Minutes – Executive Policy Committee – February 14, 2023

REPORTS

Item No. 4 Rezoning – 251 Provencher Boulevard
(St. Boniface Ward)
File DAZ 217/2022 [c/r DAV 172192/2022D]

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

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

1. That the Winnipeg Zoning By-law No. 200/2006 be amended under Development Application No. DAZ 217/2022 by rezoning the subject land to a "CMU" Commercial Mixed-Use District as shown on the map dated December 7th, 2022 and included in Schedule "A" and the Proposed By-law attached as Appendix "B".

2. That the Developer shall meet all terms and conditions as outlined in Schedule "B", the report of the Administrative Coordinating Group, dated December 8th, 2022 to the satisfaction of the Director of Planning, Property and Development.

3. That in lieu of the dedication of land, the Developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of the Development Application, as determined by the City's Director of Planning, Property and Development.

4. That upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor prepare a By-law in accordance with this report and bring same directly to Council for first reading at next available Council meeting.

5. That upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor be directed to return the By-law to Council to be given second and third reading to the By-law if the Developer pays the amount required under Recommendation 3 and all associated ancillary fees (the "Fees") to the City within 2 years after the By-law has been given first reading.

6. That the matter will be deemed to be concluded and all approvals in connection with this matter will expire if the Fees are not paid within 2 years after the By-law has been given first reading unless the Developer applies for an extension of time before the expiration of the 2-year period and Council approves the extension.

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

DECISION MAKING HISTORY:

Moved by Councillor Mayes,

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

Yea:	Gillingham, Browaty, Lukes, Mayes, Orlikow, Rollins	6
Nay:		0

Carried

COMMUNITY COMMITTEE RECOMMENDATION:

On January 24, 2023, 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 January 3, 2023, the Riel Community Committee adjourned the public hearing to its meeting on January 24, 2023 at 10:30 a.m. in the Council Building at 510 Main Street.

PUBLIC HEARING SUMMARY

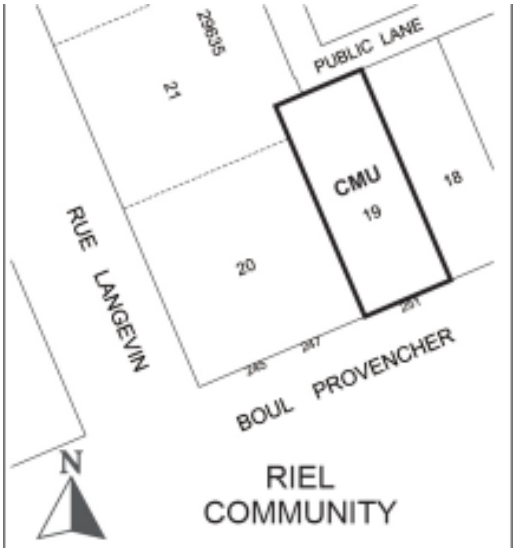
File: DAZ 217/2022

Before: Riel Community Committee
Councillor Allard, Chairperson
Councillor Chambers
Councillor Mayes

Public Hearing: January 24, 2023
January 3, 2023
Council Building, 510 Main Street

Applicant: Lesia Shepel

Subject:



APPLICANT : Lesia Shepel
FILE : DAZ 217/2022
PROPOSAL : To rezone the land shown outlined above from an "RMF-M" RESIDENTIAL MULTI-FAMILY (MEDIUM) DISTRICT to a "CMU" COMMERCIAL MIXED USE DISTRICT to allow for the construction of a commercial building. **For information, phone E. Finnigan Planner at 204-986-8602**
DEMANDEUR : Lesia Shepel
N° DE DOSSIER : DAZ 217/2022
PROJET : Rezonage des sols délinéés ci-dessus de sorte qu'ils passent de la catégorie RMF-M (secteur d'habitations multifamiliales moyennes) à la catégorie CMU (secteur commercial polyvalent) afin de permettre la construction d'un bâtiment commercial. **Pour obtenir des renseignements, appelez E. Finnigan, urbaniste, au 204-986-8602.**

Premises Affected: 251 Provencher Boulevard

For submission to: Executive Policy Committee

Prepared by: Rebecca Ford, Committee Clerk
Riel Community Committee

Report date: January 25, 2023

Community Committee Recommendation:

On January 24, 2023, 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 under Development Application No. DAZ 217/2022 by rezoning the subject land to a "CMU" Commercial Mixed-Use District as shown on the map dated December 7th, 2022 and included in Schedule "A" and the Proposed By-law attached as Appendix "B".

2. That the Developer shall meet all terms and conditions as outlined in Schedule "B", the report of the Administrative Coordinating Group, dated December 8th, 2022 to the satisfaction of the Director of Planning, Property and Development.

3. That in lieu of the dedication of land, the Developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of the Development Application, as determined by the City's Director of Planning, Property and Development.

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6. That the matter will be deemed to be concluded and all approvals in connection with this matter will expire if the Fees are not paid within 2 years after the By-law has been given first reading unless the Developer applies for an extension of time before the expiration of the 2-year period and Council approves the extension.

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

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

1. This comes with a glowing recommendation from the community, from the public service.

2. Looking at the renderings I see quality design and what would be a beautiful addition to Provencher Boulevard.

3. I might have preferred to see something taller and bigger here, however I do think this is a good project and shouldn't be stopped. It will certainly be a higher and better use than what currently is there.

4. The visuals are quite attractive. I think the cause if I recall correctly, this clinic is to service children with psychiatry, if I remember from the previous hearing. All those things are good and this should proceed.

Objections under the Charter:	Total number of **v**alid objections as per section 125(2) – 0 In accordance with section 236.1(1), the threshold for sufficient objection has not been met.
Exhibits Filed:	1. Application dated September 20, 2022 2. Notification of Public Hearing dated November 23, 2022 3. Manitoba Status of Title 2997706/1 4. Letter of authorization dated September 18, 2022 from Lesia Marie Shepel and Elvera Jenny Watson to Lesia Shepel 5. Communication dated June 8, 2022, from L'Association des résidents du Vieux Saint Boniface in support of the application 6. Plans (12 pages) 7. Report from the Urban Planning Division dated December 7, 2022 8. Inspection Report 9. Notice of Adjournment dated January 6, 2023 10. Recording of representations

REPRESENTATIONS:

In Support:

Lesia Shepel
Ethem Tar

In Opposition:

Nil

For Information:

Nil

For the City:

E. Finnigan, Planner, Planning, Property and Development Department
D. Iskierski, Planner, Planning, Property and Development Department
S. Jerez, Planner, Planning, Property and Development Department
D. Trenchard, Land Development Engineer, Planning, Property and Development Department

Exhibit "7" referred to in File DAZ 217/222

ADMINISTRATIVE REPORT

Title: DAZ 217/2022 – 251 Provencher Boulevard

Issue: An application for consideration at the public hearing to rezone the subject property from 'RMF-M' Residential Multi-Family Medium to 'CMU' Commercial Mixed Use to allow for the construction of a commercial building.

Critical Path: Riel Community Committee → Standing Policy Committee on Property and Development → Executive Policy Committee → Council

AUTHORIZATION

Author	Department Head	CFO	CAO
E. Finnigan, RPP, MCIP	n/a	n/a	

RECOMMENDATIONS

1. That the Winnipeg Zoning By-law No. 200/2006 be amended under Development Application No. DAZ 217/2022 by rezoning the subject land to a "CMU" Commercial Mixed-Use District as shown on the map dated December 7th, 2022 and included in Schedule "A" and the Proposed By-law attached as Appendix "B".
2. That the Developer shall meet all terms and conditions as outlined in Schedule "B", the report of the Administrative Coordinating Group, dated December 8th, 2022 to the satisfaction of the Director of Planning, Property and Development
3. That in lieu of the dedication of land, the Developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of the Development Application, as determined by the City's Director of Planning, Property and Development.
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6. That the matter will be deemed to be concluded and all approvals in connection with this matter will expire if the Fees are not paid within 2 years after the By-law has been given first reading unless the developer applies for an extension of time before the expiration of the 2 year period and Council approves the extension.
7. That the proper officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

REASON FOR THE REPORT

- The applicant is proposing to rezone the site from 'RMF-M' Residential Multi-Family Medium to 'CMU' Commercial Mixed Use to allow for the construction of a commercial building.
- 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 property will be rezoned from 'RMF-M' to 'CMU'.

HISTORY

N/A

CONSULTATION

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

SUBMITTED BY

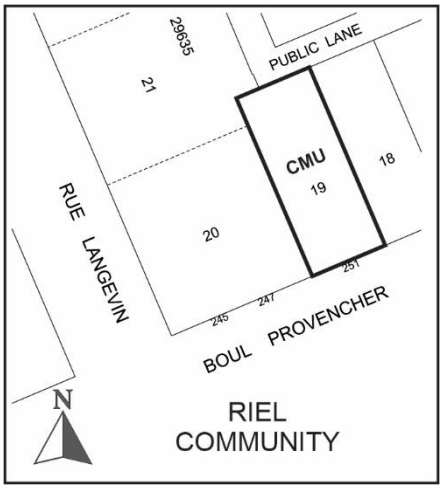
Department	Planning, Property and Development
Division	Urban Planning and Design Division
Prepared by	Elise Finnigan, RPP, MCIP
Date:	December 7th, 2022
File No.	DAZ 217/2022

List of Schedules and Attachments

1. Appendix A Planning Discussion
2. Appendix B Proposed By-law
3. Schedule “A” Recommended File No. DAZ 217/2022 Riel Community Committee, dated December 7th, 2022
3. Schedule “B” Report of the Administrative Working Group – December 8th, 2022.

