Minute No. 170
Report – Standing Policy Committee on Property and Development – January 8, 2008

Item No. 6 Rezoning – 625 Knowles Avenue
(North Kildonan Ward)
File DAZ 223/2007

COUNCIL DECISION:

Council concurred in the recommendation of the Standing Policy Committee on Property and Development and adopted the following:

1. That the Winnipeg Zoning By-law No. 6400/94 be amended by rezoning the subject land as shown on Schedule "A" for File DAZ 223/2007 dated December 3, 2007, to an "RM-4" Multiple Family District subject to the following:

   A. That the Developer be required to enter into a Servicing Agreement AG 223/07 with the City containing all the conditions outlined in the report of the Administrative Coordinating Group dated November 22, 2007.

   B. That the applicant enter into a zoning agreement with the City of Winnipeg pursuant to Subsection 240(1) of The City of Winnipeg Charter to provide for the following:

      i. 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.

2. 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).

3. 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.

Report – Standing Policy Committee on Property and Development – January 8, 2008

COUNCIL DECISION (continued):

4. That the City Solicitor/Manager of Legal Services be requested to prepare the necessary rezoning by-law and forward same to Council for all three (3) readings.

5. That the rezoning by-law shall come into effect when the Zoning Agreement has been registered by caveat against the subject land at the Winnipeg Land Titles Office, 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.

6. That the Proper Officers of the City are hereby authorized to execute said Zoning Agreement.

7. 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 – January 8, 2008

DECISION MAKING HISTORY:

Moved by Councillor Swandel,

That the recommendation of the Standing Policy Committee on Property and Development be adopted by consent.

Carried

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On January 16, 2008, the Executive Policy Committee concurred in the recommendation 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 January 8, 2008, the Standing Policy Committee on Property and Development concurred in the recommendation of the Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On December 10, 2007, the East Kildonan-Transcona Community Committee concurred in the recommendation of the Winnipeg Public Service and submitted its recommendation to the Standing Policy Committee on Property and Development.

RE: **Rezoning**
File DAZ 223/2007 [c/r DCU 145632/2007D & DAV 145538/2007D]

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

Prepared by: **Monique Wright, Clerk,**
East Kildonan-Transcona Community Committee

Report date: **December 11, 2007**

COMMUNITY COMMITTEE RECOMMENDATION:

On December 10, 2007, the East Kildonan-Transcona Community Committee concurred in the recommendation of the Winnipeg Public Service and recommends to the Standing Policy Committee on Property and Development:

1. That the Winnipeg Zoning By-law No. 6400/94 be amended by rezoning the subject land as shown on Schedule "A" for File DAZ 223/2007 dated December 3, 2007, to an "RM-4" Multiple Family District subject to the following:

    A. That the Developer be required to enter into a Servicing Agreement AG 223/07 with the City containing all the conditions outlined in the report of the Administrative Coordinating Group dated November 22, 2007.

    B. That the applicant enter into a Zoning Agreement with the City of Winnipeg pursuant to Subsection 240(1) of The City of Winnipeg Charter to provide for the following:

        i. 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.

2. 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).

3. 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.

4. That the City Solicitor/Manager of Legal Services be requested to prepare the necessary rezoning by-law and forward same to Council for all three (3) readings.

5. That the rezoning by-law shall come into effect when the Zoning Agreement has been registered by caveat against the subject land at the Winnipeg Land Titles Office, 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.

6. That the Proper Officers of the City are hereby authorized to execute said Zoning Agreement.

7. 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.

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

1. The future extensions of Headmaster Row and Chief Peguis Trail to Lagimodière Boulevard will decrease traffic in the immediate area.
2. Restriction of ingress and egress off of Gateway Road, which is proposed to be a regional street, will also alleviate some of the traffic concerns.
3. Traffic generated by this development will be off-peak, not before and after school when children are walking to and from.
4. There will be no decrease in re-sale values to neighbouring properties.
5. The site plan has been developed to be sensitive to the neighbouring properties.
6. The four (4) storey structure as proposed is not a large development for this area.
7. There is a dire need for seniors housing, assisted living and personal care homes in the North Kildonan Ward.

PUBLIC HEARING SUMMARY

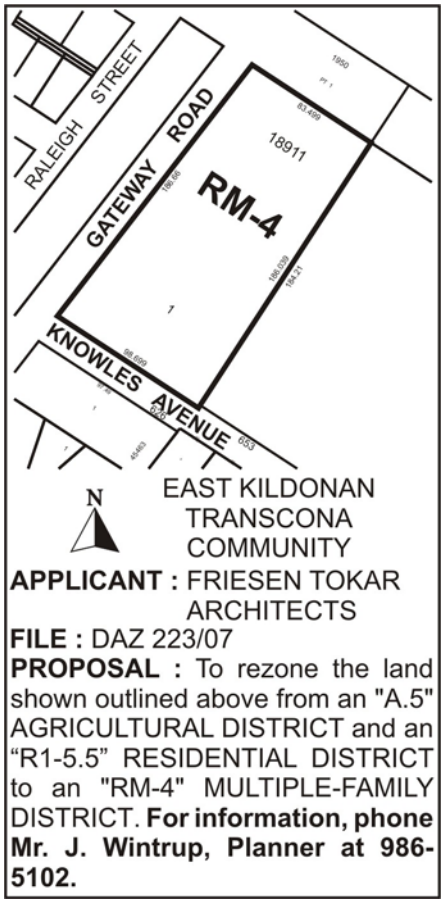
File: DAZ 223/2007

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

Public Hearing: December 10, 2007
755 Henderson Highway

Applicant: Friesen Tokar Architects (Annette Gargol)

Subject:



Premises Affected: 625 Knowles Avenue

Exhibits Filed:

1. Application dated September 5, 2007
2. Notification of Public Hearing dated September 28, 2007
3. Manitoba Status of Title Nos. 1418036 and 1706509
4. Letter of Authorization dated June 20, 2007 from ARCIA to Friesen Tokar Architects
5. Surveyor's Staking Certificate and Sketch dated May 8, 1984
6. Land Surveyors Plan of Topographic Survey
7. Plans (4 pages)
8. Report from the Administrative Coordinating Group dated November 22, 2007
9. Inspection Report
10. Communication dated December 3, 2007, from Peter Hamblin in opposition to the application
11. Communication dated December 3, 2007, from Bryan and Deanna Hodgson in opposition to the application
12. Communication dated December 2, 2007, from Patsy Rzyhak in opposition to the application
13. Communication dated December 4, 2007, from Randall and Annette Hay in opposition to the application
14. Communication dated November 30, 2007, from Leanne Ulrich in support of the application
15. Communication dated December 3, 2007, from Don and Gail Paul in opposition to the application
16. Communication dated November 24, 2007, from Grant Sterdan in support of the application
17. Communication dated December 4, 2007, from Tony and Dalene Didoshak in opposition to the application
18. Communication dated December 4, 2007, from George and Corinne Poetker in opposition to the application
19. Report from the Planning and Land Use Division dated December 3, 2007
20. Communication dated December 5, 2007, from Albert and Gerrie Vander Ploeg in support of the application
21. Communication dated December 7, 2007, from Ken Douma in support of the application
22. Communication dated December 6, 2007, from Henry and Frances Slaa in support of the application
23. Communication dated December 7, 2007, from Eric and Hilda Wyenberg in support of the application

