Agenda – Executive Policy Committee - September 12, 2007

PUBLIC HEARINGS

Item No. 3 **Variance – West side of McPhillips Street, north of Templeton Avenue**
(Old Kildonan Ward)
File DAV 147175/2007D [c/r EP-1.1(PW1/2007), DASZ 28/2007]

ADMINISTRATIVE RECOMMENDATION:

Administrative Report Unavailable at the Time of Publication

Agenda – Executive Policy Committee - September 12, 2007

File:	DAV 147175/2007D [c/r EP-1.1(PW1/2007), DASZ 28/2007]
Applicant:	DKA Developments Inc. (Donovan Toews)
Premises Affected:	West side of McPhillips Street, north of Templeton Aenue
Legal Description:	Shown as Rly Plan 1906; Pt 20/23 Kild; and Pt OTM Lot 23 Kild bounded on N by line drawn S of parl with and perp dist 11 ft from N limit said Lot on S by S limit said lot on W by E limit MPTL ROW Pl 3174 and on E by E limit said lot; All those portions of OTM Lots 20, 21 and 22 Parish of Kild shown as Rly Plan 1906 WLTO, hereinafter called "the land"
Property Zoned:	"C2" Commercial District
Zoning Atlas Sheet:	R24
Nature of Application:	To vary the proposed "C2" district regulations of The Winnipeg Zoning By-law No. 6400/94 for the establishment of three (3) parcels to permit proposed Parcel B and C having no frontage on a street.
Exhibits Filed:	1. Application dated August 27, 2007 2. Notification of Public Hearing dated August 27, 2007 3. A. Manitoba Status of Title 1858265 B. Title Search 1160080 C. Title Plot 4. A. Letter of authorization dated May 2, 2007 from Agritoba Inc. to DKA Developments Inc. and Landmark Planning B. Letter of authorization dated April 25, 2007 from the City of Winnipeg to Landmark Planning C. Letter of authorization dated August 29, 2007 from the City of Winnipeg to DKA Development Inc. 5. Impact Analysis dated May 2, 2007 by Landmark Planning and Design Inc. 6. Confirmation from the Zoning Development Administrator that the subject property may be posted in substitution for newspaper advertising 7. Plan, Sheet 1, for File DAV 147175/2007D dated August 27, 2007

8. Report from the Director of Planning, Property and Development *
9. Communication dated September 7, 2007 from Donovan Toews, DKA Developments, Applicant, requesting that the application be adjourned
10. Inspection Report

*** Administrative Report Unavailable at the Time of Publication**

The Administration to advise that all statutory requirements with respect to this application have been complied with.

Moved by Councillor

That the administrative report be taken as read.

REPRESENTATIONS:

In Support:

In Opposition:

For Information:

For the City:

Moved by Councillor

That the receipt of public representations be concluded.

Moved by Councillor

That criteria (a) to (d) of Subsection 247(3) of The City of Winnipeg Charter set out below, are / are not satisfied:

(a) is consistent with Plan Winnipeg, and any applicable secondary plan;

(b) does not create a substantial adverse effect on the amenities, use, safety and convenience of the adjoining property and adjacent area, including an area separated from the property by a street or waterway;

(c) is the minimum modification of a zoning by-law required to relieve the injurious effect of the zoning by-law on the applicant's property; and

(d) is compatible with the area in which the property to be affected is situated.

Moved by Councillor

That the administrative recommendation be concurred in / not be concurred in

Moved by Councillor

That the public hearing with respect to this application be concluded.

Exhibit "1" referred to in File DAV 147175/2007D [c/r EP-1.1(PW1/2007), DASZ 28/2007]

Winnipeg

Planning, Property and Development Department
Service de l'urbanisme, des biens et de l'aménagement
Unit 31 – 30 Fort Street • 30, rue Fort, unité 31 • Winnipeg • Manitoba R3C 4X7

APPLICATION

ZONING VARIANCE: 07-147175/D
PREMISES AFFECTED: West side of McPhillips Street, North of Templeton Avenue
COMMUNITY: Lord Selkirk-West Kildonan (3.335)

Building By-law
The processing of a variance application does not in any way relieve the owner of a structure from the full responsibility of obtaining all necessary permits prior to the construction and/or occupancy of said structure or from complying with the requirements of all applicable building codes and by-laws.

Property located within 1 km of the city boundary? N
By-law: 6400/94 Former File Nos:
Applicant: DKA DEVELOPMENTS INC (c/o Donovan Toews)
Address: 1700 WAVERLEY ST UNIT B WINNIPEG MB R3T 5V7
Phone1: (204)791-4259 **Phone2: () -**

Plans of Development (2 sets):	Y	Certificate of Title (2 copies):	Y
Surveyor's Certificate (2 copies):	N	Owner's Authorization (2 copies):	Y

Legal Description of the Property Affected by this Application:
Shown as Rly Plan 1906; Pt 20/23 Kild; and Pt OTM Lot 23 Kild bounded on N by line drawn S of parl with and perp dist 11 ft from N limit said Lot on S by S limit said lot on W by E limit MPTL ROW Pl 3174 & on E by E limit said lot; All those portions of OTM Lots 20, 21 and 22 Parish of Kild shown as Rly Plan 1906 WLTO

Property Zoned: Proposed C2
Atlas Sheet #: R24 C.T.#:1160080, 1858265
X-Ref File No: PW 1/07, DASZ 28/07
Size of Property: Irregular
Posting Instructions: 4 posters on McPhillips Street

Applicant — Date

Zoning Development Officer — Date 07/08/24
Michele Hammerberg

Zoning Administrator — Date 07/08/27

To vary the proposed "C2" district regulations of Zoning By-Law No. 6400/94 for the establishment of three (3) parcels to permit proposed Parcel B and C having no frontage on a street.

THIS IS EXHIBIT "1" REFERRED TO
IN FILE NO. DAV 147175/2007D
DATED THIS 18 DAY OF 09 2007

CLERK

Exhibit "2" referred to in File DAV 147175/2007D [c/r EP-1.1(PW1/2007), DASZ 28/2007]

Winnipeg

Planning, Property and Development Department • Service de l'urbanisme, des biens et de l'aménagement

Development and Inspections Division • Division de l'aménagement et des inspections

In reply please refer to / Référence à rappeler :

Joanne Tabinski
(204) 986-5163
Fax / Téléc : (204) 986-6347

August 27, 2007

DKA DEVELOPMENTS INC
1700 WAVERLEY ST B
WINNIPEG MB R3T 5V7

Dear Sir/Madam:

RE: LAND LOCATED ON THE WEST SIDE OF MCPHILLIPS STREET NORTH OF TEMPLETON AVE.