APPENDIX 'A'

FILE:	**DAZ 217/2022**
RELATED FILES:	DAV 22-172192\D
COMMUNITY:	Riel Committee
NEIGHBOURHOOD #:	5.501 – North St. Boniface Neighbourhood
SUBJECT:	To rezone the subject property from 'RMF-M' Residential Multi-Family Medium to 'CMU' Commercial Mixed Use.
LOCATION:	251 Provencher Boulevard



APPLICANT:	Lesia Shepel 259 Provencher Blvd Winnipeg, MB R2H 0G6
OWNER:	Elvira Watson 259 Provencher Blvd Winnipeg, MB R2H 0G6

RECOMMENDATION: Approval

SITE DESCRIPTION

- The subject property is located on the north side of boulevard Provencher between rue Langevin and rue St. Jean Baptiste in the North St. Boniface neighbourhood of the St Boniface ward.
- The site is approximately 6,116 square feet in area and is currently vacant land.
- The site is located within the Mixed Use Commercial Policy Area under the North St. Boniface Secondary Plan (By-law 30/2017). The property is zoned Residential Multi-Family Medium 'RMF-M'.
- The subject property is located within an "Established Neighbourhood – Mature Community" under the *Complete Communities Direction Strategy 2.0*.

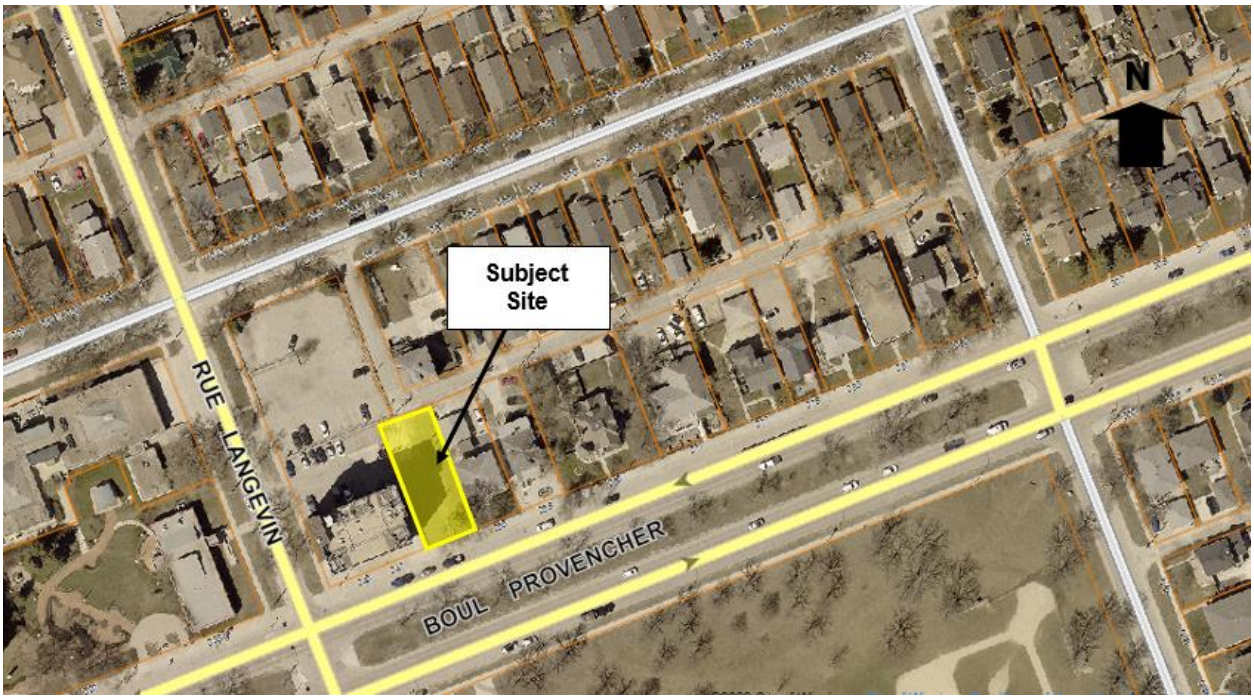


Figure 1: Aerial Photo of Subject Site and Surrounding Uses *(flown 2021)*

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: The public lane; then a single-family home and a surface parking lot located on properties zoned Residential Multi-Family Medium ('RMF-M').

South: Boulevard Provencher; then Provencher Park on land zoned Parks and Recreation 2 (Community) ('PR2').

East: A duplex and an office building on properties zoned Residential Multi-Family Medium ('RMF-M'); then a mixed use building on land zoned Residential Mixed Use ('RMU').

West: A mixed use building on land zoned Residential Multi-Family Large ('RMF-L'); then rue Langevin.



Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing to rezone from 'RMF-M' (Residential Multi-Family Medium) to 'CMU' (Commercial Mixed Use) for the purposes of constructing a 1-storey, 3,449 square foot commercial building. The building will include a medical clinic and a pharmacy.
- A total of three (3) parking stalls will be provided at-grade behind the building and accessed directly from the public lane.
- As part of the three (3) parking stalls, there will be one (1) accessible parking stall.
- Landscaping is proposed in the front yard including the preservation of the existing coniferous tree and American Elm tree as well as the planting of 8 shrubs (i.e., Red-osier Dogwood) and 11 grasses. The front yard also includes a patio space with two benches.
- A total of eight (8) bicycle parking stalls will be provided. Six bicycle parking stalls will be located near the main entrance to the building and two bicycle parking stalls will be located in an enclosed bicycle locker located behind the building.
- The garbage and recycling bins will be located in an enclosure at the northeast corner of the site directly abutting the public lane.
- The proposed development requires variances for parking as well as buffering (see associated variance application and planner's report for DAV 22-172192\D).

COLLABORATION

With the Urban Planning and Design Division

- The Urban Planning and Design Division has been in communication with the applicant about the proposed development since March 2019 via meetings and emails in which the details of the proposed development were discussed including additional refinements to the design.

With the Public

- The applicant indicates that she met with representatives of the Old St. Boniface Residents Association (OSBRA) on two separate occasions. The first occasion was at an OSBRA board meeting on June 11, 2019 at the Franco-Manitobain Cultural Centre and the second meeting was via Zoom at 7:00pm on May 11, 2022. Approximately 7 people were present at both meetings. The applicant indicates that in both meetings the response was very favourable to the proposal.

ANALYSIS AND ISSUES

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

- *The Complete Communities Direction Strategy 2.0* (CCDS 2.0) is a citywide secondary plan that guides growth, development, and land use in the city of Winnipeg.
- The subject property is located in an "Established Neighbourhood – Mature Community" in *Complete Communities'* Urban Structure map. Established Neighbourhoods will accommodate contextually sensitive growth and change to increase the diversity of housing choices, improve housing affordability, and more efficiently use land, infrastructure and services.
- With regard to this proposal, the key policy guiding the development of Established Neighbourhoods include:
    - ***Goal 2:*** *Design new development in Established Neighbourhoods to a high standard of urban design and construction to ensure new development adds value to public and private urban spaces to create a sense of place and civic pride.*
        - *Encourage the location of commercial or mixed-use buildings at or near the front and corner side property lines to create a pedestrian orientation. Use setbacks to reinforce the public realm through landscaping and pedestrian amenities, such as entryways, patios, benches, and bicycle parking.*
        - *Encourage building design to include a range of architectural features that create visual interest and positively contribute to the visual aesthetics of the street and neighbourhood.*
        - *Buildings with commercial uses should be designed to support pedestrian activity by providing building elements that increase visual interest such as:*
            a. *Direct pedestrian access to main building entrances from the street;*
            b. *Transparent storefront displays;*
            c. *Human scaled signage; and*
            d. *Decorative lighting, awnings, benches and other pedestrian oriented amenities.*

- *Discourage building designs that orient the back of the building to the street.*
- *Avoid buildings that create long blank walls facing public streets.*
- *Strongly discourage locating surface parking lots between streets and building fronts.*
- *Create or reinforce compact, pedestrian-oriented urban development patterns by ensuring the siting, form and scale of new development has a strong relationship to the street, public spaces and amenities in a way that is consistent with neighbourhood context.*

- ***Goal 4:*** *Ensure neighbourhoods accommodate a range of commercial services and amenities within walking distance to meet daily needs.*
  - *In order to protect the vitality and viability of existing commercial areas, encourage the redevelopment and infill of existing commercial areas as the preferred method of accommodating new commercial development.*
  - *Encourage commercial areas to transition into mixed-use, pedestrian-oriented and transit- supported developments, where feasible.*
- *Improve the quality and increase the coverage of the urban tree canopy in Established Neighbourhoods by 10% over the next five years.*

NORTH ST. BONIFACE SECONDARY PLAN (By-Law 30/2017)

- The objectives of the *North St. Boniface Secondary Plan* are:

  1. To provide clarity, certainty, and consistency to area residents and builders on land use planning directions and outcomes.

