Agenda - Executive Policy Committee - July 20, 2005

Report - Standing Policy Committee on Property and Development - July 18, 2005

Item No. 7 Subdivision and Rezoning - 586 Ellice Avenue, 457 and 459 Sherbrook Street
File DASZ 23/2005 [DAC 16/2005]

STANDING COMMITTEE RECOMMENDATION:

On July 18, 2005, the Standing Policy Committee on Property and Development concurred in the recommendation from the City Centre Community Committee and submits the following to Council:

1. That the plan of subdivision proposed under File DASZ 23/2005 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File DASZ 23/2005 dated June 27, 2005, for 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 the report of the Administrative Coordinating Group dated June 28, 2005.

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

3 That The Winnipeg Zoning By-law No. 6400/94 be amended by rezoning the subject land as shown on Schedule "A" for File DASZ 23/2005 dated June 27, 2005, to an "C1.5" Commercial District subject to the applicant entering into a Zoning Agreement with the City pursuant to Section 240 (1) of The City of Winnipeg Charter to include the following conditions:

    A. That for the development of any building and/or accessory parking area and/or signage, plans shall be submitted showing the location and design of the proposed buildings, the location and design of accessory parking areas, private approaches, garbage enclosures, fencing, landscaping and signage 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 permit, and, thereafter all to be maintained to the satisfaction of the Director of Planning, Property and Development.

Report - Standing Policy Committee on Property and Development - July 18, 2005

B. That land usage be restricted as follows:

i. The following uses shall not be permitted on the land:

a. auction room
b. automobile, including motorcycle: rental, sales, including accessory repair, service, installation of supplies/parts
c. automobile, including motorcycle: supplies/parts, sales
d. beer: sales
e. bingo parlour
f. boat: sales, service
g. bowling alley
h. building materials, hardware, home improvement supplies or equipment: sales
i. bus station
j. cocktail lounge
k. exterminator
l. fuel: sales kiosk
m. hotel, including motel, limited to guest rooms
n. liquor: sales
o. parking area, non-accessory
p. tattoo parlour
q. tire: sales, service

C. That all garbage containers be fully enclosed by a brick/concrete, and/or wood barrier fence that is at least six (6) inches above the top of the garbage container.

4. That a ten percent (10%) dedication be made by a payment of a sum of money to the City in lieu of the requirement for land dedication based on the increase in market value of the land and the creation of additional sites, (if applicable).

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 City Solicitor/Manager of Legal Services be requested to prepare the necessary by-law in accordance with the above.

Report - Standing Policy Committee on Property and Development - July 18, 2005

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

8. That the zoning section of the by-law shall come into force and effect when the Plan of Subdivision has been registered in the Winnipeg Land Titles Office and the Zoning Agreement has been filed by caveat in the Winnipeg Land Titles Office against those lands provided that the said effective date occurs within twenty-four (24) months from the date that the said rezoning by-law is adopted by Council.

9. That the Plan of Subdivision shall be approved and signed by the Director of Planning, Property and Development within two (2) years of the date of passage of the aforementioned by-law.

10. That in the event the necessary City of Winnipeg mylar approval signatures have not been secured within twenty-four (24) months after adoption of the by-law, the matter shall be deemed to be concluded and shall not be proceeded with unless Council extends that time.

11. That the City Solicitor/Manager of Legal Services be requested to do all things necessary for implementation in accordance with the terms of The City of Winnipeg Charter.

Agenda - Executive Policy Committee - July 20, 2005

Report - Standing Policy Committee on Property and Development - July 18, 2005

DECISION MAKING HISTORY:

STANDING COMMITTEE RECOMMENDATION:

On July 18, 2005, the Standing Policy Committee on Property and Development concurred in the recommendation from the City Centre Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On July 5, 2005, the City Centre Community Committee concurred in the administrative recommendation and submitted its recommendation to the Standing Policy Committee on Property and Development.

