Agenda - Executive Policy Committee - April 23, 2003

Report - Standing Policy Committee on Property and Development - April 10, 2003

Item No. 1 Proposed Rezoning - 1155 to 1191 Rothesay Street
File DAZ 217/2002 [c/r DAV 705/2002D]

STANDING COMMITTEE RECOMMENDATION:

On April 10, 2003, the Standing Policy Committee on Property and Development concurred in the recommendation of the East Kildonan-Transcona Community Committee and recommended that the application under File DAZ 217/2002 not be proceeded with.

Agenda - Executive Policy Committee - April 23, 2003

DECISION MAKING HISTORY:

STANDING COMMITTEE RECOMMENDATION:

On April 10, the Standing Policy Committee on Property and Development concurred in the recommendation of the East Kildonan-Transcona Community Committee and submitted its recommendation to Executive Policy Committee and Council.

On April 8, 2003, the Standing Policy Committee on Property and Development laid over consideration of the application under File DAZ 217/2002 to its meeting on April 10, 2003, and requested the Planning, Property and Development Department to provide a detailed presentation on the proposed rezoning.

COMMUNITY COMMITTEE RECOMMENDATION:

On March 18, 2003, the East Kildonan-Transcona Community Committee did not concur in the administrative recommendation and submitted its recommendation to the Standing Policy Committee on Property and Development.

RE: **Proposed Rezoning - 1155 to 1191 Rothesay Street**
File DAZ 217/2002 (c/r DAV 705/2002D)

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

Prepared by: **Inga K. Skundberg, Clerk,**
East Kildonan-Transcona Community Committee

Report date: **April 2, 2003**

COMMUNITY COMMITTEE RECOMMENDATION:

The East Kildonan-Transcona Community Committee did not concur in the administrative recommendation and recommends to the Standing Policy Committee on Property and Development that the application under File DAZ 217/2002 not be proceeded with.

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

1. The size and density of the proposed development is too large and incompatible with the contiguous area.

PUBLIC HEARING SUMMARY

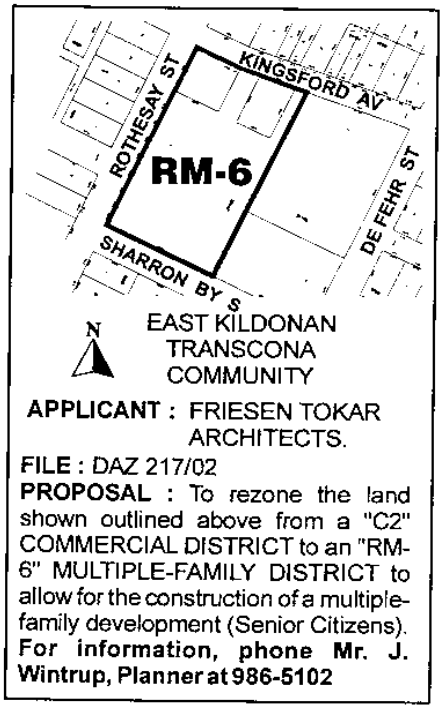
File: DAZ 217/2002 (c/r DAV 705/2002D)

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

Public Hearing: March 18, 2003
Helen Mayba Theatre, Miles Macdonell Collegiate, 757 Roch St.
February 18, 2003
Helen Mayba Theatre, Miles Macdonell Collegiate, 757 Roch St.
December 3, 2002
Gymnasium B, Miles Macdonell Collegiate, 757 Roch St.
September 16, 2002
Helen Mayba Theatre, Miles Macdonell Collegiate, 757 Roch St.
August 27, 2002
Community Committee Chamber, 755 Henderson Highway

Applicant: Friesen Tokar Architects (Rudy Friesen)
200 - 2033 Portage Avenue
Winnipeg, MB R3J 0K8

Subject:



Premises Affected: 1155 to 1191 Rothesay Street

Exhibits Filed:

1. Application dated July 24, 2002
2. Advertising notice dated July 22, 2002
3. Manitoba Status of Title No. 1871930
4. Letter of Authorization dated from Martin Bergen, Edison Rental, to Rudy Friesen, Friesen Tokar Architects dated June 13, 2002
5. Extract of Atlas Sheet U29
6. Drawings of subject property (4 pages)
7. Plans (13 pages)
8. Report from the Manager of Planning and Land Use dated August 20, 2002
9. Report from the Services Development Engineer, Water and Waste Department dated August 14, 2002
10. Photograph(s) of the Site and Inspection Notice
11. Communication from Jakob Pries in support of the application dated August 26, 2002 submitted at the public hearing held on August 27, 2002
12. Communication from Merle Macpherson in opposition to the application received September 5, 2002
13. Communication from Helga Kahler in opposition to the application dated September 9, 2002
14. Communication from Karen Young-Jamerson in opposition to the application dated September 12, 2002
15. Presentation in support of the application dated September 16, 2002 submitted by Anita Kampen at the public hearing held on September 16, 2002
16. Bound set of renderings submitted by Rudy Friesen at the public hearing held on September 16, 2002
17. Communication from Garry Loewen, Alternate Broker, Coldwell Banker National Preferred, in support of the application submitted by Rudy Friesen at the public hearing held on September 16, 2002
18. Communication from the Director of Transportation, River East Transcona School Division Transportation Department with respect to bus routes dated September 16, 2002 submitted by Rudy Friesen at the public hearing held on September 16, 2002
19. Communication from Crosier Kilgour & Partners Ltd. dated August 26, 2002 with respect to the concrete driven piling system submitted by Rudy Friesen at the public hearing held on September 16, 2002
20. Sun/Shade Study Diagrams submitted by Rudy Friesen at the public hearing held on September 16, 2002

21. Plan Winnipeg and information on pile driving submitted by Brian Sawka at the public hearing held on September 16, 2002
22. Petition purporting to contain 650 signatures in opposition to the application submitted by Brian Sawka at the public hearing held on September 16, 2002
23. Communications from Agnes Kroeker dated September 9 and 16 in opposition to the application submitted at the public hearing held on September 16, 2002
24. Drawing from Marvin Cychowski submitted at the public hearing held on September 16, 2002
25. Communication from Andris Balodis dated September 15, 2002 in opposition to the application submitted at the public hearing held on September 16, 2002
26. Communication from Marya Heads dated August 27, 2002 in opposition to the application submitted at the public hearing held on September 16, 2002
27. Persons interested as Potential Tenants submitted by Anita Kampen at the public hearing held on September 16, 2002
28. Petition purporting to contain 1500 signatures in support of the application submitted by Anita Kampen at the public hearing held on September 16, 2002
29. Letters (approximately 100) in support of the application submitted by Anita Kampen at the public hearing held on September 16, 2002
30. Communication from Agnes Kroeker dated September 18, 2002
31. Communication from Alvin J. Wieler in support of the application dated November 28, 2002
32. Communication from Agnes Kroeker dated December 3, 2002 submitted at the public hearing held on December 3, 2002
33. Report from the Services Development Engineer, Water and Waste Department dated January 14, 2003, submitting a report prepared by Stantec Consulting addressing sewer servicing concerns
34. Communication from the Principal, Friesen Tokar Architects, dated February 11, 2003, requesting the application be adjourned to March 18, 2003
35. Communication from Nettie and Jake Pries in support of the application dated March 12, 2003
36. Communication from Anna Cychowski, undated, in opposition to the application submitted at the public hearing held on March 18, 2003

37. Communication from Brian Sawka, undated, in opposition to the application submitted at the public hearing held on March 18, 2003
38. Communication from Angela Shumilak, undated, in opposition to the application submitted at the public hearing held on March 18, 2003
39. Communication from Merle MacPherson, undated, in opposition to the application submitted at the public hearing held on March 18, 2003
40. Communication from Darrell Melinchuk, undated, in opposition to the application submitted at the public hearing held on March 18, 2003
41. Communication from Catherine Dickie, undated, in opposition to the application submitted at the public hearing held on March 18, 2003
42. Communication from Edward Link, undated, in opposition to the application submitted at the public hearing held on March 18, 2003
43. Communication from Marya Heads, dated March 18, 2003, in opposition to the application submitted at the public hearing held on March 18, 2003
44. Communication from Phyllis and George MacDonald, undated, in opposition to the application submitted at the public hearing held on March 18, 2003
45. Communication from Agnes Kroeker, dated March 18, 2003, in opposition to the application submitted at the public hearing held on March 18, 2003
46. Communication from Linda Seher, dated March 18, 2003, in opposition to the application submitted at the public hearing held on March 18, 2003
47. Communication from Andris Balodis in opposition to the application submitted at the public hearing held on March 18, 2003
48. Senior population statistics and Winnipeg Postal Code Map submitted by Anita Kampen at the public hearing held on March 18, 2003

REPRESENTATIONS:

In Support:

