Agenda - Executive Policy Committee – October 16, 2013

Report - Standing Policy Committee on Property and Development – October 8, 2013

Item No. 12 Rezoning – 320 Stradbrook Avenue
(Fort Rouge-East Fort Garry Ward)
File DAZ 215/2013 [c/r DAV 127495/2013D]

STANDING COMMITTEE RECOMMENDATION:

On October 8, 2013, the Standing Policy Committee on Property and Development concurred in the recommendation of the City Centre Community Committee and submitted the following to Council:

1. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land as shown on Schedule "A" for File DAZ 215/2013 dated October 1, 2013 to an "RMF-L" Residential Multi Family – Large district.

    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, the final plans showing the location and details of buildings, landscaping, fencing, garbage enclosures, and accessory parking areas shall be submitted to the Director of Planning, Property and Development and the City Centre Community Committee for approval prior to the issuing of any development or building permits; and thereafter maintained to the satisfaction of the Director of Planning, Property and Development.

        ii. That the height of any building shall be limited to five (5) storeys and sixty (60) feet.

        iii. That density be limited to a maximum of fifteen (15) units.

        iv. That prior to the issuance of any development or building permits, the applicant shall submit plans for a car share program (in compliance with conditions a. through e. indicated below) or a parking management plan, to the Director of Planning, Property and Development and the City Centre Community Committee for approval.

Agenda - Executive Policy Committee – October 16, 2013

Report - Standing Policy Committee on Property and Development – October 8, 2013

a. That a minimum of one (1) car share vehicle will be provided on the subject property.

    1. For the purpose of this condition, a car sharing program refers to a service that offers use of vehicles 24 hours a day, 7 days a week to its members, and charges the members for the time and/or miles.

b. That a minimum of seven (7) memberships for the car sharing program shall be purchased for residents of the subject property.

c. Prior to receiving a certificate of occupancy for 320 Stradbrook Avenue, the property owner/property management company will provide proof of insurance and vehicle title documents and/or vehicle lease agreements for the car sharing vehicle to the City of Winnipeg, to the satisfaction of the Director of Planning, Property, and Development.

d. There must be a reserved parking stall for the required car sharing vehicle on site.

e. In the event that the car share vehicle is no longer provided on the subject property, the property owner/property management company shall notify the Director of Planning, Property, and Development with a report identifying the deficiency in parking spaces as a result of the program ending, and plans to bring the building into compliance with parking requirements. There are several options to bring the property back into compliance, including:

    1. Constructing additional parking spaces;

    2. Entering into a shared parking agreement with an adjacent owner;

    3. Requesting a new parking variance from the City of Winnipeg.

Agenda - Executive Policy Committee – October 16, 2013

Report - Standing Policy Committee on Property and Development – October 8, 2013

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-our (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 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.

Agenda - Executive Policy Committee – October 16, 2013

Report - Standing Policy Committee on Property and Development – October 8, 2013

DECISION MAKING HISTORY:

STANDING COMMITTEE RECOMMENDATION:

On October 8, 2013, 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 October 1, 2013, the City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service with the following amendments:

- Recommendation 1. A. i.: Delete the words “and parking management plan (in compliance with conditions iii through vii indicated below”.

- Delete Recommendations 1. A. iii. to 1. A. vii. in their entirety and replace it with the following:

    “1. A. iii. That density be limited to a maximum of fifteen (15) units.

    iv. That prior to the issuance of any development or building permits, the applicant shall submit plans for a car share program (in compliance with conditions a. through e. indicated below) or a parking management plan, to the Director of Planning, Property and Development and the City Centre Community Committee for approval.

    a. That a minimum of one (1) car share vehicle will be provided on the subject property.

    1. For the purpose of this condition, a car sharing program refers to a service that offers use of vehicles 24 hours a day, 7 days a week to its members, and charges the members for the time and/or miles.