This is to advise you that your application for Zoning Variance or Conditional Use, **FILE NO. DAV 07-147175/D,** respecting the above referenced property will be considered at a public hearing by the Lord Selkirk / West Kildonan **COMMUNITY COMMITTEE ON SEP 12, 2007 AT 9:00 A.M., COUNCIL BUILDING, 510 MAIN STREET.**

POSTERS MUST BE PLACED ON THE SUBJECT PROPERTY NOT LATER THAN AUGUST 28, 2007.

IT IS YOUR RESPONSIBILITY AS THE APPLICANT TO:

1. Erect and maintain the posters in the following manner:
   a. ON the subject property.
   b. No more than one (1) metre (3 feet) in from the property line.
   c. Facing out towards all street and lane frontages in a manner that they can easily be read by passersby on the sidewalk, street or lane.
   - Posters may be attached to any surface such as walls, fences or within windows provided the above regulations are followed, or if necessary, by using stakes driven into the ground.
   - POSTERS MUST NOT BE ATTACHED TO PUBLIC UTILITY POLES OR TREES ON PUBLIC LANDS.* ANY SUCH PLACEMENT WILL CONSTITUTE A VIOLATION OF THE POSTING REQUIREMENTS AND THE STREETS BY-LAW NO. 1481/77 AND WILL BE SO NOTED ON THE POSTING INSPECTION REPORT.
   - Posters must remain up for the required fourteen (14) days prior to the public hearing, not including the posting date or the hearing date. (* The City Forester advises you are not to attach the poster to any tree on your property to avoid long term damage to the tree through disease and insect infestations.)
2. Arrange to obtain replacement posters by calling this office at 986-5163 immediately if posters have been damaged or removed due to vandalism or adverse weather conditions.
3. Correct any irregularities in our posting or departures from the written instructions on the application form, as may be pointed out to you by the posting inspector.
4. Remove all notices from the subject property immediately after the date of the public hearing.
5. Attend or authorize some other person to represent you at the public hearing at the date, time and place outlined above. Failure to appear or be represented, or failure to adhere to the above outlined posting requirements, may result in a delay in the consideration of your application.

The subject property will be inspected during the posting period and you will be notified if the posting procedure is not being adhered to. This does not, however, preclude your own surveillance of the property or your responsibility to contact this office should you notice any irregularities. The posting inspector will present a posting inspection report at the public hearing.

Yours truly,

Zoning and Permits Administrator

M. Grady
cc: Public Hearing Clerk
Attachment

I hereby acknowledge receipt of the notice for the public hearing outlined above.

DKA DEVELOPMENTS INC

THIS IS EXHIBIT " 2 " REFERRED TO IN FILE NO. DAV 147175/2007D DATED THIS 12 DAY OF 9, 2007

CLERK

Exhibit "3A" referred to in File DAV 147175/2007D [c/r EP-1.1(PW1/2007), DASZ 28/2007]

DATE: 2007/02/19
TIME: 13:00

MANITOBA

STATUS OF TITLE

TITLE NO: 1858265

PAGE: 1

STATUS OF TITLE..... ACCEPTED
ORIGINATING OFFICE..... WINNIPEG
REGISTERING OFFICE..... WINNIPEG
REGISTRATION DATE..... 2002/02/20
COMPLETION DATE..... 2002/03/13

PRODUCED FOR.. FILLMORE RILEY LLP
ADDRESS..... 1700-360 MAIN ST.
WINNIPEG MB R3C 3Z3

PRODUCED BY... M.DERKSEN
LTO BOX NO.... 51

LEGAL DESCRIPTION:

AGRITOBA INCORPORATED

IS REGISTERED OWNER SUBJECT TO SUCH ENTRIES RECORDED HEREON IN THE FOLLOWING DESCRIBED LAND:

ALL THAT PORTION OF OTM LOT 23 PARISH OF KILDONAN
BOUNDED AS FOLLOWS: ON THE NORTH BY A LINE DRAWN SOUTH OF PARALLEL WITH AND PERP DISTANT 11 FEET FROM THE NORTHERN LIMIT OF SAID LOT
ON THE SOUTH BY THE SOUTHERN LIMIT OF SAID LOT
ON THE WEST BY THE EASTERN LIMIT OF THE LAND TAKEN FOR THE RIGHT-OF-WAY OF THE TRANSMISSION LINE OF THE MANITOBA POWER COMPANY LIMITED SHEWN COLOURED PINK ON PLAN NO. 3174 WLTO, AND
ON THE EAST BY THE EASTERN LIMIT OF SAID LOT

ACTIVE TITLE CHARGES:

3400956 WPG ACCEPTED	PENDING LITIGATION ORDER	REG'D:	2007/01/11
DESCRIPTION:	CI 07-01-50175		
FROM/BY:	PARKSIDE FORD LINCOLN LTD. AND		
TO:	AGRITOBA INCORPORATED		
CONSIDERATION:	NOTES:		
3412104 WPG ACCEPTED	CAVEAT	REG'D:	2007/02/12
DESCRIPTION:	AGREEMENT OF PURCHASE AND SALE		
FROM/BY:	DKA DEVELOPMENTS INC.		
TO:			
CONSIDERATION:	NOTES:		

ACCEPTED THIS 20TH DAY OF FEBRUARY, 2002
BY A.MAPES FOR THE DISTRICT REGISTRAR OF
THE LAND TITLES DISTRICT OF WINNIPEG.

CERTIFIED TRUE EXTRACT PRODUCED FROM THE LAND TITLES DATA STORAGE SYSTEM ON 2007/02/19 OF TITLE NUMBER 1858265.
THIS IS NOT A DUPLICATE TITLE.

