Minutes – Executive Policy Committee – January 6, 2016

REPORTS

Item No. 3 Subdivision and Rezoning – Land located at 1133 Portage Avenue and 1137 Portage Avenue
(Daniel McIntyre Ward)
File DASZ 34/2015 [c/r DAV 155289/2015D]

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

The Executive Policy Committee concurred in the recommendation of the City Centre Community Committee and recommended to Council:

1. That the plan of subdivision proposed under File DASZ 34/2015 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File DASZ 34/2015 dated December 9, 2015 with such minor changes as may be required, and registration in the Winnipeg Land Titles Office, 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 November 4, 2015.

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land as shown on Schedule "A" for File DASZ 34/2015 dated December 9, 2015 to an "RMF-L" Residential Multi-Family District, subject to the following conditions:

    A. That the applicant enters 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 for the development of any building or structure, plans showing the location and design of proposed buildings, accessory parking areas, fencing, landscaping, indoor and outdoor bicycle parking, garbage enclosures, signage, and site lighting shall be submitted to the City Centre Community Committee and the Director of Planning, Property and Development for plan approval prior to the issuance of any building or development permits, and thereafter all to be constructed and maintained to the satisfaction of the Director of Planning, Property and Development.

ii. That the building height shall be limited to fifty (50) feet.

iii. That the density shall be limited to 64 dwelling units.

3. In lieu of the dedication of land, the Developer shall provide a cash payment representing 10% of the appraised value of the Development Application, as determined by the City.

4. That the Director of Planning, Property and Development be authorized to certify any documents in connection therewith.

5. 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.

6. 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.

7. That the subdivision section of the by-law shall come into force and effect upon execution by the City of Winnipeg of the Servicing Agreement.

8. 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 land within one year from the date the by-law is passed, failing which the by-law will expire and 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 the one year period and Council approves the extension.

9. That the plan of subdivision shall be approved and signed by the Director of Planning, Property and Development within one (1) year from the date the by-law is passed, failing which 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 the one-year period and Council approves the extension.

10. That in the event the necessary City of Winnipeg mylar approval signatures have not been secured within twelve (12) months after adoption of the by-law, 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 twelve (12) month period and the extension is subsequently approved by Council.

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

12. 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.

13. That the Proper Officer of the City be authorized to do all things necessary to implement the intent of the foregoing.

DECISION MAKING HISTORY:

Moved by Councillor Orlikow,

That the recommendation of the City Centre Community Committee be concurred in and forwarded to Council.

Carried

COMMUNITY COMMITTEE RECOMMENDATION:

On December 15, 2015, the City Centre 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.

RE: **Subdivision and Rezoning – Land located at 1133 Portage Avenue and 1137 Portage Avenue**
File DASZ 34/2015

For submission to: **Executive Policy Committee**

Prepared by: **Ms K. McMillan, Committee Clerk**
City Centre Community Committee

Report date: **December 16, 2015**

COMMUNITY COMMITTEE RECOMMENDATION:

On December 15, 2015, the City Centre 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 plan of subdivision proposed under File DASZ 34/2015 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File DASZ 34/2015 dated December 9, 2015 with such minor changes as may be required, and registration in the Winnipeg Land Titles Office, 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 November 4, 2015.

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land as shown on Schedule "A" for File DASZ 34/2015 dated December 9, 2015 to an "RMF-L" Residential Multi-Family District, subject to the following conditions:

    A. That the applicant enters 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 for the development of any building or structure, plans showing the location and design of proposed buildings, accessory parking areas, fencing, landscaping, indoor and outdoor bicycle parking, garbage enclosures, signage, and site lighting shall be submitted to the City Centre Community Committee and the Director of Planning, Property and Development for plan approval prior to the issuance of any building or development permits, and thereafter all to be constructed and maintained to the satisfaction of the Director of Planning, Property and Development.

        ii. That the building height shall be limited to fifty (50) feet.

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3. In lieu of the dedication of land, the Developer shall provide a cash payment representing 10% of the appraised value of the Development Application, as determined by the City.

