Minutes – Executive Policy Committee – October 17, 2012

Minute No. 417
Report – Standing Policy Committee on Property and Development – October 9, 2012

Item No. 2 Subdivision and Rezoning – 956 and 958 McMillan Avenue (River Heights-Fort Garry Ward) File DASZ 19/2012 [c/r DAV 145541/2012D and DCU 145539/2012D]

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

The Executive Policy Committee concurred in the recommendations of the Standing Policy Committee on Property and Development and the City Centre Community Committee and submits the following to Council:

1. That the plan of subdivision under File DASZ 19/2012 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File DASZ 19/2012 dated August 22, 2012, with such minor changes as may be required, and registration in the Winnipeg Land Titles Office.

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land as shown on Schedule "A" for File DASZ 19/2012 dated August 22, 2012 to an "R2" Residential Two-Family District, subject to the following conditions:

   A. That Lot 1 shall be limited to a maximum of three (3) dwelling units,

   B. That Lot 2 shall be limited to a maximum of five (5) dwelling units,

   C. That for the development of any building or structure, plans shall be submitted showing the location and design of proposed buildings, the location and design of accessory parking areas, fencing, and landscaping to the Director of Planning, Property and Development for plan approval prior to the issuance of any building or development permits, and thereafter all to be constructed and maintained to the satisfaction of the Director of Planning, Property and Development.

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

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

Minutes – Executive Policy Committee – October 17, 2012

Report – Standing Policy Committee on Property and Development – October 9, 2012

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

6. That the subdivision section of the by-law shall come into force and effect upon registration of the Plan of Subdivision in the Winnipeg Land Titles Office.

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

8. That the plan of subdivision shall be approved and signed by the Director of Planning, Property and Development within one (1) year from the date the by-law is passed, failing which 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 the one-year period and Council approves the extension.

9. That in the event the necessary City of Winnipeg mylar approval signatures have not been secured within twelve (12) months after adoption of the by-law, 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 twelve (12) month period and the extension is subsequently approved by Council.

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

11. 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.

Minutes – Executive Policy Committee – October 17, 2012

Report – Standing Policy Committee on Property and Development – October 9, 2012

DECISION MAKING HISTORY:

Moved by Councillor Browaty,

That the recommendations of the Standing Policy Committee on Property and Development and the City Centre Community Committee be concurred in and forwarded to Council.

Carried

STANDING COMMITTEE RECOMMENDATION:

On October 9, 2012, the Standing Policy Committee on Property and Development concurred in the recommendation of the City Centre Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On September 11, 2012, the City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service and forwarded the matter to the Standing Policy Committee on Property and Development.

.

RE: **Subdivision and Rezoning – 956 and 958 McMillan Avenue**
File DASZ 19/2012

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

Prepared by: **Josie Marques, Senior Committee Clerk**
City Centre Community Committee

Report date: **September 12, 2012**

COMMUNITY COMMITTEE RECOMMENDATION:

On September 11, 2012, the City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service and recommends to the Standing Policy Committee on Property and Development:

1. That the plan of subdivision proposed under File DASZ 19/2012 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File DASZ 19/2012 dated August 22, 2012, with such minor changes as may be required, and registration in the Winnipeg Land Titles Office.

2. That The Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land as shown on Schedule "A" for File DASZ 19/2012 dated August 22, 2012 to an "R2" Residential Two-Family District, subject to the following conditions:

    A. That Lot 1 shall be limited to a maximum of three (3) dwelling units,

    B. That Lot 2 shall be limited to a maximum of five (5) dwelling units,

    C. That for the development of any building or structure, plans shall be submitted showing the location and design of proposed buildings, the location and design of accessory parking areas, fencing, and landscaping to the Director of Planning, Property and Development for plan approval prior to the issuance of any building or development permits, and thereafter all to be constructed and maintained to the satisfaction of the Director of Planning, Property and Development.

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

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

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

6. That the subdivision section of the by-law shall come into force and effect upon registration of the Plan of Subdivision in the Winnipeg Land Titles Office.

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

8. That the plan of subdivision shall be approved and signed by the Director of Planning, Property and Development within one (1) year from the date the by-law is passed, failing which 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 the one-year period and Council approves the extension.

