Agenda – Executive Policy Committee – January 22, 2014

Report – Standing Policy Committee on Property and Development – January 14, 2014

Item No. 22 Subdivision and Rezoning – 4820 Roblin Boulevard and 521 Dieppe Road (Charleswood – Tuxedo Ward) File DASZ 43/2013 [c/r DAV 167318/2013D]

On January 15, 2014, the Applicant withdrew the application.

Agenda – Executive Policy Committee – January 22, 2014

Report – Standing Policy Committee on Property and Development – January 14, 2014

DECISION MAKING HISTORY:

STANDING COMMITTEE RECOMMENDATION:

On January 14, 2014, the Standing Policy Committee on Property and Development concurred in the recommendation of the Assiniboia Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On January 7, 2014, the Assiniboia Community Committee did not concur in the recommendation of the Winnipeg Public Service and the application for subdivision and rezoning under File DASZ 43/2013 be rejected, and forwarded to the Standing Policy Committee on Property and Development.

RE: **Subdivision and Rezoning – 4820 Roblin Boulevard and 521 Dieppe Road**
File DASZ 43/2013 [c/r DAV 167318/2013D]

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

Prepared by: **Destiny Watt, Committee Clerk**
Assiniboia Community Committee

Report date: **January 9, 2014**

COMMUNITY COMMITTEE RECOMMENDATION:

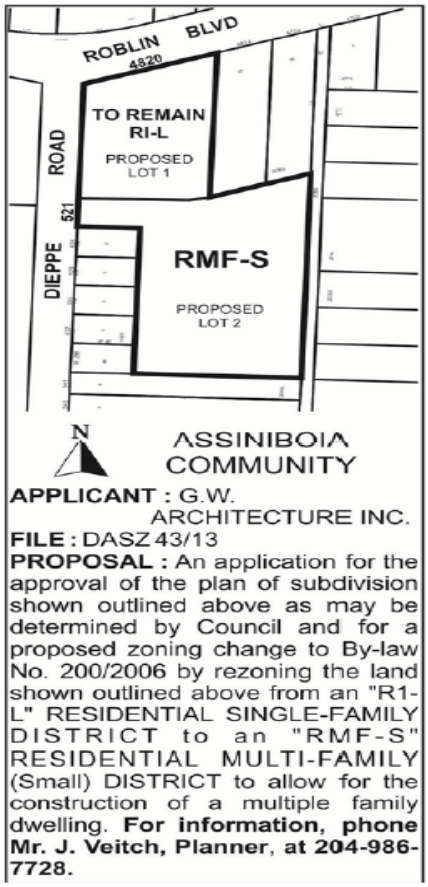
On January 7, 2014, the Assiniboia Community Committee did not concur in the recommendation of the Winnipeg Public Service and recommended to the Standing Policy Committee on Property and Development that the application for subdivision and rezoning under File DASZ 43/2013 be rejected.

The Assiniboia Community Committee provided the following supporting reasons for its recommendation:

1. The drainage, as well as water and waste issues, is not adequately addressed.
2. The height of the building is not within character of the neighbourhood.
3. Traffic issues have not been clearly reviewed or identified.
4. The notion of a lodge as part of this project is out of character of the neighbourhood.
5. Many questions and concerns have not been addressed.

PUBLIC HEARING SUMMARY

File:	DASZ 43/2013
Before:	Assiniboia Community Committee Councillor Nordman, Chairperson Councillor Havixbeck
Public Hearing:	January 7, 2014 Council Building, 510 Main Street
Applicant:	GW Architecture Inc. (Bailey Wall)
Subject:	



Premises Affected:	4820 Roblin Boulevard and 521 Dieppe Road

Exhibits Filed:

1. Application dated November 6, 2013
2. Notification of Public Hearing dated November 21, 2013
3. Manitoba Status of Titles 2335103/1 and 2635330/1
4. Letter of authorization dated October 15, 2013 from Dorothy Tjaden, Margaret White, Doreen Barton and Warren Thompson to GW Architecture Inc. and/or Bill Palmer

5a. Surveyor's Building Location Certificate and sketch dated January 30, 1962

5b. Surveyor's Building Location Certificate dated September 8, 2008

6a. Caveat 3702318

6b. Caveat 3702319

7. Drawing of subject property
8. Plans (7 pages)
9. Report from the Urban Planning Division dated December 9, 2013
10. Communication dated December 11, 2013, from Brian Parker in opposition to the application
11. Communication dated December 11, 2013, from Laurie Lywak in opposition to the application
12. Communication dated November 29, 2013, from Bruce Hembroff in opposition to the application
13. Communication dated December 10, 2013, from Cindy Castillo in opposition to the application
14. Communication dated December 11, 2013, from Freda Psooy in opposition to the application
15. Communication dated December 8, 2013, from Gary Petrie in opposition to the application
16. Communication dated December 11, 2013, from Janet Bodner in opposition to the application
17. Communication dated December 8, 2013, from Jennifer Petrie in opposition to the application
18. Communication dated December 2, 2013, from Joan Hibbert in opposition to the application
19. Communication dated December 4, 2013, from Joel Masniuk in opposition to the application
20. Communication dated December 9, 2013, from Lisa Bednar in opposition to the application
21. Communication dated December 4, 2013, from Norma J. Lucas in opposition to the application
22. Communication dated December 12, 2013, from Rochelle and Danny Moss in opposition to the application
23. Communication dated December 9, 2013, from Ross Taylor in opposition to the application

24. Communication dated December 3, 2013, from Shirith and Doron Pais in opposition to the application
25. Communication dated December 3, 2013, from Wayne Lucas in opposition to the application
26. Communication dated December 17, 2013, from Carla Arnason in opposition to the application
27. Communication (undated) from Dale and Carol Coulson in opposition to the application
28. Communication dated December 15, 2013, from Ethel Ann Page in opposition to the application
29. Communication dated December 18, 2013, from Jean Roch in opposition to the application
30. Communication dated December 12, 2013, from Kathaleen and Thornley Docker in opposition to the application
31. Communication dated December 12, 2013, from Maureen Miller in opposition to the application
32. Communication (undated) from Nick Masniuk in opposition to the application
33. Communication (undated) from Penny Masniuk in opposition to the application
34. Communication dated December 15, 2013, from Rod and Doreen Brown in opposition to the application
35. Communication dated December 17, 2013, from William and Gloria Rehaluk in opposition to the application
36. Communication dated December 14, 2013, from William and Marie-Alice Grassick in opposition to the application
37. Communication dated December 23, 2013, from Wayne Lucas, Past Master of Northern Light Prince Ruperts Lodge No. 1, in opposition to the application
38. Communication dated December 19, 2013, from Ralph Thomas in opposition to the application
39. Communication dated December 19, 2013, from Maureen Kaiser in opposition to the application
40. Communication dated December 20, 2013, from Jim and Carol Ilasewich in opposition to the application
41. Communication dated December 23, 2013, from A. Irene Makarenko in opposition to the application
42. Communication dated December 19, 2013, from Clive Russell in opposition to the application
43. Communication dated December 19, 2013, from Gary and Beverly Ross in opposition to the application
44. Communication dated December 22, 2013, from Barb and Jim Cannons in opposition to the application
45. Communication dated December 23, 2013, from Greg LaLier in opposition to the application

46. Communication dated December 23, 2013, from Crystal Norman in opposition to the application
47. Petition in opposition to the application purporting to contain the signatures of 413 area residents, submitted by Jim and Barbara Cannons
48. Communication dated December 23, 2013, from Ken and Joan Jarvie in opposition to the application
49. Communication undated from William Sutton in opposition to the application, submitted by Jim and Barbara Cannons
50. Communication undated from Bill Sutton in opposition to the application, submitted by Jim and Barbara Cannons
51. Communication undated from Grant Shiel in opposition to the application, submitted by Jim and Barbara Cannons
52. Communication undated from Michelle Miller in opposition to the application, submitted by Jim and Barbara Cannons
53. Communication undated from Lawrence Murowski in opposition to the application, submitted by Jim and Barbara Cannons
54. Communication undated from Jan Murowski in opposition to the application, submitted by Jim and Barbara Cannons
55. Communication undated from Milton Graham in opposition to the application, submitted by Jim and Barbara Cannons
56. Communication undated from Cheryl Erickson in opposition to the application, submitted by Jim and Barbara Cannons
57. Communication undated from Rebecca Scott in opposition to the application, submitted by Jim and Barbara Cannons
58. Communication undated from Ilona Oelkers in opposition to the application, submitted by Jim and Barbara Cannons
59. Communication undated from Geraldine Haufschild in opposition to the application, submitted by Jim and Barbara Cannons
60. Communication undated from Walter Maksymowycz in opposition to the application, submitted by Jim and Barbara Cannons
61. Communication undated from Javier and Cindy Castillo in opposition to the application, submitted by Jim and Barbara Cannons
62. Communication undated from Wally Sliboda in opposition to the application, submitted by Jim and Barbara Cannons
63. Communication undated from Jeff Lammi in opposition to the application, submitted by Jim and Barbara Cannons
64. Communication undated from Lynne Couture in opposition to the application, submitted by Jim and Barbara Cannons

