

Case 21812: St. Margaret's Square

Re: Item No. 12.1



Municipal Plan Amendment and Non-substantive DA Amendments



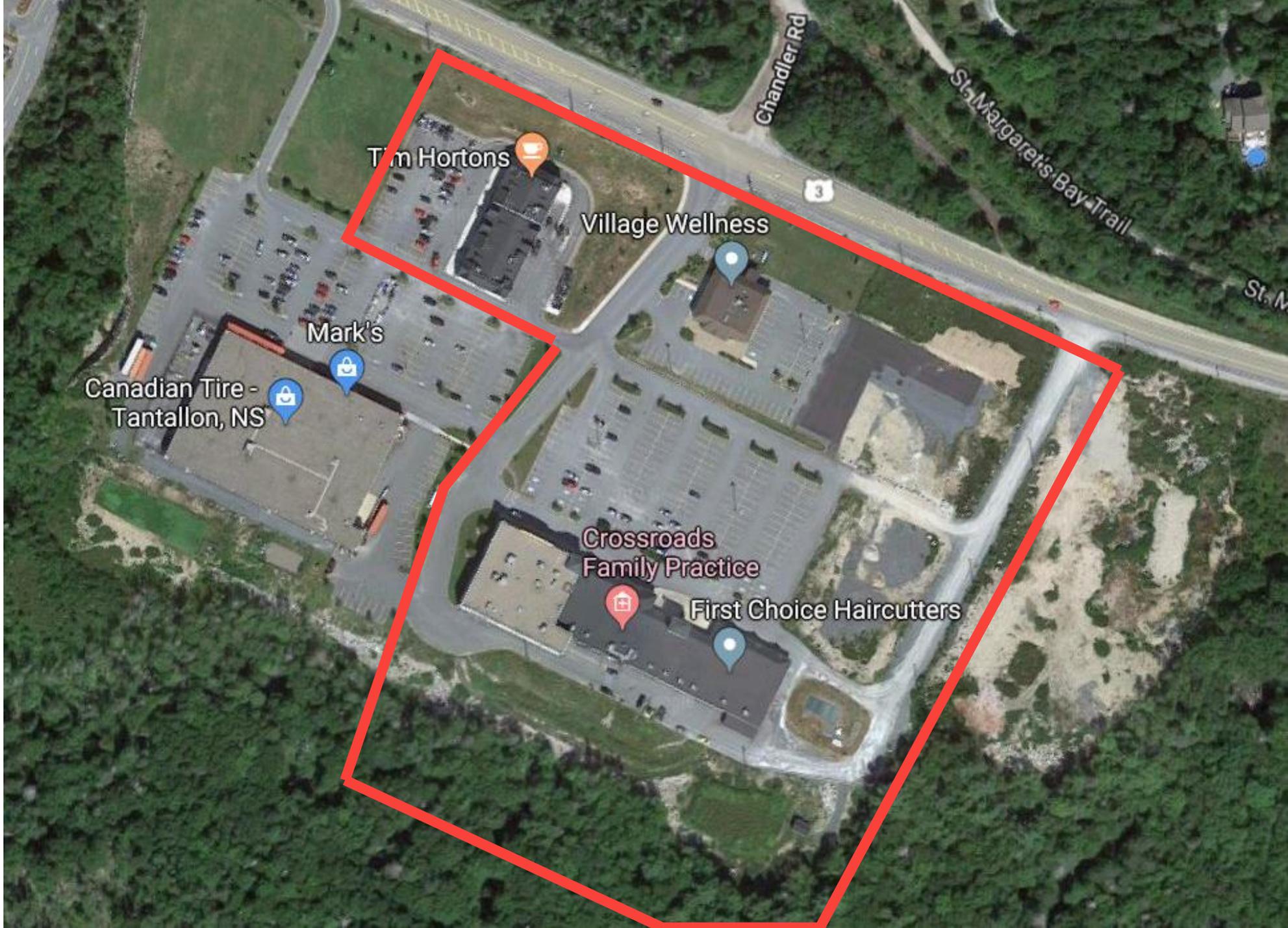
Surrounding Context



Surrounding Context



