Agenda - Council – July 20, 2011

Report - Executive Policy Committee – July 13, 2011

Item No. 7 Rezoning – 525 William Avenue and Unaddressed Parcel, Lot 57 Plan 32356 (Point Douglas Ward) File DAZ 208/2011

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On July 13, 2011, the Executive Policy Committee concurred in the recommendation of the Lord Selkirk-West Kildonan Community Committee and submits the following to Council:

1. That The Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the planned area as shown on Schedule "A" for File DAZ 208/2011 dated June 23, 2011, to an "RMU" Residential Mixed-Use District (to remain in the "PDO-1" West Alexander and Centennial Overlay District) subject to the following:

    A. That the applicant enter into a Zoning Agreement with the City of Winnipeg pursuant to Subsection 240(1) of The City of Winnipeg Charter to provide for the following:
        i. That there shall be no advertising signs, mobile signs, poster signs or A-frame signs in the planned area, except that a mobile sign shall be permitted in the planned area for a period of no more than thirty (30) days in association with a new occupancy permit.
        ii. That illuminated signs shall only be allowed in the front yard of the planned area or on the front façade of the proposed building.
        iii. That no illuminated sign shall exceed a height of five (5) feet.
        iv. That illuminated signs shall be front lit only.
        v. That, for the development of any building, accessory parking or loading area, private approach, garbage enclosure, landscaping, fencing, lighting, walkway or signage, plans, showing the locations and designs of any proposed building, accessory parking or loading area, private approach, garbage enclosure, landscaping, fencing, lighting, walkway and signage, must be submitted to the Director of Planning, Property and Development for approval prior to the issuance of any development or building permit, and thereafter all to be developed in accordance with the approved plans and maintained to the satisfaction of the Director of Planning, Property and Development.

vi. That the ground floor of the south exterior wall of the proposed building includes clear windows and/or doors with clear windows, the total width of which would be at least half the width of the ground floor of the proposed building, with a maximum height of three feet for the bottoms of the windows and a minimum height of six feet for the tops of the windows.

2. That a ten percent (10%) dedication be made by a payment of a sum of money to the City in lieu of the requirement for land dedication based on the increase in market value of the land.

3. That, in the event the application is not proceeded with expeditiously and the by-law is not enacted within twenty-four (24) months after adoption of the report by Council, the matter shall be deemed to be concluded and shall not be proceeded with unless an extension of time is applied for prior to the expiry of this twenty-four (24) month period and the extension is subsequently approved by Council.

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

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

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

7. That the Director of Legal Services and City Solicitor be requested to do all things necessary for implementation in accordance with the terms of The City of Winnipeg Charter.

Report - Executive Policy Committee – July 13, 2011

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On July 13, 2011, the Executive Policy Committee concurred in the recommendation of the Lord Selkirk-West Kildonan Community Committee and submitted the matter to Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On July 5, 2011, 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.

RE: **Rezoning – 525 William Avenue & Unaddressed Parcel, Lot 57 Plan 32356**
File DAZ 208/2011 [c/r DAV 121289/2011D]

For submission to: **Executive Policy Committee**

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

Report date: **July 6, 2011**

COMMUNITY COMMITTEE RECOMMENDATION:

On July 5, 2011, 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 Winnipeg Zoning By-law No. 200/06 be amended by rezoning the planned area as shown on Schedule "A" for File DAZ 208/2011 dated June 23, 2011, to an "RMU" Residential Mixed-Use District (to remain in the "PDO-1" West Alexander and Centennial Overlay District) subject to the following:

    A. That the applicant enter into a Zoning Agreement with the City of Winnipeg pursuant to Subsection 240(1) of The City of Winnipeg Charter to provide for the following:
        i. That there shall be no advertising signs, mobile signs, poster signs or A-frame signs in the planned area, except that a mobile sign shall be permitted in the planned area for a period of no more than thirty (30) days in association with a new occupancy permit.
        ii. That illuminated signs shall only be allowed in the front yard of the planned area or on the front façade of the proposed building.
        iii. That no illuminated sign shall exceed a height of five (5) feet.
        iv. That illuminated signs shall be front lit only.
        v. That, for the development of any building, accessory parking or loading area, private approach, garbage enclosure, landscaping, fencing, lighting, walkway or signage, plans, showing the locations and designs of any proposed building, accessory parking or loading area, private approach, garbage enclosure, landscaping, fencing, lighting, walkway and signage, must be submitted to the Director of Planning, Property and Development for approval prior to the issuance of any development or building permit, and thereafter all to be developed in accordance with the approved plans and maintained to the satisfaction of the Director of Planning, Property and Development.
        vi. That the ground floor of the south exterior wall of the proposed building includes clear windows and/or doors with clear windows, the total width

of which would be at least half the width of the ground floor of the proposed building, with a maximum height of three feet for the bottoms of the windows and a minimum height of six feet for the tops of the windows.