65. Communication dated December 25, 2013, from Lee Davis in opposition to the application
66. Communication dated December 24, 2013, from Marianna Zambrzycka in opposition to the application
67. Communication dated December 24, 2013, from Michael and Maureen Kaiser in opposition to the application
68. Communication dated December 27, 2013, from Greg, Eunice and Stuart Samuels in opposition to the application
69. Communication dated December 30, 2013, from June Mooney in opposition to the application
70. Communication dated December 30, 2013, from Candace Ellis and Colin Nichols in opposition to the application
71. Communication dated December 30, 2013, from David and Jennifer Mikolajek in opposition to the application
72. Communication dated December 30, 2013, from Jean Bradley in opposition to the application
73. Communication dated January 2, 2014, from Abe Friesen in opposition to the application
74. Communication dated January 2, 2014, from Janet Ali in opposition to the application
75. Petition in opposition to the application purporting to contain the signatures of 25 area residents, submitted by Jim Cannons
76. Communication dated June 25, 2012, from Elaine Giasson with respect to the application, submitted by Bill Palmer
77. Communication dated November 13, 2012, from Reverend Dr. Michael I. Wilson, Charleswood, in support of the application, submitted by Bill Palmer
78. Communication dated November 16, 2012, from Harold Dodds, in support of the application, submitted by Bill Palmer
79. Communication dated November 1, 2013, from Harold Dodds, in support of the application, submitted by Bill Palmer
80. Communication dated December 19, 2013, from Bailey Wall, in support of the application, submitted by Bill Palmer
81. Communication dated December 31, 2013, from Paola Rico Garcia, in opposition to the application
82. Communication dated January 1, 2014, from Tom Evans, in opposition to the application
83. Communication dated January 1, 2014, from Dale Kirk, in opposition to the application
84. Communication dated January 2, 2014, from Gail Hibbert, in opposition to the application

85. Petition in support of the application purporting to contain the signatures of 1,441 area residents, submitted by Bill Palmer
86. Inspection Report
87. Communication dated January 5, 2014, from Danny and Karen Mowat in support of the application
88. Communication dated December 28, 2013, from Douglas A. Webster, Grand Master, Grand Lodge of Manitoba, in support of the application, submitted by Bill Palmer
89. Communication dated January 6, 2014, from Harold and Betty Dodds in support of the application
90. Communication dated January 3, 2014, from Lloyd and Linda Lamb in support of the application
91. Communication dated January 4, 2014, from Jennifer Stebner in opposition to the application
92. Communication dated December 27, 2013, from Jon and Amanda Sommers in opposition to the application
93. Communication dated January 6, 2014, from Julie Ann Cormie in opposition to the application
94. Communication dated January 3, 2014, from L. Karen Soiferman in opposition to the application
95. Communication dated December 28, 2013, from Richard and Joyce Feist in opposition to the application
96. Communication dated January 6, 2014, from Stephanie Brandao in opposition to the application
97. Communication dated January 6, 2014, from Thomas Brooks in opposition to the application
98. Communication dated January 3, 2014, from Vanessa Aleshka in opposition to the application
99. Communication dated January 5, 2014, from Ann Tyre in opposition to the application
100. Communication dated January 5, 2014, from Bill and Janet Johnson in opposition to the application
101. Communication dated January 5, 2014, from William and Mary Tomlinson in opposition to the application
102. Communication dated January 5, 2014, from Bryan and Lisa Lacoste in opposition to the application
103. Communication undated from Crystal Norman in opposition to the application
104. Communication dated December 30, 2013, from Deanna and Don Trueman in opposition to the application
105. Communication dated January 6, 2014, from Delwin Bergman in opposition to the application
106. Communication dated January 5, 2014, from Eleanor Duguid in opposition to the application

107. Communication dated January 5, 2014, from Eric Duguid in opposition to the application
108. Communication dated January 5, 2014, from Erna McCrindle in opposition to the application
109. Communication dated January 5, 2014, from Gavin and Elaine Reid in opposition to the application
110. Communication undated from Greg LaLier in opposition to the application
111. Communication dated January 3, 2014, from Joan Hagborg in opposition to the application
112. Communication dated January 6, 2014, from Karen Johnston Dandewich in opposition to the application
113. Communication dated January 6, 2014, from Linda G. Hall in opposition to the application
114. Communication dated January 6, 2014, from Louise Hembroff in opposition to the application
115. Communication dated December 27, 2013, from Marcelo Speranza in opposition to the application
116. Communication dated January 5, 2014, from Michelle and Jonathan Methot in opposition to the application
117. Communication dated January 5, 2014, from Nancy Curtain in opposition to the application
118. Communication dated January 3, 2014, from Pat Stanley in opposition to the application
119. Communication dated January 3, 2014, from Stanley A. Hagborg in opposition to the application
120. Communication dated January 5, 2014, from Steini Hibbert in opposition to the application
121. Communication dated December 29, 2013, from Wally Komonko in opposition to the application
122. Communication dated January 3, 2014, from Christine Mikolajek in opposition to the application
123. Communication dated January 3, 2014, from Grant and Deb Haysman in opposition to the application
124. Communication dated January 2, 2014, from Herb Schellenberg in support of the application
125. Communication dated January 2, 2014, from Manning W. Hobday in opposition to the application
126. Communication dated January 2, 2014, from Alison Dickey in opposition to the application
127. Communication dated January 2, 2014, from Justin Boates in opposition to the application
128. Communication undated from Don Trueman in opposition to the application, submitted by Jim Cannons

129. Communication dated January 6, 2014, from Ian Lucas in opposition to the application, submitted by Jim Cannons
130. Communication dated January 6, 2014 from Scott Carley in opposition to the application, submitted by Jim Cannons
131. Communication dated January 6, 2014 from Kirsten Dupley in opposition to the application, submitted by Jim Cannons
132. Communication dated January 6, 2014 from Derek Dupley in opposition to the application, submitted by Jim Cannons
133. Communication dated January 6, 2014 from Chris Noonan in opposition to the application, submitted by Jim Cannons
134. Communication dated January 6, 2014 from Karina Noonan in opposition to the application, submitted by Jim Cannons
135. Communication dated January 6, 2014 from Tim Proveda in opposition to the application, submitted by Jim Cannons
136. Communication dated January 6, 2014 from Heather Proveda in opposition to the application, submitted by Jim Cannons
137. Communication dated January 6, 2014 from Sharon Starr in opposition to the application, submitted by Jim Cannons
138. Communication dated January 6, 2014 from L. Erickson in opposition to the application, submitted by Jim Cannons
139. Communication dated January 6, 2014 from Dan Erickson in opposition to the application, submitted by Jim Cannons
140. Communication dated January 6, 2014 from Carl Erickson in opposition to the application, submitted by Jim Cannons
141. Communication dated January 6, 2014 from Susie Erickson in opposition to the application, submitted by Jim Cannons
142. Communication dated January 6, 2014 from Teri Neault in opposition to the application, submitted by Jim Cannons
143. Communication dated January 6, 2014 from Don Erickson in opposition to the application, submitted by Jim Cannons
144. Petition in opposition to the application purporting to contain the signatures of 115 area residents, submitted by Jim Cannons
145. Communication dated January 6, 2014, from Allison Brown and Dave Mullins in opposition to the application
146. Communication dated January 6, 2014, from Caroline and Fred Mann in opposition to the application
147. Communication dated January 6, 2014, from Cheryl Antonick in opposition to the application
148. Communication dated January 6, 2014, from Chris Stranc in opposition to the application

149. Communication dated January 6, 2014, from Candace Ellis and Colin Nichols, submitting communication dated February 23, 2012, from Don Trueman, in opposition to the application
150. Communication dated January 6, 2014, from Candace Ellis and Colin Nichols in opposition to the application
151. Communication undated from Dean, Bob, Patricia and Kelley Law in opposition to the application
152. Communication dated January 6, 2014, from Donna Cuming in opposition to the application
153. Communication undated from John Williams in opposition to the application
154. Communication dated January 6, 2014, from Neil Prescott in opposition to the application
155. Communication dated January 6, 2014, from Nicholas Heiler in opposition to the application
156. Communication dated January 7, 2014, from René and Joanne Rivard in opposition to the application
157. Communication dated January 6, 2014, from Stella Hyska in opposition to the application
158. Communication dated January 6, 2014, from Steven J. Ferris in opposition to the application
159. Communication dated January 7, 2014, from Gary Carson and Brandi Taylor in opposition to the application
160. Communication dated January 7, 2014, from Jennifer Oborne Crolly in opposition to the application
161. Communication dated January 6, 2014, from Jean and Duncan Marrese in support of the application
162. Communication undated from Joyce Hillson in opposition to the application
163. Communication undated from David D. McComber in opposition to the application
164. Communication dated January 7, 2014, from Tom Wallace in opposition to the application
165. Communication dated January 7, 2014, from Mabel and Vantu Huynh in opposition to the application
166. Communication dated January 7, 2014, from D. Robbins in opposition to the application
167. Communication dated January 7, 2014, from Allan Robbins in opposition to the application
168. Communication dated January 7, 2014, from Bob Gair in opposition to the application
169. Communications (5), from Bill Palmer with respect to the application submitted at the public hearing