RE: **Subdivision and Rezoning - 586 Ellice Avenue, 457 and 459 Sherbrook Street**
File DASZ 23/2005 [c/r DAV 131599/2005D and DAC 16/2005]

For submission to: **The Standing Policy Committee on Property and Development**

Prepared by: **Josie Marques, Clerk,**
City Centre Community Committee

Report date: **July 7, 2005**

COMMUNITY COMMITTEE RECOMMENDATION:

On July 5, 2005, the City Centre Community Committee concurred in the administrative recommendation and recommends to the Standing Policy Committee on Property and Development:

1. That the plan of subdivision proposed under File DASZ 23/2005 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File DASZ 23/05, dated June 27, 2005, for 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 the report of the Administrative Coordinating Group dated June 28, 2005.

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

3 That The Winnipeg Zoning By-law No. 6400/94 be amended by rezoning the subject land as shown on Schedule "A" for File DASZ 23/2005, dated June 27, 2005, to an "C1.5" Commercial District, subject to the applicant entering into a Zoning Agreement with the City pursuant to Section 240 (1) of The City of Winnipeg Charter to, to include the following conditions:

    A. That for the development of any building, and/or accessory parking area and/or signage, plans shall be submitted showing the location and design of the proposed buildings, the location and design of accessory parking areas, private approaches, garbage enclosures, fencing, landscaping and signage 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 permit; and thereafter all to be maintained to the satisfaction of the Director of Planning, Property and Development.

B. That land usage be restricted as follows:

i. The following uses shall NOT be permitted on the land:

a. auction room
b. automobile, including motorcycle: rental, sales, including accessory repair, service, installation of supplies/parts
c. automobile, including motorcycle: supplies/parts, sales
d. beer: sales
e. bingo parlour
f. boat: sales, service
g. bowling alley
h. building materials, hardware, home improvement supplies or equipment: sales
i. bus station
j. cocktail lounge
k. exterminator
l. fuel: sales kiosk
m. hotel, including motel, limited to guest rooms
n. liquor: sales
o. parking area, non-accessory
p. tattoo parlour
q. tire: sales, service

C. That all garbage containers be fully enclosed by a brick/concrete, and/or wood barrier fence that is at least 6 inches above the top of the garbage container.

4. That a ten percent (10%) dedication be made by a payment of a sum of money to the City in lieu of the requirement for land dedication based on the increase in market value of the land and the creation of additional sites, (if applicable).

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 City Solicitor/Manager of Legal Services be requested to prepare the necessary by-law in accordance with the above.

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

8. That the zoning section of the by-law shall come into force and effect when the Plan of Subdivision has been registered in the Winnipeg Land Titles Office, and the Zoning Agreement has been filed by caveat in the Winnipeg Land Titles Office against those

lands provided that the said effective date occurs within twenty-four (24) months from the date that the said rezoning by-law is adopted by Council.

9. The Plan of Subdivision shall be approved and signed by the Director of Planning, Property and Development within two (2) years of the date of passage of the aforementioned by-law.

10. That in the event that the necessary City of Winnipeg mylar approval signatures have not been secured within twenty-four (24) months after adoption of the by-law, the matter shall be deemed to be concluded and shall not be proceeded with unless Council extends that time.

The City Centre Community Committee provided the following supporting reason(s) for its recommendation:

1. The applicant is a strong organization and an icon to community, serving the community and encouraging artists.

PUBLIC HEARING SUMMARY

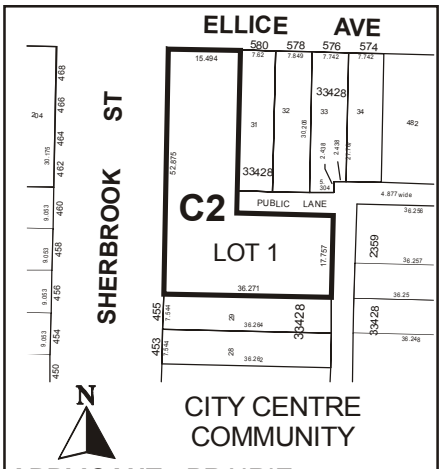
File: DASZ 23/2005 [c/r DAV 131599/2005D and DAC 16/2005]

