Agenda – Executive Policy Committee – October 21, 2009

REPORTS

Item No. 4 Subdivision and Rezoning – 256 Benn Avenue (Old Kildonan Ward) File DASZ 18/2009

COMMUNITY COMMITTEE RECOMMENDATION:

On October 13, 2009, the Lord Selkirk-West Kildonan Community Committee concurred in the recommendation of the Winnipeg Public Service and, via the Priority Rezoning Process, recommends to the Executive Policy Committee:

1. That the plan of subdivision proposed under File DASZ 18/2009 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File DASZ 18/2009 dated August 10, 2009, for registration at the Winnipeg Land Titles Office subject to the following:

    A. That the Developer be required to enter into a Servicing Agreement with the City containing all the conditions outlined in Schedule "B", the Report of the Administrative Coordinating Group dated August 19, 2009.

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land as shown on Schedule "A" for File DASZ 18/2009 dated August 10, 2009, to "RMF-S" Residential Multiple- Family [lower density] District subject to the following:

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

        i. That, for the development of any building, accessory parking, private approach, garbage enclosure, fencing, landscaping and signage, plans showing the locations and designs of these elements shall be submitted to the Director of Planning, Property and Development for approval prior to the issuance of a development or building permit, and thereafter all to be maintained to the satisfaction of the Director of Planning, Property and Development;

        ii. That there shall be no advertising signs, mobile signs, poster signs or A-frame signs on the entire site, except that a mobile sign shall be permitted on the site for a period of thirty (30) days in association with a new occupancy permit;

iii. That there shall be no illuminated signage;

iv. That the west side yard be at least 15 feet in depth; and

v. That no more than eight dwelling units shall be on the subject land.

3. That the plan of subdivision be amended by including the widening of, and corner cut to, Main Street, as illustrated in Schedule "C," which widening and corner cut are to be dedicated at no expense to the City.

4. 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.

5. That the "Subject City Property" shown outlined on Schedule "C" be declared Surplus to the City's needs.

6. That the Director of Planning, Property and Development be authorized to negotiate and approve the sale of the "Subject City Property," as shown outlined on Schedule "C," to the applicant on terms and conditions satisfactory to the Director of Planning, Property and Development and the Acting City Solicitor/Manager of Legal Services, in order to protect the interests of the City and to achieve the intent of Council.

7. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

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

9. 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.

10. That the Acting City Solicitor/Manager of Legal Services be requested to prepare the necessary by-law in accordance with the above.

11. That the subdivision section of the by-law shall come into force and effect upon execution, by the City of Winnipeg, of the Servicing Agreement.

12. That the zoning section of the by-law shall come into force and effect when the Plan of Subdivision has been registered in the Winnipeg Land Titles Office and the Zoning Agreement has been filed by caveat in the Winnipeg Land Titles Office against those lands, provided that the said effective date occurs within twenty-four (24) months from the date that the said rezoning by-law is adopted by Council.

13. That the Plan of Subdivision shall be approved and signed by the Director of Planning, Property and Development within two (2) years of the date of passage of the aforementioned by-law.

14. That in the event the necessary City of Winnipeg mylar approval signatures have not been secured within twenty-four (24) months after adoption of the by-law, the matter shall be deemed to be concluded and shall not be proceeded with unless Council extends that time.

15. 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.

DECISION MAKING HISTORY:

COMMUNITY COMMITTEE RECOMMENDATION:

On October 13, 2009, the Lord Selkirk-West Kildonan Community Committee concurred in the recommendation of the Winnipeg Public Service and, via the Priority Rezoning Process, submitted its recommendation to the Executive Policy Committee.

On September 15, 2009, the Lord Selkirk-West Kildonan Community Committee did not hear any representation on the application and adjourned the public hearing to its meeting on October 13, 2009.

RE: **Subdivision and Rezoning – 256 Benn Avenue**
File DASZ 18/2009

For submission to: **Executive Policy Committee**

Prepared by: **Inga Skundberg, Committee Clerk**
Lord Selkirk-West Kildonan Community Committee

Report date: **October 14, 2009**

COMMUNITY COMMITTEE RECOMMENDATION:

On October 13, 2009, the Lord Selkirk-West Kildonan Community Committee concurred in the recommendation of the Winnipeg Public Service and, via the Priority Rezoning Process, recommends to the Executive Policy Committee:

The Lord Selkirk-West Kildonan Community Committee provided the following supporting reason for its recommendation:

1. The Lord Selkirk-West Kildonan Community Committee agreed with the administrative comments contained in the report of the Planning and Land Use Division dated August 10, 2009.