9. That in the event the necessary City of Winnipeg mylar approval signatures have not been secured within twelve (12) months after adoption of the by-law, 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 twelve (12) month period and the extension is subsequently approved by Council.

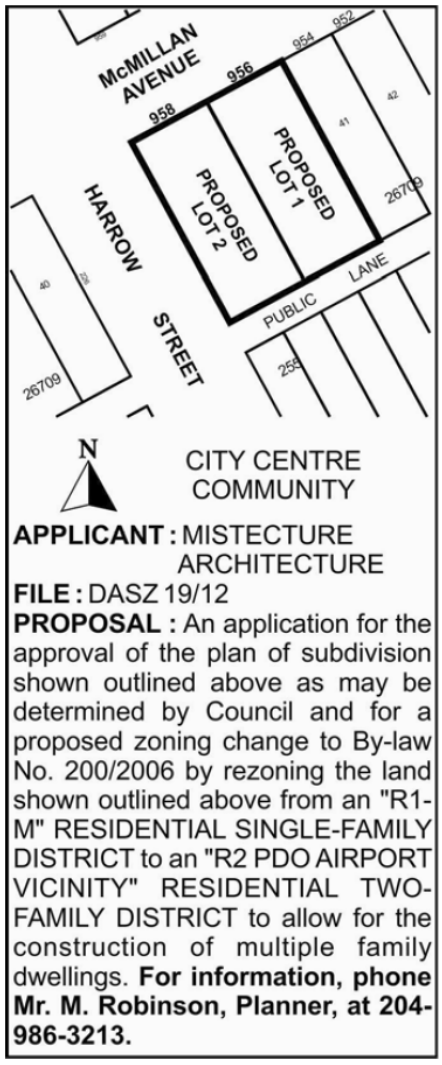
10. That the Proper Officers of the City are hereby authorized to execute said Zoning Agreement.

11. 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 City Centre Community Committee provided the following supporting reason for its recommendation:

1. This infill has affected the community in a positive way.
2. The concerns with parking are being worked on with the developer.
3. The developer really reached out the community throughout the application process.

PUBLIC HEARING SUMMARY

File:	DASZ 19/2012
Before:	City Centre Community Committee Councillor Orlikow, Chairperson Councillor Gerbasi Councillor Smith
Public Hearing:	September 11, 2012 North Committee Room Council Building, 510 Main Street
Applicant:	Mistecture Architecture (Hijab Mitra)
Subject:	
Premises Affected:	956 and 958 McMillan Avenue

Exhibits Filed:

1. Application dated July 9, 2012
2. Notification of Public Hearing dated July 20, 2012
3. Manitoba Status of Titles 2604596/1 and 2178403/1
4. Letter of authorization dated June 26, 2012 from Barry Shenkelow and Matthew Harvey, Stafford & Corydon Ltd. to Mistecture Architecture
5. Surveyor's Building Location Certificate and sketch dated March 29, 2012
6. Drawings (4 pages) of subject property
7. Plans (6 pages)
8. Report from the Planning and Land Use Division dated August 22, 2012
9. Inspection Report

REPRESENTATIONS:

In Support:

Hijab Mitra, Mistecture Architecture
Johnathon Freed

In Opposition:

Steve and Sheryl Hayman

For Information:

Jeryl and Ken Burr

For the City:

Mr. M. Robinson, Senior Planner, Planning, Property and Development Department

Exhibit "8" referred to in File DASZ 19/2012

ADMINISTRATIVE REPORT

Title: DASZ 19/2012 – 956-958 McMillan Avenue

Issue: For consideration at the public hearing for a Rezoning and Subdivision for DASZ 19/2012 – 956-958 McMillan Avenue

Critical Path: City Centre Community Committee as per the Development Procedures By-law and *The City of Winnipeg Charter.*

AUTHORIZATION

Author	Department Head	CFO	CAO
P. Regan	n/a	n/a	

RECOMMENDATIONS

1. That the plan of subdivision proposed under File DASZ 19/2012 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File DASZ 19/2012 dated August 22, 2012, with such minor changes as may be required, and registration in the Winnipeg Land Titles Office.

