Minutes – Executive Policy Committee – September 23, 2015

Report – Standing Policy Committee on Property and Development – September 15, 2015

Item No. 1 Zoning Agreement Amendment – 545 Dale Boulevard (Charleswood – Tuxedo – Whyte Ridge Ward) File ZAA 1/2015 [c/r DAV 102764/2015D and DCU 102767/2015D]

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

The Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and submitted the following to Council:

1. That the Zoning Agreement under File DAZ 209/80 dated May 7, 1980 (By-law No. 2719/80) be withdrawn and replaced as follows:

   A. That for the development of any building and/or accessory parking area and/or freestanding 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, lighting, bicycle parking and free standing signage to the Director of Planning, Property and Development and the Assiniboia 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.

   B. That the maximum height of any building on the land shall be 45 feet.

   C. The Owner shall landscape the most southerly 3.048 metres (10 feet) of the land as well as maintain said landscaping in accordance with plans to be submitted and approved by the Assiniboia Community Committee and Director of Planning, Property and Development.

   D. No buildings, signs, parking or drive-ways shall be constructed or located in the said landscaped area.

   E. That the following uses shall not be permitted on the land:
      i. Auto/light truck/motorcycle, repair and service
      ii. Auto/light truck/motorcycle, sales and rental
      iii. Auto parts and supplies, sales
      iv. Drive-in or drive-through
      v. Fuel sales

Report – Standing Policy Committee on Property and Development – September 15, 2015

vi. Parking, structured
vii. Parking, surface
viii. Contractor's establishment
ix. Billboard, Digital Static Copy
x. Billboard, Poster
xi. Parking, surface

2. That the Director of Legal Services and City Solicitor be requested to prepare the necessary Amending Agreement to Zoning Agreement File DAZ 209/80 (By-law No. 2719/80) dated May 7, 1980, as approved in aforesaid Recommendation 1.

3. That the Proper Officers of the City are hereby authorized to execute said Amending Agreement.

4. 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 – Standing Policy Committee on Property and Development – September 15, 2015

DECISION MAKING HISTORY:

Moved by Councillor Orlikow,

That the recommendation of the Standing Policy Committee on Property and Development be concurred in and forwarded to Council.

Carried

STANDING COMMITTEE RECOMMENDATION:

On September 15, 2015, the Standing Policy Committee on Property and Development concurred in the recommendation of the Assiniboia Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On July 7, 2015, the Assiniboia Community Committee concurred in the recommendation of the Winnipeg Public Service and forwarded the matter to the Standing Policy Committee on Property and Development.

RE: **Zoning Agreement Amendment – 545 Dale Boulevard**
File ZAA 1/2015

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

Prepared by: **Destiny Watt, Senior Committee Clerk**
Assiniboia Community Committee

Report date: **July 8, 2015**

COMMUNITY COMMITTEE RECOMMENDATION:

On July 7, 2015, the Assiniboia Community Committee concurred in the recommendation of the Winnipeg Public Service and recommended to the Standing Policy Committee on Property and Development:

1. That the Zoning Agreement under File DAZ 209/80 dated May 7, 1980 (By-law No. 2719/80) be withdrawn and replaced as follows:

    A. That for the development of any building and/or accessory parking area and/or freestanding 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, lighting, bicycle parking and free standing signage to the Director of Planning, Property and Development and the Assiniboia 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.

    B. That the maximum height of any building on the land shall be 45 feet.

    C. The Owner shall landscape the most southerly 3.048 metres (10 feet) of the land as well as maintain said landscaping in accordance with plans to be submitted and approved by the Assiniboia Community Committee and Director of Planning, Property and Development.

    D. No buildings, signs, parking or drive-ways shall be constructed or located in the said landscaped area.

    E. That the following uses shall not be permitted on the land:
        i. Auto/light truck/motorcycle, repair and service
        ii. Auto/light truck/motorcycle, sales and rental
        iii. Auto parts and supplies, sales
        iv. Drive-in or drive-through
        v. Fuel sales
        vi. Parking, structured

vii. Parking, surface
viii. Contractor's establishment
ix. Billboard, Digital Static Copy
x. Billboard, Poster
xi. Parking, surface

2. That the Director of Legal Services and City Solicitor be requested to prepare the necessary Amending Agreement to Zoning Agreement File DAZ 209/80 (By-law No. 2719/80) dated May 7, 1980, as approved in aforesaid Recommendation 1.