Anita Kampen, 46 Reiny Drive, Winnipeg, R2G 2M2
Rudy P. & Edith Friesen, 611 Oak Street, Winnipeg, R3M 3P9
Willi & Kathy Achtnig, 662 Glenway Avenue, Winnipeg, R2G 1J1
Martha Albrecht, 305 Hazeldell Avenue, Winnipeg, R2K 0R1
H. Arndt, 11 Matthew Bay, Winnipeg, R2G 3L1
Rolf & Martha Baerbig, 13 Melmar Place, Winnipeg, R2G 0P3
Jake & Tina Baerg, 40 Pinecrest Bay, Winnipeg, R2G 1W3
J. Bell, 912-60 Whellams Lane, Winnipeg, R2G 2G7
Henry Bergen, 384 McKay Avenue, Winnipeg R2G 0N4
Peter & Mary Bergen, P.O. Box 155, St. Laurent, Manitoba, R0C 2S0
Martin & Anny Bergen, 36 Appleton Street, Winnipeg, R2G 1K5
Mr. & Mrs. J.Bergen, 521 Chelsea Avenue, Winnipeg, R2K 1A4
Walter Bergen, 108-415 Edison Avenue, Winnipeg, R2G 0M3
Melida Betker, 65 Red Oak Drive, Winnipeg, R2G 3A1
Fred & Doris Bosco, 306-351 Tu-Pelo Avenue, Winnipeg, R2K 4H1
Victor & Margaret Brandt, 538 Mark Pearce Avenue, Winnipeg, R2G 0G3
Agnes & Jacob Braun, 282 Devon Avenue, Winnipeg, R2G 0C5
George Braun, 19 Willart Place, Winnipeg, R2G 3H7
Frieda & George Bueckert, 175 Essar Avenue, Winnipeg, R2G 0S6
Karl Bueddefeld, 509 Marsden Street, Winnipeg, R2K 2Z7
Frank & Barbara Busche, 247 Greenwood Avenue, Winnipeg, R2M 2T6
Jean-Paul Christophe, 1155 Rothesay Street, Winnipeg, R2G 1T6
Fred Clark, 39 Pleasant Bay, Winnipeg, R2K 0E2
Isaac Cornelius, 31 Aspenwood Place, Winnipeg, R2G 3Z9
Hans Dahl, 215-426 Kingsford Avenue, Winnipeg, R2G 0J8
Henry T. & Elizabeth Dirks, 50 West Gate, Winnipeg, R3C 2E1
Elizabeth & Bruno Dreher, 356 McKay Avenue, Winnipeg, R2G 0N4
Tony Driedger, 62 Mahonee Drive, Winnipeg, R2G 3S2
Margaret Duncan, 211-35 Reay Crescent, Winnipeg, R2K 3X7
Gerard Dyck, 315-919 St. Anne's Road, Winnipeg, R2N 3K8
Elizabeth Dyck, 2 Tain Bay, Winnipeg, R2K 2T6
Peter Dyck, 151 Amelia Crescent, Winnipeg, R2K 3X4
Peter Dyck, 35 Radium Cove, Winnipeg, R2G 3K1
Peter Dyck, 416-15 Edison Avenue, Winnipeg, R2G 0M3
Jacob Dyck, 210-837 Oakland Avenue, Winnipeg, R2G 3P6
Peter Enns, 54 Sunrise Cove, Winnipeg, R2G 4B2
Henry & Elizabeth Enns, 30 Claus Bay, Winnipeg, R2G 1A1
Peter & Colleen Enns, 23 Clanranald Place, Winnipeg, R2E 0H2
H. Ens, 94 Rushmore Road, Winnipeg, R2G 3L6
Hans R. Entz, 661 Bardal Bay, Winnipeg, R2G 0J1
Neil & Agnes Epp, 990 Roch Street, Winnipeg, R2K 2R3

John Epp, 312-426 Kingsford Avenue, Winnipeg, R2G 0J8
Mary Epp, 335 Sutton Avenue, Winnipeg, R2G 0T1
Helen Fast, 19 Radium Cove, Winnipeg, R2G 3K1
M. Fast, 387 Kingsford Avenue, Winnipeg, R2G 0J5
Jake & Tina Fehr, 63 Cameo Crescent, Winnipeg, R2K 2W5
Jacob Friesen, 176 Cheriton Avenue, Winnipeg, R2G 0E3
Mr. & Mrs. Froese, 176 Cheriton Avenue, Winnipeg, R2G 0E3
Mary Funk, 1150 Kingsford Place, Winnipeg, R2G 0K4
Hedi Funk, 328 Cheriton Avenue, Winnipeg, R2G 0E9
Jacob & Helen Funk, 102 St. Moritz Road, Winnipeg, R2G 4E7
Hans & Elni Funk, 2856 McGregor Farm Road, Winnipeg, R2E 1E8
Ferdinand Funk, 328 Cheriton Avenue, Winnipeg, R2G 0E9
Anna Funk, 6 Mahonee Drive, Winnipeg, R2G 3S2
Mr. & Mrs. John Funk, 239 Bronx Avenue, Winnipeg, R2K 0Y8
Margaret Funk, 143 Gemini Avenue, Winnipeg, R2G 0T7
Richard Funk, 35 High Point Drive, Winnipeg, R2G 3R5
Jakob & Marion Giesbrecht, 294 McKay Avenue, Winnipeg, R2G 0N1
Peter & Anne Giesbrecht, 98 Mutchmor Close, Winnipeg, R2K 3R6
Mary Ginter, 808-70 Whellams Lane, Winnipeg, R2G 2G8
Rudy & Frieda Goertz, 288 Tu-Pelo Avenue, Winnipeg, R2K 4G8
Bernhard Goertzen, 330-1695 Henderson Highway, Winnipeg, R2G 1P1
Gerald Green, 574 Edison Avenue, Winnipeg, R2G 0M9
Mr. & Mrs. Isaac Guenther, 6 Mahonee Drive, Winnipeg, R2G 3S2
Jake & Anne Harms, 98 Wiebe's Drive, Winnipeg, R2G 2G4
John & Jean Heide, 31 Frontenac Bay, Winnipeg, R2J 2H1
H. Heidebrecht, 202 Donwood Drive, Winnipeg, R2G 0W1
Knels Herbert, 35 Claus Bay, Winnipeg, R2G 1V1
Frank Richard Hiebert, 38 Reiny Drive, Winnipeg, R2G 2M2
George & Anne Hildebrand, 31-2655 Main Street, Winnipeg, R2V 4V8
Peter Hildebrand, 275 Hawthorne Avenue, Winnipeg, R2G 0H3
Abe Hildebrand, 43 Aspenwood Place, Winnipeg, R2G 4A1
B. Hildebrandt, 67 Norilyn Bay, Winnipeg, R2K 3K2
Henry & Hilde Huber, 116 MacAulay Crescent, Winnipeg, R2G 0P5
Gustav Ilg, 1134 Rothesay Street, Winnipeg, R2G 1T4
F.K. Isaac, B203-15 Valhalla Drive, Winnipeg, R2G 4G8
Peter & Hildegard Isaak, 233 Hawthorne Avenue, Winnipeg, R2G 0H3
Anne Isaak, 31 Aspenwood Place, Winnipeg, R2G 3Z9
John Jansen, 502 Marsden Street, Winnipeg, R2K 2Z8
Peter Janzen, 364 Cheriton Drive, Winnipeg, R2G 0E9
Jake K. Janzen, 1144-20 Fort Street, Winnipeg, R3C 4L3
Henry Janzen, 270 Cheriton Drive, Winnipeg, R2G 0E7
George Janzen, 1025 Downing Street, Winnipeg, R3G 2P9
George Janzen, 814-415 Edison Avenue, Winnipeg, R2G 0M3
Isaak Janzen, 485 Kingsford Avenue, Winnipeg, R2G 0K1
Les W. Janzen, 11 Leeward Place, Winnipeg, R3X 1M6

Helen Janzen, 996 Roch Street, Winnipeg, R2K 2R3
A. Janzen, 187 MacAulay Crescent, Winnipeg, R2G 0P6
Anita Kampen, 1045 Concordia Avenue, Winnipeg, R2K 3S7
John Kampen, 293 Kingsford Avenue, Winnipeg, R2G 0J4
Heinz Kampen, 762 Foxgrove Avenue, Winnipeg, R2E 0A9
George & Mary Kampen, 19 Alfred Penner Bay, Winnipeg, R2G 4G1
Sarah, Mary & Elizabeth Kasper, 1142 DeFehr Street, Winnipeg, R2G 1W1
Neil & Anita Kasper, 559 Sharron Bay, Winnipeg, R2G 0H8
Beatrice Kellett, 818-415 Edison Avenue, Winnipeg, R2G 0M3
Eila A. Kimball, B605-1542 Jefferson Avenue, Winnipeg, R2P 1K1
Peter Klassen, 125-426 Kingsford Avenue, Winnipeg, R2G 0J8
John E. Klassen, 563 Sharron Bay, Winnipeg, R2G 0H8
John & Anne Klassen, 51 Menno Bay, Winnipeg, R2K 3P2
Peter Klassen, 350 Hawthorne Avenue, Winnipeg, R2G 0H5
Lilly & Victor Kliever, 485 Roberta Avenue, Winnipeg, R2K 0K7
Willy Kopeschny, 39 Armytage Place, Winnipeg, R2E 0G6
Dietrich Krahn, 2 Mahonee Drive, Winnipeg, R2G 3S2
Otto & Tina Krahn, 19 Alberhill Crescent, Winnipeg, R2G 4A2
Jan Kray, 480 Sharron Bay, Winnipeg, R2G 0H7
Jake Krahn, 152 Essar Avenue, Winnipeg, R2G 0S7
Peter & Helen Kroeker, 112 MacAulay Crescent, Winnipeg, R2G 0P5
William Kroeker, 482 Washington Avenue, Winnipeg, R2K 1L8
Jay Kulyk, 634 Hoskin Avenue, Winnipeg, R2K 1Z8
Louise Lage, 207 Broad Bay, Winnipeg, R2G 0R1
Heinz Lage, 1216-60 Whellams Lane, Winnipeg, R2G 2C7
Walter Langelotz, 233 Oakland Avenue, Winnipeg, R2G 0A8
Kurt & Mary Lebtag, 154 Rowandale Crescent, Winnipeg, R2K 0A4
M. Lebtag, 244 Leighton Avenue, Winnipeg, R2K 0J4
Mary Liggett, 469 Kingsford Avenue, Winnipeg, R2G 0K1
W. Loewen, 343 Kingsford Avenue, Winnipeg, R2G 0J5
Peter Loewen, 47 Reiny Drive, Winnipeg, R2G 2M3
Albert & Helene Loewen, 948 McLeod Avenue, Winnipeg, R2G 2K9
Oskar & Lyolia Layer, 590 Northumberland Road, Winnipeg, R4A 3A6
N. Lowen, 964 McLeod Avenue, Winnipeg, R2G 2K9
W. & Mary Loewen, 225-426 Kingsford Avenue, Winnipeg, R2G 0J8
Vera Lueck, 1713-60 Whellams Lane, Winnipeg, R2G 2G7
John Martens, 4 Kinbrace Bay, Winnipeg, R2K 2V9
N. Martin, 345 Bonner Avenue, Winnipeg, R2G 1B4
Rosemari Matias, 1475 Rothesay Street, Winnipeg, R2G 1V4
Rev. John Melnyk, 385 Winterton Avenue, Winnipeg, R2K 1K3
Don Neilson, 698 Greene Avenue, Winnipeg, R2K 0M6
George Neufeld, 321 Devon Avenue, Winnipeg, R2G 0C6
Jake D. Neufeld, 618 Mark Pearce Avenue, Winnipeg, R2G 0G3
John & Evangeline Neufeld, 916-415 Edison Avenue, Winnipeg, R2G 0M3
Neil Neumann, 539 Roberta Avenue, Winnipeg, R2K 0K9

