Agenda - Council - April 25, 2007

Report - Standing Policy Committee on Property and Development – April 3, 2007

Item No. 8 Subdivision and Rezoning - northeast corner of Molson Street and Concordia Avenue
File DASZ 51/2006

STANDING COMMITTEE RECOMMENDATION:

On April 18, 2007, the Executive Policy Committee concurred in the recommendations of the Standing Policy Committee on Property and Development and the East Kildonan-Transcona Community Committee and submits the following to Council:

1. That the plan of subdivision proposed under File DASZ 51/2006 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File DASZ 51/2006 dated February 8, 2007, for registration in the Winnipeg Land Titles Office subject to the following:

    A. That the Plan of Subdivision be amended by including the widenings and corner cut to the adjacent streets as illustrated on Public Works Department Drawing No. PR06-11 dated October 20, 2006, which widenings and corner cut are to be dedicated at no expense to the City.

    B. That the Developer be required to enter into an addendum to Servicing Agreement AG 41/03 with the City containing all the conditions outlined in the report of the Administrative Coordinating Group dated January 30, 2007, with the following amendments:

        i. That Recommendation 4.b) be deleted and replaced with the following, namely:

            "4.b) By adding a Clause requiring the Developer to pay for a bus shelter on Concordia Avenue abutting the proposed subdivision as detailed by the Director of Transit."

        ii. That Recommendation 5.b) be amended by adding the words "proposed RM-3 Multiple-Family District within the" after the words "at the rear of the" and before the words "subject property abutting Lagimodiere Boulevard".

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

Report - Standing Policy Committee on Property and Development – April 3, 2007

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 51/2006 dated February 8, 2007, to a "C2" Commercial District and "RM-3" Multiple Family 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 Director of Planning, Property and Development and the East Kildonan-Transcona 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 the Developer shall construct a wood barrier fence 2.0 metres in height along the east limit of the proposed "RM-3 Multiple-Family District" development abutting the Lagimodiere Boulevard right-of-way as determined by and to the satisfaction of the Director of Planning, Property and Development and the East Kildonan-Transcona Community Committee, and maintained thereafter to the satisfaction of the Director of Planning, Property and Development.

   C. That there will be no vehicular access from Timberline Drive.

4. That Caveat 3137920 be withdrawn as it affects Lot 1, Plan 43972.

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 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 (if applicable).

7. 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 – April 3, 2007

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 that time.

12. 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.

Report - Standing Policy Committee on Property and Development – April 3, 2007

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On April 18, 2007, the Executive Policy Committee concurred in the recommendations of the Standing Policy Committee on Property and Development and the East Kildonan-Transcona Community Committee and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On April 3, 2007, the Standing Policy Committee on Property and Development concurred in the recommendation of the East Kildonan-Transcona Community Committee and submitted the matter to the Executive Policy Committee and Council.

On February 27, 2007, the Standing Policy Committee on Property and Development laid over consideration of the matter to the meeting of the Committee scheduled for April 3, 2007.

COMMUNITY COMMITTEE RECOMMENDATION:

On February 19, 2007, the East Kildonan-Transcona Community Committee concurred in the administrative recommendation with the following amendments, namely:

Report from the Planning and Land Use Division

- That Recommendation 1.A. be renumbered to Recommendation 1.B.

- That a new Recommendation 1.A. be added as follows:

  "1.A. That the Plan of Subdivision be amended by including the widenings and corner cut to the adjacent streets as illustrated on Public Works Department Drawing No. PR06-11 dated October 20, 2006, which widenings and corner cut are to be dedicated at no expense to the City."

- That new Recommendation 1.B. be amended by deleting the words "Servicing Agreement" and substituting the words "an addendum to Servicing Agreement AG 41/03".

- That Recommendation 3.B. be amended by adding the words "RM-3 Multiple-Family District" after the words "east limit of the proposed", and before the words "development abutting the Lagimodiere Boulevard right-of-way".

Report - Standing Policy Committee on Property and Development – April 3, 2007

DECISION MAKING HISTORY (continued):

COMMUNITY COMMITTEE RECOMMENDATION (continued):

Report of the Administrative Coordinating Group

- That Recommendation 4.b) be deleted and replaced with the following, namely:

  "4.b) By adding a Clause requiring the Developer to pay for a bus shelter on Concordia Avenue abutting the proposed subdivision as detailed by the Director of Transit."

