Agenda – Council – October 26, 2005

Report – Executive Policy Committee – October 19, 2005

Item No. 1 Subdivision and Rezoning – 50 and 56 Dunkirk Drive
File DASZ 16/2005 [c/r DAV 129773/2005D]

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On October 19, 2005, the Executive Policy Committee concurred in the administrative recommendation and submits the following to Council:

1. That the plan of subdivision proposed under File DASZ 16/2005 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File DASZ 16/2005 dated September 22, 2005, for registration in the Winnipeg Land Titles Office.

2. That the Developer enter into a Servicing Agreement containing the following:

   A. The Developer shall, at no expense to the City, relocate the existing watermain which traverses the property as determined by and to the satisfaction of the Director of Water and Waste, and shall grant to the City a 6m wide maintenance easement for this relocated watermain;

   B. The Developer shall pay the full cost of engineering services provided by or on behalf of the City in connection with the relocation of the watermain and associated works;

   C. The Developer shall pay $1,650.00 plus 7% GST to defray the City's administration and related costs associated with the preparation and implementation of the Servicing Agreement.

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

4. That The Winnipeg Zoning By-law No. 6400/94 be amended by (1) rezoning the subject land as shown on Schedule "A" for File DASZ 16/2005 dated September 22, 2005, to an "RM-3" Multiple Family District; and (2) that the existing Zoning Agreement affecting the subject lands be withdrawn, and that the applicant enter into a new Zoning Agreement with the City pursuant to Section 240(1) of The City of Winnipeg Charter to include the following conditions:

Report – Executive Policy Committee – October 19, 2005

A. That detailed plans shall be submitted showing the location, design, and materials of the proposed building, the location and design of accessory parking areas, private approaches, garbage enclosures, fencing, landscaping, and signage to the Riel Community Committee 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 no vehicular access be permitted to the subject property from Dunkirk Place.

5. That a partial discharge of Caveat No. 1500905 be provided to the developer.

6. That in the event the application is not proceed 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.

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

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

9. 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.

10. 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.

11. 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 the time.

Report – Executive Policy Committee – October 19, 2005

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On October 19, 2005, the Executive Policy Committee concurred in the administrative recommendation and submitted the matter to Council.

Further, on October 19, 2005, the Executive Policy Committee provided the following supporting reasons for its recommendation:

1. The former Canoe Club building and amenities no longer serve a community or recreation function, and the proposed development would enhance useable green space and public access to the riverbank. Further, the adjacent golf course lands would continue to be greenspace (a golf course) in the community.

2. The Executive Policy Committee agreed with the administrative comments contained in the report of the Director of Planning, Property and Development dated October 3, 2005.

On October 12, 2005, the Executive Policy Committee concluded public representations and adjourned the public hearing to its meeting on October 19, 2005.

PUBLIC HEARING SUMMARY

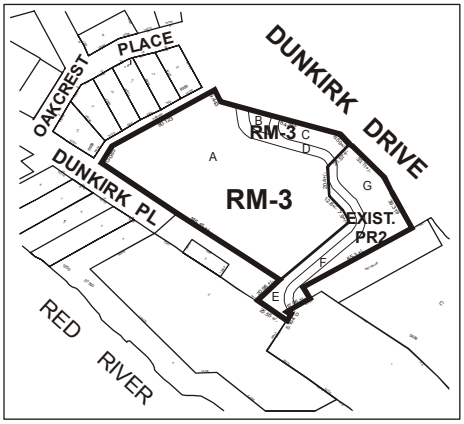
File: DASZ 16/2005 [c/r DAV 129773/2005D]

Before: Executive Policy Committee
His Worship Mayor Katz, Chairperson
Deputy Mayor Pagtakhan
Councillor Clement
Councillor Eadie
Councillor De Smedt
Councillor Steeves
Councillor Thomas

Public Hearing: October 19, 2005
October 12, 2005
Council Building, 510 Main Street

Applicant: Caleb Group of Companies (Matt Mann)

Subject:



Premises Affected: 50 and 56 Dunkirk Drive

Exhibits Filed:
1. Application dated May 12, 2005
2. Notification of Public Hearing dated September 21, 2005
3a. Certificate of Titles 778312, 344548, 394251, 419820, 444748, A48026, 488877, 56856, B86080
3b. Title Searches 1353001, 1353003, 1417623, 1802675, 1950038, 1950039, 1950041
4. Surveyor's Building Location Certificate and sketch dated March 15, 2005

