Minute No. 354
Report – Standing Policy Committee on Property and Development – March 11, 2014

Item No. 6 Rezoning – 276 Murray Avenue
(Old Kildonan Ward)
File DAZ 231/2013

COUNCIL DECISION:

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

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 231/2013 dated December 19, 2013 to an "RMF-S" Residential Multi-Family District (Small), subject to the following:

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

        i. That the Developer construct a lightproof fence along the western limit of any parking stalls facing west.

        ii. That for the development of any building, and/or accessory parking area within these lands zoned, 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, landscaping and signage to the Director of Planning, Property and Development and the Lord Selkirk-West Kildonan 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.

    B. That the Developer be required to enter into a Servicing Agreement with the City containing all the conditions outlined in Schedule B, the report of the Administrative Coordinating Group dated January 30, 2014.

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.

Report – Standing Policy Committee on Property and Development – March 11, 2014

COUNCIL DECISION (continued):

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

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

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

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

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

Report – Standing Policy Committee on Property and Development – March 11, 2014

DECISION MAKING HISTORY:

Moved by Councillor Browaty,

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

Carried

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On March 19, 2014, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and the Lord Selkirk –West Kildonan Community Committee, and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On March 11, 2014, the Standing Policy Committee on Property and Development concurred in the recommendation of the Lord Selkirk-West Kildonan Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On February 18, 2014, the Lord Selkirk-West Kildonan Community Committee concurred in the recommendation of the Winnipeg Public Service with the following amendments to the Zoning Agreement:

- Renumber Condition 1.A.i. to Condition 1.A.ii, and add "and the Lord Selkirk-West Kildonan Community Committee" after "Director of Planning, Property and Development and before "plan approval"

- Add the following new Condition:

  "1.A.i. That the Developer construct a lightproof fence along the western limit of any parking stalls facing west.",

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

RE: **Rezoning – 276 Murray Avenue**
File DAZ 231/2013

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

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

Report date: **February 20, 2014**

COMMUNITY COMMITTEE RECOMMENDATION:

On February 18, 2014, the Lord Selkirk-West Kildonan 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 231/2013 dated December 19, 2013 to an "RMF-S" Residential Multi-Family District (Small), subject to the following:

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

        i. ***That the Developer construct a lightproof fence along the western limit of any parking stalls facing west.***

        ii. That for the development of any building, and/or accessory parking area within these lands zoned, 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, landscaping and signage to the Director of Planning, Property and Development ***and the Lord Selkirk-West Kildonan 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.

    B. That the Developer be required to enter into a Servicing Agreement with the City containing all the conditions outlined in Schedule B, the report of the Administrative Coordinating Group dated January 30, 2014.

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

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

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

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

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

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

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

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

1. The proposal supports the key policies of Complete Communities.

2. The subject application is a good infill development for the neighbourhood.

3. There is a need to provide a variety of housing in our communities.

PUBLIC HEARING SUMMARY

File: DAZ 231/2013

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

Public Hearing: February 18, 2014
Council Building, 510 Main Street

Applicant: Bisko Enterprises Co. Ltd. (Janice Bisko)

Subject:



Premises Affected: 276 Murray Avenue

Exhibits Filed:

1. Application dated December 11, 2013
2. Notification of Public Hearing dated January 16, 2014
3. Manitoba Status of Title 2693410/1
4. Surveyor's Building Location Certificate and sketch dated October 7, 2010
5. Caveat No. 3219239
6. Plans (3 pages)
7. Report from the Urban Planning Division dated February 4, 2014
8. Inspection Report
9. Package which includes a Google Earth Photo, and communications addressed to the Applicant from Alexandr Stelsovsky and Sandy Shindleman, Shindico, in support of the application, submitted by Janice Bisko, Bisko Enterprises Co. Ltd. at the public hearing
10. Photographs (4) submitted John Boni, Bisko Enterprises, at the public hearing
11. Audio Recording of representations

REPRESENTATIONS:

In Support:
Janice Bisko, Bisko Enterprises
Robert Bisko, Bisko Enterprises
Walter Boni, Bisko Enterprises
John Boni, Bisko Enterprises

In Opposition:
Anita and Steve Ambrenac
Sharon Craveiro
Michele Kading
Eileen Kafka/Wilson

For Information:
Nil

For the City:
Mr. G. Jasper, Land Development Engineer, Planning, Property and Development Department
Mr. N. Yauk, Planner, Planning, Property and Development Department

Exhibit "7" referred to in File DAZ 231/2013

ADMINISTRATIVE REPORT

Title: DAZ 231/2013 – 276 Murray Avenue

Issue: For consideration at the public hearing for a rezoning from "R1-E" Residential Single-Family Estate to "RMF-S" Residential Multi-Family Small.

Critical Path: Lord Selkirk West Kildonan 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 231/2013 dated December 19, 2013 to an "RMF-S" Residential Multi-Family District (Small), subject to the following:

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

        i. That for the development of any building, and/or accessory parking area within these lands zoned, 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, landscaping and signage to the Director of Planning, Property and Development 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.

    B. That the Developer be required to enter into a Servicing Agreement with the City containing all the conditions outlined in Schedule B, the report of the Administrative Coordinating Group dated January 30, 2014.

2. That a ten percent (10%) dedication be made by a payment of a sum of money to the City in lieu of the requirement for land dedication based on the increase in market value of the land.
3. That in the event the application is not proceeded with expeditiously and the by-law is not enacted within twenty-four (24) months after adoption of the report by Council, the matter shall be deemed to be concluded and shall not be proceeded with unless an extension of time is applied for prior to the expiry of this twenty-four (24) month period and the extension is subsequently approved by Council.
4. That the Director of Legal Services and City Solicitor be requested to prepare the necessary rezoning by-law and forward the same to Council for all three (3) readings.
5. That the zoning section of the by-law comes into force when the Zoning Agreement is registered in the Winnipeg Land Titles Office by caveat against the subject lands, provided that the said effective date occurs within one year from the date by-law is passed.
6. That the Proper Officers of the City are hereby authorized to execute said Zoning Agreement.
7. That the Director of Legal Services and City Solicitor be requested to do all things necessary for implementation in accordance with the terms of The City of Winnipeg Charter.

REASON FOR THE REPORT

- The applicant is proposing to rezone the site from “R1-E” Residential Single-Family Estate to “RMF-S” Residential Multi-Family Small in order to construct a twenty-nine (29) unit residential multi-family building on the property.
- The proposed building will consist of twenty-seven (27) two bedroom and two one bedroom suites.
- 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 land will be rezoned from “R1-E” Residential Single Family - Estate to “RMF-S” Residential Multi-Family Small.

HISTORY

- **October 10, 2013** – The applicant submitted a pre-application which was circulated to other City of Winnipeg department for comments.
- There is also an associated variance submitted with this application DAV 13-176745D.

CONSULTATION

In preparing this Report there was consultation with:

The Administrative Coordinating group of the City of Winnipeg.

SUBMITTED BY

Department	*Planning, Property and Development*
Division	*Urban Planning*
Prepared by	Femi Ojo
Date:	February 10, 2014
File No.	DAZ 231/13

Attachments:

- **APPENDIX 'A': PLANNER'S REPORT**
- **SCHEDULE "A" FOR FILE NO. DAZ 231/2013, LORD SELKIRK / WEST KILDONAN COMMUNITY COMMITTEE, DATED December 31, 2013**
- **SCHEDULE B: REPORT OF THE ADMINISTRATIVE CO-ORDINATING GROUP – January 30, 2014**
- **APPENDIX B: PLAN APPROVAL DESIGN GUIDELINES FOR DAZ 231/13**