3. That the Proper Officers of the City are hereby authorized to execute said Amending Agreement.

4. 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 Assiniboia Community Committee provided the following supporting reasons for its recommendation:

1. A terrific development that is long overdue for this piece of land.
2. A good infill development and densification which is something that Our Winnipeg calls for.
3. It is a good looking and thoughtful design and will add a lot to the community.
4. This provides a viable option for lifecycle housing and allows residents to stay within the neighbourhood.
5. There is limited opposition to this residential development.

PUBLIC HEARING SUMMARY

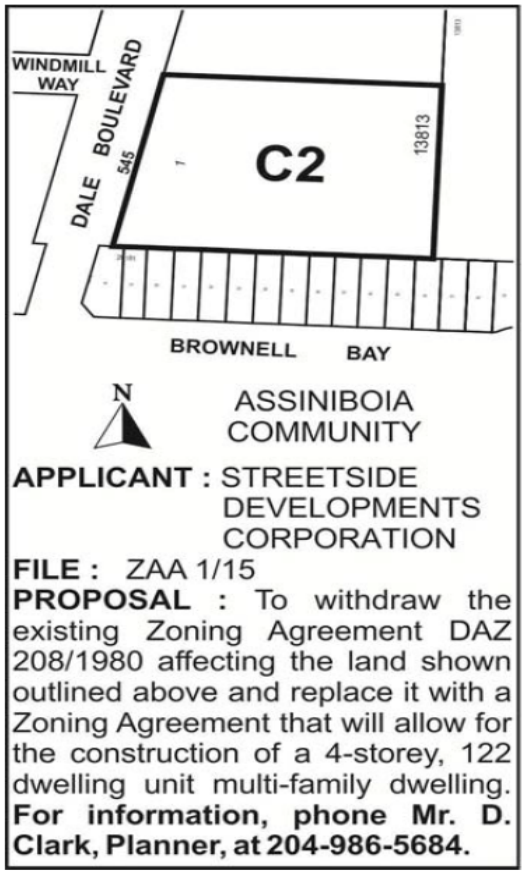
File: ZAA 1/2015

Before: Assiniboia Community Committee
Councillor Gillingham, Chairperson
Councillor Dobson
Councillor Morantz

Public Hearing: July 7, 2015
Council Building, 510 Main Street

Applicant: Streetside Development Corporation
(Brian Cornelsen)

Subject:



Premises Affected: 545 Dale Boulevard

Exhibits Filed:

1. Application dated May 19, 2015
2. Notification of Public Hearing dated May 25, 2015
3. Manitoba Status of Title 2747516/1
4. Letter of authorization dated January 8, 2015, from Streetside Development Corporation to Brian Cornelsen
5. Surveyor's Building Location Certificate and sketch dated September 5, 2014

6a. Caveat 242016
6b. Caveat 80-70586

7. Plans (7 pages)
8. Report from the Urban Planning Division dated June 30, 2015
9. Inspection Report
10. Communication dated June 29, 2015 from Keith Lunt in opposition to the application
11. Communication dated June 27, 2015 from John Dyer in opposition to the application
12. Communication dated June 30, 2015 from John Dyer with respect to the application
13. Communication dated July 2, 2015 from Connie Shane in opposition to the application
14. Recording of Representations

REPRESENTATIONS:

In Support:

Brian Cornelsen
Paul Gray

In Opposition

John Dyer
Keith Lunt
Connie Shane

For Information:

Nil

For the City:

Mr. D. Clark, Planner, Planning, Property and Development Department

Exhibit "8" referred to in File ZAA 1/2015

ADMINISTRATIVE REPORT

Title: ZAA 1/15 – 545 Dale Blvd.

Issue: For consideration at the public hearing to repeal and replace the existing zoning agreement for DAZ 209/80 (By-law 2719/80) with a new agreement that will accommodate the construction of a four storey multi family dwelling.