Henry, Anna & Erwin Pankratz, 329 Bonner Avenue, Winnipeg, R2G 1B4
Peter Pauls, 70 Pine Valley Drive, Winnipeg, R3K 1Y1
Frank Pauls, 117 Reiny Drive, Winnipeg, R2G 2M5
Hertha Penner, 1123 DeFehr Street, Winnipeg, R2G 1V9
Peter Penner, 19 Honeywood Street, Winnipeg, R2G 1W8
John Penner, 115 Essar Avenue, Winnipeg, R2G 0S4
David & Hilda Penner, 275 Headmaster Row, Winnipeg, R2G 3P4
John & A. Penner, 220 Devon Avenue, Winnipeg, R2G 0C3
Henry & Marianne Peters, 351 McKay Avenue, Winnipeg, R2G 0N5
Margaret Petkau, 708-1660 Henderson Highway, Winnipeg, R2G 1H7
Peter A. Plett, 220 Leatherwood Cove, Winnipeg, R2G 3M3
Jakob Pries, 1166 DeGraff Place, Winnipeg, R2G 1Y6
Lothar Regehr, 102 Duluth Bay, Winnipeg, R2J 1W5
Elly Reit, 188 Eade Crescent, Winnipeg, R2G 0R5
Abram E. Rempel, 816-415 Edison Avenue, Winnipeg, R2G 0M3
Hilda Rempel, 353 Leighton Avenue, Winnipeg, R2K 0J6
Henry Rempel, 184 Cheriton Avenue, Winnipeg, R2G 0E3
Peter & Lelli Rempel, 63 Gemini Avenue, Winnipeg, R2G 0T5
Nellie Redekopp, 180 Mahonee Drive, Winnipeg, R2G 3S2
Mr. & Mrs. Edgar Reimer, 487 McLeod Avenue, Winnipeg, R2K 0B2
Anny Rempel, 5 Pleasant Bay, Winnipeg, R2K 0C9
George & Hilda Rempel, 22 Bonnydoon Place, Winnipeg, R2K 3L6
Henry & Anne Rempel, 429 Glenway Avenue, Winnipeg, R2G 1H5
Peter Rempel, 58 Stoneham Crescent, Winnipeg, R2G 3L8
Lydia Richert, 601 McLeod Avenue, Winnipeg, R2K 0B6
Adolf Richter, 4-1427 Rothesay Avenue, Winnipeg, R2G 1V3
Frank Sawatsky, 122 Reiny Drive, Winnipeg, R2G 2M4
Martin Schellenberg, 42 Skye Place, Winnipeg, R2E 0H1
Anton & Katharina Schoenfeld, 432 Oakland Avenue, Winnipeg, R2G 0B4
Kathe Schroeder, 125 Rowandale Crescent, Winnipeg, R2K 0A2
Katharina & Robert Schulz, 6 Reiny Drive, Winnipeg, R2G 2M2
Mr. & Mrs. Brenda Searles, 296 Cheriton Avenue, Winnipeg, R2G 0E7
Henry & Katherine Siemens, 19 Gairloch Place, Winnipeg, R2E 0G7
John & Helen Siemens, 186 Elm Street, Winnipeg, R3M 3P2
Robert Simpson, 9-1110 Henderson Highway, Winnipeg, R2G 1L1
Mr. & Mrs. Jack Spenst, 6 Melmar Place, Winnipeg, R2G 0P3
A. Stephens, 907-333 Vaughan Street, Winnipeg, R3B 3J9
F. Don Tasse, 405 Trent Avenue, Winnipeg, R2K 1G1
Gerald & Marian Thiessen, Box 12, Grp 547, RR5, Winnipeg, R3C 2Z2
Peter Thiessen, 120 Rowandale Crescent, Winnipeg, R2K 0A1
Henry & Katie Thiessen, 7 Reinhard Place, Winnipeg, R2G 1Y1
Susan & Gerard Thiessen, 554 Edison Avenue, Winnipeg, R2G 0M4
Harry & Catherine Tiessen, 398 McLeod Avenue, Winnipeg, R2K 0A9
Frank & Melita Warkentin, 172 Talbot Avenue, Winnipeg, R2L 0P5
Peter Warkentin, 214-445 Stafford Street, Winnipeg, R3M 3V9

Ursula Warkentin, 31 Morningmead Walk, Winnipeg, R2G 2E8
Gerha & Maria Weise, 1025 Garfield Street, Winnipeg, R3E 2N7
Susan Werscher, 271 Stuart Avenue, Winnipeg, R2G 0Y7
Jacob Wiebe, 22 Fair Place, Winnipeg, R2G 2G9
Alvin Wieler, 29 Pleasant Bay, Winnipeg, R2K 0E2
Annie Wiens, 325-426 Kingsford Avenue, Winnipeg, R2G 0J8
Sonia Wiens, 803-1245 Henderson Highway, Winnipeg, R2G 1M1
Edmund & Rose Wittman, 406-201 Eugenie Street, Winnipeg, R2H 0Y2
Ulrich & Rosmarie Woelcke, 807-1712 Portage Avenue, Winnipeg, R3J 0E3
Jakob & Herta Woelk, 18 Litz Place, Winnipeg, R2G 0V1

In Opposition:

Andris E. & Melinda Balodis, 522 Sharron Bay South, Winnipeg, R2G 0H7
Blake & Joy Batchelor, 363 Oakland Avenue, Winnipeg, R2G 0B2
Doug & Val Bauer, 1140 Rothesay Street, Winnipeg, R2G 1T5
Ralph & Frances Biela, 681 Oakland Avenue, Winnipeg, R2G 0B9
Sue & Grant Blair, 653 Bardal Bay, Winnipeg, R2G 0J1
Lois Brown, 449 Mark Pearce Avenue, Winnipeg, R2G 0G1
David & Claudia Calvez, 322 Kingsford Avenue, Winnipeg, R2G 0J6
Tom Campbell, 411 Kingsford Avenue, Winnipeg, R2G 0J7
A. Ciporski, 1155 Roch Street, Winnipeg, R2G 1S2
William R. Cox, 355 Cheriton Avenue, Winnipeg, R2G 0E8
H. & B. Cox, 498 Oakland Avenue, Winnipeg, R2G 0B4
Tomasz, Krzysztof & Marcin Cychowski, Anna & Magda Cychowska, 1122 Rosewell Place, Winnipeg, R2G 1V7
Catherine & David Dickie, 1121 Rothesay Street, Winnipeg, R2G 1T3
Catherine Dobslaw, 362 Hawthorne Avenue, Winnipeg, R2G 0H5
Brian Dolenko, 490 Kingsford Avenue, Winnipeg, R2G 0K2
M. Dudar, 214-1011 Concordia Avenue, Winnipeg, R2K 3H1
Shirley & Rolly Dupont, 533 Cedarcrest Drive, Winnipeg, R2G 0E1
Terrance Dziadek, 91 Quiring Bay, Winnipeg, R2G 1Y5
Joe Elfenbaum, 79 Tanoak Park Drive, Winnipeg, R2V 2W6
Andrew J. Enns, 1122 DeFehr Street, Winnipeg, R2G 1W1
Henry Epp, 273 Kingsford Avenue, Winnipeg, R2G 0J4
Werner Epp, 1111 DeFehr Street, Winnipeg, R2G 1V9
Barry & Tess Eschuk, 1130 Corinne Street, Winnipeg, R2G 1X6
David & Sheila Fay, 730 Oakland Avenue, Winnipeg, R2G 0C1
Gordon Forzley, 444 Kingsford Avenue, Winnipeg, R2G 0K2
E. & M. Franz, 736 Oakland Avenue, Winnipeg, R2G 0C1
Andrej, Margarit & Maria Fust, 1141 Rothesay Street, Winnipeg, R2G 1T3
Rod Giesbrecht, 1138 Rothesay Street, Winnipeg, R2G 1T4
David, Doris & Kristine Gigian, 348 Devon Avenue, Winnipeg, R2G 0C7
Kent Glenday, 686 Oakland Avenue, Winnipeg, R2G 0B8

