Minute No. 450
Report – Standing Policy Committee on Property and Development – June 11, 2013

Item No. 1 Subdivision and Rezoning – 1505 Molson Street (Elmwood-East Kildonan Ward) File DASZ 6/2013

COUNCIL DECISION:

Council concurred in the recommendation of the Standing Policy Committee on Property and Development and adopted the following:

1. That the plan of subdivision under File DASZ 6/2013 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File DASZ 6/2013 dated May 14, 2013 with such minor changes as may be required, and registration in the Winnipeg Land Titles Office, subject to the following:

   A. That the Developer be required to enter into a Servicing Agreement with the City containing all the conditions outlined in the report of the Administrative Coordinating Group dated May 7, 2013, as amended:

      Recommendation 4.a):

      Add the words "or an equivalent asphaltic concrete pavement urban cross-section to the north limit of the subject property."

2. That the Winnipeg Zoning By-law No. 200/06 be amended by rezoning the subject land as shown on Schedule "A" for File DASZ 6/2013 dated May 14, 2013, to a "RMF-M" Residential Multifamily district, a "RMF-L" Residential Multifamily district, and a "C2" Commercial Community District subject to the following:

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

Report – Standing Policy Committee on Property and Development – June 11, 2013

i. That for the development of any building and/or accessory parking area and/or signage, plans shall be submitted showing the location and design of the proposed buildings, accessory parking areas, potential shadow impacts, garbage enclosures, fencing, landscaping, bicycle parking, and signage to the Director of Planning, Property and Development and the East Kildonan-Transcona Community Committee for plan approval prior to the issuance of any building or development permit, and thereafter all to be maintained to the satisfaction of the Director of Planning, Property and Development.

ii. That the Developer and all successors in title to Lots 1, 2 and 4 in the subdivision shall enter into, and register and maintain in perpetuity by way of caveat or master or declaratory easement against the titles to the lots, private cross-access agreements with the owners of each lot so as to ensure access to each lot at all times, via streets or internal roads, by vehicles, including but not limited to City emergency service vehicles and transit buses. The Developer and owners must submit the agreements or easements to the City Solicitor for approval prior to execution.

iii. That the maximum building height on Lot 3 shall be limited to 85 feet.

iv. That there shall be no mobile signs on the entire site.

3. That in lieu of the requirement for land dedication, a sum of money, calculated as ten percent (10%) of the increase in market value of the land and the creation of additional lots, be paid to the City and earmarked for the Concordia Wellness Centre.

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

5. That in the event the matter is not proceeded with expeditiously and the by-law is not passed within two years 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 the two-year period and Council approves the extension.

6. That the Director of Legal Services and City Solicitor be requested to prepare the necessary by-law in accordance with the above.

Report – Standing Policy Committee on Property and Development – June 11, 2013

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

8. That the zoning section of the by-law shall come into force and effect when the plan of subdivision is registered in the Winnipeg Land Titles Office and 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 the by-law is passed.

9. That the plan of subdivision shall be approved and signed by the Director of Planning, Property and Development within one 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.

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.

Report – Standing Policy Committee on Property and Development – June 11, 2013

DECISION MAKING HISTORY:

Moved by Councillor Browaty,

That the recommendation of the Standing Policy Committee on Property and Development be adopted by consent.

Carried

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On June 19, 2013, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and the East Kildonan-Transcona Community Committee, and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On June 11, 2013, the Standing Policy Committee on Property and Development concurred in the recommendation of the East Kildonan-Transcona Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On May 21, 2013, the East Kildonan-Transcona Community Committee concurred in the recommendation of the Winnipeg Public Service with the following amendments:

Planning and Land Use Recommendations:

- Recommendation 2.A.ii.
  After the words “all successors in tile to” delete the words “the lots” and replace with the words “Lots 1, 2 and 4”. After the words “the owners of” delete the words “the other lots” and replace with the words “each lot”. After the words “ensure access to” delete the word “every” and replace with the words “each”.

- Recommendation 3
  Delete the words “for the purchase of land for purposes of the City other than streets” and replace with the words “and earmarked for the Concordia Wellness Centre”.

Report – Standing Policy Committee on Property and Development – June 11, 2013

DECISION MAKING HISTORY (continued):

COMMUNITY COMMITTEE RECOMMENDATION (continued):

Administrative Coordinating Group Recommendations:

- Recommendation 4.a)
  Add the words "or an equivalent asphaltic concrete pavement urban cross-section to the north limit of the subject property.",

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

RE: **Subdivision and Rezoning – 1505 Molson Street**
File DASZ 6/2013

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

Prepared by: **Josie Marques, Senior Committee Clerk**
East Kildonan-Transcona Community Committee

Report date: **May 22, 2013**

COMMUNITY COMMITTEE RECOMMENDATION:

On May 21, 2013, the East Kildonan-Transcona Community Committee concurred in the recommendation of the Winnipeg Public Service, ***as amended***, and recommended to the Standing Policy Committee on Property and Development:

1. That the plan of subdivision proposed under File DASZ 6/2013 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File DASZ 6/2013 dated May 14, 2013 with such minor changes as may be required, and registration in the Winnipeg Land Titles Office, subject to the following:

    A. That the Developer be required to enter into a Servicing Agreement with the City containing all the conditions outlined in the report of the Administrative Coordinating Group dated May 7, 2013, ***as amended:***

        4.a) a 10.0m in width by 200mm in thickness portland cement concrete lane of pavement and related works; ***or an equivalent asphaltic concrete pavement urban cross-section to the north limit of the subject property.***