Report - Standing Policy Committee on Property and Development – October 8, 2013

DECISION MAKING HISTORY (continued):

COMMUNITY COMMITTEE RECOMMENDATION: (continued)

b. That a minimum of seven (7) memberships for the car sharing program shall be purchased for residents of the subject property.

c. Prior to receiving a certificate of occupancy for 320 Stradbrook Avenue, the property owner/property management company will provide proof of insurance and vehicle title documents and/or vehicle lease agreements for the car sharing vehicle to the City of Winnipeg, to the satisfaction of the Director of Planning, Property, and Development.

d. There must be a reserved parking stall for the required car sharing vehicle on site.

e. In the event that the car share vehicle is no longer provided on the subject property, the property owner/property management company shall notify the Director of Planning, Property, and Development with a report identifying the deficiency in parking spaces as a result of the program ending, and plans to bring the building into compliance with parking requirements. There are several options to bring the property back into compliance, including:

    1. Constructing additional parking spaces;

    2. Entering into a shared parking agreement with an adjacent owner;

    3. Requesting a new parking variance from the City of Winnipeg.

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

On September 10, 2013, the City Centre Community Committee adjourned the public hearing to its meeting on October 1, 2013, at 6:00 p.m., in the Council Building, 510 Main Street.

Report - Standing Policy Committee on Property and Development – October 8, 2013

DECISION MAKING HISTORY (continued):

COMMUNITY COMMITTEE RECOMMENDATION: (continued)

On July 9, 2013, the City Centre Community Committee adjourned the public hearing to its meeting on September 10, 2013, at 6:00 p.m., in the Council Building, 510 Main Street.

RE: **Rezoning – 320 Stradbrook Avenue**
File DAZ 215/2013

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

Prepared by: **Andrew Poitras, Senior Committee Clerk**
City Centre Community Committee

Report date: **October 2, 2013**

COMMUNITY COMMITTEE RECOMMENDATION:

On October 1, 2013, the City Centre 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 Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land as shown on Schedule "A" for File DAZ 215/2013 dated October 1, 2013 to an "RMF-L" Residential Multi Family – Large district.

    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, the final plans showing the location and details of buildings, landscaping, fencing, garbage enclosures, and accessory parking areas~~,~~ ***~~and a parking management plan (in compliance with conditions iii through vii indicated below)~~*** shall be submitted to the Director of Planning, Property and Development and the City Centre Community Committee for approval prior to the issuing of any development or building permits; and thereafter maintained to the satisfaction of the Director of Planning, Property and Development.

        ii. That the height of any building shall be limited to five (5) storeys and sixty (60) feet.

        ~~iii. That a minimum of one (1) car share vehicle will be provided on the subject property.~~

            ~~a. For the purpose of this condition, a car sharing program refers to a service that offers use of vehicles 24 hours a day, 7 days a week to its members, and charges the members for the time and/or miles.~~

        iii. That density be limited to a maximum of fifteen (15) units.

~~*iv. That a minimum of ten (10) memberships for the car sharing program shall be purchased for residents of the subject property.*~~

iv. That prior to the issuance of any development or building permits, the applicant shall submit plans for a car share program (in compliance with conditions a. through e. indicated below) or a parking management plan, to the Director of Planning, Property and Development and the City Centre Community Committee for approval.

a. *That a minimum of one (1) car share vehicle will be provided on the subject property.*

1. For the purpose of this condition, a car sharing program refers to a service that offers use of vehicles 24 hours a day, 7 days a week to its members, and charges the members for the time and/or miles.

b. That a minimum of seven (7) memberships for the car sharing program shall be purchased for residents of the subject property.

c. Prior to receiving a certificate of occupancy for 320 Stradbrook Avenue, the property owner/property management company will provide proof of insurance and vehicle title documents and/or vehicle lease agreements for the car sharing vehicle to the City of Winnipeg, to the satisfaction of the Director of Planning, Property, and Development.