24. Communication dated December 7, 2007, from Marten and Sally Posthumus in support of the application
25. Communication dated December 7, 2007, from John and Betty Zandstra in support of the application
26. Communication dated December 8, 2007, from Stan and Helen Buchkowski, Edward and Audrey Serfas, and Trevor and Karen Strome with respect to the application
27. Communication dated December 8, 2007, from Chris and Karen Kauenhofen in opposition to the application
28. Communication dated December 9, 2007, from Heather Karasinski in opposition to the application
29. Communication dated December 6, 2007, from Doug and Charlene Jongsma in support of the application
30. Communication dated December 9, 2007, from Janice Burnett in support of the application
31. Communication dated December 6, 2007, from Len and Alida Verbeek in support of the application
32. Communication dated December 6, 2007, from Dorothy Lissenberg in support of the application
33. Communication dated December 6, 2007, from Steve and Andrea van Delden in support of the application
34. Communication dated December 10, 2007, from Brian Repski in opposition to the application
35. Presentation to the East Kildonan-Transcona Community Committee dated December 10, 2007, from Rudy P. Friesen
36. Communication dated December 10, 2007, from Elizabeth Jeannette Zandstra in support of the application

REPRESENTATIONS:

In Support:

Jerald Peters
Rudy P. Friesen
Casey Siepman
Fred Algera
Andy Bakker
Mr. and Mrs. H. Bakker
Henry Bakker
Clarence and Theresa Bishop
John Brand
Arie C. Bronk
Janice Burnett
Ken Douma
Ron Halbesma
Nick and Pearl Hogeveen
Doug and Charlene Jongsma
Dorothy Lissenberg
Eva Miedema
Don Mitchelson
Pete Ploegman
Marten and Sally Posthumus
Frank Sawatzky
Dennis Siwak
Henry and Frances Slaa
Grant Sterdan
Bruce and Teresa Swingle
Bill Thiessen
Bill Tuininga
Leanne Ulrich
Calvin Vaags
Steve and Andrea van Delden
John Vander Kooy
Albert and Gerrie Vander Ploeg
Len and Alida Verbeek
Dale A. Walls
Eric and Hilda Wyenberg
John and Elizabeth Zandstra

In Opposition:

Brad Borgstrom
Ray and Emilie Brodowich
Tony and Dalene Didoshak
Peter Hamblin
Randall and Annette Hay
Bryan and Deanna Hodgson
Don Holyk
Richard and Leanne Janzen
Heather Karasinski
Chris and Karen Kauenhofen
Norman and Alice Koe
Joseph Kollar
Paul Kollar
Richard Martens
John and Wileen Mauricio
Don and Gail Paul
Ginette Pelletier
George and Corinne Poetker
Brian Repski
Patsy Rzyhak
David and Sara Silva
Jake and Miep van Raalte

For Information:

Stan and Helen Buchkowski
Arnie and Irene Herman
Edward and Audrey Serfas
Trevor and Karen Strome

For the City:

Ernie Carrière, Land Development Engineer
John Wintrup, Senior Planner

SUMMARIZATION OF REPRESENTATIONS AND SUBMISSIONS MADE AT THE PUBLIC HEARING

Jerald Peters and Rudy P. Friesen, Friesen Tokar Architects (applicant), appeared together with Casey Siepman, ARCIA (registered owners), in support of the application.

Mr. Siepman spoke on behalf of the group at this time, and advised that ARCIA is the registered owner of the 4.2 acres of land at Knowles Avenue and Gateway Road. ARCIA is a Christian faith based non-profit volunteer organization that builds affordable seniors housing in communities affiliated with the Reformed Churches in the East Kildonan-Transcona Community. Their first church building was constructed in this community 1912. They have owned the site at 625 Knowles Avenue since 1984, with a view to building seniors housing thereon. Completion of a market study undertaken shows a growing need for seniors housing in the community. They had previously shared their plans with the community and received positive support and encouragement.

Rudy Friesen, Friesen Tokar Architects, then addressed Committee and read into the record a presentation placed on file as Exhibit 35.

Clarence and Theresa Bishop appeared in support of the application and advised that ARCIA is a great organization. As such the development of this site is in very capable hands and will certainty be executed in such a fashion that the community will be proud.

Ron Halbesma appeared in support of the application. He suggested there is a great need in the community for supportive and independent living accommodations for seniors.

Nick Hogeveen appeared in support of the application. He indicated there are hardly any seniors housing available in the neighbourhood, and many seniors are looking for quieter places where to relocate, such as this.

Don Mitchelson appeared in support of the application. He advised that in his opinion there will be no adverse impact on the adjacent area; traffic generated will not cause any additional

hardship to the area and any impact will be further reduced as a result of the many traffic improvements already completed and soon to be undertaken in the community; many elderly residents in the community want to remain in the community; there is no evidence to support the notion that this multi-family development will reduce properties values in the area. There is no reason not to support this assisted living development and, if necessary, Committee members should impose conditions on the developer to address concerns raised by area residents.

Bill Tuininga appeared in support of the application. He advised that he presently lives next door to the Covenant Christian Reformed Church at 653 Knowles Avenue, and expressed his full cooperation and welcoming support for the proposed development.

John Vander Kooy appeared in support of the application. Associated with ARCIA, he is responsible to market this project. He is also a resident and parent in the area, and indicated that the safety of his children will not be compromised by this development.

John Zandstra, Member of ARCIA, addressed the Committee to express his wholehearted support for the application, as noted in his communication on file as Exhibit 25.

Heather Karasinski appeared in opposition to the application and advised that she, together with her partner, were responsible for delivery of the information flyers door-to-door in the immediate area. She read into the record her communication placed on file as Exhibit 28.

Brad Borgstrom also appeared in opposition to the application. He stated that this high density use is incompatible with the area, does not belong on a residential street, and will have a negative impact on the community. Rezoning of the land to a higher density use will result in extra traffic from the west which will increase the existing east-west traffic problems, as there already is an excessive amount of traffic on residential streets such as Knowles, Bonner and McIvor Avenues. He expressed his concern that the pre-existing problems have been overlooked by the Winnipeg Public Service and there is a general lack of understanding that this development will mean a significant increase in traffic and parking problems in the area. He suggested that the Senior Planner's comments in his report dated December 3, 2007 (Exhibit 19) on compatibility with the surrounding uses were not really true. The development is not appropriate at this location and would be more suitably located at a nearby site which is appropriately zoned, such as on Headmaster Row.

Ray and Emilie Brodowich addressed Committee to express their opposition to the application.

Randall and Annette Hay addressed Committee to express their opposition to the application, as noted in their communication on file as Exhibit 13.