5. Letter of authorization dated February 9, 2005 from Manager of Real Estate Division, Planning, Property and Development Department, City of Winnipeg, to Caleb Construction Ltd., Attention: Matt Mann, Vice-President, Construction Division
6. Misc. Plan Nos. 4750/19, 4750/26
7. Plans (3 pages)
8. Plans by Saunders Evans Architects Inc. (13 pages)
9. Report from the Director of Planning, Property and Development dated October 5, 2005
10. Inspection Report
11. Proposed Revision to Plate "A" Land Use Plan Winnipeg submitted by the Planning, Property and Development Department at the public hearing
12. Misc. Plan No. 4750/26 submitted by the Planning, Property and Development Department at the public hearing
13. PowerPoint presentation with respect to the application, submitted by Tim Krivoshen, Caleb Group of Companies, at the public hearing
14. Package including a bound proposal, two brochures, and a list of phone enquiries, submitted by Darrell Remai, Caleb Group of Companies, at the public hearing
15. Communication dated October 2, 2005 from Louise Thibeault in support of the application submitted by Darrell Remai, Caleb Group of Companies, at the public hearing
16. Site Plan submitted by Darrell Remai, Caleb Group of Companies, at the public hearing
17. Communication in opposition to the application submitted by Arlene Cameron at the public hearing
18. Presentation dated October 12, 2005, in opposition to the application submitted by Maureen (Mo) Tipples at the public hearing

REPRESENTATIONS:

In Support:

Tim Krivoshen, Caleb Group of Companies
Darrell Remai, President and CEO, Caleb Group of Companies
Clinton Sahulka, Bering Commercial Real Estate Inc.
Louise Thibeault

In Opposition:

Rick Bochinski, Tennis Manitoba
Don Brehaut
Arlene E. Cameron
Jeanne Cromb
Robert Papineau
Maureen (Mo) Tipples
Harold Westdal

For Information:

Kennedy Andrews
Erika Blackie
Lucille and Ed Butterfield
Laurel Clark
Bruce Dixon
A. Delaney
Amanda Green
Matthew Jordan
Glen Manning
Betty Young

For the City:

Michelle Richard, Senior Planner (Plan Winnipeg), Planning, Property and Development Department
Kevin Lalor, Senior Planner, Planning, Property and Development Department
Kevin Nixon, Park Strategic Planner, Planning, Property and Development Department

SUMMARIZATION OF REPRESENTATIONS AND SUBMISSIONS
MADE AT THE COMBINED PUBLIC HEARING FOR PLAN WINNIPEG AMENDMENT
FILE PW 2/2005 AND SUBDIVISION / REZONING FILE DASZ 16/2005

October 12, 2005

Michelle Richard, Senior Planner (Plan Winnipeg), Planning, Property and Development Department, appeared in support of the application and provided an overview of the application for the proposed amendment to Plan Winnipeg to re-designate area from an "Open Space" to a "Neighbourhood Policy Area". She referred to two renderings; both entitled "Proposed Revision to Plate "A" Land Use Plan Winnipeg", as well as submitted a plan of the subject area, filed as Exhibits 11 and 12, respectively.

Michelle Richard advised that the administrative recommendation was based on the following:

- The former Canoe Club building and amenities no longer serve a community or recreation function as would be expected with a Major Open Space designation.

- Re-designation of a portion of the site would support re-development of the site to a residential use that is consistent with the scale, form and context of the surrounding neighbourhood.
- The re-designation will not result in a net loss of useable green space or restrict public access to the riverbank. As part of the proposed development, the developer is to remove the Canoe Club building and outdoor structures. This portion of the site is not subject to re-designation and will be retained by the City as green space/public access to the Red River.

Kevin Lalor, Senior Planner, Planning, Property and Development Department, provided an overview of the application for the subdivision and rezoning affecting the premises at 50 and 56 Dunkirk Drive. He explained that the land in question is approximately 3 acres of the 6.6 acre former Canoe Club site at 50 Dunkirk Drive, and that the 3-acre site is presently used for parking. The remaining 3.6 acres is to be retained by the City and remain zoned "PR2". The adjoining golf course is owned by the City but is currently under lease to a private individual.

Discussion ensued between members of the Executive Policy Committee and the Administration with respect to the following: Parcel 3 and the removal of buildings and the retention of Parcel 3 as open space; Parcel 2 and retaining its designation as parks and recreation; Parcel 1 as the existing parking area for the former Canoe Club and the location of the tennis courts. Discussion also ensued with respect to the number of parking spaces as it relates to the current application, and the proposed reduction in parking for the Golf Course. (The Parcels are outlined on Figure 1 in the administrative report dated October 5, 2005, filed as Exhibit 9.)

Tim Krivoshen, Caleb Group of Companies, appeared in support of the application and provided a PowerPoint presentation with respect to the application for the subdivision and rezoning, filed as Exhibit 13. He displayed two renderings entitled "Landscape Rendering" and "Front Elevation".