PUBLIC HEARING SUMMARY

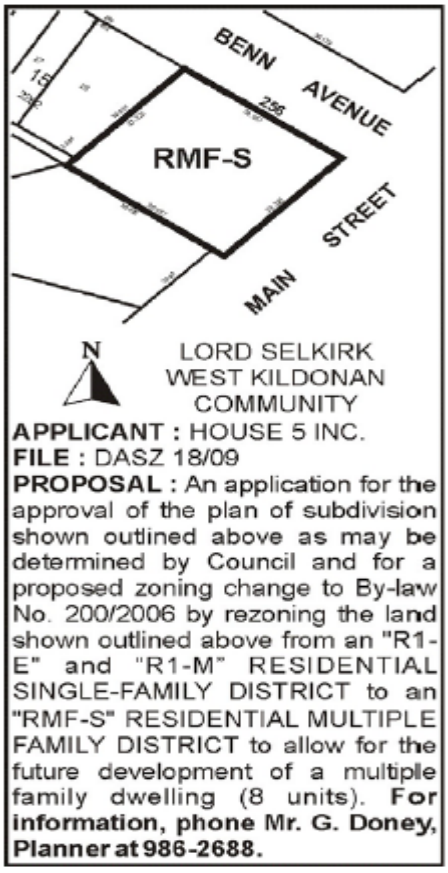
File: DASZ 18/2009

Before: Lord Selkirk-West Kildonan Community Committee
Councillor Pagtakhan, Chairperson
Councillor Lazarenko
Councillor Pagtakhan

Public Hearing: October 13, 2009
Council Chamber
September 15, 2009
West Committee Room
Council Building, 510 Main Street

Applicant: House 5 Inc.

Subject:



Premises Affected: 256 Benn Avenue

Exhibits Filed:

1. Application dated July 23, 2009
2. Notification of Public Hearing dated August 5, 2009
3. Manitoba Status of Titles 1440174 and 2086475
4a. Letter of authorization dated March 17, 2009 from Babu Singh to Hold Zone Incorporated and/or House 5 Inc.
4b. Letter of authorization dated July 17, 2009 from The City of Winnipeg to House 5 Inc.
5. Misc. Plan No. 12241
6. Plans (7 pages)
7. Report from the Planning and Land Use Division dated August 10, 2009
8. Inspection Report
9. Notice of Adjournment dated September 16, 2009

REPRESENTATIONS:

In Support:

Phil Dlot
Helio Rodrigues

In Opposition:

Nil

For Information:

Nil

For the City:

Mr. G. Doney, Senior Planner, Planning, Property and Development Department
Ms S. Matile, Land Development Engineer, Planning, Property and Development Department

Exhibit "7" referred to in File DASZ 18/2009

ADMINISTRATIVE REPORT

ISSUE: Public Hearing for proposed Plan of Subdivision and Rezoning, 256 Benn Avenue, File DASZ 18/09

Critical Path: Lord Selkirk – West Kildonan Community Committee

AUTHORIZATION

Author	Department Head	CFO	CAO
J. G. Doney			

RECOMMENDATIONS

The Planning and Land Use Division recommends approval of the proposed plan of subdivision that would create one lot and widen Main Street at Benn Avenue and approval of rezoning the subject land from "R1-M" Residential Single-Family [medium lot size] District and "R1-E" Residential Single-Family [estate lot size] District to "RMF-S" Residential Multiple-Family [lower density] District on the conditions:

1. That the plan of subdivision proposed under File DASZ 18/09 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File DASZ 18/09 dated August 10, 2009, for registration at the Winnipeg Land Titles Office subject to the following:

    A. That the Developer be required to enter into a Servicing Agreement with the City containing all the conditions outlined in Schedule "B", the Report of the Administrative Coordinating Group dated August 19, 2009.

2. That the Winnipeg Zoning By-law No. 200/06 be amended by rezoning the subject land as shown on Schedule "A" for File DASZ 18/2009 dated August 10, 2009, to "RMF-S" Residential Multiple- Family [lower density] District subject to the following:

    A. That the applicant enter into a Zoning Agreement with the City pursuant to Subsection 240(1) of *The City of Winnipeg Charter* to include the following conditions:

        i. That, for the development of any building, accessory parking, private approach, garbage enclosure, fencing, landscaping and signage, plans showing the locations and designs of these elements shall be submitted to

the Director of Planning, Property and Development for approval prior to the issuance of a development or building permit, and thereafter all to be maintained to the satisfaction of the Director of Planning, Property and Development;

ii. That there shall be no advertising signs, mobile signs, poster signs or A-frame signs on the entire site, except that a mobile sign shall be permitted on the site for a period of thirty (30) days in association with a new occupancy permit;

iii. That there shall be no illuminated signage;

iv. That the west side yard be at least 15 feet in depth; and

v. That no more than eight dwelling units shall be on the subject land.

