Agenda – Council – September 24, 2014

Report – Standing Policy Committee on Property and Development – September 16, 2014

Item No. 24 Rezoning – 725 Sterling Lyon Parkway (west of Kenaston Boulevard and south of CNR Rail Line)
(Charleswood – Tuxedo Ward)
File DAZ 215/2014

STANDING COMMITTEE RECOMMENDATION:

On September 17, 2014, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and submitted the following to Council:

1. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land as shown on Schedule "A" for File DAZ 215/14 dated September 3, 2014 to a "RMU" Residential Mixed Use district, subject to the following conditions:

    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 the lands zoned "RMU" Residential Mixed-Use 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 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 plans for rail safety mitigation adjacent to residential uses;

            a) shall be submitted to the Director of Planning, Property and Development for plan approval prior to the issuance of any building or development permit and,

Report - Standing Policy Committee on Property and Development – September 16, 2014

b) that the rail safety mitigation works be constructed to the satisfaction of the Director of Planning, Property and Development and,

c) that a caveat, in favour of the City, be registered against the title of the subject property requiring the rail safety mitigation works to be thereafter maintained to the satisfaction of the Director of Planning, Property and Development.

2. *Deleted*

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 – September 16, 2014

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On September 17, 2014, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and the Assiniboia Community Committee, and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On September 16, 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 September 9, 2014, the Assiniboia Community Committee concurred in the recommendation of the Winnipeg Public Service with the following amendment,

- Delete Recommendation 2 in its entirety

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

RE: Rezoning – 725 Sterling Lyon Parkway (west of Kenaston Boulevard and south of CNR Rail Line)
File DAZ 215/2014

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

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

Report date: September 12, 2014

COMMUNITY COMMITTEE RECOMMENDATION:

On September 9, 2014, the Assiniboia Community Committee concurred in the recommendation of the Winnipeg Public Service and recommended to the Standing Policy Committee on Property and Development:

1. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land as shown on Schedule "A" for File DAZ 215/14 dated September 3, 2014 to a "RMU" Residential Mixed Use district, subject to the following conditions:

    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 the lands zoned "RMU" Residential Mixed-Use 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 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 plans for rail safety mitigation adjacent to residential uses;

            a) shall be submitted to the Director of Planning, Property and Development for plan approval prior to the issuance of any building or development permit and,
            b) that the rail safety mitigation works be constructed to the satisfaction of the Director of Planning, Property and Development and,
            c) that a caveat, in favour of the City, be registered against the title of the subject property requiring the rail safety mitigation works to be

thereafter maintained to the satisfaction of the Director of Planning, Property and Development.

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

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

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

5. That the 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 Assiniboia Community Committee provided the following supporting reason(s) for its recommendation:

1. There is a lot of pride in what this project has become and this is the last piece of the overall project being approved.
2. To incorporate the residential development to this project is unique and is allowing people a place to live and work together.

PUBLIC HEARING SUMMARY

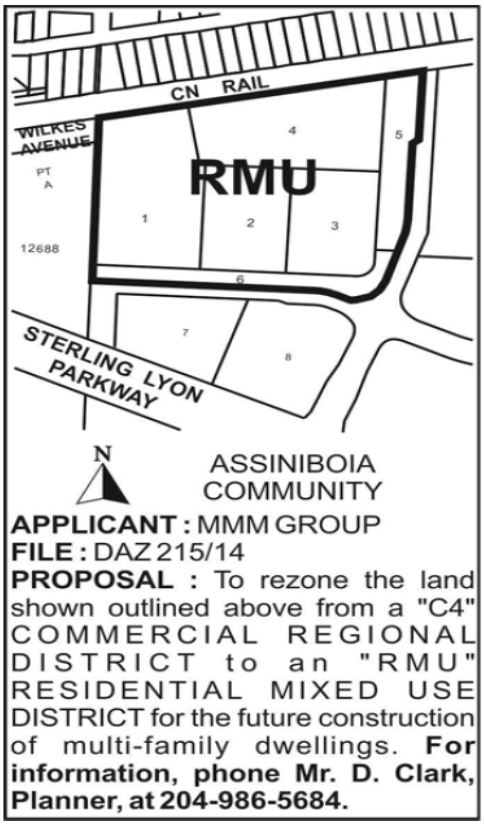
File: DAZ 215/2014

Before: Assiniboia Community Committee
Councillor Nordman, Chairperson
Councillor Fielding
Councillor Havixbeck

