Minute No. 62
Report - Standing Policy Committee on Property and Development - November 25, 2008

Item No. 6 **Zoning Agreement Amendment - 60/70 Whellams Lane**
(North Kildonan Ward)
File ZAA 20/2008

On December 10, 2008, the applicant withdrew the application and, as such, the item was filed.

Report - Standing Policy Committee on Property and Development - November 25, 2008

DECISION MAKING HISTORY:

On December 10, 2008, the Executive Policy Committee received a communication from the applicant (W. Keith Rankin, Cooper Rankin Architects) withdrawing the development applications, and as such, the matter was filed.

STANDING COMMITTEE RECOMMENDATION:

On November 25, 2008, the Standing Policy Committee on Property and Development did not concur in the recommendation of the East Kildonan-Transcona Community Committee, concurred in the recommendation of the Winnipeg Public Service, and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On November 17, 2008, the East Kildonan-Transcona Community Committee did not concur in the recommendation of the Winnipeg Public Service and recommends to the Standing Policy Committee on Property and Development that the application for Zoning Agreement Amendment under File ZAA 20/2008 not be proceeded with.

RE: **Zoning Agreement Amendment – 60/70 Whellams Lane**
File ZAA 20/2008
[c/r DAS 30/2008, DAV 142644/2008D & DAOC 3/2008]

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

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

Report date: **November 18, 2008**

COMMUNITY COMMITTEE RECOMMENDATION:

On November 17, 2008, the East Kildonan-Transcona Community Committee did not concur in the recommendation of the Winnipeg Public Service and recommends to the Standing Policy Committee on Property and Development that the application for Zoning Agreement Amendment under File ZAA 20/2008 not be proceeded with.

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

1. The East Kildonan-Transcona Community Committee did not agree with the administrative comments contained in the report of the Planning and Land Use Division dated November 12, 2008.

2. The proposed development is not a proper fit for the community.

PUBLIC HEARING SUMMARY

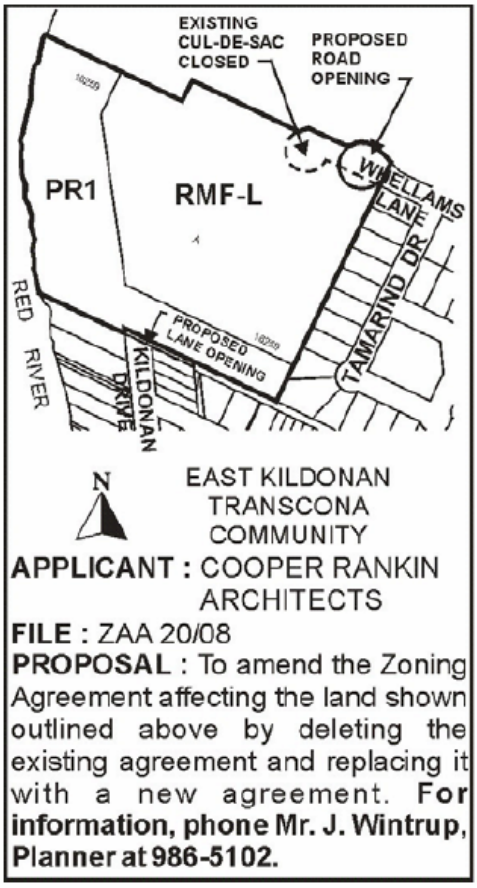
File: ZAA 20/2008
[c/r DAS 30/2008, DAV 142644/2008D & DAOC 3/2008]

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

Public Hearing: November 17, 2008
Theatre, River East Collegiate
295 Sutton Avenue

Applicant: Cooper Rankin Architects (Keith Rankin/David Treleaven)

Subject:



Premises Affected: 60/70 Whellams Lane

Exhibits Filed:

1. Application dated September 11, 2008
2. Notification of Public Hearing dated October 6, 2008
3. Manitoba Status of Title 2048451
4. Letter of authorization dated June 9, 2008, from Devonshire Properties Inc. (Edgewood Estates) to Cooper Rankin Architects
5. Zoning Agreement DAZ 210/74
6. Zoning Agreement Amendment DAZ 210/74 (ZAA 23/90)
7. Plans (11 pages)
8. Report from the Planning and Land Use Division dated November 12, 2008
9. Inspection Report
10. Communication dated November 5, 2008, from Gladys Bellamy in opposition to the application
11. Communication dated November 8, 2008, from Wendell Penner in opposition to the application
12. Communication dated November 6, 2008, from John and Kathy Ilg, in support of the application
13. Communication dated November 6, 2008, from Edward Muzyczka, in opposition to the application
14. Communication dated November 7, 2008, from Barry and Adele Korolyk, in opposition to the application
15. Communication dated November 7, 2008, from Gord and Marion Jones, in opposition to the application
16. Communication dated November 7, 2008, from Muriel Rudy in opposition to the application
17. Communication dated November 7, 2008, from Ed and Shirley Ruchkall, in opposition to the application
18. Communication dated November 7, 2008, from Joel Pajak, in opposition to the application
19. Communication dated November 8, 2008, from Bert and Paula Rogers, in opposition to the application
20. Communication dated November 8, 2008, from Frank Fazio, in opposition to the application
21. Communication dated November 8, 2008, from Allan and Veronica Pronishen, in opposition to the application
22. Communication dated November 10, 2008, from Randie Kushnier, in opposition to the application and requesting an adjournment for a few weeks in order that he may make representation thereon
23. Communication dated November 10, 2008, from F.J. Burczynski, on behalf of Darka, Frank, Katharyn and Steven Burczynski, in opposition to the application

Exhibits Filed: (continued)

24. Communication dated November 10, 2008, from Kyle Kushnier, Arthur Day Middle School, in opposition to the application
25. Communication dated November 10, 2008, from Bill Kubik, in opposition to the application
26. Communication dated November 7, 2008, from Tom and Pat Rubel, in opposition to the application
27. Communication dated November 10, 2008, from Vic Thielmann, in opposition to the application
28. Communication dated November 10, 2008, from Jeannette Golletz, in opposition to the application
29. Communication dated November 12, 2008, from Jake and Gerda DeJong, in opposition to the application
30. Communication (undated), from Frank Shalapata, in opposition to the application
31. Communication dated November 12, 2008, from Randy Hawkins, in opposition to the application
32. Communication dated November 8, 2008, from Rafaelle and Rhonda Paoletti, in opposition to the application
33. Communication dated November 12, 2008, from Randy, Alwine and Nathan Willoughby, in opposition to the application
34. Communication dated November 12, 2008, from Helmut T. Huebert, in opposition to the application
35. Communication dated November 13, 2008, from Dorothy Huebert, in opposition to the application
36. Communication dated November 13, 2008, from Jarrett Hall and Ruth Peddle, in opposition to the application
37. Communication dated November 13, 2008, from Catherine A. Pleskach, in opposition to the application
38. Communication dated November 13, 2008, from Edward and Phyllis Ermet, in opposition to the application
39. Communication dated November 14, 2008, from Nancy Johnston and Shirley Geldart, in opposition to the application
40. Communication dated November 14, 2008, from Jennifer Peters, in opposition to the application
41. Communication dated November 14, 2008, from Eleanor Nickel, in opposition to the application
42. Communication dated November 14, 2008, from Paul and Natal Rodrigues, in opposition to the application
43. Communication dated November 15, 2008, from Wm. and Carole Zuk, in opposition to the application

Exhibits Filed: (continued)

44. Communication dated November 15, 2008, from Don Bellamy, in opposition to the application
45. Communication dated November 15, 2008, from Brian and Mandy Vanderhooft, in opposition to the application
46. Communication dated November 15, 2008, from Edward and Phyllis Ermet, in opposition to the application
47. Communication dated November 16, 2008, from Todd Ermet, in opposition to the application
48. Petition in opposition to the application purporting to contain the signatures of 147 area residents, submitted by Gladys Bellamy and Muriel Rudy
49. Communication dated November 17, 2008, from Terri-Lynn Strand, in opposition to the application
50. Communication dated November 17, 2008, from Janice Lukes, Coordinator, Winnipeg Trails Association, in opposition to approval of the application without inclusion of a trail on the bank of the Red River
51. Communication dated November 17, 2008, from Rudy and Rosanna Enns in opposition to the application
52. Communication dated November 17, 2008, from David Watson, Board Member, Save Our Seine (SOS), in opposition to the application
53. Artists Rendering, Landscape Plan, and Site Plan submitted at the Public Hearing by Keith Rankin, Cooper Rankin Architects
54. Brief in opposition to the application submitted at the Public Hearing by Gladys Bellamy
55. Petition purporting to contain the signatures of 371 residents of Edgewood Estates in opposition to the application, submitted at the Public Hearing by Graham Eagleton
56. Brief in opposition to the application submitted at the Public Hearing by Harold Granke
57. Drawings of Future Shadow Impacts (2) submitted at the Public Hearing by Keith Rankin, Cooper Rankin Architects
58. Audio Recording of representations of Public Hearing