APPENDIX 'A': PLANNER'S REPORT

DATE:	February 10, 2014
FILE:	DAZ 231/2013
RELATED FILES:	DAV 13-176745D
COMMUNITY:	Lord Selkirk / West Kildonan
NEIGHBOURHOOD #:	3.323
SUBJECT:	To rezone the subject land from a "R1-E" Residential Single-Family Estate District to an "RMF-S" Residential Multi-Family District (Small).
LOCATION:	276 Murray Ave
LEGAL DESCRIPTION:	PCL A PLAN 37301



APPLICANT:	Janice Bisko Bisko Enterprises Co. Ltd. BOX 1348 BEAUSEJOUR MB
OWNER:	BISKO ENTERPRISES CO. LTD. PO BOX 1348 BEAUSEJOUR MB R0E 0C0
RECOMMENDATION:	Approval with conditions

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

- The proposed rezoning will allow the subject property to be zoned as Residential Multi-Family-Small "RMF-S" Zoning District to allow the construction of proposed multi-family development.

SITE DESCRIPTION

- The subject site is located on the south side of Murray Avenue between Main Street and Frog Plain Way in the Riverbend neighbourhood of the Old Kildonan Ward.
- The subject site is 40,000 square feet. (3716.1 square meters).
- The property is legally described as PCL A PLAN 37301
- Currently on the property is a one storey single-family dwelling built in 1951 that has a living area of 775 square feet (71.9 square meters).
- The site is within the Areas of Stability – Recent Communities Policy Area under the Complete Communities Direction Strategy. The property is zoned "R1-E" Residential Single Family - Estate.



Figure 1: Subject Site and Surrounding Land uses (2012)

North: Murray Road, then the Red River Community Centre "PR2" Parks and Recreation District.

South: Vacant lands that will form part of the future extension of Chief Peguis Trail.

West: Residential uses zoned "R1-E" Residential Single-Family Estate.

East: A vacant commercial property zoned "C2" Commercial Community District.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing to rezone the site from "R1-E" Residential Single-Family Estate to "RMF-S" Residential Multi-Family Small in order to construct a twenty nine (29) unit multi-residential condominium complex on the property.
- The proposed condominium complex will consist of twenty-seven (27) two bedrooms and two bedroom suites.
- Proposed dwellings will be within the "RMF-S" dimensional standards of 1,250 sq. ft. of minimum lot area per dwelling unit for "RMF-S".
- The applicant is proposing 37 underground parking spaces and 23 exterior parking spaces. In all, a total of 60 parking spaces will be provided.