1. That The Winnipeg Zoning By-law No. 200/06 be amended by rezoning the subject land as shown on Schedule "A" for File DASZ 19/2012 dated August 22, 2012 to an "R2" Residential Two-Family District, subject to the following conditions:

    i. That Lot 1 shall be limited to a maximum of three (3) dwelling units
    ii. That Lot 2 shall be limited to a maximum of five (5) dwelling units
    iii. That for the development of any building or structure, plans shall be submitted showing the location and design of proposed buildings, the location and design of accessory parking areas, fencing, and landscaping to the Director of Planning, Property and Development for plan approval prior to the issuance of any building or development permits, and thereafter all to be constructed and maintained to the satisfaction of the Director of Planning, Property and Development.

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 the same to Council for all three (3) readings.

5. That the subdivision section of the by-law shall come into force and effect upon registration of the Plan of Subdivision in the Winnipeg Land Titles Office.

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

7. That the plan of subdivision shall be approved and signed by the Director of Planning, Property and Development within one (1) year from the date the by-law is passed, failing which 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 the one-year period and Council approves the extension.

8. That in the event the necessary City of Winnipeg mylar approval signatures have not been secured within twelve (12) months after adoption of the by-law, 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 twelve (12) month period and the extension is subsequently approved by Council.

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

10. 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

The Report is being submitted for the Committee's consideration of the development application at the Public Hearing.

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Planning and Land Use Division are concurred in, the property will be rezoned and permits may be issued.

CONSULTATION

In preparing this Report there was consultation with:
N/A

SUBMITTED BY

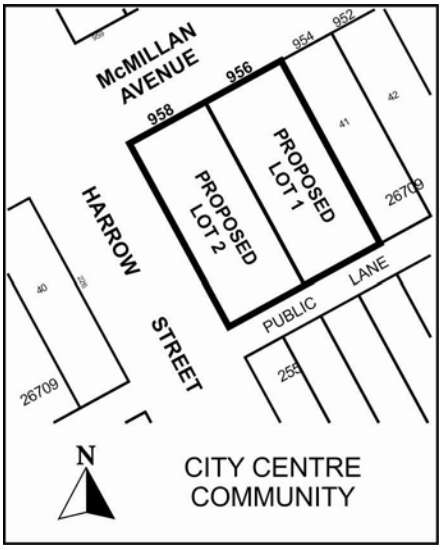
Department	*Planning, Property and Development*
Division	*Planning and Land Use*
Prepared by	Michael Robinson, AICP, MCIP
Date:	August 22, 2012
File No.	DASZ 19/12

APPENDIX 'A'

DATE: August 22, 2012
FILE: DASZ 19/2012
RELATED FILES: DAV 12-145541/D, DCU 12-145539/D
COMMUNITY: City Centre Community
NEIGHBOURHOOD #: 1.601

SUBJECT: To rezone the subject land from a "R1-M" Residential Single-Family District to an "R2" Residential Two-Family District

LOCATION: 956-958 McMillan Avenue
LEGAL DESCRIPTION: Lots 37, 38, 39, & 40 Block 75 Plan 255



APPLICANT: Mistecture Architecture

OWNER: Stafford and Corydon Ltd.

RECOMMENDATION: Approval

SITE DESCRIPTION

The subject properties, which are zoned "R1-M" Residential Single-Family District, are located on McMillan Avenue, between Harrow and Stafford Streets, in the Crescentwood neighbourhood of the River Heights – Fort Garry ward.

North: Residences zoned "R1-M" Residential Single-Family District
South: Commercial use zoned "C2" Commercial District
East: Residences zoned "R1-M" Residential Single-Family District
West: Residences zoned "R1-M" Residential Single-Family District

DESCRIPTION OF THE PROPOSED DEVELOPMENT
The applicant seeks approval to rezone and consolidate the subject properties into two lots in order to construct a five-plex (on the westernmost lot) and a triplex (on the easternmost lot).

The two existing bungalows will be demolished in order to construct the two new structures

The buildings' exteriors will be comprised of a blend of Hardi-board siding and stone and a total of nine (9) enclosed parking stalls will be provided at the rear of the buildings.

Reason for application
In order to construct multiple-family dwellings, the properties must be rezoned from the current "R1-M" Residential Single-Family District to an "R2" Residential Two-Family District.

ANALYSIS AND ISSUES
A. Context
While predominantly single-family residential, the subject block does contain a variety of different housing forms and some different housing types, including five duplexes and a commercial use.