- That Recommendation 5.b) be amended by adding the words "proposed RM-3 Multiple-Family District within the" after the words "at the rear of the" and before the words "subject property abutting Lagimodiere Boulevard."

and submitted its recommendation to the Standing Policy Committee on Property and Development.

RE: **Subdivision and Rezoning - Northeast corner of Molson Street and Concordia Avenue**
File DASZ 51/2006

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

Prepared by: **Inga K. Skundberg, Clerk,**
East Kildonan-Transcona Community Committee

Report date: **February 21, 2007**

COMMUNITY COMMITTEE RECOMMENDATION:

On February 19, 2007, the East Kildonan-Transcona Community Committee concurred in the administrative recommendation, as amended, and recommends to the Standing Policy Committee on Property and Development:

1. That the plan of subdivision proposed under File DASZ 51/2006 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File DASZ 51/2006 dated February 8, 2007, for registration in the Winnipeg Land Titles Office subject to the following:

   A. ***That the Plan of Subdivision be amended by including the widenings and corner cut to the adjacent streets as illustrated on Public Works Department Drawing No. PR06-11 dated October 20, 2006, which widenings and corner cut are to be dedicated at no expense to the City.***

   B. That the Developer be required to enter into ***an addendum to*** Servicing Agreement ***AG 41/03*** with the City containing all the conditions outlined in the report of the Administrative Coordinating Group dated January 30, 2007, ***with the following amendments***:

      i. ***That Recommendation 4.b) be deleted and replaced with the following, namely:***

         "4.b) By adding a Clause requiring the Developer to pay for a bus shelter on Concordia Avenue abutting the proposed subdivision as detailed by the Director of Transit."

      ii. ***That Recommendation 5.b) be amended by adding the words "proposed RM-3 Multiple-Family District within the" after the words "at the rear of the" and before the words "subject property abutting Lagimodiere Boulevard.***

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 51/2006 dated February 8, 2007, to a "C2" Commercial District and "RM-3" Multiple Family 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 Director of Planning, Property and Development and the East Kildonan-Transcona 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 the Developer shall construct a wood barrier fence 2.0 metres in height along the east limit of the proposed ***"RM-3 Multiple-Family District"*** development abutting the Lagimodiere Boulevard right-of-way as determined by and to the satisfaction of the Director of Planning, Property and Development and the East Kildonan-Transcona Community Committee; and maintained thereafter to the satisfaction of the Director of Planning, Property and Development.

   C. That there will be no vehicular access from Timberline Drive.

4. That Caveat 3137920 be withdrawn as it affects Lot 1, Plan 43972.

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 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 (if applicable).

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 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.

12. 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.

Note: The wording in bold and italics denotes amendments made by the Community Committee.

The East Kildonan-Transcona Community Committee provided the following supporting reasons for its recommendation:

1. The subject application compliments the neighbouring long term facility, and it is important to have an assessment site nearby to address peoples' health needs.

2. The proposal is consistent and compliments the commercial component that is in the vicinity of Concordia Hospital.

PUBLIC HEARING SUMMARY

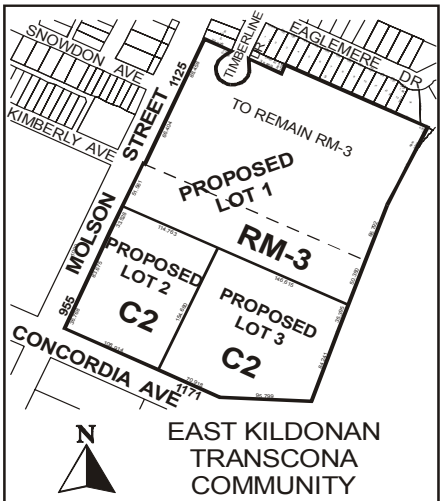
File: DASZ 51/2006

Before: East Kildonan-Transcona Community Committee
Councillor Thomas, Chairperson
Councillor Browaty
Councillor Wyatt

Public Hearing: February 19, 2007
Community Committee Chambers, 755 Henderson Highway

Applicant: LM Architectural Group
(Terry Danelley)

Subject:



APPLICANT : LM ARCHITECTURAL GROUP
FILE : DASZ 51/06
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 "A.5" AGRICULTURAL DISTRICT and a "C3-2" COMMERCIAL DISTRICT to an "RM-3" MULTIPLE-FAMILY DISTRICT and a "C2" COMMERCIAL DISTRICT and to withdraw the existing Zoning Agreement and replace with a new agreement. **For information, phone Mr. J. Wintrup, Planner at 986-5102.**

Premises Affected: northeast corner of Molson Street and Concordia Avenue

Exhibits Filed:

1. Application dated December 19, 2006
2. Notification of Public Hearing dated December 29, 2006
3. Manitoba Status of Titles 2021919, 2022012, 2097312, 2068826, 2089357

4a. Letter of authorization dated May 6, 2006, from Susan and Joseph Beshta to Concordia Wellness Projects Inc.