Critical Path: Assiniboia 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 Zoning Agreement under File DAZ 209/80 dated May 7, 1980 (By-law No. 2719/80) be withdrawn and replaced as follows:

   A. *That for the development of any building and/or accessory parking area and/or freestanding 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, lighting, bicycle parking and free standing signage to the Director of Planning, Property and Development and the Assiniboia 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.*

   B. *That the maximum height of any building on the land shall be 45 feet.*

   C. *The Owner shall landscape the most southerly 3.048m (10 feet) of the land as well as maintain said landscaping in accordance with plans to be submitted and*

approved by the Assiniboia Community Committee and Director of Planning, Property and Development.

D. *No buildings, signs, parking or drive-ways shall be constructed or located in the said landscaped area.*

E. *That the following uses shall not be permitted on the land:*

   a. *Auto/light truck/motorcycle, repair and service*

   b. *Auto/light truck/motorcycle, sales and rental*

   c. *Auto parts and supplies, sales*

   d. *Drive-in or drive-through*

   e. *Fuel sales*

   f. *Parking, structured*

   g. *Parking, surface*

   h. *Contractor's establishment*

   i. *Billboard, Digital Static Copy*

   j. *Billboard, Poster*

   k. *Parking, surface*

2) That the Director of Legal Services and City Solicitor be requested to prepare the necessary Amending Agreement to Zoning Agreement File DAZ 209/80 (By-law No. 2719/80) dated May 7, 1980, as approved in aforesaid Recommendation 1.

3) That the Proper Officers of the City are hereby authorized to execute said Amending Agreement.

4) 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 wishes to withdraw and replace the current zoning agreement in order to establish a four storey multi-family residential development with 122 units.

- Zoning Agreement Amendments 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 at the Public Hearing.

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Urban Planning Division are concurred in, the Zoning Agreement will be withdrawn and replaced in order to allow for the multi-family dwelling with 122 units.

CONSULTATION

N/A

HISTORY

DAZ 209/80 (B/L 2719/80)

The property was rezoned to the "C2" zoning district in 1980 subject to entering into a Zoning Agreement which regulated development to the following:

Condition 2)

The following uses shall not be permitted on the land:

a) Automobile glass or mirror shops;
b) Automobile rental establishments;
c) Automobile laundries, including automatic or coin operated car wash;
d) Automobile sales areas and showrooms, open or enclosed;
e) Automobile seat cover or convertible top establishments, selling or installation;
f) Automobile supply stores, wholesale;
g) Automobile tire sales establishments;
h) Automobile service stations (limited);
i) Banquet halls;
j) Billiard parlours;
k) Boarding, rooming and lodging houses;
l) Bowling alleys;
m) Building materials sales enclosed;
n) Clubs (all kinds);
o) Drive-in banks;
p) Drive-in eating or drinking places;
q) Funeral homes;
r) Hotels;
s) Motels;
t) Motorcycle and autoboggan sales and showrooms, open or enclosed;
u) Moving or storage offices;
v) Rinks (all kinds);
w) Sign painting shops;
x) Theatres and cinemas;
y) Truck rental establishments;
z) Truck sales areas and showrooms, open or enclosed

3) Not more than twenty-four (24) dwelling units per acre shall be constructed on the land.

4) The minimum parking to be provided and maintained for any multiple-family development on the land shall be in the ratio of 1.5 parking spaces for every dwelling unit constructed on the land.

5) No building or structure shall be located or erected on the land exceeding 10.5 m (35 feet) in height.

6) The Owner shall landscape the most southerly 6.096 m (20 feet) of the land as well as maintain said landscaping in accordance with plans to be submitted to and approved by the Commissioner of Environment of the City.

7) No buildings, signs, parking or drive-ways shall be constructed or located in the said landscaped area.

8) No free-standing signs shall be erected or located on the land unless plans for such signs are first submitted to and approved by the Assiniboine Park-Fort Garry Community Committee and the Commissioner of the Environment.

9) No building or structure shall be erected or located on the land and no building permit issued for construction on the land unless and until plans including the design and location of the proposed buildings, accessory parking areas, fencing and landscaping are submitted to and approved by the Assiniboine Park-Fort Garry Community Committee and the Commissioner of Environment and thereafter identified by the signature of that Commissioner under the designation “Schedule “A” to Zoning Agreement DAZ 209/80” and no buildings or structures shall be erected or located on the land except in accordance with that Schedule “A” to this agreement.