  2. To support a range of housing options that accommodate a range of incomes, households, type, density, style and tenure for all life stages at strategic locations within the neighbourhood.

  3. To encourage site and building plans that promote good urban design and are pedestrian focused.

  4. To establish a process and a set of criteria to evaluate infill development proposals and to mitigate the potential for land use conflicts.

  5. To develop safe, convenient and functional community wide 'complete street' networks for public transit users, pedestrians and cyclists.

  6. To transition out industrial uses from residential areas.

  7. To enhance existing parks and open spaces with a focus on completing the planned public riverbank parkway and greenway networks.

  8. To recognize and celebrate the neighbourhood's cultural assets.

  9. To encourage sustainable development which is designed to minimize the spatial use of land, conserve natural areas and reflects local heritage.

- Under the *North St. Boniface Secondary Plan*, the subject property falls within the Mixed Use Commercial Policy Area. The objectives of this policy area are:

  1) To encourage mixed-use developments that help create a vibrant, pedestrian-oriented boulevard Provencher main street.

2) *To encourage a mix of commercial uses that support local residents and encourage a dynamic street life.*

3) *To encourage building designs that positively contribute to the pedestrian environment.*

- The policies guiding development within the Mixed Use Commercial Policy Area include:

  3.4.2.1 Vibrant, pedestrian-oriented concentration of residential, retail, service, restaurant, entertainment, and cultural uses along boulevard Provencher will be encouraged.

  3.4.2.2 Automobile-oriented land uses, such as gas stations and other drive-through uses will be discouraged.

  3.4.2.3 Residential uses shall be located above the first storey along boulevard Provencher between rue Taché and rue Langevin.

  3.4.2.4 Mixed use developments with commercial at-grade and residential above the first storey will be encouraged.

  3.4.2.5 Industrial uses shall not be permitted.

  3.3.2.6. Multi-family residential uses will be discouraged within the Mixed Use Commercial Policy Area when in proximity to large scale industrial uses.

CITY OF WINNIPEG ZONING BY-LAW 200/2006

ZONING

- Currently the property is zoned 'RMF-M' Residential Multi-Family Medium. The 'RMF' zone is intended to accommodate the development of multi-family units in areas 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 interior 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), a minimum corner side yard 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.
- The applicant is proposing to rezone the property to 'CMU' Commercial Mixed Use. The 'CMU' zone is intended to provide for community-serving mixed use development at a higher scale than is appropriate for neighbourhood locations. The district is intended to include attractive commercial, institutional, recreational, and service facilities needed to support surrounding neighbourhoods and the community at-large. Although the area, site, or building should have a predominantly commercial character, multi-family housing may be incorporated within the district, and development should facilitate pedestrian connections between residential and non-residential uses.

- The dimensional standards for commercial uses in the 'CMU' zone are: a minimum front yard of 10 feet to open parking and no front yard to a building wall; a minimum rear yard of 25 feet; no side yard requirement and, a maximum building height of 60 feet. The dimensional standards of the 'RMF-M' zoning district apply to residential multi-family uses in the 'CMU' zone including: the front yard setback is based on an average of the front yard setbacks of existing residential development on the subject block; 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.

Reason for the Rezoning

The applicant is proposing to rezone from 'RMF-M' to 'CMU' to allow for the construction of a new 1-storey commercial building. The building will include a medical clinic and a pharmacy.

CONSISTENCY WITH COMPLETE COMMUNITIES AND THE NORTH ST. BONIFACE SECONDARY PLAN

- The proposed development is consistent with the objectives and policies directing development under the Mixed Use Commercial Policy Area of the *North St. Boniface Secondary Plan* as well as under Established Neighbourhoods in *CCDS 2.0*. More specifically:
    - The proposal to construct a commercial building with a medical clinic and a pharmacy in the subject location aligns completely with the objectives of the Mixed Use Commercial Policy area as well as *CCDS 2.0* as it will help to broaden the range of commercial services located within walking distance to local residents.
    - The applicant has worked closely with the Urban Planning and Design Division to develop a proposal that supports a high quality, pedestrian-oriented urban environment and aligns completely with the design related policies of *CCDS 2.0* and *the North St. Boniface Secondary Plan*. More specifically, the building and site design encompass the following considerations:
        - A strong pedestrian-oriented ground floor design that incorporates a small scale, fine grained commercial storefront with large transparent windows, a prominent front entrance, and seating area;
        - The parking area is concealed from street view by the building;
        - The building incorporates a high quality façade design with varying articulations, a combination of cladding materials and colours which helps to break-up the massing of the building and enhance the overall look of the street edge along Provencher Boulevard.
    - The proposal helps the community context by transitioning out unsightly vacant land.
    - The proposed development also meets the secondary plan objectives of promoting sustainable development which is designed to minimize the spatial use of land.
- For these reasons, the Urban Planning and Design Division is recommending support of the proposed rezoning.

LAND DEDICATION

- When a developer rezones and/or subdivides a parcel of land, they are required to put in an application with the City of Winnipeg.
- As a condition of rezoning or subdivision, a developer is required to contribute a portion of the land to be developed to the City for parks purposes.
- The amount of land is not less than 10%.
- The developer is to provide land or 'cash in lieu' as determined by the Planning, Property and Development Department.
- The Public Service is requesting cash in lieu for this application.

RECOMMENDATION

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

- The proposed development is consistent with the policies of the *Complete Communities Direction Strategy 2.0* and the *North St. Boniface Secondary Plan* where pedestrian-oriented commercial uses are encouraged.
- The proposal is designed with a high degree of quality based on significant collaboration between the Urban Planning and Design Division and the applicant and helps to create a vibrant, pedestrian-oriented boulevard Provencher main street.

This Report Submitted by: Elise Finnigan, RPP, MCIP
Planning, Property and Development Department
Urban Planning and Design Division
Report Prepared by: PPD File # DAZ 217/2022

Schedule “A” for File No. DAZ 219/2022, Riel Community Committee, dated December 7th, 2022.

By–Law No. _____

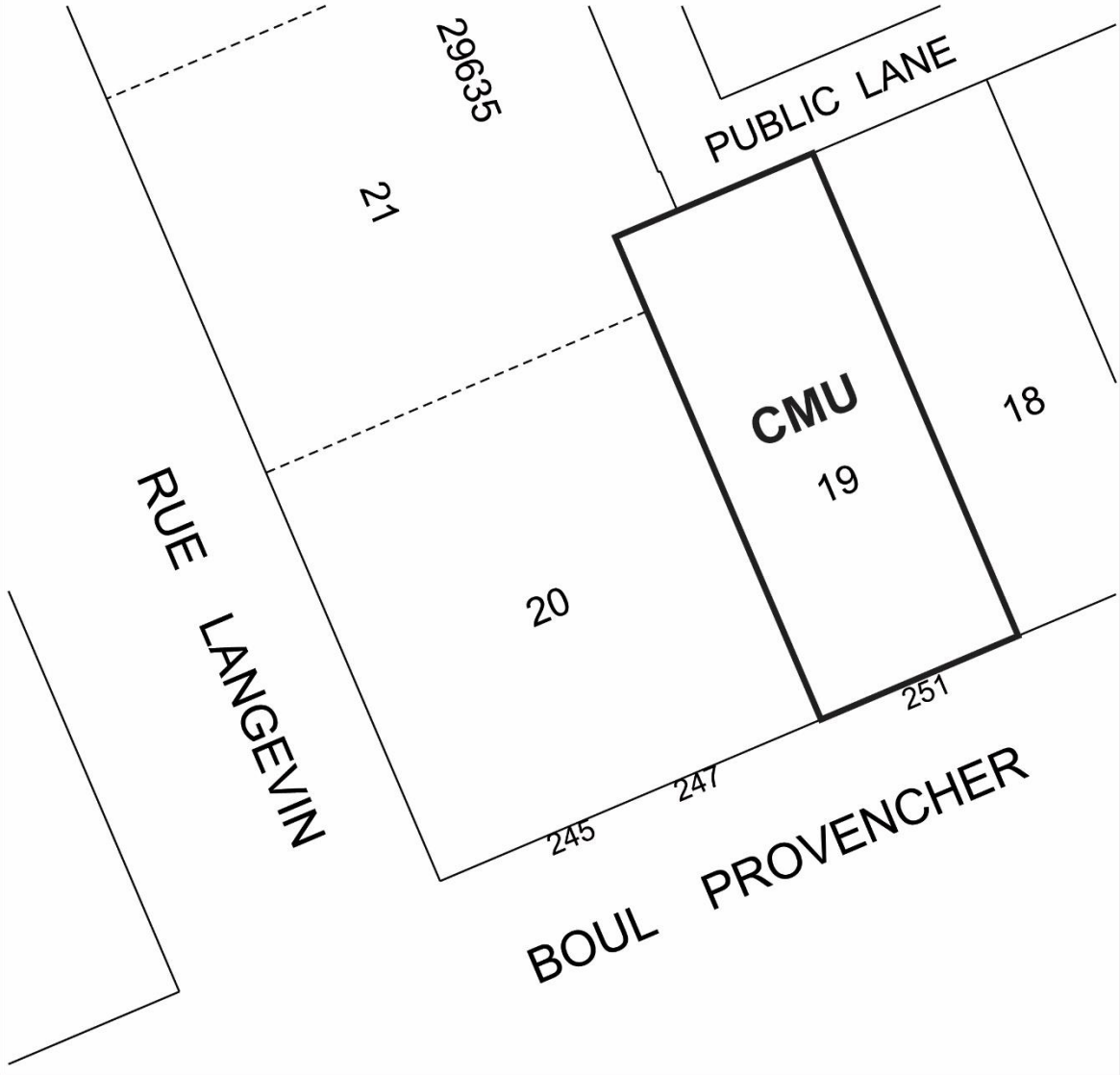
File No. **DAZ 217/2022**

Atlas Sheet No. **Z26 RIEL COMMUNITY**

N

Explanation

A proposed zoning change to By-law No. 200/2006 by rezoning the land located at 251 Provencher Boulevard from an “RMF-M” RESIDENTIAL MULTI-FAMILY (MEDIUM) DISTRICT to a “CMU” COMMERCIAL MIXED USE DISTRICT to allow for the construction of a commercial building.



THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

SCHEDULE B

REPORT OF THE ADMINISTRATIVE COORDINATING GROUP

RE: PROPOSED REZONING OF LAND LOCATED AT 251 PROVENCHER BOULEVARD

The Administrative Coordinating Group (ACG) reviewed the servicing requirements for DAZ 217/2022. The Developer should take into consideration the following servicing and design requirements and considerations in the redevelopment of the site:

Section I – General Comments

1) The Water and Waste Department wishes to advise that there is adequate water servicing for the proposed development based on the development plans provided. Additional review will be required by their Department should the plans of development change during the design process.

Section II – Servicing Considerations

1) Combined Sewer District

The proposed development is located in a combined sewer district; the sum of the wastewater and land drainage runoff peak discharge from the proposed development cannot exceed the allowable discharge rate:

i. The allowable discharge rate will be the sum of the existing peak wastewater and the peak land drainage discharged.

ii. The peak land drainage discharged from the site must be based on a c-value of 0.35, with a 5 year rainfall event applied.

iii. The existing and proposed peak wastewater discharge must be estimated using the Wastewater Flow Estimation guidelines found on the City of Winnipeg website (http://winnipeg.ca/waterandwaste/dept/wastewaterFlow.stm), unless otherwise approved.

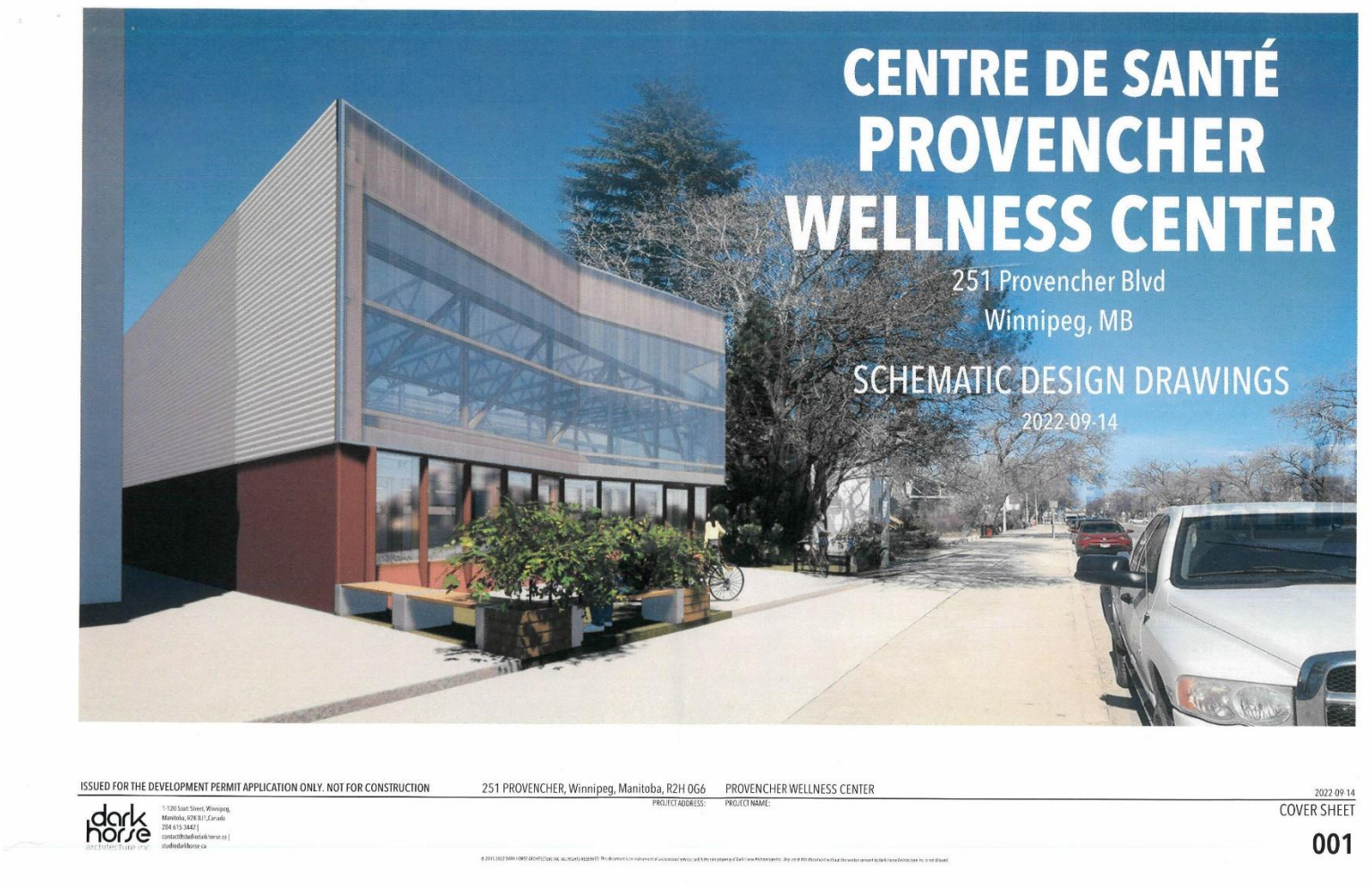
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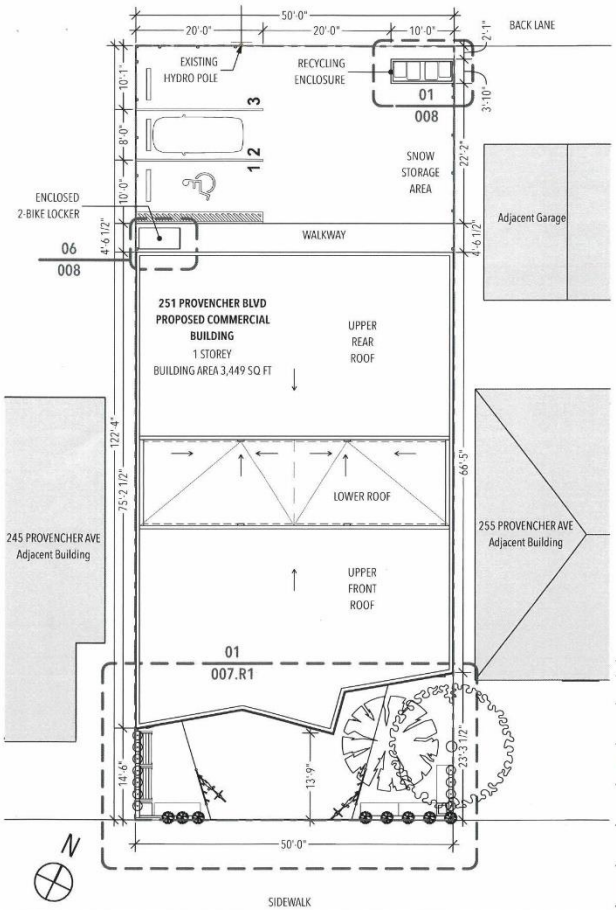
Administrative Co-ordinating Group
File No. DAZ 217/2022
December 8, 2022

"*Original Signed by D. Trenchard"*
D. Trenchard, P. Eng.
Land Development Branch
Planning, Property and Development Department

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

Exhibit “6” referred to in File DAZ 217/222





01 SITE PLAN
1/16" = 1'-0"

PROPOSED BUILDING INFO

Building Area:	3,449 sq ft
Rentable Floor Area:	3,208 sq ft
Number of Stories:	1 Storey
Building Height:	25 Feet to top of parapet

