Agenda - Executive Policy Committee - April 22, 2009

Report - Standing Policy Committee on Property and Development - April 7, 2009

Item No. 4 Subdivision and Rezoning - south side of Augier Avenue across from Gagnon Street (St. Charles Ward) File DASZ 2/2009

STANDING COMMITTEE RECOMMENDATION:

On April 7, 2009, the Standing Policy Committee on Property and Development concurred in the recommendation of the Assiniboia Community Committee and submits the following to Council:

1. That The Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land as shown on Schedule "A" for File DASZ 2/2009 dated March 17, 2009, to an 'RMF-S' Residential Multi-Family District, subject to the following:

    A. 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 the density of development shall not exceed 20 dwelling units.

        ii. That the development is constructed in substantial conformance with the plans submitted, identified as Exhibit 5 for File DASZ 2/ 2009, page 3 of 5, "Proposed - Site Development", dated December 18, 2008.

2. That the plan of subdivision under File DASZ 2/2009 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" dated March 17, 2009 with such minor changes as may be required, and registration in the Winnipeg Land Titles Office, subject to the following:

    A. That the Developer be required to enter into a Development Agreement with the City containing all the conditions outlined in Schedule "B", the Report of the Administrative Coordinating Group dated February 25, 2009.

3. 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.

Report - Standing Policy Committee on Property and Development - April 7, 2009

4. 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.

5. That the Acting 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.

6. That the zoning section of the by-law comes into force when the Zoning Agreement is registered in the Winnipeg Land Titles Office by caveat against the subject lands, provided that the said effective date occurs within one year from the date by-law is passed.

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

8. That the Acting 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.

Agenda - Executive Policy Committee - April 22, 2009

Report - Standing Policy Committee on Property and Development - April 7, 2009

DECISION MAKING HISTORY:

STANDING COMMITTEE RECOMMENDATION:

On April 7, 2009, the Standing Policy Committee on Property and Development concurred in the recommendation of the Assiniboia Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On March 24, 2009, the Assiniboia Community Committee concurred in the recommendation of the Winnipeg Public Service dated March 17, 2009 with the following amendments, namely:

That the recommendations 1 to 8 of the Winnipeg Public Service be concurred in with the following amendment, namely:

- Amend Recommendation 1.A.ii. by deleting the words "attached hereto and identified as Proposed – Site Development, dated January 1, 2009" and replacing them with "identified as Exhibit 5 for File DASZ 2/ 2009, page 3 of 5, "Proposed - Site Development", dated December 18, 2008"

and forwarded to the Standing Policy Committee on Property and Development.

COMMUNITY COMMITTEE DECISION:

On March 24, 2009, the Assiniboia Community Committee concurred in the recommendation of the Winnipeg Public Service, and approved a Variance on "the land" for the construction of single-family dwelling units (units 8 to 10) to permit a rear yard of 20 feet (6.10 metres), subject to the following condition:

1. That the order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DASZ 2/ 2009.

RE: Subdivision and Rezoning - south side of Augier Avenue across from Gagnon Street
File DASZ 2/2009 [c/r DAV 102801/2009D]

For submission to: Standing Policy Committee on Property and Development

Prepared by: Carlos Gameiro, Senior Committee Clerk
Assiniboia Community Committee

Report date: March 25, 2009

COMMUNITY COMMITTEE RECOMMENDATION:

On March 24, 2009, the Assiniboia Community Committee concurred in the recommendation of the Winnipeg Public Service as amended, and recommends to the Standing Policy Committee on Property and Development:

1. That The Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land as shown on Schedule "A" for File DASZ 2/2009 dated March 17, 2009, to an 'RMF-S' Residential Multi-Family District, subject to the following:

    A. 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 the density of development shall not exceed 20 dwelling units.

        ii. That the development is constructed in substantial conformance with the plans submitted, ~~***attached hereto and identified as Proposed – Site Development, dated January 1, 2009.***~~ ***identified as Exhibit 5 for File DASZ 2/ 2009, page 3 of 5, "Proposed - Site Development", dated December 18, 2008.***

2. That the plan of subdivision under File DASZ 2/2009 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" dated March 17, 2009 with such minor changes as may be required, and registration in the Winnipeg Land Titles Office, subject to the following:

    A. That the Developer be required to enter into a Development Agreement with the City containing all the conditions outlined in Schedule "B", the Report of the Administrative Coordinating Group dated February 25, 2009.