REPRESENTATIONS:

In Support:

Walter Bartosh
John and Kathy Ilg
David Krahn
Jerry Minarz
Terry Petrishen
Keith Rankin, Cooper Rankin Architects
George Reenders
Sophie Turko

In Opposition:

Karen Alberto
Carolyn Bailey
Sigrun Bailey
Louise Balaban
Drual and Louise Beaudry
Don and Gladys Bellamy
Siegfried Bendlin
Lorilyn B. Bergen
Alma Bonas
Joan Bridgeford
Robert Bruce
Frank Burczynski
Arthur and Helen Chapman
Darlene Cherniak
Sam Chochinov and Janet Latimer
Edgar J. Clancy
Rhonda Clarke
Reimer Clausen
William James Cole
Fred Cressack
John J. Danko
John M. S. Danko
Jake and Gerda DeJong
Joyce Dietrich
Robert Duncan
Jennifer Dutchyshen
Graham Eagleton
Valerie Earl
Caroline Elder
Rudy and Rosanna Enns
Ed, Lori and Phyllis Ermet
Todd Ermet
Frank Fazio
K. Fazio
Karl and Audrey Felsen
Anne Friend
John Fuge
Vern Gaddows
Tim Garton
Mr. and Mrs. W. Gauthier
L. and H. Germershausen
Mary Ginter
Jeannette Golletz
P. Gorete
Stacie Gottfried
Jim Graf
Harold E. Granke
Marie Hales
Jarrett Hall and Ruth Peddle
Frank Hanzmann
David Harris
Randy and Kim Hawkins
Ursula Hartfiel
Ole and June Hellsten
Gerald Hildebrand
Helmut and Dorothy Huebert
Abe and Anne Hyde
Betty Jenkins
Gord and Marion Jones
Nancy Johnston and Shirley Geldart
Thomas and Janet Johnstone
Elsbeth Judt
James Karray
Blanche Keith
Kate M. Kehler
Lydia Kehler
Shannon Kipling
Barry and Adele Korolyk

Marie Kostiuk
Jake and Rita Krahn
Bill Kubik
Kyle Kushnier
Randie Kushnier
Leonard Lage
Valerie Larsen
Rose Lawrence
Ismael and Lucila Lontajo
Peter and Tina Loewen
Janice Lukes, Coordinator,
Winnipeg Trails Association
Lisa S. Mandziak
Eva Mann
Judy McCaugherty
Maria McMurray
Beverley Meunier
Keith Micklash
Gordon Minogue
Edward Muzyczka
Debra K. Naumann
Eleanor Nickel
Lori Olien
Joel Pajak
Rafaelle and Rhonda Paoletti
Wendell and Michelle Penner
Jennifer Peters
Edna Pinniger
Catherine Pleskach
Allan and Veronica Pronishen
John H. Reimer
Adolf Reinfort
Derrelyn Reinfort
P. Ring
Paul and Natal Rodrigues
Bert and Paula Rogers
Zenon and Julie Rosolowich
Tom and Pat Rubel
Ed and Shirley Ruchkall
Muriel Rudy
Natalie Ruppenstein
Verna C. Scanes
Harry Schroeder
M. and G. R. Segstro
M. Sersun
Frank Shalapata
Corrie Smeets
Margaret Sotas
Judy Stanko
Jocelyne Stockwell
Terri-Lynn Strand
James Sutherland
Jim Sutherland and Mrs. D. Earl
Rita Syposh
Annette and Egbert Terwissche
Harmina Themmen
Vic Thielmann
Jo-Anne Thomson
Lorraine Tokaruk
Brian and Mandy Vanderhooft
Mary Vermette
Clarence and Irene Wagner
Alistair Wark
David Watson, Board Member,
Save Our Seine (SOS)
Wes and Shirley Watson
Victoria Werner
Randy, Alwine and Nathan Willowghby
John and Katherine Winter
Michael and Noreen Wito
Charles Wm.Yule
Joan Zielke
Wm. and Carole Zuk

For Information:

Norm Dietrich
Karl and Audrey Felson
John Fuge
Audrey Gessner
Lillian Mae Jones
David M. Katcher
Moe and Betty Lesyk
Louis McCloskey

C. G. Meunier
Kathy Monaster
Brian Newton
Joan Schaefer
Manfred Schuster
F. Smith
Joan Stefanik

For the City:

Kevin Nixon, Active Transportation Coordinator, Public Works Department
John Wintrup, Senior Planner, Planning, Property and Development Department

Exhibit "8" referred to in File ZAA 20/2008 [c/r DAS 30/2008, DAV 142644/2008D & DAOC 3/2008]

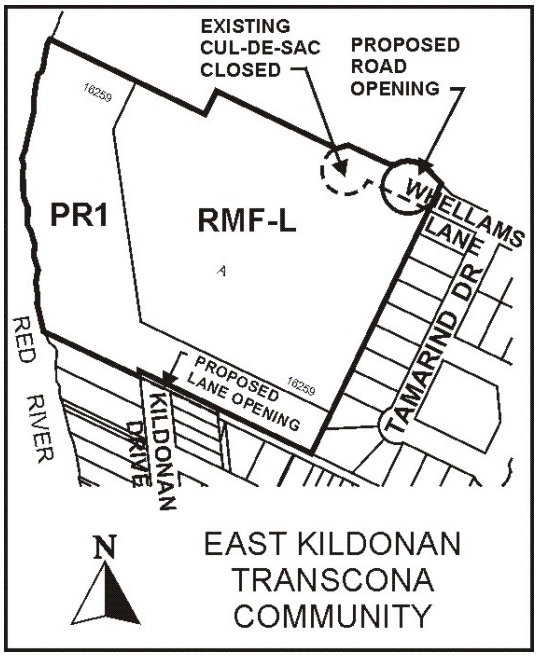
Planning, Property and Development Department Report

To the East Kildonan - Transcona Community Committee

Date: November 12, 2008
File: ZAA 20/08
Related Files: DAZ 210/74 (B/L 806/74); ZAA 6/07 c/r DAV 07-139164/D; ZAA 23/90 c/r DCU 248A/90 & DAV 736A/90; ZAA 20/08 c/r DAV 08-142644/D, DAOC 3/2008

Subject: Delete existing Zoning Agreement to allow the construction of 331 units of Multiple Family Dwellings

Location: 60 / 70 Whellams Lane
Legal Description: PCL A PLAN 16259 55/56 K



Applicant: Devonshire Properties Inc - David Treleven and Keith Rankin
(c/o Cooper Rankin Architects)
7 EVERGREEN PL SUITE 103
WINNIPEG MB R2G 2G7

Owner: DEVONSHIRE PROPERTIES INC
C/O EDGEWOOD ESTATES
60 WHELLAMS LANE WINNIPEG MB R2G 2G7

Recommendation: **Approve with Conditions**

Report Summary:

- The developer has applied to construct 331 dwelling units and 602 parking stalls.
- The dwelling units will be in two (2) multiple family dwellings, 15 and 21 storys (156 feet and 221 feet).
- This development will bring the total number of suites on the subject lands to 804 and parking stalls to 1,167.
- A Zoning Agreement from the early 1970's for this specific property restricts the land to the two existing apartment buildings and related structures.
- The RMF-L zoning for the property allows this land-use and the density.
- Traffic increases will only cause a 1-2 second additional time for vehicles moving through the Whellams Lane / Henderson Hwy intersection.

Site Description

The subject property is 12 acres zoned RMF-L (7.9 acres) and PR-1 (4.1 acres) located south of Chief Peguis Trail, east of the Red River and at the western terminus of Whellams Lane in the Kildonan Drive neighbourhood of the North Kildonan Ward.