X
FOR THE DISTRICT REGISTRAR

THIS IS EXHIBIT "39" REFERRED TO IN FILE NO. DASZ 28/07
DATED THIS 12 DAY OF 09 2007

CLERK

********** END OF STATUS OF TITLE FOR TITLE 1858265 W

Exhibit “3B” referred to in File DAV 147175/2007D [c/r EP-1.1(PW1/2007), DASZ 28/2007]

DATE: 2007/07/05 TITLE SEARCH PASWAND
TSTL (1 OF 9) TITLE DISPLAY - WINNIPEG PAGE: 01
TITLE NUMBER..... 1160080 TITLE STATUS..... ACCEPTED
REGISTRATION DATE.. 1990/05/09
COMPLETION DATE.... 1990/06/08 CONSOLIDATION..... NO
LEGAL DESCRIPTION
THE CITY OF WINNIPEG

IS REGISTERED OWNER SUBJECT TO SUCH ENTRIES RECORDED HEREON, IN THE FOLLOWING DESCRIBED LAND:

ALL THOSE PORTIONS OF OTM LOTS 20, 21 AND 22 PARISH OF KILDONAN SHOWN AS RLY PLAN 1906 WLTO

TX: ____
DA: _____

DATE: 2007/07/05 TITLE SEARCH PASWAND
TSEC (2 OF 9) TITLE DISPLAY - WINNIPEG PAGE: 1
TITLE NUMBER..... 1160080 TITLE STATUS..... ACCEPTED
REGISTRATION DATE.. 1990/05/09
ACTIVE CHARGES

TX: ____ _____ REGISTRATION TO DISPLAY
DA: _____ PF6-TSTC
*** NO ACTIVE CHARGES FOUND FOR THIS TITLE ***

DATE: 2007/07/05 TITLE SEARCH PASWAND
TSTS (3 OF 9) TITLE DISPLAY - WINNIPEG
TITLE NUMBER..... 1160080 TITLE STATUS..... ACCEPTED
REGISTRATION DATE..... 1990/05/09
COMPLETION DATE..... 1990/06/08 CONSOLIDATION..... NO

SUMMARY OF TITLE DATA

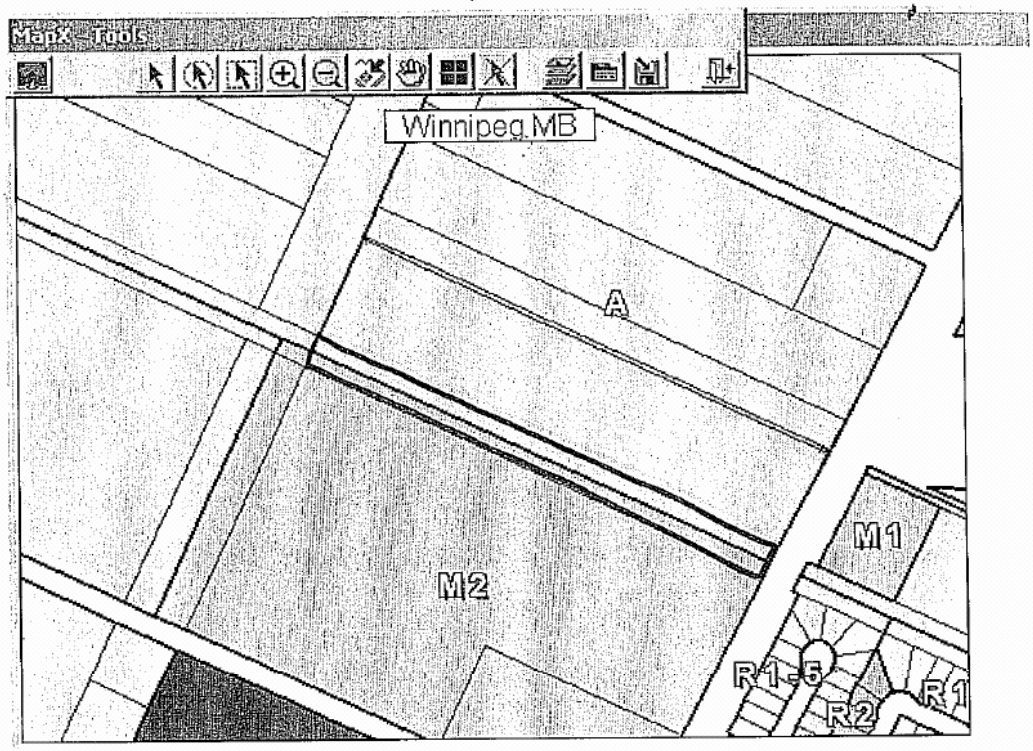
SELECT ONE OF THE FOLLOWING:
TITLE NOTES..... MORE? NO .... _
ORIGINATING REG. NUMBER.. 1292649 ..... MORE? NO .... _
FROM TITLE NUMBER..... 194719.5 TYPE.... ALL MORE? NO .... _
RPA/CROWN GRANT NUMBER... ..... MORE? NO .... _

NAME FOR SERVICE..... CITY OF WINNIPEG (LAW) MORE? NO .... _
ADDRESS..... 185 KING STREET
WPG., MB.

POSTAL CODE..... R3B1J1 EFFECT... ACTIVE
DUPLICATE PRODUCED ? .... MORE? NO .... _
ISSUED DATE.....
TX: ____ NEXT TITLE NUMBER... _____
DA: _____
NO MORE INFORMATION EXISTS REGARDING THIS SCREEN

Exhibit “3C” referred to in File DAV 147175/2007D [c/r EP-1.1(PW1/2007), DASZ 28/2007]

Title Plot



Title # 1160080

Title # 1858365

THIS IS EXHIBIT "3C" REFERRED TO
IN FILE NO. DAV 147175/2007D
DATED THIS 12 DAY OF 9, 2007

CLERK

Exhibit "4A" referred to in File DAV 147175/2007D [c/r EP-1.1(PW1/2007), DASZ 28/2007]

LETTER OF AUTHORIZATION

Agritoba Inc. as registered owner of the lands described as:

Certificate of Title 1858265

Part lot 23, OTM Parish of Kildonan, McPhillips Street, Winnipeg

All that portion of OTM Lot 23 Parish of Kildonan bounded as follows: on the north by a line drawn south of parallel with and perp distant 11 feet from the northern limit of said lot on the south by the southern limit of said lot on the west by the eastern limit of the land taken for the right-of-way of the transmission line of the Manitoba Power Company Limited shewn coloured pink on Plan No. 3174 WLTO, and on the east by the eastern limit of said lot

hereby authorizes DKA Developments Inc. and its agent Landmark Planning and Design Inc. - Donovan Toews to facilitate any required municipal approvals for any zoning, re-zoning, subdivision, private approach applications, street closings, variances, conditional uses or other applications as may be necessary for the intended purposes of DKA Developments Inc.

Dated at Winnipeg, Manitoba this 2nd of MAY, 2007.

AGRITOBA INC.