4b. Letter of authorization dated June 27, 2006, from Marion Buchanan to Concordia Wellness Projects Inc.

4c. Letter of authorization dated October 24, 2006, from Concordia Wellness Projects Inc. to LM Architectural Group

5. Drawings (2 pages) of subject property
6. Plan

7a. Caveat No. 3137920

7b. Caveat No. 3137921 (Easement Agreement)

7c. Caveat No. 3137922 (Zoning Agreement)

8. Report from the Planning and Land Use Division dated February 8, 2007
9. Report from the Administrative Coordinating Group dated January 30, 2007
10. Inspection Report

REPRESENTATIONS:

In Support:

Terry Danelley, LM Architectural Group
Wade Kastes

In Opposition

Nil

For Information:

Nil

For the City:

Mr. E. Carriere, Land Development Engineer, Planning, Property and Development Department
Mr. J. Wintrup, Senior Planner, Planning, Property and Development Department

SUMMARIZATION OF REPRESENTATIONS AND SUBMISSIONS
MADE AT THE PUBLIC HEARING

Terry Danelley, LM Architectural Group, appeared in support of the application and provided a brief overview of the proposal.

Wade Kastes appeared in support of the application and advised that the entire parcel of land will be developed. He requested that consideration be given to waiving the requirement for land dedication as outlined in Recommendation No. 6 of the administrative report from the Manager of Planning and Land Use dated February 8, 2007.

Councillor Wyatt questioned if a sidewalk would be installed on Concordia Avenue from Molson Street to Concordia Avenue / Lagimodiere Boulevard to which the Administration confirmed that it is included in the report of the Administrative Coordinating Group (Exhibit 9).

Wade Kastes questioned how the cost of the existing concrete pavement in Concordia Avenue abutting the proposed subdivision would be calculated, as proposed in Condition No. 4.b) of the Administrative Coordinating Group Report dated January 30, 2007. Ernie Carriere, Land Development Engineer, responded by advising that the rates are in accordance with the development agreement parameters. Discussion ensued regarding the basis for the rate to be assessed as if it were new when the pavement of Concordia has existed for several years, and in this connection, it was suggested that the Developer install a bus shelter as opposed to be responsible for the existing concrete pavement.

Ernie Carriere indicated that discussion incurred the previous week with the applicant regarding the fencing requirement abutting Lagimodiere Boulevard and in this connection, advised that the Administration is prepared to amend its recommendation as proposed in Condition No. 5.b) of the Administrative Coordinating Group Report to restrict it to the “RM-3” Multiple-Family District.

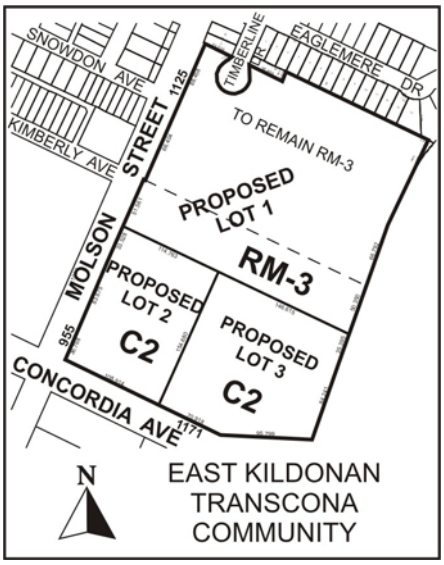
Exhibit "8" referred to in File DASZ 51/2006

Winnipeg

Planning, Property and Development Department Report

To the East Kildonan - Transcona Community Committee

Date: **February 8, 2007**
File: **DASZ 51/06**
Related Files: **DASZ 41/03**
Subject: **Rezone and subdivide property for a commercial use.**
Location: **Concordia Avenue and Molson Street**



Applicant: LM Architectural Group – Terry Danelley
Owner: CONCORDIA WELLNESS PROJECTS – David Olfert

Recommendation: **Approve with Conditions**

Report Summary:

- The applicant has applied to rezone **13.087 acres** of the land to construct a Wellness Centre, Medical Clinic, retail/offices and assisted living residences.
- **9.8 acres** of the subject lands were zoned "RM-3" in 2003.
- The "RM-3" lands will have 346 units of assisted living on 10.1 acres of land.
- The "C2" lands will have a wellness centre, clinic, offices, and retail.