4. That the Director of Planning, Property and Development be authorized to certify any documents in connection therewith.

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6. 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.

7. That the subdivision section of the by-law shall come into force and effect upon execution by the City of Winnipeg of the Servicing Agreement.

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9. That the plan of subdivision shall be approved and signed by the Director of Planning, Property and Development within one (1) year from the date the by-law is passed, failing which 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 the one-year period and Council approves the extension.

10. That in the event the necessary City of Winnipeg mylar approval signatures have not been secured within twelve (12) months after adoption of the by-law, 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 twelve (12) month period and the extension is subsequently approved by Council.

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

12. 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.

13. That the Proper Officer of the City be authorized to do all things necessary to implement the intent of the foregoing.

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

1. More density in the area and the aging community will have a place to move into.

2. I agree with the administration's recommendation.

PUBLIC HEARING SUMMARY

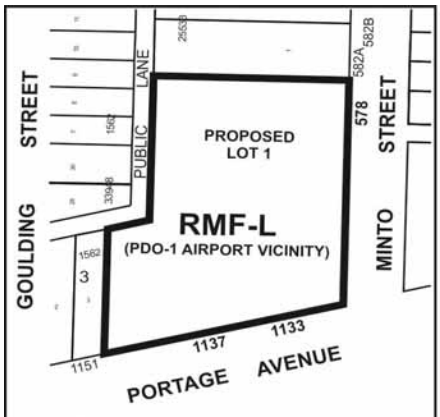
File: DASZ 34/2015

Before: City Centre Community Committee
Councillor Orlikow, Chairperson
Councillor Gerbasi
Councillor Gilroy

Public Hearing: December 15, 2015
Council Building, 510 Main Street

Applicant: EdgeCorp Group (Keith Merkel)

Subject:



APPLICANT : EDGE CORP. GROUP

FILE : DASZ 34/15

PROPOSAL : An application for the approval of the plan of subdivision shown outlined above as may be determined by Council and for a proposed zoning change to By-law No. 200/2006 by rezoning the land shown outlined above from an "R2 PDO-1 AIRPORT VICINITY" RESIDENTIAL TWO-FAMILY DISTRICT and "C2 PDO-1 AIRPORT VICINITY" COMMERCIAL COMMUNITY DISTRICT to an "RMF-L PDO-1 AIRPORT VICINITY" RESIDENTIAL MULTI-FAMILY (LARGE) DISTRICT to allow for the construction of a multi-family dwelling. **For information, phone Mr. M. Robinson, Planner, at 204-986-3213.**

Premises Affected:	1133 & 1137 Portage Avenue, Lot 4, Block 3 Plan 1562 & Lots 26/27 Plan 33948

Exhibits Filed:

1. Application dated September 21, 2015
2. Notification of Public Hearing dated September 29, 2015
3. Manitoba Status of Titles 1351252/1, 1468276/1, 2573995/1, 2181871/1, 2204795/1, Status of Instrument 3404433/1

4a. Letter of authorization dated September 3, 2015 from Keith Merkel, EdgeCorp Developments Ltd. to Brennan Pearson and John Pearson, Shindico Realty Inc. / IC&I Properties

4b. Letter of authorization dated September 3, 2015 from Dr. Neil Stedman, Stedman Holdings Ltd. to EdgeCorp Developments Ltd. and Shindico Realty Inc. / IC&I Properties

4c. Letter of authorization dated September 3, 2015 from Cary Paul, 5333008 Manitoba Ltd. to EdgeCorp Developments Ltd. and Shindico Realty Inc. / IC&I Properties

4d. Letter of authorization dated September 3, 2015 from Cary Paul, 76171 Manitoba Ltd. to EdgeCorp Developments Ltd. and Shindico Realty Inc. / IC&I Properties

5. Caveat 3404433/1
6. Plans (3 pages)
7. Report from the Planning and Land Use Division dated December 9, 2015
8. Inspection Report
9. Presentation submitted by Keith Merkel at the public hearing
10. Recording of Representations

REPRESENTATIONS:

In Support:

Michelle Clarke
Keith Merkel
Brennan Pearson

In Opposition

Nil

For Information:

Nil

For the City:

Mr. M. Robinson, Senior Planner, Planning, Property and Development Department

Exhibit "7" referred to in File DASZ 34/2015

ADMINISTRATIVE REPORT

Title: DASZ 34/2015 – 1133 Portage Avenue

Issue: For consideration at the public hearing for a Rezoning and Subdivision for DASZ 34/2015 – 1133 Portage Avenue

Critical Path: City Centre Community Committee as per the Development Procedures By-law and *The City of Winnipeg Charter.*

AUTHORIZATION

Author	Division Head	CFO	CAO
Michael Robinson, MCIP	Braden Smith, MCIP	n/a	

RECOMMENDATIONS

1. That the plan of subdivision proposed under File DASZ 34/2015 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File DASZ 34/2015 dated December 9, 2015 with such minor changes as may be required, and registration in the Winnipeg Land Titles Office, 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 November 4, 2015

2. That The Winnipeg Zoning By-law No. 200/06 be amended by rezoning the subject land as shown on Schedule "A" for File DASZ 34/2015 dated December 9, 2015 to an "RMF-L" Residential Multi-Family District, subject to the following conditions:

   A. That the applicant enters 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 for the development of any building or structure, plans showing the location and design of proposed buildings, accessory parking areas, fencing, landscaping, indoor and outdoor bicycle parking, garbage enclosures, signage, and site lighting shall be submitted to the City Centre Community Committee and the Director of Planning, Property and Development for plan approval prior to the issuance of any building or

development permits, and thereafter all to be constructed and maintained to the satisfaction of the Director of Planning, Property and Development.

ii. That the building height shall be limited to fifty (50) feet

iii. That the density shall be limited to 64 dwelling units

3. In lieu of the dedication of land, the Developer shall provide a cash payment representing 10% of the appraised value of the Development Application, as determined by the City.

4. That the Director of Planning, Property and Development be authorized to certify any documents in connection therewith.

5. 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.

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9. That the plan of subdivision shall be approved and signed by the Director of Planning, Property and Development within one (1) year from the date the by-law is passed, failing which 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 the one-year period and Council approves the extension.

10. That in the event the necessary City of Winnipeg mylar approval signatures have not been secured within twelve (12) months after adoption of the by-law, 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 twelve (12) month period and the extension is subsequently approved by Council.

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12. 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.

13. That the Proper Officer of the City be authorized to do all things necessary to implement the intent of the foregoing.

REASON FOR THE REPORT

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 Planning and Land Use Division are concurred in, the property will be rezoned and may be subdivided.

CONSULTATION

In preparing this Report there was consultation with:
N/A

SUBMITTED BY

Department	Planning, Property and Development
Division	Planning and Land Use
Prepared by	Michael Robinson, MCIP
Date:	December 9, 2015
File No.	DASZ 34/2015

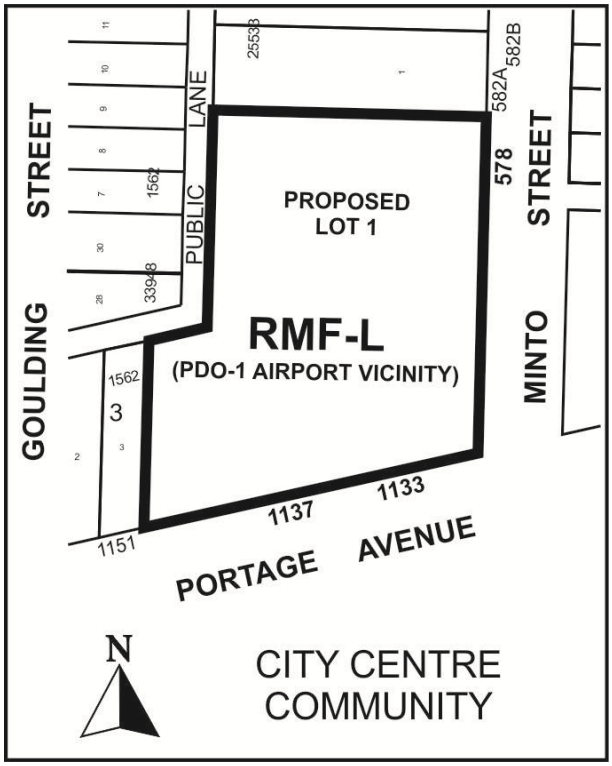
APPENDIX 'A'