Adjacent properties include dwellings to the east and south zoned "R1" Residential Districts.

Surrounding properties include: to the west across the Red River, Kildonan Park / Golf Course; to the north/north-east across Chief Peguis Trail, the Red River; to the south/south-east, single family dwellings, Essar Park and the Bergen Cut-off open space.

Background

NORTH KILDONAN TOWN PLANNING SCHEME BY-LAW # 74
PBG 16/72
The developer was granted permission to construct 12 and 17 storey, 475 suite apartment tower development by the Committee on Environment for the lands zoned "R3B – One" Planned Building Group District under the North Kildonan Town Planning Scheme By-law No. 74, subject to the closing of the Ebony Drive right-of-way. A public hearing was not required as the Zoning by-law only required review and approval by Council as the uses and density were permitted.

DAZ 210/1974

- An application to rezone 12,500 square feet of land on the south side of the property zoned "F" Flood Plain to "R3B – One" Multiple Family Planned Building Group District was granted in 1974.

- The purpose of the rezoning was to add a small portion of land to the R3B-One district.
- Plans were submitted for approval and building permit for apartment buildings when the City Surveyor was asked to provide precise dimensions of the land.
- It was discovered that the apartment buildings would exceed the floor area to open space ratio required on the land zoned "R3B-One".
- The by-law required, at the time, that the gross floor area of the buildings on the site be surrounded by open space used only for landscaping and recreational activities.
- The lands zoned "F" Flood Plain were not included in the calculation in the usable open space as it was considered a different zoning lot though legally part of the larger property.
- Therefore, a small portion of land zoned "F" was rezoned to enlarge the R3B-One lands to ensure the 'useable open space' requirement was met.
- Though the zoning was only for 12,500 square feet of land, the owners agreed to attach a zoning agreement to 12.0 acres of land to address concerns raised by the Public Service and adjacent residents at the Public Hearing.
- The agreement:
    - Restricted development on the lands zoned "F" Flood Plain;
    - Prevent vehicular access to Kildonan Drive or Essar Avenue; and
    - Limited the built form to only the 12 story and 17 story apartment buildings with related structures.

EAST KILDONAN – TRANSCONA ZONING BY-LAW # 4440/86
ZAA 23/1990

- The "F" Flood Plain lands were re-classified as "PR" Parks District; and the R3B-One District was re-classified as "RM-7"
- "PR" Parks District did not allow Multiple Family Dwelling; and the RM-7 bulk regulations allowed multiple family dwellings to a height of 11 storeys and density of 250 per acre.
- The RM-7 lands could, not withstanding the zoning agreement, be developed to a maximum of 1,974 units.
- The usable open space requirement of the former by-law was no longer a requirement.
- The applicant proposed to construct a building addition that would join the two existing apartment towers, adding 60 new units to bring the subject site to a total of 533 apartments.
- A zoning agreement amendment was required due to the limitation of allowing just the specific two apartment buildings.
- New clauses to the zoning agreement were added:
    - An additional 60 apartment units be allowed as the building form be altered.
    - That a turnaround at the end of the Kildonan Drive is facilitated and the Essar Avenue public lane extended along the south side of the property.
    - That an easement be granted to the City across the PR lands for flood protection.
- The additional 60 apartment units did not proceed and the owner never returned the easement agreement regarding the flood protection or cause registration of a plan for the right-of-way improvements at the end of Kildonan Drive.

WINNIPEG ZONING BY-LAW 6400/94

- **"RM-7" Multiple Family District** allow a maximum building height of 100 feet, a minimum lot area of 20,000 square feet and a minimum lot area per dwelling unit (density) of 400 sq.ft per dwelling unit.
- The RM-7 is the largest multiple family district in the Zoning By-Law: variances are required for any buildings that exceed the bulk regulations as there is no zoning category to accommodate such buildings.
- The allowable density for the RM-7 lands, not withstanding the zoning agreement, is 863 units.
- By-law 6400/94 was replaced by zoning by-law 200/2006 effective March 1, 2008.

ZAA 06/2007

- The developer applied to construct a 339.6 feet (103.5 metre), 35 story, 314 dwelling multiple family dwelling with a two level 355 space parking structure on the subject land.
- This development required variances related to substandard front yard, building height, and parking - there are no variances required for density (DAV 07-139164D).
- On November 13, 2007, the East Kildonan – Transcona Community Committee did not hear any representation on the application and adjourned the Public Hearing to a meeting scheduled for Tuesday, November 20, 2007, at 6:30 p.m. in the Theatre, River East Collegiate, 295 Sutton Avenue.
- On November 20, 2007, The East Kildonan-Transcona Community Committee, in view of the letter of withdrawal from the applicant, filed the application for a Zoning Agreement Amendment.

Description of the Proposed Development

- The developer intends to construct 331 dwelling units and 602 parking stalls.
- The dwelling units will be in two (2) multiple family dwellings, 15 and 21 storeys (156 feet and 221 feet).
- The buildings will be 72.2 feet apart above the main floor, which will be physically connected.
- This new development will bring the total number of units on site to 804 suites, and the total parking stalls 1,167.

Proposed Density:

Existing – 473 suites
21 Story – 190 suites
15 Story – 141 Suites
Total – 804 suites

Allowable Density: 863 units

Existing Parking:

Exiting Underground – 565 stalls
Existing at-grade – 113 stalls
Total – 678 parking stalls

Proposed Parking:

Exiting Underground – 565 stalls
New Underground – 514 stalls
at-grade – 88 parking stalls
Total Parking 1,167 stalls

Handi-Cap Parking: 21 parking stalls
8 at-grade
13 under ground

Visitor Parking: 107 parking stalls.

Bicycle Parking: 50 stalls

Required Parking: 1,065 parking stalls.

Analysis

ZONING BY-LAW 200/2006

- The new zoning by-law classifies this property as "RMF-L" Residential Multiple-Family Large.
- **RMF-L Residential Multi-Family District – Large** is intended to accommodate the development of multi-family units in neighbourhoods with medium to high residential densities.
- There is a front & rear yard requirement of 25 feet and the maximum building height is 150 feet.
- The minimum lot width is 25 feet and lot area 20,000 square feet.
- The minimum lot area per dwelling unit (density) is 400 sq.ft per dwelling unit.
- The allowable density for the RMF-L lands, not withstanding the zoning agreement, would be 863 units.

LAND USE BY-LAW ISSUES

- The development requires variances related to substandard front yard, building height, and fence height - there are no variances required for density or parking (DAV 08-142644/D).
- The variance 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.

TRANSPORTATION AND SITE ACCESS

- Primary access to the site is Whellams Lane via Henderson Hwy.
- The applicant has completed a Traffic Impact Study.
- Public Works has reviewed the Developer's Consultant report and are in general agreement with it findings and conclusions, therefore have no objections to the Zoning Agreement Amendment.
- Among the findings and conclusions:

- No roadwork / intersection improvements or major signal changes are suggested as result of increased Edgewood Estates traffic.
- With 2007 traffic volumes, overall delays at the three study intersections (Chief Peguis Trail, Whellams Lane, and Springfield Road) only slightly increase by 1-2 seconds with the introduction of additional Edgewood Estate traffic.
- Total Peak hourly generation by the proposed apartment complex is estimated at 138 vehicles per hour during the A.M. and 216 vehicles per hour during the P.M. hours.
- The traffic generation of the existing complex is consistent with the standards for this type of land-use.

- It should be noted the average weekday daily traffic on Henderson Hwy at Whellams Lane is 42,000 vehicles.

COMPATIBILITY WITH SURROUNDING USES
There are no residential buildings to the west: the Red River and Kildonan Park Golf Course is the west. There are no residential buildings to the north as a major expressway (Chief Peguis Trail) and the Red River is to the north.

SITE DESIGN ISSUES
A preliminary site plan of the buildings and parking areas has been submitted. The buildings will be located on the extreme north side of the lot adjacent to the Chief Peguis Trail and on the western edge of the Whellams Lane cul-de-sac, which will be relocated further east.

The two (2) new buildings will be connected on the main floor and garage levels that will also connect to the existing two buildings.

Service deliveries and garbage pick-up will be relocated from the existing Kildonan Drive entry to a new serve entry directly off of Whellams Lane.

A new entry gatehouse will be constructed at the development's entrance onto Whellams Lane to enhance security.