Public Hearing: September 9, 2014
Council Building, 510 Main Street

Applicant: MMM Group Limited
(Brock Feenstra)

Subject:



Premises Affected: 725 Sterling Lyon Parkway (west of Kenaston Boulevard and south of CNR Rail Line)

Exhibits Filed: 1. Application dated July 22, 2014

2. Notification of Public Hearing dated August 6, 2014
3. Manitoba Status of Titles 2706377/1, 2706379/1, 2706380/1, 2706381/1, 2706384/1, 2706387/1, 2706389/1, 2706391/1, 2706393/1, 2706395/1, 2706398/1, 2706400/1, 2706401/1, 2706405/1, 2706408/1, 2706411/1, 2706413/1, 2706414/1
4. Letter of authorization dated March 25, 2014 from Outlets of Seasons to MMM Group Limited

5a. Caveat 3850726
5b. Caveat 1882086
5c. Caveat 4307099/1

6. Plans (4 pages)
7. Report from the Urban Planning Division dated September 3, 2014
8. Inspection Report
9. Audio Recording of representations

REPRESENTATIONS:

In Support:

Blair Forster, Forster Projects
Stephen Maruschak, Harvard Developments
Brock Feenstra, MMM Group Limited
Veronica Eno, MMM Group Limited

In Opposition

Nil

For Information:

Michael Hutsal

For the City:

Mr. J. Veitch, Principal Planner, Planning, Property and Development Department
Mr. D. Clark, Planner, Urban Planning Division, Planning, Property and Development Department

Exhibit "7" referred to in File DAZ 215/2014

ADMINISTRATIVE REPORT

Title: DAZ 215/14 – 725 Sterling Lyon Pky

Issue: An application for consideration at the public hearing to rezone the land from the "C4" Commercial Regional district to "RMU" Residential Mixed Use district for future construction of multi-family dwellings.

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 Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land as shown on Schedule "A" for File DAZ 215/14 dated September 3, 2014 to a "RMU" Residential Mixed Use district, subject to the following conditions:

    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 the lands zoned "RMU" Residential Mixed-Use 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 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 plans for rail safety mitigation adjacent to residential uses;

            a) shall be submitted to the Director of Planning, Property and Development for plan approval prior to the issuance of any building or development permit and,

            b) that the rail safety mitigation works be constructed to the satisfaction of the Director of Planning, Property and Development and,

c) that a caveat, in favour of the City, be registered against the title of the subject property requiring the rail safety mitigation works to be thereafter maintained to the satisfaction of the Director of Planning, Property and Development.

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

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

4. That the City Solicitor/Manager of Legal Services 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 City Solicitor/Manager of Legal Services 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 subject property from “C4” Commercial Regional to “RMU” Residential Mixed Use for the future construction of multi-family dwellings.
- 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 rezoned from “C4” to “RMU.”

HISTORY

March 18, 2009 a Public Hearing at the Executive Policy Committee was held to consider a Plan Winnipeg amendment (By-law 2/2009), an application for Subdivision and Rezoning (DASZ 37/2008),

variances for the establishment of lots not abutting a public street (DAV 08-157053/D) and a Street Closing (DAC 1/2009).