Before: City Centre Community Committee
Councillor Gerbasi, Chairperson
Councillor Benham
Councillor Smith

Public Hearing: July 5, 2005
Council Chamber
Council Building, 510 Main Street

Applicant: Prairie Architects Inc. (Carolynn Wilson)

Subject:



APPLICANT : PRAIRIE ARCHITECTS INC.
FILE : DASZ 23/05
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. 6400/94 by rezoning the land shown outlined above from an "RM-4" MULTIPLE-FAMILY DISTRICT and a "C1.5" COMMERCIAL DISTRICT to a "C2" COMMERCIAL DISTRICT. **For information, phone Mr. J. Veitch, Planner at 986-7728.**

Premises Affected: 586 Ellice Avenue, 459 and 457 Sherbrook Street

Exhibits Filed:

1. Application dated June 8, 2005
2. Notification of Public Hearing dated June 13, 2005
3. Manitoba Status of Titles 1285891, 2024002 and 2029417
4. Letter of authorization dated January 12, 2005 from Nan Colledge, West End Cultural Centre to Prairie Architects. Inc.
5. Drawing of subject property
6. Plans (3 pages)
7. Report from the Manager of Planning and Land Use dated June 27, 2005
8. Report from the Administrative Coordinating Group dated June 28, 2005
9. Inspection Report
10. Presentation submitted by the applicant at the public hearing

REPRESENTATIONS:

In Support:

Carolynn Wilson, Prairie Architects Inc.
Inonge Aliaga
Nan Colledge
Robin Falk
Al Matsune
Karen Meelker
Mzilikazi Ndlovu
Katherine Sjoberg
Erika Wiebe

In Opposition:

Nil

For Information:

Ron Oswald

For the City:

Mr. R. Humble, Senior Planner, Planning, Property and Development Department

SUMMARIZATION OF REPRESENTATIONS AND SUBMISSIONS
MADE AT THE PUBLIC HEARING

The applicant Carolynn Wilson, Prairie Architects Inc. accompanied by Nan Colledge appeared in support of the application, gave an overview on the development and submitted a presentation filed as Exhibit 10.

Inonge Aliaga appeared in support of the application. Ms Aliaga stated that the organization was a benefit to the area and had included consulted members of the community in the design.

Exhibit "7" referred to in File DASZ 23/2005

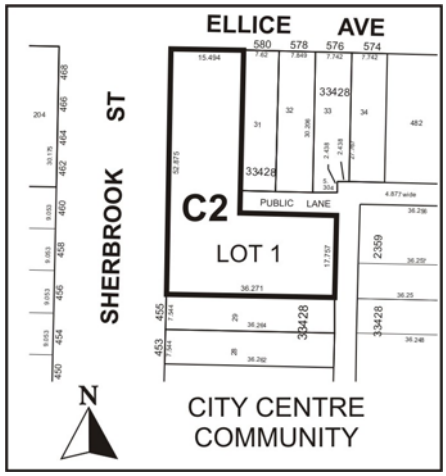
Winnipeg

Planning, Property and Development Department Report

To the City Centre Community Committee

Date: June 27, 2005
File: **DASZ 23/05**
Related Files: DAV 05/131599/D; DAC 16/2005
Subject: Re-zone from 'RM-4' Multiple Family District to 'C1.5' Commercial and to consolidate the lots

Location: 586 Ellice Avenue, 459 Sherbrook Street, 457 Sherbrook Street
Legal Description: Lots 375, 378, Plan 2359, Split Lot 30 Plan 33428



Applicant: Prairie Architects Inc.
Owner: West End Cultural Centre

Recommendation: Approved with Conditions

Report Summary: Redevelopment of current concert hall – West End Cultural Centre. The applicant intends to redevelop the subject site with a two-storey, 11,763 square foot mixed-use office / concert hall / community facility.

Site Description

Existing Land Use and Zoning:
The northern portion of the subject site, (586 Ellice Ave.) functions as a community based concert hall. It is currently zoned 'C1.5' Commercial District. The southern portion of the site (457 Sherbrook Street, 459 Sherbrook Street) is vacant and zoned 'RM-4' Residential District.



