

ITEM 13
MANAGER'S REPORT NO. 71
COUNCIL MEETING Nov. 10/75

Re: BUFFER ADJACENT TO WINSTON STREET

Following is a report from the Approving Officer on a proposed buffer adjacent to Winston Street.

RECOMMENDATIONS:

1. THAT Council endorse the proposal to require the subdivider to provide a buffer adjacent to Winston Street in Subdivision Reference #146/75 which provides for the construction of a wood fence to the specifications of the Approving Officer, a 40 foot landscaped area which will not be used for any other purpose, and a 90 foot setback for all principle buildings from the Winston Street property line; and
2. THAT Council authorize the preparation and execution of a covenant pursuant to Section 24A of the Land Registry Act which establishes the aforementioned conditions.

* * * * *

PLANNING DEPARTMENT
NOVEMBER 5, 1975

TO: MUNICIPAL MANAGER

FROM: APPROVING OFFICER

RE: SUBDIVISION REFERENCE #146/75
SUBDIVISION OF LANDS SITUATED AT THE NORTH-WEST CORNER OF
THE INTERSECTION OF WINSTON STREET AND PHILLIPS AVENUE

BACKGROUND

Council, on October 20 and November 3, 1975 received reports from the Approving Officer on the subject item. The first report, which provided information on the proposed subdivision, was tabled to allow further discussion between the developer and the Approving Officer on possible subdivision configurations which might be appropriate for the site. The second report advised Council that an alternate proposal had been prepared which was consistent with the original intent to provide adequate buffering and setbacks from the adjacent industrial area and from Winston Street, and which provided a relatively open type of development in keeping with the intent of the R1 Residential Zone. This report was received by Council.

After giving consideration to this report, Council requested the Approving Officer to report on the form of the proposed landscape buffer adjacent to Winston Street and the effect of a landscape covenant on ancillary uses.

EXISTING SITUATION

The Planning staff has reviewed the methods of providing a buffer

ITEM 13
MANAGER'S REPORT NO. 71
COUNCIL MEETING Nov. 10/75

which can be summarized as follows:

1. 90 FOOT BUFFER WITH BERM AND LANDSCAPING

This proposal provides for a 90 foot buffer which would be used for landscape purposes only. In this scheme a landscape architect would design a buffer which would provide an earth berm densely planted with native trees where no natural tree cover exists and maintain the existing trees where possible, augmented by additional tree planting.

The buffer would, of necessity, be 90 feet in depth and contain landscape materials throughout this depth. The berm would be located as close to Winston Street as is practical. Ancillary uses in the 90 foot buffer would, therefore, be prohibited.

2. 40 FOOT BUFFER WITH FENCE AT THE PROPERTY LINE, CERTAIN PLANTINGS AND A 90 FOOT PRINCIPAL BUILDING SETBACK

This proposal would provide for the construction of a designed wood fence at the property line on Winston Street, planting of the boulevards in front of the fence, a 40 foot landscaped buffer and a setback of 90 feet for all principle buildings. Ancillary uses would only be prohibited in the 40 foot buffer area. The reduction in the area designated for tree planting is made possible with the construction of the fence.

These proposals are shown graphically on the attached sketch.

RECOMMENDATION

THAT the Council endorse the proposal to require the subdivider to provide a buffer adjacent to Winston Street in Subdivision Reference #146/75 which provides for the construction of a wood fence to the specifications of the Approving Officer, a 40 foot landscaped area which will not be used for any other purpose, and a 90 foot setback for all principle buildings from the Winston Street property line; and