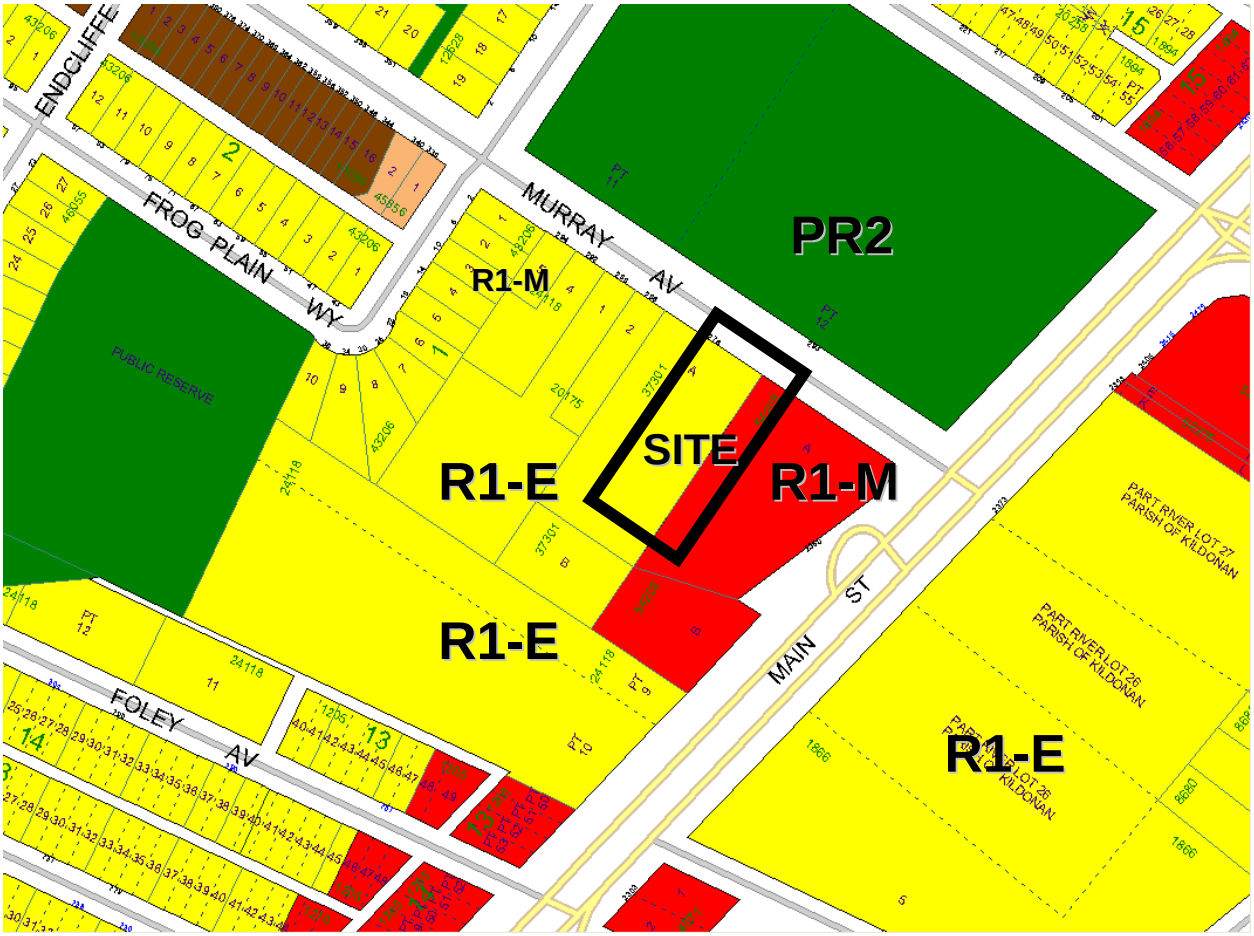


Figure 2: Zoning of the site and surrounding area.

ANALYSIS AND ISSUES

Complete Communities Direction Strategy

- With respect the City of Winnipeg's adopted Development Plan, *Our Winnipeg Complete Communities*; the subject site is located within the Areas of Stability Policy Area (Recent Community). A key direction within this policy area is to:
- Support low to moderate change in low-density neighbourhoods through development and redevelopment that is complimentary to the existing scale, character and built form.
- Support amendments to adopted plans in these areas which further the goals and objectives of Complete Communities.

<u>Key Policies for Areas of Stability:</u>
'Infill in areas of stability will be supported with the intent of creating more complete communities.' P.78

'Promote the form of buildings and spaces that are sensitive to the community context and address the transition between new and existing developments.' P.80

'Promote a quality public realm with a high level of accessibility to community services and amenities and opportunities for gathering and social interaction.' P.80

'Support Complete Communities by ensuring diverse and high quality housing stock.' P.80

'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.' P.80

'Provide opportunities to increase multi-modal connectivity when redevelopment occurs.' P.80

'Where intensification/densification of housing occurs, ensure that the types of open space - passive, active, and plazas - respond to community needs.' P.81

'Focus housing growth to areas that have municipal service capacity to support intensification, in addition to commercial and recreation amenities. P.80

Regional Mixed Use Corridor
The subject site is also located next to a Regional Mixed Use Corridor Policy Area of *OurWinnipeg, Complete Communities* – Main Street. Regional Mixed Use Corridors identified as transformative areas and are expected to experience the most significant growth and change in housing future residents. Key directions for Regional Mixed Corridors include:

Focus a significant share of growth to…corridors in a manner that:

- Provides compact, mixed use, high quality urban environment,
- Concentrates people and jobs in areas well served by the primary transit service, located close to transit stops.
- Concentrates urban development in a built form that helps to optimize exiting investment, municipal infrastructure, and facilities. (03-2)