Site Description

The subject property is **22.87 acres** located on the north east corner of Molson Street and Concordia Avenue in the Eaglemere neighbourhood of the Elmwood – East Kildonan Ward. The site is zoned "RM-3" Multiple Family District., "C3-2" Commercial District and "A-5" Agricultural District. Adjacent properties include single family residents to the north. Surrounding lands to the west include Concordia Hospital and to the south across Concordia Avenue, vacant land zoned "A-5".

Background

DASZ 41/03
The owner made a previous application for **9.8 acres** of the northern portion of the subject lands that are currently zoned "RM-3" Multiple Family District. The applicant had proposed two residential buildings of three stories. One building of 96 units has been built along Molson. The second building of 162 units is to be built adjacent Lagimodiere.

Description of the Proposed Development

The applicant has applied to rezone **13.087 acres** of the subject lands to construct a Wellness Centre, Medical Clinic, retail/offices and assisted living residences. The Wellness Centre will be 79,000 square feet, the Clinic 45,000 square feet, and the retail / office 57,600 square feet.

Five separate land parcels, including the existing multiple family of DASZ 41/2003, will be consolidated and three (3) new lots created.

Lot 1 will be a **13,476.911 square foot** expansion of the existing **9.8 acres** of RM-3 lands to accommodate Phases 3 and 4 of the assisted living complexes. An additional 90 units will be constructed attached to the previously approved 101 unit building along Lagimodiere. Phase 4 will be a four storey, 60 unit, +55 Seniors building proposed along Molson Street. Phase 1 is 96 units thus the "RM-3" lands will have 346 units on 10.1 acres of land.

Lot 2 will be +/- 4.0 acres zoned "C2" at the corner of Molson and Concordia, and will have the office / clinic buildings.

Lot 3 will be +/- 5.64 acres zoned "C2" adjacent to Lagimodiere and Concordia Avenue.

Analysis

PLAN WINNIPEG
The proposed concept complies with Plan Winnipeg in that a commercial rezoning is allowed in Neighbourhood Policy Areas.

ZONING

- The **"RM-3" Multiple Family Residential District** will allow multiple family dwellings to a maximum height of 45 feet.
- A **"C2" Commercial District** has 104 Permitted Uses and 47 Conditional Uses that are generally orientated to a community wide market. Multiple Family uses are a conditional use requiring a public hearing.

TRANSPORTATION AND SITE ACCESS
Current transit services operate on Molson Street (Route 77 Crosstown North) and along Concordia Avenue (Route 90) up to the intersection. The bus stops for these services are focused at the Concordia & Molson intersection for ease of transferring and will be the service access point for this proposed development. The stop on the east side is near-side the intersection (south of Concordia Avenue). The next stop on the east side is at Snowdon. Currently, the bus stops consist of a pole with the sign and the gravel shoulder. The only existing Transit shelter is at southbound Concordia near-side Molson and it is quite old.

SITE DESIGN ISSUES
The Division has advised the applicant that a revised plan of subdivision indicating a utility corridor to Molson Street may be submitted: the existing survey plan indicates that Lot 3 would front only Concordia, thus all the municipal services will have to be extended down Concordia. A utility corridor connected to Molson Street will allow the services to come from the existing pipes in Molson.

A preliminary site plan of the buildings and parking areas has also been submitted. A more detailed site plan will need to be put forward as part of plan approval: a site plan submitted to the Community Committee prior to a development permit being issued. The site plan will contain the necessary design elements to integrate the structure and function of the proposed land-uses into the surrounding community.

- The final site plan will need to include detailed designs for the fencing, vegetation and buildings.
- Deciduous and coniferous trees should be used in combination to screen the parking areas and enhance the building.
- Sidewalk locations on the lots should orient and allow pedestrians easy and as-direct-as-possible access to public side walks.
- There should be access walkways on the development property leading from the street sidewalks to the entrance points of each building to connect to the bus stops.