ZONING INFO

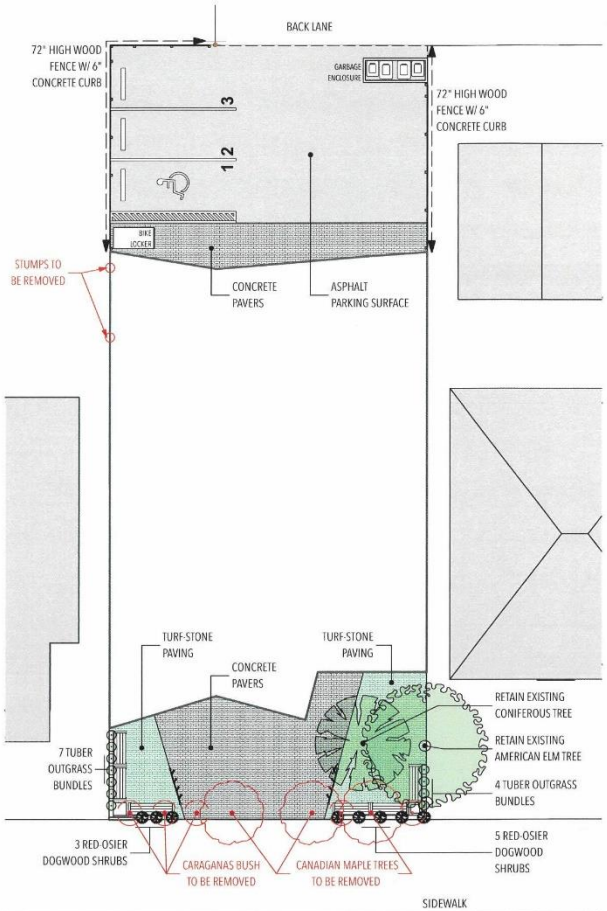
Proposed Zoning:	CMU Commercial Mixed Use
Front Yard Setback:	13 Feet 9 Inches Proposed
Side Yard Setback:	0 Feet
Rev.Cor.S.Y. Setback:	0 Feet
Rear Yard Setback:	0 Feet (Urban Infill) 32' - 7 1/2" Feet Proposed
Max. Floor Area Ratio:	3.0
Max Building Height:	49 Feet or 60 Feet

PARKING:

Parking Category #:	20
Spaces Req.:	8 Stalls (1 for ea. 250 sq ft. over 2,500 sq ft
Infill Reduction 20%:	6 Stalls
Parking Stalls Provided:	Total 3 Stalls 1 Regular (8' x 20') 1 Wide Regular (10' x 20') 1 Accessible (10' x 20')
Accessible Parking:	Min. 1 Required / 1 Provided
Bicycle Parking:	Min. 1 Required 2-bike locker + 6 bike racks Provided

PLANT LEGEND

Symbol	Plant Name	#	Status	Species
	Caraganas Bush	5	To Be Demolished	Caragana Arborescens
	Canadian Maple	2	To Be Demolished	Acer SPP TBD By Arborist
	Tuber Outgrass	11	New	Arrhenatherum Elatius Bulbosum Variegatum
	Red-osier Dogwood	8	New	Cornus Sericea
	Coniferous Tree	1	Existing	TBD by Arborist
	American Elm	1	Existing	Ulmus Americana



02 LANDSCAPE PLAN
1/16" = 1'-0"

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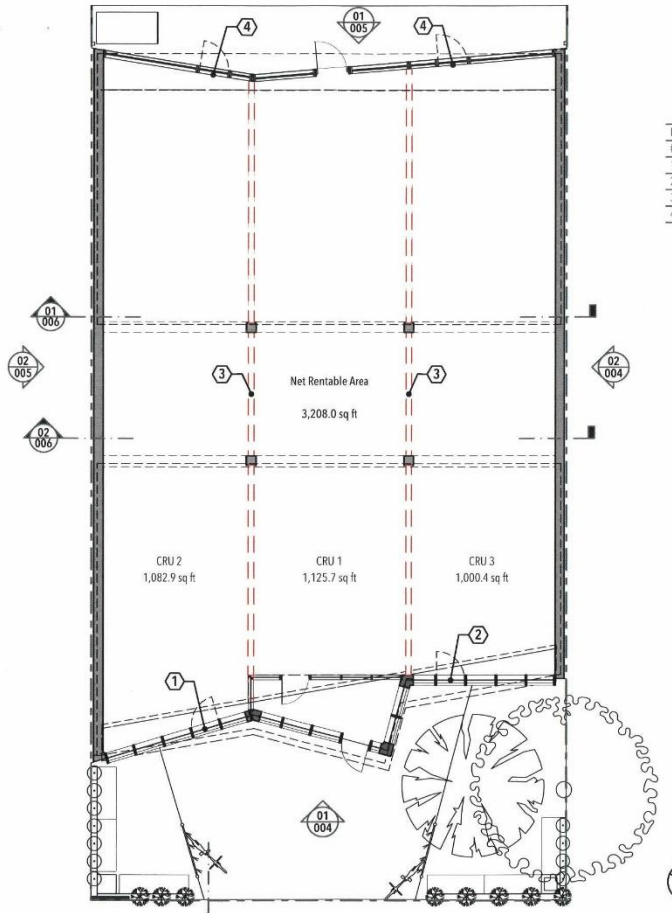
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PROPOSED SITE + LANDSCAPE PLAN

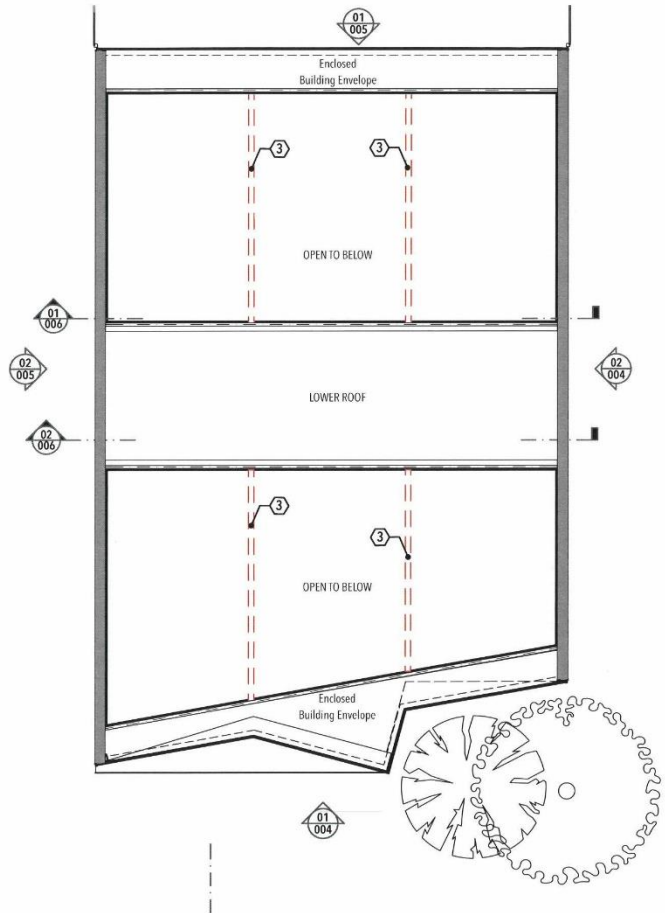
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KEYED FUTURE RENTABLE UNIT DIVISON NOTES	
#	Notes
1	Unit 2 future entry door location.
2	Unit 3 future entry door location.
3	Future suite demising wall location.
4	Future back door location for units 2 and 3



01 MAIN FLOOR PLAN
3/32" = 1'-0"

02 LOWER ROOF PLAN
3/32" = 1'-0"

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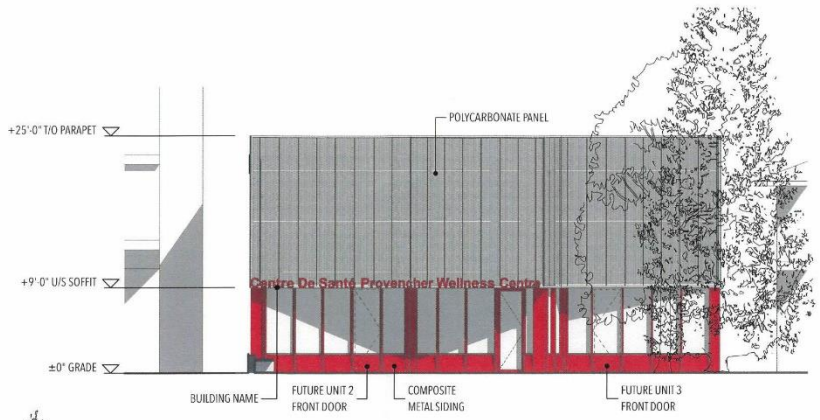
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PROPOSED FLOOR PLAN