2. That a ten percent (10%) dedication be made by a payment of a sum of money to the City in lieu of the requirement for land dedication based on the increase in market value of the land.

3. That, in the event the application is not proceeded with expeditiously and the by-law is not enacted within twenty-four (24) months after adoption of the report by Council, the matter shall be deemed to be concluded and shall not be proceeded with unless an extension of time is applied for prior to the expiry of this twenty-four (24) month period and the extension is subsequently approved by Council.

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

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

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

7. That the Director of Legal Services and City Solicitor be requested to do all things necessary for implementation in accordance with the terms of The City of Winnipeg Charter.

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

1. The Living Gospel Church has done a great job working with the Architects of the subject application, together with the Province of Manitoba, in creating an exciting proposal for the community and a wonderful amenity for the West Alexander and Centennial neighbourhoods.

2. The project helps address the need for more housing for refugees and new Canadians in the area.

PUBLIC HEARING SUMMARY

File: DAZ 208/2011

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

Public Hearing: July 5, 2011
North Committee Room
Council Building, 510 Main Street

Applicant: Friesen Toker Architects (Wilmer Koop)

Subject:



Premises Affected: 525 William Avenue & Unaddressed Parcel, Lot 57 Plan 32356

Exhibits Filed:

1. Application dated April 19, 2011
2. Notification of Public Hearing dated May 24, 2011
3. Manitoba Status of Titles 1829757 and 2152833
4. Letter of authorization dated April 6, 2011 from Living Gospel Church to Friesen, Tokar Architects
5. Drawing of subject property
6. Plans (3 pages)
7. Report from the Planning and Land Use Division dated June 23, 2011
8. Inspection Report
9. PowerPoint Presentation submitted by Wilmer Koop, Friesen Toker Architects, Applicant, at the public hearing

10. Audio Recording of representations of public hearing held on July 5, 2011

REPRESENTATIONS:

In Support:

Bereket Assefa
Belaynesh Beka
Asegedech Biru
David J. Danyluk
Menna Desta
Sinshaw Desta
Phil Dlot
Rudy P. Friesen, Friesen Toker Architects
Biruk Kifle
Befekadu Kifle
Wilmer Koop, Friesen Toker Architects
Ruta Mesfn
Tigist Nequssie
Melkie Mebrat
Graham Taylor
Saba Telahun
Getenesh Tilahun

In Opposition:

Nil

For Information:

Nil

For the City:

Mr. G. Doney, Senior Planner, Planning, Property and Development Department

Exhibit "7" referred to in File DAZ 208/2011

ADMINISTRATIVE REPORT

Title: DAZ 208/2011 – 525 William Avenue

Issue: application to rezone the planned area (the site) from "CMU" Commercial Mixed Use District to "RMU" Residential Mixed Use District (to remain in the Commercial Mixed Use Area of the "PDO-1" West Alexander and Centennial Overlay District, which is Schedule "L" of Zoning By-law 200/2006) to accommodate a proposed seven storey, mixed-use building

Critical Path: Lord Selkirk – West Kildonan Community Committee → Standing Policy Committee on Property and Development (only if opposition or if Community Committee's recommendations differ from the recommendations in this report) → Executive Policy Committee → Council

AUTHORIZATION

Author	Department Head	CFO	CAO
Patti Regan	n/a	n/a	n/a

RECOMMENDATIONS

1. That The Winnipeg Zoning By-law No. 200/06 be amended by rezoning the planned area as shown on Schedule "A" for File DAZ 208/2011 dated June 23, 2011, to an "RMU" Residential Mixed-Use District (to remain in the "PDO-1" West Alexander and Centennial Overlay District) subject to the following:

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

      i. That there shall be no advertising signs, mobile signs, poster signs or A-frame signs in the planned area, except that a mobile sign shall be permitted in the planned area for a period of no more than thirty (30) days in association with a new occupancy permit.

      ii. That illuminated signs shall only be allowed in the front yard of the planned area or on the front façade of the proposed building.

      iii. That no illuminated sign shall exceed a height of five (5) feet.

      iv. That illuminated signs shall be front lit only.

v. That, for the development of any building, accessory parking or loading area, private approach, garbage enclosure, landscaping, fencing, lighting, walkway or signage, plans, showing the locations and designs of any proposed building, accessory parking or loading area, private approach, garbage enclosure, landscaping, fencing, lighting, walkway and signage, must be submitted to the Director of Planning, Property and Development for approval prior to the issuance of any development or building permit, and thereafter all to be developed in accordance with the approved plans and maintained to the satisfaction of the Director of Planning, Property and Development.

vi. That the ground floor of the south exterior wall of the proposed building includes clear windows and/or doors with clear windows, the total width of which would be at least half the width of the ground floor of the proposed building, with a maximum height of three feet for the bottoms of the windows and a minimum height of six feet for the tops of the windows.