3. 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.

4. 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.

5. That the Acting 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.

6. That the zoning section of the by-law comes into force when the Zoning Agreement is registered in the Winnipeg Land Titles Office by caveat against the subject lands, provided that the said effective date occurs within one year from the date by-law is passed.

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

8. That the Acting City Solicitor/Manager of Legal Services be requested to do all things necessary for implementation in accordance with the terms of The City of Winnipeg Charter.

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

The Assiniboia Community Committee provided the following supporting reason(s) for its recommendation:

1. The Assiniboia Community Committee agreed with the administrative comments contained in the report of the Planning and Land Use Division dated March 17, 2009 and in the report from the Administrative Coordinating Group outlined in Schedule B dated February 25, 2009.

PUBLIC HEARING SUMMARY

File: DASZ 2/2009 [c/r DAV 102801/2009D]

Before: Assiniboia Community Committee
Councillor Fielding, Chairperson
Councillor Clement
Councillor Nordman

Public Hearing: March 24, 2009
West Committee Room
Council Building, 510 Main Street

Applicant: Legacy Homes Ltd. (Neil Hiebert)

Subject:

REVISED – MAP CHANGED



Premises Affected: South side of Augier Avenue across from Gagnon Street

Exhibits Filed:

1. Application dated January 21, 2009
2. Notification of Public Hearing dated March 11, 2009
3. Title Search 1768788
4. Letter of authorization dated November 27, 2008 from The City of Winnipeg to Legacy Homes Ltd.
5. Plans (5) of proposed development
6. Report from the Planning and Land Use Division dated March 17, 2009
7. Communication dated March 24, 2009, from Helen Wojciulan, in support of the application
8. Communication dated March 24, 2009, from Tara Pointkoski, in opposition to the application
9. Inspection Report
10. Communication dated March 24, 2009, from Debra Floyd, in opposition to the application
11. Communication dated March 24, 2009, from Susan B. Heywood, in opposition to the application
12. Communication dated March 24, 2009, from Dennis J. Slack, in opposition to the application
13. Presentation titled "Riverside Glen Development" submitted at the public hearing by Neil Hiebert, Legacy Homes
14. Petition purporting to contain 204signatures in opposition to the application, submitted at the public hearing by Laura Fergusson
15. Petition purporting to contain 2 signatures in opposition to the application, submitted at the public hearing by Frank and Rachelle)Tengerdy
16. Communication dated March 24, 2009, from Doreen Buss, in opposition to the application
17. Audio Recording of representations of public hearing held on March 24, 2009

REPRESENTATIONS:

In Support:

Neil Hiebert
Helen Wojciulan

In Opposition

Tracy Allan
Henri M. and Melvina Bohemier
Alex Boyd
Miles Brook
Doreen Buss
Jaime Chartrand
Valerie Debeer
James and Laura Fergusson
Debra Floyd
Susan B. Heywood
Alfred A. and Suzanne La Fleche
B.R. Mackie
Lyall Mullen
Tara Pointkoski
Robert Peristy
Dennis J. Slack
Rose Tanner
Frank S. and Rachelle Tengerdy
Alan Wood
Maureen and Brock Wright

For the City:

Mr. N. Yauk, Planner, Planning, Property and Development Department

ADMINISTRATIVE REPORT

RE: Subdivision, Rezoning and Variance– south side of Augier Avenue across from Gagnon St
File: DASZ 2/09 & DAV 09/102801D

REPORT DATE: March 17, 2009
To: Assiniboia Community Committee

AUTHORIZATION

Author	Department Head	CAO
Noah Yauk		N/A

RECOMMENDATION

1. That The Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land as shown on Schedule "A" for File DASZ 2/2009 dated March 17, 2009, to an 'RMF-S' Residential Multi-Family District, subject to the following:

    A. 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 the density of development shall not exceed 20 dwelling units.
        ii. That the development is constructed in substantial conformance with the plans submitted, attached hereto and identified as Proposed – Site Development, dated January 1, 2009.