2. That The Winnipeg Zoning By-law No. 200/06 be amended by rezoning the subject land as shown on Schedule "A" for File DASZ 6/2013 dated May 14, 2013, to a "RMF-M" Residential Multifamily district, a "RMF-L" Residential Multifamily district, and a "C2" Commercial Community District subject to the following:

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

        i. That for the development of any building and/or accessory parking area and/or signage, plans shall be submitted showing the location and design of the proposed buildings, accessory parking areas, potential shadow impacts, garbage enclosures, fencing, landscaping, bicycle parking, and

signage to the Director of Planning, Property and Development and the East Kildonan-Transcona Community Committee for plan approval prior to the issuance of any building or development permit, and thereafter all to be maintained to the satisfaction of the Director of Planning, Property and Development.

ii. That the Developer and all successors in title to ~~***the lots***~~ ***Lots 1, 2 and 4*** in the subdivision shall enter into, and register and maintain in perpetuity by way of caveat or master or declaratory easement against the titles to the lots, private cross-access agreements with the owners of ~~***the other lots***~~ ***each lot*** so as to ensure access to ~~***every***~~ ***each*** lot at all times, via streets or internal roads, by vehicles, including but not limited to City emergency service vehicles and transit buses. The Developer and owners must submit the agreements or easements to the City Solicitor for approval prior to execution.

iii. That the maximum building height on Lot 3 shall be limited to 85 feet.

iv. That there shall be no mobile signs on the entire site.

3. That in lieu of the requirement for land dedication, a sum of money, calculated as ten percent (10%) of the increase in market value of the land and the creation of additional lots, be paid to the City ~~***for the purchase of land for purposes of the City other than streets***~~ ***and earmarked for the Concordia Wellness Centre.***

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

5. That in the event the matter is not proceeded with expeditiously and the by-law is not passed within two years 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 the two-year period and Council approves the extension.

6. That the Director of Legal Services and City Solicitor be requested to prepare the necessary by-law in accordance with the above.

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

8. That the zoning section of the by-law shall come into force and effect when the plan of subdivision is registered in the Winnipeg Land Titles Office and 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 the by-law is passed.

9. That the plan of subdivision shall be approved and signed by the Director of Planning, Property and Development within one 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.

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.

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

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

1. This is a great development to help clean up area.

2. This development will bring more businesses into area.

3. This development will bring more homes into the area that are needed.

4. This development is in accordance to OurWinnipeg.

PUBLIC HEARING SUMMARY

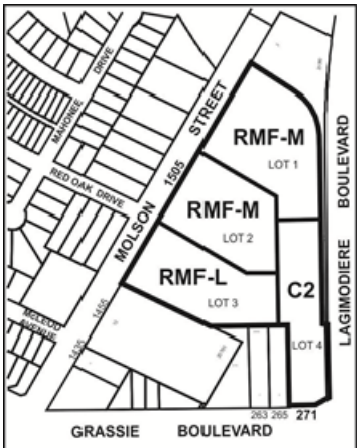
File: DASZ 6/2013

Before: East Kildonan-Transcona Community Committee
Councillor Browaty, Chairperson
Councillor Steen
Councillor Wyatt

Public Hearing: May 21, 2013
Council Building, 510 Main Street

Applicant: Landmark Planning & Design Inc. (Donovan Toews)

Subject:



APPLICANT : LANDMARK PLANNING & DESIGN INC.
FILE : DASZ 6/13
PROPOSAL : An application for the approval of the plan of subdivision shown outlined above as may be determined by Council and for a proposed zoning change to By-law No. 200/2006 by rezoning the land shown outlined above from an "RR5" RURAL RESIDENTIAL 5 DISTRICT and "C2" COMMERCIAL COMMUNITY DISTRICT to an "RMF-M" RESIDENTIAL MULTI-FAMILY (Medium) DISTRICT, "RMF-L" RESIDENTIAL MULTI-FAMILY (Large) DISTRICT and "C2" COMMERCIAL COMMUNITY DISTRICT to facilitate the construction of new multifamily residential development and the expansion of an existing commercial development **For information, phone Mr. M. Pyl, Planner, at 204-986-5595.**

Premises Affected: 1505 Molson Street

Exhibits Filed:

1. Application dated February 19, 2013
2. Notification of Public Hearing dated March 14, 2013
3. Manitoba Status of Title 2579266/1, 2367701/1, and 2367702/1.
4. Letter of authorization dated February 14, 2013 from 5231132 Manitoba Ltd. and 4828586 Manitoba Ltd. to Landmark Planning & Design Inc.
5. Plans (10 pages)
6. Report from the Planning and Land Use Division dated May 14, 2013
7. Inspection Report
8. Audio Recording of representations

REPRESENTATIONS:

In Support:

Donovan Toews
Andrew Loewen and Randy Schartner
Bob Kasdorf

In Opposition

Nil

For Information:

Helene Merrell

For the City:

Mr. M. Pyl, Planner, Planning, Property and Development Department
Mr. K. Raban, Land Development Administrator,
Planning, Property and Development Department

Exhibit "6" referred to in File DASZ 6/2013

ADMINISTRATIVE REPORT

Title: DASZ 6/13 – 1505 Molson St

Issue: For consideration at the public hearing to facilitate the construction of new multifamily residential development and the expansion of an existing commercial development.