- The front entrances of the buildings should be distinguished by a distinct design to highlight the prominence of the entrance with higher quality building materials, canopies, portico, windows, lighting, etc.

- Outside garbage containers should be fully enclosed and screened with fencing and/or vegetation; and located away from public rights-of-way and adjacent residential dwellings.

COUNCIL POLICIES
The applicant previously requested that the 10 per cent dedication fee be waived for the 9.8 acres of land zoned under DASZ 41/2003. Council policy states that dedication may be waived for non-profit seniors housing. Community Committee may recommend waiver of the land dedication if the owner is non-profit.

Recommendation

The Planning and Land-Use Division supports rezoning the property to facilitate this development. A unique blending of the wellness centre, medical clinic, retail and assisted living land-uses will complement the existing Concordia Hospital. The site is also well located with good access to Lagimodiere Blvd.

A previous zoning agreement as part of DASZ 41/2003 on the existing RM-3 lands will need to be withdrawn as part of the process to consolidate the land parcels. This agreement includes no vehicle access to the development from Timberline; wood barrier fencing along Lagimodiere Blvd; and building / site plan approval by the Community Committee. A new zoning agreement with the same conditions is proposed for all three (3) new land parcels.

Recommended Conditions of Approval

1. That the plan of subdivision proposed under File No. **DASZ 51/06** be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File No. **DASZ 51/06,** attached hereto and dated **February 8, 2007**, 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 **January 30, 2007.**

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 No. **DASZ 51/06** attached hereto and dated **February 8, 2007** to a **"C2" Commercial District and "RM-3" Multiple Family 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 **Director of Planning, Property and Development** and **the East Kildonan - Transcona 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. The Developer shall construct a wood barrier fence 2.0m in height along the east limit of the proposed development abutting the Lagimodiere Boulevard right-of-way as determined by and to the satisfaction of the **Director of Planning, Property and Development** and **the East Kildonan - Transcona Community Committee**; and maintained thereafter to the satisfaction of the Director of Planning, Property and Development.

C. That there will be no vehicular access from Timberline Drive.

4. That, Caveat 3137920 be withdrawn as it affects Lot 1, Plan 43972.

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 a 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 (if applicable).

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. 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. 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.

12. 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.

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

Report Prepared by: John S. Wintrup
PPD File # DASZ 51/06

Schedule "A"