Zoning
The site is currently zoned "R1-E" Residential District;

> *'The "R1" Residential District is intended to accommodate primarily single-family residential development in lower-density neighbourhoods.'*

The proposed zoning district is "RMF-S" Residential Multi-Family - Small

> *The Residential Multi-Family (RMF) district is intended to accommodate the development of multi-family units in neighbourhoods with medium to high residential densities.*

Figure 2: Dimensional Standards for the RMF-M Zoning District					
Zoning District	**Minimum Lot Area Per Dwelling Unit (Sq. Ft.)**	**Minimum Front Yard (Ft.)**	**Minimum Rear Yard (Ft.)**	**Minimum Side Yard (Ft.)**	**Max Building Height (ft)**
RMF-S	**1,250**	**20**	**25**	**4**	**35**

It is noted that the applicant has chosen to rezone the property to "RMF-S". Another option was to rezone the property to "RMF-M" which allows a greater density of development and increased building height. The proposed development meets all the zoning specifications of the "RMF-S" District except for building height. The maximum building height in the "RMF-S" District is 35 feet and the applicant is proposing a building height of 45 feet. Rezoning the property to "RMF-M" would allow for building heights as tall as 60 feet. Instead of rezoning to "RMF-M", the applicant is proposing to rezone to "RMF-S" and has submitted a concurrent variance application to allow a building height of 45 feet. Given that the height falls between the allowable heights of the "RMF-S" and "RMF-M" zones, this approach is more desirable as it ensures the building height will not exceed 45 feet. The applicant is also placing the building away from the west property line, which is a shared property line to a single family dwelling.

Compatibility with Neighbouring Land Uses

Multiple-family development on the subject property seems appropriate considering its proximity to Main Street, which is designated as a Regional Mixed Use Corridor. The proposed development provides a good transition between the commercially designated lands that front main street and the single family homes that front on Murray Avenue. The proposed development is also well situated to take advantage of the plethora of existing services and amenities along main Street including the Red River Community Centre located right across the street from the proposed development, retail amenities at Main and Red River Boulevard, and public transit. While the context of Murray Avenue is characterized mostly by single-family development, the subject lands are contiguous to commercial lands fronting Main Street. Recent development in the area has included multi-family developments such as 50 Ridgecrest and 100 Ridgecrest. Multi-family development makes sense from a planning perspective so close to major thoroughfares like Main Street. The applicant's proposed site layout makes the development compatible with existing development because it pulls the building further to the east and therefore away from the west property line which is a property line shared with a single family home.

Housing Opportunities

The proposed multi-family development is an important and well needed land use in the City of Winnipeg and will help to expand the types in the Riverbend neighbourhood. In fact, Winnipeg's rental vacancy rate is currently less than 1%, which welcomes the addition of multiple-family development.

A common concern of residents in existing City of Winnipeg neighbourhoods has been an inability to find adequate housing within their own community when their housing needs change

over time due to life-cycle changes. A concern in many older, established neighbourhoods is the lack of opportunities for empty nesters and seniors, who wish to remain in the neighbourhood, but are forced to move elsewhere to meet their housing demands. The continual trending toward an aging population demands that housing opportunities be provided in all neighbourhoods in order to satisfy this need. This is a key goal of the *Complete Communities Direction Strategy*. Assisted living and multi-family development in general address these needs.

Other Considerations:

Plan Approval

It is noted that the applicant's site plan is conceptual in nature, and therefore, does not provide explicit details on all site design aspects. There are many internal components of a site plan such as lighting, landscaping, garbage enclosures, fencing, pedestrian access and circulation, building setbacks, and building elevations, which are important to the success of any proposed development. As an opportunity for the Public Service to review and advise from a multi-departmental perspective on these site plan design details, it is recommended that a plan approval process be required prior to the issuance of any building permits. This will act as a mechanism to ensure all site design factors are considered. While Zoning By-Law 200/2006 addresses many of these items in detail, Appendix "B" identifies the basis on which future, detailed plans will be reviewed and approved. It is further noted that the Public Service provided comments on the expectations of site design and layout through a pre-application process.