Critical Path: East Kildonan-Transcona Community Committee → Standing Policy Committee on Property and Development → Executive Policy Committee → Council

AUTHORIZATION

Author	Department Head	CFO	CAO
B. Smith	n/a	n/a	

RECOMMENDATIONS

1. That the plan of subdivision proposed under File DASZ 6/2013 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File DASZ 6/2013 dated May 14, 2013 with such minor changes as may be required, and registration in the Winnipeg Land Titles Office, subject to the following:

    A. That the Developer be required to enter into a Servicing Agreement with the City containing all the conditions outlined in the report of the Administrative Coordinating Group dated May 7, 2013.

2. That The Winnipeg Zoning By-law No. 200/06 be amended by rezoning the subject land as shown on Schedule "A" for File DASZ 6/2013 dated May 14, 2013, to a "RMF-M" Residential Multifamily district, a "RMF-L" Residential Multifamily district, and a "C2" Commercial Community District subject to the following:

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

        i. That for the development of any building and/or accessory parking area and/or signage, plans shall be submitted showing the location and design of the proposed buildings, accessory parking areas, potential shadow impacts, garbage enclosures, fencing, landscaping, bicycle parking, and signage to the Director of Planning,

Property and Development and the East Kildonan-Transcona Community Committee for plan approval prior to the issuance of any building or development permit, and thereafter all to be maintained to the satisfaction of the Director of Planning, Property and Development.

ii. That the Developer and all successors in title to the lots in the subdivision shall enter into, and register and maintain in perpetuity by way of caveat or master or declaratory easement against the titles to the lots, private cross-access agreements with the owners of the other lots so as to ensure access to every lot at all times, via streets or internal roads, by vehicles, including but not limited to City emergency service vehicles and transit buses. The Developer and owners must submit the agreements or easements to the City Solicitor for approval prior to execution.

iii. That the maximum building height on Lot 3 shall be limited to 85 feet.

iv. That there shall be no mobile signs on the entire site.

3. That in lieu of the requirement for land dedication, a sum of money, calculated as ten percent (10%) of the increase in market value of the land and the creation of additional lots, be paid to the City for the purchase of land for purposes of the City other than streets.

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

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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 applicant intends to consolidate the two existing properties and then subdivide them into four new lots in order to accommodate a primarily multifamily residential development with a new commercial component adjacent to the existing strip mall at Grassie and Lagimodiere.
- Proposed zoning districts include “RMF-M” and “RMF-L” Residential Multifamily and “C2” Commercial Community districts.

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Urban Planning Division are concurred in, the subject property will be subdivided and rezoned.

CONSULTATION

In preparing this report there was consultation with:

N/A

SUBMITTED BY

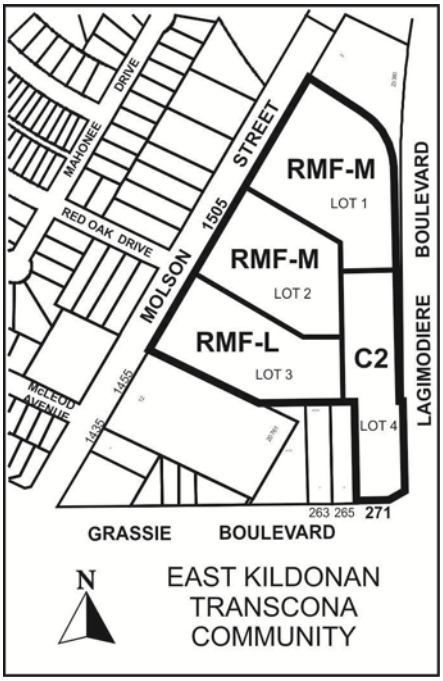
Department	Planning, Property and Development
Division	Urban Planning Division
Prepared by	Michael Pyl
Date:	May 14, 2013
File No.	DASZ 6/13

APPENDIX 'A'

DATE: May 14, 2013
FILE: DASZ 6/13
RELATED FILES: DASZ 14/86
COMMUNITY: East Kildonan-Transcona
NEIGHBOURHOOD #: 4.423

SUBJECT: To reconfigure three lots in order to create four new ones and to rezone them as follows: Lots 1 and 2 to "RMF-M" Residential Multifamily district, Lot 3 to "RMF-L" Residential Multifamily district, and Lot 4 to "C2" Commercial Community district

LOCATION: 1505 Molson St



APPLICANT: Donovan Toews
Landmark Planning & Design Inc.
298 Waterfront Dr
Winnipeg MB R3B 0G5

OWNER: 5231132 Manitoba Ltd.
360 Main St
Winnipeg MB R3C 4G1

And

4828586 Manitoba Ltd.
887 Corydon Av
Winnipeg MB R3M 0W7

RECOMMENDATION: Approval

REPORT SUMMARY

- The applicant intends to consolidate the two existing properties and then subdivide them into four new lots in order to accommodate a primarily multifamily residential development with a new commercial component adjacent to the existing strip mall at Grassie and Lagimodiere.
- Proposed zoning districts include “RMF-M” and “RMF-L” Residential Multifamily and “C2” Commercial Community districts.