d. There must be a reserved parking stall for the required car sharing vehicle on site.

e. In the event that the car share vehicle is no longer provided on the subject property, the property owner/property management company shall notify the Director of Planning, Property, and Development with a report identifying the deficiency in parking spaces as a result of the program ending, and plans to bring the building into compliance with parking requirements. There are several options to bring the property back into compliance, including:

1. Constructing additional parking spaces;

2. Entering into a shared parking agreement with an adjacent owner;

3. Requesting a new parking variance from the City of Winnipeg.

~~***v. Prior to receiving a certificate of occupancy for 320 Stradbrook Avenue, the property owner/property management company will provide proof of insurance and vehicle title documents and/or vehicle lease agreements for the car sharing vehicle to the City of Winnipeg, to the satisfaction of the Director of Planning, Property, and Development.***~~

~~***vi. There must be a reserved parking stall for the required car sharing vehicle on site.***~~

~~***vii. In the event that the car share vehicle is no longer provided on the subject property, the property owner/property management company shall notify the Director of Planning, Property, and Development with a report identifying the deficiency in parking spaces as a result of the program ending, and plans to bring the building into compliance with parking requirements. There are several options to bring the property back into compliance, including:***~~

~~***a. Constructing additional parking spaces;***~~

~~***b. Entering into a shared parking agreement with an adjacent owner;***~~

~~***c. Requesting a new parking variance from the City of Winnipeg.***~~

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-our (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.

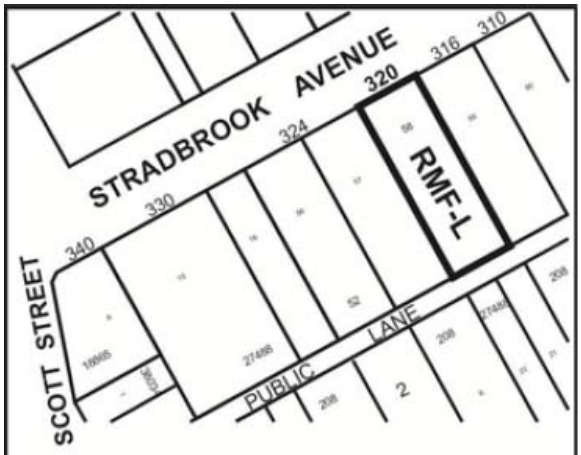
5. That the Director of Legal Services and City Solicitor be requested to do all things necessary for implementation in accordance with the terms of The City of Winnipeg Charter.

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

The City Centre Community Committee provided the following supporting reason(s) for its recommendation:

1. We need rental housing in this area.
2. It’s a transit oriented visitable dwelling.
3. It’s in accordance with the Osborne Village Neighbourhood Plan.

PUBLIC HEARING SUMMARY

File:	DAZ 215/2013
Before:	City Centre Community Committee Councillor Smith, Chairperson Councillor Gerbasi Councillor Orlikow
Public Hearing:	October 1, 2013 September 10, 2013 July 9, 2013 Council Building, 510 Main Street
Applicant:	John Wintrup (J. Wintrup Consulting Ltd.)
Subject:	

Premises Affected: 320 Stradbrook Avenue

Exhibits Filed:

1. Application dated May 16, 2013
2. Notification of Public Hearing dated May 21, 2013
3. Manitoba Status of Title 2650769/1
4. Letter of authorization dated April 24, 2013 from Geoffrey Milnes and Robert Robson to John Wintrup
5. Surveyor's Building Location Certificate and sketch dated April 26, 2013
6. Drawing of subject property (2 pages)
7. Plans (1 page)
8. Report from the Urban Planning Division dated July 2, 2013
9. Revised Report from the Urban Planning Division dated July 9, 2013
10. Inspection Report
11. Notice of Adjournment dated July 12, 2013
12. Audio Recording of representations of public hearing held on September 10, 2013
13. Notice of Adjournment dated September 16, 2013
14. Revised Report from the Urban Planning Division dated October 1, 2013
15. Audio Recording of representations of public hearing held on October 1, 2013
16. Submission submitted by the Applicant at the public hearing