OurWinnipeg/Complete Communities
B. Policies
i. OurWinnipeg (Complete Communities Direction Strategy)
This portion of the Crescentwood neighbourhood is designated as an Area of Stability. Policies which are relevant to this application are as follows:

1) Support low to moderate change in low-density neighbourhoods through development and redevelopment that is complimentary to the existing scale, character, and built form

2) Promote the form of buildings and spaces that are sensitive to the community context and address the transition between new and existing developments

3) In order to meet the full life cycle of housing needs within the community, promote a mix of housing type and tenure, such as duplexes, low rise apartments, secondary suites, semi-detached homes, and townhouses.

4) Provide clarity and promote compatibility between existing developments and new developments through design and development standards, such as creation of *Infill Development Guidelines for Multiple-Family Developments in Low Density Neighbourhoods.*

ii. Draft Infill Development Guidelines
Below are the applicable guidelines for this project from the *Draft Infill Guidelines* and a discussion of how they have been addressed by the applicant.

Guideline #1
2.2.2 iii) Establish rear yard setbacks that are consistent with the pattern of the neighbourhood

The Zoning By-law requires a 25 foot rear yard setback. The principal reason for the rear yard setback is to allow for privacy and sunlight penetration at the rear of properties.

The proposed development complies with the By-law requirement for a 25 foot rear yard setback.

Guideline #2

2.2.2 iv) Front yard setbacks should respect the established street pattern by providing setbacks typical of the neighbourhood

The proposed front yard setbacks are 30 feet (easternmost lot) and 20 feet (westernmost lot) respectively.

The proposed developments comply with the By-law requirements for the front yard setback.

It is appropriate to reduce the front yard setback slightly for the corner property. A reduced setback serves as a transition from the interior of the block to the corner, and as such, does not affect the overall visual harmony of the street wall. With that said, the transition should be gradual and not abrupt. In this case, the transition is gradual and will be compatible with the area.

Guideline #3

2.2.3 i) The main building façade should be oriented to face the public street and encourage opportunities for informal surveillance and human activity on the street

The proposed developments orient their main entrances to McMillan Avenue.

Guideline #4

5.2 i) Massing and height of new buildings should take into consideration the area context

Height
The Zoning By-law allows a maximum height of 35 feet, which is measured from the mid-point of a sloped roof. Consequently, the actual height may be several feet higher than this, depending on the slope of the roof.

With that said, both properties will be under the maximum allowable height. The easternmost property will be 2.5 storeys and have a top of roof height of 30 feet. The westernmost property will be 3 storeys and have a top of roof height of 34 feet.

This is comparable to some of the existing properties on the subject block. To that point, the block has number of properties that are 2.5 storeys with pitched roofs, which are similar to the proposed heights. (Appendix 'B')

Massing
The subject buildings are being massed to fit the area context. The image in Appendix 'B' illustrates how the proposed buildings are in step with the massing of the adjacent properties.

C. *Summary*

The Division supports the development of a triplex and a five-plex on the subject properties. The massing, height, and density of the triplex is appropriate on the interior lot and the massing, height, and density of the five-plex is appropriate at the corner location, adjacent to Harrow Street. Increasing the density slightly at the corner continues the subtle transition in building typology which is a pattern at corners throughout the neighbourhood.

D. Public Consultation

The applicant has spoken with a majority of residents on the street. Attached is a consultation report which summarizes the feedback from residents (Appendix 'C'). In addition, the applicant has indicated

that they will be holding an open house for the wider neighbourhood prior to the public hearing. At the time of this writing, that meeting had not yet occurred.

RECOMMENDATIONS
The Planning and Land Use Division recommends approval for the following reasons:

- The subject site is an appropriate location for a development with a higher density than the community norm

- The Crescentwood neighbourhood contains a variety of different housing types and forms, including duplexes, several apartment buildings and a care home.