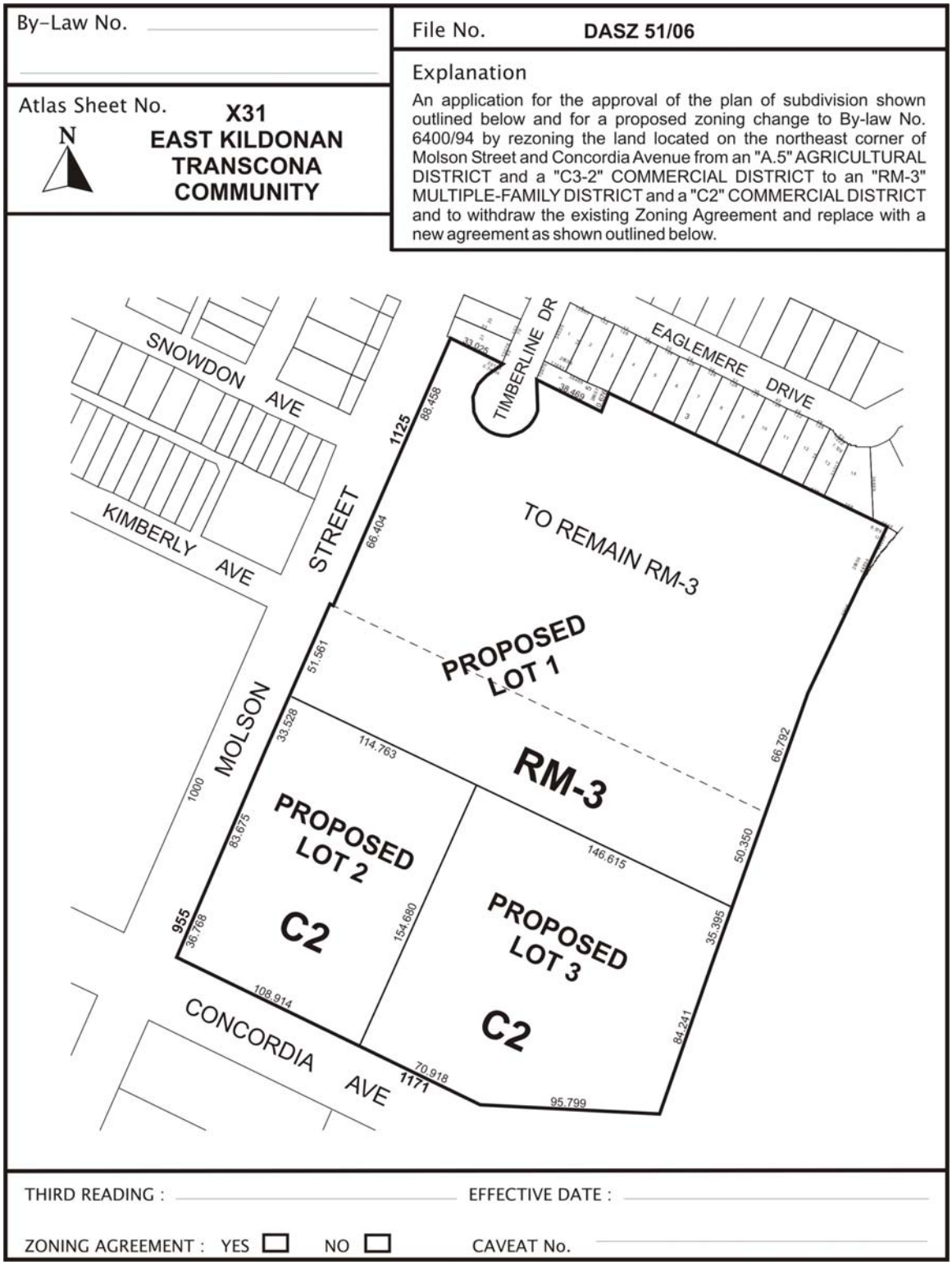


Figure 1: Schedule "A" to the report to the East Kildonan - Transcona Community Committee for File No. DASZ 51/06, dated February 8, 2007.

6094



Figure 2: Existing Land-Uses for subject property and Surrounding Area.