REPRESENTATIONS:

In Support:

Jonathon Freed
Geoff Milnes
Rob Robson
John Wintrup

In Opposition:

Nil

For Information:

Tim Comack
Melanie Gagnon

For the City:

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

Exhibit “14” referred to in File DAZ 215/2013

ADMINISTRATIVE REPORT

Title: DAZ 215/13 – 320 Stradbrook Ave. REVISED

Issue: An application for consideration at the Public Hearing to rezone the land from “RMF-M” Residential Multi Family - Medium to “RMF-L” Residential Multi Family - Large in order to develop a multiple family dwelling.

Critical Path: City Centre Community Committee – Standing Policy Committee on Property and Development – Executive Policy Committee – Council as per the *Development Procedures By-law* and *The City of Winnipeg Charter*.

AUTHORIZATION

Author	Department Head	CFO	CAO
B. Smith	N/A	N/A	

RECOMMENDATIONS

1. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land as shown on Schedule “A” for File DAZ 215/2013 dated October 1, 2013 to an “RMF-L” Residential Multi Family – Large district.

   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, the final plans showing the location and details of buildings, landscaping, fencing, garbage enclosures, and accessory parking areas, and a parking management plan (in compliance with conditions iii through vii indicated below) shall be submitted to the Director of Planning, Property and Development and the City Centre Community Committee for approval prior to the issuing of any development or building permits; and thereafter maintained to the satisfaction of the Director of Planning, Property and Development.

      ii. That the height of any building shall be limited to five (5) storeys and sixty (60) feet.

      iii. That a minimum of one (1) car share vehicle will be provided on the subject property.

         a. For the purpose of this condition, a car sharing program refers to a service that offers use of vehicles 24 hours a day, 7 days a week to its members, and charges the members for the time and/or miles.

      iv. That a minimum of ten (10) memberships for the car sharing program shall be purchased for residents of the subject property.

      v. Prior to receiving a certificate of occupancy for 320 Stradbrook Avenue, the property owner/property management company will provide proof of insurance and vehicle title

documents and/or vehicle lease agreements for the car sharing vehicle to the City of Winnipeg, to the satisfaction of the Director of Planning, Property, and Development.

vi. There must be a reserved parking stall for the required car sharing vehicle on site.

vii. In the event that the car share vehicle is no longer provided on the subject property, the property owner/property management company shall notify the Director of Planning, Property, and Development with a report identifying the deficiency in parking spaces as a result of the program ending, and plans to bring the building into compliance with parking requirements. There are several options to bring the property back into compliance, including:

a. Constructing additional parking spaces;

b. Entering into a shared parking agreement with an adjacent owner;

c. Requesting a new parking variance from the City of Winnipeg.

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-our (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 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 is proposing to rezone the site from “RMF-M” Residential Multi-Family – Medium to “RMF-L” Residential Multi-Family - Large in order to develop a multi-family dwelling on the property.
- Rezoning applications require a Public Hearing as per the *Development Procedures By-law* and *The City of Winnipeg Charter.*
- 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 Urban Planning Division are concurred in, the subject site will be rezoned from “RMF-M” Residential Multi Family - Medium to “RMF-L” Residential Multi Family – Large.

HISTORY

N/A

CONSULTATION

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

SUBMITTED BY

Department	Planning, Property and Development
Division	Urban Planning Division
Prepared by:	Devin Clark
Date:	October 1, 2013
File No.	DAZ 215/13

List of Schedules and Attachments

1. Appendix A – Planning Discussion
2. Schedule “A” Recommended File No. DAZ 215/13 City Centre Community Committee, dated September 30, 2013

APPENDIX 'A'

DATE: October 1, 2013

FILE: DAZ 215/13
RELATED FILES: N/A

COMMUNITY: City Centre
NEIGHBOURHOOD #: 1.111

SUBJECT: To rezone the land from "RMF-M" Residential Multi Family – Medium to "RMF-L" Residential Multi Family – Large

LOCATION: 320 Stradbrook Ave.