2. That the plan of subdivision under File DASZ 2/2009 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" dated March 17, 2009 with such minor changes as may be required, and registration in the Winnipeg Land Titles Office, subject to the following:

    A. That the Developer be required to enter into a Development Agreement with the City containing all the conditions outlined in Schedule "B", the Report of the Administrative Coordinating Group dated February 25, 2009.

3. 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.

4. 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.

5. 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.

6. That the zoning section of the by-law comes into force when the Zoning Agreement is registered in the Winnipeg Land Titles Office by caveat against the subject lands, provided that the said effective date occurs within one year from the date by-law is passed.

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

8. 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.

9. That the variance filed under DAV 09-102801/D and outlined in Schedule “C” shall be approved and the order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DASZ 2/ 2009.

REASON FOR THE REPORT

Pursuant to The Winnipeg Charter, an application can be made to amend the zoning by-law under section 275 (1) (a) and to approve a variance under section 275 (1) (b). Section 278 (1) of the Charter provides for a combined public hearing.

By way of this application, the applicant intends to create 20 condominium units by re-zoning a portion of the said lands to “RMF-S” Multi-Family Residential District from a “PR1” Parks and Recreation District. The applicant is also seeking a variance for a rear yard of 20 feet instead of the required 25 feet for two of the proposed buildings.

KEY ISSUES

Applicant: Neil Hiebert (Legacy Homes)

Owner: CITY-PARKS



Figure 1: Subject Site and Surrounding Land Uses

SITE DESCRIPTION

The subject property, which is zoned "PR" Parks and Recreation District, is located on the south side of Augier Avenue, between the Perimeter Highway and St Charles Street, in the Glendale neighbourhood of the St. Charles ward.

North: Augier Avenue, then single and multi-family dwellings zoned "R1-L" and "RMF-S" Residential District.
South: A church use, then public reserve land fronting the Assiniboine River, zoned "PR-1" Parks and Recreation District.
East: Single-Family homes zoned "R1-M" Residential District.
West: A mobile home site zoned "C3" Commercial District.

DESCRIPTION OF PROPOSED DEVELOPMENT

The applicant is applying to subdivide the subject property and rezone part of it to "RMF-S" Multi-Family Residential District (Proposed Lot 1 on Schedule A) for the purpose of creating 10 duplex condominiums for a total of 20 dwelling units. The remainder of the property will retain its current "PR1" Parks and Recreation District designation and will continue under City of Winnipeg ownership. The applicant will purchase Proposed Lot 1 from the City of Winnipeg, subject to all City of Winnipeg approvals, including this rezoning. The applicant is also seeking a variance for a rear yard of 20 feet instead of the required 25 feet for two of the proposed buildings.

A. PLAN WINNIPEG

The proposed development is compatible with Plan Winnipeg given its location in a Neighbourhood Policy Area. Plan Winnipeg promotes vibrant neighbourhoods "by encouraging

and accommodating within new and existing developments a variety of compatible mixed uses including…low intensity residential uses" (3B-01). It is noted that neighbourhood context includes a variety of housing types, such as single and multi-family homes, as well as mobile homes. The proposed condominium development is expected to add to the range of housing options already provided for within this area. The developer's intention for the condominium units is to house empty nesters. The type of housing being provided is intended to provide an opportunity for households in the neighbourhood whose housing demands have changed given life-cycle changes.

Plan Winnipeg also supports infill development for the purpose of promoting compact urban form. Plan Winnipeg is committed to:

- *encouraging infilling of vacant lands and the revitalization of existing neighbourhoods to maximize the use of existing infrastructure; and*
- *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)*

The proposed development satisfies these Plan Winnipeg policies given the availability of services to tap into and the compatibility it maintains with existing residential land uses in proximity to the site.

B. DEVELOPMENT CONSIDERATIONS

1. Traffic

The applicant has submitted a Traffic Impact Assessment for the proposed development prepared by MMM Group. It should be noted that the Traffic Impact Assessment was not required by Public Works. Public works has reviewed the study and has no concerns regarding the development any traffic impacts.

The physical design of the site includes a loop road that provides access to all proposed dwelling units. This limits the number of access points to the development, which helps keep traffic internal to the site.