Figure 1: Subject Site (Aerial Photograph Flown 2002)

Adjacent zoning is as follows:

North: 'C1.5' Commercial with 'RM-7' Residential (Manitoba Housing and Renewal Corporation) to the east. Followed by 'RM-4' Residential and 'R2-T' Residential.
South: 'C1.5' Commercial. Back Lane – followed by 'RM-4' Residential and 'R2-T' Residential.
East: 'C1.5' Commercial. Back Lane – followed by 'R2-T'.
West: 'C1.5' Commercial. Followed by 'RM-4' Residential.

Background

The subject site is the existing West End Cultural Centre (Centre), which is located in the Spence neighbourhood. It functions as a community-based concert hall with a mandate to provide music workshops, concerts and meetings year-round that increases community involvement in the arts; provide access to Canadian artists and music out of the mainstream and provide educational opportunities in the development of artistic expression.

The Centre is an active participant in local community planning and see themselves as part of the revitalization activity occurring in the Spence neighbourhood.

Description of the Proposed Development

The applicant intends to redevelop the subject property with a two-storey, 11,763 s.f. mixed-use office/concert hall/ community facility.

The proposed development will occur in two phases:
Phase 1: New 8,128 s.f. building directly south of the existing West End Cultural Centre. The new building will house the Centre's concert hall and associated activities.

Phase 2: Redevelopment of the current West End Cultural Centre building fronting on Ellice Ave. to accommodate offices and community room/board room.

Analysis

Plan Winnipeg Compliance
The subject site is within the 'Neighbourhood' designation in Plan Winnipeg. The proposal is consistent with Plan Winnipeg land use policies('Policy 3A-01 Promote Orderly Development', 'Policies 3B-01 Promote Vibrant Neighbourhoods' and '3B-05 Promote Commercial Densification').

The proposal is also consistent with Plan Winnipeg's community economic development policies. '1B-01 Support Neighbourhood Revitalization' gives priority to addressing the physical, social and economic needs of Major Improvement Neighbourhoods. The subject site is found in the Spence Neighbourhood which is designated a Major Improvement Neighbourhood. '4A-01 Engage Communities in Building Safe Neighbourhoods' promotes building safe neighbourhoods by working with the community to identify safety issues and lines of responsibility through community planning.

Compatibility with existing neighbourhood and surrounding uses
The surrounding neighbourhood is characterized by uses that are mutually supportive such as single-family housing, multi-family housing and neighbourhood scale commercial activity. The proposal is compatible with the surrounding neighbourhood and surrounding uses. The applicant proposes to expand their facility while maintaining a scale that is consistent with their existing facility.

The intersection of Sherbrook Street and Ellice Street, the location of the subject site, is also occupied by other compatible uses such as a community Café and Theatre (movies and performance art productions). Both the Centre and the Café/Theatre see the area growing as a cultural performance hub and both support the philosophy that community safety is enhanced by drawing people to the area for community based activities such as music or performing arts. Other uses in the vicinity include neighbourhood scale offices, an art gallery, community support agencies and rental car agency.

Transportation and Site Access
The submitted site plan indicates that loading will occur at the rear of the building using the existing public lane.

The subject site is sufficiently serviced by several transit routes and a bus shelter is situated on Sherbrook Street adjacent to the subject property.

Site Design Issues
The applicant wishes to expand their current commercial building located at the corner of Sherbrook Street and Ellice Avenue south along Sherbrook Street. A portion of the rear public lane will be closed, consolidated and re-zoned to 'C1.5' Commercial District along with the two adjacent residential lots, to be consistent with the existing commercial 'C1.5' property. The public lane will terminate in a stub to be used for a commercial turnaround for trucks and to allow continued access to the adjacent commercial property.

The development of a new 8,128 s.f. building will occur on the re-zoned land (457 and 459 Sherbrook Street). This building will be two storeys and house a concert hall and associated activities. The second story will serve as a mezzanine and does not have windows looking out onto the adjacent neighbourhood. There does not appear to be any windows facing south against the adjacent residential dwelling.