SITE DESCRIPTION

- The subject property is located on the east side of Molson St north of Grassie Blvd in the Eaglemere neighbourhood of the Elmwood-East Kildonan ward. On the other side of Molson St is the Springfield South neighbourhood of the North Kildonan ward and, to the east across Lagimodiere, is the Grassie neighbourhood of the Transcona ward.
- The subject property consists of two adjacent, but separate sites. The majority of the site is zoned “RR5” Rural Residential 5 neighbourhood. It is 10.7 acres in area, with approximately 930 ft. of frontage along Molson. This portion formerly housed the Schreimer’s Greenhouse and Garden Centre but is now currently vacant. The second property is 41,482 sq. ft. in area located at the northwest corner of Grassie and Lagimodiere Blvd. It is occupied by an existing commercial strip mall zoned “C2” Commercial Community district.
- Adjacent properties include single family dwellings to the west across Molson zoned “RR5” and “R1-L” Residential Single Family district, a school division maintenance facility zoned “M1” Manufacturing Light district and single family dwellings to the south zoned “R1-L”, the Chief Peguis Trail right-of-way to the north, and single family dwellings across Lagimodiere Blvd to the east.



Figure 1: Site map of subject property and surrounding neighbourhood

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant intends to consolidate the two existing sites and then subdivide them into four new lots.
- The applicant has submitted tentative building footprints and envelops on each of these four lots. However, it is important to note that these are only preliminary and may be subject to change.
- Lot 1 will be located at the northernmost portion of the site with frontage onto both Molson and Lagimodiere. It is proposed to be rezoned “RMF-M”. Preliminary plans indicate a four storey, 160-unit, U-shaped building with 25 ft. setbacks from Molson and Lagimodiere.
- Lot 2 will be located in the middle of the site with frontage onto only Molson. It is proposed to be rezoned “RMF-M”. Preliminary plans indicate three, three-storey buildings (27, 27, and 42 units), two of which will be located 25 ft. from Molson.

- Lot 3 will be located in the south portion of the site with frontage onto only Molson. It is proposed to be rezoned "RMF-L". Preliminary plans indicate a seven storey, 114 unit building sited 25 ft. from both Molson and the south property line.
- Lot 4 will be located in the southeast corner of the site with frontage onto both Grassie Blvd and Lagimodiere. The creation of this lot will include the consolidation of the existing commercial lot at the northwest corner of Grassie and Lagimodiere and will see the development of a new one storey commercial strip mall.

BACKGROUND

DASZ 14/86

- In 1986, an application was received to subdivide and rezone the subject property to develop single and multifamily dwellings developed around a U-shaped street and a central park. This application was unsuccessful and was never developed.

ANALYSIS AND ISSUES

OurWinnipeg and Complete Communities Direction Strategy

- The Complete Communities Direction Strategy is one of four direction strategies supporting OurWinnipeg, the city's new long-range development plan, and has statutory authority as a secondary plan. The strategy serves as a "playbook" to guide land use and development in Winnipeg. It received third reading at City Council on July 20, 2011, and became effective on August 17, 2011.
- The subject property is classified as an "Area of Stability" in Complete Communities' Urban Structure map. Areas of Stability will accommodate low to moderate density infill development to support more efficient use of land, infrastructure, and services as well as enhance housing choice and affordability.
- Supporting Direction and Enabling Strategies for Areas of Stability include:
    - Support low to moderate change in low-density neighbourhoods through development and redevelopment that is complementary to the existing scale, character, and built form.

Zoning

- The Residential Multi-Family (RMF) district is intended to accommodate the development of multi-family units in neighbourhoods with medium to high residential densities.
- The Commercial Community (C2) district is intended to accommodate more intensive commercial sites that do not have a local or neighbourhood orientation. The district is intended to include attractive commercial, institutional, recreational, and service facilities needed to support the surrounding neighbourhoods and the broader community. C2 districts are generally located along collector streets, at arterial/collector intersections, or along portions of arterial streets with relatively shallow lots.