W.J. & Emily Gourluck, 569 Cedarcrest Drive, Winnipeg, R2G 0E1
Jodi & Tim Guenther, 585 Cedarcrest Drive, Winnipeg, R2G 0E1
Cliff, Craig & Norma E. Hagglund, 448 Sharron Bay, Winnipeg, R2G 0H7
Rull Hall, 214 Kingsford Avenue, Winnipeg, R2G 0J3
Marty Harasymchok, 610 Cedarcrest Drive, Winnipeg, R2G 0E2
Linda Harrison & Darcey Harden, 493 Sharron Bay, Winnipeg, R2G 0H8
Marya Heads, 1148 Rosewell Place, Winnipeg, R2G 1V7
Susan Rae Heintz, 343 Devon Avenue, Winnipeg, R2G 0C6
Barry & Cathy Hendricks, 562 Cedarcrest Drive, Winnipeg, R2G 0E2
Rudolf & Margaret Hiebert, 443 Kingsford Avenue, Winnipeg, R2G 0K1
Melanie & Richard Hiebert & Family, 461 Mark Pearce Avenue, Winnipeg, R2G 0G1
Pete Hildebrant, 413 Kingsford Avenue, Winnipeg, R2G 0J7
Bill & Ilona Hutchinson, 1150 DeFehr Street, Winnipeg, R2G 1W1
Earl Jamerson & Karen Young-Jamerson, 325 Kingsford Avenue, Winnipeg, R2G 0J5
Adeline Janik, 518 Sharron Bay, Winnipeg, R2G 0H7
Walter Janzen, 244 Kingsford Avenue, Winnipeg, R2G 0J3
Marlene, Henry & Andrew Janzen, 99 Ranchgrove Bay, Winnipeg, R2C 4J3
Herman & Sonya Jobb, 1139 Rosewell Place, Winnipeg, R2G 1V8
Paul & Lorrie Jones, 87 Ravenhill Road, Winnipeg, R2K 3K4
Helga Kahler, 347 Hawthorne Avenue, Winnipeg, R2G 0H6
Robert & Mildred King, 379 Cheriton Avenue, Winnipeg, R2G 0E8
Donna & Greg Kirsch, 1149 Kingsford Place, Winnipeg, R2G 0K3
Tim Kopachena, 339 Cheriton Avenue, Winnipeg, R2G 0E8
Steve & Marlon Kotz, 1115 DeFehr Street, Winnipeg, R2G 1V9
Kris Karwacki, 1140 Rosewell Place, Winnipeg, R2G 1V7
Michael Karwacki, 1120 Rosewell Avenue, Winnipeg, R2G 1V7
Jim & Marlene Keil, 333 Devon Avenue, Winnipeg, R2G 0C6
Hubert Kohli, 1141 Rosewell Place, Winnipeg, R2G 1V8
Agnes Kroeker, 546 Kingsford Avenue, Winnipeg, R2G 0K2
Bernhard Kroemer, 1130 DeFehr Street, Winnipeg, R2G 1W1
Leanna Lamb, 338 Kingsford Avenue, Winnipeg, R2G 0J6
Bill & Carol Langton, 1144 Rothesay Street, Winnipeg, R2G 1T5
Tom & Mabel Leaf, 643 Bardal Bay, Winnipeg, R2G 0J1
George & Norma Lee, 378 Hawthorne Avenue, Winnipeg, R2G 0H5
Ed & Darlene Link, 345 Devon Avenue, Winnipeg, R2G 0C6
Emma Lippert, 675 Oakland Avenue, Winnipeg, R2G 0B9
Mr. & Mrs. George MacDonald, 1119 Rothesay Street, Winnipeg, R2G 1T3
Tara MacDonald, 529 Oakland Avenue, Winnipeg, R2G 0B6
Merle MacPherson, 1149 Rothesay Street, Winnipeg, R2G 1T3
Herb Makowe, 1152 Rothesay Street, Winnipeg, R2G 1T5
John & Vera Margerison, 494 Mark Pearce Avenue, Winnipeg, R2G 0G2
JoAnn Martin, 1114 Rosewell Place, Winnipeg, R2G 1V7
R.W. & Dorothy McAuley, 1189 Kingsford Place, Winnipeg, R2G 0K3
Cheryl McClure & Brian Sawka, 1149 Rosewell Place, Winnipeg, R2G 1V8
Dorothy McColl, 1102 Rosewell Place, Winnipeg, R2G 1V7

Ruth L. McCorrie, 473 Stalker Bay, Winnipeg, R2G 0C9
Neil McNiven & Lucie Leduc, 353 Cheriton Avenue, Winnipeg, R2G 0E8
Darrell Melinchuk, 1145 Rothesay Street, Winnipeg, R2G 1T3
Rob & Linda Menne, 527 Sharron Bay, Winnipeg, R2G 0H8
Steve & Nette Moldowan, 319 Kingsford Avenue, Winnipeg, R2G 0J5
Erika Muehleisen, 574 Mark Pearce Avenue, Winnipeg, R2G 0G3
Eva Muller, 429 Kingsford Avenue, Winnipeg, R2G 0J7
Zenobia Muller, 427 Kingsford Avenue, Winnipeg, R2G 0J7
Clayton, Norma & Kathleen Myskiew, 1139 Rothesay Street, Winnipeg, R2G 1T3
Don Nemeth, 477 Sharron Bay, Winnipeg, R2G 0H8
Lawrence Novicki, 1130 Rothesay Street, Winnipeg, R2G 2T4
Ed & Lorraine Palamar, 481 Mark Pearce Avenue, Winnipeg, R2G 0G1
Susan & Fred Palanuk, 445 Sharron Bay, Winnipeg, R2G 0M8
Kevin Paradis, 530 Sharron Bay, Winnipeg, R2G 0H7
Mary Pauk, 1158 Rothesay Street, Winnipeg, R2G 1T5
Peter Pazerniuk, 461 Sharron Bay, Winnipeg, R2G 0H8
Ron Peiluck, 344 Cheriton Avenue, Winnipeg, R2G 0E9
Heinz & Elli Peters, 555 Sharron Bay, Winnipeg, R2G 0H8
Don & Fran Purpur, 453 Sharron Bay, Winnipeg, R2G 0H8
Erika Riley, 1144 Rosewell Place, Winnipeg, R2G 1V7
Terry Robert & Kenny Nawicki, 1162 Kingsford Place, Winnipeg, R2G 0K4
A. & G. Ryan, 335 Cheriton Avenue, Winnipeg, R2G 0E8
Jennie Sakundiak, 543 Sharron Bay, Winnipeg, R2G 0H8
Alan & Diane Sauve, 444 Sharron Bay, Winnipeg, R2G 0H7
Daniel, Diane & Andrea Sawicz, 492 Oakland Avenue, Winnipeg, R2G 0B4
Gail M. Scheer, 649 Bardal Bay, Winnipeg, R2G 0J1
Henry Schmidt, 357 Oakland Avenue, Winnipeg, R2G 0B2
Mathilde & Gerda Schneider, 1122 Rothesay Street, Winnipeg, R2G 1T4
Ingrid Schneider, 1004-415 Edison Avenue, Winnipeg, R2G 0M3
Manfred Schneider, 901 Talbot Avenue, Winnipeg, R2L 0T1
Edward Semmer, 456 Sharron Bay, Winnipeg, R2G 0H7
Linda & Wayne Seher, 383 Cheriton Avenue, Winnipeg, R2G 0E8
Rodney Seymour, 204-405 Kingsford Avenue, Winnipeg, R3C 0M6
Angela Shumilak, 1122 Rothesay Street, Winnipeg, R2G 1T4
Mary Solar, 473 Sharron Bay, Winnipeg, R2G 0H8
Helen Swidinsky, 1104 Rosewell Place, Winnipeg, R2G 1V7
Grant Szpak, 456 Oakland Avenue, Winnipeg, R2G 0B4
Haus & Anne Marie Ulrich, 1145 Rosewell Place, Winnipeg, R2G 1V8
Mr. & Mrs. B. Unger, 339 Hawthorne Avenue, Winnipeg, R2G 0H6
Olga Wazny, 1111 Rothesay Street, Winnipeg, R2G 1T3
Richard & Marguerite Weiner, 218 Kingsford Avenue, Winnipeg, R2G 0J3

For Information:

M.D. Bergen, 14 Litz Place, Winnipeg, R2G 0V1
D. Betle, 590 Ian Place, Winnipeg, R2G 0K6
Peter Braun, 88 Gemini Avenue, Winnipeg, R2G 0T8
Anne Darowany, 552 Greene Avenue, Winnipeg, R2K 0M3
Joyce Dietrich, 474 Edison Avenue, Winnipeg, R2G 0M4
Jake & A. Dyck, 1083 McLeod Avenue, Winnipeg, R2G 2L1
Stewart Elston, 301-850 Scotland Avenue, Winnipeg, R3M 1X7
Ernie Funk, 278 Red Oak Drive, Winnipeg, R2G 3X1
Jason Granger, 201-245 Wellington Crescent, Winnipeg, R3M 0A1
Kathleen Greig, 135 McPhail Street, Winnipeg, R2L 1N2
John & Mary Guenther, 1154 Kingsford Place, Winnipeg, R2G 0K4
Fred Hirschfeld, 346 McKay Avenue, Winnipeg, R2G 0N4
Hans Janzen, 33 MacAulay Place, Winnipeg, R2G 0P7
Jean Jurek, 1112-1660 Henderson Highway, Winnipeg, R2G 1H7
Wendy Kirsch, 4-1427 Rothesay Street, Winnipeg, R2G 1V3
Alfred Kroeker, 119 Larchdale Crescent, Winnipeg, R2K 0C2
Donna LaLiberte, 126-426 Kingsford Avenue, Winnipeg, R2G 0J8
Peter Loewen, 541 Springfield Road, Winnipeg, R2G 3J3
Eric Lubosch, 482 Mark Pearce Avenue, Winnipeg, R2G 0G2
Beverley McMullan, 1165 Kingsford Place, Winnipeg, R2G 0K3
M. Mollinski, 54 Tanya Crescent, Winnipeg, R2G 2Z6
Anne Murovec, 1146 DeFehr Street, Winnipeg, R2G 1W1
Judith A. Mussell, 554 Sharron Bay South, Winnipeg, R2G 0H7
Bill Plett, 111 Roselawn Bay, Winnipeg, R2G 1W5
Jacob Redekopp, 1114 Brazier Street, Winnipeg, R2G 1R4
Herb Rempel, 374 Hawthorne Avenue, Winnipeg, R2G 0H5
Mary Schurko, 534 Mark Pearce Avenue, Winnipeg, R2G 0G3
Gloria Simpkin, 1019 Fleming Avenue, Winnipeg. R2K 1V9
Jim & Susan Simpson, 486 Mark Pearce Avenue, Winnipeg, R2G 0G2
Erika Sobkowich, 6 Lerwick Bay, Winnipeg, R2K 2W1
Helen Voss, 657 Fleming Avenue, Winnipeg, R2K 1V2
M. Weber, 100 Eade Crescent, Winnipeg, R2G 0R5

For the City:

John McNairnay, Development Management Coordinator,
Planning, Property and Development Department
Kim Raban, Services Development Engineer, Water and Waste Department
Mike Shkolny, Manager of Engineering, Water and Waste Department
John Wintrup, Planner, Planning, Property and Development Department

SUMMARIZATION OF REPRESENTATIONS AND SUBMISSONS
MADE AT THE PUBLIC HEARING

August 27, 2002

No representation was made at the public hearing.