Darrell Remai, President and CEO, Caleb Group of Companies, also appeared in support of the application and submitted a package which included a bound proposal, two brochures, and a listing of phone enquiries, filed as Exhibit 14. In addition, Darrell Remai submitted a communication from Louise Thibeault in support of the application, and a Site Plan which he had displayed as a rendering, filed as Exhibits 15 and 16, respectively.

Discussion ensued between members of the Executive Policy Committee and the Caleb Group of Companies with respect to the following: number of parking spots; services and amenities; and, the maintenance of roadways and parking lots throughout the year.

Councillor Clement questioned the number of parking spaces required. In response, Kevin Lalor advised that in accordance with The Winnipeg Zoning By-law No. 6400/94, one space is required for every five dwelling units, and that in this connection the subject proposal meets the required parking allotment under the By-law.

Don Brehaut appeared in opposition to the application, and advised that he was a member of the former Winnipeg Canoe Club. He expressed concern that if the proposal proceeds, the opportunity for playing court sports, specifically tennis, at the subject location will no longer be available. He expressed concern that the subject proposal attempts to fit a large retirement home in a limited space.

Arlene Cameron appeared in opposition to the application, and submitted her presentation, filed as Exhibit 17.

Maureen (Mo) Tipples appeared in opposition to the application, and read into the record her presentation, filed as Exhibit 18.

Rick Bochinski appeared in opposition to the application. He referred to his affiliation with Tennis Manitoba and in this connection, expressed concern regarding the destruction of the existing clay tennis courts and the fitness facilities.

Harold Westdal appeared in opposition to the application. He advised that he is a long term resident of Dunkirk Place and expressed concern regarding the destruction of the tennis courts.

Kennedy Andrews appeared for information and advised that he is a Board Member of the condominium complex located at 60 and 70 Dunkirk Drive, where he resides. He requested that their access road be maintained and remain unobstructed for emergency service vehicles.

In summary, Michelle Richard, Senior Planner (Plan Winnipeg), Planning, Property and Development, provided a rebuttal as it relates to the application for the Plan Winnipeg Amendment, and related the history of the former Canoe Club. She advised that the City of Winnipeg has no intention of redesignating Parcel 3 and will retain the green space and ensure access to it by the public. She indicated that the subject application would accommodate the growing demographic of seniors.

Kevin Lalor, Senior Planner, Planning, Property and Development, provided a rebuttal as it relates to the application for the subdivision and rezoning, and indicated that the Administration ruled out development of the property for commercial or a high density use, and is of the opinion that it should be developed for a low density use, such as the subject housing proposal. He reiterated that the public reserve land would be retained.

Discussion ensued between members of the Executive Policy Committee and the Administration with respect to the following: retention of the zoning designation to maintain the golf course; constraints associated with the site which make it unique, such as access to the site and the adjacent high-speed traffic corridor; the developer funding the demolition costs and the construction of the parking area; the City of Winnipeg's responsibility for upgrades and stabilization of the riverbank; and, assistance in locating new sites for displaced groups, such as the rowing and tennis clubs, as opposed to retaining them at the subject location.

In summary, Caleb Group of Companies provided a rebuttal as it relates to the application for the subdivision and rezoning. Tim Krivoshen commented on the condition of the existing building and advised that a professional engineering company (AMEC Earth and Environmental) indicated that given the mould growth and water damage in the building, that restoration costs may exceed the replacement cost; which information is contained in the submitted bound presentation (Exhibit 14).

October 19, 2005

No representations were heard inasmuch as the Executive Policy Committee concluded representations at the public hearing held on October 12, 2005.

RE: REZONING & SUBDIVISION – 50 & 56 DUNKIRK DRIVE

(FORMER CANOE CLUB PROPERTY) DASZ 16/05

For submission to: Executive Policy Committee

Original report signed by: Director of Planning, Property and Development

Report date: October 5, 2005

Recommendation(s):

I. That the plan of subdivision proposed under File No. DASZ 16/05 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File No. DASZ 16/05, attached hereto and dated September 22, 2005, for registration in the Winnipeg Land Titles Office.

II. That the Developer enter into a Servicing Agreement containing the following:

i) The Developer shall, at no expense to the City, relocate the existing watermain which traverses the property as determined by and to the satisfaction of the Director of Water & Waste, and shall grant to the City a 6m wide maintenance easement for this relocated watermain;
ii) The Developer shall pay the full cost of engineering services provided by or on behalf of the City in connection with the relocation of the watermain and associated works;
iii) The Developer shall pay $1,650.00 plus 7% GST to defray the City's administration and related costs associated with the preparation and implementation of the Servicing Agreement.