The applicant has identified their intent to market the proposed dwelling units to empty nesters. Generally speaking, this type of age demographic generates less vehicle trips per day than the typical suburban household.

2. Zoning By-Law 200/2006

Dimensional Standards

The zoning district proposed for the development is multi-family one - "RMF-S". A multi-family zoning category is needed to accommodate the proposed condominiums. It is noted that the proposed zoning district is the least intensive multi-family district in the Zoning By-Law. It is further noted that the type of housing proposed is duplex condominiums. The density of the proposed development is much less than what is afforded in the Zoning By-Law for the "RMF-S" zoning district. Given the size of the subject site, and the density calculation of the Zoning By-Law, 86 units could be contemplated. This is because Zoning By-Law 200/2006 provides for one dwelling unit for each 1,250 sq. ft. of lot area. As the subject site is 2.49 acres in size, the calculation works out to 86.7 units. The 20 units proposed equates to a density of one dwelling unit for each 4,930 square feet of lot area. This is approximately 25% of the density provided for in the "RMF-S" Zoning District of the By-Law.

It is worth noting that the proposed development meets or exceeds the dimensional standards for the "RMF-S" Residential Multi-Family Zoning District, with the exception of a minor variance for the rear yard depth for two of the proposed buildings. Conversely, the east and west side yards being provided are greater than what is required within this zoning district; while the by-law requires 4 feet, the minimum that is provided is 20 feet. It is noted that the distance between the east and west property lines of the subject site and the proposed buildings are considered the side yard in the Zoning By-Law, they actually function as rear yards for several condominium units. Their increased size is to address the impracticality of a space functioning as a back yard that is only four feet in depth. The size of the front yard is 20 feet, which meets the standard set out in the Zoning By-Law. It is noted that the "RMF-S" Multi-Family zoning district limits the height of buildings to a maximum of 35 feet. The same height restriction applies to the adjacent properties zoned "R1-M".

Variance for Rear Yard Setbacks

The "RMF-S" Residential Multi-Family Zoning District requires a rear yard of 25 feet. The applicant is proposing a reduced rear yard for two of the proposed buildings ranging from 20 feet and 21.5 feet instead of the 25 that is required. The magnitude of the variance is seen as a minimum modification of the zoning by-law. The location of the variance is at the south lot line and does not impact other land uses. The variance is needed to accommodate two of the buildings.

Injurious Effects

Zoning By-Law 200/2006 states that: "the person or body with the authority to approve a variance must not grant a variance order unless in the opinion of the person or body, the provisions of this by-law have an injurious effect on the owner's property. For purposes of this determination, injurious effect includes physical characteristics of the owner's site that make it difficult or impossible to comply with the provisions of this by-law, but does not include conditions created by the owner or conditions generally shared with other properties in the same area." (p.9). A case for injurious effect can be made for this property given that the shape of the subject property provides some degree of constraint to meeting the prescribed yard requirements. Specifically, the depth of the subject site decreases moving from west to east. The site is 325 feet deep along the west property line and only 258 feet deep along the east property line.

3. Compatibility with Existing Neighbourhood

As noted earlier, there is a mix of residential dwelling types in this neighbourhood. The proposed development is compatible with these existing uses. In fact the density of this development is much lower than that of some existing developments within close proximity. For example, there is a condominium development directly across the street on Augier that is built to a density of one unit per each 1,815 square feet of lot area. As noted prior, the density of the proposed development is 1 unit for each 4,930 square feet of lot area, which is far less than half of this density. It is also noted that the density of development is quite compatible with the densities of existing single-family lots. For example, the residential properties abutting the east property line of the subject site are 5,000 square feet in lot area. Figure 2 illustrates the average development densities of neighbouring properties and that proposed by the applicant for comparative purposes.