3. That the plan of subdivision be amended by including the widening of, and corner cut to, Main Street, as illustrated in Schedule “C,” which widening and corner cut are to be dedicated at no expense to the City.

4. 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.

5. That the “Subject City Property” shown outlined on Schedule “C” be declared Surplus to the City’s needs.

6. That the Director of Planning, Property and Development be authorized to negotiate and approve the sale of the "Subject City Property," as shown outlined on Schedule “C,” to the applicant on terms and conditions satisfactory to the Director of Planning, Property and Development and the City Solicitor/Manager of Legal Services, in order to protect the interests of the City and to achieve the intent of Council.

7. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

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

9. 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.

10. That the City Solicitor/Manager of Legal Services be requested to prepare the necessary by-law in accordance with the above.

11. That the subdivision section of the by-law shall come into force and effect upon execution, by the City of Winnipeg, of the Servicing Agreement.

12. That the zoning section of the by-law shall come into force and effect when the Plan of Subdivision has been registered in the Winnipeg Land Titles Office and the Zoning Agreement has been filed by caveat in the Winnipeg Land Titles Office against those lands, provided that the said effective date occurs within twenty-four (24) months from the date that the said rezoning by-law is adopted by Council.

13. That the Plan of Subdivision shall be approved and signed by the Director of Planning, Property and Development within two (2) years of the date of passage of the aforementioned by-law.

14. That, in the event the necessary City of Winnipeg mylar approval signatures have not been secured within twenty-four (24) months after adoption of the by-law, the matter shall be deemed to be concluded and shall not be proceeded with unless Council extends that time.

15. 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*.

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Planning and Land Use Division are concurred in, a development permit can be issued for the construction of an eight-unit, two-storey, multiple-family dwelling, in accordance with the conditions recommended by said Division.

CONSULTATION

Consultation for this report is reflected in the conditions specified in the Administrative Coordinating Group Report, which is Schedule “B” of this report.

SUBMITTED BY

Department	Planning, Property and Development
Division	Planning and Land Use
Prepared by	J. Glen Doney
Date	August 10, 2009
File	DASZ 18/09

Attachment "A"
Details and Discussion

Date	August 10, 2009
File	DASZ 18/09
Community	Lord Selkirk-West Kildonan Community
Neighbourhood	Riverbend
Subject	plan of subdivision to create 1 lot and to widen Main Street at Benn Avenue; and rezoning from "R1-M" Residential Single-Family [medium lot size] District and "R1-E" Residential Single-Family [estate lot size] District to "RMF-S" Residential Multiple-Family [lower density] District
Location	256 Benn Avenue
Legal Description	Parcel "A" of Plan 33397, Lots 29 to 32 of Block 15 of Plan 2262
Applicant	House 5 Inc.
Owners	Babu Singh and The City of Winnipeg (Parcel "A" of Plan 33397)
Recommendation	approval with conditions



SITE DESCRIPTION

The subject land is 256 Benn Avenue, immediately west of Main Street, as well as a parcel immediately west of this address. It is in the Riverbend Neighbourhood and the Old Kildonan Ward. It consists of Parcel "A" of Plan 33397, which is approximately 1750 square feet and is owned by the City, and Lots 29 to 32 of Block 15 of Plan 2262, which, together, are approximately 11,700 square feet.

Figure 1 shows that the subject land and a nearby parcel are vacant and that a golf course and single-family dwellings are nearby. Figure 1 also shows that the rear yard of a single-family dwelling is immediately south of the subject land and that others are nearby.

Figure 2 shows that the west half of the City owned land is in an "R1-E" Residential Single-Family [estate size lots] District and that the remainder of the subject land is in an "R1-M" Residential Single-Family [medium size lots] District. The parcel of land immediately west of the

subject land and parcels of land to the north, along the north side of Benn Avenue, are in “R1-E” Districts. The parcel of land immediately south of the subject land is in an “R1-M” District. The parcel of land across Main Street from the subject land is in a “PR2” Parks and Recreation 2 (Community) District.

It is of note that multiple family dwellings are not allowed in “R1” Districts. The “R1-E” District’s minimum lot area, front yard, rear yard and side yard requirements and its maximum building height requirement are 20,000 square feet, 30 feet, 25 feet, 15 feet and 35 feet, respectively. The “R1-M” District’s minimum lot area and rear yard requirements and its maximum building height requirement are 3,500 square feet, 25 feet and 35 feet, respectively.