2. That a ten percent (10%) dedication be made by a payment of a sum of money to the City in lieu of the requirement for land dedication based on the increase in market value of the land.

3. That, in the event the application is not proceeded with expeditiously and the by-law is not enacted within twenty-four (24) months after adoption of the report by Council, the matter shall be deemed to be concluded and shall not be proceeded with unless an extension of time is applied for prior to the expiry of this twenty-four (24) month period and the extension is subsequently approved by Council.

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

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

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

7. That the Director of Legal Services and City Solicitor be requested to do all things necessary for implementation in accordance with the terms of The City of Winnipeg Charter.

REASON FOR THE REPORT

This report is required because the planned area must be rezoned to accommodate the proposed development. Approval of Variance Application DAV 11-121289D and Plan of Subdivision Application DASSF 568/10 are also required.

The Planning and Land Use Division recommends approval of Rezoning Application DAZ 208/2011 with conditions because, with the recommended zoning agreement, it:

- complies with *Plan Winnipeg 2020 Vision* and the secondary plan titled “West Alexander and Centennial Neighbourhood Plan”; and

- is compatible with the neighbourhood.

The proposed development would also comply with *Plan Winnipeg 2020 Vision* and the secondary plan and would be compatible with the neighbourhood if:

- the recommended zoning agreement is approved; and
- the recommended condition of approval of Variance Application DAV 11-121289D, that the proposed variance to the maximum height requirement will not apply to a portion of the southwest corner of the proposed building, is approved.

The proposal is to redevelop 525 William Avenue, and the abutting parcel to the west, into:

- a seven storey building with
  - a multiple-purpose room with a kitchen and classrooms/meeting-rooms, all of which would be available to community organizations, and offices on the ground floor,
  - 38 affordable dwelling units, ranging from one- to four-bedrooms each, on the second to seventh floors and
  - a roof garden and a common room on the third floor;
- a walkway, lined with trees and extending from the north sidewalk of William Avenue to the public lane north of William, which would provide a connection to/from Roosevelt Park;
- a patio for residents, a bicycle rack, benches and landscaping in the front yard; and
- 11 accessory parking spaces and one loading space in the rear yard.

It is of note that extensive landscaping is proposed in the south yard but little or no landscaping is proposed in the north or east yard.

For the proposed development to proceed, the applications that must be approved are:

- the application that is the subject of this report – to rezone the planned area from “CMU” Commercial Mixed Use District to “RMU” Residential Mixed Use District (but remain in the Commercial Mixed Use Area of the “PDO-1” West Alexander and Centennial Overlay District, which is Schedule “L” of Zoning By-law 200/2006);
- Variance Application DAV 11-121289D; and
- Plan of Subdivision Application DASSF 568/10.

Three letters of support, from the Centennial Community Improvement Association, the Immigrant and Refugee Community Organization of Manitoba, and the Manitoba Interfaith Immigration Council Inc., were submitted by the developer subsequent to making the rezoning application.

The planned area is:

- in the Centennial Neighbourhood Neighbourhood and the Point Douglas Ward;
- north of the intersection of McDermot Avenue and Juno Street;
- approximately 18,080 square feet and 136 feet wide;

- served by public transit on William Avenue and nearby Isabel Street;
- immediately south of a public lane and in an area where Public Streets include sidewalks, typically on both sides of the roadway;
- comprised of an undeveloped parcel of land and a parcel of land developed with surface parking;
- near single- and two-family dwellings, a 2 ½ storey multiple-family dwelling, a 3 ½ storey multiple-family dwelling, a place-of-worship and Roosevelt Playground;
- in a "CMU" District, a Commercial Mixed Use Area of the "PDO-1" West Alexander and Centennial Overlay District, and an Urban Infill Area;
- near other "CMU" Districts and "RMF-S" Residential Multiple-Family [smaller scale] Districts;
- in a Commercial Mixed-Use policy area of the *West Alexander and Centennial Neighbourhood Plan*, which is a secondary plan, and near another Commercial Mixed-Use policy area and Medium Density Residential policy areas; and
- in a Neighbourhood policy area of *Plan Winnipeg 2020 Vision*.

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations in this report, and in the report under File DAV 11-121289D, are implemented, the proposal would have to be modified before a development permit can be issued.

CONSULTATION

Consultation with City Departments was not warranted to prepare this report.