- The proposal is consistent with *OurWinnipeg, Complete Communities*, and *the draft Infill Guidelines*

This Report Submitted by:
Planning, Property and Development Department
Planning and Land Use Division

Report Prepared by: Michael Robinson, AICP, MCIP
PPD File # DASZ 19/2012

APPENDIX "A"
Schedule "A" for File No. DASZ 29/2012, City Centre Community Committee, dated August 22, 2012

By-Law No. _____

File No. **DASZ 19/12**

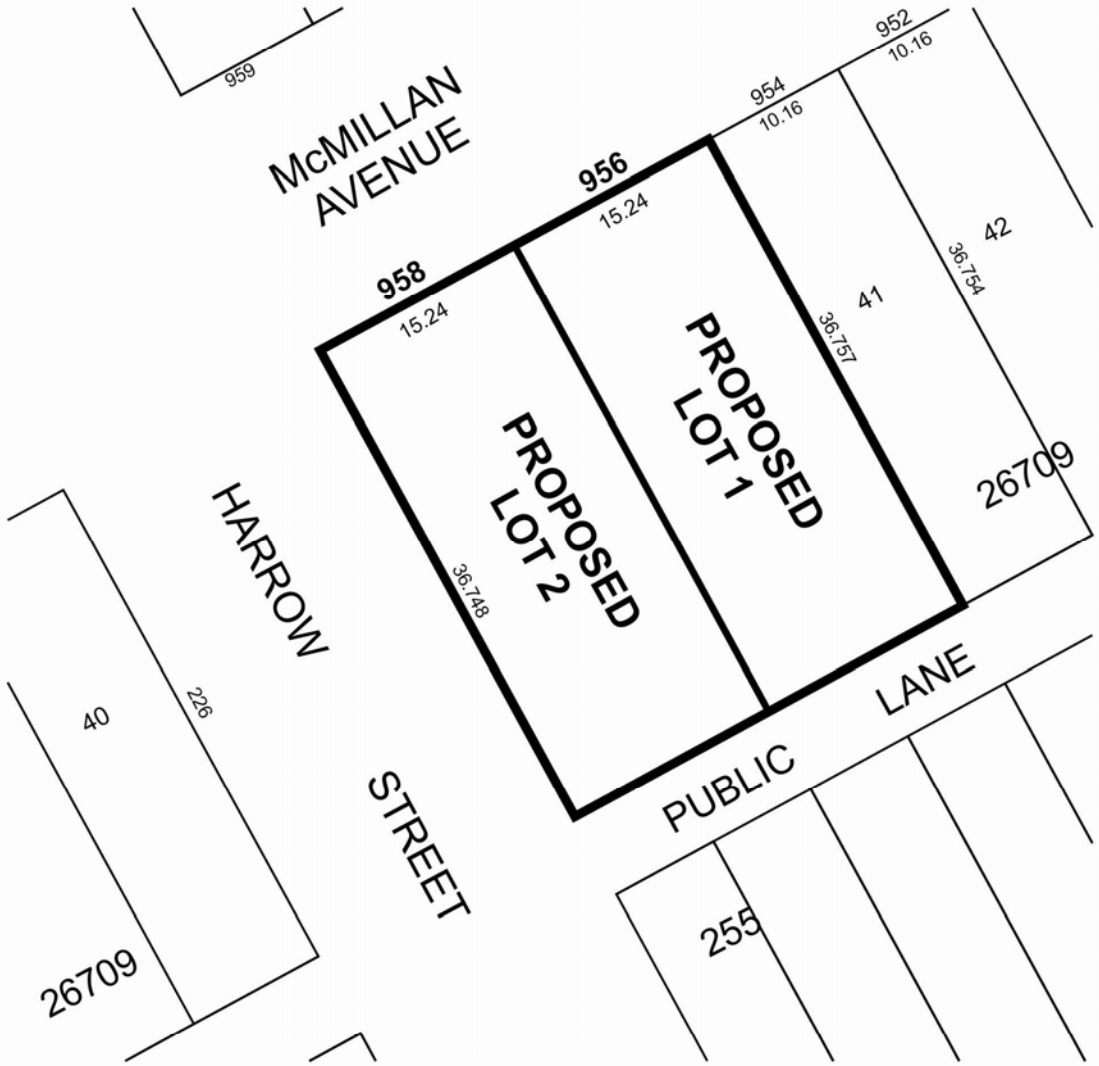
Explanation

An application for the approval of the plan of subdivision shown outlined below and for a proposed zoning change to By-law No. 200/2006 by rezoning the land located at 956 & 958 McMillan Avenue from an "R1-M" RESIDENTIAL SINGLE-FAMILY DISTRICT to an "R2 PDO AIRPORT VICINITY" RESIDENTIAL TWO-FAMILY DISTRICT to allow for the construction of multiple family dwellings as shown outlined below.