SUBMITTED BY

Department	Planning, Property and Development
Division	Urban Planning
Prepared by	Devin Clark
Date:	June 30, 2015
File No.	ZAA 1/15

List of Schedules and Attachments

1. Appendix ‘A’ – Planning Discussion

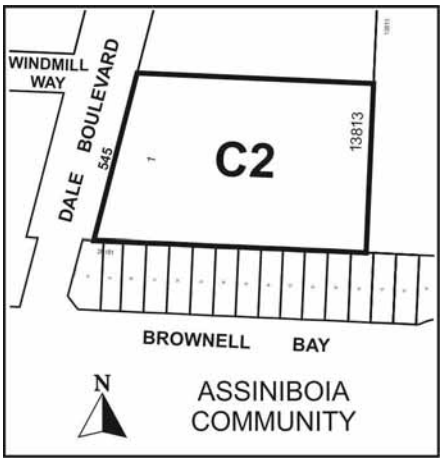
APPENDIX 'A'

DATE: June 30, 2015
FILE: ZAA 1/15
RELATED FILES: DAZ 209/80
COMMUNITY: Assiniboia
NEIGHBOURHOOD #: 2.632 – Westdale

SUBJECT: The applicant is proposing to repeal and replace the existing zoning agreement for DAZ 209/80 (By-law 2719/80) with a new agreement that will accommodate the construction of a four storey multi family dwelling.

LOCATION: 545 Dale Boulevard

LEGAL DESCRIPTION: LOT 1 PLAN 13813 WLTO IN RL 65/66 PARISH OF ST CHARLES



APPLICANT: Streetside Development Corporation (Brian Cornelsen)
1 Dr. David Friesen Drive
Winnipeg MB R3X 0G8

OWNER: Streetside Development Corporation
1 Dr. David Friesen Drive
Winnipeg MB R3X 0G8

RECOMMENDATION: Approval to repeal and replace the zoning agreement under file DAZ 209/80 (By-law 2719/80) with the new recommended conditions.

REPORT SUMMARY:

- The applicant intends to remove the existing zoning agreement on the site and replace it with a new zoning agreement that will permit the construction of a 122 unit multi-family dwelling.
- The Urban Planning Division recommends approval to replace the existing Zoning Agreement to allow the proposed use under a new zoning agreement with restrictions in terms of height, yard setbacks and restricted uses.

SITE DESCRIPTION

- The subject site is located on the east side of Dale Boulevard, three properties south of Roblin Boulevard in the Westdale Neighbourhood of the Charleswood –Tuxedo – Whyte Ridge ward.
- The property is approximately 2.2 acres
- The site is located within the "Recent Communities" policy area as identified in the Complete Communities Direction Strategy.
- The subject site is zoned "C2" Commercial Community.



Figure 1: Subject Site and Surrounding Land Uses (Aerial Photo – flown 2014)

SURROUNDING LAND USES & ZONING

North: Commercial uses zoned “C4” Regional Commercial

South: Duplex housing zoned “R2” Residential Two-Family

East: Multi-family housing zoned “RMF-S” Residential Multifamily-Small

West: Dale Boulevard then Westdale Community Centre zoned “PR2” Parks and Recreation (Community)