Administrative Coordinating Group

It is noted that the subject rezoning application has been reviewed by the City's Administrative Coordinating Group (ACG). The ACG report and its conditions are attached to this report as Schedule B, which requires the property owner to enter into a servicing agreement with the City of Winnipeg.

REASONS FOR RECOMMENDATIONS

In the context of Section 247(3), the Urban Planning Division recommends **approval** for the following reasons:

(a) is consistent with Plan Winnipeg and any applicable secondary plan;

(b) does not create a substantial adverse effect on the amenities, use, safety and convenience of the adjoining property and adjacent area, including an area separated from the property by a street or waterway;

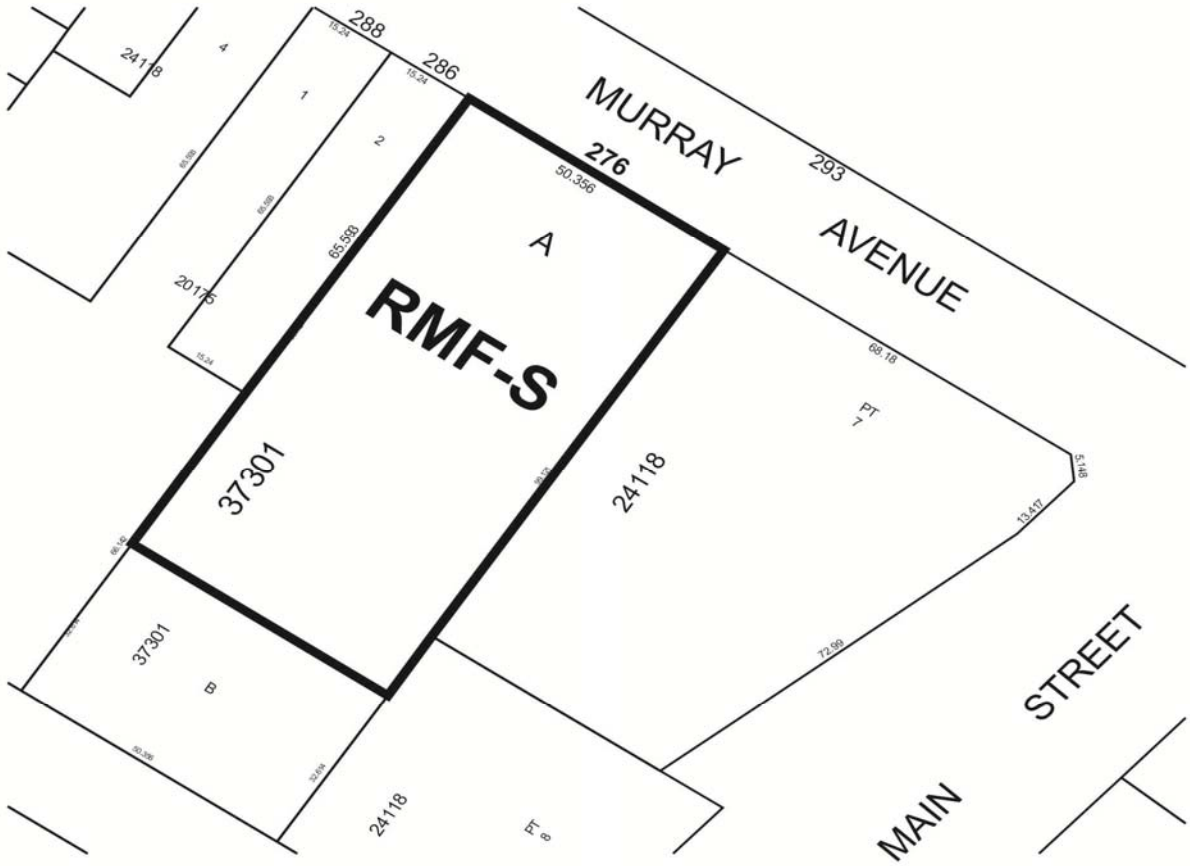
(c) is the minimum modification of a zoning-by-law required to relieve the injurious effect of the zoning by-law on the applicant's property;

(d) is compatible with the area in which the property to be affected is situated.

