

Attachment D - Development Permit Analysis (Staff)

<i>OCP Guideline G21</i>	<p><i>Orientation of buildings should face public spaces (e.g., street and lane) with a preference for ground-oriented types (e.g., a front door for everyone or every business).</i></p> <ul style="list-style-type: none">• The Riordan House fronts Winnipeg Street and faces the public realm, offering this development ground-oriented access that connects to the neighbourhood.
<i>OCP Guideline G28</i>	<p><i>Entries should be visible and clearly identifiable from the fronting public street.</i></p> <ul style="list-style-type: none">• The entry to both buildings has been made visible and identifiable from Winnipeg Street and Eckhardt Avenue W.
<i>OCP Guideline G34</i>	<p><i>Tree retention...</i></p> <ul style="list-style-type: none">• Many of the trees that exist on the property are intended to be maintained where possible and there is also a plan to add more plantings along the north side of the property.
<i>OCP Guideline G38</i>	<p><i>Screening & Buffering...</i></p> <ul style="list-style-type: none">• There are plantings to be proposed along the north side of the property to buffer between the commercial property and the neighbouring residential property to the north.
<i>OCP Guideline G58</i>	<p><i>Garbage/recycling areas and other similar structures should be located out of public view in areas that mitigate noise impacts and which do not conflict with pedestrian traffic</i></p> <ul style="list-style-type: none">• The waste collection area has been provided in the rear parking area to avoid noise impacts and be out of the public view.
<i>OCP Guideline CM4</i>	<p><i>Locate parking areas to the rear or interior of a site rather than between the street and building.</i></p> <ul style="list-style-type: none">• All parking provided on the property will be accessed from the laneway to not interfere with pedestrian connections and the existing character of the building.
<i>OCP Guideline CM9</i>	<p><i>Clearly signed and generously sized entries to indicate primary pedestrian access.</i></p> <ul style="list-style-type: none">• The applicant has provided a design that incorporates a covered walkway that meets the sidewalk to direct the flow of pedestrian traffic to the front door of the building.• The accessory building that is intended to be used for a bakery has a pedestrian access from Eckhardt Avenue W to provide a clear path to the rear portion of the property.
<i>OCP Guideline CM11</i>	<p><i>Outdoor spaces that serve to complement the street realm (e.g.,</i></p>

street-side plazas, outdoor eating and cafe seating areas)

- The proposed design provides outdoor seating and uniquely uses the existing outdoor area to have café style seating around the accessory building that is intended for a bakery.

OCP Guideline CM20

Signage on commercial buildings shall clearly identify uses and business name and be pedestrian-oriented (e.g., installed along the business's primary pedestrian corridor and access).

- The rendering of the development proposes a large sign at the front of the property to clearly identify the business.