DATE:	December 1, 2015
FILE:	DASZ 34/2015
RELATED FILES:	DAV 15-155289/D
COMMUNITY:	City Centre Community
NEIGHBOURHOOD #:	1.115

SUBJECT: To consolidate and rezone the subject lands from a "C2" Commercial District and an "R2" Residential Two-Family District to an "RMF-L" Residential Multi-Family Large District to allow for the construction of a multiple-family residential building.

LOCATION: 1133 Portage Avenue

LEGAL DESCRIPTION: 1133 Portage Avenue, 1137 Portage Avenue, and Lot 4 Block 3 Plan 1562 and Lots 26/27 Plan 22948



APPLICANT: Edge Corp Group (Keith Merkel)

OWNER: 1133 Portage Avenue -76171 Manitoba Ltd.
1137 Portage Avenue - Dr. Neil Stedman
Lot 4 Plan 1562 & Lots 26/27 Plan 33948 - 5333008 Manitoba Ltd.

RECOMMENDATION: Approval, with conditions

SITE DESCRIPTION
The subject property, which is currently zoned "R2" Residential Two-Family District and "C2" Commercial District, is located on the northwest corner of Portage Avenue and Minto Street in the Minto neighbourhood of the Daniel McIntyre ward.

North: Residences zoned "R2" Residential Two-Family District
South: Portage Avenue, then commercial uses zoned "C2" Commercial District
East: Commercial uses zoned "C2" Commercial District
West: Commercial uses zoned "C2" Commercial District

DESCRIPTION OF THE PROPOSED DEVELOPMENT
The applicant seeks approval to rezone the subject property is order to construct a 4 storey multi-family building with up to 64 units. All current buildings on the property will be demolished to accommodate construction of the new building.

The building will include 36 in ground parking stalls, with access off the back lane, and 29 surface parking stalls with access from Minto Street.

Reason for application
The proposed density exceeds the maximum density that can be accommodated within the "C2" Commercial District, by conditional use. Consequently, a rezoning to "RMF-L", which can accommodate a higher density, is required.

ANALYSIS AND ISSUES
Policies
OurWinnipeg (Complete Communities Direction Strategy)
The proposed development is located on Portage Avenue, which is designated as a Regional Mixed Use Corridor in the Complete Communities Direction Strategy. Regional Mixed Use Corridors a major regional arterial roads that serve as a link between Downtown and one or more Regional Mixed Use Centres. They provide high frequency transit and provide opportunities for densification.

Compatibility with the surrounding area
The site currently is occupied by a nightclub, which is open late into the evening. The nightclub has parking and noise impacts on the neighbourhood, which will be significantly reduced with a multi-family development.

The proposed scale of the use is also compatible with the surrounding area. The height, which is approximately 50 feet to the top of the parapet, is consistent with what is currently permitted in the existing "C2" Commercial District.

Design
A checklist provided in Appendix "C" identifies the applicable guidelines for this project from draft *City of Winnipeg Infill Guidelines for Multiple-Family Development in Areas of Stability* and indicates how they have been addressed by the applicant. Further design details, as noted in Appendix "C" (where applicable) will be reviewed at the plan approval stage.

Public Consultation
The applicant held an open house on Thursday November 26, 2015. There were a total of 10 attendees.

Other issues
The Conference Board of Canada has projected a substantial shift in the share of new units, away from single-family, and towards apartment/condo multiple-family units, over the next 20+ years. As per the Conference Board forecast from 2009 to 2031

- Single-family is projected to decrease from a 71% share to a 35% share of housing starts
- Multiple-family is projected to rise from a 29% share to a 65% share of housing starts.