SUBMITTED BY

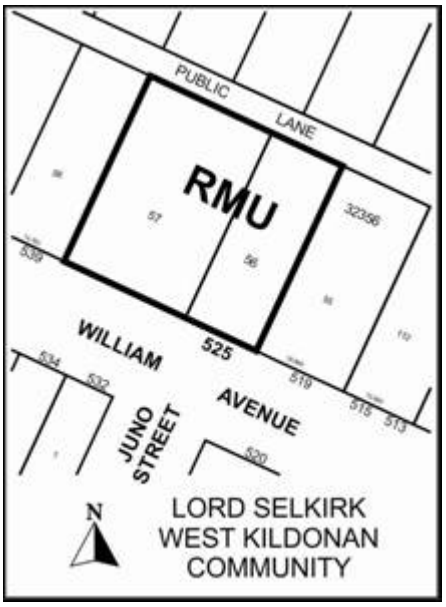
Department	Planning, Property and Development
Division	Planning and Land Use
Prepared by	J. G. Doney
Date	June 23, 2011
File	DAZ 208/2011

Attachments and Schedules

1. Attachment 1 – Planning Discussion
2. Attachment 2 – Conceptual Plans of the Proposed Building Elevations
2. Schedule “A”

Attachment 1 – Planning Discussion

DATE:	June 23, 2011
FILE:	DAZ 208/2011
RELATED FILES:	DAZ 200/09 (B/L 122/09); Draft application 09 159599 PA, DAV 11-121289/D, DASSF 568/10
COMMUNITY:	Lord Selkirk-West Kildonan
NEIGHBOURHOOD #:	3.102
SUBJECT:	application to rezone the planned area (the site) from "CMU" Commercial Mixed Use District to "RMU" Residential Mixed Use District (to remain in the Commercial Mixed Use Area of the "PDO-1" West Alexander and Centennial Overlay District, which is Schedule "L" of Zoning By-law 200/2006) to accommodate a proposed seven storey, mixed-use building



LOCATION:	525 William Avenue
LEGAL DESCRIPTION:	Lots 56 and 57, Plan 32356 WLTO
APPLICANT:	Wilmer Koop – Friesen Tokar Architects + Landscape + Interior Designs 300 WATERFRONT DR, UNIT 200 WINNIPEG, MB, R3B 0G5
OWNERS:	Living Gospel Church Inc.
RECOMMENDATION:	approval with conditions

THE PLANNED AREA (THE SITE)

The planned area, shown in the three images in this attachment, is:

- in the Centennial Neighbourhood and the Point Douglas Ward;
- north of the intersection of McDermot Avenue and Juno Street;
- approximately 18,080 square feet and 136 feet wide;
- served by public transit on William Avenue and nearby Isabel Street;
- immediately south of a public lane and in an area where Public Streets include sidewalks, typically on both sides of the roadway;
- comprised of an undeveloped parcel of land and a parcel of land developed with surface parking;
- near single- and two-family dwellings, a 2 ½ storey multiple-family dwelling, a 3 ½ storey multiple-family dwelling, a place-of-worship and Roosevelt Playground;
- in a "CMU" District, a Commercial Mixed Use Area of the "PDO-1" West Alexander and Centennial Overlay District and an Urban Infill Area;
- near another "CMU" District and "RMF-S" Residential Multiple-Family [smaller scale] Districts;
- in a Commercial Mixed-Use policy area of the *West Alexander and Centennial Neighbourhood Plan*, which is a secondary plan, and near another Commercial Mixed-Use policy area and abutting a Medium Density Residential policy areas; and
- in a Neighbourhood policy area of *Plan Winnipeg 2020 Vision*.



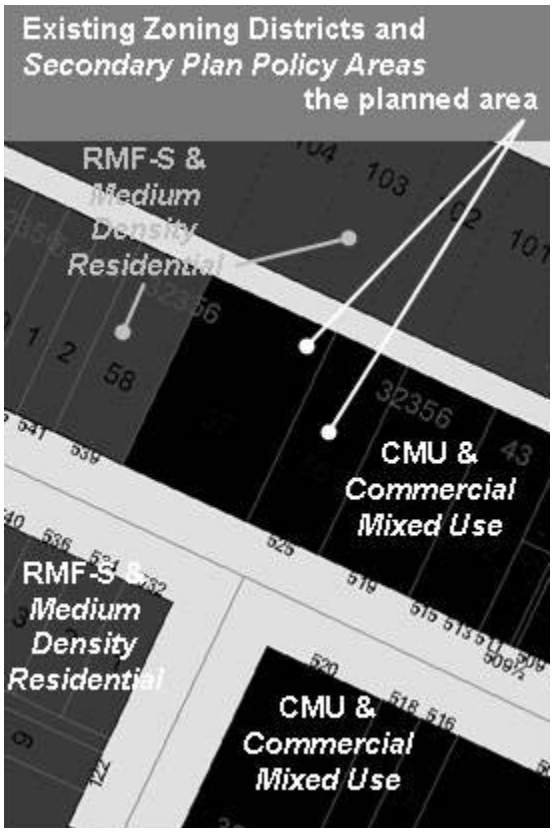
Zoning Requirements

For residential principal structures in a "CMU" District, the dimensional standards of the "RMF-M" Residential Multiple-Family [medium-scale] District apply, and require a minimum lot area per dwelling unit of 800 square feet, which limits the number of dwelling units in the planned area to 22, hence the need to rezone to "RMU" Residential Mixed Use District.