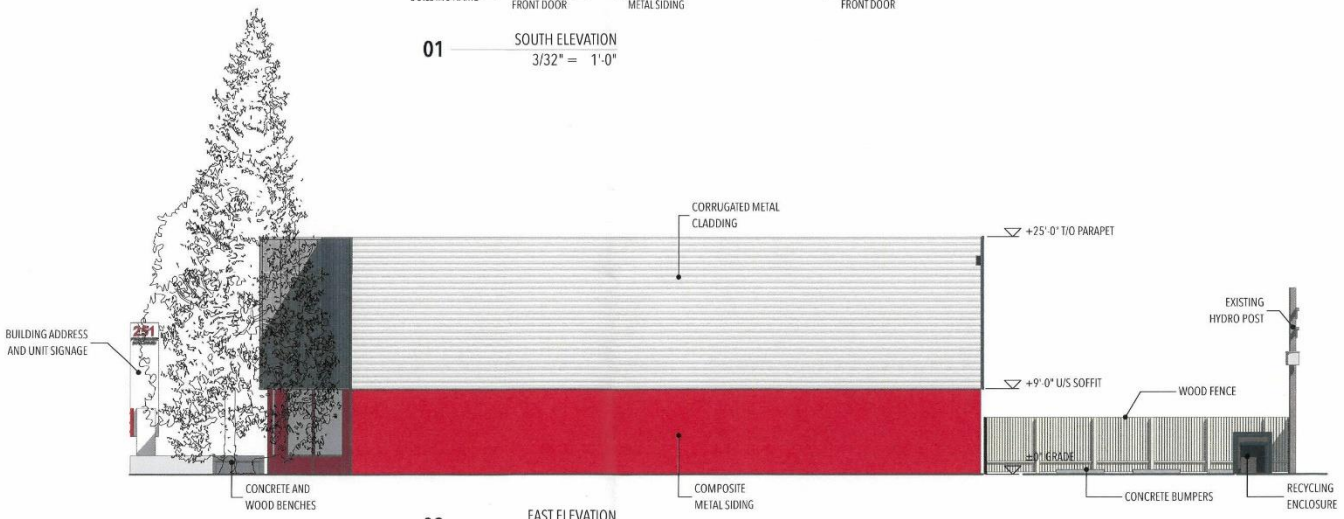
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01 SOUTH ELEVATION
3/32" = 1'-0"



02 EAST ELEVATION
3/32" = 1'-0"

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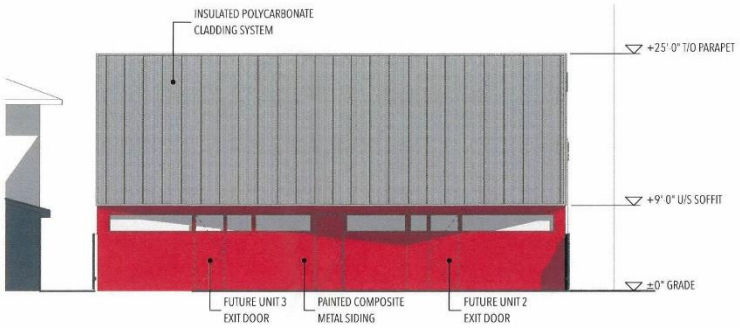
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PROPOSED ELEVATIONS

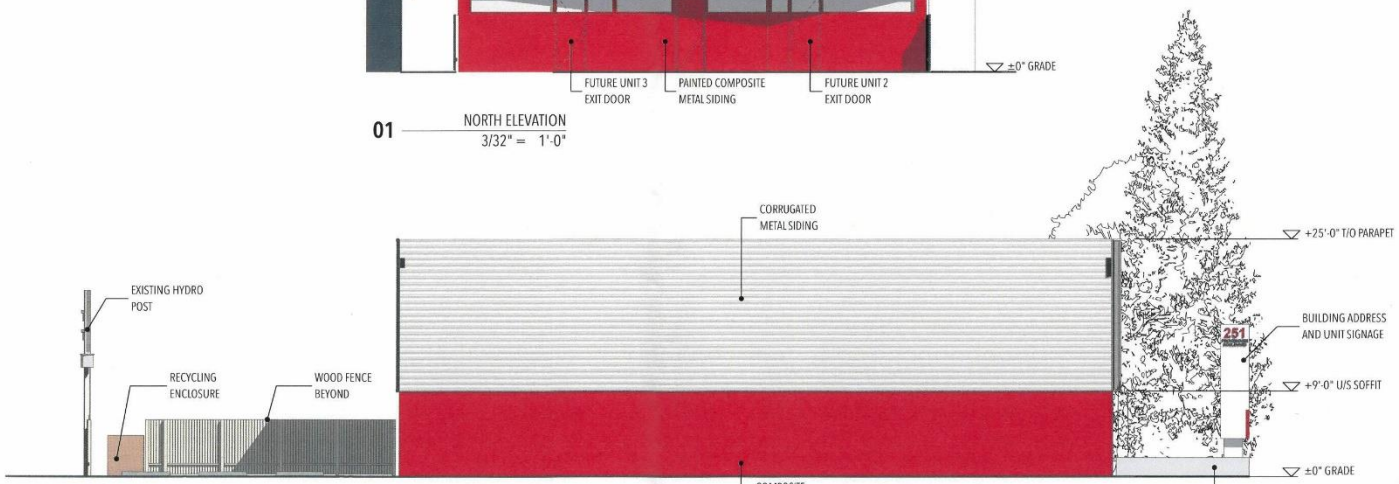
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01 NORTH ELEVATION
3/32" = 1'-0"



02 WEST ELEVATION
3/32" = 1'-0"

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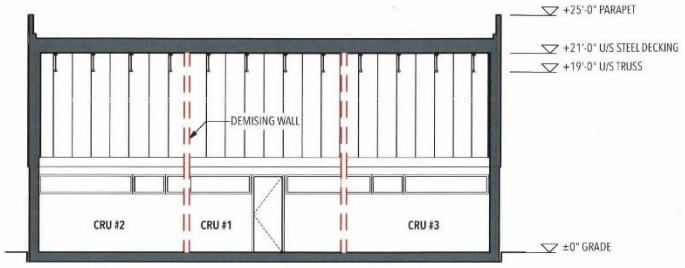
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PROPOSED ELEVATIONS

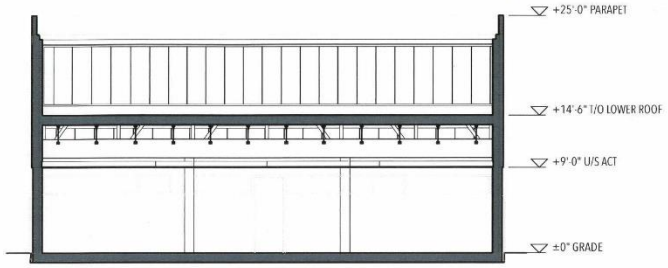
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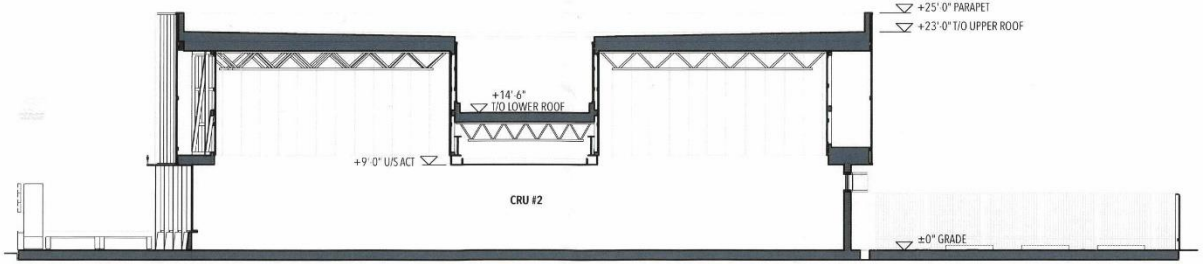
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01 SECTION
3/32" = 1'-0"



02 SECTION
3/32" = 1'-0"



03 LONG SECTION
3/32" = 1'-0"

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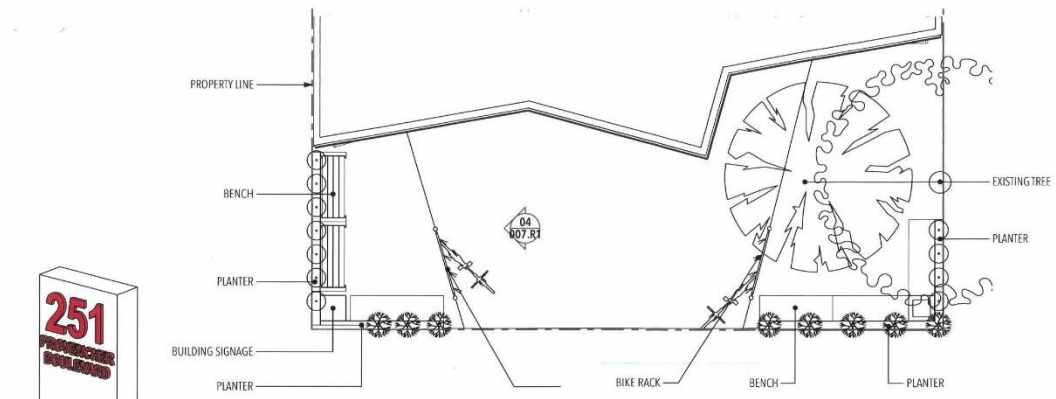
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PROPOSED BUILDING SECTIONS