170. Petition purporting to contain 7 signatures of area residents, submitted by Lisa Bednar, in opposition to the application submitted at the public hearing
171. Communication undated, submitted by Lisa Bednar, on behalf of Carol Haufschild, in opposition to the application submitted at the public hearing
172. Copy of presentation, submitted by Lisa Bednar, in opposition to the application submitted at the public hearing
173. Photograph of the surrounding area, submitted by Nick Masniuk, in opposition to the application submitted at the public hearing
174. Copy of presentation, submitted by Steini Hibbert, in opposition to the application submitted at the public hearing
175. Communication dated January 6, 2014, submitted by Jim Cannons, on behalf of Allison Brown and Dave Mullins, in opposition to the application submitted at the public hearing
176. Petition purporting to contain 15 signatures of area residents, submitted by Jim Cannons, in opposition to the application submitted at the public hearing
177. Copy of presentation, submitted by Barb Cannons, in opposition to the application submitted at the public hearing
178. Communication dated March 28, 2012, submitted by Colin Nichols, in opposition to the application submitted at the public hearing
179. Communication undated, submitted by Colin Nichols, on behalf of Paul and Tasha Shiaro, in opposition to the application submitted at the public hearing
180. Petition purporting to contain 5 signatures of area residents, submitted by Colin Nichols, in opposition to the application submitted at the public hearing
181. Communication undated, submitted by Colin Nichols, on behalf of Mario Ali, in opposition to the application submitted at the public hearing
182. Communication undated, submitted by Colin Nichols, on behalf of Hafiz Ali, in opposition to the application submitted at the public hearing
183. Copy of presentation, submitted by Colin Nichols, in opposition to the application submitted at the public hearing

184. Communication dated January 6, 2014, submitted by Colin Nichols, on behalf of Alec Ioanovici, in opposition to the application submitted at the public hearing
185. Communication dated January 7, 2014, submitted by Dale Kirk, on behalf of Winston Nikkel, in opposition to the application submitted at the public hearing
186. Communication dated January 7, 2014, submitted by Dale Kirk, on behalf of Kathleen Susan Nikkel, in opposition to the application submitted at the public hearing
187. Petition purporting to contain 2 signatures of area residents, submitted by Dale Kirk, in opposition to the application submitted at the public hearing
188. Copy of presentation, submitted by Gail Hibbert, in opposition to the application submitted at the public hearing
189. Copy of presentation, submitted by Jim Cannons, in opposition to the application submitted at the public hearing
190. Submission by the applicant, G. W. Architecture Inc., in support of the application submitted at the public hearing
191. Communication dated January 7, 2014, from Kristin Garriock in opposition to the application
192. Audio Recording of representations

REPRESENTATIONS:

In Support:

Arlene Anton
Geoff and Regan Archambault
Irene Baek
Dave and Doreen Barton
Maralice Blagden
Burton Boryen
Joanne Brennan
Grant Buchanan
Clifford Catton
Grace Chudyk
Donna Davis
Gertrude Derksen
Harold and Betty Dodds
Henry Dyck
Margaret English
Stan Fedorchuk
Kelsey Fierback
Margaret Fisher
Marilyn Funk
Giovanni Geremia, G. W. Architecture Inc.
Gordon and Margaret Gibson
Philip and Heather Gies
Louis Girard
Robert Godkin
Jack Goods
Jennifer Granger
Marilynn Greaves
Bill W. Hanysh
Perry Hardy
Clifford Charles Hartmier
Ron and Helen Hodge
Ada Hohs

James and Candace Houston
Martha Houston
Stan and Barb Hutton
Russell and Nancy Jeffrey
Raymond and Marion Jenkyns
Joe and Les Johnson
Mabel Jones
Marilei Kemner
Bo Mi Kim
Jeannette Labossiere
Lloyd and Linda Lamb
Carol Leroux
Inga Marie Livingston
T. D. Love
William I. Loxton
Marnie Manerch
Jean and Duncan Marrese
Thelma McEvoy
Harry F. McFee
Heather and T. McIsaac
Don K. and Louise McLachlan
Andy, Cindy and Jeffrey McLennan
Neil and Betty McMillan
James Melvin
Doug and Linda Moffat
Howard W. Morrow
Danny and Karen Mowat
Shane Neufeld
Clifford Olson
Bill and Judy Palmer
Norman R. Pohl
Les and Diane Rankin
Estelle Rivard
Herb and Shirley Schellenberg
Philip, Patricia and Stephen Shaw
Marlene Tjaden
John Trimble
William Trimble
Len A. W. Van Roon
Bailey Wall, G. W. Architecture Inc.
Harvey Waterman
W. Gray Watson
Eddy Wazney
Diane Webb
Douglas A. Webster, Grand Master, Grand Lodge of Manitoba
Michael Wilson
Rev. Dr. Michael Wilson, Charleswood United Church
Marge Wright
Meaghan Wylie

In Opposition:

Vanessa Aleshka
Hafiz and Janet Ali
Mario Ali
Cheryl Antonick
Carla Arnason
Lisa Bednar
Delwin Bergman
Justin Boates
Janet Bodner
Darlene and Terry Boettcher
Jean Bradley
Stephanie Brandao
Thomas Brooks
Allison Brown
Rod and Doreen Brown
Patti Campbell
Barb and Jim Cannons
Scott Carley
Gary Carson
Javier and Cindy Castillo
Deanne Coombs
Julie Ann and Joan Cormie
Dale and Carol Coulson
Lynne Couture
Jennifer Oborne Crolly
Donna Cuming
Nancy Curtain
Karen Johnston Dandewich
Lee Davis
Alison Dickey

Kathaleen and Thornley Docker
Eric and Eleanor Duguid
Derek and Kirsten Dupley
Carl Erickson
Cheryl Erickson
Dan and Susie Erickson
Don Erickson
L. Erickson
Candace Ellis
Tom Evans
Richard and Joyce Feist
Steven J. Ferris
Thomas and Betty-Anne Fred
Abe Friesen
Bob Gair
Paola Rico Garcia
Kristin Garriock
Milton Graham
William and Marie-Alice Grassick
Stan and Joan Hagborg
Linda G. Hall
Geraldine Haufschild
Carol Haufschild
Grant & Deb Haysman
Nicholas Heiler
Bruce and Louise Hembroff
Joan Hibbert
Steini and Gail Hibbert
Joyce Hillson
Manning W. Hobday
Mabel and Vantu Huynh
Stella Hyska
Jim and Carol Ilasewich
Alec Ioanovici
Ken and Joan Jarvie
Bill and Janet Johnson
Alex and Richard Jorundson
Michael and Maureen Kaiser
Arva Kalynuk
Debra Keating
Dale and Carina Kirk
Wally Komonko
Bryan and Lisa Lacoste
Greg LaLier
Jeff Lammi
Dean, Bob, Patricia and Kelley Law
Ian Lucas
Wayne and Norma J. Lucas
Laurie Lywak
Victoria Macdonald
A. Irene Makarenko
Walter Maksymowycz
Caroline and Fred Mann
Joel Masniuk
Nick and Penny Masniuk
David D. McComber
Erna McCrindle
Michelle and Jonathan Methot
David and Jennifer Mikolajek
Doug and Christine Mikolajek
Maureen Miller
Michelle Miller
June Mooney
Rochelle and Danny Moss
Dave Mullins
Lawrence and Jan Murowski
Teri Neault
Dale and Marion Newsham
Colin Nichols
Kathleen and Winston Nikkel
Chris and Karina Noonan
Crystal Norman
Ilona Oelkers
Ethel Ann Page
Shirith and Doron Pais
Brian Parker
Gary Petrie
Jennifer Petrie
Neil Prescott
Tim and Heather Proveda
Freda Psooy
William and Gloria Rehaluk
Gavin and Elaine Reid
Alexa Richardson
René and Joanne Rivard
Allan and Dorothy Robbins
Jean Roch
Beverly and Gary Ross
Clive Russell
Greg, Eunice and Stuart Samuels

Scott Samuels
Rebecca Scott
Paul and Tasha Shiaro
Grant Shiel
Wally Sliboda
Jeff Smithson
L. Karen Soiferman
Jon and Amanda Sommers
Marcelo Speranza
Pat Stanley
Sharon Starr
Jennifer Stebner
Brandao Stephanie
Chris Stranc
Sonja Strausz
Bill and William Sutton
Brandi Taylor
Ross Taylor, Insideout Renovations Incorporated
Ralph Thomas
William and Mary Tomlinson
Don and Deanna Trueman
Ann Tyre
Tom Wallace
John Williams
Junmei Xu
Marianna Zambrzycka

For Information:

Caroll Force
Elaine Giasson, École Dieppe Elementary School
Sharon L. Gordon

For the City:

Mr. K. Raban, Land Development Administrator, Planning, Property and Development Department
Mr. B. Smith, Chief Planner, Planning, Property and Development Department
Mr. J. Veitch, Principal Planner, Planning, Property and Development Department

Exhibit "9" referred to in File DASZ 43/2013

ADMINISTRATIVE REPORT

Title: DASZ 43/2013 – 4820 Roblin Boulevard

Issue: An application for consideration at the Public Hearing to subdivide 3.6 acres of land and rezone approximately 2.1 acres to allow the construction of a multiple family building

Critical Path: Assiniboia 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 plan of subdivision proposed under File DASZ 43/2013 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File DASZ 43/2013 dated December 9, 2013 (with such minor changes as may be required) and registration in phases in the Winnipeg Land Titles Office, subject to the following:

    A. That the Developer enters into a Development Agreement with the City containing all the conditions outlined in the report of the Administrative Coordinating Group dated December 18, 2013 attached as Schedule "B" to this report.