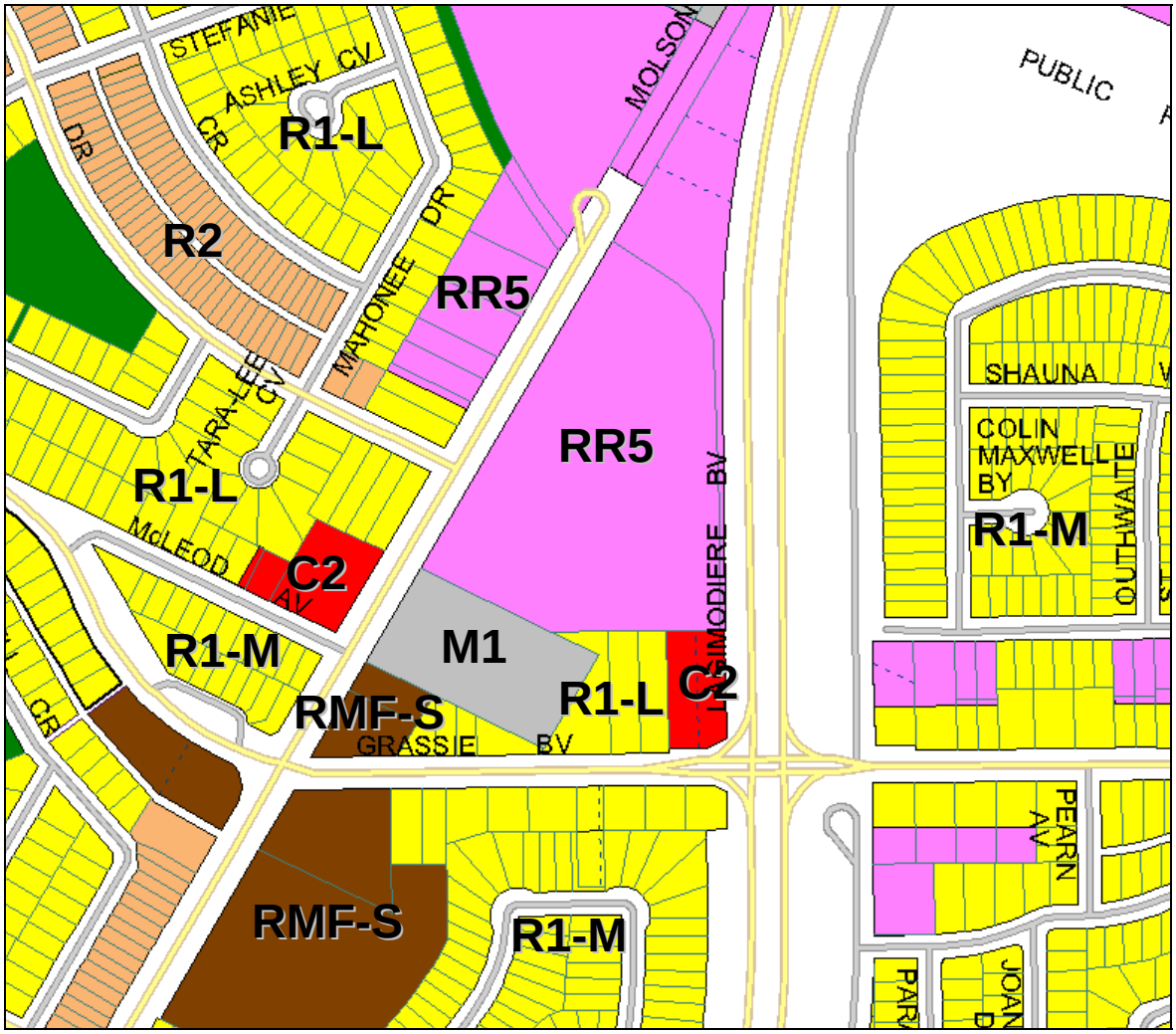


Figure 2: Zoning map of subject property and surrounding neighbourhood

- Section 62 of Zoning By-law No. 200/06 outlines all permitted and conditional uses in each zoning district.
    - In the "C2" district, typical commercial uses such as "retail sales" and "office" uses are permitted.
- Section 143 of the zoning by-law prescribes the following dimensional standards for the "RMF-M" and "RMF-L" districts:

	Min. Lot Area (sq. ft.)	Min. Lot Area Per Dwelling Unit (sq. ft.)	Min. Front Yard (ft.)	Min. Rear Yard (ft.)	Min. Interior Side Yard (ft.)	Min. Corner Side Yard (ft.)	Principal Building Separation (ft.)	Max. Building Height (ft.)

RMF-M	9,000	800	25	25	8*	20	8	60
RMF-L	20,000	400	25	25	8*	20	8	150
* - In the RMF-M, RMF-L, and RMU zoning districts, where a building is more than one storey in height, the required interior side yard increased by 2 feet for each storey above the ground floor to a maximum of 20 feet.								

Figure 3: Dimensional standards for the "RMF" districts

- Section 148 of the zoning by-law prescribes dimensional standards for the "C2" district.

	Min/Max Front Yard (ft.)	Min. Rear Yard (ft.)	Min. Interior Side Yard (ft.)	Min. Corner Side Yard (ft.)	Max. Height of Building (ft.)	Max. Floor Area Ratio
C2	0 / NA	25	0	0	49	3.0

Figure 4: Dimensional standards for the "C2" district

- Section 161 of the zoning by-law prescribes parking standards for all different land uses.
    - For multi-family residential uses, a minimum of 1.5 parking spaces per unit are required.
    - This section also notes parking requirements for different commercial uses. For example, a retail sales use requires 1 parking space for every 250 sq. ft. of floor area over 2,000 sq. ft. (1 space minimum).
    - As per Section 169, the owner must provide 1 lockable bicycle parking space per 10 required automobile parking spaces.

Public consultation

- A public open house was held on February 12, 2013, at John DeGraff School, located 1020 Louelda St, located approximately 650m from the subject property. The applicant utilized a traditional open house format with a series of display boards showing the following:
    - Welcome
    - OurWinnipeg context
    - Site context
    - Potential site redevelopment
    - Traffic and access study information
    - Next steps
    - Contact information
- The applicant informed the public of this open house by mailing a direct notification to all properties within the red boundary of Figure 5 below. The open house was also advertised in the Winnipeg Free Press so that individuals beyond the direction notification area would be aware of the meeting.



Figure 5: Map illustrating properties that received direct open house notifications via mail (information provided by the applicant)

- According to the applicant, 48 people attended the open house and 19 attendees filled out a written comment sheet.
    - In regards to the proposed commercial development, of the 19 respondents, 12 provided a positive response, two were unsure, and five had concerns.
    - In regards to the proposed multifamily residential development, of the 19 respondents, 10 provided a positive response, five were unsure, and four had concerns.

Proximity to transit and active transportation facilities

- The intersection of Grassie and Molson is serviced by Winnipeg Transit routes 44 and 77.
- There are active transportation facilities along the Chief Peguis Trail that connects with the Molson St terminus.
- Funds were allocated in the 2013 Capital Budget for the twinning of Molson St between Munroe Av and Grassie Blvd, which will include AT facilities whose details are still being determined.