Single-family dwellings exist to the south of the proposed development. The applicant is proposing a landscaped buffer to run along the south property line to help mitigate any impact to area residents.

The existing approach off of Sherbrook Street, being permanently closed (DAC16/2005), will connect Phases 1 and 2 and will serve as the public's primary access to the concert hall. The proposal is contingent upon the applicant successfully purchasing and closing of a portion of the public lane (between phases 1 and 2). The primary access will be landscaped and serve as a staging area for patrons (also serve as smoking area).

Additional pedestrian access will be gained off of Sherbrook Street (emergency exit - to the south of the primary access) and Ellice Ave (serving the administration building).

On site parking (4 stalls) will be accommodated at the rear of the new building.

Land Use Bylaw Issues
Although the applicant applied for a 'C2' Commercial District, however, the Planning and Land Use Division is recommending the site be rezoned to **'C1.5' Commercial District** for the following reasons:

– 'C1.5' Commercial District is consistent with surrounding zoning and more appropriately reflects the existing scale of neighbourhood commercial.

– 'C1.5'Commercial District is intended to regulate commercial development with less of a neighbourhood orientation, typically found along commercial corridors within existing older neighbourhoods. 'C2' Commercial District is intended to regulate more intensive commercial sites that do not have a local or neighbourhood orientation.

The Planning and Land Use Division has discussed this change to 'C1.5' Commercial with the applicant and they have indicated that they are in agreement with this recommendation.

Under a 'C1.5' Commercial District, a concert hall is not an outright permitted use, therefore the applicant will be required to apply for a Conditional Use, which is a separate application. Variances are also required for substandard yards and parking. Subsequently, the application (DAV 05-131599/D) to vary a 'C2' Commercial District for substandard yards and parking is no longer required. However, the applicant will require to vary the 'C1.5' Commercial District for substandard yards and parking.

Public Input
According to the applicant, consultation has occurred with area residents and community groups prior to the public hearing with the City Centre Community Committee.

Recommendation

The Administration recommends approval for the following reasons:

- Complies with broad policy direction of Plan Winnipeg and
- Compatible with the existing neighbourhood and uses.

The Administration is recommending that this application be approved subject to the applicant entering into an agreement to address a number of conditions that will ensure the commercial development remains compatible with the adjacent residential neighbourhood. The conditions required to mitigate any negative impacts are:

- *site plan approval for landscaping, fencing, buildings, and signage;*
- *list of prohibited uses especially those that generate significant negative sounds, sights, and smells;*
- *free standing signage allowed to a maximum height of 25 feet to ensure free standing signs do not impact the residents;*
- *no mobile signs;*

- *signage be restricted to the north and west sides of the building to ensure adjacent residents are not negatively impacted;*
- *building and parking area lighting be shielded away from adjacent residents;*
- *the hours of business operation restricted after midnight.*

Recommended Conditions of Approval

I. That the plan of subdivision proposed under File No. DASZ 23/05 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File No. DASZ 23/05, attached hereto and dated June 27, 2005, for 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 the report of the Administrative Coordinating Group dated June 28th, 2005.

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

III That The Winnipeg Zoning By-Law No. 6400/94 be amended by rezoning the subject land as shown on Schedule "A" for File No. DASZ 23/05, attached hereto and dated June 27, 2005, to an "C1.5" Commercial District, subject to the applicant entering into a Zoning Agreement with the City pursuant to Section 240 (1) of The City of Winnipeg Charter to, to include the following conditions:

A. That, for the development of any building, and/or accessory parking area and/or signage, plans shall be submitted showing the location and design of the proposed buildings, the location and design of accessory parking areas, private approaches, garbage enclosures, fencing, landscaping and signage 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 permit; and thereafter all to be maintained to the satisfaction of the Director of Planning, Property and Development.