Leanne Janzen appeared in opposition to the application. She advised that she and her husband had moved to the area just last summer, and chose to relocate here for the "country" feeling and wildlife, not to be adjacent to an apartment type structure. The establishment of a 4 storey building is not compatible to the neighbouring single-family structures. The closest shopping

centre is in Sun Valley and there is no transit service on the street, so residents will need to use their vehicles, which will increase traffic undoubtedly. There is nothing like this in immediate vicinity, and while not against seniors housing, does not support it at this location. In her opinion, this development will certainly negatively impact the aesthetics of the area.

Chris and Karen Kauenhofen appeared in opposition to the application, and previously submitted a communication on file as Exhibit 27. They stated their agreement with those comments already expressed in opposition. The development does not fit into the area, there will be increased traffic, and will compound existing safety concerns for children walking to and from school due to the lack of sidewalks.

Norman and Alice Koe appeared in opposition to the application. Mrs. Coe indicated that since 1981 there has been an increase in traffic on Knowles Avenue. While the opening of Headmaster Row to Lagimodière Boulevard will help relieve some of the traffic, the extension of Chief Peguis Trail will not due to the distance from the area. She inquired if the existing Knowles right-of-way at Raleigh Street and Gateway Road could be closed to deter traffic.

Councillor Browaty advised that Knowles Avenue would soon no longer be connected to Lagimodière Boulevard, and if approved concessions would need be made such that access would be limited to Gateway Road only, and the developer would be required to construct sidewalks and boulevard landscaping on the east boulevard of Gateway Road, from Knowles Avenue northerly for the distance of their share of the frontage.

Joseph Kollar appeared in opposition to the application and noted that those persons in opposition this evening were residents in the immediate neighbourhood while most of those in support were associated with the Church. This 4 storey development will cause increased traffic, and likely proposed improvements to Chief Peguis Trail and Headmaster Row to re-direct traffic flow may not proceed due to a lack of funding.

John and Wileen Mauricio addressed Committee to express their opposition to the application, and advised of their disappointment that they would not have known about this proposal had it not been for the efforts of a few concerned residents.

Ginette Pelletier appeared in opposition to the application. She indicated that since moving to the area in 1980 she has observed a significant change in traffic, especially on Sundays. Knowles Avenue now has speed bumps to reduce the speed of the many travellers thereon. She suggested that any development should be put off until completion of the Chief Peguis Trail extension, when an assessment can be made of the traffic patterns. She stated her displeasure at the lack of notice about this proposed development, and that she only became aware of the application as a result of the flyer.

David and Sara Silva appeared in opposition to the application. Mrs. Silva expressed her disappointment that they were not made aware of this proposal before they purchased their new home immediately across the street. She suggested that 90% of the new homes at the rear of the

site will face this building, and will experience more than a minimal shadow as a result of height of the structure.

Don Holyk addressed Committee to confirm his opposition to the application.

Jake and Miep van Raalte addressed Committee to indicate their opposition to the application having now heard the representations and reasons voiced by concerned area residents.

In rebuttal, Casey Siepman and Rudy P. Friesen stated that the amenities in the proposed Cornerstone Estates development would be such that there will be no need for residents to go elsewhere. The traffic anticipated will be minimal, and much less than that which could be generated by the development of single family dwellings on the land. As far as parking is concerned, the Church has agreed to provide written permission to allow use of their lot on other than Sundays. The height of the proposed structure is similar to the height of neighbouring church. While their original proposal was to have access off Knowles Avenue, they are prepared to revise their development plan to limit access off Gateway Road and to undertake all improvements as outlined in the Administrative Coordinating Group Report on file as Exhibit 8.

In response questions from Councillors Browaty and Wyatt, Mr. Siepman indicated that 7 to 8 staff persons will be on-site in the assisted living area per day. As to additional traffic, the Director of Lindenwood Manor has indicated that traffic to and from his establishment is not during peak times, but rather mid-morning and mid-afternoon. The height of the structure was set at 4 storeys, inasmuch as a 4 storey flat roof structure costs less than a 3 storey structure with a peaked roof. A 3 storey assisted living establishment would be much more difficult to make financially viable. In closing, he indicated his regret that they did not do a broader circulation of information within the neighbourhood, having distributed only 100 pamphlets in the immediate area.

Exhibit "19" for DAZ 223/2007

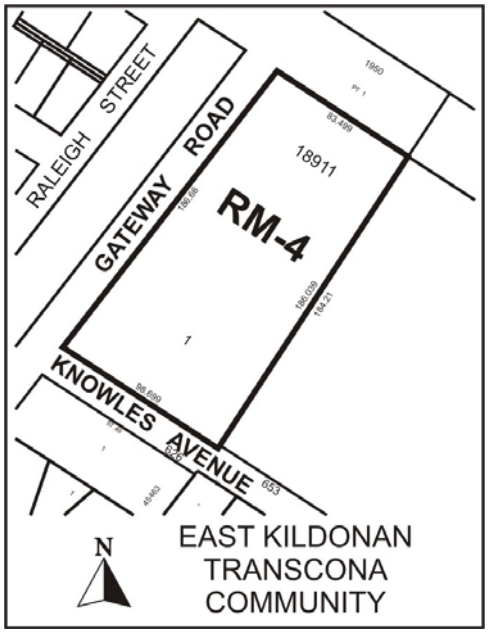
Winnipeg

Planning, Property and Development Department Report

To the East Kildonan - Transcona Community Committee

Date: **December 3, 2007**
File: **DAZ 223/2007**
Related Files: **DCU 07-145632/D; DAV 07-145538/D**

Subject: **Rezone for multiple family dwellings (seniors).**
Location: **625 Knowles Avenue**



Applicant: **Friesen Tokar Architects (Jerald Peters)**
Owner: **ARCIA INC**

Recommendation: Approve with Conditions

Report Summary:

- The applicant intends to construct seniors supportive housing.
- The 4 story buildings will consist of 140 apartment style dwellings: 67 units will be assisted living, and 73 units will be independent living.
- A full range of municipal services (piped water, piped sewer, piped land drainage, and a paved right-of-way) will need to be provided.

Site Description

The subject property is approximately **4.2 acres** located on the north east corner of Gateway Road and Knowles Avenue in the Springfield North neighbourhood of the North Kildonan Ward. The site is zoned **"A-5" Agricultural District and "R1.5.5" Residential District** and is vacant. Adjacent lands include a church to the east with the same zoning Surrounding uses include single family dwellings to south in the Arrow wood Subdivision.

Background

DAZ 223/97

An application was received to rezone the land to an "RM-3' Multiple Family District to permit the establishment of 76 unit building within two (2) three-story buildings. The development included some underground parking and the two buildings connected by a link. Access would be from Gateway Road. The Winnipeg Public Service recommended that the application not be proceeded with. Service capacity did not exist in the local sewer system and the provision of area wide land drainage, sewer, and water was not readily available. The application was subsequently withdrawn.

Description of the Proposed Development

The applicant intends to construct seniors supportive housing. Two, four storey buildings will be constructed and connected by a one story building housing a common area with lounge, kitchen and dining facilities. A link will also be constructed to connect the new buildings to the existing church on the adjacent property. The new residential buildings will consist of 140 apartment style dwellings: 67 units will be assisted living, and 73 units will be independent living with underground parking for 80 spaces. Parking for 44 stalls will also be provided above ground for a total of 124 stalls.