Improvements to Molson St

- Molson St is currently paved with asphalt with ditches on either side (that being said, there is a land drainage sewer in the right-of-way).
- OurWinnipeg requires that a “full range of municipal services” be provided in order to enable the intensification of land uses. A full range of municipal services is defined as piped water, piped wastewater, piped land drainage, and an urban standard (concrete) roadway.
- Therefore, as a condition of the Servicing Agreement, it is recommended that the developer construct concrete pavement from Grassie Blvd to the north of the most northerly proposed approach to the subject property. This requirement will also include street lighting, landscaping, and a concrete sidewalk in the east boulevard.
- The City will contribute approximately $280,000 to partially offset the cost of these improvements based on collections from prior applications for these purposes. Further, the City will endeavour, within the limits of its powers, to make recoveries from other benefiting privately owned lands through subsequent agreements. The Developer may also request that the City endeavor to enact a Local Improvement By-Law to recover a portion of these costs.

Internal road network

- The site plan submitted with the application indicates that a number of proposed lots will have access to others via an internal network of drive aisles. Proposed Lots 1 and 2, for example, can directly access Grassie Blvd via Proposed Lot 4 and 271 Grassie. Further to this, Proposed Lot 1 depends directly on Proposed Lot 2 for access onto Molson St.
- This configuration necessitates the need for cross-access agreements to ensure this access can be maintained in perpetuity. Such a condition is recommended in the proposed zoning agreement.

Compatibility with the surrounding neighbourhood

- The Urban Planning Division is broadly supportive of the proposed multifamily residential and commercial rezonings for the following reasons:
    - Molson St/Panet Rd functions as a neighbourhood collector-type road through its surrounding neighbourhoods from the subject property down to Regent Av. Along it are many examples of multifamily residential development.
    - The fact the subject property abuts Chief Peguis Trail to the north and Lagimodiere Blvd to the east helps reduce any potential land use conflicts. The proposed development may in fact help buffer the single family dwellings across Molson from noise emanating from these two expressways.
    - The proposed commercial rezoning represents a logical extension of an existing development.

Building massing considerations

- While the Urban Planning Division is broadly supportive of the proposed rezoning, it is not without concern for the massing of potential development and its relationship with both the single family dwellings on the west side of Molson St as well as any potential future redevelopment of the industrial-zoned lands to the south.

- Based on the dimensional standards of the “RMF-L” zoning district, future development on at least proposed Lot 3 could be built up to 150 ft. tall, setback 25 ft. from the front property line. Such heights would likely be inappropriate on this site. The Urban Planning Division recommends that a condition limiting maximum building height to 85 ft. be applied. This number allows the applicant to move forward with what they have proposed while allowing for a bit of flexibility.
- Based on height restrictions of 60 ft. on the “RMF-M” properties (as per the zoning by-law) and a proposed height restriction of 85 ft. on the “RMF-L” property, the Urban Planning Division has little concern with the impacts of the proposed building massing. Typical Best Practice suggests that the height of the proposed multi-storey buildings should not exceed the width of the right-of-way; in this case, the Molson St ROW is approximately 100 ft., which does not even account for approximate front yard residential setbacks across the street of 60 ft.
- Plan approval is recommended as a condition of approval. In regards to building massing, the following should be noted:
    - As part of their application, the applicant provided graphics demonstrating how shadow impacts will be limited on adjacent single family dwellings across Molson St. The Urban Planning Division is satisfied with this analysis and has no concerns. However, should the massing of this development change significantly from what is currently being proposed, the applicant may be requested to provide a revised shadow plan indicating minimal shadowing of adjacent properties at 10am, 12pm, 3pm, and 5pm on March 21, June 21, and December 21.
    - The Urban Planning Division encourages the use of building step-backs to help further mitigate the perception of building height from the single family dwellings across the street. In regards to the “RMF-L” site, staging this step-back at a height equal to the height of the “RMF-M” buildings with help ensure better compatibility. This design technique also helps articulate building massing and reduces shadow impacts on the Molson St ROW.

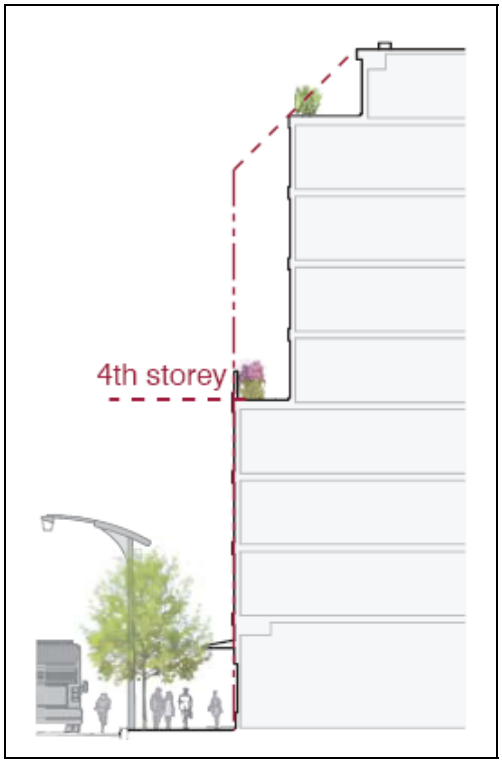


Figure 6: Providing a minor step-back in the "RMF-L" building at the fourth storey can further enhance its compatibility with the proposed four storey buildings on the rest of the site.