2. That The Winnipeg Zoning By-law No. 200/2006 be amended by rezoning Lot 1 of the planned area as shown on Schedule "A" for File DASZ 43/2013 dated December 9, 2013 to an "RMF-S" Multiple-Family Small 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 for each phase of the development, which Agreement shall contain the following conditions:

        i. That, for the development of any building, and/or accessory parking area within the lands zoned "RMF-S" Residential Multi-Family plans shall be submitted showing the location and design of the proposed buildings, the location and design of accessory parking areas, private approaches, garbage enclosures, fencing, exterior lighting and landscaping to the

Director of Planning, Property and Development, the Fire Chief and the Assiniboia 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 principal building on Lot 2 shall be no closer than 30 feet, (9.14 metres) to the westerly lot line shared with single family zoning district.

iii. That, no buildings or permanent structures are to be permitted within the easterly 40 feet, (12.192 metres) along the entirety of proposed Lot 2, this area is being reserved for possible future street right-of-way to accommodate development of the rear of existing lots fronting onto Buckingham Road.

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

4. That in the event the matter is not proceeded with expeditiously and the by-law is not passed within two (2) 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 (2)-year period and Council approves the extension.

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

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 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 (1) year from the date the 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 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 subdivide an existing 3.6 acre parcel of land into two lots (Lot 1 and Lot 2), and rezone Lot 2 which is 2.1 acres in size from "R1-L" Residential Single-Family – Large district to "RMF-S" Residential Multi-Family Small district.
- The applicant is proposing to develop a 64 unit Life Lease Multi-Family Residential Structure on the site.
- Subdivisions and rezonings 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 subdivided and rezoned allowing the development of a multiple family building.

HISTORY

1988 DASZ 14/1998

- In 1998, the City of Winnipeg received a subdivision and rezoning application to develop a three-storey, 82 unit multi-family development on the subject property. The application required a rezoning from "R1-6" Residential Single Family district to a "RM-2" Multi-Family district.
- This application was withdrawn before proceeding to a public hearing. The applicant, in a letter to the City of Winnipeg Land Development Branch, wrote that the costs of providing land drainage services to the site made the development economically unviable.
- This application was to be heard in concurrence with a Conditional Use (DCU 141/98D) to permit the maintenance of a church use with a reduced lot area.

September 2003 - DASZ 18/2003

- On September 4, 2003, Council approved a subdivision and rezoning south of the subject property to create four additional building lots along Polaris Av.

October 2006 – DASSF 542/2007

- This Short Form Subdivision was approved allowing the creation of a single family lot fronting onto Dieppe Road. The Public Service recommended that the applicant amend its plan to delineate the easterly 40 feet of proposed Lot 1 for future street purposes,
- In light of that recommendation a key condition was added to the approvals in acknowledgement of the conceptual Dieppe / Polaris 'shadow plan' for the area.

- *3. The Developer shall, upon demand by the City, transfer to the City for $1.00 the most easterly 40 feet in width of proposed Lo1 1 if and when required for street purposes.*

May 2008 – DCU 110366/2008C

- This Conditional Use application allowed the expansion of the existing Charleswood United Church by the construction of the parish hall addition.

February 2012 – Pre-application 11-166783

- A Pre-application for a 4 storey, 65 unit multi-family development including 205 total parking stalls with access from Polaris Street.
- Key comments received and forwarded to the applicant were;
  - Public Works – '…allow for the future extension of Polaris…'
  - Wpg. Fire Department – '…require fire lanes and fire hydrants to the satisfaction of the Fire Chief.'
  - Parks – 'cash in lieu of land dedication.'
  - City Naturalist – '…relatively good quality oak forest…Salvage of some existing plant material prior to construction should be considered.'
  - Water & Waste – 'developer responsible for system upgrading and costs.'
  - Land Development – 'The costs of servicing this development will have to be borne entirely by the developer.'

CONSULTATION

In preparing this report there was consultation with:

- Water & Waste
- Winnipeg Emergency Services
- Public works

SUBMITTED BY

Department	Planning, Property and Development
Division	Urban Planning
Prepared by:	James Veitch
Date:	December 9, 2013
File No.	DASZ 43/2013

List of Schedules and Attachments

1. Appendix A — Planning Discussion
2. Schedule "A" — File No. DASZ 43/2013 Assiniboia Community Committee, dated December 9, 2013
3. Schedule "B" — Report of the Administrative Coordinating Group, dated December 18, 2013

APPENDIX 'A'

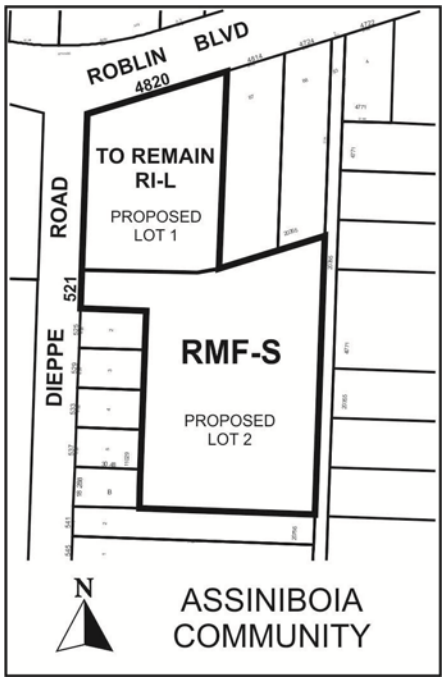
DATE: December 9, 2013

FILE: **DASZ 43/2013**
RELATED FILES: DAV 13-167318D

COMMUNITY: Assiniboia
NEIGHBOURHOOD #: 2.614 (Eric Coy)

SUBJECT: To subdivide approximately 3.6 acres of land on Roblin Boulevard and rezone 2.1 acres to 'RMF-S' Residential Multiple Family Small for the development of a Multi-Family Residential structure.

LOCATION: 4820 Roblin Blvd and 521 Dieppe Road.



APPLICANT: Bailey Wall GW Architecture
44, Princess St Unit 602
Winnipeg MB, R3B 1K2

OWNER(S): Rosaline Marie Kozak and Trustees of the Charleswood Congregation of the United Church of Canada

RECOMMENDATION: Approval with Conditions

SITE DESCRIPTION

- The subject property is located on the south side of Roblin Blvd, east of Dieppe Road. The property falls within the Eric Coy Neighbourhood of the Charleswood-Tuxedo ward.
- The proposed subdivision will create two lots (1 and 2); the proposed Lot 1 will be 1.3 acres in size while the proposed Lot 2 will be 2.1 acres.
- Currently on Lot 1 is the Charleswood United Church while Lot 2 is existing surface parking.
- Under the *Complete Communities Direction Strategy*, the subject site is located within the Area of Stability – Recent Community Policy Area.