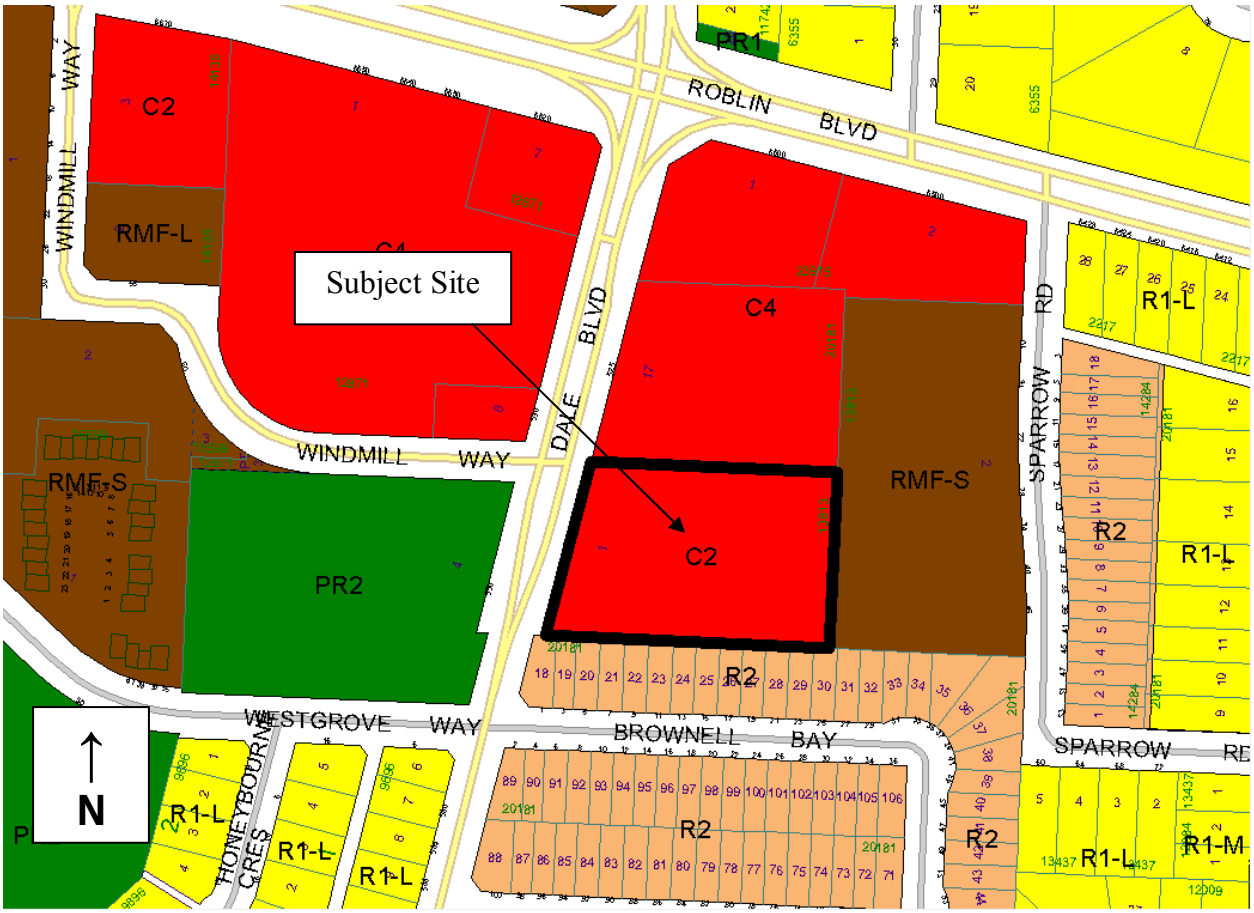


Figure 2: Zoning map of subject property and surrounding context.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant intends to repeal and replace the Zoning Agreement on the subject property for the purposes of establishing a multi-family dwelling containing 122 units.
- Proposed plans are for a two-phased building that will have 46 units in phase 1 and 76 units in phase 2.
- The phase one building is to have a building area of 12,780 square feet. The phase two building is be 15,244 square feet.
- The building is to be four storeys tall with one storey below grade for parking.

- 184 parking stalls are to be provided with 98 at grade and 86 below grade.

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. With regard to this proposal, the key policies guiding the development of Areas of Stability include:
    - Promote the form of buildings and spaces that are sensitive to the community context and address the transition between new and existing developments.
    - Support Complete Communities by ensuring diverse and high quality housing stock.
    - Focus housing growth to areas that have municipal service capacity to support intensification, in additional to commercial and recreational amenities.
    - Promote a quality public realm with a high level of accessibility to community services and amenities and opportunities for gathering and social interaction.
    - Encourage intensification to occur at centres and along corridors.
    - Support Complete Communities by ensuring diverse and high quality housing stock.
    - 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.
    - Where intensification/densification of housing occurs, ensure that the types of open space – passive, active, and plazas – respond to the community needs.

WINNIPEG ZONING (BY-LAW 200/2006)

C2 – Commercial Community

- The Commercial Community (C2) district is intended to accommodate more intensive commercial sites that do not have a local or neighbourhood orientation. The district is intended to include attractive commercial, institutional, recreational, and service facilities needed to support the surrounding neighbourhoods and the broader community. C2 districts are generally located in Community or Regional mixed use centres or along Community or Regional mixed use corridors. The C2 zoning district accommodates multi-family residential and prescribes dimensional standards that are consistent with the "RMF-M" Residential Multi-Family Medium Zoning District.