The "RMU" District's minimum lot area per dwelling unit requirement is 500 square feet, which would allow 36 dwelling units in the planned area. A relatively minor variance of this requirement, to allow 38 dwelling units, is proposed under File DAV 11-121289/D.

Also, the Commercial Mixed Use Area of the "PDO-1" West Alexander and Centennial Overlay District has a maximum building height requirement of 49 feet.

Secondary Plan Policies



Regarding the general commercial policies of the secondary plan:

- Policy 6 states: “Discourage blank walls on buildings”;
- Policy 7 states: “Require all sides of new buildings which face public streets to have windows with transparent glass at least the street level”;
- Policy 8 state: “Encourage new developments to consider the light, view and privacy of adjacent buildings;
- Policy 9 states: “Encourage site planning to include side yards and other spaces to ensure that all space is positively used and has a function”;
- Policy 9A states: “Encourage the incorporation of concepts of Universal Design into building, streetscape, and site design through compliance with the City of Winnipeg Accessibility Design Standards”;
- Policy 9B states: “Encourage the incorporation of concepts of Crime Prevention Through Environmental Design (CPTED) into building, streetscape, and site design”; and
- Policy 10 states: “Encourage the use of ‘green’ design principles, such as the use of sustainable building design, and the utilization of ‘green roofs’”.

Regarding the commercial mixed-use policies of the secondary plan:

- Policy 3 states: “Encourage residential uses on the upper storeys of buildings”;
- Policy 8 states: “Require signage to be designed for the pedestrian rather than vehicular traffic”;
- Policy 9 states: “Require buildings to be oriented to the street to restore the traditional mature neighbourhood character”;
- Policy 10 states: “Require new buildings to be located to the front and corner side property lines”;
- Policy 11 states: “Require pedestrian access at the street level, and locate parking, loading and other service entrances at the rear of buildings”;
- Policy 12 states: “Encourage development to reinforce and contribute to a strong streetscape and pedestrian oriented environment”;
- Policy 13 states: “Encourage the development of gathering places and active areas, such as pedestrian plazas, outdoor seating areas, and patios at prominent, highly visible locations”; and

- Policy 14 states: “Encourage new buildings to have design elements that are consistent with surrounding properties, including materials, finishing, signage, placement of windows and doors, and height and massing of buildings.”

Plan Winnipeg 2020 Vision Policies

Regarding *Plan Winnipeg 2020 Vision:*

- Policy 3A-01, Promote Orderly Development, states: ‘‘The City shall promote orderly development through land use designations… by… considering the Neighbourhood designation to signify areas of local identity with mutually supportive uses generally including a residential mix together with a variety of educational, recreational, institutional, commercial, and possibly industrial uses, at a scale and density compatible with each other…”; and
- Policy 3A-02, Promote Compact Urban Form, states: ‘‘The City shall promote compact urban form in support of sustainability by… encouraging infilling of vacant lands and the revitalization of existing neighbourhoods to maximize the use of existing infrastructure; and… supporting new development which is adjacent to, and compatible with, existing development and which is designed to minimize the spatial use of land.”

THE PROPOSED DEVELOPMENT

The three images in this attachment show the proposed development, which is to redevelop the planned area into:

- a seven storey building with
  - a multiple-purpose room with a kitchen and classrooms/meeting-rooms, both of which would be available to community organizations, and offices on the ground floor,
  - 38 affordable dwelling units, ranging from one- to four-bedrooms each, on the second to seventh floors and
  - a roof garden and a common room on the third floor;
- a walkway, lined with trees and extending from the north sidewalk of William Avenue to the public lane north of William, which would provide a connection to/from Roosevelt Park;
- a patio for residents, a bicycle rack, benches and landscaping in the front yard; and
- 11 accessory parking spaces and one loading space in the rear yard.