September 16, 2002

Anita Kampen, representing Bethania Mennonite Personal Care Home Inc., appeared in support of the application, and read into the record a written presentation, filed as Exhibit 15.

Rudy Friesen, Friesen Tokar Architects, appeared in support of the application, and continued to read into the record the written presentation, filed as Exhibit 15, and displayed renderings, as outlined in Exhibit 16. He indicated that two open houses addressing questions and concerns were held, and information regarding the project was distributed to the neighbouring community.

Rudy Friesen submitted a letter from Garry Loewen, Alternate Broker, Coldwell Banker National Preferred, advising support of the application and expressing his opinion that the proposal would have a neutral effect on the property values of the surrounding neighbourhood, filed as Exhibit 17. He also submitted a letter from the River East Transcona School Division Transportation Department indicting that the proposal will not significantly affect school bus routes, and a letter from Crosier Kilgour & Partners Ltd., with respect to a precast concrete driven piling system and its purported negligible impact on structural damage as it reduces ground vibrations and disturbance of the soils adjacent to the piles, filed as Exhibits 18 and 19 respectively. In addition, he submitted Sun/Shade Study Diagrams, filed as Exhibit 20.

Jake Harms appeared in support of the application, and commented that at some point in life everyone becomes a senior so it is a necessity that living arrangements for seniors are addressed.

Henry Bergen appeared in support of the application. He expressed concern about urban sprawl and commented that if the size and height of the building was reduced, expansion would occur somewhere else which would draw further on services.

Peter Isaak appeared in support of the application and commented that there is a lack of seniors housing in the province. He purported that Rivereast has the highest population of seniors and that by the year 2021, the number of people over 55 will comprise 33% of the population, versus the 20% that currently exists.

Gerry Green appeared in support of the application. He commented that as the community continues to age, the use of schools will decrease and if there is adequate seniors housing as proposed, seniors will sell their homes to younger people, some of whom will have children, and subsequently the necessity for schools will increase.

Ernie Funk appeared in support of the application, and expressed his opinion that the proposal will benefit the surrounding community.

Brian Sawka appeared in opposition to the application, and expressed concern regarding the size of the complex, traffic generation, excess street parking, safety issues, impact on the sewer system, construction piling vibrations, loss of commercial services on the site, and purported contravention to Plan Winnipeg. In this connection, he submitted copies of sections of Plan Winnipeg as well as information regarding pile driving and vibrations, filed as Exhibit 21. He also submitted a copy of a petition in opposition to the application, filed as Exhibit 22.

Raymond Cox appeared in opposition to the application, and expressed concern regarding the capacity of the sewer system.

Agnes Kroeker appeared in opposition to the application, and submitted a copy of her presentation as well as copies of earlier communications to the City of Winnipeg, filed as Exhibit 23.

Darrell Melinchuk appeared in opposition to the application, and expressed concern that the size of the building is overpowering. He commented that approximately 16 houses could be built on the property, as opposed to the proposed 210 units, and would therefore have significantly less impact on the sewer system.

Anna Cychowska appeared in opposition to the application.

Linda Seher appeared in opposition to the application, and expressed concern regarding the impact the project would have on the sewer system and in this connection, advised that she moved from Kingsford Avenue to Cheriton Avenue because of basement flooding. She expressed concern regarding parking, balconies and the impact on neighboring privacy, impact on property values and sight lines, and the impact the pile driving will have.

Bill Langton appeared in opposition to the application, and advised that he resides diagonally from the project. He expressed concern regarding traffic and its impact on street repairs and the height of the building.

Marvin Cychowski appeared in opposition to the application, and advised that he and his wife use the existing mall frequently, and submitted a drawing, filed as Exhibit 24. He expressed concern that the project would obstruct the view and that younger families purportedly prefer a residential feel and in this connection, expressed his opinion that a senior housing complex would not draw people into North Kildonan.

Pete Hildebrandt appeared in opposition to the application. He referred to the parking exhaust fan in the rendering displayed by the applicant entitled “Site Plan” and commented that it exhausts to where the crossing guards for Princess Margaret School work. In this connection, he expressed fear for his daughter’s health.

Linda Harrison appeared in opposition to the application, and advised that they would not have purchased their home a year ago if they were aware a 12-storey development would be built. She expressed concern regarding the impact on property values and the impact on traffic.

Donna Kirsch appeared in opposition only to the size of the building and agreed that there is a shortage of housing for seniors. She advised that she is a real estate agent and disagreed that the development would increase property values. She expressed concern regarding the impact the height would have on sunlight and the impact the development would have on the capacity of the sewer lines.

Marguerite Weiner appeared in opposition to the application, and advised that she lives across from the existing four-storey building which blocks her skyline. She indicated that her vision is of windows and balconies of the block and expressed concern regarding an additional block of much greater height and its further detrimental affect.

Andris Balodis appeared in opposition to the application, and read into the record his presentation, filed as Exhibit 25.

Marya Heads appeared in opposition to the application, and read into the record her presentation, filed as Exhibit 26.

Walter Janzen appeared in opposition to the application. He purported that parking has been a problem and that there has been damage due to piling attributed to Kildonan Haus. He expressed his opposition to the height of the development and expressed concern regarding the impact on the skyline and on the sewer system and the possibility of basement flooding.

Peter Pazerniuk appeared in opposition to the application and advised that he recently moved into the area and would not have paid as much money for his home had he known about the proposed project, as he felt the project would change the neighborhood.

Anita Kampen indicated that the key concerns expressed have been height and density and when asked what would be acceptable to the area residents, the response has been construction of a four-storey complex. In this connection, she indicated that four-storeys would not satisfy the demand for the project nor would it be economically feasible due to the cost of the land and the funds required to operate it. She further indicated that many of the retailers at the shopping center have expressed an interest in remaining.

Rudy Friesen, in response to concerns expressed regarding the height of the building, indicated that they would be willing to compromise with a 10-storey, as opposed to a 12-storey tower, by possibly reducing the size of some of the suites. With respect to privacy, he indicated that the proposal was planned to minimize any negative impacts and that they are willing to provide additional trees on the boulevard in this effort. He indicated that regarding concerns related to the sewer system, they will be implementing flow control methods.

Anita Kampen submitted potential tenants of the project, as well as a petition and letters in support of the application, filed as Exhibits 27, 28 and 29 respectively. She indicated the purported benefits of the project and continued to read into the record the balance of the written presentation, filed as Exhibit 15.

Councillor Lubosch questioned if the applicant would be willing to undertake a traffic impact study the development may have on the surrounding area, to which Rudy Friesen responded that they would be prepared to undertake such a study if it would lead to a positive recommendation for the project.

Councillor Lubosch further questioned the applicant regarding the concern expressed about noise from the mechanical systems and exhaust fans from the underground parking, to which Rudy Friesen responded that this would be addressed when the system is designed.

Councillor Thomas questioned whether any upgrading to the sewer system has occurred since the basement flooding of 1993, and if a project of this magnitude could be accommodated in the existing system. Mike Shkolny, Manager of Engineering, Water and Waste Department, City of Winnipeg, responded by advising that the existing water and sewer service should accommodate the increased population density attributed to the proposed development. He further advised that sewer upgrading for the referenced area is on the list for improvement but likely will not occur for 5 to 10 years.

Councillor Thomas then questioned if there is some way for the developer to mitigate the system because of the impact they may have on it, to which Mike Shkolny responded that the developer will be requested to connect the sewer service to the combined sewer in Kingsford Avenue and to institute on-site runoff controls and storage so it discharges from the site to the sewer system, which will lessen the impact.

Councillor Lubosch reiterated some of the concerns expressed such as the height and density of the project, traffic impact, land drainage and the combined sewer systems in the area, construction impact, shadowing and sight lines, accommodation of seniors who want to remain in the community and health benefits attributed to having seniors living in a community with younger people. In this connection, he indicated that the matter should be adjourned to allow the community and proponents the opportunity to work through the issues and concerns expressed in an effort to build a consensus.

December 3, 2002

Rudy Friesen, Friesen Tokar Architects and Anita Kampen, Chief Executive Officer, Bethania Mennonite Personal Care Home Inc., appeared in support of the application. Rudy Friesen advised that Terry Duguid has volunteered to consult together with the applicant and the community in an effort to bring all sides together.

Martin Bergen appeared in support of the application, and advised that he purchased the property which will belong to Bethania.

Jake Harms appeared in support of the application and advised that he hopes to be a potential resident of the proposed development. He expressed his opinion that the positive impact will outweigh the negative impact, and that the number of seniors is increasing and therefore there is a need for seniors retirement homes.