Per: O.D. McEwen

FRDOCS_837423.1

Exhibit "4B" referred to in File DAV 147175/2007D [c/r EP-1.1(PW1/2007), DASZ 28/2007]

Winnipeg

Planning, Property & Development Department • Service de l'urbanisme, des biens et de l'aménagement

Real Estate Division • Division des biens immobiliers

In reply please refer to / Référence à rappeler :

Ray Klassen
(204) 986-5016
Fax / Téléc. : (204) 944-8476

April 25, 2007

Landmark Planning
Suite 200-661 Pembina Highway
Winnipeg, Manitoba
R3M 2L5

sent via fax 453-6626

Attention: Mr. Donovan Toews

RE: PROPOSED PLAN WINNIPEG AMENDMENT INCLUDING CERTAIN CITY OF WINNIPEG LANDS W. OF MCPHILLIPS STREET AT CHIEF PEGUIS TRAIL EXTENSION
FILE: 5626 (PLEASE QUOTE WHEN REPLYING)

You are hereby authorized to make application within 6 months from the date of this letter, for a Plan Winnipeg Amendment to a "Neighbourhood Designation", or a variance, rezoning or subdivision on the Subject City Property as shown as shaded on the attached Misc. Plan No 13124. You will be responsible for any and all associated costs of such application.

You should provide a copy of this letter to the Planning Department when making application.

The enactment of any approved change in Plan Winnipeg, use, variance, rezoning or subdivision is conditional upon the finalization of the sale of the Subject Property.

Should you require further clarification regarding the above, please contact Michelle Richard, Senior Planner, directly at 986-3101.

Yours truly,

Ray Klassen, Manager of Real Estate Division

c. Michelle Richard, Planning and Land Use Division

V:\barry\5626Mcphillipsswailes\authorizationltr.doc

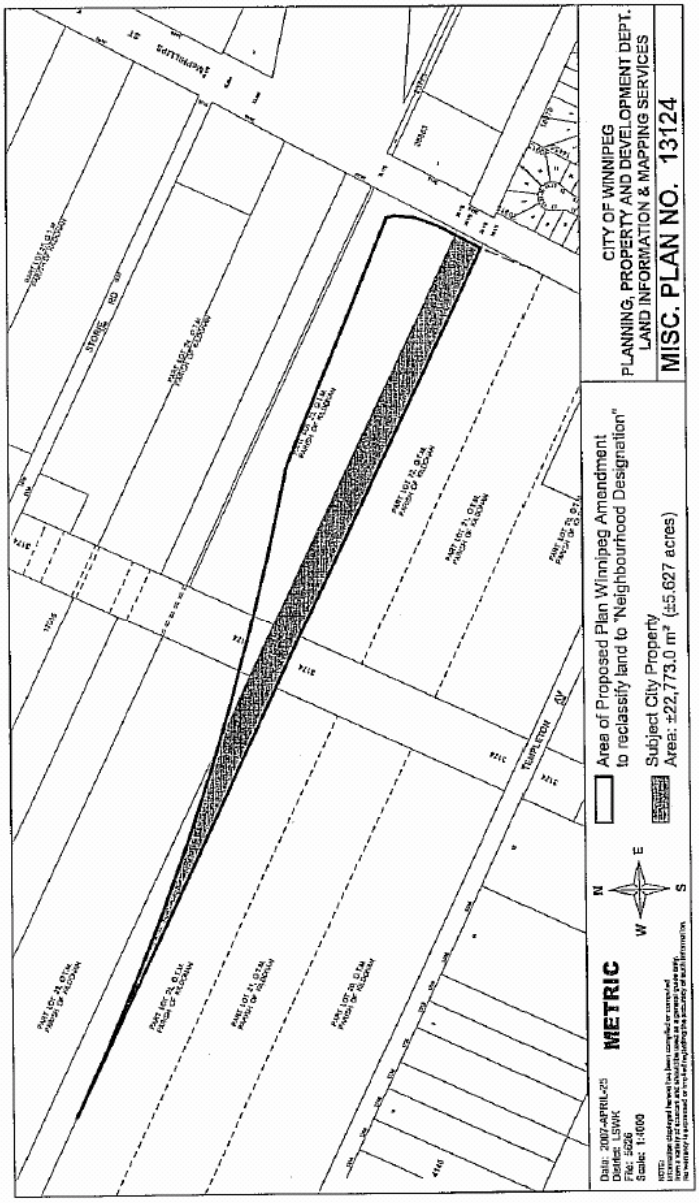

CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.
LAND INFORMATION & MAPPING SERVICES
MISC. PLAN NO. 13124
Area of Proposed Plan Winnipeg Amendment
to reclassify land to "Neighbourhood Designation"
Subject City Property
Area: ±22,773.0 m² (±5.627 acres)
METRIC
Date: 2007-APRIL-25
District: LSWK
File: 5626
Scale: 1:4000
STONE RD
TEMPLETON AV

Exhibit "4C" referred to in File DAV 147175/2007D [c/r EP-1.1(PW1/2007), DASZ 28/2007]

Winnipeg

Planning, Property & Development Department • Service de l'urbanisme, des biens et de l'aménagement

Real Estate Division • Division des biens immobiliers

In reply please refer to / Référence à rappeler :

Ray Klassen
(204) 986-5016
Fax / Téléc. : (204) 944-8476

August 29, 2007

DKA Development Inc.
900-1717 Waverley Street
Winnipeg, Manitoba
R3T 6A9

sent by courier

Attention: Mr. Ashok Dilawri

RE: PROPOSED PLAN WINNIPEG AMENDMENT INCLUDING CERTAIN CITY OF WINNIPEG LANDS W. OF MCPHILLIPS STREET AT CHIEF PEGUIS TRAIL EXTENSION
FILE: 5626 (PLEASE QUOTE WHEN REPLYING)

You are hereby authorized to make application within 6 months from the date of this letter, for a Plan Winnipeg Amendment to a "Neighbourhood Designation", or a variance, rezoning or subdivision on the Subject City Property as shown as shaded on the attached Misc. Plan No 13124. You will be responsible for any and all associated costs of such application.

You should provide a copy of this letter to the Planning Department when making application.

The enactment of any approved change in Plan Winnipeg, use, variance, rezoning or subdivision is conditional upon the finalization of the sale of the Subject Property.

Should you require further clarification regarding the above, please contact Michelle Richard, Senior Planner, directly at 986-3101.