- Dimensional Standards for multi-family residential in the C2 district are as follows:

Zoning District	Minimum Lot Area (Sq. Ft.)	Minimum Lot Area Per Dwelling Unit (Sq.Ft.)	Minimum Front Yard (Ft.)	Minimum Rear Yard (Ft.)	Minimum Interior Side Yard (Ft.)	Minimum Corner Side Yard (Ft.)	Principal Building Separation (Ft.)	Maximum Height of Building (Ft.)
C2	9,000	800	25	25	8	20	60	60

DISCUSSION OF ZONING AGREEMENT AMENDMENT

The Zoning Agreement on the subject property regulates development in the following ways:

a) Limits the types of uses permitted on the land (See history section of this report). The Planning Division is recommending that the restricted uses be updated to align with the current zoning By-law categories and restrict the following uses:

   i. Auto/light truck/motorcycle, repair and service
   ii. Auto/light truck/motorcycle, sales and rental
   iii. Auto parts and supplies, sales
   iv. Drive-in or drive-through
   v. Fuel sales
   vi. Parking, structured
   vii. Parking, surface
   viii. Contractor's establishment
   ix. Billboard, Digital Static Copy
   x. Billboard, Poster
   xi. Parking, surface

b) Permits no more than twenty-four (24) dwelling units per acre shall be constructed on the land.

- The subject property is 2.24 acres and would permit fifty three dwelling units on site under the current zoning agreement. Since the subject land was rezoned to "C2" Community Commercial in 1980 the land has remained vacant. While the city of Winnipeg went through a period of slow to no growth for a number of years since this rezoning, Winnipeg is now growing in a modest manner and new housing is in demand. Policies within the City's development plan, *Complete Communities,* state that low to moderate density infill development is to be encouraged to support a more efficient use

of land, infrastructure and services as well as enhance housing choice and affordability. Infill in Areas of Stability will be supported with the intent of creating more complete communities.

- The lot area per dwelling unit requirements for “C2” is 800 square feet, which means on a 2.24 acre lot, 122 units would be permitted where no zoning agreement restrictions are in place.

- The zoning agreement proposes to allow density on the site that is in line with current permitted density standards for the “C2” zoning district.

c) The minimum parking to be provided and maintained for any multiple-family development on the land shall be in the ratio of 1.5 parking spaces for every dwelling unit constructed on the land.

- The proposed development will meet this requirement to provide 1.5 parking stalls per unit.

d) No building or structure shall be located or erected on the land exceeding 10.5 m (35 feet) in height.

- The proposed building is to be 35 feet to the base of the roofline and will have a maximum height of 46 feet, 10 inches to the top of the sloped roof. The maximum permitted height under the “C2” zoning district is 60 feet. The Urban Planning Division believes that a four storey building is a reasonable height that is compatible with the surrounding uses on site. As such, the Planning Division is recommending that a condition be maintained in the new Zoning Agreement to permit a maximum height of 45 feet for any new building on the land.

- Building height is measured to the mid-line of the slope on a peaked roof. The mid-line of the peaked roof for the proposed development is approximately 41 feet.

- The phase 1 building will be setback 52 feet from the south property line. This setback meets the 45 degree angular plane guideline for establishing context sensitive infill as per the draft infill guidelines. Planning recommends that substantial landscaping be incorporated into the south yard to create a natural buffer between the existing residential to the south and proposed development.

e) The Owner shall landscape the most southerly 6.096 m (20 feet) of the land as well as maintain said landscaping in accordance with plans to be submitted to and approved by the Commissioner of Environment of the City.

- Planning is recommending that a 10 foot landscaping buffer be maintained along the entire length of the southern edge of the property. The majority of the space located along the south edge of the property is to be occupied by parking. Planning would like to see enhanced landscaping along this edge in order to provide a buffer between the existing dwellings and subject development. Planning is recommending that plans be reviewed for plan approval prior to the issuance of building permits and will be seeking a

substantial landscape buffer with trees and shrubs to be located along the southern property line.

f) No buildings, signs, parking or drive-ways shall be constructed or located in the said landscaped area.