LEGAL DESCRIPTION: LOT 58 PLAN 52 36 ST B



APPLICANT: John Wintrup J. Wintrup Consulting Ltd.
139 ROSLYN RD UNIT 301
WINNIPEG MB R3L 0G7

OWNER: 6576568 MANIOTBA LTD.
63 GOULET ST UNIT 321
WINNIPEG MB R2H

RECOMMENDATION: Approval with conditions

REPORT SUMMARY

- The applicant is proposing to rezone the site from "RMF-M" Residential Multi Family – Medium to "RMF-L" Residential Multi Family - Large in order to develop a 4 storey, 18 unit multi-family dwelling.
- The Urban Planning Division recommends approval of this application with conditions.

SITE DESCRIPTION

- The subject property is located on the south side of Stradbrook Ave. in the River-Osborne neighbourhood of the Fort Rouge – East Fort Garry ward.
- The site is 7,351 square feet.
- Under the Complete Communities Direction Strategy, the site is located within Areas of Stability – Mature Communities.
- The subject property also falls within the Osborne Village Neighbourhood Plan area.



Figure 1: Aerial photograph showing subject property (flown 2012)

SURROUNDING LAND USES & ZONING (See Figure 2)

North: Multi-family residential uses zoned "RMF-M" Residential Multi Family – Medium.

South: Two-family and multi-family residential uses zoned "RMF-M" Residential Multi Family – Medium.

East: Multi-family residential uses zoned “RMF-M” Residential Multi Family – Medium.

West: Multi-family residential uses zoned “RMF-M” Residential Multi Family – Medium.