III. That the Director of Planning, Property & Development be authorized to certify any documents in connection thereof.

IV. That the Winnipeg Zoning By-law be amended by (1) rezoning the subject land as shown on Schedule "A" for File NO. DASZ 16/05, attached hereto and dated September 22, 2005, to an "RM-3" Multiple Family District; and (2) that the existing Zoning Agreement affecting the subject lands be withdrawn, and that the applicant enter into a new Zoning Agreement with the City pursuant to Section 240(1) of The City of Winnipeg Charter to include the following conditions:

A. That detailed plans shall be submitted showing the location, design, and materials of the proposed building, the location and design of accessory parking areas, private approaches, garbage enclosures, fencing, landscaping, and signage to the Riel Community Committee 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 & Development.

B. That no vehicular access be permitted to the subject property from Dunkirk Place.

V. That a partial discharge of Caveat No. 1500905 be provided to the developer.

VI. That in the event the application is not proceed 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.

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

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

IX. 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.

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

XI. In the event the necessary City of Winnipeg mylar approval signatures have not been secured within twenty-four (2) months after adoption of the by-law, the matter shall be deemed to be concluded and shall not be proceeded with unless Council extends the time.

REPORT SUMMARY

Key Issues:

- The subdivision and rezoning application is to consider the consolidation of several parcels into one land title and to re-zone the various consolidated parcels into one zoning district (RM3 – "Multiple Family District") with a development agreement.
- In order to redevelop this portion of the former Canoe Club with the proposed 120 unit 'assisted living' seniors complex, the project proponent requires a Plan Winnipeg

amendment to re-designate a portion of the site (3 acres) from " Major Open Space" to " Neighbourhood Policy Area".

- Rezoning and subdivision of the former Canoe Club site presents an opportunity for infill development. The proposed development will maximize use of land that is presently under-utilized and surplus to the City's requirements. Plan Winnipeg 2020 supports new development that promotes compact urban form by infilling vacant or under-utilized land.
- Generally, the proposed development can be serviced by the surrounding infrastructure. However, water system upgrades are required to achieve a full level of fire protection. The City will do the upgrading in the future, on a planned priority basis as part of its fire protection upgrading program.

Implications of the Recommendation(s):

General implications:

	None
	For the organization overall and/or for other departments
X	**For the community and/or organizations external to the City of Winnipeg**
	Involves a multi-year contract

Comment(s):

- If the subject proposal is approved for a 120-unit senior's residence, much of the land which is currently underutilized will be developed to its maximum acceptable potential for infill housing. At the same time, a link between the riverbank areas (what is now the actual Canoe Club building site) and the adjoining residential neighbourhoods will be maintained as usable and accessible open space.

Policy implications:

X	**No**
	Yes

Comment(s):

-

Environmental implications:

X	**No**
	Yes

Comment(s):

-

Human resources implications:

X	**No**
	Yes

Comment(s):

-

Financial implications:

X	**Within approved current and/or capital budget**
	Current and/or capital budget adjustment required

Comment(s):

-

REASON FOR THE REPORT:

Pursuant to the City of Winnipeg Charter, Executive Policy Committee is the designated hearing body responsible for Plan Winnipeg.

Sections 227 and 278 of the City of Winnipeg Charter provide that hearings required in respect of an amendment to Plan Winnipeg may be combined with another hearing. Since the proposed amendment (By-law 131/2005) is running concurrently with an application for rezoning and subdivision (DASZ 16/05), Executive Policy Committee will consider the Plan Winnipeg amendment and subdivision and rezoning application and accompanying variance, at the October 12, 2005, hearing.

HISTORY:

The former Winnipeg Canoe Club building and adjacent recreation facilities at 50 Dunkirk Drive have been the subject of several unsuccessful revitalization initiatives over the years. Failed attempts to revitalize the facility led to the eventual Council decision to declare the site surplus to the City's requirements of December 12, 2001. Subsequently, the Director of Planning, Property & Development issued a Request for Proposals for the purchase and redevelopment of the property.

In February 2004, following an unsuccessful Request for Proposals for the purchase and redevelopment of the property, Council instructed that the Director of Planning, Property & Development be authorized to proceed with a Public Invitation for Offer to Purchase for the site.

In April 2004, the property was marketed for sale and offers were received until June 25, 2004. The successful proponent understands that the following conditions must be met:

1. Amending Plan Winnipeg to permit multi-family residential development;
2. Rezoning of the lands to RM3 "Multiple Family District" to permit development of a 120 unit "Assisted Living" seniors residence;
3. Obtaining a demolition permit which will enable the purchaser to demolish the existing buildings;
4. Obtaining a building permit to enable the proponent to construct the proposed development.