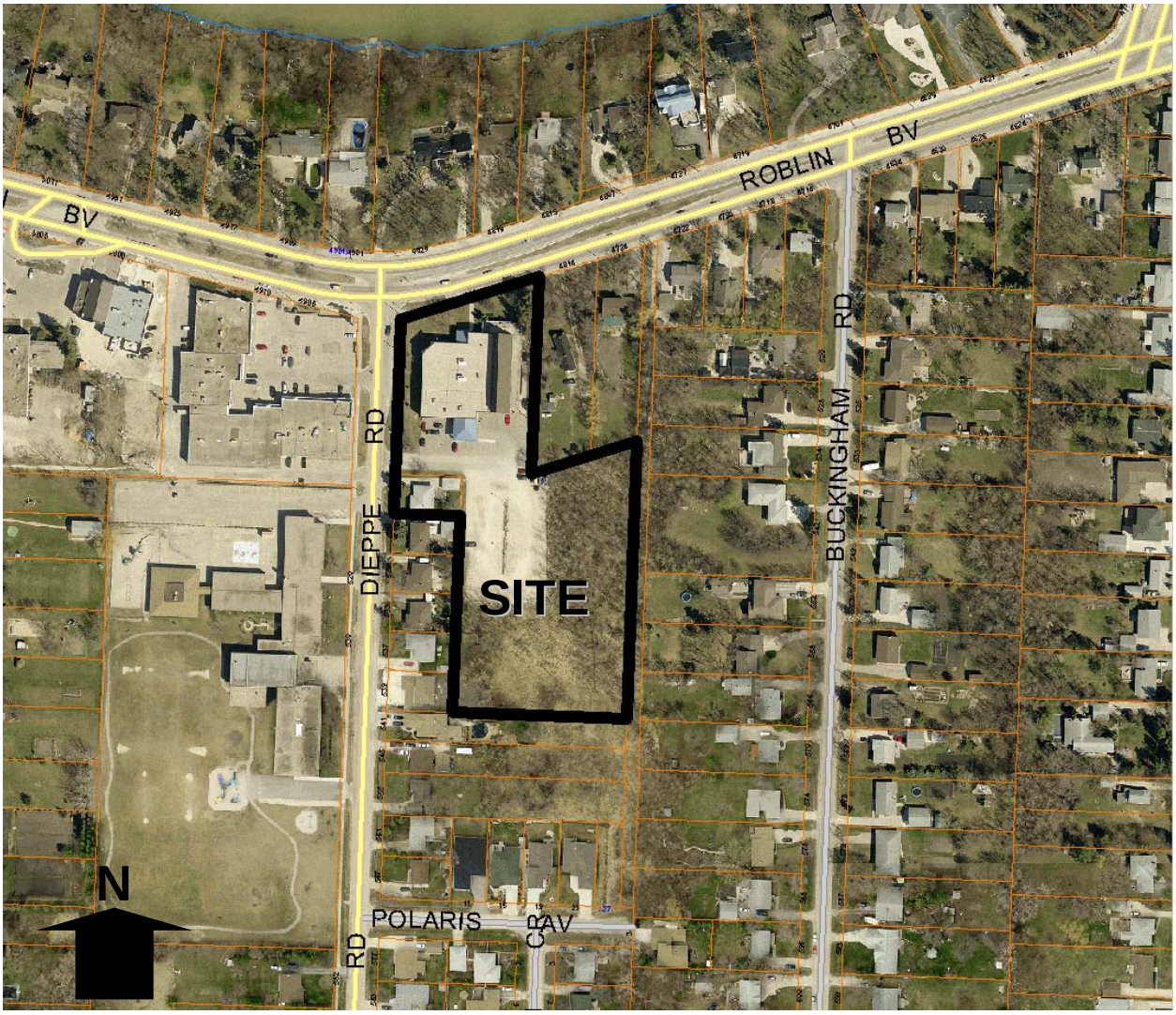


Figure 1: Aerial photograph showing approximate area of the Subject Lands (flown 2012)

SURROUNDING LAND USES AND ZONING (See Figure 2)

North: Roblin Blvd, then "R1-L" Residential Single-Family Large.
South: "R1-E" Residential Single-Family Estate.
East: "R1-L" Residential Single-Family Large then Buckingham Road

West: "R1-L" Residential Single-Family Large then Dieppe Road and 'PR2' Dieppe School

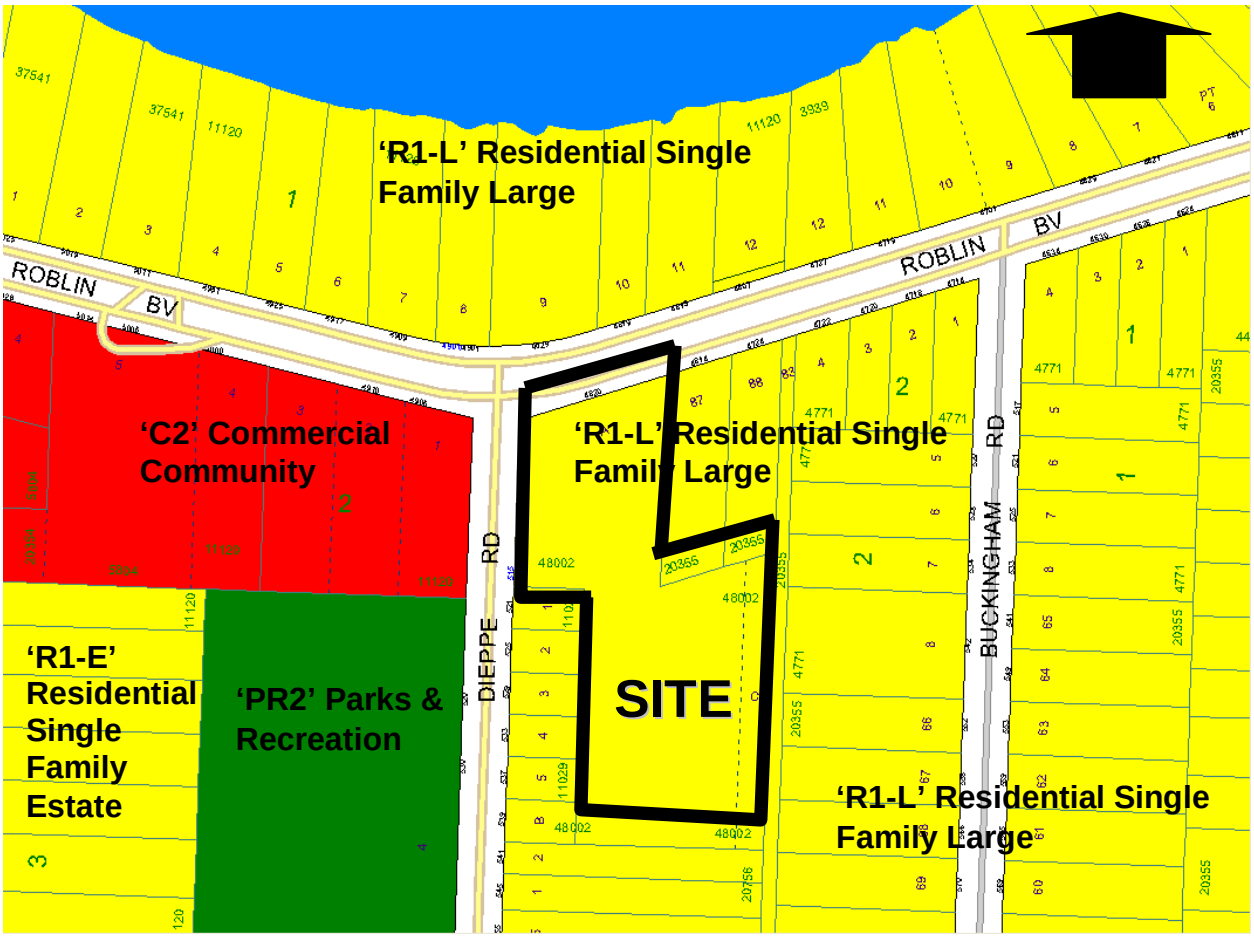


Figure 2: Zoning of the Subject Lands and surrounding area

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing to subdivide the existing 3.6 acres of land into two lots (Lots 1 and 2), and rezone Lot 2 which is 2.1 acres in size from "R1-L" Residential Single-Family – Large district to "RMF-S" Residential Multi-Family Small district.
- The applicant is proposing to develop a multi-family building consisting of 64 units, the majority of which will be approximately 1,150 square feet in size.
- The proposed building will be predominantly 35 feet in height consisting of three floors of residential units.
- The main floor is designed in two separate footprints; the 5,400 sq. ft. space for the Masonic Lodge and the 25,500 sq. ft. area housing the main floor 18 units. The second and third floors each have a floor area of 33,900 sq. ft.
- The submitted plans indicate that a total of 200 interior parking stalls shall be provided (including 16 Handicap) as well as 17 additional stalls on the church lot.
- Access to the subject site is proposed via Dieppe Road.
- Plans show significant landscaping to be provided as part of the overall development.

- A Variance application, (DAV 13-167318/D) has been applied for in conjunction with the subject Subdivision Rezoning application.

ANALYSIS AND ISSUES

COMPLETE COMMUNITIES DIRECTION STRATEGY:

- Under the *Complete Communities Direction Strategy* the proposed development is within the Areas of Stability – Recent Communities policy area. With regard to this proposal, the key policies guiding the development of Areas of Stability include:
    - Support low to moderate change in low-density neighbourhoods through development and redevelopment that is complimentary to the existing scale, character and built form.
    - Promote the form of buildings and spaces that are sensitive to the community context and address the transition between new and existing developments.
- Infill development is addressed within the Recent Communities introduction under the *Complete Communities Direction Strategy:*
    - Recent Communities can also accommodate some infill development to increase housing choice, increase options for 'aging in place', and to maximize the use of existing infrastructure.

REZONING

- The subject lands are currently zoned "R1-L" Residential Single-Family Large; the district is intended to accommodate primarily single-family residential development in lower-density neighbourhoods.
- The applicant is proposing to rezone Lot 2 of the subject lands from "R1-L" Residential Single-Family Large to "RMF-S" Residential Single-Family Small.

"RMF-S" Residential Multi-Family Small

- The RMF-S 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-S zone are:
    - a minimum front yard of 20 feet;
    - a minimum rear yard of 25 feet;
    - a minimum side yard of 4 feet and,
    - a maximum building height of 35 feet.
    - The minimum lot area is 9,000 square feet and the minimum lot area per dwelling unit is 1,250 square feet.

