 25 feet. The applicant is proposing a rear yard of 11 feet.

4 The minimum corner yard setback in the RMF-M zone is 20 feet. The applicant is proposing an east corner side yard of 4 feet from Tache Avenue.

5. The minimum side yard for a 7 storey building in the RMF-M zone is 20 feet. The applicant is proposing a 10 foot west side yard.

6. The maximum permitted height in the RMF-M district is 60 feet. The applicant is proposing a 75 foot tall building.

7. A total of 7 parking spaces are required for the 6 proposed units. The applicant is proposing 6 parking spaces.

8. The minimum parking stall width for a parking space near a wall is 10 feet. The applicant is proposing a parking stall that is 9 feet wide for one space.

9 & 10 The applicant is not proposing to include any visitor parking stalls or accessible parking stalls.

COMPATIBILITY WITH THE SURROUNDING NEIGHBOURHOOD

- The site is located entirely within the Residential Policy Area of the North St. Boniface Secondary Plan. More specifically, the site is deemed to be within the Higher Density Residential Policy Area of the Plan.
- Under the North St. Boniface Secondary Plan, higher density multi-family development is encouraged along Tache Avenue up to a maximum of 55 units per acre. At 6 dwelling units, the subject proposal complies with the 55 dwelling units per acre maximum. In fact, the RMF-M zoning district only allows for up to 6 dwelling units to be constructed on this 5,377.7 square foot site.
- The Secondary Plan encourages the development of North St. Boniface as a predominantly residential community. Rezoning the site from M2 to RMF-M helps fulfill this goal.

- The proposed design includes parking on the main floor. The Urban Planning Division wants to ensure that an active streetfront is maintained along Tache and Hebert. Suggested design guidelines for the subject site have been included in Appendix B.
- There are multiple variances required in association with the proposed development. Many of these variances are unavoidable or seen as minor by the Urban Planning Division (see planner's report for DAV 13-109813/D).
- It should be noted that the applicant has proposed a building constructed of non-combustible materials for the subject application and therefore a requirement to upsize the watermain along Tache Avenue to meet minimum fire protection requirements is not necessary for the proposed development. However, if a different multi-family development that does not use non-combustible materials is proposed for the site, the owner/developer would likely be required to enter into an agreement with the City and upgrade, at no expense to the City, the watermain along Tache Avenue as determined by and to the satisfaction of the Director of Water and Waste.

RECOMMENDATION

The Urban Planning Division recommends **approval** for the following reasons:

- The proposed development is consistent with the Complete Communities Direction Strategy.
- The proposed development is consistent with the Higher Density Residential area policies of the North St. Boniface Secondary Plan.
- The Secondary Plan encourages the development of North St. Boniface as a predominantly residential community. Rezoning the site from M2 to RMF-M helps fulfill this goal.

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

Report Prepared By: Robert Kostiuk, MCIP
PPD File # DAZ 208/2013

Schedule "A" for File No. DAZ 208/2013, Riel Community Committee, dated June 28, 2013