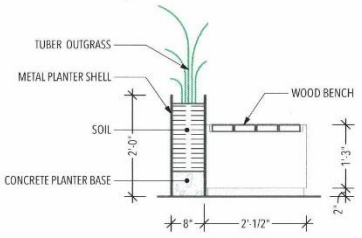
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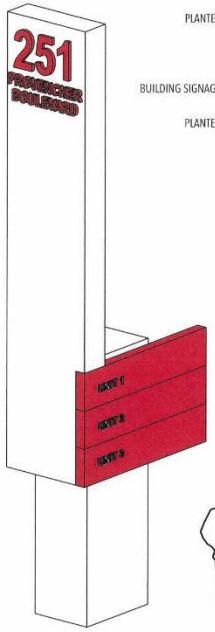
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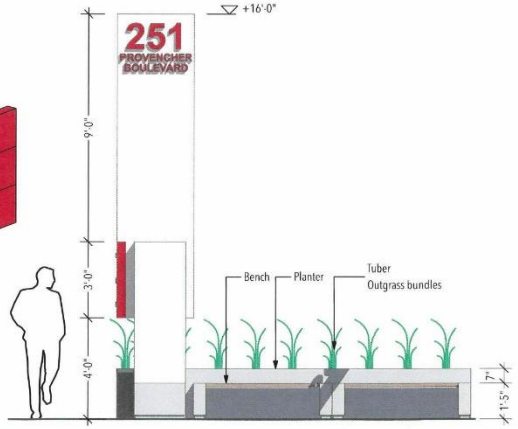
01 FLOOR PLAN DETAIL
1/8" = 1'-0"



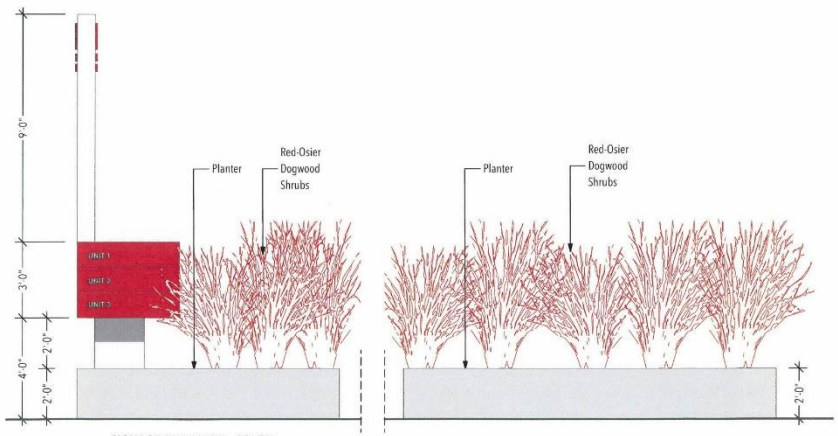
02 PLANTER AND BENCH DETAIL
1/2" = 1'-0"



03 BUILDING SIGNAGE AXONOMETRIC
3/8" = 1'-0"



04 SIGNAGE ELEVATION - EAST
1/4" = 1'-0"



05 SIGNAGE ELEVATION - SOUTH
1/4" = 1'-0"

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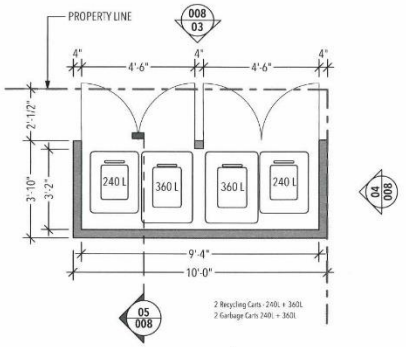
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FRONT SEATING + SIGNAGE

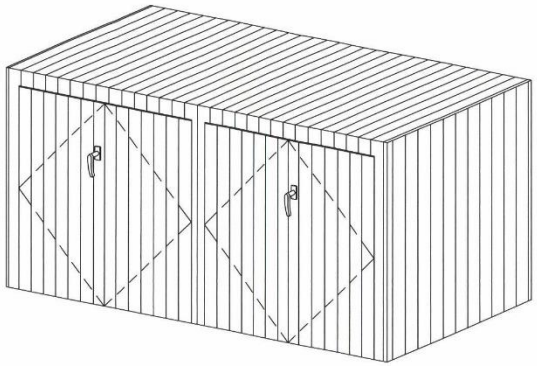
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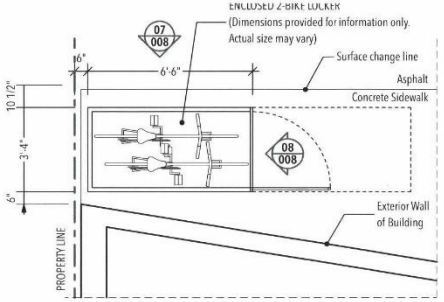
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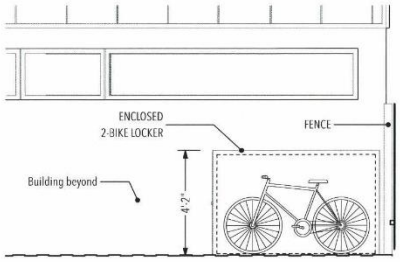
01 GARBAGE ENCLOSURE PLAN
1/4" = 1'-0"



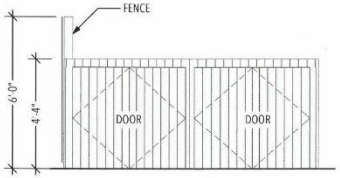
02 GARBAGE ENCLOSURE AXONOMETRIC
1/2" = 1'-0"



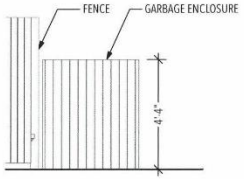
06 BIKE LOCKER PLAN
1/4" = 1'-0"



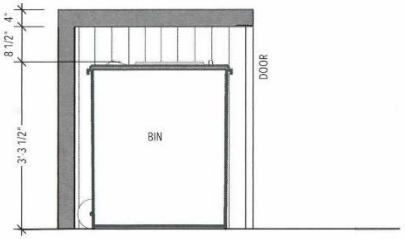
07 BIKE LOCKER SIDE ELEVATION
1/4" = 1'-0"



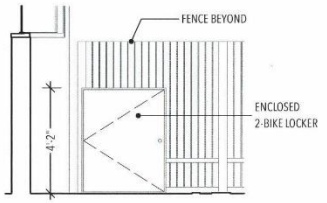
03 GARBAGE ENCLOSURE FRONT ELEVATION
1/4" = 1'-0"



04 GARBAGE ENCLOSURE SIDE ELEVATION
1/4" = 1'-0"



05 GARBAGE ENCLOSURE SECTION
1/2" = 1'-0"



08 BIKE LOCKER FRONT ELEVATION
1/4" = 1'-0"

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RECYCLING ENCLOSURE & BIKE LOCKER

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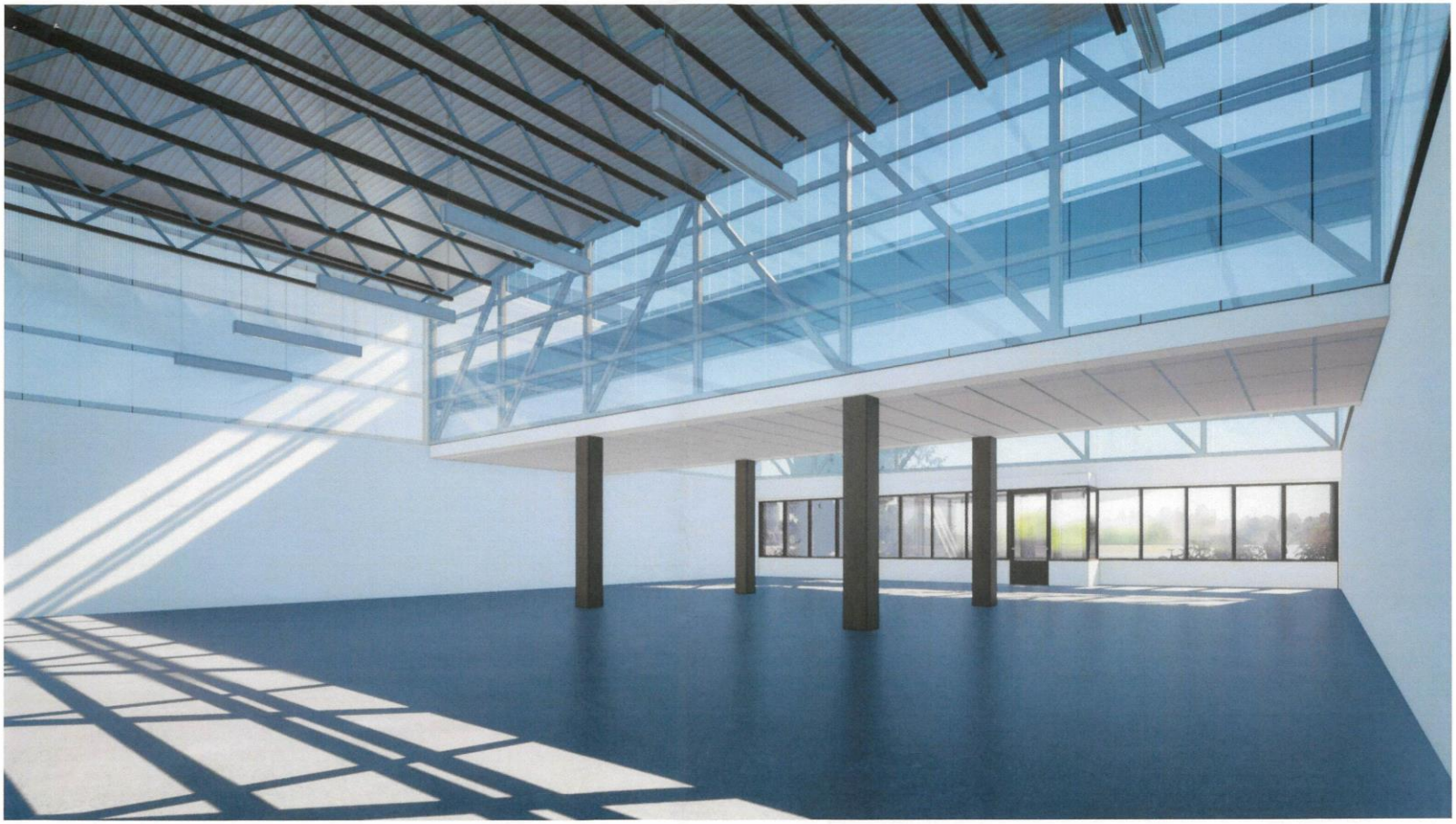
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CONTEXT PERSPECTIVE