Variances

- The project proponents have applied for five (5) variances to allow the project to be built as designed, (DAV 13-167318/D):
    - 1) for the maintenance of a place of worship to permit 17 parking stalls on Proposed Lot 1 instead of 106 stalls;

- 2) on Proposed Lot 2:
    - a) for the construction of a multi-family dwelling to permit a height of 38 feet (11.58 metres) instead of 35 feet (10.67 metres);
    - b) for the establishment of an accessory parking area to permit as follows:
        - i) a front yard of 12.5 feet (3.81 metres) instead of 26 feet (7.92 metres)
        - ii) no north side yard instead of 4 feet (1.22 metres)
        - iii) no landscaped buffer for a parking area located within 20 feet of a side or rear lot line abutting or adjacent to a residential zoning district.

- The variances listed above will be reviewed in depth within the planner's report for the variance application DAV 13-167318/D.

COMPATIBILITY WITH THE SURROUNDING AREA

- There are a number of key compatibility issues between the proposed multiple family development and the existing single family development that have been raised, such as;
    - Compatibility of the multi-family use within the existing low density neighbourhood,
    - The effect of the architectural massing of the building adjacent to single family residential dwellings, privacy, shadowing, design character,
    - The impacts of the new traffic generated by the proposed 64 multi-family units,
    - Access off Dieppe Road onto the site,
    - The children's safety at the Dieppe School across Dieppe Road from the proposed development,
    - The loss of existing neighbourhood greenspace,

Access

- Access to the development is proposed off of Dieppe Road, just south of the existing access to the Charleswood United Church site. The site will have to provide appropriate fire lane widths for emergency vehicles.

Architectural Massing and Building Setbacks

- The proposed multiple family development will be sited on Lot 2 of the subdivision, currently being used as a gravel surface parking lot for the Charleswood United Church.
- Lot 2 will be approximately 2.1 acres in size and the proposed 3 storey building is in a 'J' shaped layout with the bulk of the building running north south on the site.
- The proposed multi-family building's height is predominantly 35 feet; this is considered compatible with the surrounding single family context as the maximum height for buildings in the single family zoning districts is 35 feet.

- There are minor variations within the 35 foot height due mainly to the collaboration process between the Urban Planning Division and the project Architects agreeing that variations in the architectural massing by adding minor roof peaks, dormers, etc. would have a much more positive impact on the design of the multi-family building and its relationship to the surrounding single family development as opposed to a continuous flat roof restricted to the 35 foot height limit.
- The predominantly 35 foot building will not create any additional shadowing beyond that which would be expected from a single family dwelling of the same height,
- As illustrated in Figure 3 below, Lot 2 is bounded on the east, south and west sides by single family residential development. Based on the site plan submitted with the application the building will be set back from the shared single family property lines as follows:
    - **East** - 71 feet 4 inches from the Buckingham Road rear property lines,
    - **South** - 25 feet from the Dieppe Road side property line, and
    - **West** - 30 feet from the Dieppe Road rear property line to the approximately 74 foot wide proposed 'Mason's Hall' and approximately 140 feet 6 inches to the bulk of the proposed building.

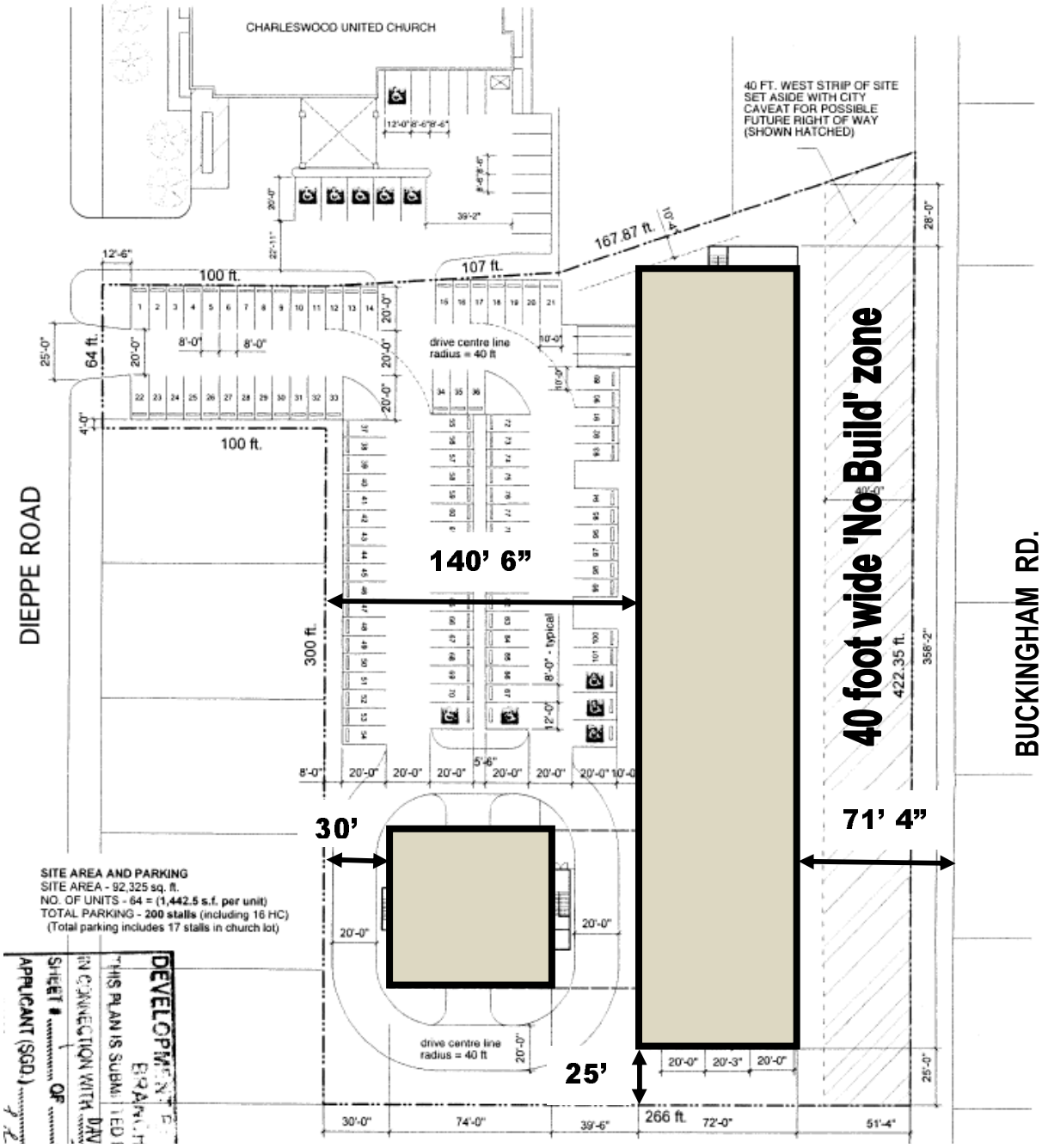


Figure 3: Proposed Building Setbacks

- As illustrated above, the bulk of the building massing is set back from the rear property line of the existing residences in an average range from 71 feet to 140 feet. To put that in a contextual perspective, a typical right of way width for a residential street in Charleswood, such as Dieppe Road is 66 feet. Therefore the bulk of the building massing of the proposed 3 storey predominantly 35 foot height building is set back from

the existing rear property lines by distances much greater than a typical street right of way.

- These large setbacks are well beyond what the Draft Infill Guidelines polices recommended for context sensitive multiple family infill within low density neighbourhoods;
    - 2.2.2 BUILDING SETBACKS

      'i) Where the proposed infill building does not exceed the maximum allowable height for the existing adjacent zoning district, maintain the minimum (or greater) allowable side yard setback for that adjacent, existing zoning district.'
    - The allowable side yard setback in the adjacent residential district, 'R1-L' is 4 feet.
- Where the proposed building exceeds the maximum height for the adjacent residential district the guidelines define a minimum test that a proposed building should be expected to pass as a basis for consideration. The formula is as follows:
    - A 45 degree line is drawn upward from the edge of the nearest neighboring single family residential property (beginning at a point that is six feet above grade) toward the proposed building. If the proposed building falls below this line, the minimum test is satisfied.
    - Essentially, the 45-degree angle means that for every foot of building height, a foot of separation is to be provided (minus the six feet height given as a starting point at the neighbour's property line).
    - The proposed building is 35 feet in height and is set back a total of 30 feet from the nearest single-family property line. Based on this calculation the 30 foot separation would accommodate a building that is 36 feet in height – thus that setback complies with this test.

Parking

- The proposal is providing 200 parking stalls on site, 64 of which will be located under the multiple family building.
- The Zoning by-law requires 96 parking stalls for 65 units, (ratio 1.5 stalls per unit).
- The additional 104 parking stalls are to be shared with the Charleswood United Church by way of a parking agreement.