B. That land usage be restricted as follows:

i) The following uses shall NOT be permitted on the land:

AUCTION ROOM

AUTOMOBILE, including motorcycle: RENTAL, SALES, including accessory REPAIR, SERVICE, INSTALLATION OF SUPPLIES/PARTS

AUTOMOBILE, including motorcycle: SUPPLIES/PARTS, SALES
BEER: SALES
BINGO PARLOUR
BOAT: SALES, SERVICE
BOWLING ALLEY

BUILDING MATERIALS, HARDWARE, HOME IMPROVEMENT SUPPLIES or EQUIPMENT: SALES

BUS STATION
COCKTAIL LOUNGE
EXTERMINATOR
FUEL: SALES kiosk
HOTEL, including MOTEL, limited to guest rooms
LIQUOR: SALES
PARKING AREA, non-accessory
TATTOO PARLOUR
TIRE: SALES, SERVICE

C. That, all garbage containers be fully enclosed by a brick/concrete, and/or wood barrier fence that is at least 6 inches above the top of the garbage container.

IV. That a ten (10) percent dedication be made by a payment of a sum of money to the City in lieu of the requirement for land dedication based on the increase in market value of the land and the creation of additional sites, (if applicable).

V. 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.

VI. That the City Solicitor/Manager of Legal Services be requested to prepare the necessary by-law in accordance with the above.

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

VIII. That the zoning section of the by-law shall come into force and effect when the Plan of Subdivision has been registered in the Winnipeg Land Titles Office, and the Zoning Agreement has been filed by caveat in the Winnipeg Land Titles Office against those lands **provided that the said effective date occurs within twenty-four (24) months from the date that the said rezoning by-law is adopted by Council.**

IX. The Plan of Subdivision shall be approved and signed by the Director of Planning, Property and Development within two (2) years of the date of passage of the aforementioned by-law.

X. In the event that the necessary City of Winnipeg mylar approval signatures have not been secured within twenty-four (24) months after adoption of the by-law, the matter shall be deemed to be concluded and shall not be proceeded with unless Council extends that time.

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

Report Prepared by: Michelle Richard
PPD File # (DASZ 23/05)

Schedule "A"