Yours truly,

Ray Klassen, Manager of Real Estate Division

c. Michelle Richard, Planning and Land Use Division

V:\barry\5626Mcphillipsswailes\authorizationltraug292007.doc

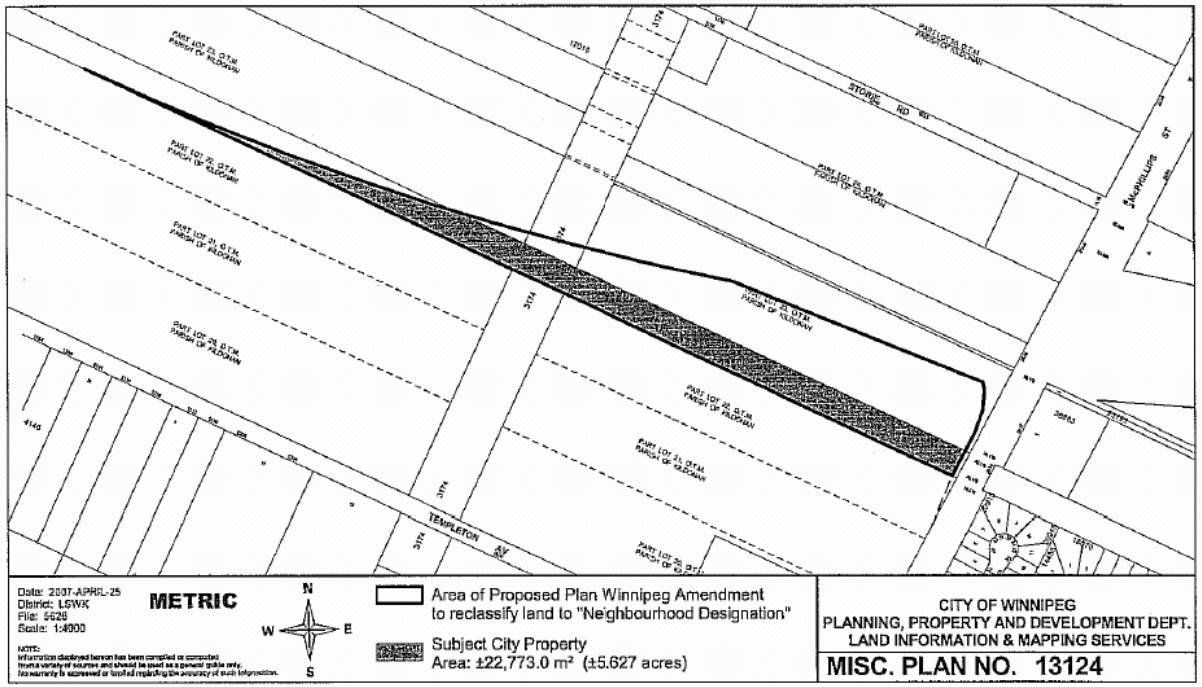

STORIE RD
TEMPLETON AV
Date: 2007-APR-25
District: LSWK
File: 5626
Scale: 1:4000
METRIC
N
W
E
S
Area of Proposed Plan Winnipeg Amendment to reclassify land to "Neighbourhood Designation"
Subject City Property
Area: ±22,773.0 m² (±5.627 acres)
CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.
LAND INFORMATION & MAPPING SERVICES
MISC. PLAN NO. 13124

Exhibit "5" referred to in File DAV 147175/2007D [c/r EP-1.1(PW1/2007), DASZ 28/2007]

McPhillips Street North Development Proposal

Plan Winnipeg Amendment and Rezoning Application Impact Analysis

May 2, 2007

Landmark
Planning & Design Inc.

McPhillips North Development Proposal
Plan Winnipeg Amendment and Rezoning Application
Impact Analysis

Description of the land:

The land forming a part of this application includes lands shown outlined on City of Winnipeg Misc. Plan 13124.

The land is owned by Agritoba Incorporated. DKA Development Inc (Mr. Ashok Dilawri) is the project proponent and applicant. Mr. Dilawri has retained the assistance of Landmark Planning & Design Inc. (Donovan Toews) to facilitate the municipal approval process.

Project Proposal:

The applicant proposes to develop a 10.5 acre vacant parcel of land for commercial purposes, specifically to accommodate the development of a car dealership. The site is located on north McPhillips Street to the north of Swailes Avenue and just south of the proposed Chief Peguis Trail extension as shown on Figure 1. The development of the car dealership will require approximately half of the land fronting on McPhillips Street and the balance of the land lying to the east may be developed at some time in the future.

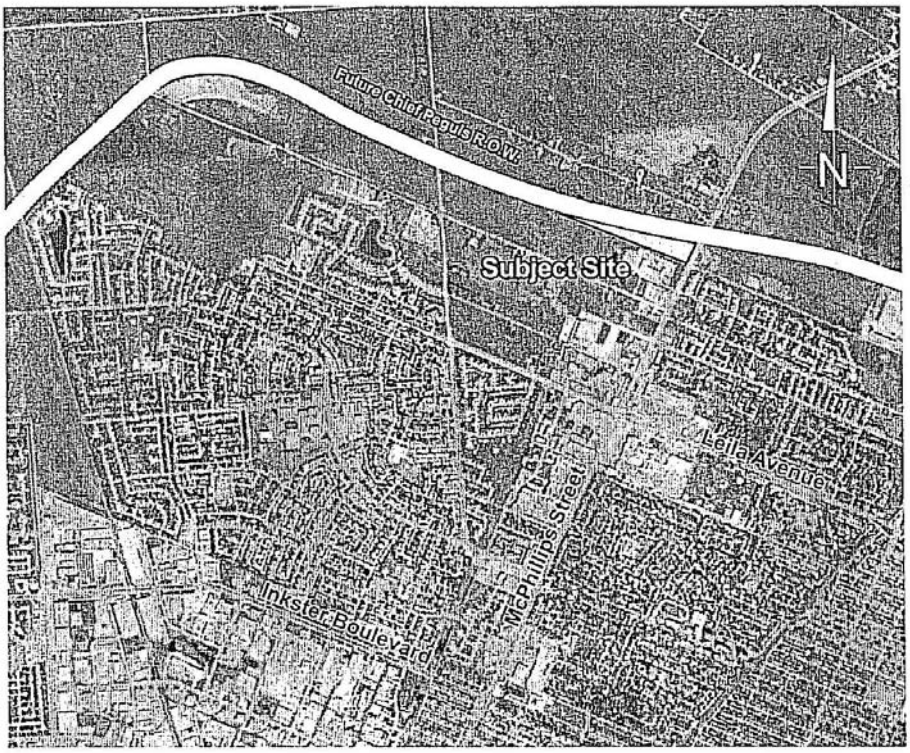
Municipal Approvals:

Development of the site will require the following municipal approvals:

- A Plan Winnipeg amendment to redesignate both City owned and privately owned lands from a *Rural* Policy Area to a *Neighbourhood* Policy Area
- A Rezoning approval to rezone the privately owned lands (after the land exchange) from *A – Agricultural* to *C2 – Commercial*
- Development and Building Permits

No conditional use or variances approvals are anticipated at this stage.