There will be 6 to 10 suites per floor with units ranging from 770 square feet to 1,100 square feet.

Landscaping has been proposed around the base of the new building

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 need to contain the necessary design elements to integrate the structure and function of the proposed land-use 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 site.*
- *Sidewalk locations on the lots should orient and allow pedestrians easy and as-direct-as-possible access to public side walks.*
- *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.*
- *Parking areas will need to be screened with fencing and/or vegetation but provide adequate, safe pedestrian walkways to access building entrances and sidewalks.*

Recommendation

The Planning and Land Use Division recommends approval.

- The number of dwelling units proposed is consistent with the zoning on the land, which has been designated 'multiple family' for over 20 years that has allowed +800 dwelling units not withstanding the zoning agreement.
- The zoning agreement that has limited the property to the 12 and 17 storey buildings is considered restrictive and was implemented over 30 years ago when North Kildonan was mainly a rural area with limited infrastructure.
- The subsequent zoning re-classifications through four (4) zoning by-laws recognise this specific property as being adequate for high density development.
- Infrastructure improvements in the last 30 years including Chief Peguis Trail to the north, allows higher density developments to now occur at this location.
- Traffic increases will not require any additional infrastructure improvements and will only cause a 1-2 second additional time for vehicles moving through the Whellams Lane / Henderson Hwy intersection.

The Division is furthering recommending that the existing Zoning Agreement be replaced with a revised agreement that can address outstanding issues:

- A clause to require the final site plan to be reviewed by the EKTCC is necessary to ensure the landscaping, fencing, building; etc addresses the concerns of the adjacent neighbours.
- A clause to restrict development on the PR-1 lands is not required since the Zoning By-law does not allow multiple family buildings to be constructed on this portion of the property.
- A clause restricting the access to Kildonan Drive and Essar Ave should be carried forward.

Recommended Conditions of Approval

1. That Zoning Agreement Caveats 221077 and 1456489 under File DAZ 210/74 dated October 9, 1974 (By-Law No. 806/74) be withdrawn.

2. That Zoning Agreement under File DAZ 210/74 dated October 9, 1974 (By-Law No. 806/74), be replaced with the following:

   A. That, 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 there shall be no vehicle access to Kildonan Drive, Essar Avenue, or Chief Peguis Trail.

3. That the City Solicitor/Manager of Legal Services be requested to prepare the necessary Amending Agreement to Zoning Agreement DAZ 210/74 (By-Law No. 806/74) as approved in aforesaid Recommendation 1.

4. That the Proper Officers of the City are hereby authorized to execute said Amending Agreement.

5. 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 # ZAA 20/2008



Figure 1: Existing Land-Uses for subject property and Surrounding Area.