DISCUSSION:

Proposed Development

The applicant Caleb Group, has proposed to rezone and subdivide a three (3) acre portion of the subject Canoe Club property from its current 'PR-2' Parks and Recreational designation to an 'RM-3' Multiple Family designation. At the center of the site (subject parcels A, B, C, and D) the applicant proposes to construct a four (4) story senior's complex with a total of 120 units. Adjoining parcels E, F and G will be retained by the City for golf club parking and as partial access to the existing condominiums already in place along the river. Parcel H (see attachment) will similarly be retained as public open space under ownership of the City and the Canoe Club structure, which currently occupies Parcel H, will be demolished by the applicant. The subject site is currently in an area designated under Plan Winnipeg 2020 as an ' Open Space 'Area and thus a Plan Winnipeg Amendment to and 'Neighbourhood Policy Area' designation is required prior to the lands being rezoned to a multiple family category. The City has submitted a Plan Winnipeg application concurrently with the subject rezoning and subdivision (PW By-Law 131/05).

Neighbourhood Context

Existing Land Use and Zoning

The site is currently zoned "PR-2" Parks and Recreation District and is occupied with tennis courts, a parking lot, swimming pool, and the old Canoe Club facility which lies adjacent to the river. The site overall is approximately 6.6 acres, 3 .6 acres of which will be retained by the City and remain zoned "PR-2". The adjoining golf course is owned by the City but is currently under lease to a private individual.

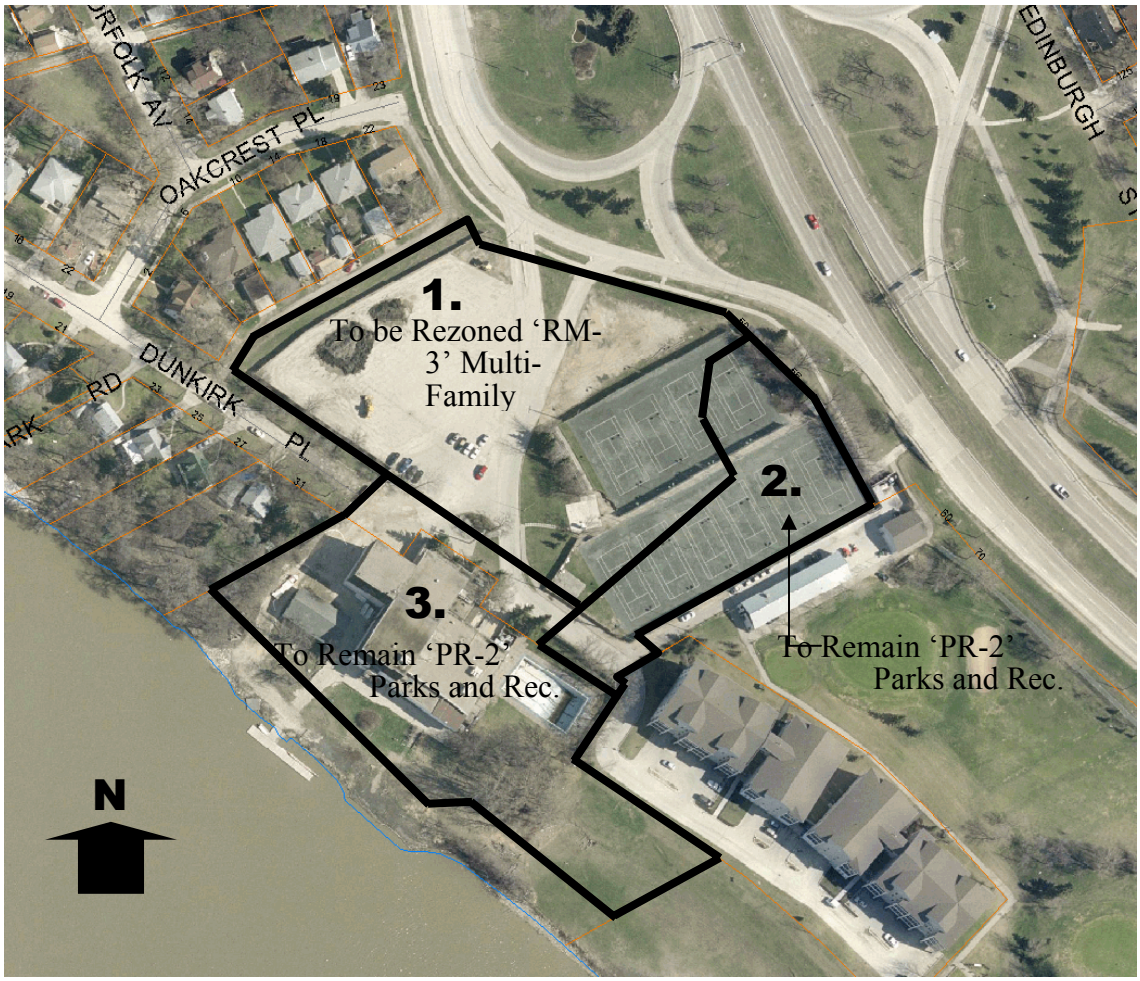


Figure 1: Canoe Club Parcels (Aerial Photography Flown 2002)

Surrounding Land Use and Zoning
North: To the immediate north is a well-established single-family neighbourhood zoned R1-5 Residential.