Figure 1. Proposed Plan Winnipeg Amendment – Subject Site Location



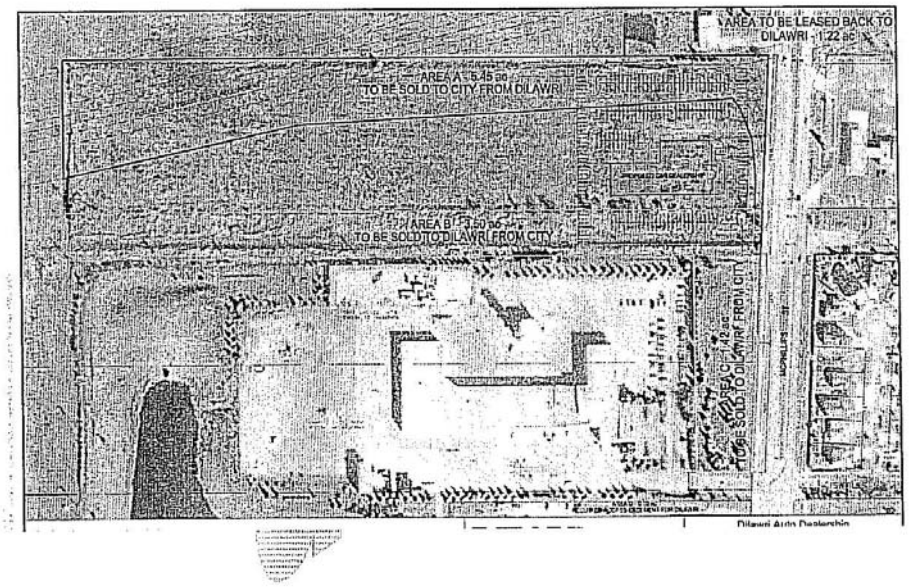
Site Development:

The site development concept is also illustrated in Figure 2; this is a conceptual site plan intended for application purposes only. It is anticipated that detailed site plans, including the building design, landscape design and parking layout, will be submitted at either the Plan Approval stage (as may be required as a condition of the Rezoning Approval) or at the building permit application stage.

It is our understanding that the future construction of the Chief Peguis Trail interchange will eliminate direct access to the proposed development site. This future access will also require a cross-access agreement through the existing driveway and private approach for the Public Works site (Area D on Figure 2). It is not anticipated that this secondary access will be required in the

near future, since Public Works has indicated that the proposed interchange is likely will not be constructed for 30 years or more.

Figure 2. Proposed Land Exchange



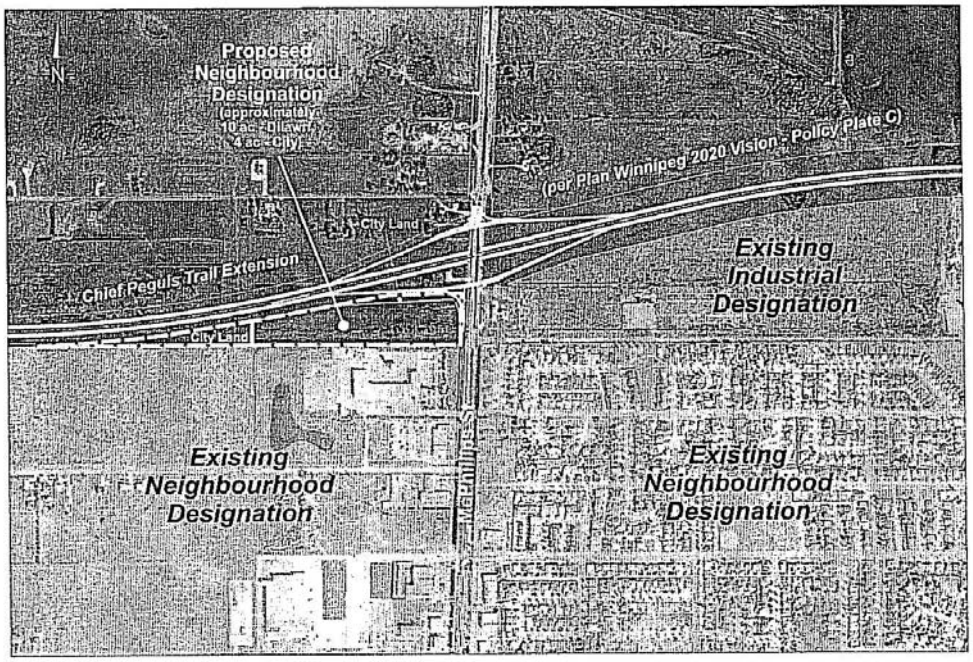
Plan Winnipeg Amendment – Basic Rationale:

The requested Plan Winnipeg amendment is minor in nature and does not, in the opinion of the applicant, represent a change in direction to any Plan Winnipeg policy. As noted earlier, Plan Winnipeg Policy Plate C illustrates the planned extension of Chief Peguis Trail. The specific alignment of the anticipated extension results in the isolation of a relatively small sliver of land lying south of the planned extension, which is the subject site (Figure 3). A portion of the area is City owned.

Figure 3 suggests that it was the City's *intent* to designate lands lying to the south of Chief Peguis Trail as *Neighbourhood* even though Plan Winnipeg currently shows the land as *Rural*. This intent becomes clear when looking at the *Industrial* designated lands lying to the east of McPhillips Street. With the *Industrial* designation, the alignment of directly follows the proposed Chief Peguis Trail alignment, veering southwards as it approach McPhillips street from the east. It is likely that had a more precise alignment of Chief Peguis been carried through further west (it may not have been available), the subject lands would have been designated

Neighbourhood and not *Rural* in Plan Winnipeg, and the current application process would not then be required.

Figure 3. Proposed Plan Winnipeg Redesignation Area



While the earlier intent of the City of Winnipeg can only be inferred, the merits of re-designating the subject site also stand on their own. The land is clearly a 'left-over' piece that should be developed in keeping with adjacent land uses both south of the site (Public Works site) and across McPhillips Street to the east (Commercial Gas Station), and also respecting the planned Chief Peguis Trail extension. This development cannot take place without the proposed Plan Winnipeg amendment.

The following section provides general supportive information as requested by the City of Winnipeg and in keeping with Plan Winnipeg requirements.