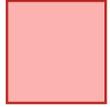
Existing Site



St. Margaret's Square

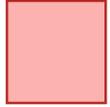
Existing Site

Buildings
constructed

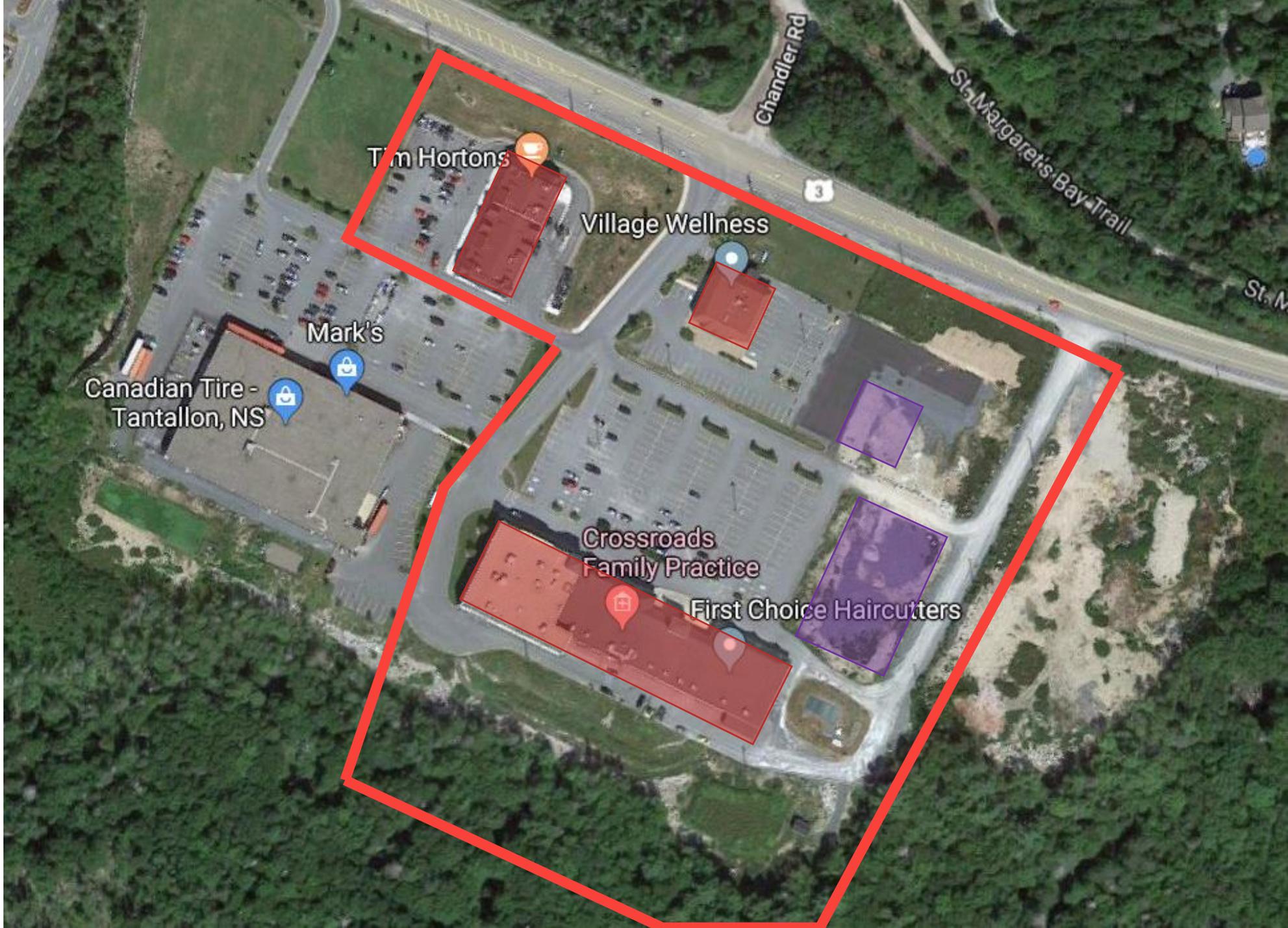
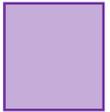