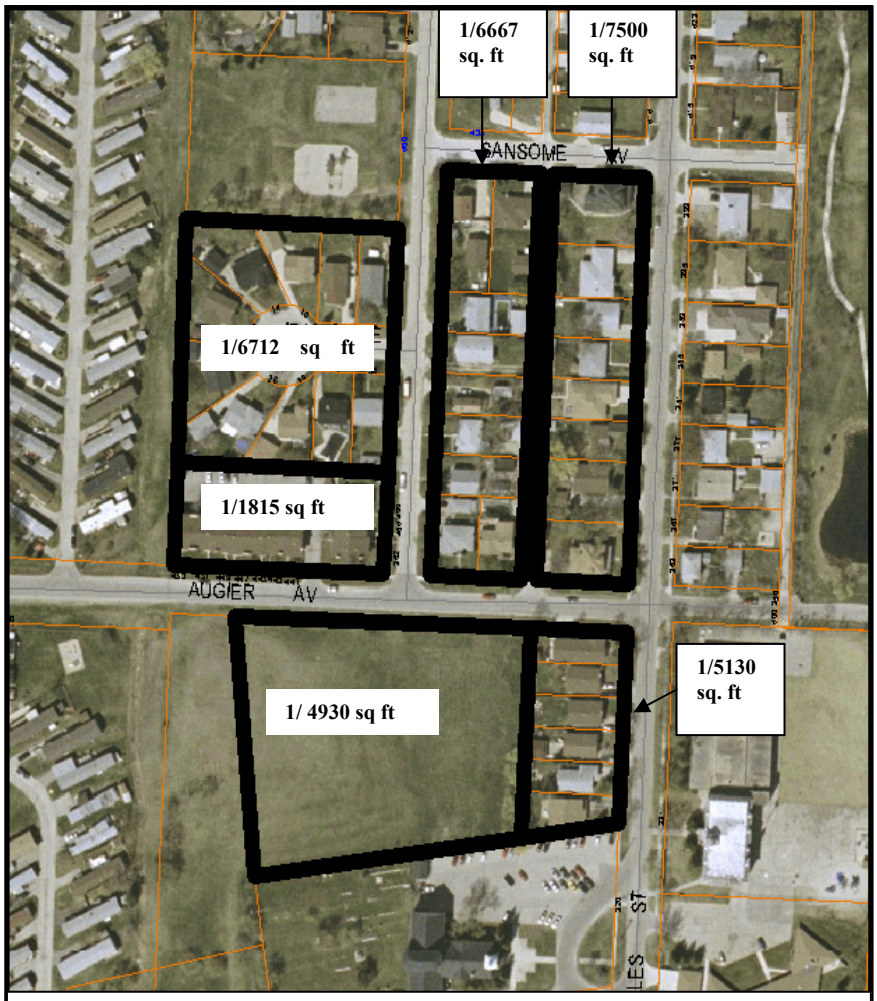


Figure 2: Density Comparison

4. Public Open Houses

The applicant has held two public open houses to elicit feedback on the proposed development. The major issues that residents brought forward were concerns relating to traffic and the loss of green space. Of those who did indicate the type of housing preference on feedback forms, most indicated a preference for single-family homes. Approximately half of the respondents indicated no support for any kind of development at all.

5. Land Dedication

As part of the rezoning, the applicant will provide cash in lieu of land dedication based on the change in the market value of the subject property from “PR1” to “RMF-S”.

C. REASONS FOR RECCOMMENDATIONS

The Planning and Land Use Division supports this application for the following reasons:

- The development is consistent with Plan Winnipeg policies that support infill develop and compact urban form.

- The scale and density of the development is compatible with existing neighbouring residential land uses

IMPACT OF THE RECOMMENDATIONS

IMPACT	YES	NO	COMMENTS
Policy		**X**	
Regulatory (DASZ)	**X**		**Will result in a change to Zoning By-Law 200/2006.** **Will allow building permits to be issued.**
Regulatory (Variance)	**X**		**Will allow building permits to be issued with rear yard of 20ft.**
Environmental		**X**	
Human Resources		**X**	
Financial		**X**	
Legal (Contracts)		**X**	
Communications		**X**	
Council Priorities Direction		**X**	
Other, e.g. Organizational, community, etc. (Specify)		**X**	

FINANCIAL IMPACT

Financial Impact Statement

Date:

Project Name:

First Year of Program

	0	1	2	3	4
Capital					
Capital Expenditures Required	$ -	$ -	$ -	$ -	$ -
Less: Existing Budgeted Costs	-	-	-	-	-
Additional Capital Budget Required	$ -	$ -	$ -	$ -	$ -
Funding Sources:					
Debt - Internal	$ -	$ -	$ -	$ -	$ -
Debt - External	-	-	-	-	-
Grants (Enter Description Here)	-	-	-	-	-
Reserves, Equity, Surplus	-	-	-	-	-
Other - Enter Description Here	-	-	-	-	-
Total Funding	$ -	$ -	$ -	$ -	$ -
Total Additional Capital Budget Required	$ -				
Total Additional Debt Required	$ -				
Current Expenditures/Revenues					
Direct Costs	$ -	$ -	$ -	$ -	$ -
Less: Incremental Revenue/Recovery	-	-	-	-	-
Net Cost/(Benefit)	$ -	$ -	$ -	$ -	$ -
Less: Existing Budget Amounts	-	-	-	-	-
Net Budget Adjustment Required	$ -	$ -	$ -	$ -	$ -

Additional Comments:

original signed by
Chief Financial Officer

CONSULTATION

In preparing this Report there was consultation with:

N/A

SUBMITTED BY

Department: Planning, Property and Development Department
Division: Planning and Land Use Division
Prepared by: Noah Yauk
File No. DASZ 2/09 [c/r DAV 09-102801D]

Schedule "A"

By-Law No. _____

File No. **DASZ 2/09**

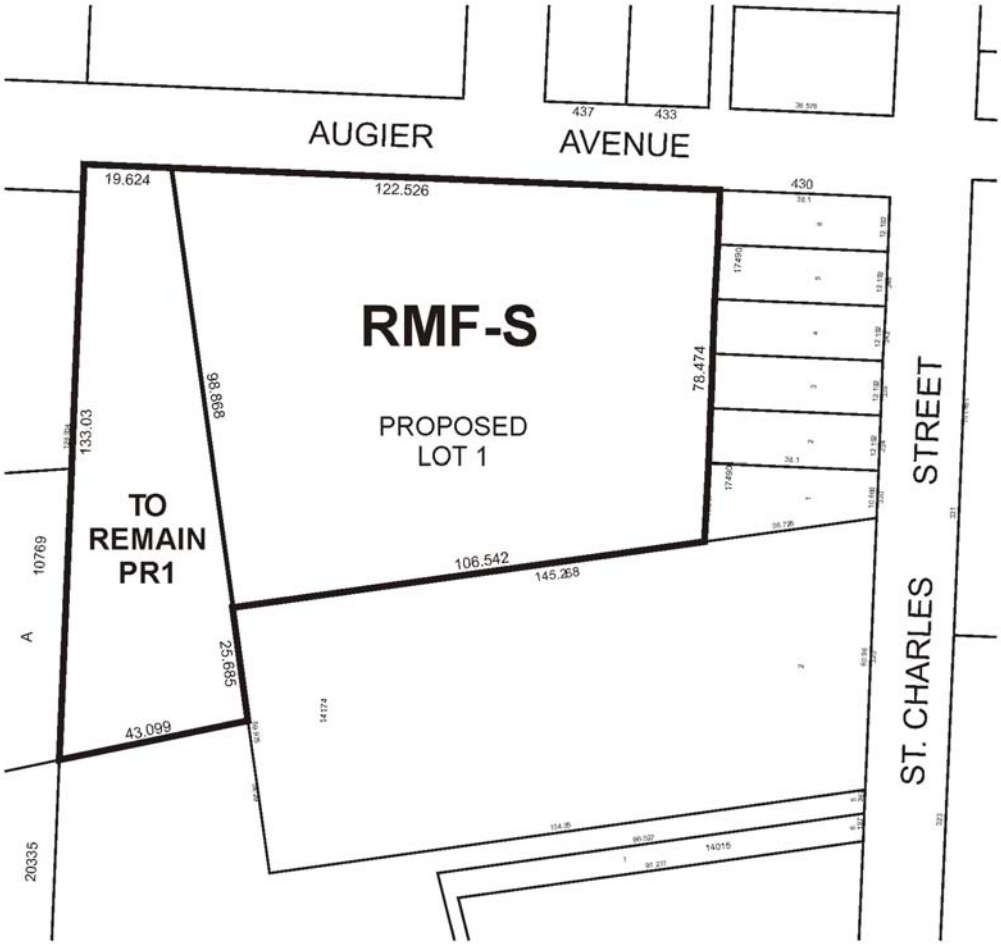
Atlas Sheet No.