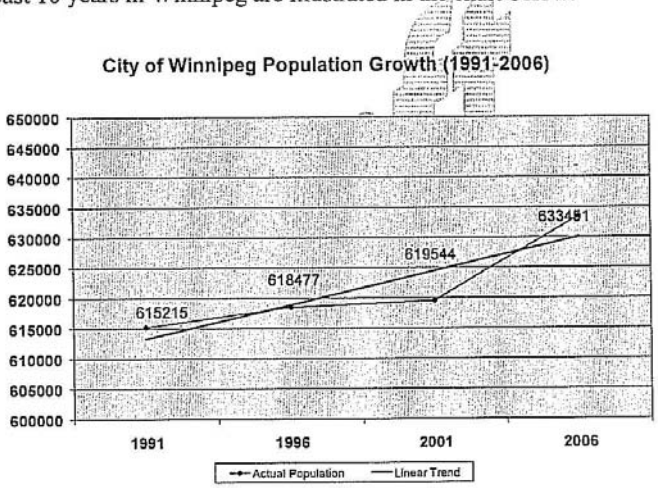
Plan Winnipeg – Supportive Information (based on an outline as provided by the City of Winnipeg):

A. Demographic Considerations

Relevant Plan Winnipeg Policies:

> **Policy 2B-03 (i)**: The City shall commit to responsive government by monitoring and responding to demographic, social, environmental and economic trends, both locally and globally.

Recent statistics confirm continued population growth in all areas of Winnipeg. The population gains over the past 10 years in Winnipeg are illustrated in the chart below:



The northeast quadrant of the City represents the primary market for the proposed car dealership. Traditionally, the northeast quadrant of the City captures its proportionate share of the population growth as is evidenced through issuance of permits for the northeast quadrant. These population increases serve as a primary indication of economic growth and therefore demand for retail products.

B. Economic Benefit

Relevant Plan Winnipeg Policies:

> **2B-03 (viii)**: The City shall commit to responsive government by evaluating …new development applications against a set of quality of life principles, including consideration of long-term economic benefits and costs.

2C-02 (ii) The City shall facilitate opportunities for business growth in Winnipeg by assisting business in meeting government requirements associated with new development and expansion…

The current demand for commercial development in the area continues to highlight Winnipeg citizens' desire to have access to these and other types of commercial land uses and products to meet the needs of day to day living and quality of life. Generally, quality of life indices include recognition that access to a range of goods and services can have a positive effect on quality of life.

The proposed project will include an estimated construction cost of $5 million (Honda Power Dealership). This investment will contribute substantially to City revenues and generate positive tertiary economic impacts. The tax contribution to the City is estimated at around $100,000 annually. The dealership will likely create in the order of 50-75 new jobs.

C. Market Commentary

Relevant Plan Winnipeg Policy:

3A-01 (ii): The City shall promote orderly development through land use designations on Policy Plate A by considering the Neighbourhood designations to signify areas of local identity with mutually supportive uses generally including a residential mix together with a variety of educational, recreational, institutional, commercial and possibly industrial uses, at a scale and density compatible with each other.

3A-02 (i): The City shall promote compact urban form in support of sustainability by approving new…commercial subdivisions only where there is a reasonable relationship between the supply of land and the projected demand and when a full range of municipal infrastructure can be provided in an environmentally sound, economical and timely manner.

3B-04 (ii): The City shall accommodate commercial and retail development by supporting the maintenance and development of neighbourhood main streets that provide a wide range of local services, that enhance community character, and that provide for the incremental expansion of commercial uses consistent with the general character of the adjacent neighbourhood.

3B-05 (ii): The City shall promote commercial densification in a manner consistent with its commitment to compact urban form by approving new locations for commercial development only where significant residential areas cannot accommodate expansion, where the long-term negative impacts on existing regional and commercial centres will be minimal, where additions to the regional street system can be demonstrated to have

long term benefits, and where a full range of municipal infrastructure can be provided in an environmentally sound, economical and timely manner.

The existing commercial land supply (i.e. Plan Winnipeg land) available to accommodate the proposed development in this area is nil. The previous vacant commercial sites at the intersection of McPhillips Street and Liela Avenue have dwindled and any remaining vacant properties do not represent a viable option for this development, as the land parcels are generally too small or are in an unsuitable configuration.

The target markets for this development are primarily the northwest quadrant in Winnipeg as well as to a lesser extent the northern part of northeast Winnipeg. The location of the site at a the intersection of a major route and a future ring road means that the target market area of the site will become larger with the construction of the Chief Peguis Trail.

The proposed development will provide commercial service to the local area and larger community and will be compatible with adjacent development, which consist of industrial and commercial uses. Existing municipal services are located adjacent to the site and the anticipated benefits to the existing transportation system are noted in Section E of this document.

D. Development Impact Analysis

Relevant Plan Winnipeg Policy:

3A-02 (v): The City shall promote compact urban form in support of sustainability by supporting new development which is adjacent to and compatible with existing development and which is designed to minimize the spatial use of land.

3A-04 (i): The City shall protect traffic flows from significant increases in volume as a result of new developments by requiring major developments to be sited in such a manner that public investment in adjacent regional transportation facilities is protected:

(These policies are also cited in subsequent sections of this report).

Any impact to other commercial operations as a result of the proposed development are likely to be positive, since additional competition typically serves as an economic driver, not an economic disincentive, as illustrated by the recent development of auto-malls.

The proposed location of the development site is likely to have little or no negative impact to adjacent properties and the larger neighbourhood, since adjacent uses are all considered compatible uses (commercial, industrial and highway corridor).

The proposed development should not have any detrimental effect on other parts of the City including central areas. Car dealerships have generally relocated to suburban areas of the City,

though a number of dealerships have established and remain successful operations in certain more central neighbourhoods, presumably capturing a niche market.

E. Transportation Impacts

Relevant Plan Winnipeg Policy:

> **3A-04 (i)**: The City shall protect traffic flows from significant increases in volume as a result of new developments by requiring major developments to be sited in such a manner that public investment in adjacent regional transportation facilities is protected:
>
> **3C-03 (iii):** T he City shall commit to traffic operations improvement to increase roadway efficiency by assessing the compatibility of new development and access controls with the intended function of the adjacent arterial street system;
>
> **3D-02 (ii)**: The City shall invest strategically in new infrastructure by recognizing that investments in arterial street system improvements and additions may be necessary in support of economic development goals and the desire to improve access an mobility;

The City of Winnipeg will benefit greatly from a transportation perspective as a result of the proposed land exchange. The land exchange will allow the City of Winnipeg to secure and protect a significant portion of the required lands to accommodate the planned Chief Peguis Trail.

Preliminary meetings with the City of Winnipeg – Public Works Department suggest that the limited scale of this development (and the nature of the proposed land use) is unlikely to have any negative impact on the existing transportation system. There is an existing median opening in McPhillips Street that will service the site for northbound ingress and southbound egress.

F. Sustainability

Relevant Plan Winnipeg Policy:

> **3A-02 (v):** The City shall promote compact urban form in support of sustainability by supporting new development which is adjacent to and compatible with existing development and which is designed to minimize the spatial use of land.
>
> **3A-02 (i):** The City shall promote compact urban form in support of sustainability by approving new…commercial subdivisions only where there is a reasonable relationship between the supply of land and the projected demand and when a full range of municipal infrastructure can be provided in an environmentally sound, economical and timely manner.