Existing Site

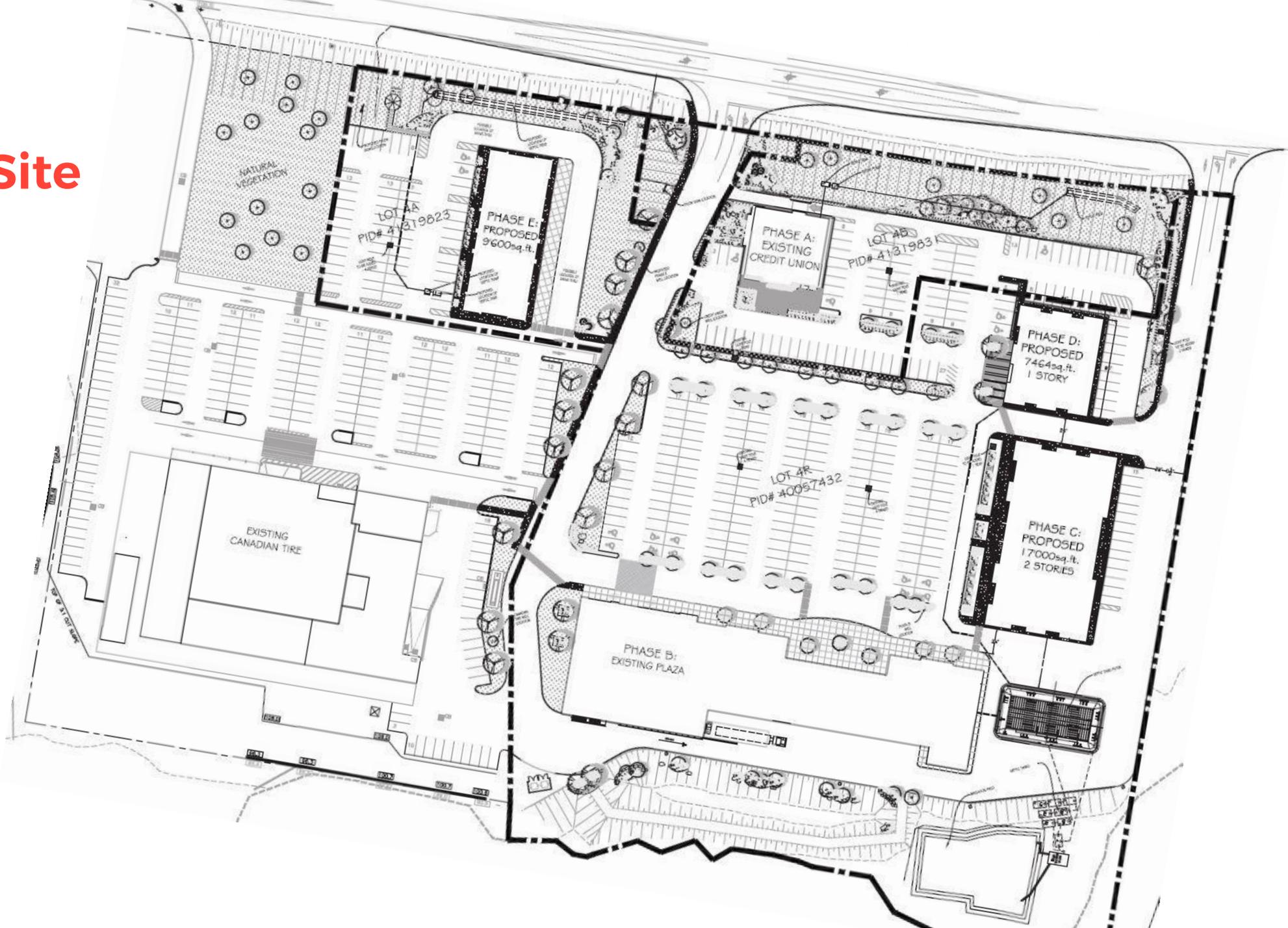
Buildings constructed



Additional Buildings permitted under current DA



Existing DA Site Plan



Non- substantive Amendment Clauses

Existing DA Part 6.1

The following items are considered by both parties to be non-substantive and may be amended by resolution of Council.

- a. Minor expansions to the proposed Phase C, D and E buildings not exceeding 10% of the gfa** of the buildings permitted
- b. *Minor expansions to the existing Phase A and B buildings, not exceeding 10% of the gfa of the buildings;*
- c. Minor changes to the exterior architectural appearance** of the buildings, detailed under Section 3.5, including materials and architectural treatments;
- d. Changes to the **landscaping requirements**
- e. Changes to the **signage requirements**
- f. *The granting of an extension to the date of commencement of development*
- g. *The length of time for the completion of the development*
- h. *Subdivision of the lands not otherwise permitted by the Land Use By-law and Subdivision By-law for only RPK (Regional Park) and PA (Protected Area) zone uses.*