N

AB11
ASSINIBOIA
COMMUNITY

Explanation

An application for the approval of the plan of subdivision shown outlined below and for a proposed zoning change to By-law No. 200/2006 by rezoning the land located on the south side of Augier Avenue across from Gagnon Street from a "PR1" PARKS AND RECREATION 1 (NEIGHBOURHOOD) DISTRICT to an "RMF-S" RESIDENTIAL MULTI-FAMILY DISTRICT as shown outlined below.



THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

"SCHEDULE B": - REPORT OF THE ADMINISTRATIVE CO-ORDINATING GROUP

RE: PROPOSED SUBDIVISION AND REZONING OF PART OF PARK SOUTH OF AUGIER AVENUE ACROSS FROM GAGNON STREET – DASZ 2/09

An application has been submitted by Neil Hiebert, Legacy Homes, to subdivide and rezone part of the City's park land on the south side of Augier Avenue across from Gagnon Street.

It is recommended that the approval of DASZ 2/09 be subject to the Developer's entering into a Servicing Agreement with the City, containing the following requirements:

1. The Developer shall, at no expense to the City, construct a wastewater sewer in Augier Avenue, from St. Charles Street to the proposed development, to the satisfaction of the Director of Water & Waste.

2. The Developer shall, at no expense to the City, cause underground electrical and telephone services to be installed to serve the proposed subdivision, including the conversion of any existing overhead services within the proposed subdivision to underground, to the satisfaction of the Director of Public Works.

3. The Developer shall pay all costs associated with the relocation of street lights and other utilities made necessary as a result of, or required to accommodate, the works to be constructed by the Developer to serve the proposed subdivision, as determined by, and to the satisfaction of, the Director of Public Works.

4. The Developer shall, at no expense to the City, initiate, control, and pay all costs associated with the regular 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, all as determined by, and to the satisfaction of, the Director of Public Works.

5. The Developer shall ensure that construction traffic uses access routes as determined by the Director of Public Works. The Developer shall maintain, at no expense to the City, the access routes in a clean, dust-free, safe condition, free of dropped and tracked-on mud, and shall undertake the regular scraping and sweeping of streets until building construction, including landscaping, is complete, all as determined by and to the satisfaction of the Director of Public Works.

6. The Developer shall pay the full cost of engineering services provided by or on behalf of the City in connection with the preparation of engineering reports and installation of services required to serve the Planned Area.

7. The Developer shall pay $1,200.00 plus GST per acre to defray the City's administration and related costs associated with the preparation and implementation of the Development Agreement.

THIS REPORT SUBMITTED BY:

Administrative Co-ordinating Group
File No. DASZ 2/09
February 25, 2009

"original signed by S. Matile"
S. Matile, P. Eng., Chair
Land Development Branch

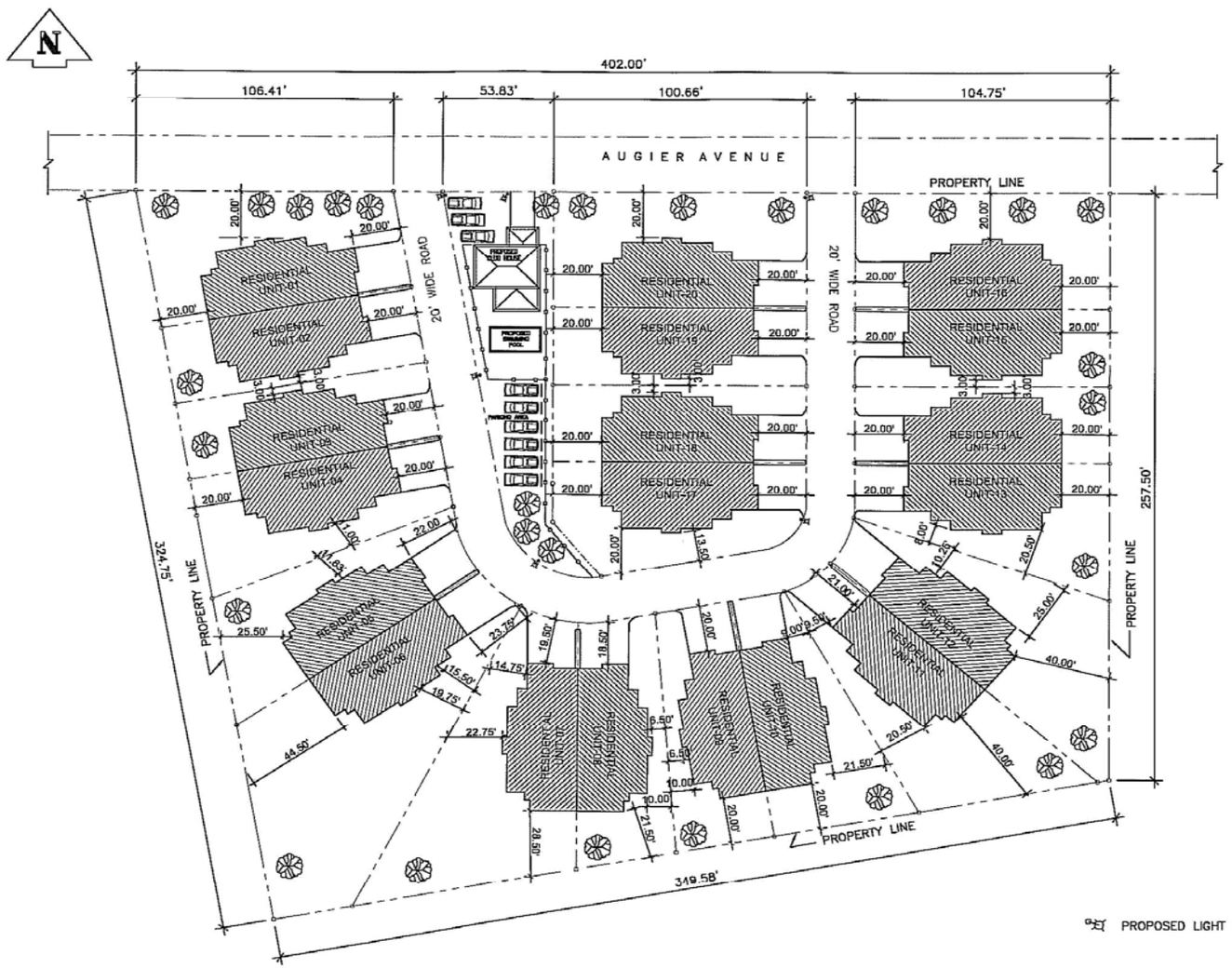
"original signed by R. Hartmann"
R. Hartmann, P. Eng.
Public Works Department, Transportation Division

"original signed by F. Mazur"
F. Mazur, P. Eng.
Water & Waste Department

Schedule “C”

ZONING VARIANCE: 09-102801/D
PREMISES AFFECTED: South side of Augier Ave. across from Gagnon St

To vary the proposed "RMF-S" dimensional standards of Zoning By-Law No. 200/2006 for the construction of single family dwelling units (Units 8 to 10) to permit a rear yard of 20 feet (6.10 metres) instead of 25 feet (7.62 metres).



3 of 5

THIS IS EXHIBIT "5" REFERRED TO IN FILE NO. DASZ 2/09 DATED THIS 20 DAY OF Nov 2009

CLERK

PROPOSED - SITE DEVELOPMENT

SCALE: 1"= 50'-0"

CAD SERVICES BY:

C.C.I. CADPOWER CANADA INC.
UNIT 7-1662 DUBLIN AVE. WINNIPEG, MANITOBA CANADA R3H 1A8
PHONE: (204) 925-9100
FAX: (204) 786-3033
E-MAIL: cadpower@cadpowergroup.com

LEGACY HOMES
Building value – leaving legacies

156–1483 PEMBINA HIGHWAY
WINNIPEG, MANITOBA
CANADA R3T 2C6
T. 204 612 8258
F 204 744 9940

PROJECT: RIVERSIDE GLEN CONDOMINIUM DEVELOPMENT
AUGIER AVENUE ST. CHARLES, WINNIPEG MB.

DESIGNED BY: NH	SCALE: 1"=50'-0"	DRAWING NO:	REV.
DRAWN BY: KF	DATE: 18.12.2008	D 08022 01	1