East: To the east is Dunkirk Drive, a major thoroughfare connecting the St. Vital area with Osborne Street and the downtown. Further to the east is a portion of the golf course and older well-established neighbourhoods similarly zoned R1-5 Residential.

South: To the immediate south is an existing multiple family condo complex constructed fifteen years ago and zoned RM-2 Multiple Family. Also immediately adjacent to the south are the golf course buildings and the old tennis courts which are scheduled to be removed and possibly relocated should the proposed development be endorsed.

West: To the west is the Red River.

Development Analysis and Issues

The Department has no objections to the proposed rezoning and subdivision of the subject property provided that a Plan Winnipeg amendment to "Neighbourhood Policy Area" is approved (see related file PW Amendment By-Law No. 131/2005). The proposed use is deemed to be compatible with the surrounding residential uses to the north and south. As outlined in the text of the Plan Winnipeg amendment report, the Canoe Club has had a long and heralded history in the community and for years efforts were made to save the old building. However, it became apparent several years ago that the existing structure had to be replaced and the site offered up for sale and redevelopment.

The successful applicant, Caleb Group, is proposing to build a 120 unit four story "independent living" community at the center of the three acre parcel it is purchasing from the City. As outlined in their submission, the intent is to offer seniors a choice of residing in a facility where they may maintain their independence. The development is clearly not a nursing or personal care home. Residents will range in age from 70 years and up and will generally be responsible for their own health care.



Figure 2: Conceptual Elevation of Proposed Seniors Complex

The facility will have a wide variety of studios, one bedroom and two bedroom residences ranging in size from 360 sq. ft. to 1200 sq. ft. There will be access to a common dining room, library, fitness area, swimming pool and beauty salon and barbershop. The entrance / northbound exit approach off Dunkirk drive will remain at its current location. An easement will be created through the proposed parking lot to ensure unrestricted vehicular access to the golf course and adjacent condominiums. Caleb, it should be noted, also proposes to construct at their cost, a 100 vehicle paved parking lot for golf course patrons on the south side of the site. This surface parking area will be located immediately adjacent to the City owned golf course and owned and maintained by the City of Winnipeg. It will also remain zoned "PR-2" Parks and Recreation.

The lands lying adjacent to the river will remain as public reserve to be owned and maintained by the City of Winnipeg. The City will also endeavour to ensure that there is adequate public pedestrian access to the riverbank areas via Dunkirk Place. However vehicle traffic will not be allowed to access the proposed new development from the neighbouring internal street system.

It should be noted that if the proposed seniors development is approved, Caleb Group has agreed to remove the empty Canoe Club building, at their cost. The proposed development is, in many respects, the most appropriate use of the subject land. Commercial development, of any scale, was never really a viable option because of inadequate access and it would clearly never have had the support of the adjoining community. Similarly, medium to high density multiple family (condo or rental) development would be out of scale and out of character with the adjacent residential neighbourhood and more importantly would generate higher volumes of traffic through the neighbourhood. A reasonably low-density 'assisted living' facility, properly accessed, sited and designed, should however not have any significant impact on the adjoining community. Finally, the applicants have concurred with the City's recommendations that the proposed building not only meet a high standard of design but that significant setbacks on the north side of the structure be established and maintained. In addition, the applicants have agreed to provide extensive berming and landscaping between the new building and adjoining rear property lines. Site development details specifically regarding building location, height and landscaping and fencing details etc. will be governed by a plan approval clause in the accompanying zoning agreement.



Figure 3: Conceptual Site Development of Proposed Senior's Complex

As a final note, it is important to note that the demand for this type of facility will grow over the next several years. A significant demographic factor influencing housing demand over the next ten years is an aging population whose numbers are steadily on the rise. In 2041, nearly one in every four Canadians will be a senior. This population will demand a variety of housing options, including more assisted 'living' facilities, similar to that which is being proposed by the applicant.

Reason for Recommendation

The Planning and Land Use Division recommends approval for the following reasons:

- The proposed development is contiguous to existing residential development and thus can be considered orderly development.

- The proposed development can be readily serviced by adjacent municipal infrastructure and in an environmentally sound, economical and timely manner.

Financial Impact Statement Date: September 28, 2005

COMMENTS:

There are no financial implications directly associated with the recommendations in this report.