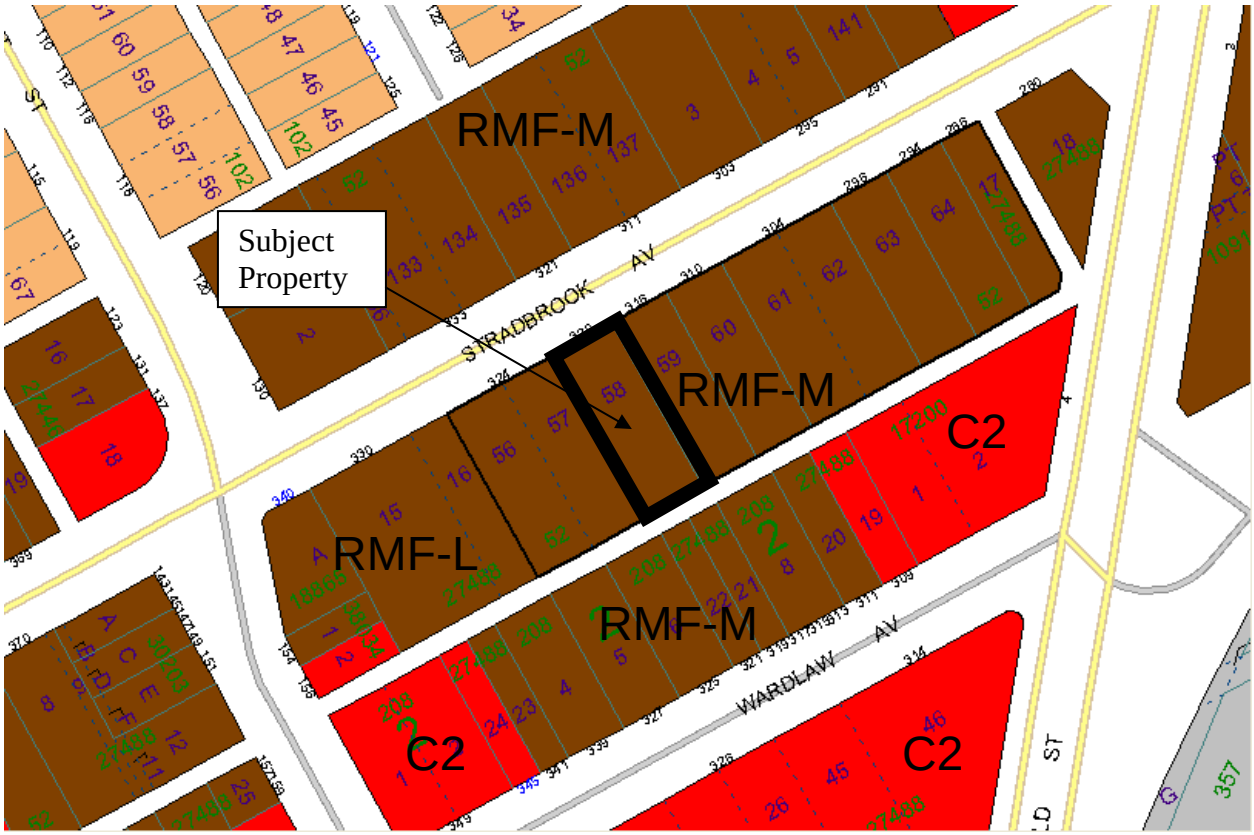


Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing to rezone the property from “RMF-M” Residential Multi-Family – Medium to “RMF-L” Residential Multi-Family – Large.
- The applicant wishes to build a four (4) storey, 18 unit multi-family dwelling.
- The proposed development will have 8 parking stalls for cars and 8 bicycle lock-ups.
- The existing dwelling and detached garage are to be demolished.

ANALYSIS AND ISSUES

COMPLETE COMMUNITIES DIRECTION STRATEGY

- The site is located within the Areas of Stability – Mature Communities policy area. The key relevant policy guiding the development of Areas of Stability under the *Complete Communities Direction Strategy* includes:
    - Promote the form of buildings and spaces that are sensitive to the community context and address the transition between new and existing developments.

- Focus housing growth to areas that have municipal service capacity to support intensification, in addition to commercial and recreational amenities.
- Support Complete Communities by ensuring diverse and high quality housing stock.
- 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, townhouses.

ZONING

"RMF-L" Residential Multi-Family Large

- The "RMF-L" zone is intended to accommodate the development of multi-family units in neighbourhoods with medium to high residential densities. The dimensional standards for multi-family structures in the RMF-L zone are: a minimum front yard of 25 feet; a minimum rear yard of 25 feet; a minimum side yard of 8 feet (note b)[1] and, a maximum building height of 150 feet. The minimum lot area is 20,000 square feet and the minimum lot area per dwelling unit is 400 square feet.
- Parking requirements are 1.5 stalls per unit. However, for properties that fall within Urban Infill Areas parking requirements are reduced to 80% of the required minimum stalls.

LAND USE BY-LAW

Rezoning

- The applicant is proposing to rezone the land from "RMF-M" Residential Multi Family - Medium to "RMF-L" Residential Multi Family - Large in order to construct a multi-family development with 18 units.

OSBORNE VILLAGE NEIGHBOURHOOD PLAN

The subject site falls within the Osborne Village Neighbourhood Plan (OVNP) which provides detailed guidelines for development in Osborne Village. Under the OVNP the subject property is identified as a Village Medium Density Residential policy area. The following policies are applicable to the proposed development.

Village Medium Density Residential Policies:

- *4.1.3.A Encourage a mixture of single-family homes, duplexes, townhouses, and multiple-family buildings;*
- *4.1.3.B New development will have a minimum of two storeys and a maximum of four storeys in height in order to preserve the scale and pedestrian oriented character of this area;*

[1] note b – in the "RMF-L" zoning district, where a building is more than one storey in height, the required interior side yard increases by 2 feet for each storey above the ground floor to a maximum of 20 feet.