This Report Submitted by:

Planning, Property and Development Department
Urban Planning Division
Report Prepared by: Femi Ojo
PPD File # DAZ 231/2013
Schedule "A" for File No. DAZ 231/2013, Lord Selkirk / West Kildonan Community Committee, dated December 19, 2013

By–Law No.	File No. **DAZ 231/13**
Atlas Sheet No. **S27** **LORD SELKIRK WEST KILDONAN COMMUNITY**	Explanation A proposed zoning change to By-law No. 200/2006 by rezoning the land located at 276 Murray Avenue from an "R1-E" RESIDENTIAL SINGLE-FAMILY (Estate) DISTRICT to an "RMF-S" RESIDENTIAL MULTI-FAMILY (Small) DISTRICT to allow for the construction of a multi-family use as shown outlined below.



THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

SCHEDULE B

REPORT OF THE ADMINISTRATIVE CO-ORDINATING GROUP – January 30, 2014

RE: PROPOSED REZONING OF LAND LOCATED ON THE SOUTH SIDE OF MURRAY AVENUE, WEST OF MAIN STREET - 276 MURRAY AVENUE – DASZ 231/2013

It is recommended that the approval of DAZ 231/2013, if granted, be subject to the applicant entering into a Servicing Agreement addressing the following conditions;

1. Share of Regional Land Drainage facilities

   The Developer shall pay to the City, in cash prior to the release of mylars, its share of the Regional land drainage facilities (2013 TSR = $10,734.00/acre)

2. Land Drainage Sewer

   The Developer shall pay to the City, in cash prior to the release of mylars, the lateral benefit of the land drainage sewer fronting the property along Murray Avenue. (2013 rate =$40.00/ft).

3. Share of Murray Avenue Improvements

   The Developer shall, pay to the City in cash, its share of the cost of the following Services previously installed in Murray Avenue along the full length of the subject property abutting the south side of Murray Avenue;

   a) Portland cement concrete pavement and all related works;
   b) sidewalk along the south boulevard;
   c) street lighting in the south boulevard; and
   d) landscaping in the south boulevard;

   all as determined by the Director of Public Works.

4. Utilities

   a) 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.

   b) The Developer is to 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.

5. Litter and Refuse Control and Clean-up

   a) The Developer shall be responsible to control and to initiate the clean-up 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.

   b) 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.

6. 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, have them replaced by a Manitoba Land Surveyor, who shall provide the Director of Planning, Property & Development with a certificate that all survey monuments within the Planned Area have been verified and/or replaced.

7. 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 per acre (minimum $1,650) plus GST 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 231/2013
January 30, 2014

"Original Signed by G. Jasper, P.Eng."
G.V. Jasper, P. Eng.
Land Development Branch

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

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

GJ/gv

APPENDIX B:

Plan Approval Design Guidelines for DAZ 231/13

1. Site Planning

1.1 The site layout and building orientation should ensure that the buildings relate appropriately to the street and surrounding developments and create a cohesive visual identity for the neighbourhood.

1.2 Site design should consider opportunities for enhancing personal security and safety by incorporating Crime Prevention Through Environmental Design (CPTED) principles.