The subject land is in an area designated Neighbourhood in *Plan Winnipeg 2020 Vision.*

Winnipeg Transit bus routes extend along Main Street as far north as Fernbank Avenue, approximately 800 feet south of the subject land.

At and near the subject land, Benn Avenue and Main Street have ditches for drainage and are without sidewalks. Benn Avenue is a local street.

BACKGROUND

On July 6, 2004, a public hearing was held by the Lord Selkirk-West Kildonan Community Committee regarding an application to amend Winnipeg Zoning By-law No. 6400/94 by rezoning the land at 256 Benn Avenue (which did not include the adjacent land held by the City) from “R1-4” Single Family Residential District to “RM-1” Multiple Family District (which had a minimum lot area per dwelling unit requirement of 2,000 square feet and a maximum building height requirement of 30 feet) to allow for the construction of a three storey, six-unit multiple family dwelling. There were no representations in opposition to the application.

Plans submitted by the applicant indicated that the building was to be 26.9 feet to the roof line and 34.9 feet to the peak of the roof. The plans showed that parking for nine vehicles was to have been provided in the rear (south) yard. Balconies were not proposed for the front (north) or the sides of the building, but windows were proposed for all sides.

The Planning and Land-Use Division recommended approval of the application and that conditions of approval were to include the following:

- That plans, showing the location and design of the proposed buildings, the accessory parking areas, private approaches, garbage enclosures, fencing, and landscaping, be submitted to the Lord Selkirk – West Kildonan Community Committee for plan approval prior to the issuance of any building or development permit; and maintained thereafter to the satisfaction of the Director of Planning, Property and Development;
- That the developer transfer to the City and legally open, at no cost to the City, property required for the 2.743 metre (9.00 foot) widening to the Main Street right-of-way along the full length of the subject property abutting Main Street;
- 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 the market value of the land; and

- That the developer enters into a servicing agreement with the City requiring the developer to prepay their share of the cost of concrete pavement, concrete sidewalk, street lighting and boulevard improvements to be installed by the City in Main Street.

The Lord Selkirk-West Kildonan Community Committee concurred in the Division's recommendation with the following amendments:

- that an additional condition of approval be that no more than six dwelling units be built on the subject land; and
- That the requirement for the developer to prepay their share of the cost of concrete pavement, concrete sidewalk, street lighting and boulevard improvements to be installed by the City in Main Street be deleted because the subject property is on Benn Avenue with flankage on Main Street, and the concrete pavement has already been installed on Main Street.

On September 29, 2004, Council concurred in the recommendation of the Standing Policy Committee on Property and Development, which had concurred in the recommendation of the Lord Selkirk-West Kildonan Community Committee. However, the developer did not proceed with the rezoning.

DESCRIPTION OF THE DEVELOPMENT

The development is to consolidate the subject land into one lot, except for the easterly nine feet, which is to become part of the Main Street Public Street, and a 23 by 23 feet "corner-cut" of the remaining land at the southwest corner of Main and Benn intersection, which is also to become part of the public street.

An eight unit, two-storey, multiple-family dwelling is to be built on the new lot. It would have a height of approximately 27 feet. Twelve parking spaces would be below the first floor of the building. Motor-vehicle and pedestrian access would be from Benn Avenue.

Two of the dwelling units would each have a balcony facing south and a balcony facing north. The other six units would each have one balcony facing south. The second floor balconies would be approximately 14 feet above grade (ground level).

In order to obtain a development permit, the subject land must be rezoned. As discussed in the subsection of this attachment "Compatibility with its Vicinity," the "RMF-S" Residential Multiple-family [lower density] District is most appropriate. The "RMF-S" District's minimum lot area per dwelling unit, front yard, rear yard and interior side yard requirements and its maximum building height requirement are 1,250 square feet, 20 feet, 25 feet, 4 feet and 35 feet, respectively. As well, balconies may project up to one foot into a yard for every three-feet of yard depth, up to a maximum projection of five feet. Based on the plans dated July 20, 2009, which were submitted by the applicant, the development appears to conform to these requirements.

Figure 3 is a representation of the proposed building on the subject land.

ANALYSIS AND ISSUES

Plan Winnipeg

Policy 3A-01 "Promote Orderly Development" of *Plan Winnipeg 2020 Vision* states that the Neighbourhood designation signifies "areas of local identity with mutually supportive uses generally including a residential mix… at a scale and density compatible with each other." As stated in the following subsection of this attachment, the development is compatible with adjacent and nearby uses and, therefore, conforms to this policy. Policy 3A-02 "Promote Compact Urban Form" states that the City shall promote compact urban form "by… encouraging infilling of vacant lands…." Quite clearly, the development conforms to this policy as well.