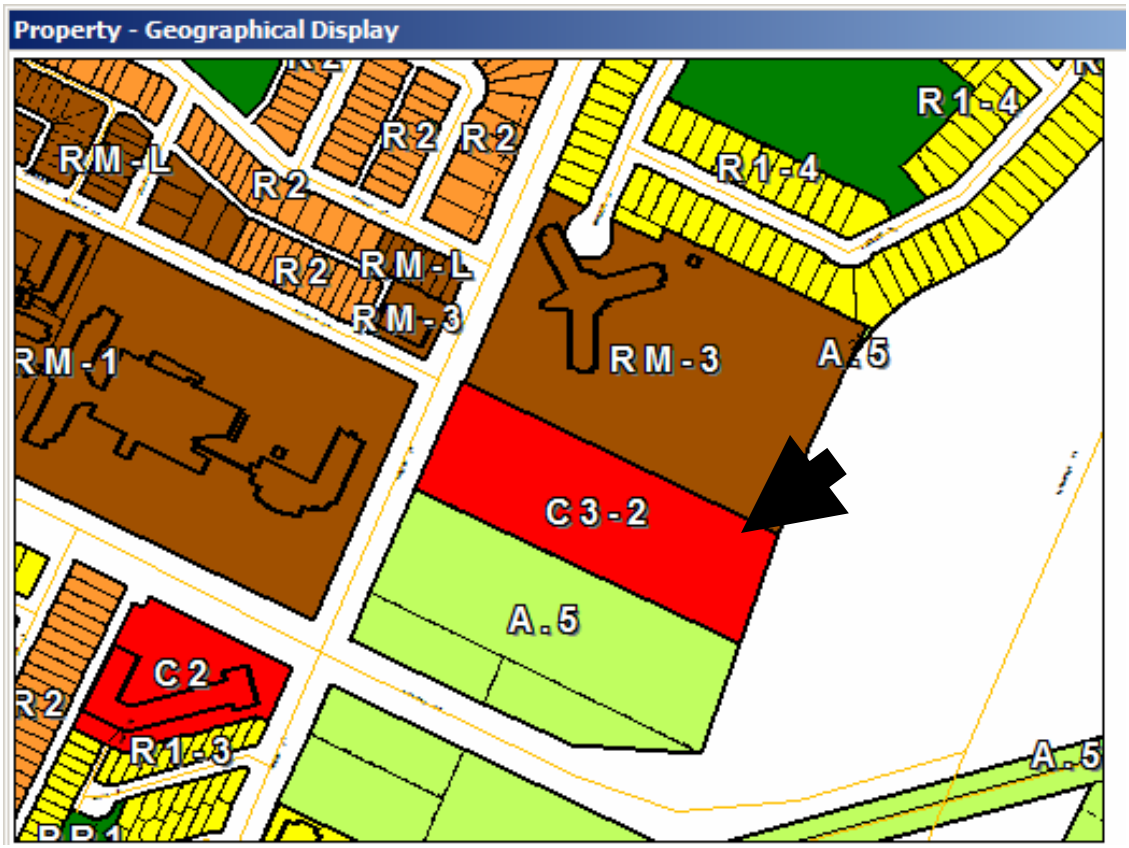


Figure 3: Existing Zoning for subject property and Surrounding Area.

Exhibit "9" referred to in File DASZ 51/2006

RE: PROPOSED SUBDIVISION AND REZONING ON LAND LOCATED ON THE NORTHEAST CORNER OF MOLSON STREET AND CONCORDIA AVENUE - DASZ 51/06

An application has been submitted by LM Architectural Group on behalf of Concordia Wellness Projects Inc. for the proposed subdivision and rezoning on land located on the northeast corner of Molson Street and Concordia Avenue. The subject land is located immediately south of and adjacent to the land approved under DASZ 41/03 and covered under Servicing Agreement AG 41/03 between the City and Concordia Wellness Projects Inc.

It is recommended that the plan be amended by including the widenings and corner cut to the adjacent streets as illustrated on the attached Public Works Department Drawing No. PR06-11, dated October 20, 2006 which widenings and corner cut are to be dedicated at no expense to the City.

It is recommended that approval of the amended plan be subject to the Developer entering into an Addendum to Servicing Agreement AG 41/03 as follows:

1.a) By adding a Clause requiring the Developer to extend the land drainage sewer and the wastewater sewer in Molson Street from their current termini near Kimberley Avenue to Concordia Avenue.

b) By adding a Clause requiring the Developer to install a watermain, wastewater sewer and a land drainage sewer in Concordia Avenue easterly from Molson Street as determined by the Director of Water and Waste to serve proposed Lot 3. (If Lot 3 is deleted or reconfigured with frontage on Molson Street, there will not be a requirement to install services in Concordia Avenue).

2. By adding a Clause requiring the Developer to pay its share of the cost of the regional land drainage system and its share of the oversized land drainage sewer benefiting the land within the proposed subdivision not previously covered under the agreement.

3. By adding a Clause requiring the Developer to construct a sidewalk on Concordia Avenue from Molson Street to the Concordia Avenue / Lagimodiere Boulevard interchange ramp all as determined by and to the satisfaction of the Director of Public Works.

4.a) By adding a Clause requiring the Developer to pay its share of the concrete pavement, concrete sidewalk ornamental lighting and boulevard improvements to be installed by the City in Molson Street as determined by the Director of Public Works. (Lot 12, Plan 21194 which is currently zoned C3-2 will be excluded from this payment).

b) By adding a Clause requiring the Developer to pay its share of the cost of the existing concrete pavement, ornamental street lighting and boulevard landscaping in Concordia Avenue abutting the proposed subdivision as detailed by the Director of Public Works.

5.a) By adding a Clause requiring the Developer to pay its share of the cost of traffic improvements including traffic control signals at the intersection of Molson Street and Concordia Avenue as determined by the Director of Public Works.

b) By adding a Clause requiring the Developer to erect a uniform sound attenuation fence 2.0 m in height at the rear of the subject property abutting Lagimodiere Boulevard as determined by and to the satisfaction of the Director of Public Works. The Developer shall permit the City to file a caveat against the title of the subject property requiring the owner to maintain and / or repair the fence as originally constructed to the satisfaction of the Director of Public Works.

THIS REPORT SUBMITTED BY:

Administrative Coordinating Group
File No. AG 51/06
January 30, 2007

(original signed by K. T. Raban, P. Eng.)