Atlas Sheet No.

N

AC23
CITY CENTRE COMMUNITY



THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____



Figure 1: Aerial Photo (Flown in 2009)

APPENDIX ‘B’ - Context Photo



APPENDIX 'C' - Public Consultation Report

MCMILLAN STREET - 956 / 958 DEVELOPMENT

NEIGHBORHOOD REACTIONS
A COLLECTIVE DESIGN PROCESS

PRIORITIES: SUMMARY

Community:	✓✓✓✓✓✓
Ecological + Sustainable:	✓✓✓✓✓
Natural Light:	✓✓✓✓
High End Condos:	✓✓✓✓
Green-space:	✓✓✓
Safety + Security:	✓✓✓
Maintaining Aesthetic:	✓✓
Shared Values:	✓✓
Inclusiveness to children/ race/gender:	✓
Privacy + Quiet:	✓

Character + Colour

Height Restriction

Raise Street Value

No Commercial

NOTES

NORTH SIDE
15 homes
18 owners/renters

14.5 families - no objections
0.5 family - not interested to talk
3 families - not available.

SOUTH SIDE
10 homes

9 families - no objections.
1 families - not available

BLOCK 2
2 homes
1 family - no objection
1 family- not availaible

Total voting members =29

Total approval = 24
Total reject = 0.5
Not at home: 4

RESULT
Meet with people who are not home during the last 3 visit.
April 19th
May 9th
May 16th
May 25th
May 31st
June 1st
June 9th
June 10th

Total approved design signatures
Total approval = 14

MISTECTURE ARCHITECTURE AND INTERIORS INC.
184 POINT WEST DRIVE | WINNIPEG, MB | R3T 5H7 | 1-204-510-7862

MCMILLAN STREET - 956 / 958 DEVELOPMENT

NEIGHBORHOOD REACTIONS
A COLLECTIVE DESIGN PROCESS

NORTH STREET SIDE	NOTES
959 McMILLAN STREET DESCRIPTION: 3-Unit rental. Spoke to Unit 1 & 2 renter. Owner lives on main floor.	Unit 2 Renter - No Objections.
957 McMILLAN STREET DESCRIPTION: 2-Unit rental. Spoke to owner: Jojo.	Owner - No objections. Happy to see developments on the site Jamie Renter - No objections. Loves the idea of Condos
955 McMILLAN STREET DESCRIPTION: Single-Family dwelling. Older couple. Spoke to: Gertrude.	Gertrude - Love to see developments, no high rises. No objections to proposed scale of developments. Would like street proportions maintained. Has lived in area 30 years.
951 McMILLAN STREET DESCRIPTION: Single-Family dwelling. Spoke to owner: Scott Fraser/ Meridith Fraser.	Scott/ Meridith - No objections. Would like to see scale and proportions maintained. Would like to see proposed design. No objection to multi-density units. Opposed glass and steel buildings, would like character of area maintained. Liked 954Dorchester infill. Only concern is parking. To provide garages to each unit.
949 McMILLAN STREET DESCRIPTION: Single-Family dwelling. Spoke to owner (undisclosed)	Owner - Initial strong objections to any construction. Informed he would go around the block to meet with professors to deny construction. Slammed door. After seeing proposal and design is now strongly in support
947 McMILLAN STREET DESCRIPTION: Single-Family dwelling. Spoke to owners Kristin + husband. 2 young kids.	Kristin - No objections. Husband - Not interested in talking, was against construction.
943 McMILLAN STREET DESCRIPTION: Single-Family dwelling. Spoke to owners: Mike	Mike: No objections, would like street proportions and scale maintained. Would like to see design, high end condos is good. Would like chance to bid (he is a plumber).
941 McMILLAN STREET DESCRIPTION: Single-Family dwelling. Spoke to owners: Rob	Rob: No objections, would like street proportions maintained. Will not support more than 8 unit density. Lov the proposed design and have no concerns
939 McMILLAN STREET DESCRIPTION: Single-Family dwelling. Spoke to owners: Sean	Sean: No objections, would like street proportions maintained. No more than three floors. Open to traditional or modern aesthetics. Open to documenting process. Would be open to work on other end of street as well. Mon/Tues/Wed wife is away - Would like to see renderings.
937 McMILLAN STREET DESCRIPTION:	Owners -Burr-No objection to proposal. Loves the proposed design. Change window treatment on 3 unit and change entrance canopy on 3 unit. Like wrought iron fence. Would like developer to add a side walk. Add few details from street