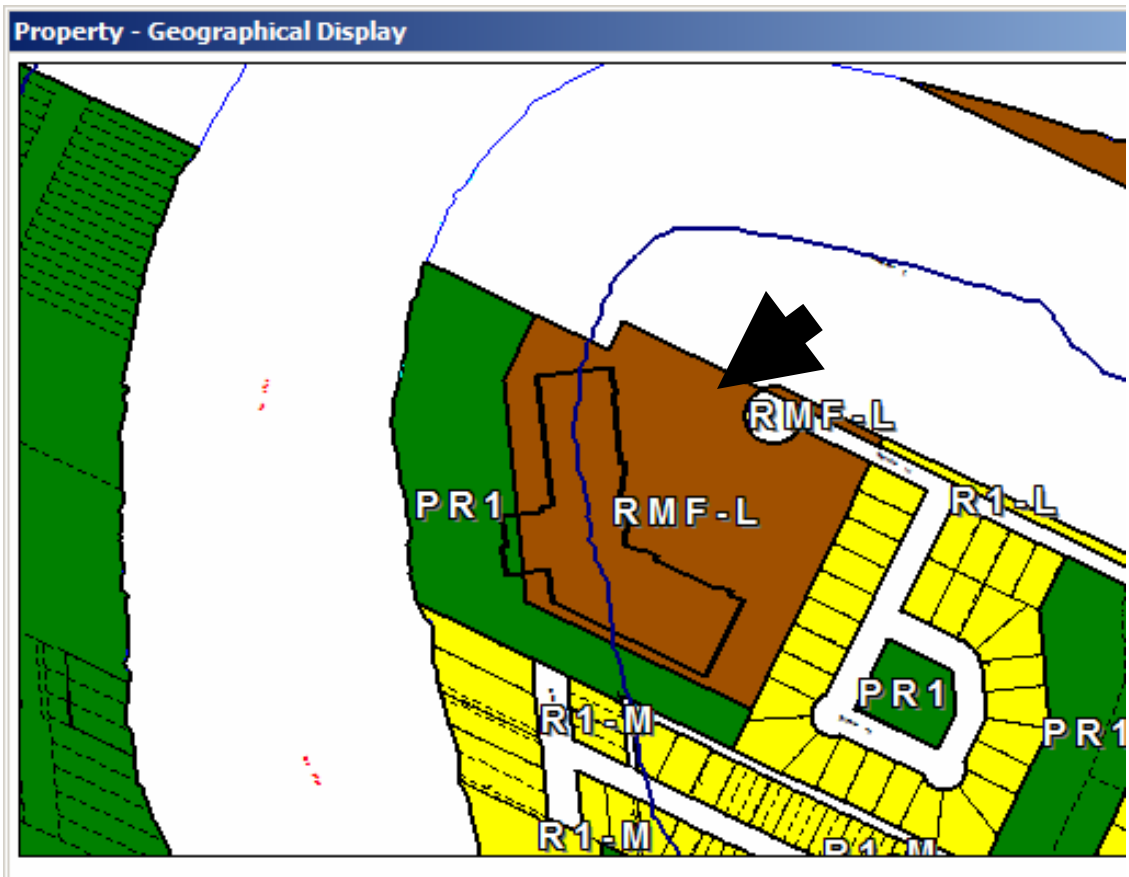
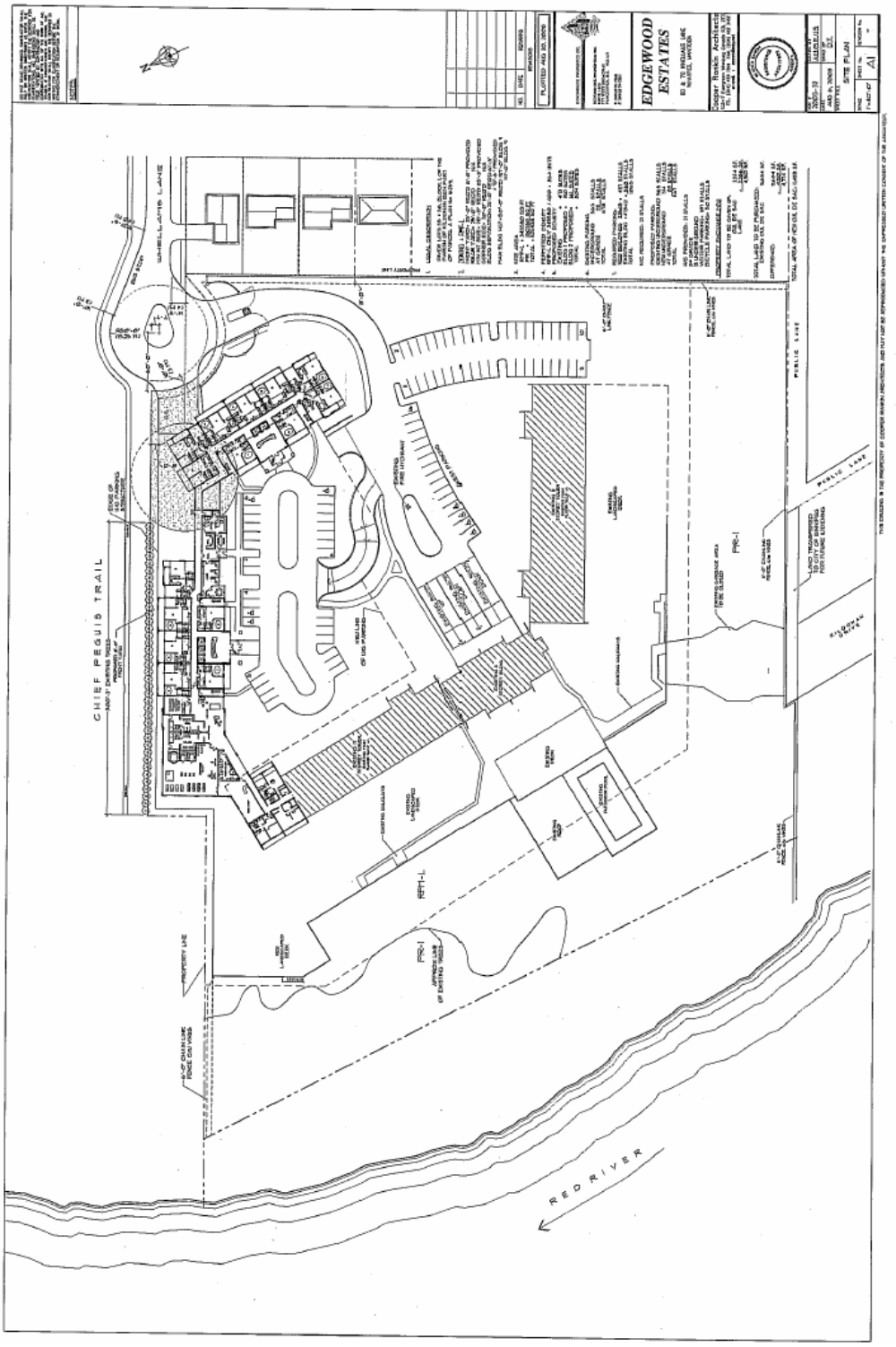
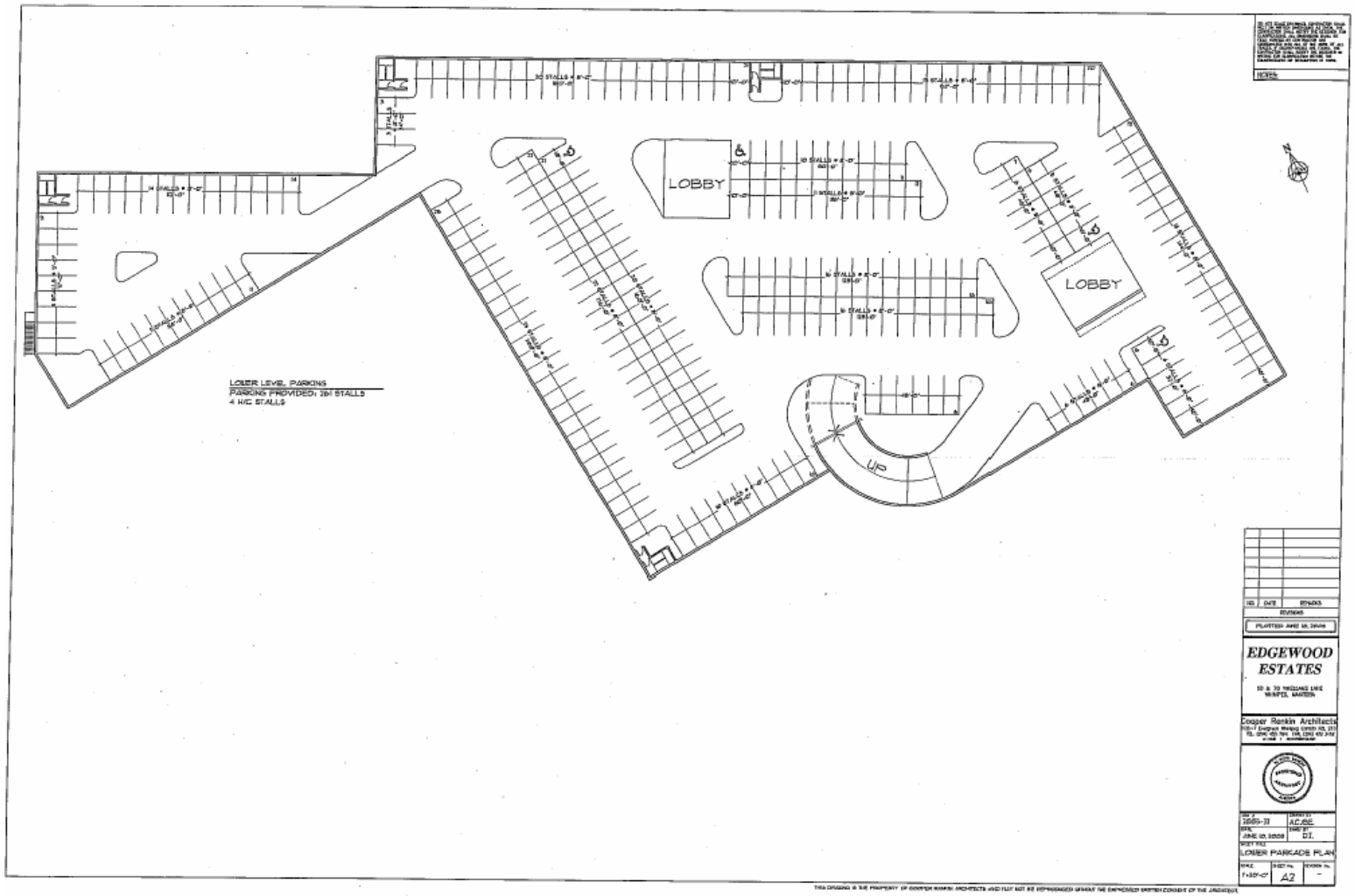
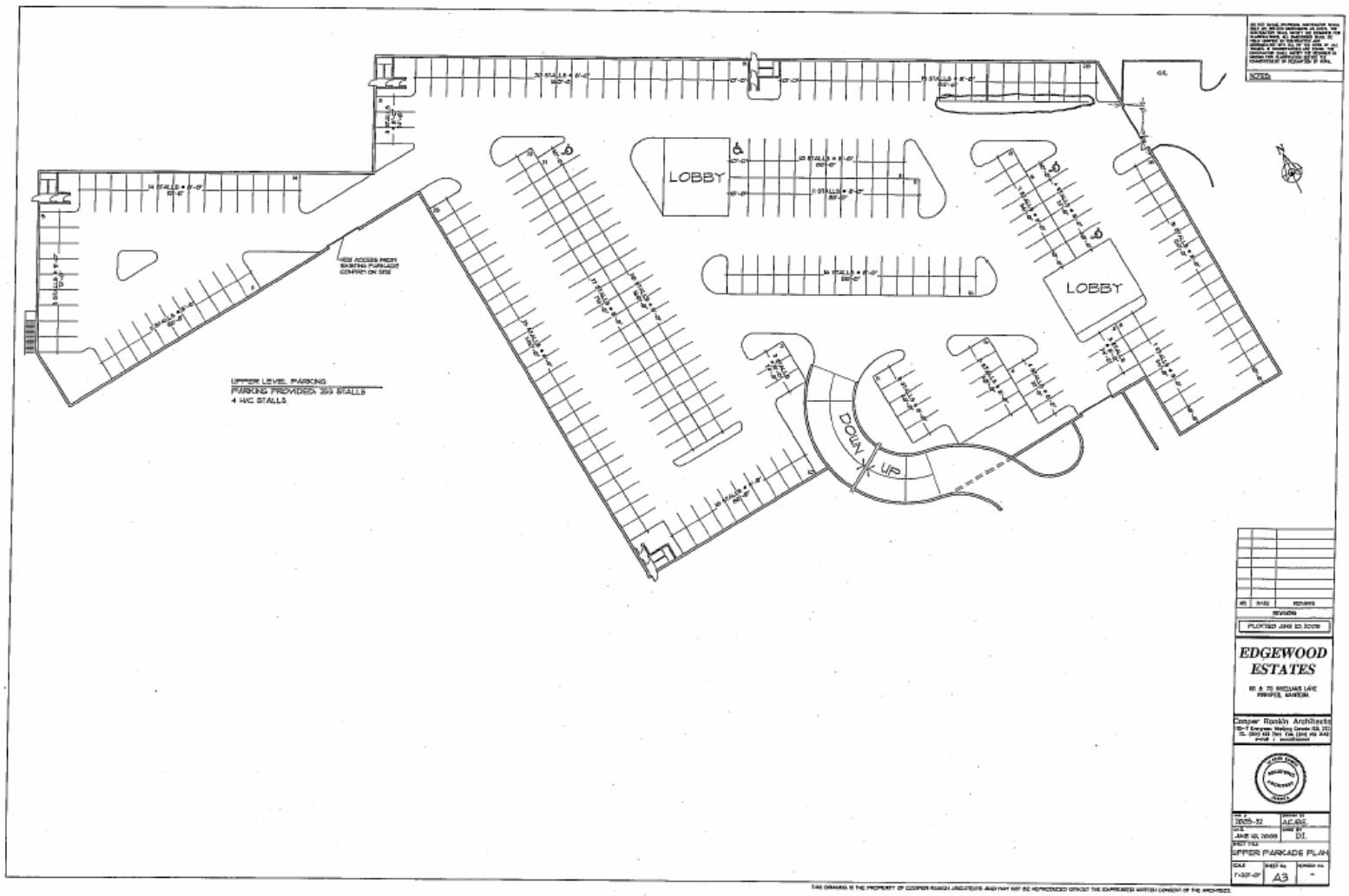


Figure 2: Existing Zoning for subject property.