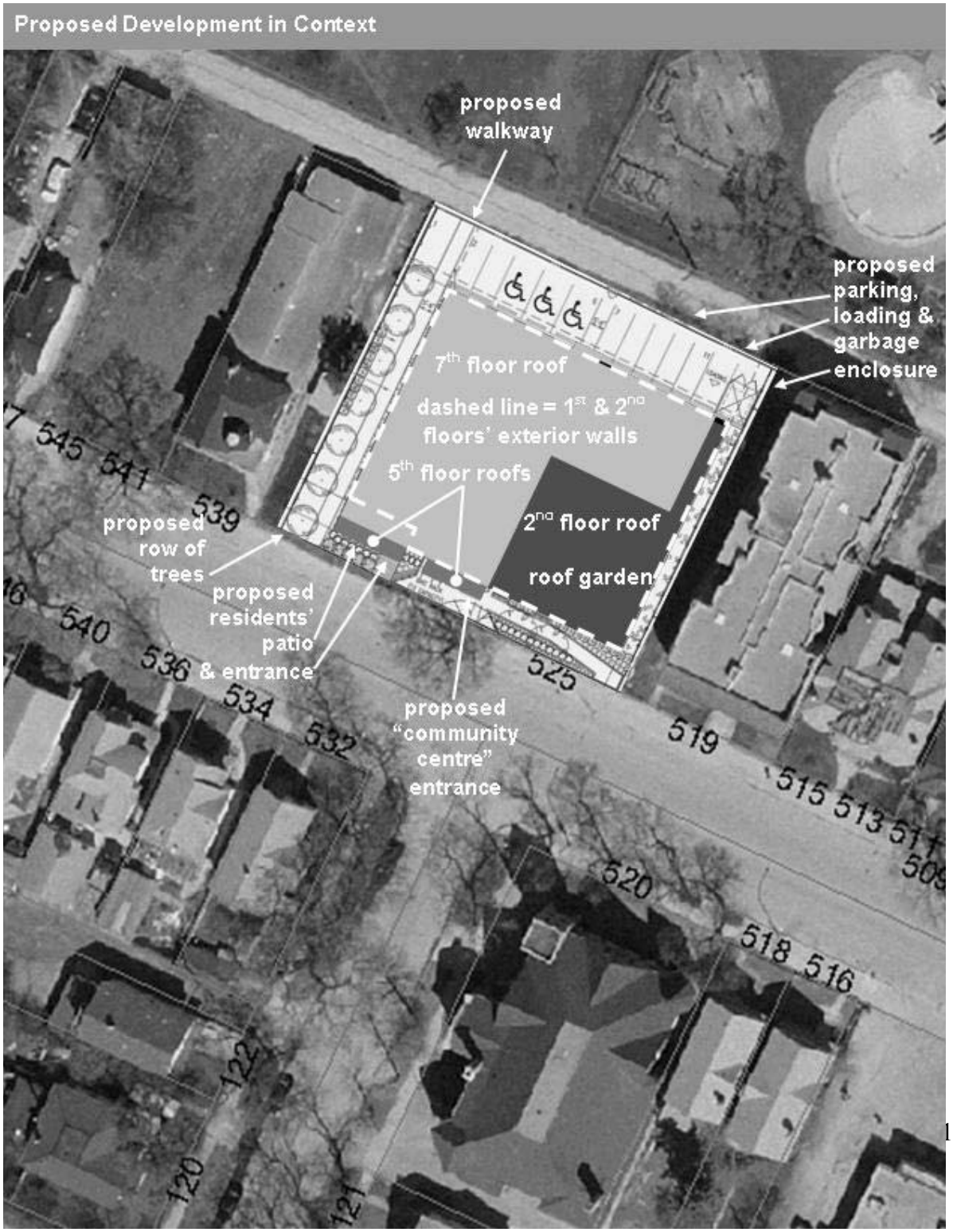
It is of note that extensive landscaping is proposed in the south yard but little or no landscaping is proposed in the north or east yard.

For the proposed development to proceed, the applications that must be approved are:

- the application that is the subject of this report – to rezone the planned area from “CMU” Commercial Mixed Use District to “RMU” Residential Mixed Use District (but remain in the Commercial Mixed Use Area of the “PDO-1” West Alexander and Centennial Overlay District, which is Schedule “L” of Zoning By-law 200/2006);

- Variance Application DAV 11-121289D; and
- Plan of Subdivision Application DASSF 568/10.

Lastly, three letters of support, from the Centennial Community Improvement Association, the Immigrant and Refugee Community Organization of Manitoba, and the Manitoba Interfaith Immigration Council Inc., were submitted by the developer subsequent to making the rezoning application.



ANALYSIS AND ISSUES

Plan Winnipeg 2020 Vision and Secondary Plan Compliance and Compatibility with the Neighbourhood

The Planning and Land Use Division recommends approval of Rezoning Application DAZ 208/2011 with conditions because, with the recommended zoning agreement, it:

- complies with *Plan Winnipeg 2020 Vision* and the secondary plan titled "West Alexander and Centennial Neighbourhood Plan"; and
- is compatible with the neighbourhood.

The proposed development would also comply with *Plan Winnipeg 2020 Vision* and the secondary plan and would be compatible with the neighbourhood if:

- the recommended zoning agreement is approved; and
- the recommended condition of approval of Variance Application DAV 11-121289D that the proposed variance to the maximum height requirement will not apply to a portion of the southwest corner of the proposed building is approved.

REASONS FOR THE RECOMMENDATIONS

The Planning and Land Use Division recommends approval of Rezoning Application DAZ 208/2011 with conditions because, with conditions of approval for this application and for Variance Application DAV 11-121289D:

- it would comply with *Plan Winnipeg 2020 Vision* and the secondary plan; and
- the proposed development would be compatible with the neighbourhood.