- *4.1.3.C New development along River and Stradbrook avenues east of Osborne Street may have a maximum of 5 storeys, provided structured parking is included and 4th floor and above are setback from public streets;*

Character policies from the OVNP also apply to all development in Osborne Village. Generally, these policies encourage context sensitive infill that promotes pedestrian orientation by addresses massing and design of buildings, parking, preservation of mature trees and safety and visibility. Some specific policies that are applicable to this project include:

3.1.1.B.1 Orienting buildings to the street to restore traditional mature neighbourhood character. New buildings are to be located to the front and corner side property lines and have a street front orientation;

3.1.1.B.2 Respecting the traditional character of the area and surrounding properties in terms of pedestrian orientation, mass and scale of surrounding properties, compatible building materials, orientation of entrances to the street, and incorporation of compatible alignment, setbacks, and height of building(s) along the street;

3.1.2.B Development with a residential component should include a wide variety of housing options aimed at different lifestyles, age groups, and income levels.

COMPATIBILITY WITH THE SURROUNDING NEIGHBOURHOOD

- The Complete Communities Direction Strategy encourages the intensification of land uses within mature neighbourhoods when done so in a context sensitive manner.
- This area of Osborne Village is primarily characterized by multi-family dwellings along Stradbrook Ave. and commercial uses along Wardlaw Ave. and Donald St. Adjacent properties primarily consist of multi family dwellings that range from 15 to 41 units. The proposal for an 18 unit residential development is consistent with the existing density.
- Building heights in the immediate vicinity range between two (2) storeys and six (6) storeys. The OVNP states that new development will have a minimum of two (2) storeys and a maximum of four (4) storeys. New development along Stradbrook is permitted building heights up to five (5) storeys, as long as structure parking is provided. In this case, structured parking is not being provided so the development is limited to a maximum height of four (4) storeys.
- The proposal for a four storey building is consistent with the surrounding context and complies with the OVNP.

LAND DEDICATION

- When a developer rezones and/or subdivides a parcel of land, they are required to put in an application with the City of Winnipeg.
- As a condition of rezoning or subdivision, a developer is required to contribute a portion of the land to be developed to the City for parks purposes.
- The amount of land is not less than 10%.
- The developer is to provide land or ‘cash in lieu’ as determined by the Planning, Property and Development Department.
- The City is requesting cash in lieu for this application.

CONDITION OF PLAN APPROVAL

Submission of final plans to the Director of Planning Property and Development is being recommended as a condition of approval. The following considerations should be made when submitting final plans:

- Building details – Plans should include site plans, floor plans and colour elevations indicating materials of exterior finishes for the building.
- Landscaping – Plans should be submitted detailing location and species of new plants and existing mature trees. If mature trees are not able to be preserved an arborist report must be provided indicating the species, condition, and health of all trees on the site, the potential for relocation and survival, and potential mitigation measures if preservation or relocation is not possible, as per section 8.1.4.C.2 in the OVNP.
- Garbage enclosure – Plans should be submitted that show the design, location and materials of the garbage enclosure. The garbage enclosure can be constructed of wood and/or brick, or any other material deemed appropriate by the Public Service.
- Fencing – Any proposed fencing on the site should be submitted for plan approval. Plans should show details of the fence design and location on the property.

RECOMMENDATION

The Urban Planning Division recommends **approval** for the following reasons:

- The proposal is consistent with the policies of the Complete Communities Direction Strategy and is generally consistent with the Osborne Village Neighbourhood Plan.
- The proposed development provides context sensitive infill that helps enhance Osborne Village as an urban neighbourhood that encourages pedestrian activity.
- The rezoning to “RMF-L” allows for the site to be developed in a manner that is consistent and compatible with the surrounding properties.
- The conditions pertaining to the car share agreement are to ensure that the parking stall deficiencies on the site are met and maintained.