Site plan design considerations

- In addition to the above-noted massing considerations, the Urban Planning Division also recommends that the following items that should be considered through the plan approval process:
    - The Urban Planning Division is concerned about the potential for long, blank walls along Molson St. There are a number of ways that this could be addressed. Strategies can include wrapping the first few floors with ground-oriented townhouse units, or providing extra articulation through different materials and building setbacks to mimic the pattern of the existing built form (defined as single family dwellings all roughly about 40 ft. wide). Otherwise, the Urban Planning Division is strongly supportive of the proposed building locations in the preliminary plans submitted with the application, as their siting along Molson provides a strong street presence.
    - In addition, plans for the other building elevations should also be provided indicating the use of multiple cladding materials and colours.
    - Pedestrian pathways should be provided internal to the site to facilitate pedestrian circulation.
    - Individual buildings are strongly encouraged to provide long-term bicycle parking facilities. The Urban Planning Division recognizes a distinction between short term and long term parking; short term bicycle parking should emphasize convenience and, in a residential use, should be used for visitors. It should be located in the front yard. Long

term bicycle parking, in contrast, is intended for residents. Therefore, it should be much more secure, fully enclosed, and weather protected; residents should feel comfortable leaving their bicycles in the facility without fear of theft or weather-induced damage for weeks or months at a time. Appendix 'B' below provides a number of examples. These facilities could be accommodated in the parking garage or in a separate enclosed facility. The Association of Pedestrian and Bicycle Professionals recommends a minimum of 0.5 spaces per unit for a multifamily residential building.

- A detailed landscaping plan, including a plant list, should be provided. A mix of both coniferous and deciduous landscaping should be provided to minimize the potential effects of disease and to provide year-round greenery to the site.
- Details on any on-site fencing. Any fencing in the Molson St front yard should be no taller than 4 ft. in height and should be ornamental in nature. The use of wrought iron-style material is strongly encouraged in this location.
- Any on-site signage.

- A restriction on mobile signs is also recommended as a condition in the zoning agreement to ensure the provision of an attractive Lagimodiere streetscape.

RECOMMENDATION

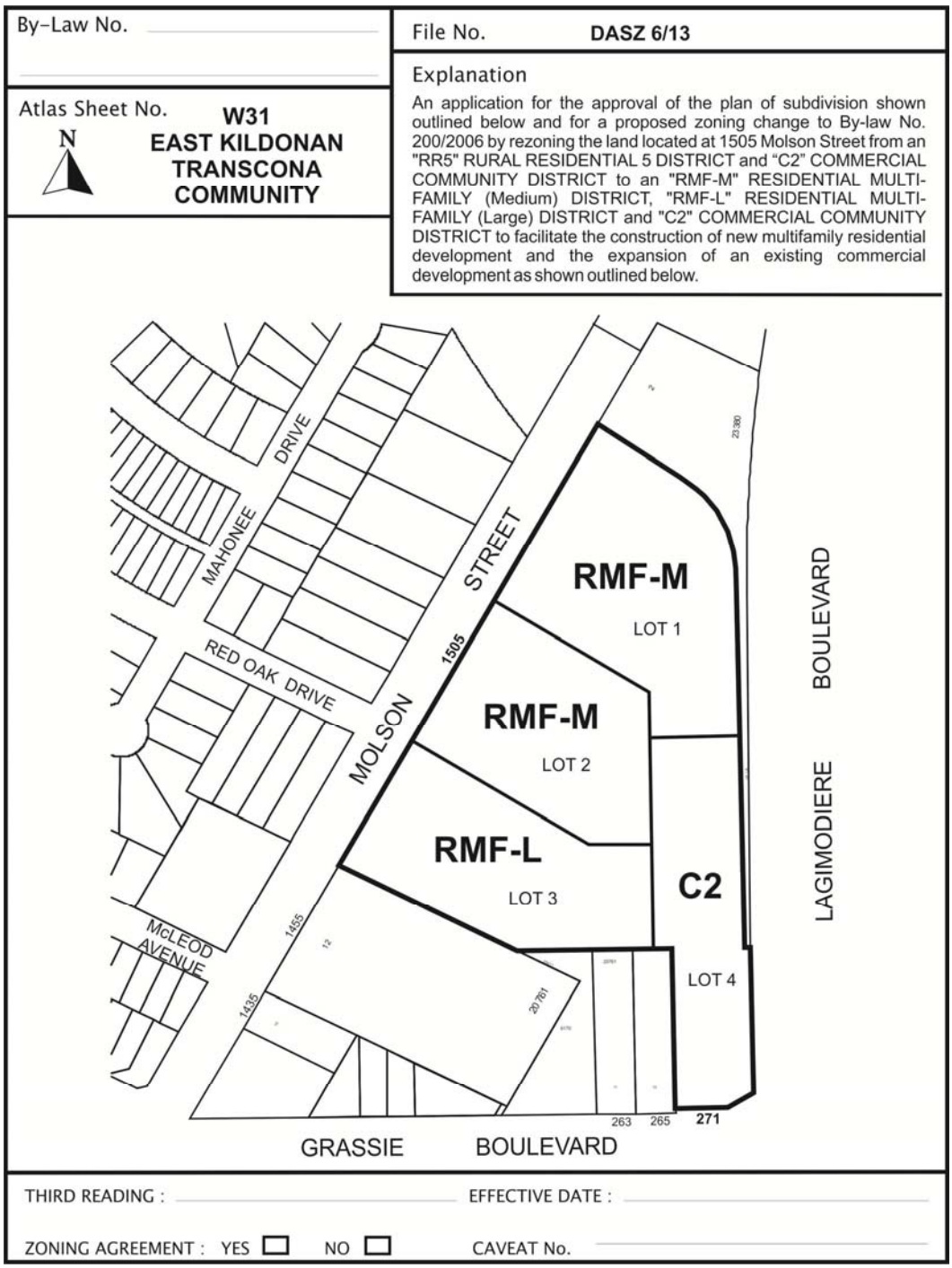
The Urban Planning Division recommends approval of the proposed development, as it advances the infill development goals of the Complete Communities Direction Strategy while respecting its surrounding context.