Exhibit “7” referred to in File ZAA 20/2008 [c/r DAS 30/2008, DAV 142644/2008D & DAOC 3/2008]




LOBBY
LOBBY
UP
LOWER LEVEL PARKING
PARKING PROVIDED: 191 STALLS
4 HC STALLS
EDGEWOOD ESTATES
Cooper Rankin Architects
LOWER PARKADE PLAN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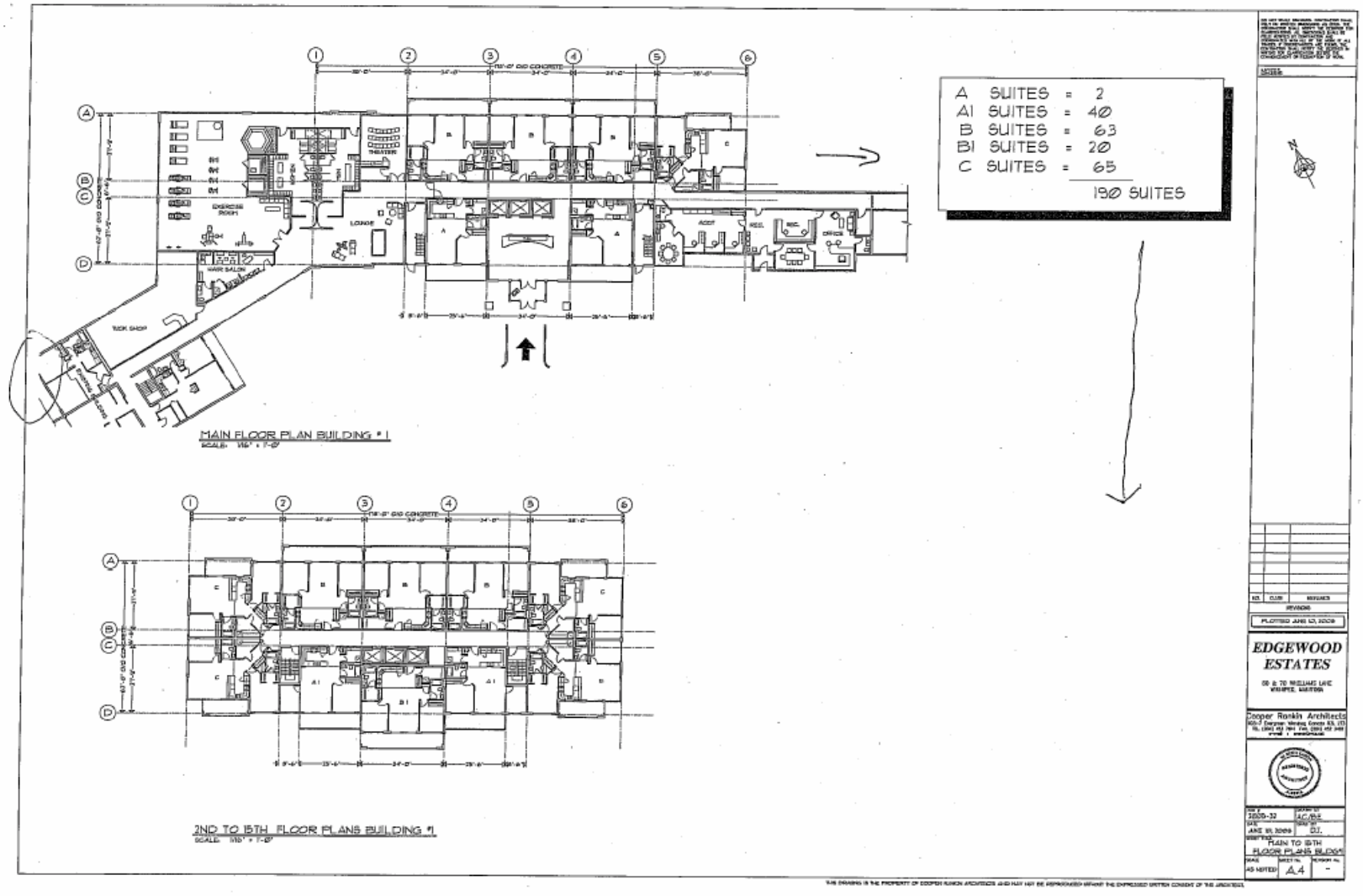
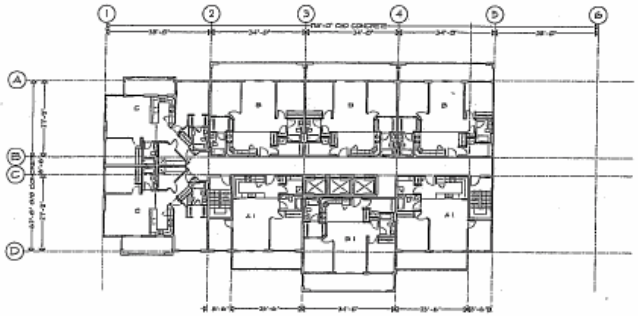
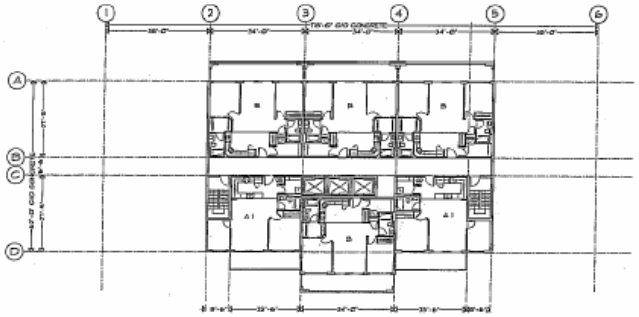
UP
UPPER LEVEL PARKING
PARKING PROVIDED: 253 STALLS
4 HC STALLS
EDGEWOOD ESTATES
Cooper Ronkin Architects
UPPER PARKADE PLAN


A SUITES = 2
A1 SUITES = 40
B SUITES = 63
B1 SUITES = 20
C SUITES = 65
190 SUITES
MAIN FLOOR PLAN BUILDING # 1
2ND TO 15TH FLOOR PLANS BUILDING #1
EDGEWOOD ESTATES
Cooper Rankin Architects
PLOTTED JAN 12, 2009
2005-32
JAN 10, 2009
MAIN TO 15TH FLOOR PLANS BLDG#1
AS NOTED
A.4



16TH TO 19TH FLOOR PLANS BUILDING #1
SCALE: 1/16" = 1'-0"



20TH AND 21ST FLOOR PLANS BUILDING #1
SCALE: 1/16" = 1'-0"

NOTES:

NO.	DATE	REMARKS

REVISIONS

PLOTTED: JUNE 10, 2009

EDGEWOOD ESTATES

90 & 78 WILLIAMS LANE
RIVERPEE, MANITOBA

Cooper Rankin Architects

JOB # 3005-33	DRAWN BY A.C./B.E.
DATE JUNE 10, 2009	CHKD BY D.T.
SHEET TITLE 16TH TO 21ST FLOOR PLANS BLDG#1	
SCALE AS NOTED	SHEET No. A5
REVISION No. -	