"Original signed by"
Mike McGinn, CA
Manager of Finance

THIS REPORT SUBMITTED BY:

Planning, Property and Development Department
Division: Planning and Land Use
Prepared by: Kevin Lalor
PPD File #: DASZ 16/2005

O:/Reports Directive/Planning and Land Use/Urban Planning Reports/2005 Reports/DASZ 16 50 & 56 Dunkirk Dr

By-Law No. _____

File No. **DASZ 16/05**

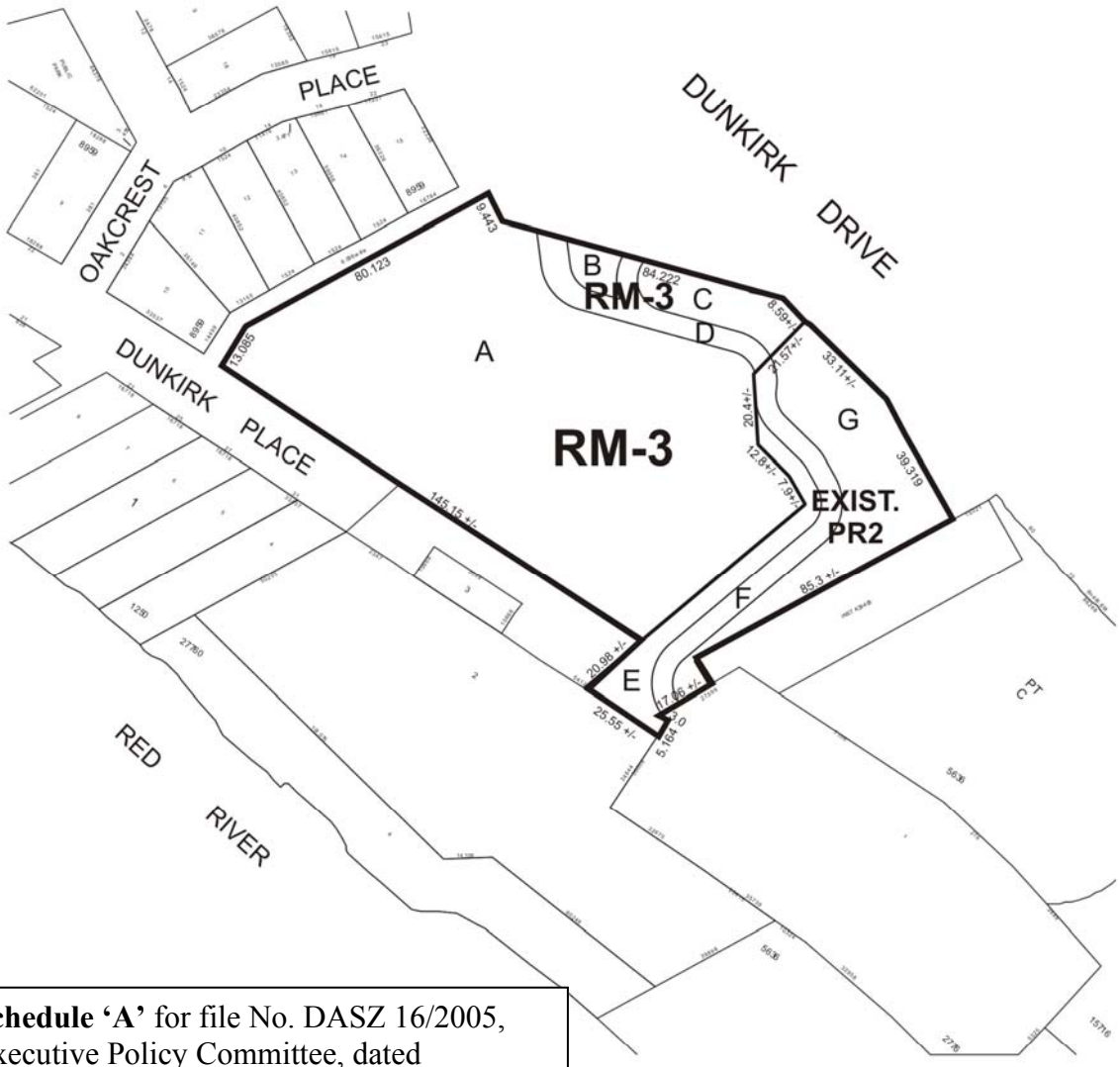
Atlas Sheet No.