The proposed development site is both adjacent to, and compatible with, existing development.

It is the applicant's understanding that no additional City infrastructure is required to accommodate the development, as all required services have already been extended to this location. It the applicant's further understanding that any unidentified required infrastructure costs will be identified and addressed in a development agreement required as part of the rezoning/subdivision application.

The development of the proposed site represents the logical, orderly contiguous city growth which, in the applicant's opinion, represents a positive contribution to the vitality of Winnipeg and the surrounding region, as has been highlighted in previous sections.



Exhibit "6" referred to in File DAV 147175/2007D [c/r EP-1.1(PW1/2007), DASZ 28/2007]

Winnipeg

Planning, Property and Development Department
Service de l'urbanisme, des biens et de l'aménagement
Unit 31 – 30 Fort Street • 30, rue Fort, unité 31 • Winnipeg • Manitoba R3C 4X7

VARIANCE/CONDITIONAL USE POSTING

August 27, 2007

FILE NO: DAV 07-147175/D

I, Martin Grady of The City of Winnipeg pursuant to subsection 113(4) of The City of Winnipeg Charter and By-law No. 5893/92 of The City of Winnipeg, have determined that the subject matter of application number DAV 07-147175/D, which is subject to a public hearing, qualifies under the following:

(a) the subject matter of the application is one specific building (whether located on one or two or more building sites), or

(b) the subject matter of the application is one specific building site regardless of how many buildings are located thereon,

and therefore, shall be posted in substitution for newspaper advertising.

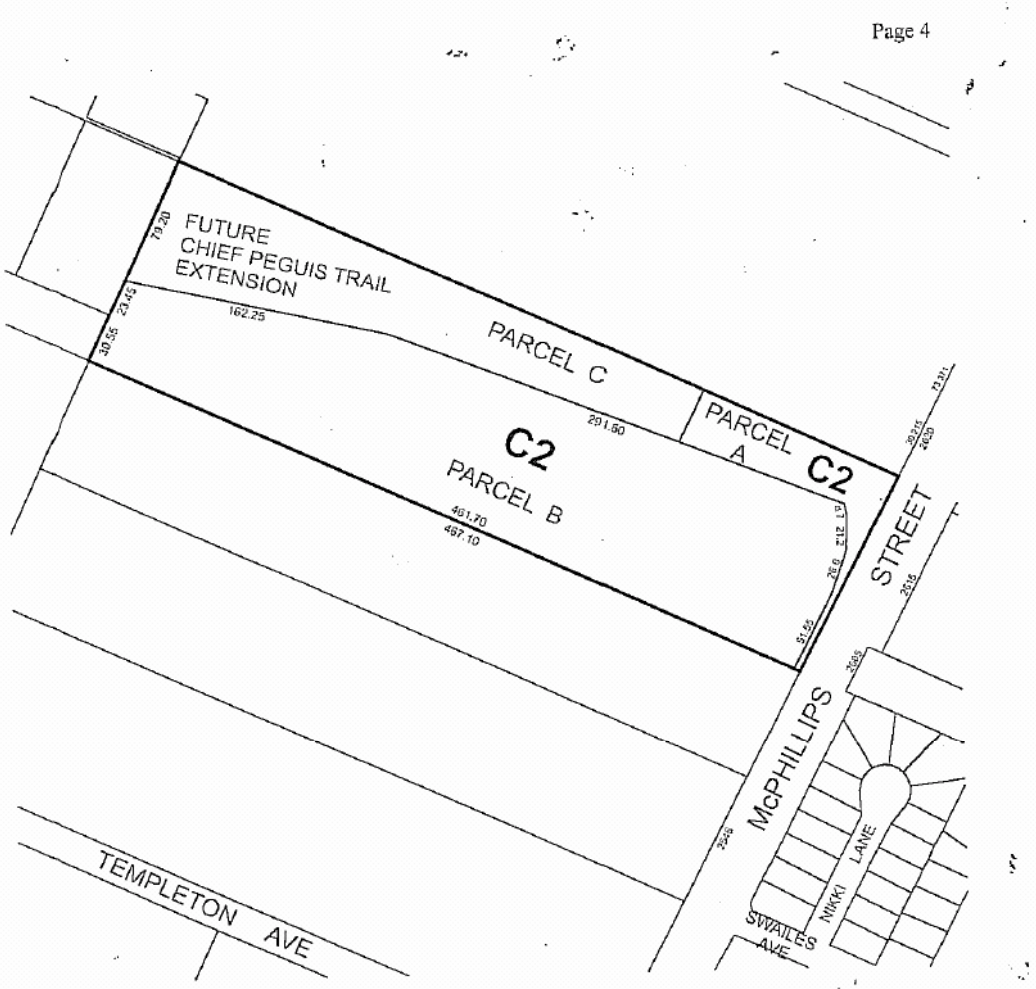
Martin Grady

Zoning & Permits Administrator

THIS IS EXHIBIT "6" REFERRED TO
IN FILE NO. DAV 147175/2007D
DATED THIS 12 DAY OF 9, 2007

CLERK

Exhibit "7" referred to in File DAV 147175/2007D [c/r EP-1.1(PW1/2007), DASZ 28/2007]



DASZ 28/07 MAP 2

N

PROPOSED SUBDIVISION

DEVELOPMENT EXAMINATION BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DAV 07-147175/D
SHEET # 1 OF 1
APPLICANT (SGD.)
DEV EXAM.
DATE 07/08/21

THIS IS EXHIBIT "7" REFERRED TO
IN FILE NO. DAV 147175/2007D
DATED THIS 12 DAY OF 9, 2007

CLERK

Embrace the Spirit • Vivez l'esprit

Exhibit “8” referred to in File DAV 147175/2007D [c/r EP-1.1(PW1/2007), DASZ 28/2007]

** Administrative Report Unavailable at the Time of Publication*

Exhibit “9” referred to in File DAV 147175/2007D [c/r EP-1.1(PW1/2007), DASZ 28/2007]

From: Donovan Toews
Sent: September 7, 2007 11:01 AM
To: Skundberg, Inga
Cc: Ashok Dilawri
Subject: EPC Hearing Request

Inga,

Further to my voicemail, my client Mr. Ashok Dilawri, is requesting to have the public hearing associated with file DASZ 28/07 and associated Plan Winnipeg Amendment and variance, laid over for two to three weeks in order that we may complete a traffic analysis as requested by Public Works and to finalize negotiations on the proposed real estate transaction.

Could you please confirm receipt of this request and advise accordingly.

Thanks kindly,

Donovan Toews