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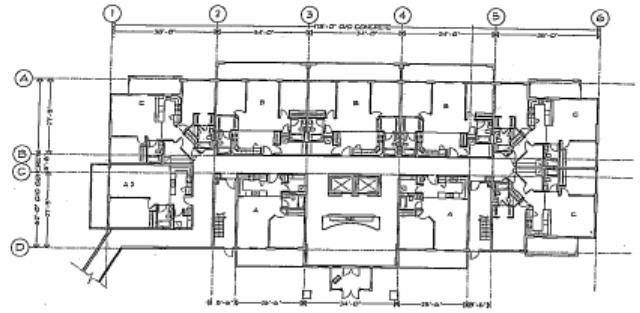
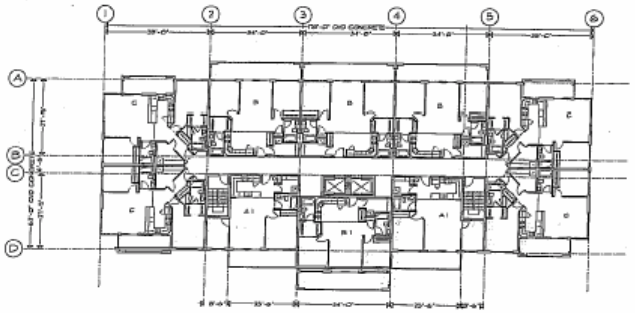


MAIN FLOOR PLAN BUILDING # 2
SCALE: 1/16" = 1'-0"



2ND TO 13TH FLOOR PLANS BUILDING #2
SCALE: 1/16" = 1'-0"

A	SUITES	=	2
A1	SUITES	=	28
A2	SUITES	=	1
B	SUITES	=	45
B1	SUITES	=	14
C	SUITES	=	51
			141 SUITES

NOTES:

NO.	DATE	REMARKS

REVISIONS

PLOTTED JANE 10, 2008

EDGEWOOD ESTATES

63 & 79 WILLIAMS LANE
WINNIPEG, MANITOBA

Cooper Ronkin Architects

2005-32	A.C./B.E.
JANE 10, 2008	D.T.
MAIN TO 13TH FLOOR PLANS BUILDING #2	
AS NOTED	A6

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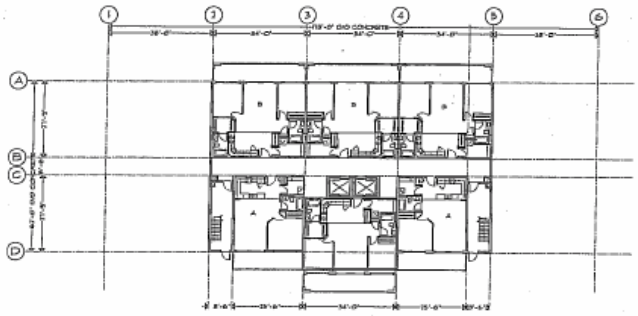

14TH AND 15TH FLOOR PLANS BUILDING #2

SCALE: 1/16" = 1'-0"

NOTES:

NO.	DATE	REMARKS

REVISIONS

PLOTTED JUNE 10, 1999

EDGEWOOD ESTATES

20 & 70 WILLIAMS LANE
NEWFIELD, MAINTEAN

Cooper Ranken Architects

JOB # 3806-30	DRAWN BY A.C.RUE
DATE JUNE 10, 2009	CHKD BY D.T.
SHEET TITLE 14TH AND 15TH FLOOR PLANS BUILDING #2	
SCALE AS NOTED	SHEET No. A7
REVISION No. -	