Greenspace

- The site is privately owned and Zoned 'R1-L' Residential Single Family Large and is currently used as a gravel surface parking lot for the Charleswood United Church – it is not a public park.
- The developer intends to retain as much of the existing trees on the site as possible, they see the existing landscape as a key site amenity benefitting the future development.
- Also in terms of setbacks, it should be noted that the site development plans submitted illustrate significant proposed landscaping within the open spaces, further mitigating any potential negative effects on the surrounding properties.

- The 40 foot wide hatched area along the east side of the subject site shown hatched in Figure 3 above has been identified in past applications dealing with the subject lands by the City of Winnipeg as a 'No Build' easement protecting the area for the future construction of a right of way as per the Polaris Shadow plan required to allow the future subdivision of the lots fronting onto Buckingham. The intent of this proposed development is that the existing trees within this 40 foot wide easement will remain largely undisturbed providing an immediate dense vegetative buffer between the proposed multiple family building and the single family lots to the east.
- The applicant is also proposing a 6 foot high 'buffer fence' along the south, east and north boundaries of the subject site.

Traffic

- The City of Winnipeg Public Works Transportation Division Engineers have reviewed the proposed development of the 64 unit, 55 plus life lease multiple family project and have determined;
    - The proposal will generate approximately 223 new vehicle trips per day,
    - Of those trips there will be approximately 8 vehicle trips generated at the peak morning period and 10 trips generated at the peak evening period,
    - Dieppe Road will function as a Collector street because of the traffic signal at Grant Avenue. Dieppe Road is expected to carry more than typical residential local streets.
    - Public Works is of the opinion that a traffic study is not warranted for this proposal.

Charleswood Population

- The 55 plus population of The Assiniboine South Community Area, (which includes Charleswood) is increasing. As identified by the analysis done by Winnipeg Regional Health Authority based on Census Canada.
- From 2006 to 2010, the number of people over 60 years of age in Charleswood grew by 25%.
- These increases follow the trend for the Assiniboine South Community Area that was tracked in the Census of 2001 and 2006. Those base figures show the number of Charleswood adults 75 years and older, rose 51% over those nine years
- Assiniboine South Community Area, one of 12 in the City of Winnipeg, includes the land south of the Assiniboine River between Kenaston Boulevard and the Perimeter Highway.

- Assiniboine South Age & Population:

Age	Year 2006	Year 2010	Growth
75+	2,455	3,038	24%
65 to 74	2,575	3,163	23%
60 to 64	2,065	2,642	28%
Total over 60	7,095	8,842	25%
Total over 55	9,980	**11,780**	**18%**

Aging in Place

- Baby Boomers continue to age and Canadians are living longer than ever before, the provision of appropriate housing and services are key issues for our older generations.
- Older Adults overwhelmingly report that they would prefer to remain in the communities they grew up and raised their families in; unfortunately there are too few choices in many of our mature neighbourhoods.
- Sensitive multiple family infill developments are providing welcomed housing alternatives for our parents and grandparents giving them increased choice on where and how to live.
- A recent study entitled *'Livable Communities & Aging In Place: Developing and Elder Friendly Community'* examined this housing issue and suggested a community with Aging In Place housing options is also a safer more complete community citing two well know Urban Planners:
    - *'The respected urbanist Jane Jacobs observed that one of the most effective deterrents of neighborhood crime is "eyes on the street." Older persons in their homes are the eyes on the street and much more.'*
    - *'Lewis Mumford also endorsed this view, stating "this mixture of age groups is as essential to good life as the mixture of economic and social classes." In this view, older people are regarded as invaluable community resources, and the three-generational community is beneficial for all ages. Communities are richer for cross-generational contact, for mentors who work with youngsters, for role models to persons of all ages and for older adult's wisdom, experience and contributions in the labor force or as civic volunteers.'* (Page 4, *Livable Communities & Aging in Place: Developing and Elder Friendly Community'.)*

Future Orderly Development

- During the mid-1980's the City of Winnipeg Planning department developed a series of 'Shadow Plans' for the undeveloped back lands in the Charleswood area. These

‘Shadow Plans’ were typically subdivision plans showing how single family lots, streets and parks could be developed.

- The ‘Shadow Plans’ were never adopted by Council as policy that must be followed, rather they are considered general guides for future development and allow decision makers to consider how development applications may impact future orderly development.
- The Dieppe Polaris ‘Shadow Plan’, (see Figure 4 below) shows the extension of a 60 foot wide, (18 metre) right of way northward from the existing easterly termination of Polaris Avenue. This right of way would allow the future subdivision of the lots on Buckingham Road as well as the creation of 7 single family lots on the subject site.
- On October 16, 2007 when the Charleswood United Church subdivided of a single family lot fronting onto Dieppe Road, (DASSF 542/2007) the City added a condition of approval restricting any development within this future right of way and securing its transfer to the City for $1.00 on demand.
- The drawings submitted with the current application clearly illustrate that the proposed construction will stay out of the caveated ‘no build’ zone along the eastern side of the subject site. The future right of way will remain free and clear allowing future orderly development.
- A condition will be recommended for inclusion in the proposed Zoning Agreement to further protect that possible future right of way illustrated in the Dieppe Polaris ‘Shadow Plan’,
- Typically the costs for the construction of a right of way including sub-base, pavement, sewer, water, land drainage, street lights, sidewalks, boulevards, trees etc. are shared by the developers of the subdividing lots that are benefitting from access to the roadway. These costs are equally shared through a formula based on the total number of lots fronting onto both sides of the residential street created. In this case the proposed multiple family development may take one half of the future lots that would be fronting onto the northerly extension of Polaris out of that cost sharing formula. Therefore in the Administrative Coordinating Group recommendations, (attached to this report as Schedule ‘B’) a clause will be included requiring the Developer of Lot 2 to pay their share of the construction of the street right of way including pavement and servicing along the entire portion of Lot 2 fronting onto that future right of way.



Figure 4: Polaris Shadow Plan (circa 1987)

PUBLIC CONSULTATION

- The applicants have submitted a detailed report outlining their public consultation process for the project, highlighting the public responses to the project surveys in percentage pie charts.
- The report indicates that 4 (four) public consultation meetings were held beginning in October 2011:
    1. October 2011

2. April 4, 2012
3. May 31, 2012
4. September 19, 2012

- 189 surveys were collected, 150 of which were from Charleswood residents,
- 45 comments were in favour of the project, 36 had no response and 68 raised concerns about the project, such as;
    - Building height
    - Relevance / professionalism of survey
    - Keeping greenspace
    - Traffic
    - Safety of school children and property
    - Increase in taxes
    - Decrease in property value
    - Privacy
    - Parking
    - Infrastructure
    - City policies ignored
    - Noise
    - Light pollution

RECOMMENDED ZONING AGREEMENT

Plan Approval

- The Urban Planning Division is recommending that final plans be submitted to the Director of Planning, Property and Development, the Fire Chief and the Assiniboia Community Committee for the proposed multiple family building and associated site development for review prior to the issuance of a development permit on the site. The inclusion of this clause will allow the Urban Planning Division, the Fire Prevention Branch and the Assiniboia Community Committee to review final plans before development takes place for the proposed development and for any future developments on the site.
- The Fire Inspector of the Fire Prevention Branch requires all fire lane centre line radii to be a minimum of 39.37 feet, (12 metres) as well as any portions of the proposed building constructed directly above the onsite fire lane must allow a suitable clearance height for emergency vehicles accessing the site to the satisfaction of the Fire Chief.

On Site Development Restrictions

- In order ensure that the building, if approved remains a minimum of 30 feet, (9.14 metres) away from the west property line to protect the existing single family properties on Dieppe Road that back on to the subject property from any additional encroachment, the Urban Planning Division is recommending a condition that will effectively maintain a minimum 30 foot, (9.14 metre) set back to any principal building developed on Lot 2.
- The City of Winnipeg is recommending a condition be added to the proposed Zoning Agreement to further ensure the potential future right of way shown in the Dieppe Polaris Shadow Plan is protected. The clause will read;
    - That, no buildings or permanent structures are to be permitted within the easterly 40 feet, (12.192 metres) along the entirety of proposed Lot 2, this area is being reserved for possible future street right-of-way to accommodate development of the rear of existing lots fronting onto Buckingham Road.

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.
- Land dedication for this application is identified in the Report of the ACG.

RECOMMENDATION

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

- The rezoning to "RMF-S" Residential Multiple Family Small allows for the development of a 64 unit 55 plus, Life Lease project that closely aligns with the policies in the *Complete Communities Direction Strategy* for Areas of Stability – Recent Communities;
    - *'To support low to moderate change in low-density neighborhoods through development and redevelopment that is complementary to the existing scale, character and built form.* (Page 80 - *Complete Communities Direction Strategy*)
    - *'Recent communities can also accommodate some infill development to increase housing choice, increase options for 'aging in place', and to maximize the use of existing infrastructure.* (Page 86 – *Complete Communities Direction Strategy)*
- The proposal is consistent and compatible with the surrounding properties;
    - The generous side yard setbacks meet and / or exceed the Draft Infill Guidelines policies,
    - The predominant building height of 35 feet is the same as the maximum height allowed in the R1-L Residential Single Family zone,

    - The City of Winnipeg Public Works Transportation Division does not require a Traffic Impact Assessment.