A key assumption in the Conference Board projections is that, as the 'boomer' generation ages, they will generally leave their single-family homes and move into condos or apartments.

By providing a variety of different housing types in each neighbourhood, people have an opportunity to "age in place" – staying in familiar surroundings and keeping the same networks of friends.
The proposed development helps to meet this growing trend in the City.

Plan Approval
The Winnipeg Public Service is recommending plan approval, prior to the issuance of any development permits.

Summary
The Winnipeg Public Service recommends approval of this application. The proposed development is consistent with the City's land use and development plan, Complete Communities.

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

- The proposed development is consistent with the City's land use and development plan, Complete Communities by providing infill development on a Regional Mixed Use Corridor.

- The proposed development helps to meet a growing need for condo/multiple-family units in the City.

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

Report Prepared by: Michael Robinson, MCIP
PPD File # DASZ 34/2015

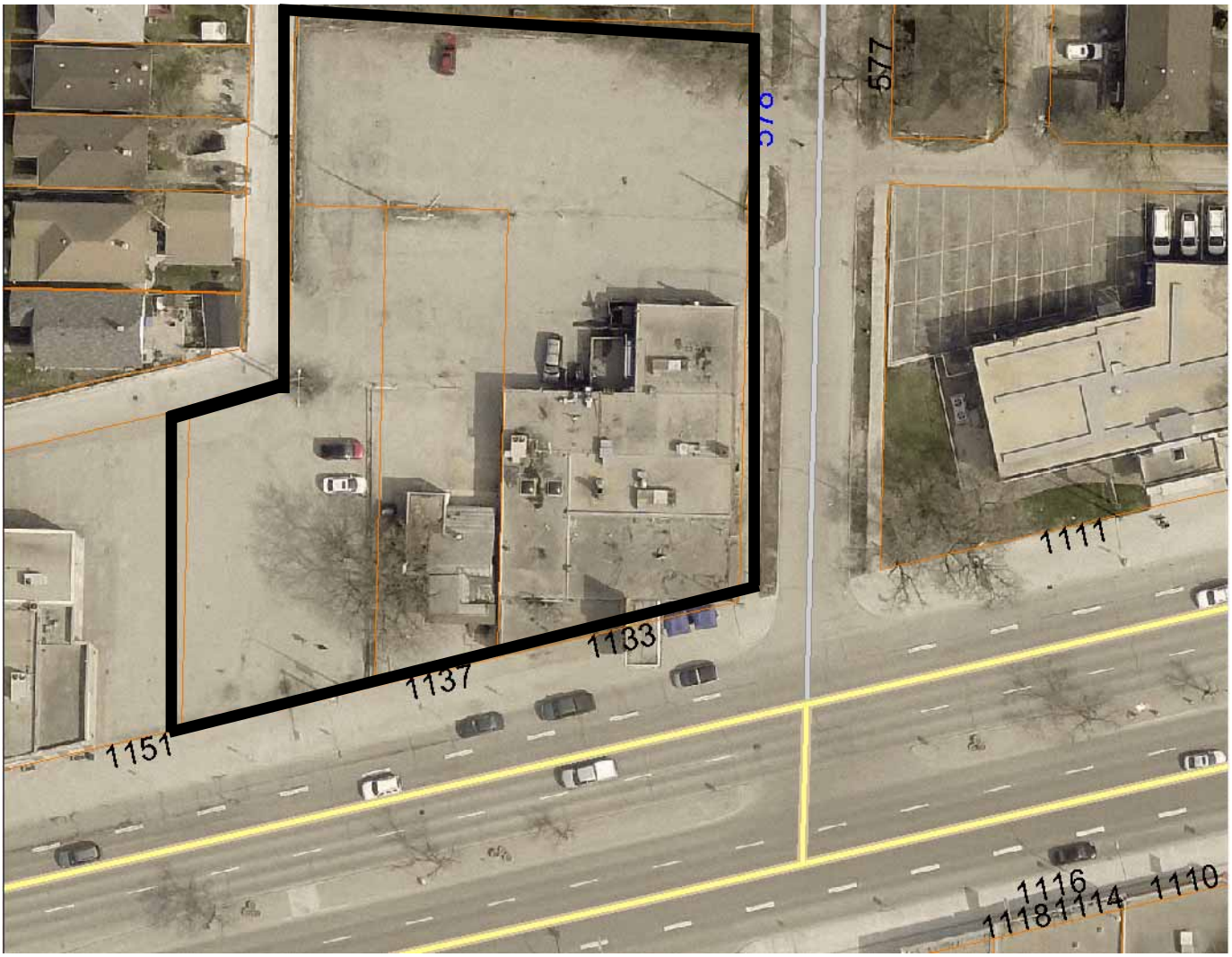


Figure 1: Aerial Photo (Flown in 2014)

SCHEDULE B

REPORT OF THE ADMINISTRATIVE CO-ORDINATING GROUP – Nov. 4, 2015

RE: PROPOSED SUBDIVISION OF LAND LOCATED AT 1133 & 1137 PORTAGE AVENUE – DASZ 34/2015

It is recommended that the approval of DASZ 34/2015, if granted, be subject to the applicant entering into a Servicing Agreement addressing the following:

1) Hydrant Installation

That the applicant shall, at no expense to the City, construct, a fire hydrant fronting the property, off the 250 mm diameter at a location approved by and to the satisfaction of the Director of Water and Waste.

2) Construction Traffic

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.

3) Litter and Refuse Control and Clean-Up

The Developer shall, at no expense to the City, and of its own volition, initiate and control the regular cleanup 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, as determined by and to the satisfaction of the Director of Public Works.