Compatibility with its Vicinity

The development is generally compatible with its vicinity within the Riverbend Neighbourhood because:

- at eight dwelling units, the intensity of the use would be moderate;
- at two storeys and approximately 27 feet in height, the building would at a scale that is generally compatible with the neighbourhood;
- the private approach to and from the subject land is near a regional arterial street (Main Street), which indicates that most motor-vehicles accessing the site would use only a small portion of Benn Avenue;
- west of and near the subject land, it would reduce the sound of vehicles on Main Street; and
- it would be only 800 feet from a Winnipeg Transit bus route, which reduces the need for motor-vehicle use.

The rezoning of the subject land to "RMF-S" District is compatible with its vicinity because:

- the subject land is adjacent to a regional street (Main Street);
- at 1,250 square feet of lot area per dwelling unit, this zoning district allows the least number of dwelling units per unit area of lot size compared to all other zoning districts;
- the maximum height requirement of 35 feet is the same as for the adjacent zoning districts ("R1-E" and "R1-M");
- the building can be 10 feet closer to the front property line in an "RMF-S" District than in the "R1-E" District, thereby providing a more effective buffer from Main Street;
- although the interior side-yard requirement is only four feet in the "RMF-S" District, which is 11 feet less than the "R1-E" District requirement, the interior side-yard requirement can be increased to the same as for the "R1-E" District (15 feet) by means of a zoning agreement; and
- the rear yard requirement for the "RMF-S" District is the same as for the "R1-M" District.

Site Design Issues

The rear yard of a single-family dwelling is immediately south of the subject land and others are nearby. These yards would be visible from the proposed building's second floor balconies and windows facing south. Therefore, to maintain a reasonable degree of privacy for the existing residents, trees should be planted and maintained in the rear (south) yard to form a continuous

buffer between the proposed multiple-family dwelling and existing single-family dwellings to the south. While these trees should be at least 19 feet high to ensure privacy, which would be five feet above floor-level of the second floor balconies, only seven foot high trees are typically available for planting. Therefore, it is important that a fast growing species is selected and properly maintained. Alternatively, the developer can provide the neighbours south of the subject land with landscaping on their properties.

Figure 3 shows that the garbage and recycling enclosure would be partly in the west side yard and partly in the front (north) yard of the development. The enclosure should be relocated so it is less visible to the neighbours and from the public streets. It could be in the parking level, below the building's first floor.

The plans of the proposed building show that the west and east walls would have little variation other than some windows. To a significant degree, they appear as large masses beyond the pedestrian scale. Articulation of these facades by varying colours or textures, for example, can make the walls appear as aggregates of smaller, pedestrian scale pieces having more visual interest than otherwise would be the case.