Analysis

PLAN WINNIPEG

Plan Winnipeg Policy 3B-02 requires a FULL range of municipal services: piped water, piped sewer, piped land drainage, and a paved right-of-way be provided especially considering the prevailing area is fully serviced to a high urban standard (neighbourhoods on both sides of Gateway are characterized by piped water, piped sewer, piped land drainage, paved ROW's, ornamentally street lights, and sidewalks). Knowles Avenue currently has no municipal services, which will need to be extended to facilitate this development. The services can be readily extended due to the current development of Arrow wood (Headmaster Row), which has extended municipal services to the nearby Knowles Avenue / Sunny Morning intersection.

ZONING

- **"RM-4" Multiple Family Residential District** will allow multiple family dwellings to a maximum height of 45 feet. Front and rear yard requirements of 25 feet. Minimum lot area 9,000 square feet. Minimum lot width 75 feet. Minimum lot area 800 square feet per dwelling lot.
- The **"R1-5.5" Single Family Residential District** requires a minimum lot size of 5,500 square feet and a minimum lot width of 50 feet. A side yard of 5 feet is required.

LAND USE BY-LAW ISSUES

- The 73 independent living units are permitted under the proposed 'RM-4' zoning.
- The 67 assisted living units are considered 'residential institution' under the zoning by-law and require a 'conditional' use application.
- Variances are also required for the substandard east yard due to the proposed link connecting the new building with the existing church on the adjacent property; and for the height of the building that will be .36 feet above the restricted 45 feet.
- The variances and/or the conditional use may be appealed to the Appeals Committee for an additional public hearing, whereas the recommendation by the Community Committee for a rezoning proceeds to Council without an additional public hearing.
- The Division is supporting all the variances and the conditional use.

TRANSPORTATION AND SITE ACCESS

Gateway Road is considered a collector street with houses backing or flanking this right-of-way. Knowles Avenue is a local residential street with houses fronting this right-of-way. Knowles in the near future will be terminated at the east end with the intersection of De Vries / Lagimodiere when Headmaster is extended to Lagimodiere. The Division is recommending that access to the multiple family site be from Gateway Road to direct additional traffic onto the collector street instead of the residential street.

COMPATIBILITY WITH SURROUNDING USES

Generally, development within the area bounded by the major peripheral streets, these being Henderson Hwy, Springfield RD, Lagimodiere, and the City Limits, can be characterized as low density single and two-family housing. Within this area are apartment buildings ranging from 4 stories to +8 stories. This mixture of housing types allows for diversity of residents to live in the community. The proposed residential usage and scale is considered appropriate.

SITE PLAN

A preliminary site plan has been submitted at this time. The proposed multiple family buildings will be parallel to Gateway Road. A garden will be developed in the northeast corner of the lot. Parking will be in the southwest corner. Access to the underground parking structure will be from the parking area, with an ingress/egress from Knowles Avenue. The assisted living building will be immediately adjacent to Gateway Road. A one story link will connect the assisted living building to the independent living building. A link will also be constructed to the church building on the adjacent property to the east of the subject site.

LAND DEDICATION
Council policy states that dedication may be waived for non-profit seniors housing. Community Committee may recommend waiver or reduction of the dedication if the owner is non-profit. A letter from the owner indicates that ARCIA Ltd. is the Association of Reformed Christians in Action and is a non-profit organization.

Recommendation

The Planning and Land Use Division recommends approval. The proposed seniors buildings will accommodate the area's growing seniors population. It will assist greatly in providing housing to a key segment of the population that has a strong desire to remain in the neighbourhood where they have resided for many years.

The Division is recommending site plan approval to ensure the design of the building and site are compatible with the adjacent properties.

Recommended Conditions of Approval

8. That The Winnipeg Zoning By-law 6400/94 be amended by rezoning the subject land as shown on Schedule "A" for File DAZ 223/2007 dated December 3, 2007, to a "RM-4" Multiple Family District, subject to the following:

    a. That the Developer be required to enter into a Servicing Agreement AG 223/07 with the City containing all the conditions outlined in the report of the Administrative Coordinating Group dated November 22, 2007.

    b. That the applicant enter into a zoning agreement with the City of Winnipeg pursuant to Subsection 240(1) of The City of Winnipeg Charter to provide for the following:

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9. 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).

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13. That the Proper Officers of the City are hereby authorized to execute said Zoning Agreement.

14. 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 # DAZ 223/2007

Schedule "A"