The cleanup 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.

4) By-laws and Approvals

The Developer shall pay all of its and the City's costs, fees, and expenses associated with the preparation and attainment of approval for registration of the Zoning By-law(s) and plan(s) of subdivision, including all Municipal Board, Land Titles Office and other fees and expenses, all survey, engineering and advertising fees and costs, and all expenses incidental to the preparation of the Agreement and the physical development of the Planned Area.

5) Professional Fees

a) The Developer shall pay the full cost of all design services, including preliminary engineering studies, servicing reports, servicing criteria, construction drawings and specifications, and grading and landscaping plans and specifications, to be provided by Consulting Engineer(s) approved by the City, for the design of the municipal services, and associated works required to serve the Planned Area;

b) The Developer shall pay the full cost of construction and landscaping supervision services provided by or on behalf of the City for field inspection, preparation of progress estimates, provision of as-built drawings by March 31 of the year following substantial performance of the work, and all other engineering consulting services related to the installation and acceptance of municipal services, and all associated works to serve the Planned Area.

6) Administration Fees

The Developer shall, prior to the release of the subdivision mylars for registration in the Land Titles Office, pay to the City, $1650.00 plus GST to help 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. DAS 34/2015
December 6, 2015

"*Original Signed by G. Jasper*"
G.V. Jasper P. Eng.,
Land Development Branch

"*Original Signed by C. Desjardine"*
C.J. Desjardine P. Eng.
Public Works Department

"*Original Signed by M. Gajda"*
M. Gajda P. Eng.
Water and Waste Department

GJ/gj

APPENDIX 'B'
Schedule "A" for File No. DASZ 34/2015, City Centre Community Committee, dated December 9, 2015