By-Law No. _____

File No. **DAZ 208/13**

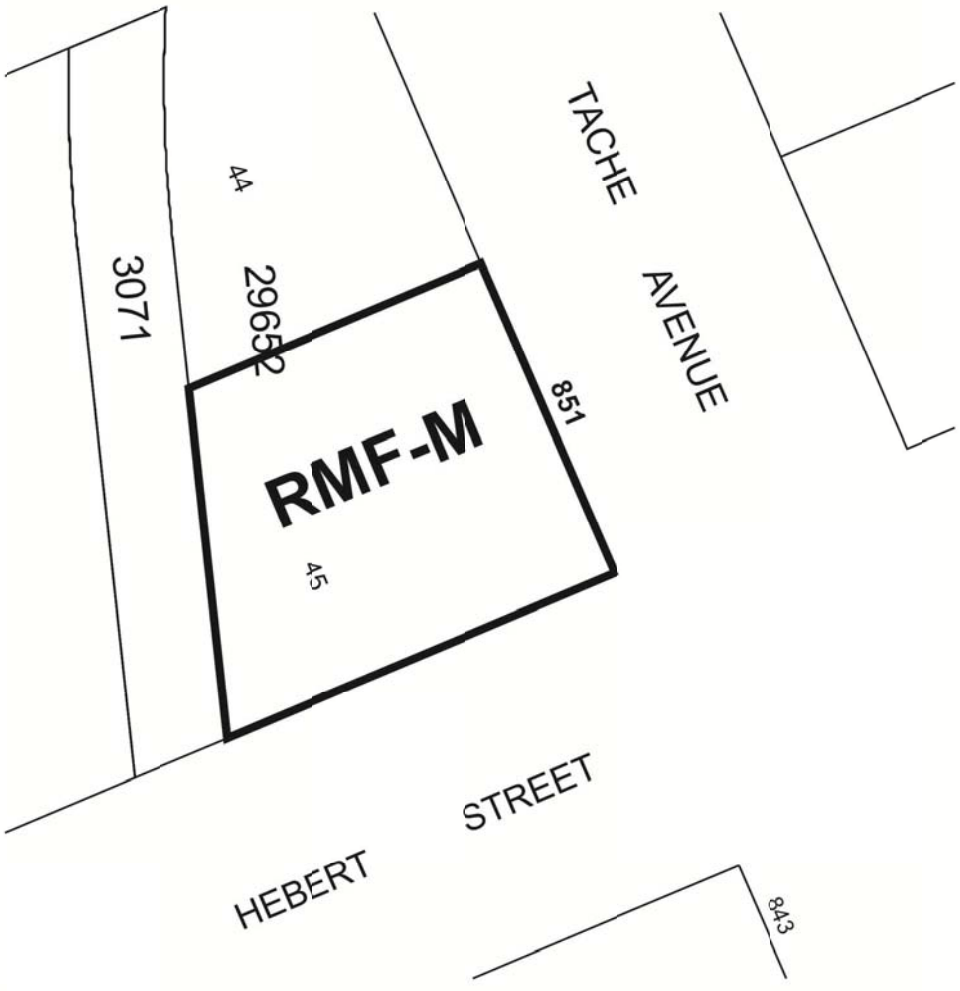
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Z26
RIEL
COMMUNITY

Explanation

A proposed zoning change to By-law No. 200/2006 by rezoning the land located at 851 Tache Avenue from an "M2" MANUFACTURING GENERAL DISTRICT to an "RMF-M" RESIDENTIAL MULTI-FAMILY (Medium) DISTRICT to allow for the construction of a multiple family dwelling (6 units) 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 851 TACHE AVENUE - DAZ 208/2013

It is recommended that the approval of DAZ 208/2013, if granted, be subject to the applicant entering into a Servicing Agreement addressing the following items:

1. The Developer shall, upon execution of the Servicing Agreement, prepay to the City its share of the cost of the following services along the full length of the subject property abutting Tache Avenue, to be installed by the City and/or others in the future:
   a) a 10.0m by 200mm in thickness portland cement concrete pavement and all related works;
   b) 1.5m in width by 100mm in thickness portland cement concrete sidewalk;
   c) ornamental street lighting and;
   d) boulevard landscaping (sod);

   all as determined by the Director of Public Works.
   (2013 Rate = $360.42 per frontage foot)

2. The Developer shall, upon execution of the Servicing Agreement, prepay to the City its share of the cost of the following services along the full length of the subject property abutting Hebert Street, to be installed by the City and/or others in the future:
   a) a 7.5m by 150mm in thickness portland cement concrete pavement and all related works;
   b) 1.5m in width by 100mm in thickness portland cement concrete sidewalk;
   c) ornamental street lighting and;
   d) boulevard landscaping (sod);

   all as determined by the Director of Public Works.
   (2013 Rate = $360.42 per frontage foot)

3. The Developer shall, upon execution of the Servicing Agreement, prepay to the City its share of the cost of land drainage sewer along the full length of the subject property abutting Tache Avenue, to be installed by the City and/or others in the future; all as determined by and to the satisfaction of the Director of Water and Waste.

   (2013 Rate = $40.00 per frontage foot)

4. 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 208/2013
May 22, 2013

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

"Original Signed by C. Desjardine, P.Eng."
Public Works Department, Transportation Division

"Original Signed by F.C. Mazur, P.Eng."
F. C. Mazur, P. Eng.
Water & Waste Department

APPENDIX 'B' Design Guidelines

Plan Approval Design Guidelines for DAZ 208/2013 – 851 Tache Avenue

1. Site Planning

1.1 The site layout and building orientation should ensure that the buildings relate appropriately to the streets (Tache & Hebert).

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

1.3 Development on the site should include a shadow study to determine potential impact on surrounding properties.

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.