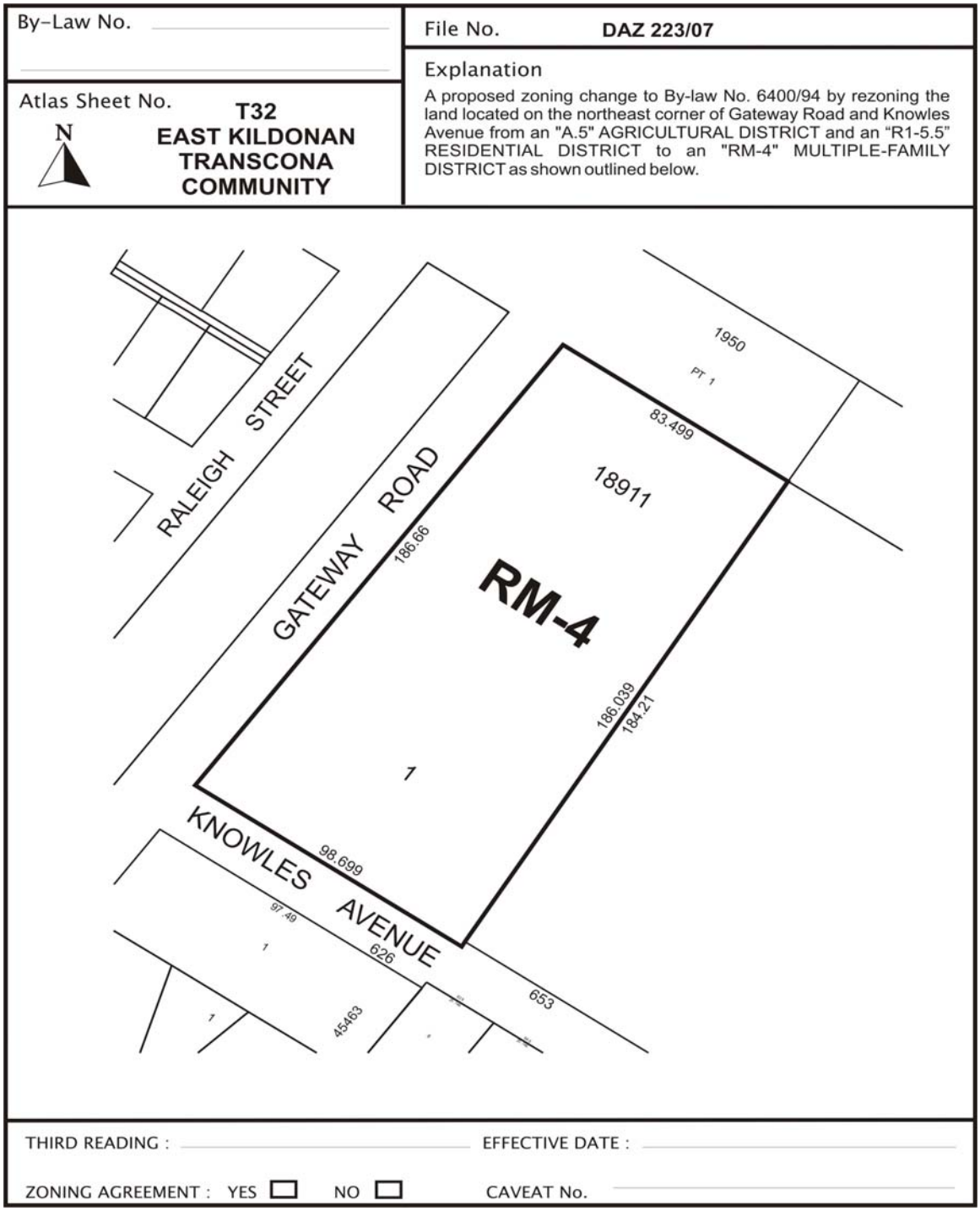


Figure 1: Schedule "A" to the report to the East Kildonan – Transcona Community Committee for File DAZ 223/2007, dated December 3, 2007.

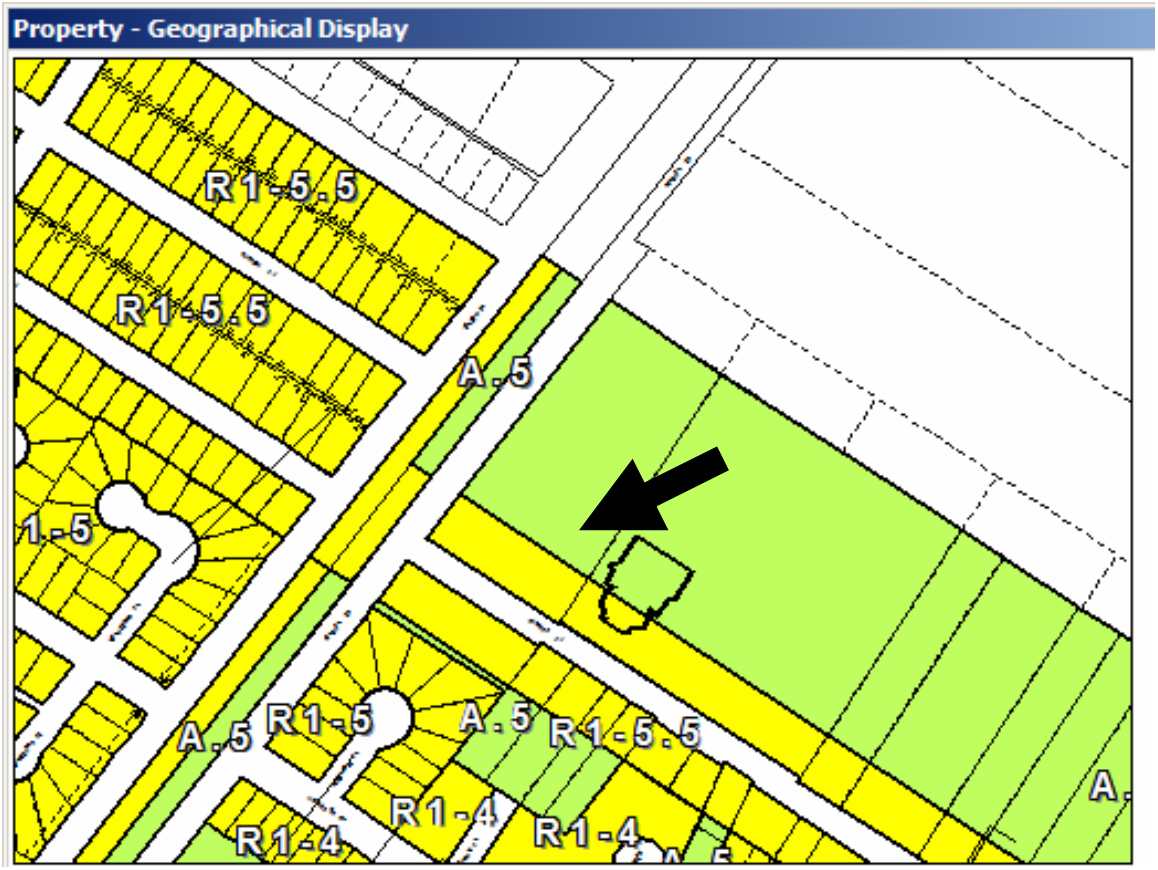


Figure 2: Existing Zoning for subject property and Surrounding Area.



Figure 3: Existing Land-Uses for subject property and Surrounding Area.

Exhibit "9" for DAZ 223/2007

INTER-OFFICE MEMORANDUM

Planning, Property and Development Department

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

Winnipeg

Date: December 3, 2007

To: Carol Freeman, Community Clerk

From: E.L. Carrière, Land Development Branch

RE: **Proposed rezoning of land located at the northeast corner of Gateway Road and Knowles Avenue**
FILE: DAZ 223/07 (PLEASE QUOTE WHEN REPLYING)

Enclosed is a report of the Administrative Coordinating Group dated November 22, 2007 in connection with the above referenced development application being submitted for consideration by the East Kildonan-Transcona Community Committee at its meeting to be held on December 10, 2007.

_____
E.L. Carrière, P.Eng.
Land Development Engineer

ELC/cm

cc: E. Axelrod, Subdivision Officer
W.R. Stovel, Legal Services
R.J. Hartmann, P.Eng., Public Works Department
T.S. Josephson, P.Eng., Water and Waste Department
D. Overby, Planning and Land Use
Councillor Jeff Browaty
John Wintrup, Planner
Covenant Christian Reform Church Inc.

Enclosure

RE: PROPOSED REZONING OF LAND LOCATED AT THE NORTHEAST CORNER OF GATEWAY ROAD AND KNOWLES AVENUE – DAZ 223/07

FOR SUBMISSION TO THE CHAIRPERSON AND MEMBERS OF THE EAST KILDONAN/TRANSCONA COMMUNITY COMMITTEE

E.L. Carrière
Chairman
Administrative Coordinating Group

November 22, 2007

Re: Proposed rezoning of land located at the northeast corner of Gateway Road and Knowles Avenue – DAZ 223/07

An application has been submitted on behalf of the Covenant Christian Reform Church Inc. (the Developer) to rezone land located at the northeast corner of Gateway Road and Knowles Avenue.

1. As there are no City services in Knowles Avenue and Gateway Road abutting the proposed development, it is recommended that the rezoning by-law not be enacted until the installation of the wastewater sewer, watermain and land drainage sewer in Knowles Avenue from Gateway Road to Sunny Morning Road and in Sunny Morning Road between Knowles Avenue and Headmaster Row by the City and others has been approved by the City as Local Improvements in the case of the services in Knowles Avenue and a contract has been awarded by North Grassie Properties Inc. in the case of the services in Sunny Morning Road.