By-Law No. _____

File No. **DASZ 34/15**

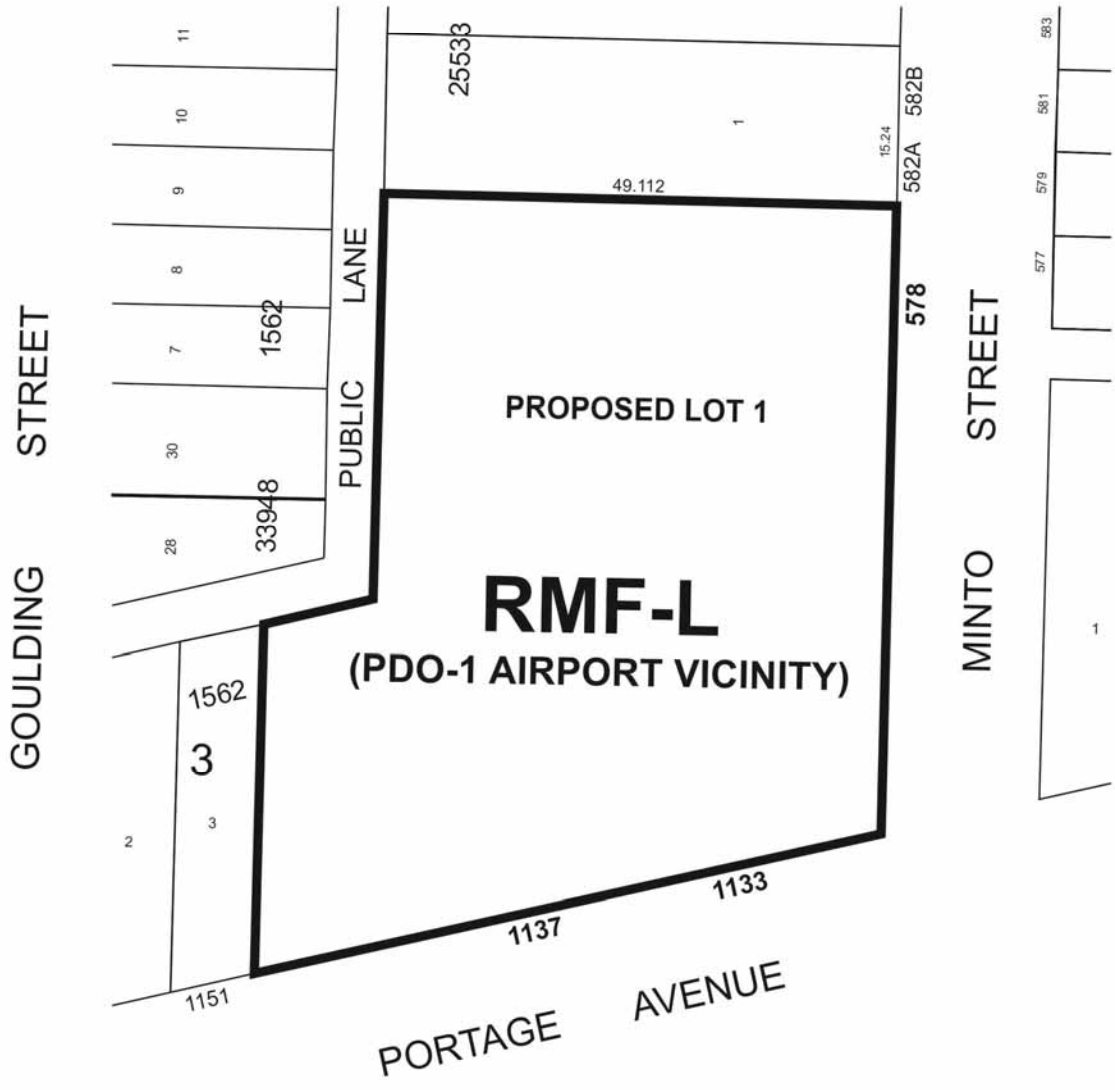
Atlas Sheet No.

N

AA22
CITY CENTRE
COMMUNITY

Explanation

An application for the approval of the plan of subdivision shown outlined below and for a proposed zoning change to By-law No. 200/2006 by rezoning the land located at 1133 & 1137 Portage Avenue along with adjacent Lot 4 Block 3 Plan 1562; and Lots 26/27 Plan 33948 from an "R2 PDO-1 AIRPORT VICINITY" RESIDENTIAL TWO-FAMILY DISTRICT and "C2 PDO-1 AIRPORT VICINITY" COMMERCIAL COMMUNITY DISTRICT to an "RMF-L PDO-1 AIRPORT VICINITY" RESIDENTIAL MULTI-FAMILY (LARGE) DISTRICT to allow for the construction of a multi-family dwelling as shown outlined below.



THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

Appendix "C" – Infill Guidelines

Guideline	Comply (Yes or No)
Section 2 - Site Planning	
2.2.1 Site Selection	
i) Encourage development along streets with sufficient capacity to accommodate the anticipated traffic generated by the development	**Yes**
ii) Encourage development on sites with reasonable access to Transit, active transportation pathways, public green space, and other services and amenities	**Yes**
2.2.2 Setbacks	
i) Where the proposed building is taller than the maximum allowable height for the adjacent, existing zoning district, achieve an appropriate side yard setback based on a 45 degree angular plane	**This is intended to be a measurement from side yard to side yard. In this case, the side yard of the development abuts the rear yard of the residences**
ii) Establish rear yard setbacks that are consistent with the pattern of the neighbourhood	**The rear yard setback is consistent with other buildings fronting on Portage Avenue**
iii) Front yard setbacks should respect the established street pattern by providing setbacks typical of the neighbourhood	**Yes**
2.2.3 Building Orientation	
i) The main building façade should be oriented to face the public street	**Yes**
ii) Main building entries should be clearly identifiable, visible, and accessible from the public street	**Yes**
iii) Building design should consider opportunities for enhancing personal security and safety, incorporating CPTED principles	**Yes**
2.2.4 Site Characteristics	
i) The design should take into consideration specific conditions such as significant natural, historical, and cultural elements…	**N/A**
ii) Preserve established, healthy, and mature landscape including mature trees where beneficial to the project and viable	**N/A**

Section 3 - Pedestrian Access and Circulation	
i) Layout universally accessible walkways along potential desire lines….	**Yes**
ii) Provide easy, universally accessible and direct access to public sidewalks	**Yes**
iii) Locate walkways to minimize potential conflict with vehicular and service areas	**Yes**
iv) Incorporate landscaping and lighting into the pedestrian system where feasible	**Yes**
v) Provide clear site lines to encourage comfortable and safe pedestrian use	**Yes**
vi) The design of the pedestrian access and circulation system should consider CPTED principles	**Yes**
Section 4 - Vehicular Access, Circulation, and Parking	
4.2.1 Vehicular Access and Circulation	
i) Vehicular access and egress for medium-density multi-family should be located on Arterial or Collector streets	**Policies in Complete Communities encourage corridors to be developed in a pedestrian friendly manner. Accommodating vehicular access on Portage Avenue would be contrary to this objective.**
ii) The location and orientation of vehicle access and egress should minimize the impact on the pedestrian environment, pedestrian safety, and adjacent properties	**Yes**
iii) Limit the width and quantity of curb cuts as much as possible	**Will be addressed at plan approval**
i) Ensure adequate on-site parking	**Yes**
ii) Reduce the prominence of parking areas	**Yes**
iii) Allow for greater amounts of landscaped open space by making driveways, garages, and parking lots as compact and discrete as possible	**Yes**
Section 5 - Built Form	
5.2 Guidelines	
i) Massing and height of new buildings should take into consideration the area context	**Yes**
ii) Encourage building design and use details that emphasize human scale and are pedestrian friendly at grade	**Yes**
iii) Reduce the perception of mass and height of large multiple-family buildings…	**Yes**
iv) Ensure accessory structures are compatible in design with the primary buildings they serve	**N/A**

Section 6 - Landscaping	
i) Provide landscaping as an integral part of the development…	**Yes**
ii) Use landscaping to define the development's pedestrian and vehicular entry ways, walkways, and driveways	**Yes**
iii) Use landscaping to break-up or buffer the visual impacts of the development's paved areas, service areas…	**Yes**
iv) Landscaping should not obstruct site lines or create isolated areas, especially adjacent to walkways	**Yes**
Section 7 - Lighting	
i) Develop a unified exterior lighting design…	**Will be addressed at plan approval**
ii) Provide exterior lighting that promotes safe vehicular and pedestrian access and circulation	**Will be addressed at plan approval**
iii) Light spill over and glare should be minimized	**Will be addressed at plan approval**