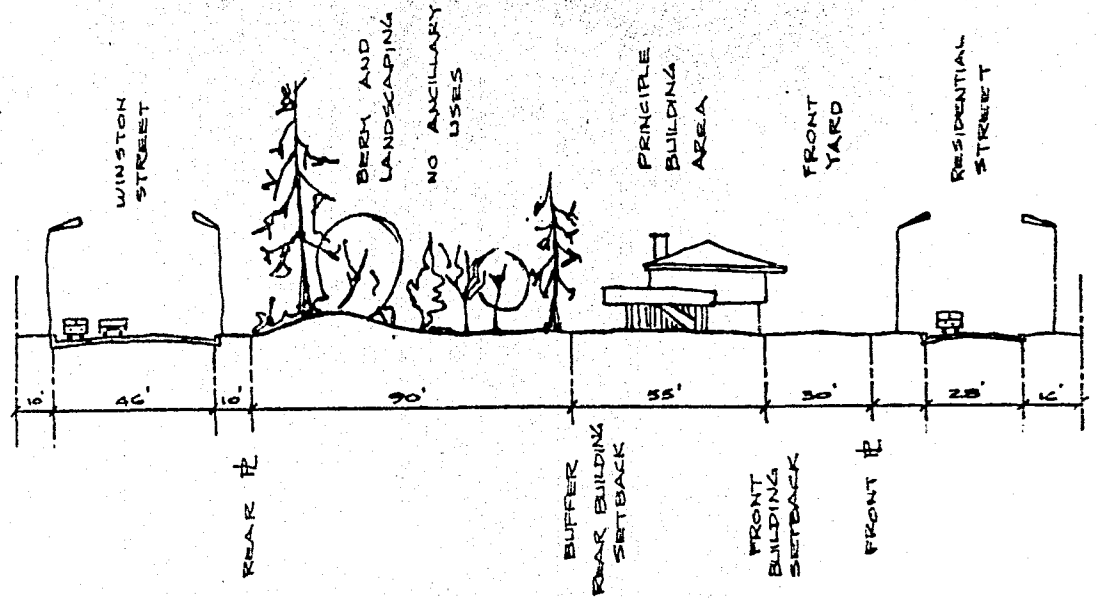
THAT Council authorize the preparation and execution of a covenant pursuant to Section 24A of the Land Registry Act which establishes the aforementioned conditions.


A. L. Parr
APPROVING OFFICER

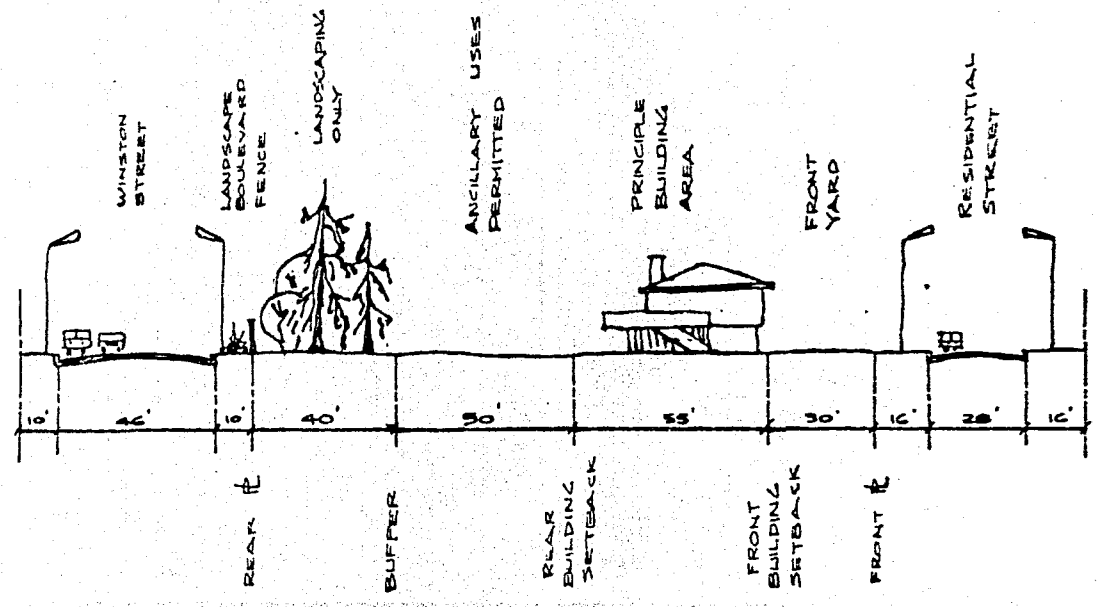
PB:cw
Att.

1" = 200'
 Nov. 1975

① 90' BUFFER
 WITH BERRY



② 40' BUFFER
 WITH FENCE



ITEM 13
 MANAGER'S REPORT NO. 71
 COUNCIL MEETING NOV. 10/75