2. It is also recommended that approval of DAZ 223/07 be subject to the Developer entering into a Servicing Agreement as follows:

   a) The Developer shall construct a 10m in width by 200mm in thickness portland cement concrete pavement, boulevard landscaping in the east boulevard, 1.5m in width by 100mm in thickness portland cement concrete sidewalk in the east bouleard, ornamental street lighting and a land drainage sewer, all as determined by and to the satisfaction of the Director of Public Works, in Gateway Road from Knowles Avenue northerly for a distance equivalent to the Developer's share of these services based on Local Improvement rates in effect at the time. For information purpose the Developer's share based on 2007 Local Improvement rates has been calculated below:

      The Developer is to locate the access to the proposed development within the length of Gateway Road to be constructed pursuant to the above.

      The Developer's share based on 2007 Local Improvement rates of the cost of the above improvements in Gateway Road is calculated as follows:

i)	Concrete pavement (7.5m by 150mm)	486.5'*x$236.82/ft=	$115,212.93
ii)	Concrete sidewalk (low rate)	486.5'x $ 9.48/ft = $	4,612.02
iii)	Ornamental street lighting	486.5'x $ 9.40/ft = $	4,573.10
iv)	Land drainage sewer	486.5'x $ 18.00/ft = $	8,757.00
v)	Boulevard and sodding (10.5')	486.5'x $ 7.55/ft = $	3,873.08
			$136,828.13

* 612.5' – 6.0' (Knowles Widening) – 120.0' (flankage allowance) = 486.5'

The Developer shall also construct a temporary asphaltic concrete turnaround at the terminus of the temporarily dead-ended street as determined by and to the satisfaction of the Director of Public Works.

b) The Developer shall pay its share of the cost of the regional land drainage system and its share of the cost of the sub-trunk land drainage system benefiting the proposed development as determined by the Director of Water & Waste.

c) The Developer shall cut-off and abandon the temporary water service to the adjacent church that traverses the subject property and connect the church to the new fronting watermain in Knowles Avenue.

d) The Developer shall on the basis of traffic generated pay its share of the cost of oversized pavement constructed or to be constructed by others in Headmaster Row and other collector streets between Gateway Road and DeVries Avenue and also on the basis of traffic generated the Developer shall pay its share of the cost of traffic improvements including signals to be installed by others at and near the intersection of Lagimodiere Boulevard and Headmaster Row all as determined by the Director of Public Works.

e) The Developer shall pay the full cost of engineering services provided by or on behalf of the City in connection with the installation of the services in Gateway Road.

f) The Developer shall pay $1,650.00 to defray the City's administration and related costs associated with the preparation and implementation of the Servicing Agreement.

g) The Developer shall, at no expense to the City, cause underground electrical and telephone services to be installed to serve the proposed subdivision to the satisfaction of the Director of Public Works.

h) The Developer shall pay all costs associated with the relocation of streetlights and other utilities made necessary as a result of or required to accommodate works, which are to be constructed by the Developer to serve the Planned Area, as determined by and to the satisfaction of the Director of Public Works.

i) The Developer shall, at no expense to the City, be responsible to control and to initiate the clean-up of litter and refuse from the contractors and builders for this development, both on-site and off-site, during the installation of services and construction of houses, until completion of all construction. The clean up of litter

and refuse shall be done on a regular basis as determined by the Director of Public Works. This shall include initiating action and assuming all costs in remedying the situation to the satisfaction of the Director of Public Works.

j) The Developer shall, at no expense to the City, ensure that construction traffic uses routes as determined by the Director of Public Works. The Developer shall maintain, at not expense to the City, the access routes in a clean dust free condition, free of dropped and tracked-on mud, and shall undertake regular cleaning of streets until building construction, including landscaping is complete, all as determined by and to the satisfaction of the Director of Public Works.

3. It is further recommended that the Developer provide a 1.82m (6.0') street widening along the north side of Knowles Avenue.

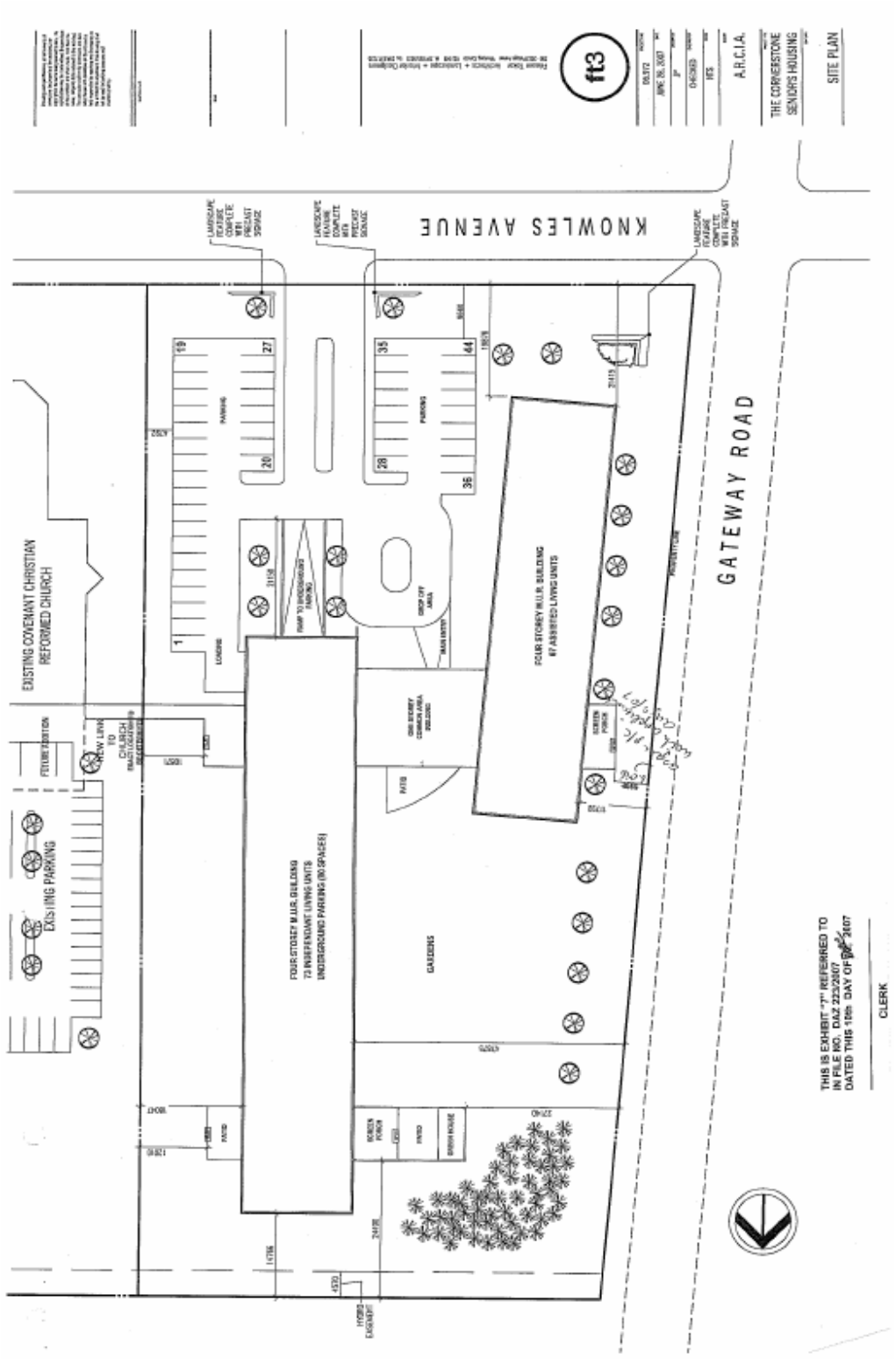
THIS REPORT SUBMITTED BY:
Administrative Coordinating Group
File No. DAZ 223/07
November 22, 2007