- There is a need for a mix of housing opportunities throughout the City, Charleswood in particular has a need for housing options for older adults as noted by the rising population numbers documented for the 55 plus age group.
- The proposed development, the recommended conditions of approval and the conditions of the ACG report will allow the future orderly development of the proposed Dieppe Polaris Shadow Plan.

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

Report Prepared By: James Veitch
PPD File # DASZ 43/2013

Schedule "A" for File No. DASZ 43/2013, Assiniboia Community Committee, dated December 9, 2013

By-Law No. _____

File No. **DASZ 43/13**

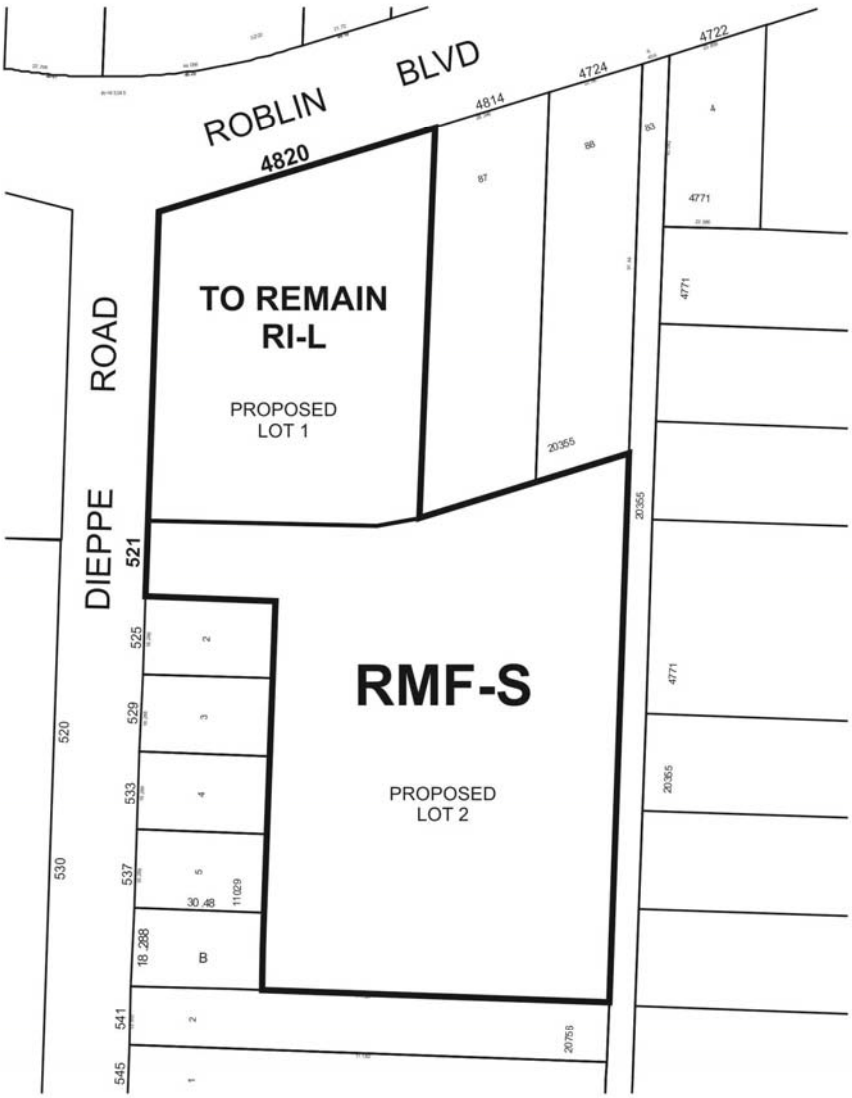
Atlas Sheet No.

N

AD14 ASSINIBOIA COMMUNITY

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 4820 Roblin Boulevard from an "R1-L" RESIDENTIAL SINGLE-FAMILY DISTRICT to an "RMF-S" RESIDENTIAL MULTI-FAMILY (Small) DISTRICT to allow for the construction of a multiple family dwelling as shown outlined below.



THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

SCHEDULE B

REPORT OF THE ADMINISTRATIVE CO-ORDINATING GROUP – December 18, 2013

RE: PROPOSED SUBDIVISION AND REZONING OF LAND FROM AN "R1-L" RESIDENTIAL SINGLE-FAMILY DISTRICT TO AN "RMF-S" RESIDENTIAL MULTI-FAMILY DISTRICT – 4820 ROBLIN BOULEVARD AND 521 DIEPPE ROAD - DASZ 43/2013

It is recommended that the approval of DASZ 43/13, if granted, be subject to the applicant entering into a Servicing Agreement addressing the following items:

Engineering Reports and Servicing Criteria

The Developer shall provide a comprehensive servicing report prepared by a qualified municipal engineer, which will outline the provision of water, wastewater and land drainage services for this property.

Agreement Conditions

1. Wastewater Sewers

   The Developer shall at no expense to the City install wastewater sewers required to serve the proposed development as indicated by the servicing report prepared by the municipal engineer to the satisfaction of the Director of Water and Waste.

2. Watermains

   The Developer shall at no expense to the City install all watermains required to serve the proposed development as indicated by the servicing report prepared by the municipal engineer to the satisfaction of the Director of Water and Waste.

3. Land Drainage Sewers

   The Developer shall at no expense to the City install land drainage sewers required to serve the proposed development as indicated by the servicing report prepared by the municipal engineer to the satisfaction of the Director of Water and Waste.

4. Land Drainage Truck Charges

The Developer shall pay for their share of the Regional Land Drainage System (2013 Rate = $19,057.00/acre). Any regional land drainage facilities constructed by the Developer shall be credited against this charge.

5. Share of Future Services

The Developer shall pay to the City, on demand, at the local improvement rates prevailing at the time of collection, its share of the cost of the following works within the proposed right-of-way along the east side of the Planned Area:

a) Watermain, Wastewater Sewer and all related works as determined by and to the satisfaction of the Director of Water and Waste; and

b) 7.5m by 150mm Portland cement concrete pavement and all related works including, but not necessarily limited to street lighting, boulevard landscaping and land drainage sewer, all as determined by and to the satisfaction of the Director of Public Works.

6. Charleswood Transportation Levy

The Developer shall, pay to the City, in cash, their share of The Charleswood Transportation Levy on proposed Lot 2, as determined by the Director of Public Works.

7. Sidewalks

The Developer shall, at no expense to the City, construct a 1.5m. in width by 100mm in thickness Portland cement concrete sidewalk along the east side of Dieppe Road from the proposed private approach servicing proposed Lot 2 to Roblin Boulevard as determined by and to the satisfaction of the Director of Public Works.

8. Utilities

a) The Developer shall pay all costs associated with the installation and/or relocation of street lights and other utilities made necessary as a result of or required to accommodate works, which are required by the Developer to serve the proposed subdivision, as determined by and to the satisfaction of the Director of Public Works.

b) The Developer shall, at no expense to the City, cause underground electrical and telephone services to be installed to serve the planned area, to the satisfaction of the Director of Public Works.

9. Litter and Refuse Control and Cleanup

The Developer shall be responsible to control and to initiate the 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 substantial completion of all construction. The cleanup of litter and refuse shall be done on a regular basis as determined by the Director of Public Works. This shall include initiating

action and assuming any costs in remedying the situation to the satisfaction of the Director of Public Works.

10. Construction Traffic

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

11. Survey Monuments

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, shall have them replaced by a Manitoba Land Surveyor. The Developer shall ensure that the Manitoba Land Surveyor provides the Director of Planning, Property and Development with a certificate stating that all survey monuments within the Planned Area have been verified and/or replaced, as the case may be.

12. By-laws and Approvals

The Developer shall pay all of its and the City's costs, fees, and expenses associated with the preparation and attainment of approval for registration of the Zoning By-law(s) and plan(s) of subdivision, including all Municipal Board, Land Titles Office and other fees and expenses, all survey, engineering and advertising fees and costs, and all expenses incidental to the preparation of the Agreement and the physical development of the Planned Area.

13. Professional Fees

a) The Developer shall pay the full cost of all design services, including preliminary engineering studies, servicing reports, servicing criteria, construction drawings and specifications, and grading and landscaping plans and specifications, to be provided by Consulting Engineer(s) approved by the City, for the design of the municipal services, and associated works required to serve the Planned Area;

b) 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 engineering consulting services related to the installation and acceptance of municipal services, and all associated works to serve the Planned Area.

14. Administration Fees

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 43/2013
December 18, 2013

"Original Signed by G. Jasper"

G.V. Jasper, P. Eng.,
Land Development Branch

"Original Signed by C. Desjardine"

C. Desjardine P. Eng.
Public Works Department, Transportation Division

"Original Signed by F.C. Mazur"

F. C. Mazur, P. Eng.
Water & Waste Department