This Report Submitted by:

Planning, Property and Development Department
Urban Planning Division

Report Prepared By: Devin Clark
PPD File # DAZ 215/13

Schedule "A" for File No. DAZ 215/2013, City Centre Community Committee, dated October 1, 2013

By-Law No. _____

File No. **DAZ 215/13**

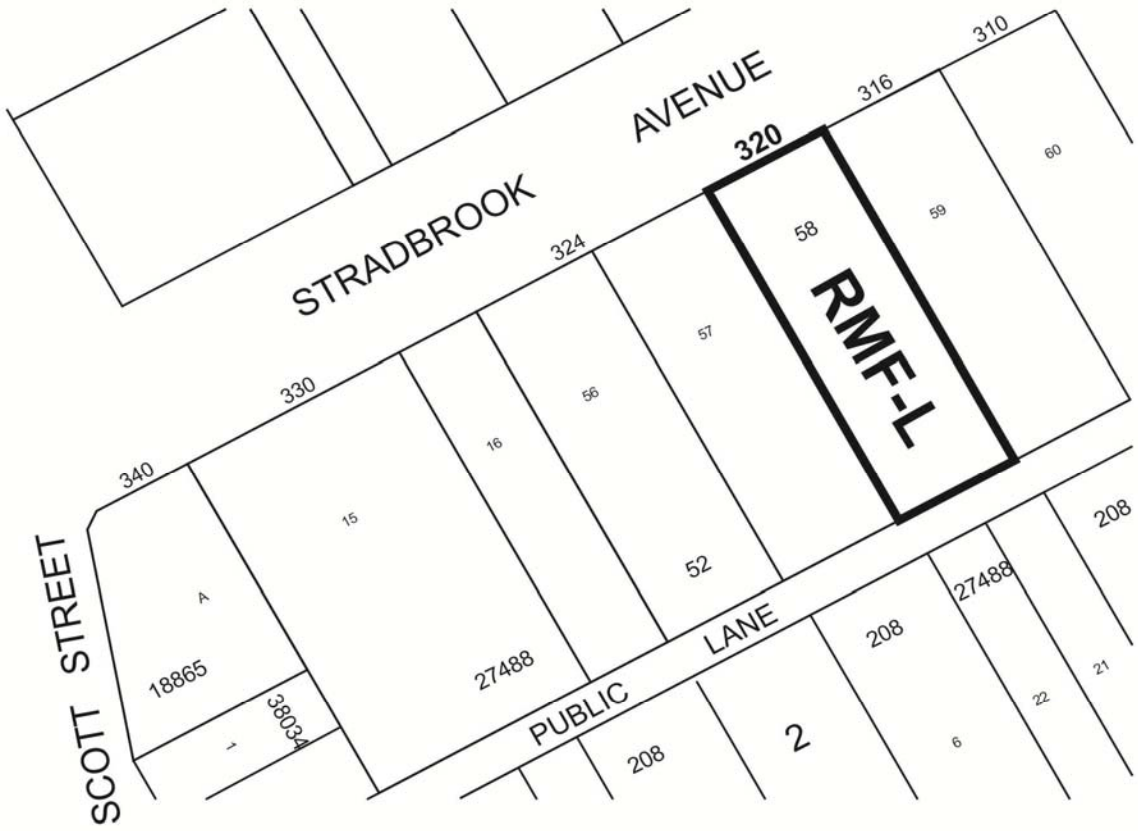
Atlas Sheet No.

N

AB25
CITY CENTRE
COMMUNITY

Explanation

A proposed zoning change to By-law No. 200/2006 by rezoning the land located at 320 Stradbrook Avenue from an "RMF-M" RESIDENTIAL MULTI-FAMILY (Medium) DISTRICT to an "RMF-L" RESIDENTIAL MULTI-FAMILY (Large) DISTRICT to allow for the construction of a new multiple family dwelling as shown outlined below.



THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____