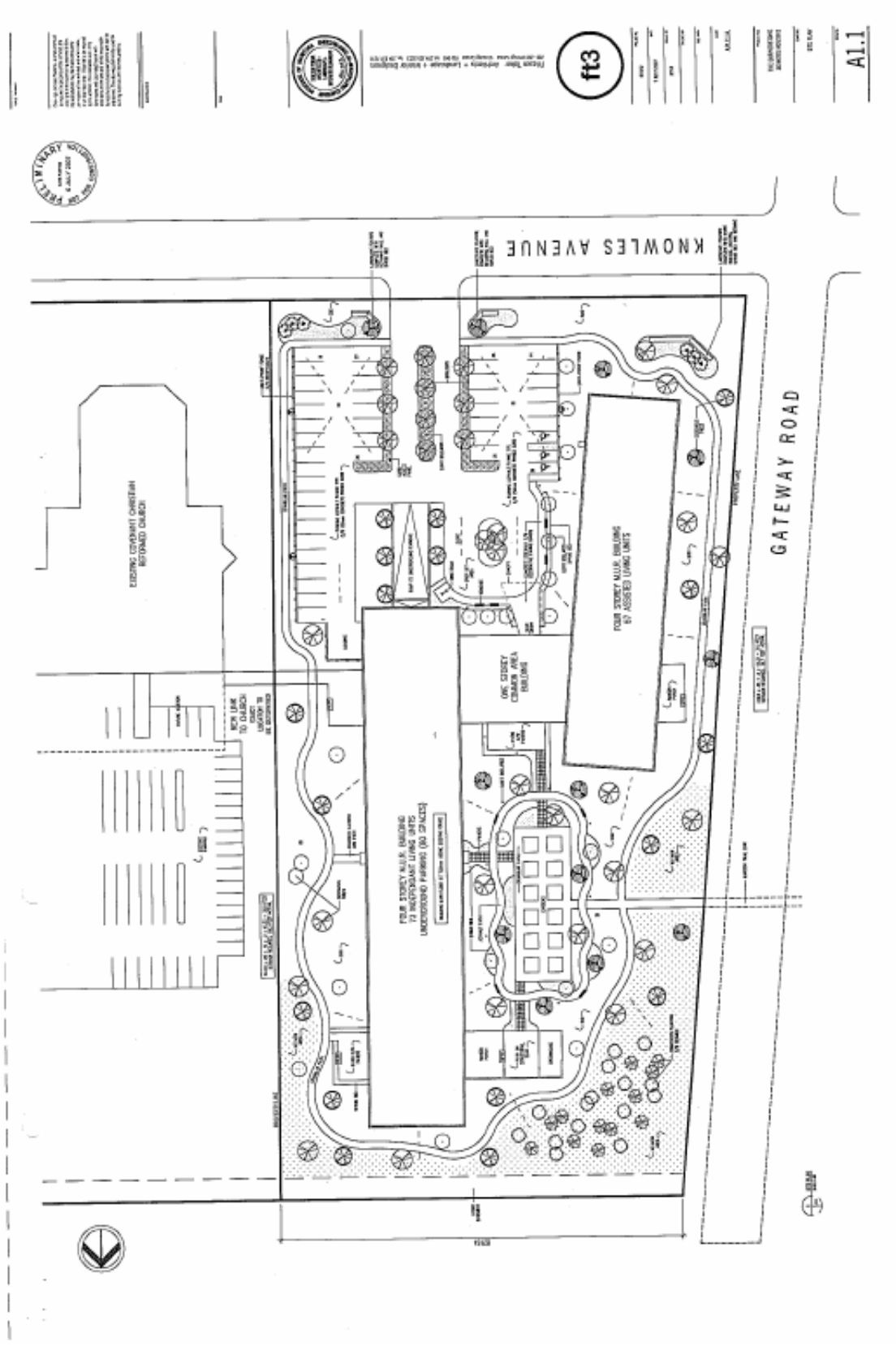
"original signed by E.L. Carrière"
Land Development Engineer

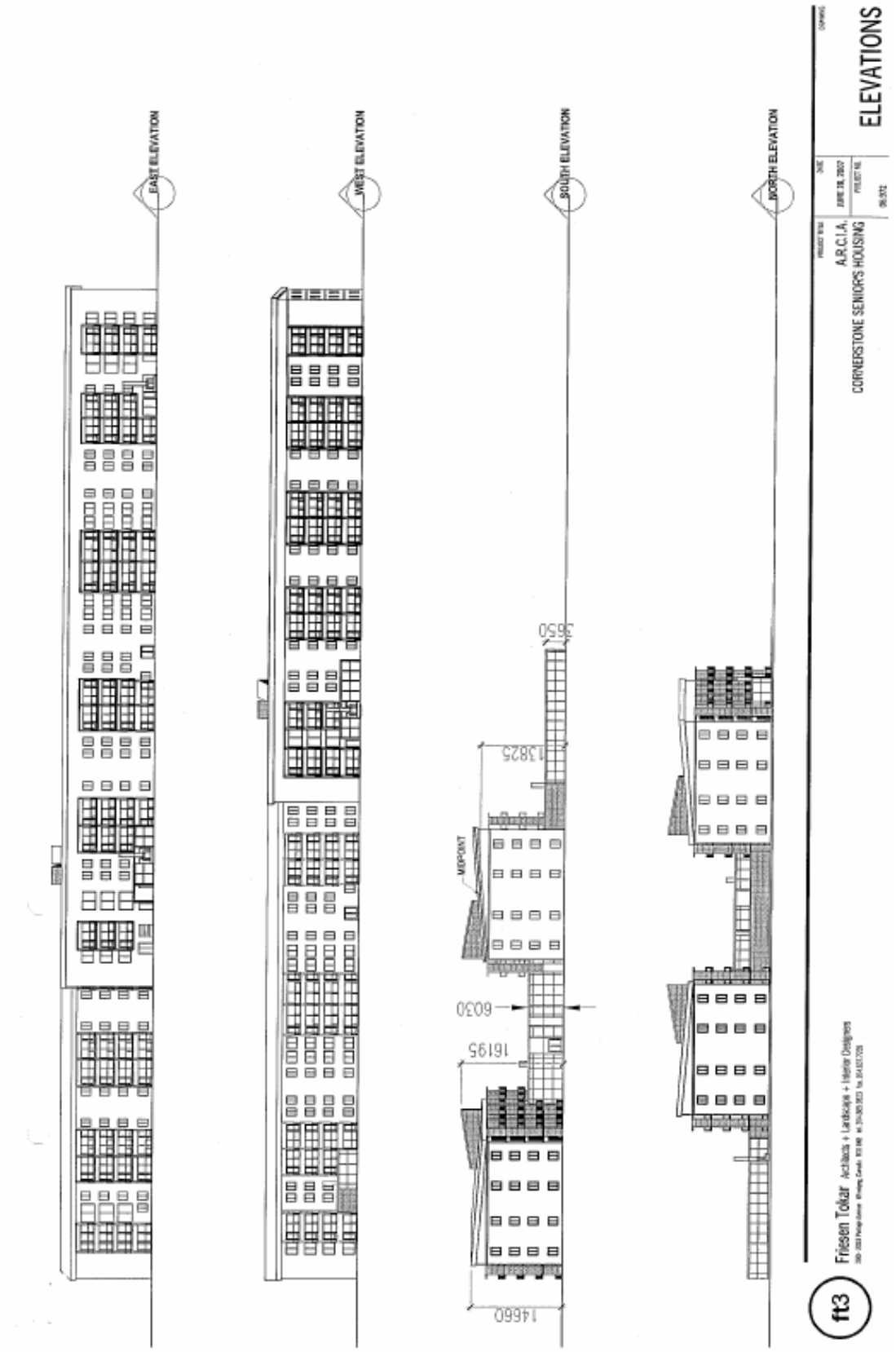
"original signed by T. Josephson"
Water and Waste Department