To ensure that the proposed rezoning and any development of the planned area comply with *Plan Winnipeg 2020 Vision* and the secondary plan and are compatible with the neighbourhood, the Planning and Land Use Division recommends that:

- signage be restricted;
- for the development of any building, accessory parking or loading area, private approach, garbage enclosure, landscaping, fencing, lighting, walkway or signage in the planned area, plans, showing the locations and designs of all of these elements, should have to be submitted to the Director of Planning, Property and Development for approval prior to the issuance of any development or building permit and for all development thereafter to be in accordance with the approved plans and maintained to the satisfaction of said director; and
- the ground floor of the south exterior wall includes clear windows and/or doors with clear windows, the total width of which would be at least half the width of the ground floor of the proposed building, with a maximum height of three feet for the bottoms of the windows and a minimum height of six feet for the tops of the windows.

The recommended “plan approval” condition would ensure that the Director of Planning, Property and Development can require, among other things:

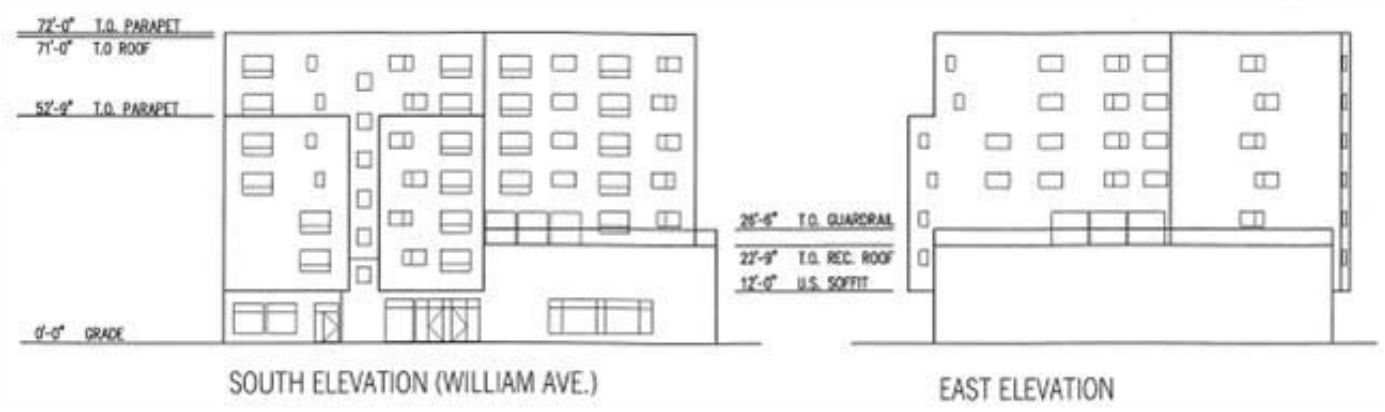
- the first and second storeys of the east exterior wall to include a well articulated pattern, as per Policy 6 of the general commercial policies of the secondary plan;
- additional landscaping in the north yard, extensive landscaping in the east yard and landscaping of the outer edges of the proposed roof garden, as per Policy 9 of the general commercial policies of the secondary plan;
- the west and east exterior walls of the proposed building to be a light colour, as per Policy 8 of the general commercial policies of the secondary plan; and
- the proposed walkway to be west of all the parking spaces and illuminated, as per Policy 9B of the general commercial policies of the secondary plan.

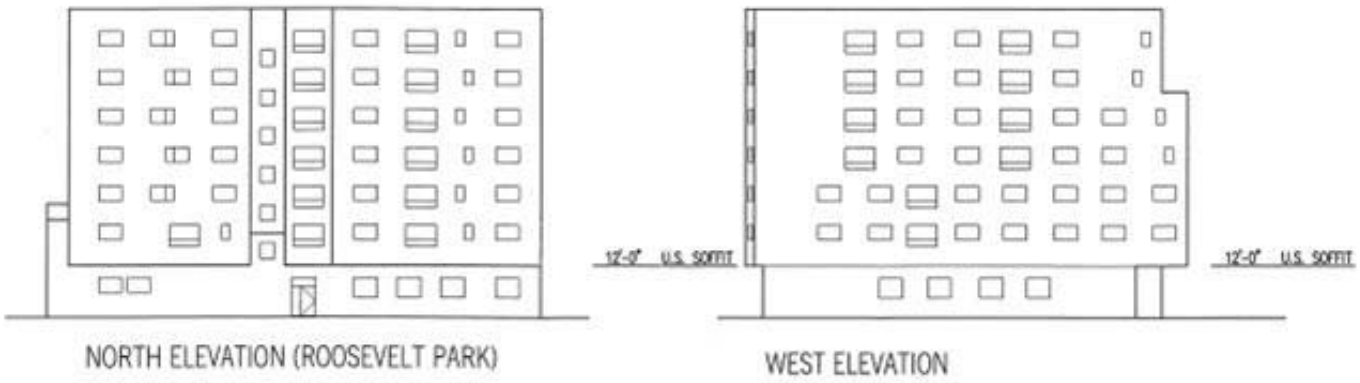
The recommended condition regarding clear windows and/or doors with clear windows in the ground floor of the south exterior wall of the proposed building is to ensure that any development of the planned area will comply with Policy 7 of the general commercial policies of the secondary plan.