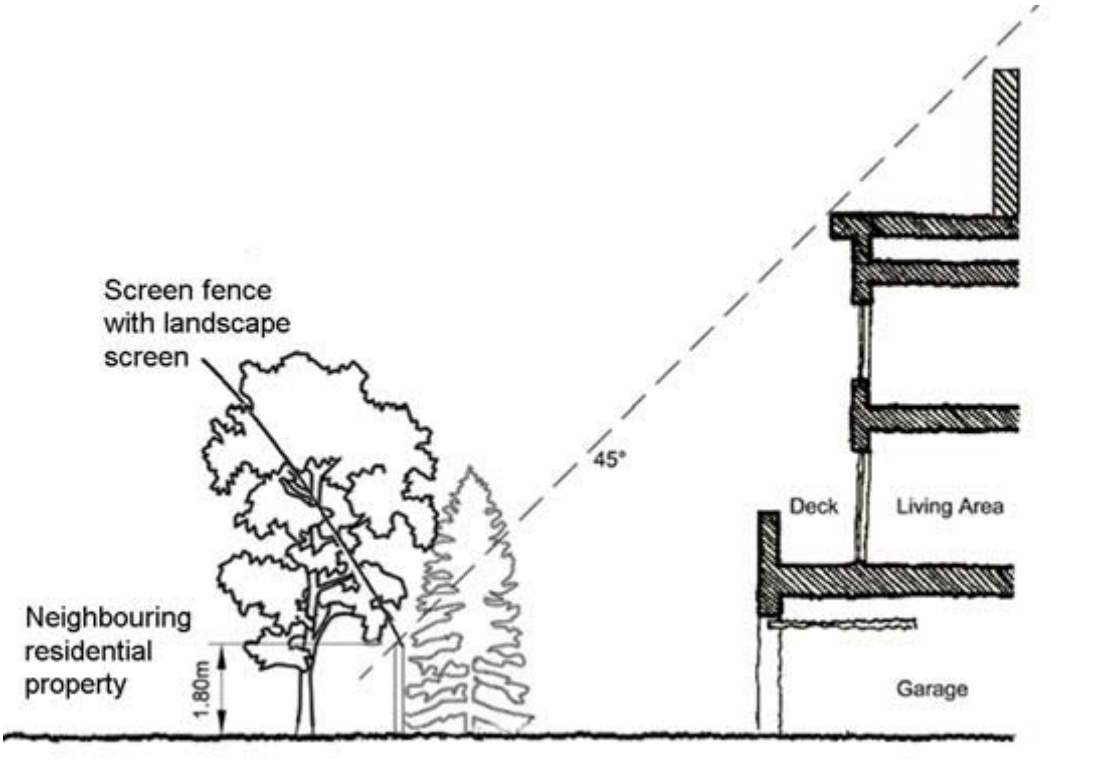
1.3 Parking areas should be well-screened with landscaping or an active development along the street-front.

1.4 Locate refuse storage areas and other building services internal to buildings or screened from view with appropriate fencing/landscaping.

1.5 Provide easy, universally accessible and direct access to public sidewalks.

1.6 Locate walkways to minimize potential conflict with vehicular and services areas.

1.7 Site plans for new development should consider the shading, light, view and privacy of adjacent buildings and lands. An example of how such matters may be addressed is by setting back the upper storeys of buildings in the new developments that are taller than neighbouring developments (see diagram below).



2. Building Orientation and Design

2.1 The building façades facing public right-of-ways should be well-articulated and should avoid featureless building massing.

2.2 The overall design should be made up of a distinctive, quality, architectural character and style that also avoids monotonous and featureless building massing and design.

2.3 Ensure detailed design supports the identity and quality of the place through good design; quality building materials, sustainable materials; and commitment to long-term maintenance.

2.4 Minimize blank walls – use landscaping, aesthetic characters (such as projections and offsets), change in cladding material, glass, etc. to break up tracts of continuous blank walls.

2.5 Reduce the perception of mass and height through the balanced use of colour, texture and materials.

3. Landscaping

3.1 Landscaping shall be provided to enhance the overall development in key areas such as the development perimeter, corners, common areas, areas along pathways, and entryways.

3.2 High-quality landscaping is required along the streetfront of the development (i.e. along Scotia Street and Ridgecrest Avenue) and along the side and rear yards. It is preferred that existing trees be preserved as much as possible.

4. Fencing

4.1 Any proposed fencing should be composed of high quality materials.