N

AE26
RIEL
COMMUNITY

Explanation

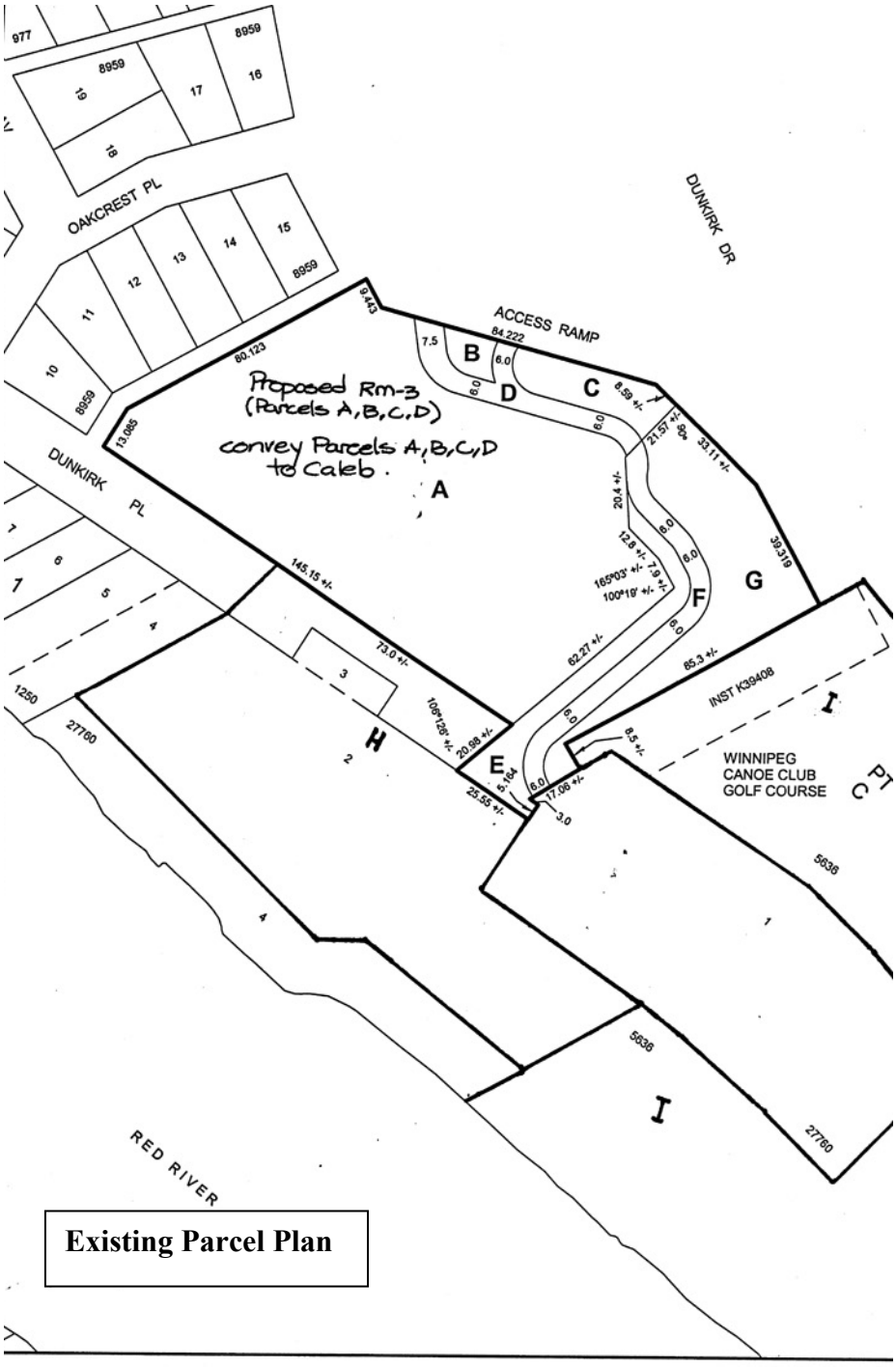
An application for the approval of the plan of subdivision shown outlined below and for a proposed zoning change to By-law No. 6400/94 by rezoning the land located at 50 & 56 Dunkirk Drive from an "PR2" PARKS AND RECREATION DISTRICT to an "RM-3" MULTIPLE-FAMILY DISTRICT as shown outlined below.



Schedule 'A' for file No. DASZ 16/2005, Executive Policy Committee, dated September 22 /2005

THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____



Existing Parcel Plan

Subject City Property
Parcel A, B, C and D = 12,137 sq.m. +/- sold to Caleb
Parcel E, F and G = 3849 sq.m. +/- City owned land.

Date: 2004-APR-13
District: RIEL
File: 7611 / H (Vol 2)
Scale: 1:1500
NOTE:
Information displayed hereon has been compiled or computed from a variety of sources and should be used as a general guide only. No warranty is expressed or implied regarding the accuracy of such information.

METRIC

CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.
LAND INFORMATION & MAPPING SERVICES

MISC. PLAN NO. 4750 / 26