Frank Issac appeared in support of the application and expressed his opinion that the waiting list to live in the proposed project indicates there is a need for this type of housing in the area.

Wendy Kirsett appeared for information and indicated that she would like to support the proposal however she felt that seniors should have the opportunity to have the company of pets.

Agnes Kroeker appeared in opposition to the application, and read into the record her presentation, filed as Exhibit 32.

Marya Heads appeared in opposition to the application and advised that she has not yet been contacted by Bethania in regards to the proposal and therefore commented that she does not feel she has been part of the consultation process.

Ed Link appeared in opposition to the application and advised that he has not been contacted yet with respect to the proposed project.

Anna Cychowska appeared in opposition to the application and questioned why the proposed project would not be built on Gateway Road instead.

Councillor Thomas questioned those appearing in representation whether any have yet had any consultation since the previous public hearing held on September 16, 2002, and in this connection indicated the response has been negative.

Marcin Cychowski appeared in opposition to the application and advised that he has not been contacted yet since the last public hearing held on September 16, 2002 and questioned what the applicant has been doing since that time in attempting to bring all sides to a more common stance.

Brian Sawka appeared in opposition to the application and advised that he is willing to be involved in the consultation process and expressed his hope that there is no strict time table in order to allow for such a process.

Donna Kirsch appeared in opposition to the application and questioned if the project would be built using concrete slabs, and expressed concern regarding the trucks and trailers that would be utilizing Kingsford Avenue and the impact they would have on the street. She also expressed concern that if the applicant develops larger suites that they might divide them in order to

increase the number of suites in the block, and what the consequent impact on the sewer system would be.

Darrell Melinchuk appeared in opposition to the application and requested that the application be adjourned until the consultation process has occurred.

Bill Langton appeared in opposition to the application and advised he has not been contacted by Bethania since the last public hearing held on September 16, 2002.

Val Bauer appeared in opposition to the application and doubted that many people appearing in support will be willing to sell their homes in the next year to move into the proposed development.

Linda Seher appeared in opposition to the application and advised she has not been contacted by the proponents since the last public hearing held on September 16, 2002 and requested that the application be adjourned until the consultation process has occurred.

Cathy Hendricks appeared in opposition to the application. She advised that when she initially heard about the proposal she took the onus to talk with her neighbors about it and yet she has not been contacted by the proponent at all since the last public hearing.

Tom Leaf appeared in opposition to the application and expressed his opinion that it will destroy the concept of a suburban community as the area is purportedly comprised of bungalows and a few two-storey homes. In this connection, he suggested that if area residents wanted to be overshadowed by apartments, they would have lived on Henderson Highway or McLeod Avenue. He indicated that he has lived in his home for 42 years and expressed concern for the school children and the impact the project would have on the outdated sewer system. He also commented that he would no longer be able to enjoy sunsets as the building would block the sun.

Herman Jobb appeared in opposition to the application, and advised that he resides 4 houses away from the proposed project. He commented that those from all over the City wishing to live in the proposed development should be aware of what is currently happening in the neighborhood, such as how a funeral or wedding affects parking.

Andris Balodis appeared in opposition to the application and advised that concerned residents are looking forward to working with Terry Duguid and have tentatively set an initial meeting for early December. In this connection, he requested that the application be adjourned until the consultation process has occurred to enable both sides an equal opportunity in the process.

Anita Kampen advised that the applicant has always been willing to meet with residents in the community. She further advised that following the public hearing held on September 16, 2002, Terry Duguid had volunteered to initiate a community consultation process in which he would avail himself with experts if necessary to address concerns and present relevant facts. In this connection, the applicant felt that a 3rd party discussion would be beneficial and therefore it would not be appropriate for the applicant to initiate the consultation time line. She indicated the

applicant is looking forward to the process as all sides will be able to identify their respective interests.

With respect to some of the issues raised, Anita Kampen acknowledged that people do benefit from pet contact however the issue would need to be addressed to ensure the rights of others are not infringed upon. She indicated that the number of seniors is anticipated not to peak until the years 2015 to 2020, and considering that vacancy rates in rental units is already close to 0% and there are current waiting lists, there is a demand for this type of housing.

Rudy Friesen confirmed that construction of the project will include concrete slabs and that there will be some construction traffic. He also indicated that parking will exceed the number of parking spaces required.

Councillor Lubosch advised he would be recommending that the public hearing be adjourned to February 18, 2003 to allow sufficient time for those interested in participating in the community consultation process.

February 18, 2003

No representation was made at the public hearing.

March 18, 2003

Anita Kampen, Bethania Personal Care Home Inc., appeared in support of the application, and advised that informal meetings were held in March in the presence of a mutually agreed upon facilitator. She felt that the majority of those in attendance were not disputing the concept of serving seniors in good housing but were disputing the subject location of the housing. She indicated that offers were made by the applicant to concerned residents which were deemed unacceptable to them. She further indicated that suggestions offered by the residents would not allow the applicant to fulfil their vision and maintain a financial viable operation.

Councillor Lubosch questioned what concessions the applicant was willing to make, to which Anita Kampen responded that consideration was given to reducing the height and density of the project which would reduce the number of suites from 210 to 190. In this connection, the north structure could be reduced from 9 to 8 stories, the centre structure from 12 to 10 stories, with the south structure remaining at 6 stories. She further indicated that they also offered a reduction in the size of commercial space from 22,000 to approximately 18,000 square feet, as well as establishing a resident advisory committee to act as a discussion forum during and after construction. Councillor Lubosch then questioned if these concessions are the applicants' final conciliatory offer, to which Anita Kampen indicated that it was.

Councillor Lubosch questioned the feasibility difference between the subject application and another recent seniors development in North Kildonan which is only four stories in height. Rudy

Friesen, Friesen Tokar Architects, advised that the two projects are difficult to compare as each property is zoned differently and one is assisted living, whereas the subject application is a rental independent living project.

Tara Macdonald appeared in opposition to the application, and expressed concern regarding the safety of her two children especially with the proposed parkade entrance exiting onto the street. She expressed concern regarding property values and the negative affects of shading attributed to the height of the project.

David Fay appeared in opposition to the application. He expressed concern regarding parking and the increase in traffic, including its speed, especially on Oakland Avenue.

Anna Cychowski appeared in opposition to the application, and read into the record her presentation, filed as Exhibit 36.

Mildred King appeared in opposition to the application. She expressed traffic concerns and concern for the children.

Brian Sawka appeared in opposition to the application, and read into the record his presentation, filed as Exhibit 37.

Angela Shumilak appeared in opposition to the application, and read into the record her presentation, filed as Exhibit 38.

Carol Langton appeared in opposition to the application, and advised that she would never have purchased her home if she was aware she could be residing by a complex 12 stories in height. She expressed concern that the size would impede the privacy of single family home owners as occupants of the complex could peer into the yards of surrounding homes.

Tom Leaf appeared in opposition to the application, and advised that he purchased his home not aware that he could be residing near a structure of such magnitude. He expressed concern regarding the lack of sunlight and increased traffic during and after construction. He expressed his opinion that it was unfair that some people in support of the application do not live in the neighborhood and therefore have not supported the character of the community in any way. He also felt that young people considering the purchase of a home would not be drawn to the area because of the size of the proposed complex.

Merle MacPherson appeared in opposition to the application, and read into the record her presentation, filed as Exhibit 39.

Darrell Melinchuk appeared in opposition to the application, and read into the record his presentation, filed as Exhibit 40.

Harry Cox appeared in opposition to the application, and advised that he moved into the area in 1957. He commented that the area was peaceful until 210 Oakland Avenue was built and expressed concern that the same scenario would occur if this proposal proceeds.

Catherine Dickie appeared in opposition to the application, and read into the record her presentation, filed as Exhibit 41.

Edward Link appeared in opposition to the application, and read into the record his presentation, filed as Exhibit 42.

Marya Heads appeared in opposition to the application, and read into the record her presentation, filed as Exhibit 43.

The Clerk read into the record a presentation from Phyllis and George MacDonald in opposition to the application, filed as Exhibit 44.

Agnes Kroeker appeared in opposition to the application, and read into the record her presentation, filed as Exhibit 45.

Linda Seher appeared in opposition to the application, and read into the record her presentation, filed as Exhibit 46.

Erika Riley appeared in opposition to the application, and advised that she would not have moved into the area 1 ½ years ago if she was aware that they would be residing nearby the proposed development. She expressed concern regarding the safety of her children and family.

Peter Pazerniuk appeared in opposition to the application, and expressed concern that the communication in the area would be interrupted.

Richard Weiner appeared in opposition to the application, and stated that the proposed project is too tall and should only be three or four stories in height. He expressed his opinion that many of the people registered in support of the application are not currently residing in the area and therefore are not aware of the negative impact the project would have on it.

Andris Balodis appeared in opposition to the application, and read into the record his presentation, filed as Exhibit 47. He indicated that those he represents are not opposed to seniors residing in a development in the area however they want the development to blend into the community. In this connection, he indicated they are willing to work with the developer to develop an appropriate proposal for the subject area. He displayed two significantly different sized cardboard boxes to depict the difference in size between the proposed project versus the size of a residential home.

Barry Hendricks appeared in opposition to the application, and advised that he had hoped for a compromise between the applicant and those concerned about the proposed project. He

indicated that although he agrees there is a need for seniors housing, he disagrees with the size of the proposal even if the applicant reduces the density of the project to 190 suites.

Cathy Hendricks appeared in opposition to the application, and advised that she has resided with her family in the area for 9 years. She expressed concern regarding the negative impact it will have on the community such as excessive traffic, and safety issues, especially for the number of children attending the two schools in the vicinity. She commented that at a previous public hearing for the application, the Ward Councillor had indicated that the proposed project should benefit the community as a whole, which in her opinion she stated it does not.