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MCMILLAN STREET - 956 / 958 DEVELOPMENT

NEIGHBORHOOD REACTIONS
A COLLECTIVE DESIGN PROCESS

NORTH STREET SIDE	NOTES
935 McMILLAN STREET DESCRIPTION: Duplex.	Renter- No Objection
933 McMILLAN STREET DESCRIPTION: Singe-Family dwelling. Spoke to owner: Myra.	Myra - Loves density and group housing. No shortage of greenery on the street. Be cautious of sight lines. Maintain proportion, scale, and character of street, but open to more modern aesthetics.
929 McMILLAN STREET DESCRIPTION: Group Home.	No objections. Spoke with 2 residents - Support Multi Family
215 Lionetti Taylors DESCRIPTION: Commercial.	No objections.

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MCMILLAN STREET - 956 / 958 DEVELOPMENT

NEIGHBORHOOD REACTIONS
A COLLECTIVE DESIGN PROCESS

SOUTH STREET SIDE	NOTES
954 McMILLAN STREET DESCRIPTION: Single-Family dwelling. Spoke to: Mike+Nicole Workman. 2 young kids.	Have elite housing, Would be immediate neighbour so would like high end condos. Donot object to multi-family. Would like front greenscape. No renters. Would like to be informed of construc-tions times (For kids naps). Provide garage, not pads. Loves 924 Dorchester Infill. Provide letter to differ garbage removal timing and snow removal timing- Provide Side walk
952 McMILLAN STREET DESCRIPTION: Single-Family dwelling. Spoke to owner: Moshe 5 kids.	Moshe - No rentals. Would like neighborhood revitalised and renewed, and new families. Development is good for property value. No highrises - maintain street scale.
950 McMILLAN STREET DESCRIPTION: Single-Family dwelling.	Spoke to daughter Regina. Parents away. Try again between 12-3
948 McMILLAN STREET DESCRIPTION: Single-Family dwelling. Spoke to owner: Henry Donkersgoed.	Henry - No objection to multi-family. Would like to see proposed product.
946 McMILLAN STREET DESCRIPTION: Single-Family dwelling. Spoke to owner:	Moved Recently into neighbourhood. Happy to see development and do not like the idea of renters. Parking was a concern and loves the proposed design.
944 McMILLAN STREET DESCRIPTION: Spoke to owner: Elizabeth Bonnet	Elizabeth - No objection to developments, rentals, or multi-family. Does not mind modern or traditional aesthetics, as long as it meets scale of the street. Would like building on both lots - no apartments. Loved teh proposed design and the quality of presentation.
942 McMILLAN STREET DESCRIPTION: Spoke to owner.	Loves the idea of high end condo. Loves the character of the new design. Like the idea of wrough iron fencing . Would like to see a side walk along harrow to corydon. No Objection
940 McMILLAN STREET DESCRIPTION: Spoke to Chris Urbanski.	No Objection . Would like to discuss design with girl friend .
938 McMILLAN STREET DESCRIPTION: Single-Family dwelling. Spoke to: Rita + Jeff Doerr	No objections to Multifamily, nothing commercial. Like the idea of high end condos. Likes the 924 Dorchester Infill.
961 McMILLAN STREET DESCRIPTION:	Not at home.

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MCMILLAN STREET - 956 / 958 DEVELOPMENT

NEIGHBORHOOD REACTIONS
A COLLECTIVE DESIGN PROCESS

SOUTH STREET SIDE	NOTES
226 HARROW DESCRIPTION: Single-Family dwelling. Spoke to:Ian Powell	Does not like commercial parking on site.Wants snow removal done by a residential company during the day.Provide confirmation that both of these aspects will be taken care of.No objection to multi family and density. Did not like owner approach on 1001 Corydon.Likes to be consulted at every stage.Likes 924 Dorchester
954 Additional Requests	1- Save Tree in backyard 2-No wrought iron fence - only hedges and and wood fence 3-Extend Side walk 4-Spray Yard for weeds untill construction starts.

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