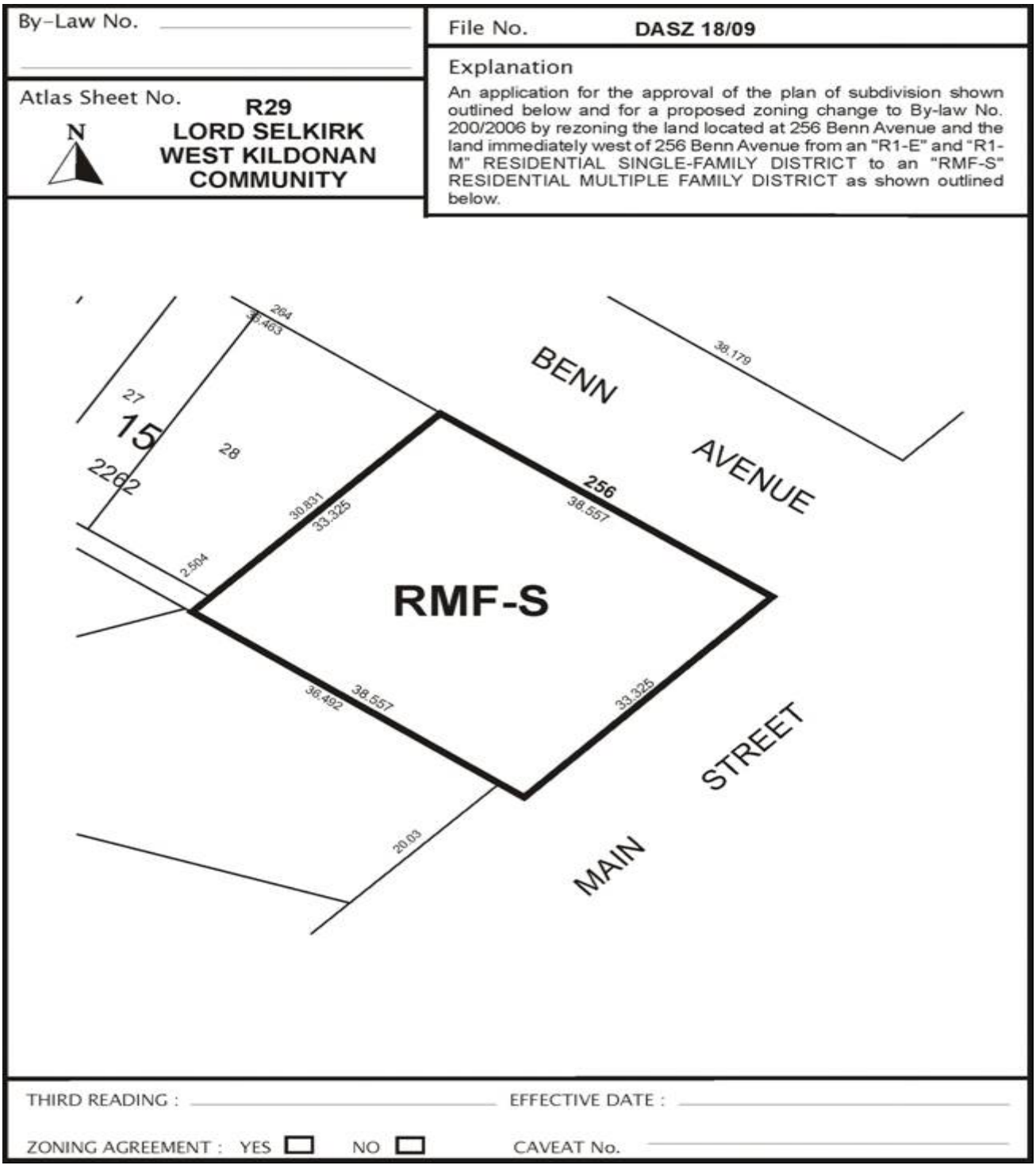
Public Street Widening

The public street widening is to accommodate future improvements to portions of Main Street and Benn Avenue.

REASONS FOR RECOMMENDATIONS

The proposed development is consistent with Plan Winnipeg. The recommended zoning agreement conditions are to ensure that the development and the rezoning are compatible with the neighbourhood.

Schedule "A"
to the report to the Lord Selkirk – West Kildonan Community Committee for File DASZ 18/2009, dated August 10, 2009



Schedule "B"
Report of the Administrative Coordinating Group
re: proposed plan of subdivision and rezoning of 256 Benn Avenue and land immediately west

House 5 Inc. has submitted an application to consolidate four single-family residential lots at 256 Benn Avenue (south corner of Benn Avenue at Main Street) with an adjacent City-owned parcel into a single lot to be re-zoned to enable the establishment of a low-density multi-family residential development.

It is recommended that the approval of DASZ 18/09 be subject to the following:

A. Plan Considerations

The transfer to the City and legal opening of a 2.74-m widening to the Main Street right-of-way, including a right-of-way corner-cut, measuring 4.0 m by 4.0 m, in the south corner of Main Street and Benn Avenue.

B. Servicing Agreement

The applicant entering into a Servicing Agreement with the City of Winnipeg, containing the following conditions:

1. The Developer shall pay to the City, prior to the release of subdivision mylars, its share of the Riverbend/Rivergrove regional land drainage system (2009 Rate = $15,281 per acre).

2. The Developer shall pay to the City, prior to the issuance of a building permit, its share of the cost of the following services to be installed in the future by the City in Main Street along the full length of the subject property abutting Main Street:
   a) a 4.0-m wide by 200-mm-thick portland cement concrete lane of pavement and related works;
   b) a 1.5-m-wide by 100-mm-thick portland cement concrete sidewalk in the west boulevard;
   c) street lighting in the west boulevard;
   d) landscaping in the west boulevard;
   all as determined by the Director of Public Works.

3. The Developer shall pay to the City, prior to the issuance of a building permit, its share of the cost of traffic improvements to be installed in the future, by the City, at and near the intersection of Main Street and Fernbank Avenue, calculated on a pro-rated basis using the area of the subject property and the original Novamet Agreement (AG 43/87) area of 38.7 acres and payment of $100,000.00, as determined by the Director of Public Works.