Anita Kampen reiterated statements made from a previous public hearing that according to Coldwell Banker the proposed project would not reduce property values in the area (filed previously as Exhibit 17). She purported that a significant number of seniors reside in the rivereast area and according to a transcription of the August 6, 2002 meeting of the Legislative Assembly of Manitoba, it was stated that Manitoba has the second highest senior population in Canada, filed as exhibit 48. In this connection, she indicated that seniors are not a class of their own as everyone eventually will be a senior, so it is essential that planning be appropriate to manage the demand.

With respect to comments made regarding tenants of the potential project coming from all areas of the City, she advised that the majority of her list of interest in residing in the proposed complex, comprising approximately 170 people, are from two postal codes in the rivereast area (Exhibit 48).

Rudy Friesen advised that with respect to the earlier presentation including the demonstration of cardboard boxes to indicate difference in density of buildings between the proposal and residential homes, the representation did not include a third box to depict another tall building of 10 stories a block away. In regards to privacy concerns, he indicated that would be dealt with by appropriate landscaping and with respect to traffic concerns, he purported City of Winnipeg traffic engineers indicated that the impact will be minimal (filed previously as Exhibit 15). In addressing concerns regarding sewer, he advised that a report prepared by an independent consulting firm indicated that the post development effect on peak flow to the combined sewer will be reduced (filed previously as Exhibit 33).

Rudy Friesen advised that alternate designs were shown at the informal meetings held with area residents. He indicated that the applicant wishes to meet the needs of seniors with conveniences built into the site and advised that building on the outskirts of the City of Winnipeg, as suggested by some heard in representation, does not meet the applicant's vision.

Councillor Lubosch indicated that the onus is on the applicant to demonstrate that the proposed project would fit with and complement the existing area. He agreed there is a need for seniors housing and stated that although the proposed project is not out of line with the size of development on Henderson Highway or Edison Avenue, he expressed his concern for the size of the development at the subject location. He commented that the proposal is not appropriate for

the site and stated that bungalow style residential development has been established in the area for approximately 40 years.

Councillor Lubosch advised his willingness to work with the proponents and stakeholders prior to any future public hearing process and expressed his opinion that such homework should have been done in advance of the subject application. He advised that the Administration has concerns regarding the height and mass of the proposed project and because of the significant community opposition to it, he will be recommending that the subject application not proceed.

Councillor Thomas advised her support of Councillor Lubosch's position and agreed that although she likes the proposal, the size is not compatible at the subject location with the surrounding area. In this connection, she expressed her opinion that there are areas where it could fit, such as on a major traffic route. In this connection, she stated that in the Elmwood-East Kildonan area, there are senior developments approximately 12 stories in height but in areas where the zoning is different. She reiterated concerns expressed such as traffic and shadowing, and expressed her disappointment that a compromise could not be reached where the size of the development was consistent with existing development.

In reply please refer to / Référence à rappeler : John S. Wintrup

(204) 986-5102
Fax / Téléc. : (204) 986-3684

File No. DAZ 217/02 August 20, 2002
Our c/f CP 500 (.413)

Ms. Inga Skundberg, Community Clerk
East Kildonan – Transcona Community Committee
Council Building
510 Main Street
Winnipeg, MB R3B 1B9

Dear Ms. Skundberg:

REZONING
1155 / 1191 Rothesay
East Kildonan - Transcona Community Committee
File No. DAZ 217/02

An application has been received from Friesen Tokar Architects (Rudy Friesen), to amend By-Law No. 6400/94 by rezoning the land shown below from a/an " C2" Commercial District to a/an "RM-6" Residential District to allow for the construction of a multiple family dwelling building (seniors) at a height of 136 feet (21.336 metres).

RELATED FILES: DAV 705/02D



SITE DESCRIPTION:

Site Area: 112,891.49 square feet (2.591 acres)

Existing Land Use and Zoning: Springfield Shopping Centre: a Multi-tenant commercial strip mall zoned "C2" Commercial District with 23,905 square feet. Tenants include: a food store, clothing store, dentist office, doctor office, drug store, bank, hairdresser, restaurant, and muffler repair shop.

Surrounding Land Use and Zoning:

North: Across Kingsford Avenue, single family dwellings zoned "R2", and multiple family dwellings zoned "RM-1" and commercial buildings zoned "C2".
South: Across Sharon Bay, single family dwellings zoned "R1-5.5".
East: Kingsford Haus, a multiple family dwellings (seniors) zoned "RM-3" and Springfield Heights Mennonite Church; across De Fehr Street, multiple family dwellings zoned "RM-1".
West: Across Rothesay Street, Princess Margaret Elementary school zoned "R1-5.5".

DEVELOPMENT DESCRIPTION:

The applicant intends to demolish the existing shopping centre, and construct a multiple family residential building with ground floor commercial uses and accessory parking areas on the subject site. The building will have three distinct parts: a core and two wings.

The core will be in the centre of the lot and will be 12 storeys (124.5 ft) in height. One wing will extend diagonally out to the southwest corner of the lot towards the Sharron Bay and Rothesay Street intersection. This wing will be 6 (six) stories (63.33 ft) in height and will be 65 feet wide along Sharron Bay. The second wing will extend back from the core towards the northeast corner of the lot. This wing will also be 65 feet wide on Kingsford Avenue and 9 (nine) stories (88.33ft) in height.

The façade of the building will utilise parapets on the rooftop and gable ends. The materials used will include dark bricks and light coloured Manitoba Tyndal Stone. Windows will be on all sides of the building. Balconies for the residential uses will be provided on the west side facing Rothesay and east side facing De Fehr Street. The gross floor area of the building will be 401,650 sq.ft.

Residential use will occupy 364,284 sq.ft. of the building with 210 units for a density of 537 sq.ft per dwelling unit. The residents will be housed in the floors above the ground floor of the building. The entrance to the residential segment will be in the core on the ground floor from a lobby facing southeast towards Sharron Bay. The projected residents will be seniors (plus 55).

Commercial uses will occupy 22,485 square feet of the ground floor fronting onto Rothesay Street. The proposed commercial types are similar to the ones found in the existing Springfield Shopping Centre (except the muffler repair shop). The commercial types include a variety of neighbourhood uses with a strong orientation to serving the local community and the seniors living in the residential portion of the building. The projected uses are:

Type of Commercial Use	Floor Space
Bank	4,170 sq.ft
Drug Store	3,550
Food Store	1,285
Professional Services	3,315
Restaurant	1,860
Rental	1,140
Rental	1,570
Rental	1,110
Rental	2,575
Rental	1,110
Rental	800
Gross Leasable Area	**22,485**

The applicant anticipates that the occupants of the rental spaces will be some of the existing tenants that offer medical, dental, and similar types of services catering to seniors. Access to the Rental units will be from an interior corridor. The Rental units will be on the southwest corner of the lot adjacent to Rothesay Street. The Restaurant will be located in the core facing north westerly towards a parking area and Rothesay Street. Professional Services and the Food Store will have access from an interior hallway. The Drug Store and the Bank will be on the north side of the building and will have direct access from the parking area. A multi-purpose room (MPR) will be built on the east side of the building on the ground floor. This facility will be used as part of a meal program offered to the residents.

Parking for commercial uses will be retained in the front yard on the northwest corner of the lot with 86 parking stalls. Surface parking with 31 parking stalls for residential uses will be developed in the southeast corner of the lot with access from Sharron Bay. Total surface parking will be 117 stalls. Landscaping and fencing will be provided around the perimeter of the parking areas to provide a buffer for the existing residential land-uses.

The proposed building will have an underground parking facility. Parking stalls for 156 vehicles will be provided. The entrance and exit ramp will be on the south side of the building with access directly from Sharron Bay and aligned with Roswell Place.

The total number of parking stalls provided will be 273 spaces. The total number of parking stalls required for all the different uses is 144 spaces.

Garbage enclosures for the residential building will be in the underground parking facility with the bins rolled outside for the scheduled pick-up that has yet to be determined. A garbage enclosure will also be constructed on the surface to serve some of the commercial users. This garbage enclosure will be on the east side of the building between the existing Kingsford Haus and the proposed development.

Future plans include constructing an additional wing that will house a multi-use hall/gymnasium and kitchen. This new wing will link the proposed building to the existing Kingsford Haus residential building and the existing Springfield Heights Mennonite Church. This hall will be used as a community gathering place and fellowship hall for meetings, fitness classes, educational programming, socials, dances, weddings, bingos, etc. The kitchen will facilitate a meal program for the residents.

Legal issues regarding the future wing straddling across three property lines have to be resolved before its construction. It is anticipated the applicant will complete this task in the next few months. The developer has also indicated the Bank may construct a drive through teller on the north side of the building parallel to Kingsford Avenue. This will require a conditional use and public hearing. The applicant may also be required to apply for other conditional uses before some of the proposed commercial users occupy the building.

The applicant has filed a variance application in regards to substandard yards for the building and surface accessory parking area, and an excessive height for the building (DAV 705/02D).

PLAN WINNIPEG:

The proposed concept complies with Plan Winnipeg in that a residential rezoning is allowed in Neighbourhood Policy Areas. And, Plan Winnipeg generally supports this type of mixed-use, residential / commercial redevelopment in order to promote vibrant neighbourhoods with a variety of compatible mixed uses; to minimise travel distances for basic needs; and to provide local commercial retail opportunities to communities.