Site Plan with Non-substantive Amendments

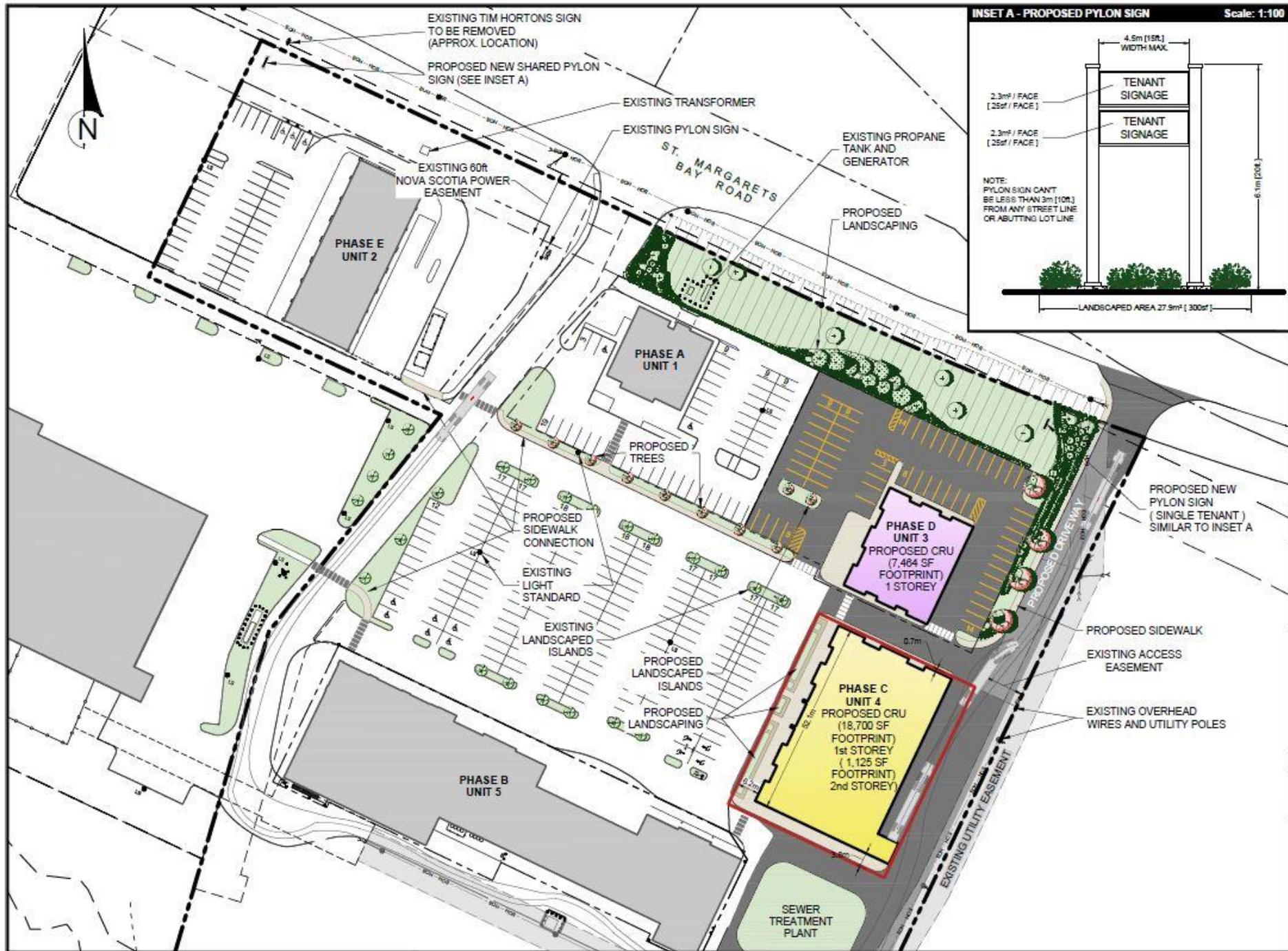
10% ground floor increase

Reduction of overall development area

Signage amendments

Minor landscaping changes

Minor changes to exterior (doors, windows, height reduction)



PAC Comments

*THAT the North West Planning Advisory Committee has reviewed the application for Case 21812 and recommends approval as presented, with consideration given to have **significant landscaping between the parking lot and the St. Margaret's Bay Rd to provide a visual buffer to the parking lot.***

3.8.8 The provision of buffering and screening measures, including the use of berms, vegetation and may include a pathway, shall be provided in the area along St. Margarets Bay Rd ... a means to reduce any visual impact of the parking lots from the public road.

The visual screen shall be provided in accordance with the following:

- (a) **Materials** - shall contain vegetation and/or natural material which will form an effective year-round screen.*
- (b) **Height** - screening shall be at least five (5) feet in height. Plant materials, when planted, may be not less than three and one-half (3.5) feet in height if of a species or variety which shall attain the required height and width. Height shall be measured from the finished grade.*
- (c) **Width** - screening shall be in a strip of landscaped open space a minimum of forty (40) feet in depth running the entire length of St. Margarets Bay Road.*
- (d) **Maintenance** - all required plant and natural materials shall be properly maintained, kept free of litter, and replaced whenever necessary.*

3.8.9 Once the provisions in Section 3.8.8 are met and approved by the Development Officer, the area shown as Phase D can be used as a parking area with the landscaped islands as shown on Schedule B.1 until the construction of Phase D building.



Thank You

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WSP Canada Inc.

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