As a condition of approval, it is recommended that any development on Lot 3 shall be limited in height to 85 feet. This will allow the applicant to move forward with what they have proposed but will inhibit the construction of taller towers up to 150 feet in height.

This Report Submitted by: Michael Pyl
Planning, Property and Development Department
Urban Planning Division
Report Prepared by: PPD File # DASZ 6/2013

APPENDIX 'B'

Schedule "A" for File No. DASZ 6/13, East Kildonan-Transcona Community Committee, dated May 14, 2013.



Schedule "B"

REPORT OF THE ADMINISTRATIVE CO-ORDINATING GROUP – May 7, 2013

RE: PROPOSED SUBDIVISION AND REZONING OF LAND LOCATED AT 1505 MOLSON STREET- DASZ 6/2013

It is recommended that the approval of DASZ 6/2013, if granted, be subject to the applicant entering into a Servicing Agreement addressing the following items:

1. The Developer shall construct at no expense to the City a watermain in Molson St. from its existing terminus to the north limit of the residential properties on the west side of Molson Street including a connection to the existing watermain in Red Oak Drive.

2. The Developer shall construct at no expense to the City a wastewater sewer in Molson from its existing terminus to the north limit of the residential properties on the west side of Molson Street.

3. The Developer shall be required to pay for their share of the existing land drainage sewer in Molson St. ($40/ft), and their share of the regional land drainage system (2013 Trunk Rate = $9,997/acre).

4. The Developer shall, at no expense to the City, construct the following services in Molson Street from Grassie Boulevard to the north of the most northerly proposed approach to the Planned Area.

    a) a 10.0m in width by 200mm in thickness portland cement concrete lane of pavement and related works;
    b) street lighting in the east boulevard as applicable;
    c) landscaping in the east boulevard;
    d) a 1.5m in width by 100mm in thickness portland cement concrete sidewalk in the east boulevard;

    all as determined by and to the satisfaction of the Director of Public Works.

5. The City will contribute approximately $280,000 to partially offset the cost of services required to be constructed in item 4. above. Further, the City will endeavor, within the limits of its powers, to make recoveries from other benefiting privately owned lands through subsequent agreements, and also the Developer may request the City to endeavor to enact a Local Improvement By-Law for the above-referenced improvements.

6. The Developer and all successors in title to the lots in the subdivision shall enter into, and register and maintain in perpetuity by way of caveat or master or declaratory easement against the titles to the lots, private cross-access agreements with the owners of the other lots so as to ensure access to every lot at all times, via streets or internal roads, by vehicles, including but not limited to City emergency service vehicles. The Developer and owners must submit the agreements or easements to the City Solicitor for approval prior to execution.

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

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

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

10. The Developer shall, at no expense to the City, initiate and control the regular cleanup of litter and refuse from the contractors and builders for this development, both on-site and off-site, during the installation of services and construction of buildings, until completion of all construction, as determined by, and to the satisfaction of, the Director of Public Works.

11. In lieu of dedication of land for public open space, the Developer shall pay to the City, prior to the release of the subdivision mylars for registration in the Land Titles Office, 8% of the appraised value of the land plus the cost of landscaping and services which it would have contributed to the City if public open space had been dedicated.

12. Following completion of all major construction works, the Developer shall, at its cost, have the locations of the survey monuments within the Planned Area verified and, where the survey monuments have been disturbed, moved, covered, mutilated, or destroyed, have them replaced by a Manitoba Land Surveyor, who shall provide the Director of Planning, Property and Development with a certificate that all survey monuments within the Planned Area have been verified and/or replaced.

13. The Developer shall pay the full cost of construction and landscaping supervision services provided by or on behalf of the City for field inspection, preparation of progress estimates, provision of as-built drawings by March 31 of the year following substantial performance of the work, and all other consulting services related to the installation and acceptance of municipal services, and all associated works to serve the Planned Area.

14. The Developer shall pay to the City, prior to the release of the subdivision mylars for

registration in the Land Titles Office, $1,200.00 plus GST per acre of the Planned Area to defray the City's administration and related costs associated with the preparation and implementation of the Servicing Agreement.

THIS REPORT SUBMITTED BY:

Administrative Co-ordinating Group
File No. DASZ 6/2013
May 7, 2013

Original Signed by K.T. Raban, P.Eng.
K.T. Raban, P. Eng.,
Land Development Branch

Original Signed by D. Beaton, P.Eng.
D. Beaton, MLArch.
Parks, Riverbanks, & Community Initiatives Branch

Original Signed by C. Desjardine, P.Eng.
Luis Escobar, P.Eng.
Public Works Department, Transportation Division

Original Signed by F.C. Mazur, P.Eng.
F. C. Mazur, P. Eng.
Water & Waste Department

Schedule “C” - Examples of long term bicycle parking facilities