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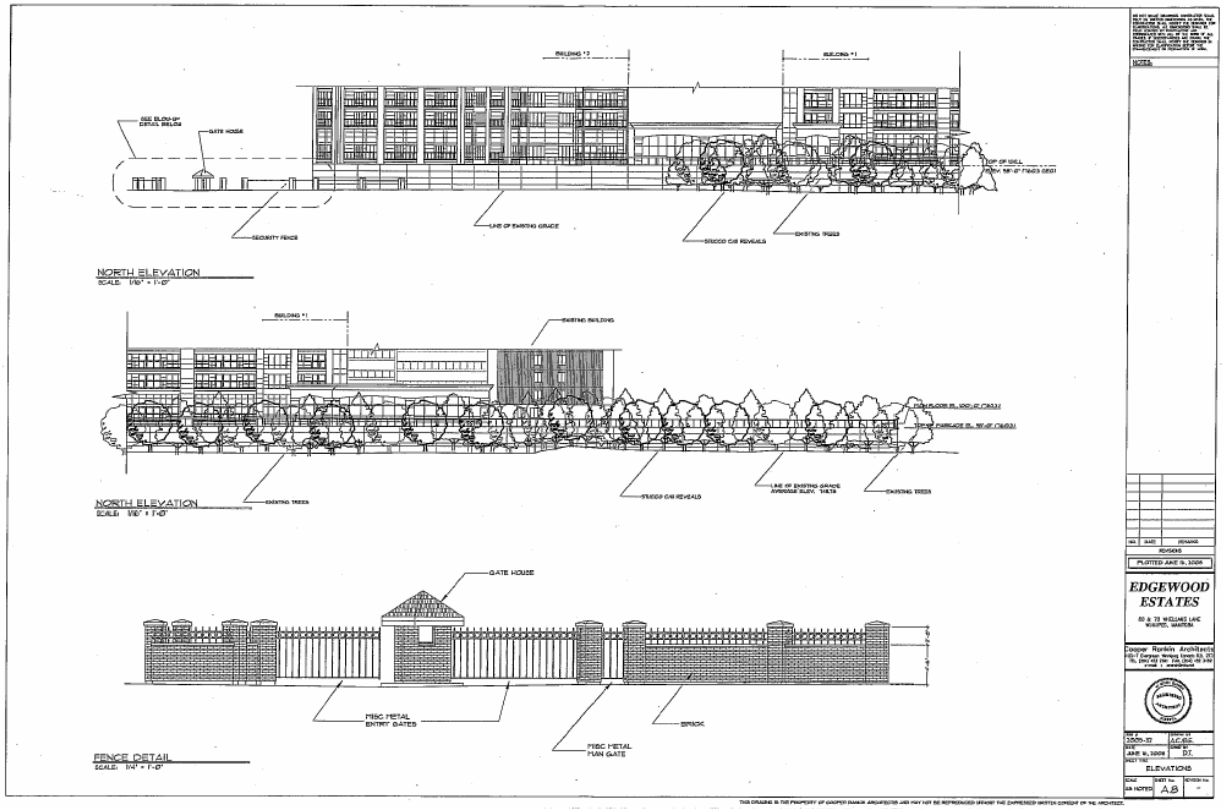
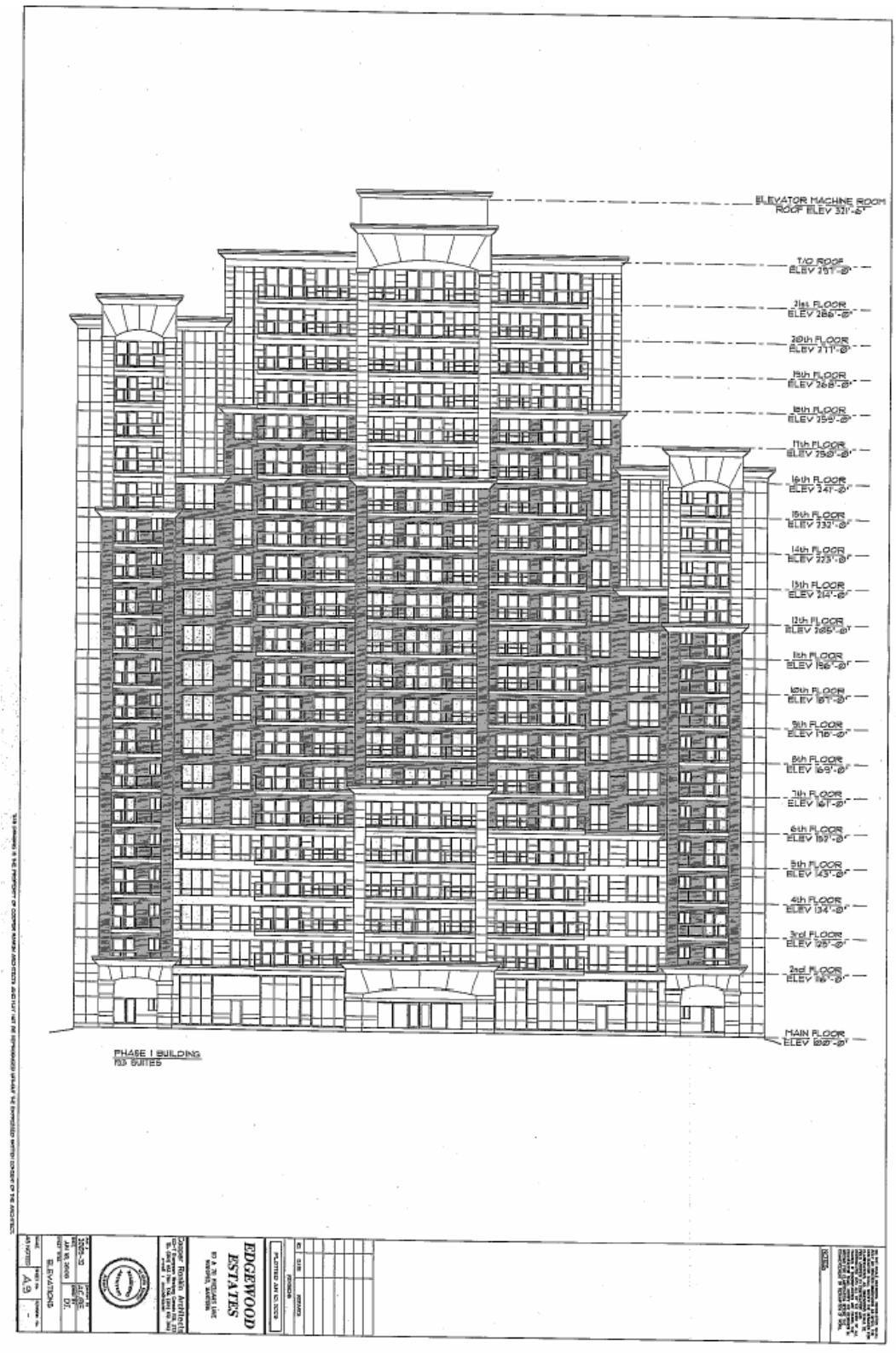
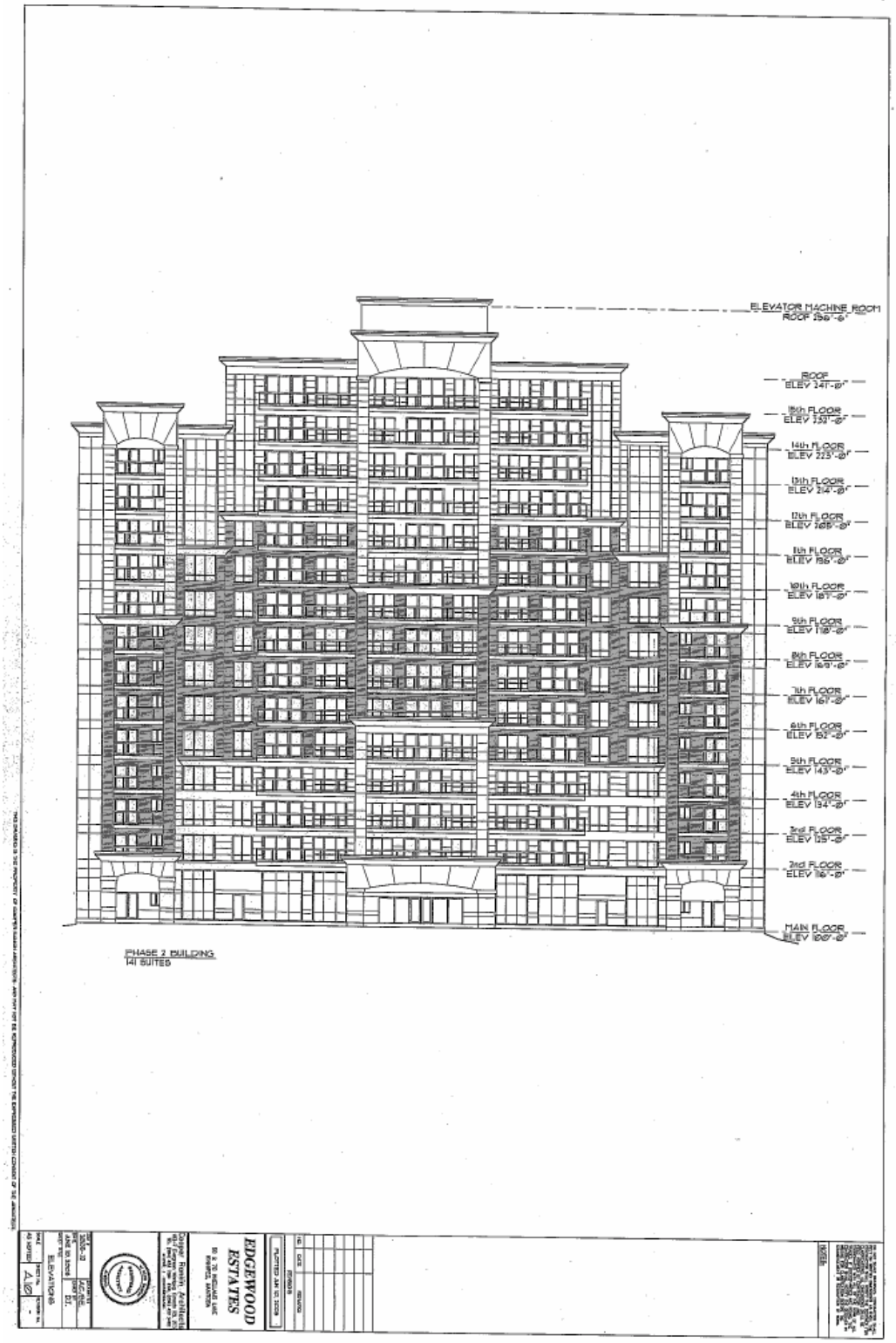

NORTH ELEVATION
SCALE: 1/16" = 1'-0"
NORTH ELEVATION
SCALE: 1/16" = 1'-0"
FENCE DETAIL
SCALE: 1/4" = 1'-0"
GATE HOUSE
MISC METAL ENTRY GATES
MISC METAL MAN GATE
BRICK
EDGEWOOD ESTATES
ELEVATIONS
A.B


ELEVATOR MACHINE ROOM
ROOF ELEV 321'-6"
T/O ROOF
ELEV 291'-8"
31st FLOOR
ELEV 286'-8"
30th FLOOR
ELEV 277'-8"
29th FLOOR
ELEV 268'-8"
28th FLOOR
ELEV 259'-8"
27th FLOOR
ELEV 250'-8"
26th FLOOR
ELEV 241'-8"
25th FLOOR
ELEV 232'-8"
24th FLOOR
ELEV 223'-8"
23th FLOOR
ELEV 214'-8"
22th FLOOR
ELEV 205'-8"
21th FLOOR
ELEV 196'-8"
20th FLOOR
ELEV 187'-8"
9th FLOOR
ELEV 178'-8"
8th FLOOR
ELEV 169'-8"
7th FLOOR
ELEV 161'-8"
6th FLOOR
ELEV 152'-8"
5th FLOOR
ELEV 143'-8"
4th FLOOR
ELEV 134'-8"
3rd FLOOR
ELEV 125'-8"
2nd FLOOR
ELEV 116'-8"
MAIN FLOOR
ELEV 102'-8"
PHASE I BUILDING
193 SUITES
EDGEWOOD
ESTATES
ELEVATIONS
A9


ELEVATOR MACHINE ROOM
ROOF 256'-6"
ROOF
ELEV 241'-0"
15th FLOOR
ELEV 232'-0"
14th FLOOR
ELEV 223'-0"
13th FLOOR
ELEV 214'-0"
12th FLOOR
ELEV 205'-0"
11th FLOOR
ELEV 196'-0"
10th FLOOR
ELEV 187'-0"
9th FLOOR
ELEV 178'-0"
8th FLOOR
ELEV 169'-0"
7th FLOOR
ELEV 161'-0"
6th FLOOR
ELEV 152'-0"
5th FLOOR
ELEV 143'-0"
4th FLOOR
ELEV 134'-0"
3rd FLOOR
ELEV 125'-0"
2nd FLOOR
ELEV 116'-0"
MAIN FLOOR
ELEV 100'-0"
PHASE 2 BUILDING
141 SUITES
EDGEWOOD
ESTATES
ELEVATIONS
A10