The recommended condition that the rezoning by-law must be enacted within twenty-four months of the adoption of this report by Council is to ensure the proposed development proceeds in a timely manner, before significant change may occur to the context of the planned area.

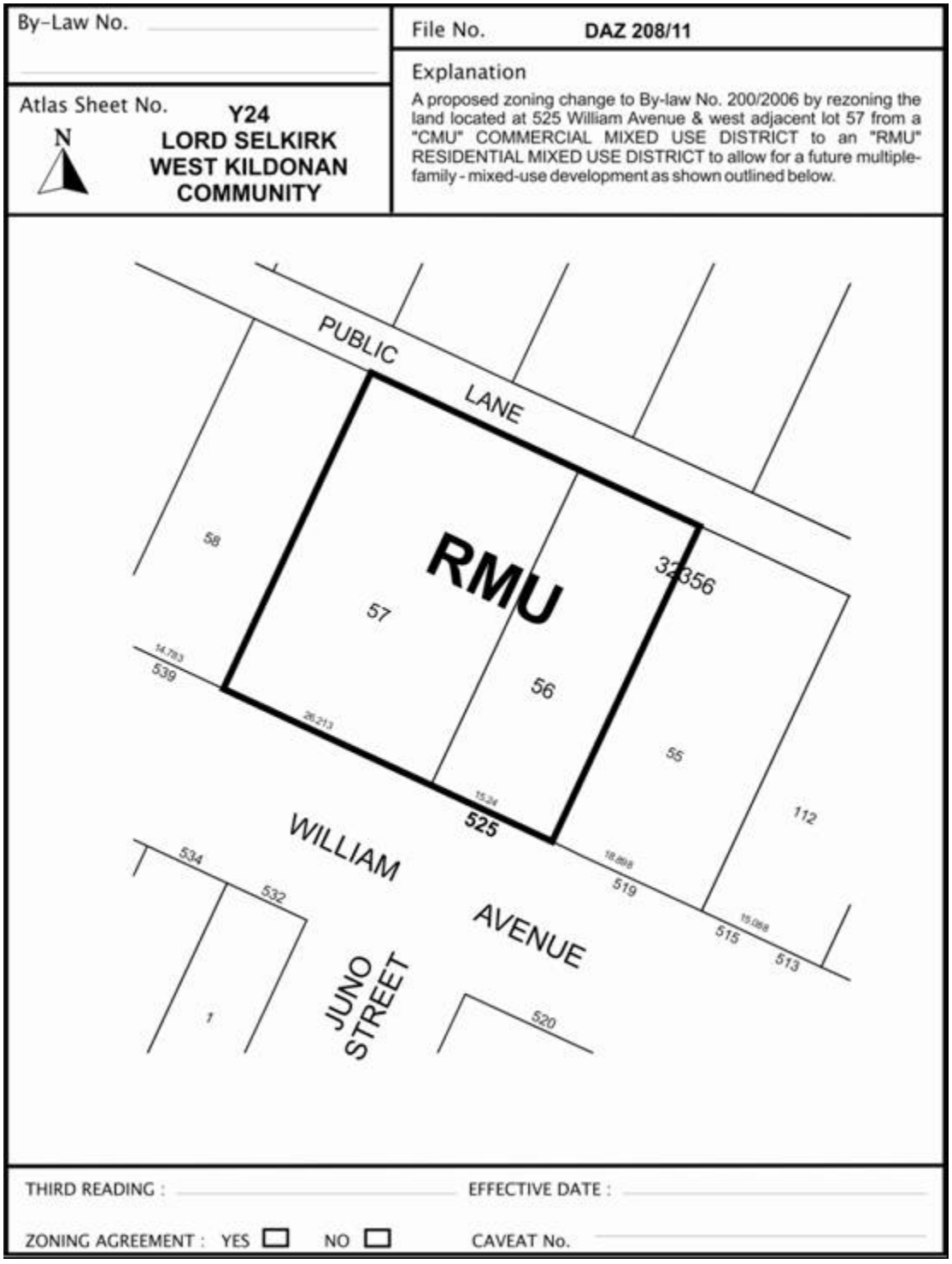
This Report Submitted by:
Planning, Property and Development Department, Planning and Land Use Division
Report Prepared by: J. Glen Doney
PPD File DAZ 208/2011

Attachment 2 – Conceptual Plans of the Proposed Building Elevations





Schedule "A"



Schedule "A" to the report to the Lord Selkirk – West Kildonan Community Committee for File DAZ 208/2011, dated June 23, 2011