- This clause will be carried forward into the new Zoning Agreement.

g) No free-standing signs shall be erected or located on the land unless plans for such signs are first submitted to and approved by the Assiniboine Park-Fort Garry Community Committee and the Commissioner of the Environment.

- Planning has recommended that plans for free standing signage be submitted as part of the plan approval condition.

h) No building or structure shall be erected or located on the land and no building permit issued for construction on the land unless and until plans including the design and location of the proposed buildings, accessory parking areas, fencing and landscaping are submitted to and approved by the Assiniboine Park-Fort Garry Community Committee and the Commissioner of Environment and thereafter identified by the signature of that Commissioner under the designation "Schedule "A" to Zoning Agreement DAZ 209/80" and no buildings or structures shall be erected or located on the land except in accordance with that Schedule "A" to this agreement.

- Plan approval remains as a condition of the Zoning Agreement on the land.

COMPATABILITY WITH SURROUNDING NEIGHBOURHOOD

- The proposed development for 122 units is a compatible use with the surrounding neighbourhood. The subject site is surrounded by multifamily uses to the east, a hotel and bar to the north, Westdale Community Centre to the west and two family housing to the south

- The multi-family site to the east includes seven buildings that are three storeys in height with a total of 84 dwelling units. A recent development at 55 Windmill Way contains 46 units and the site at 2 Windmill Way consists of 199 units.

- This is a node for commercial and multi-family uses. The proposed multi-family development serves as a transition site between a higher intensity commercial zoning district and the properties zoned as two family dwellings to the south on Brownell Bay.

SITE DESIGN CONSIDERATIONS

- The proposed layout of the building is oriented away from the two family dwellings to the south and the nearest portion of the building will be 52 feet from the southern property line. The multi family dwelling will be 26 feet 4 ½ inches from the east property line with balconies projecting out into this setback.

- In order to mitigate any visibility concerns and to provide a clear delineation between the multi-family site and the two family dwellings to the south, Planning recommends that substantial landscaping be established within the south yard. A ten foot landscaped buffer is being recommended as a condition along the south yard and through the plan approval process, Planning will be seeking a landscape plan that mitigates concerns about site line impacts from the building and light impacts from vehicles parking in the south portion of the property.

- Landscaping shall be substantial along the front edge of the property that is oriented toward Dale Ave. An entranceway feature to the site through landscaping, signage and/or any other structure determined to be suitable should also be established. The purpose is to address the pedestrian orientation of the street and create a clear and identifiable pedestrian entranceway into the site.

TRANSIT

- The subject property is located on a collector street with frequent transit service and bus stops located immediately out front of the subject site on Dale Blvd.
- Transit routes that serve the area include routes 65, 67, 79 and 98. Routes 65 and 67 are express routes that service the neighbourhood to downtown. Route 79 connects to Polo Park shopping centre and route 98 services the western quadrant of the city between Portage Avenue and Ridgewood Avenue.

PLAN APPROVAL CONDITION

- The Urban Planning Division has recommended a condition for plan approval by the Assiniboia Community Committee. This condition allows for the Urban Planning Division as well as the Assiniboia Community Committee to review final development plans prior to the developer receiving a building permit.

- Policies for *Areas of Stability* under *Complete Communities* indicate the need to establish infill development that is compatible with surrounding uses.

- Design considerations at the plan approval stage are to include the following:
    - Site layout, which shows the location of buildings, landscaping (species and quantities), parking, fencing and garbage enclosures.
    - Building location and design, including façade treatments, colours, materials and dimensions. Colour elevations should be submitted.
    - The location and design of any on-site fencing. Fencing should be constructed in a high quality, ornamental manner.
    - The location and design of the site's garbage enclosures. The garbage enclosure should match the architectural detailing of the primary building and should be built to a high quality standard.

RECOMMENDATION

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

- The proposed development aligns with policies in the Complete Communities Direction Strategy with regard context sensitive infill development
- The proposed use is compatible with the existing surrounding uses that are part of a commercial and multifamily node within close proximity to a community centre and school.
- The proposal would see development of a site that has remained vacant for several years.
- The recommended conditions of the zoning agreement help ensure that the permitted use on the site will incorporate quality design and remain compatible with surrounding uses.

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

Report Prepared by: Devin Clark
PPD File # ZAA 1/15