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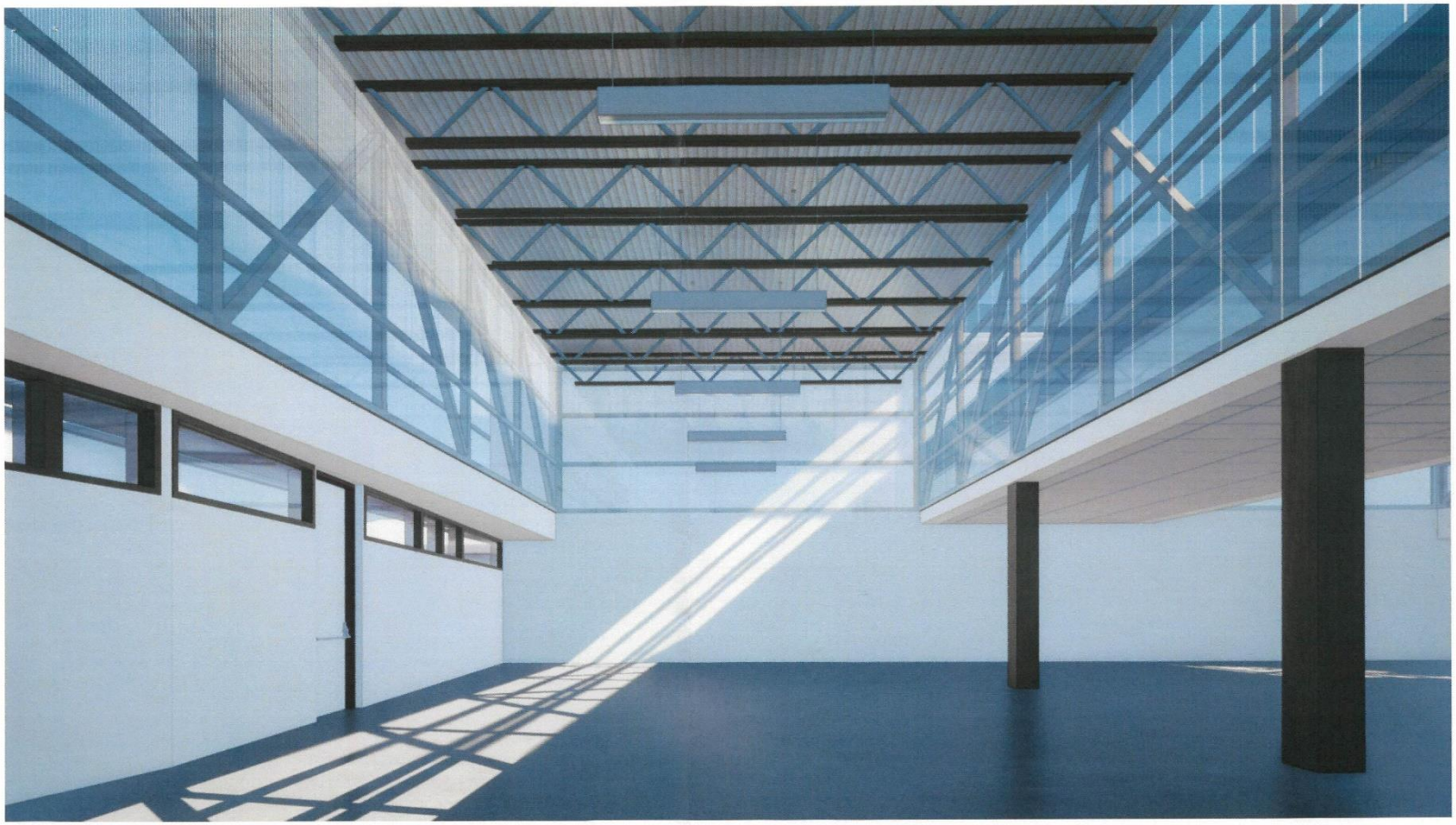
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INTERIOR PERSPECTIVE

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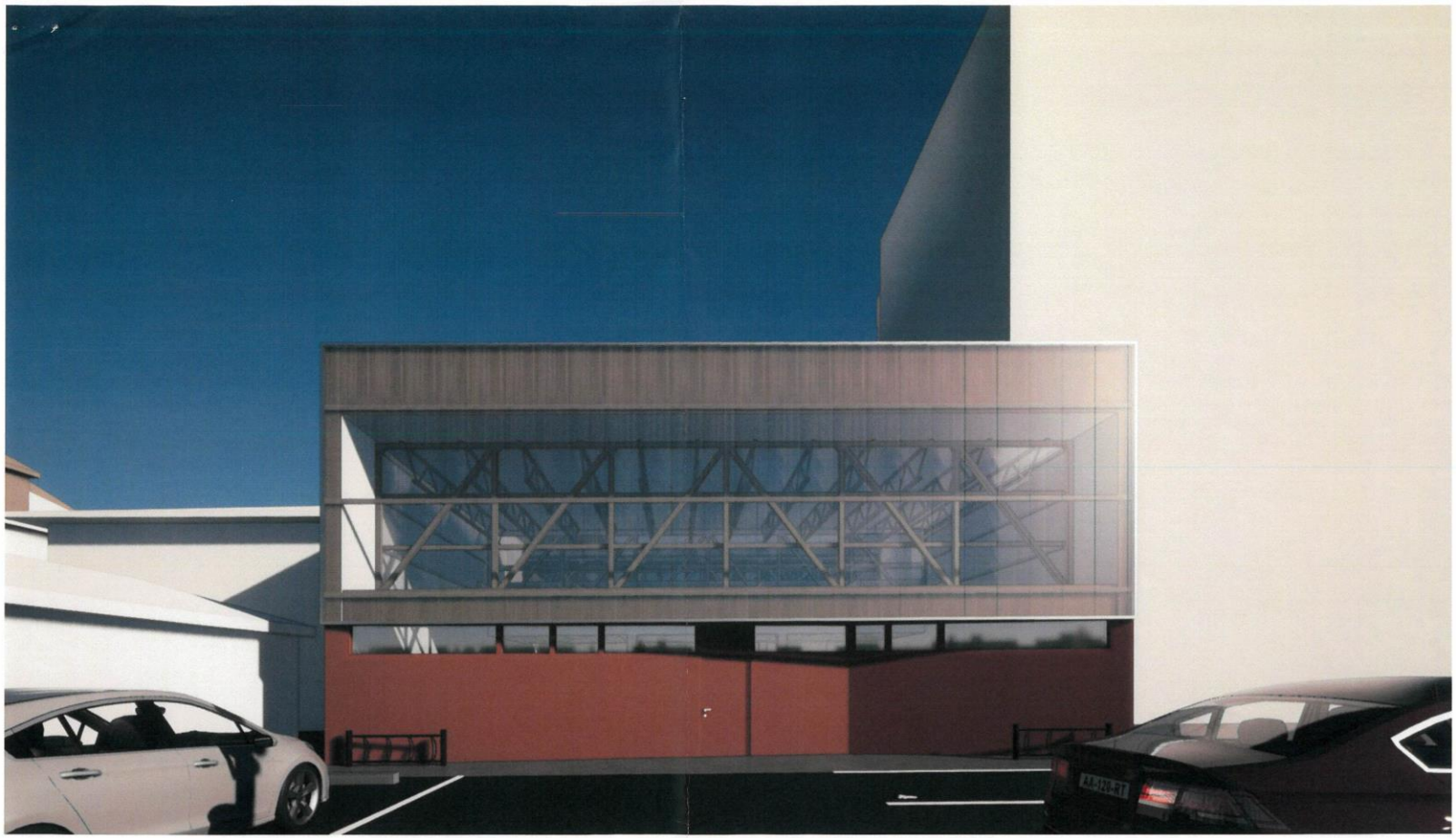
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INTERIOR PERSPECTIVE

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REAR PERSPECTIVE

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