4. The Developer shall, at no expense to the City, ensure that construction traffic uses access routes determined by the Director of Public Works; maintain those access routes, at no expense to the City, in a clean, dust-free condition, free of dropped and tracked-on mud; and undertake the regular cleaning of streets – all

until building construction, including landscaping, is complete, and all as determined by, and to the satisfaction of, the Director of Public Works.

5. The Developer shall, at no expense to the City, provide underground electrical and telephone services to serve the proposed subdivision and will pay the full cost to convert any existing overhead services within the proposed subdivision to underground.

6. The Developer shall pay all costs associated with the installation and/or 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 Planned Area, as determined by, and to the satisfaction of, the Director of Public Works.

7. The Developer shall, at no expense to the City, initiate and control the regular cleanup 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 buildings, until completion of all construction, as determined by, and to the satisfaction of, the Director of Public Works.

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

THIS REPORT SUBMITTED BY:

Administrative Co-ordinating Group
File No. DASZ 18/09
August 19, 2009

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

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

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

Schedule "C"
Proposed Widening of Main Street and Benn Avenue and City Property Proposed to be part of the New Lot

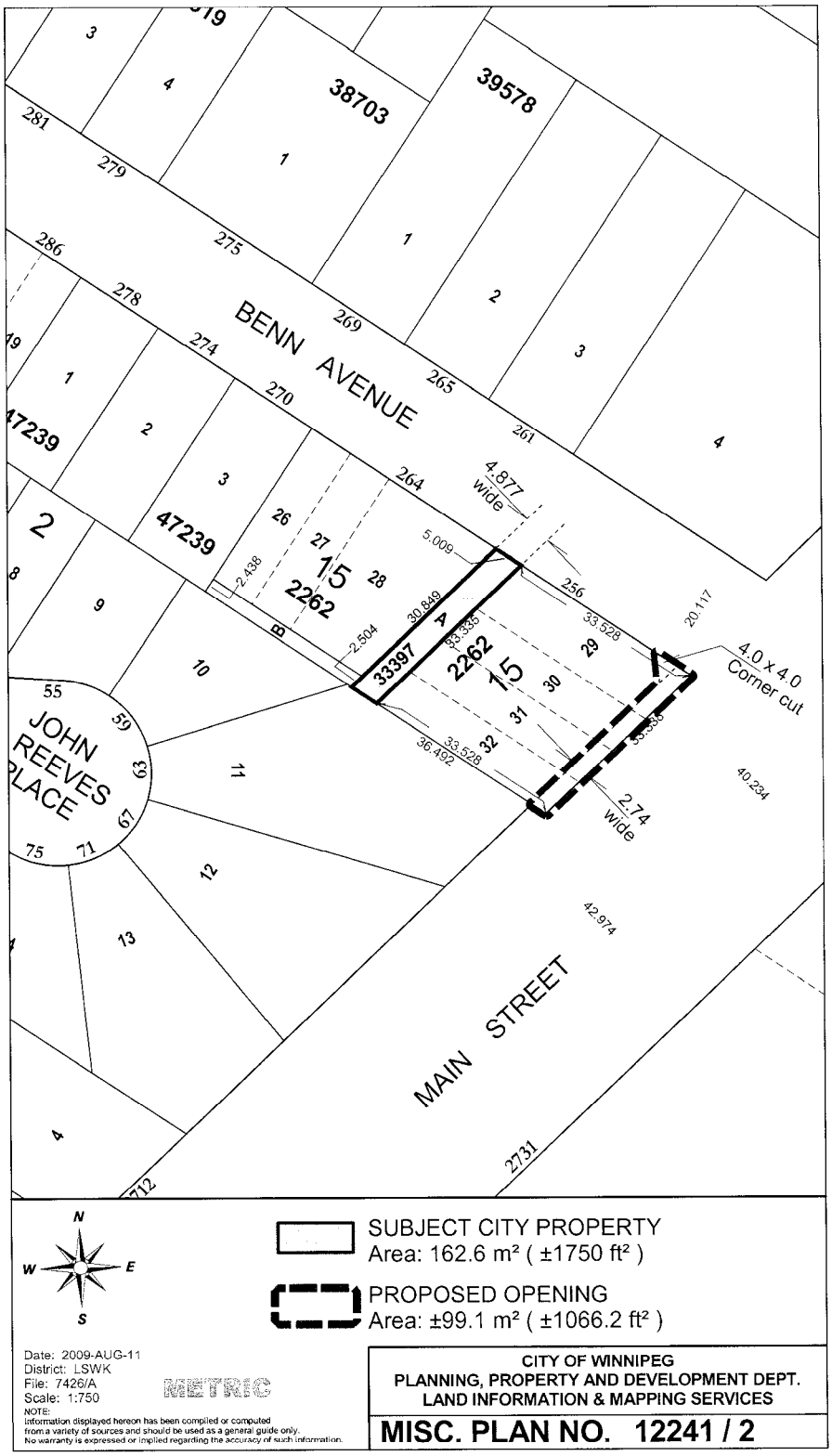


Figure 1
Existing Land Use, 2005 aerial photography



Figure 2
Existing Zoning

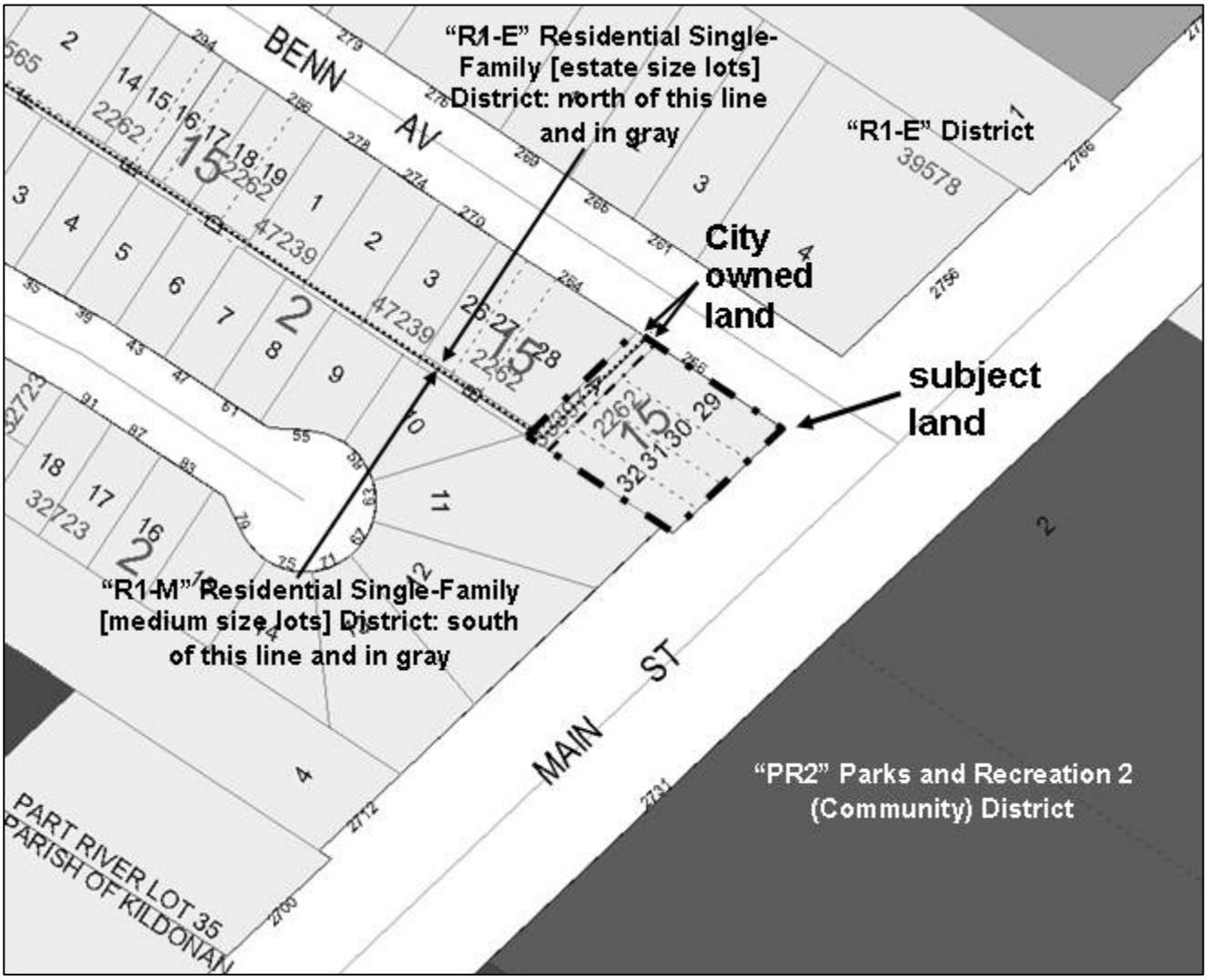


Figure 3
Proposed Development and Vicinity