Land Development Engineer

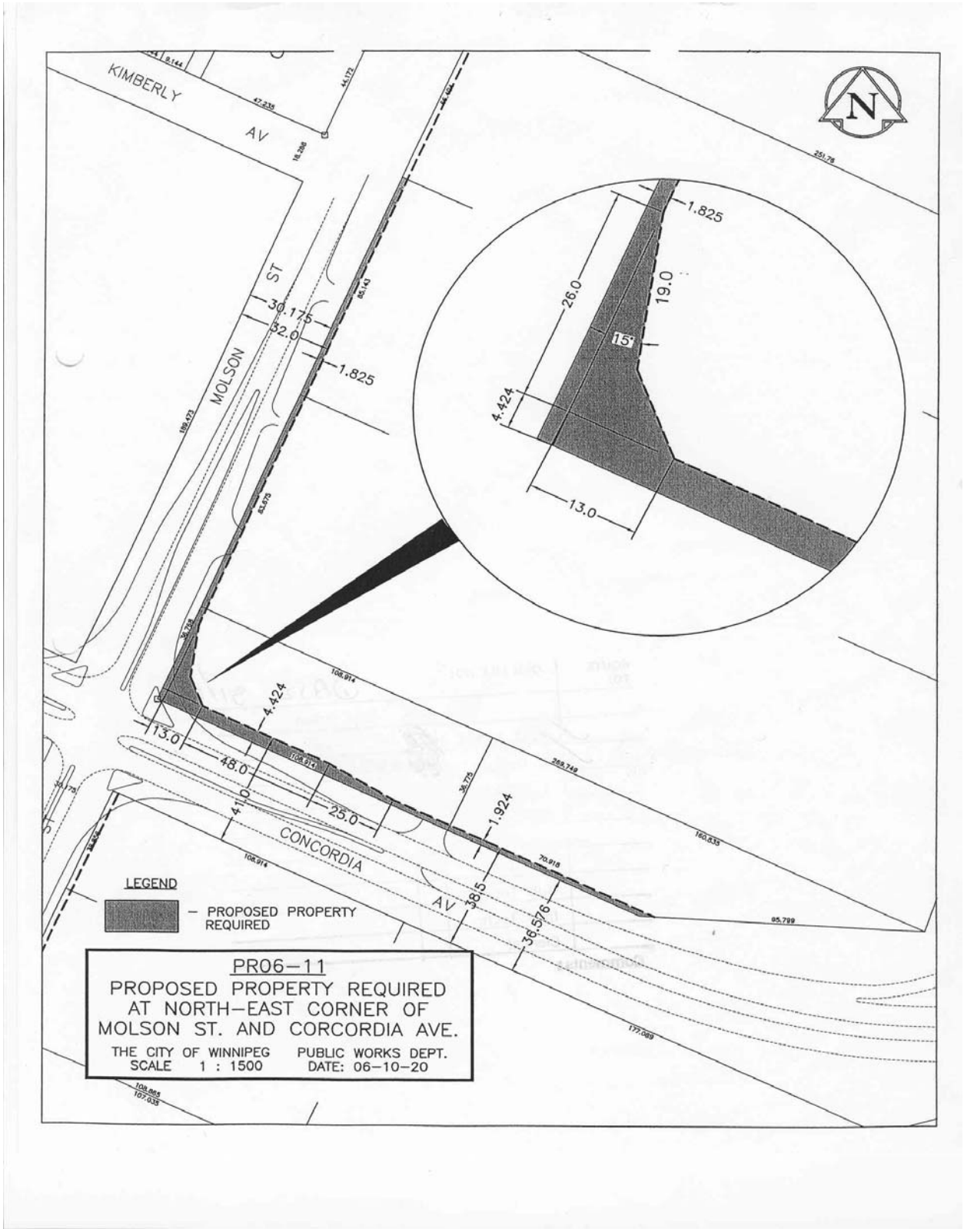
(original signed by T. S. Josephson, P. Eng.)

Water and Waste Department

(original signed by R. J. Hartmann, P. Eng.)

Public Works Department
Transportation Division

6098


KIMBERLY
AV
MOLSON
ST
30.175
32.0
1.825
26.0
19.0
15°
4.424
13.0
48.0
25.0
1.924
CONCORDIA
AV
38.5
36.576
LEGEND
– PROPOSED PROPERTY REQUIRED
PR06–11
PROPOSED PROPERTY REQUIRED
AT NORTH–EAST CORNER OF
MOLSON ST. AND CORCORDIA AVE.
THE CITY OF WINNIPEG
SCALE 1 : 1500
PUBLIC WORKS DEPT.
DATE: 06–10–20