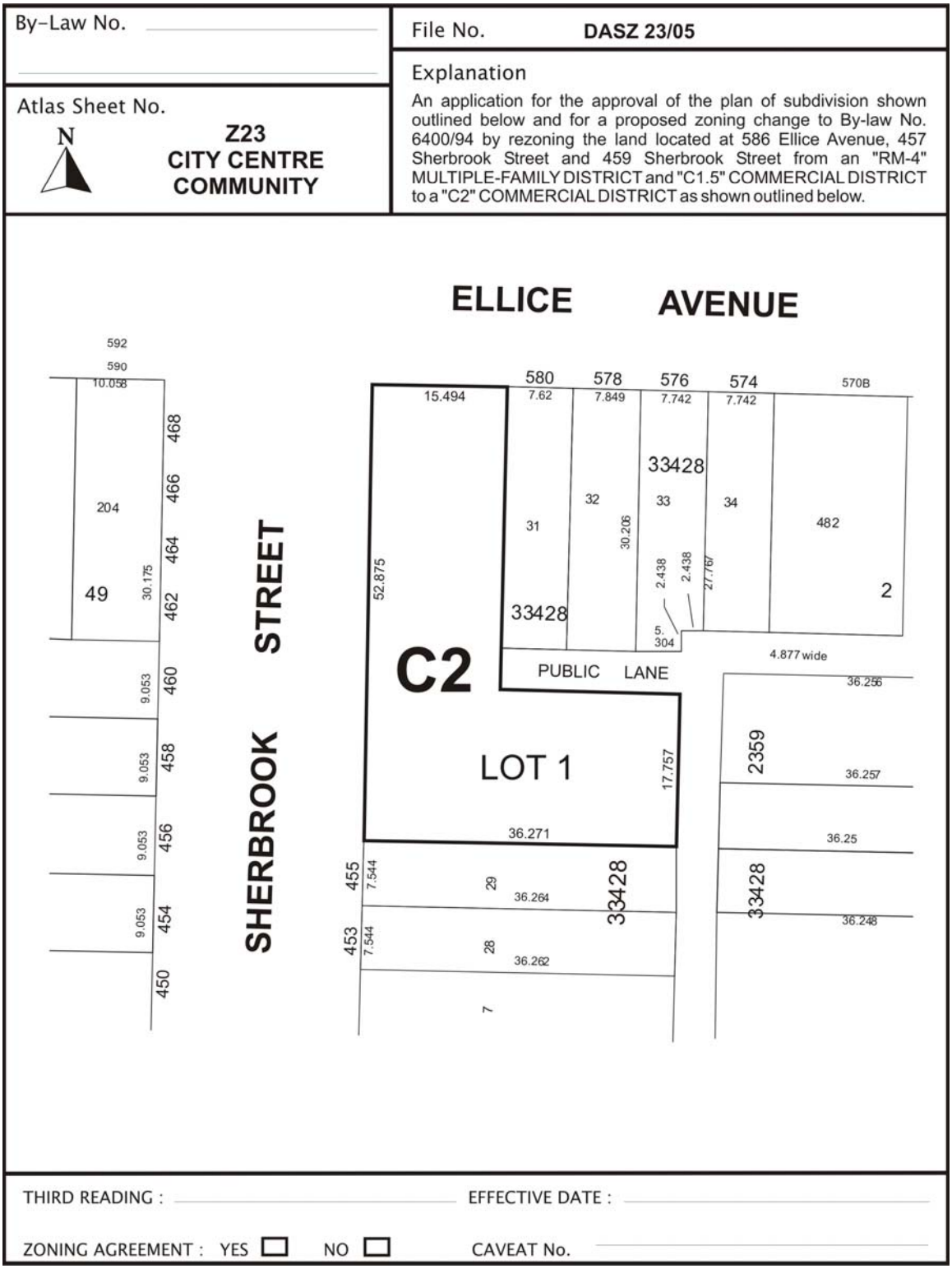


Figure 2: Schedule "A" to the report to the City Centre Community Committee for File No. DASZ 23/2005, dated June 27, 2005.

6592

Exhibit "8" referred to in File DASZ 23/2005

INTER-OFFICE MEMORANDUM

Planning, Property and Development Department

Development and Inspections Division, Land Development Branch
Main Floor, 65 Garry Street

Winnipeg

Date: June 28, 2005

To: J. Marques, Clerk

From: E.L. Carrière, Land Development Branch

RE: **Proposed subdivision and rezoning on land located at 586 Ellice Avenue, 459 and 457 Sherbrook Street – DASZ 23/05**
FILE: AG 23/05 (PLEASE QUOTE WHEN REPLYING)

It is recommended that approval of DASZ 23/05 be subject to the following conditions:

1. The Developer shall provide and legally open, at no expense to the City, property required for a 1.219m (4.0 ft.) widening to the south side of the east/west public lane abutting 459 Sherbrook Street, west of the north/south public lane to the satisfaction of the Director of Public Works.
2. The Developer shall provide and legally open, at no expense to the City, property required for a 1.219m (4.0 ft.) widening to the west side of the north/south public lane abutting 459 Sherbrook Street, south of the east/west public lane, including a right-of-way corner-cut in the southwest corner of the intersection of the two public lanes measuring 3.0m by 3.0m, all to the satisfaction of the Director of Public Works.
3. The Developer shall enter into a Servicing Agreement as follows:
   a) The Developer shall, at no expense to the City, remove the existing public lane turnout on Sherbrook Street and the restoration of the curb, boulevard and sidewalk all as determined by and to the satisfaction of the Director of Public Works.
   b) The Developer shall, at no expense to the City, construct in Portland cement concrete pavement widenings and radius improvement in the widenings to the public lanes as provided in clauses 1.) and 2.) above, all as determined by and to the satisfaction of the Director of Public Works.
   c) The Developer shall pay the full cost of engineering services provided by or on behalf of the City in connection with a) and b) above.
   d) The Developer shall pay $1,650.00 to defray the City's administration and related costs associated with the preparation and implementation of the Servicing Agreement.

_____

E.L. Carrière, P.Eng.
Land Development Engineer
ELC/ld
cc: R.J. Hartmann, P.Eng., Public Works Department
J. Veitch, Planner

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