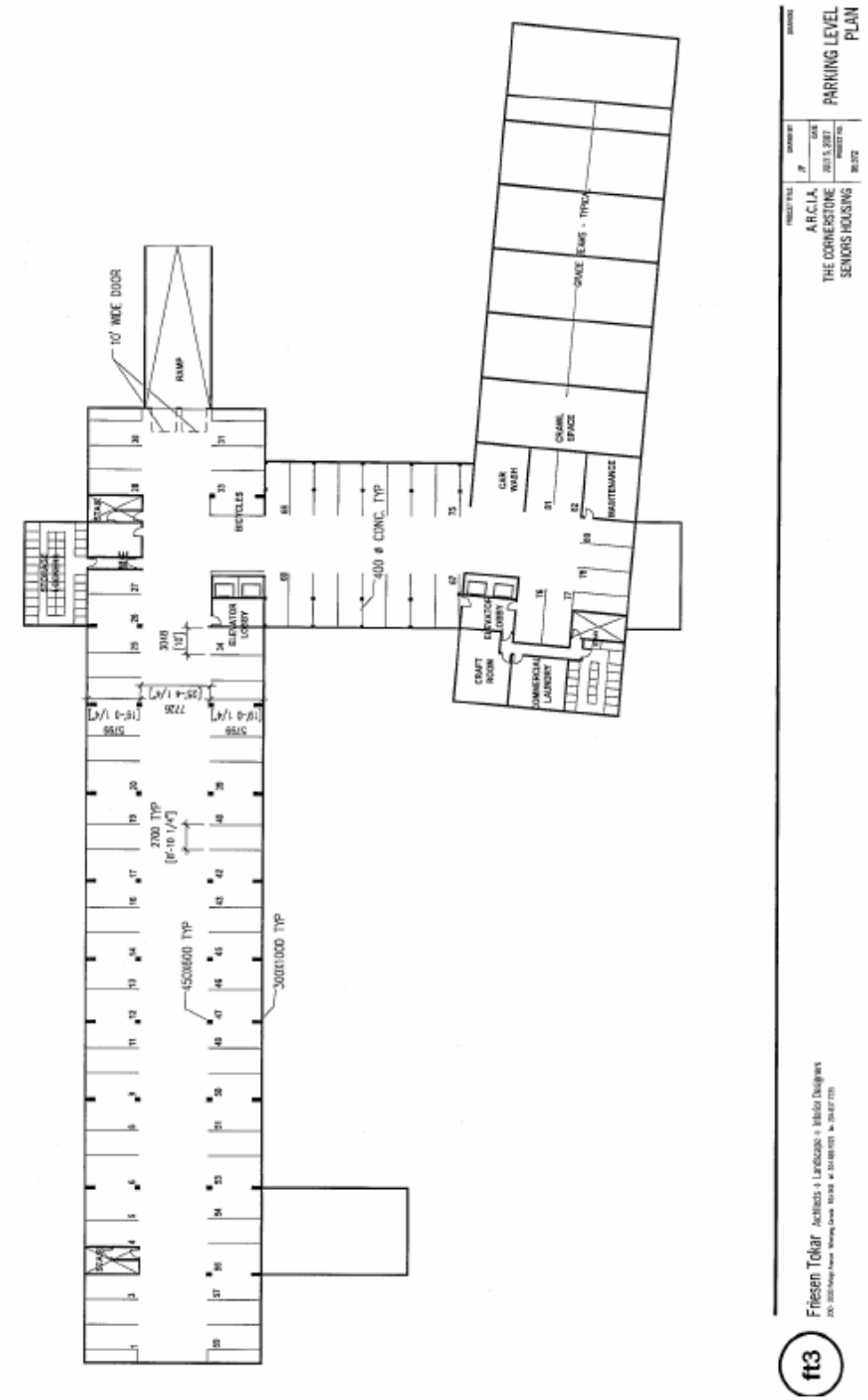
"original signed by R. Hartmann"
Public Works Department

Exhibit "7" for DAZ 223/2007




KNOWLES AVENUE
GATEWAY ROAD
EXISTING COVENANT CHRISTIAN REFORMED CHURCH
FOUR STOREY M.U.R. BUILDING 67 ASSISTED LIVING UNITS
ONE STOREY COMMON AREA BUILDING
FOUR STOREY M.U.R. BUILDING 73 INDEPENDANT LIVING UNITS UNDERGROUND PARKING (93 SPACES)
A1.1


EAST ELEVATION
WEST ELEVATION
SOUTH ELEVATION
NORTH ELEVATION
3650
13825
MIDPOINT
6030
16195
14660
ELEVATIONS
A.R.C.I.A.
CORNERSTONE SENIORS HOUSING
Friesen Tolkar
ft3


10' WIDE DOOR
RAMP
BICYCLES
400 ø CONC. TYP
GRADE BEAMS - TYPICAL
CRAWL SPACE
CAR WASH
MAINTENANCE
ELEVATOR LOBBY
CRAFT ROOM
COMMERCIAL LAUNDRY
2700 TYP
4500X600 TYP
300X1000 TYP
PARKING LEVEL PLAN
A.R.C.I.A.
THE CORNERSTONE SENIORS HOUSING
Friesen Tokar
ft3