ADMINISTRATIVE COMMENTS:

The Administration strongly supports the concept of this project. A non-profit group is constructing the building to accommodate the area’s growing seniors population. This project will assist greatly in providing housing to a key segment of the population that has a strong desire to remain in the neighbourhood where they have resided for many years. The future provision of the community hall and the meal program will also enhance the seniors’ quality of life by providing a social milieu for them outside their residences within an easy walk. The commercial services on the ground floor will also reduce the need/dependency on automobiles for an ageing population (whose driving skills deteriorate) to acquire household goods and services. The local residents will continue having access to similar neighbourhood commercial uses found in the existing Springfield Shopping Centre, reducing the need/dependency on automobiles to acquire some goods and services. The Administration’s concerns for this project are limited to the practical application of the concept - the building design and site landscaping.

The Administration has some concerns regarding the height and mass of the project. The first design submitted by a previous applicant was a massive concrete slab tower 71 feet in height with 224 residential suites and 24,920.0 square feet of commercial space. This building was to front on all three streets with balconies and exterior doorways, have parking in all four yards, have little-to-no setbacks, be sparsely landscaped, and have no interesting architectural design characteristics. This design was not compatible to the neighbourhood. It did nothing to mitigate the effects of mass and height on the community, and provided no public commodities such as the fellowship hall. The Administration did not support this initial proposal.

The Administration worked closely with this applicant, who is the project architect, to generate a number of general design guidelines for the site that will mitigate the impact of the height and mass of the building, and address the issue of privacy for the surrounding neighbours. These guidelines have been incorporated in the current design concept for the project:

The core, the largest portion of the building, is in the middle of the lot. A peaked roof with a parapet will convey a slim look, as well as a residential feel for the building. The wings, which are immediately adjacent to the surrounding residential uses, have been compressed down in height, and have only side profiles with no balconies facing the residential areas in order to maintain the privacy for the immediate neighbours. The predominance of light coloured bricks in the core contrasted with dark coloured bricks for the wings assist greatly in restraining the dominance of the main building by emphasising the boldness of the shorter pieces. Vertical strips of dark and light bricks in the core also aid in emphasising the slender appearance of the building. The contrast of colours will visually ‘break-up’ the mass of the building so it will appear less bulky.

The building’s distinct ‘z’ footprint orientation on the lot also reduces the impact of the building on the surrounding neighbours. This orientation allows the building to act as a buffer between the commercial activities on the north side of the lot and north on Rothesay, and the residential neighbourhood to the southeast. The core’s orientation to the northwest and southeast directs a majority of the windows/balconies away from the immediate neighbours on Kingsford Avenue and Sharron Bay.

The applicant has also included a site plan with an extensive amount of landscaping and fencing for this project. The landscaping will buffer the new development from the adjacent uses and provide greenery that is consistent with the residential neighbourhood. Fencing using a vertical style board around the entire perimeter of the parking area will screen the commercial appearance of the project, and will enhance the residential character of the project.

Overall, the proposed height and mass of this building will have an impact on the surrounding neighbourhood. The height of the building will allow occupants to peer into the surrounding yards. The mass of the building will also seem disproportionate compared to the adjacent single family homes. However, the architect has utilised numerous design elements to mitigate these affects and the Administration’s major concerns for this project. The result is a design concept that is sympathetic to the surrounding community and reduces the negative impact of the

development on the immediate neighbours. This makes the practicable application of the project's worthy concept more palatable that can be fully supported by the Administration.

RECOMMENDATION:

I. That By-law 6400/94 be amended by rezoning the subject land as shown on Schedule "A", for file DAZ /02, attached hereto and dated, 2002, to a "RM-6" Residential District.

A. That the applicant enter into a zoning agreement with the City of Winnipeg pursuant to Subsection 591(1) of The City of Winnipeg Act, to provide for the following:

1. That, for the development of any building, accessory parking area 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 East Kildonan – Transcona Community Committee for plan approval prior to the issuance of any building or development permit.

II. That, in the event this application is not proceeded with expeditiously and the by-law is not enacted within twenty-four (24) months after adoption of this report by Council, the matter shall be deemed to be concluded and shall not be proceeded with unless Council extends that time.

III. That the City Solicitor be requested to prepare the necessary rezoning by-law and forward same to Council for all three readings.

IV. That the rezoning by-law shall come into effect when the Zoning Agreement has been registered by caveat as a first charge against the subject land at the Winnipeg Land Titles Office, provided that the said effective date occurs within twenty-four (24) months from the date that the said rezoning by-law is adopted by Council.

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

VI. That the City Solicitor be requested to do all things necessary for implementation in accordance with the terms of The City of Winnipeg Act.

Final

Yours truly,

V. Buckley
Manager of Planning and Land Use

_____

Per: John S. Wintrup, Planner
East Kildonan - Transcona Community
986-5102

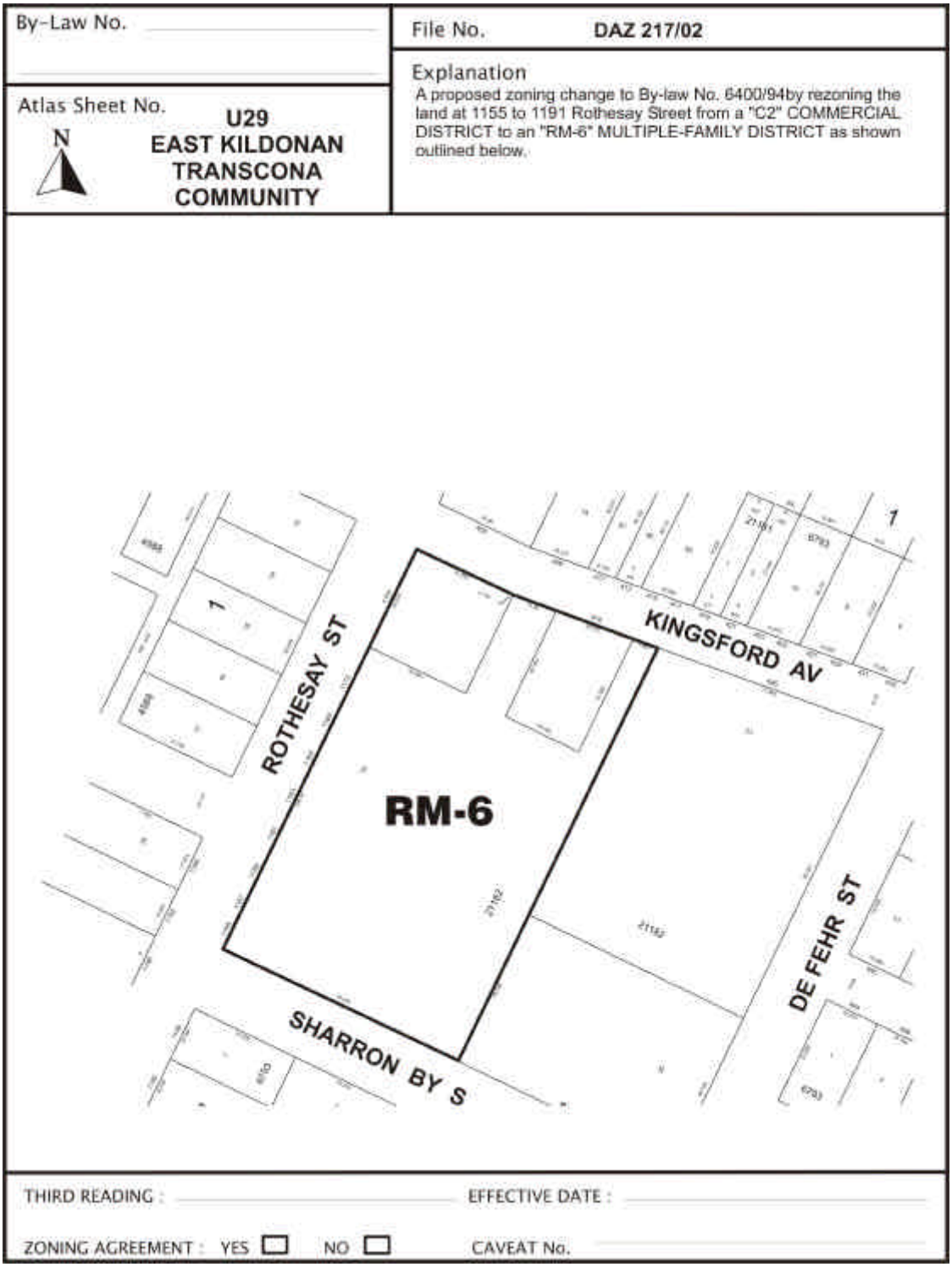


Figure 1: Schedule "A" to the report to the East Kildonan -Transcona Community Committee for File No. DAS 217/02, dated August 20, 2002.

Winnipeg

Water and Waste Department • Service des Eaux et des Déchets

INTER-OFFICE MEMORANDUM

TO:	John Wintrup, Planner Planning and Land Use Division	**OUR FILE NO.:**	DAZ 217/02
FROM:	K.T. Raban, P.Eng. Services Development Engineer Water & Waste Department	**DATE:**	August 14, 2002

RE: Rezoning – 1155 / 1191 Rothesay Street

Water Service – The site is surrounded by watermains of sufficient size to accommodate the proposed development.

Sewer Service – The existing combined sewer in Kingsford Avenue has the capacity to handle the increased population density. We anticipate that stormwater runoff rates from the site can actually be reduced through the use on on-site runoff controls in the proposed re-development.

The Water and Waste Department has the following conditions for approval of this rezoning application:

1. The applicant shall engage the services of a qualified municipal engineer to provide a site servicing drawing showing proposed service connections, lot grading and stormwater runoff design calculations.

2. Domestic sewer service shall connected to the 1350mm diameter combined sewer in Kingsford Avenue. No connection shall be permitted to the smaller diameter combined sewers in Rothesay Street or Sharron Bay.

3. Land drainage runoff from the site shall be restricted in accordance with the requirements of Sewer By-law 7070/97 through the use of a piped internal land drainage system and orifice control as designed by the municipal engineer for approval by the Director of Water and Waste.