March 25, 2009 Council passed By-law No. 2/2009 to amend *Plan Winnipeg 2020 Vision By-law No. 7630/2000* at the SW & NW quadrants of Sterling Lyon and Kenaston by:

A. Re-designating lands identified on Schedule "A" from Industrial Policy Area to Neighbourhood Policy Area, and;

B. Creating an Area of Regional Commercial and Mixed-Use Concentration, as identified on Schedule "A'".

March 25, 2009 Council passed By-law No. 81/2009 to amend Winnipeg Zoning By-law No. 200/2006 for rezoning of land located in the southwest and northwest quadrants of Sterling Lyon Parkway and Kenaston Boulevard in the Assiniboia Community to CMU and C4, and providing that the rezoning comes into force for each lot at the SW & NW quadrants of Sterling Lyon and Kenaston when:

a) The plan of subdivision is registered in the Winnipeg Land Titles Office; and
b) Zoning Agreement DASZ 37/2008 is registered in the Winnipeg Land Titles Office by caveat against the subject lands; and
c) The City of Winnipeg issues a building permit for that lot; or that lot is sold or leased other than to the IKEA Developer Joint Venture; or ten (10) years from the date this By-law is passed, whichever comes first.

May 5, 2009 The Standing Policy Committee on Property and Development denied an appeal and concurred in the decision of the Executive Policy Committee to approve Variance DAV 08-157053/D as follows:

3. That the dimensional standards of the proposed "C4" Commercial Regional District and "CMU" Commercial Mixed Use District of The Winnipeg Zoning By-law No. 200/2006 are varied on "the land" for the establishment of proposed Lot 3, Block 1, Lots 6 to 11, Block 1; Lots 2 to 3, Block 3; and Lots 5 to 7, Block 3; which do not abut upon a public street;

Subject to the following condition, which the Executive Policy Committee considers necessary to ensure compliance with criteria (a) to (d) above, namely:

1. That the order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DASZ 37/2008.

May 21, 2014 The Board of Adjustment concurred in the recommendation of the Planning Department and approved variance DAV 14-118091C for the establishment of proposed Lots 1, 2, 3, 4, 5, 6, 14, 15, 16 and 18 having no frontage on a public street (access will be by way of cross-access agreement).

June 10, 2014 The Assiniboia Community Committee concurred in the recommendation of the Winnipeg Public Service and approved the site plans for the roadway layout, associated landscaping and lighting at the Outlets of Seasons.

CONSULTATION

In preparing this report there was consultation with: CN Railway

SUBMITTED BY

Department	Planning, Property and Development
Division	Urban Planning Division
Prepared by:	Devin Clark
Date:	September 3, 2014
File No.	DAZ 215/14

List of Schedules and Attachments

1. Appendix A – Planning Discussion
2. Schedule “A” Recommended File No. DAZ 215/14 Assiniboia Community Committee, dated September 3, 2014.

APPENDIX 'A'

DATE: September 3, 2014

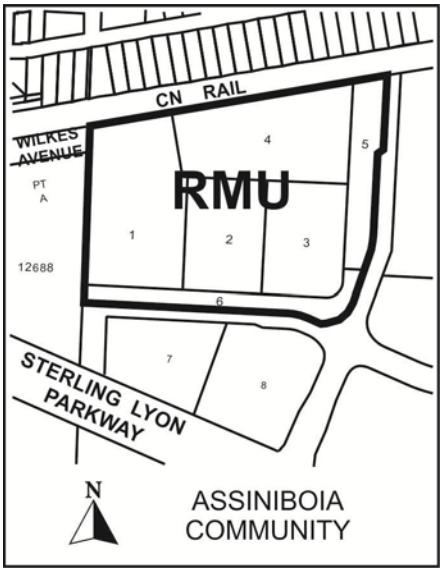
FILE: DAZ 215/14
RELATED FILES: DASSF 539/14

COMMUNITY: Assiniboia
NEIGHBOURHOOD #: 2.668

SUBJECT: To rezone the land from "C4" Commercial Regional to "RMU" Residential Mixed Use

LOCATION: 725 Sterling Lyon Parkway

LEGAL DESCRIPTION: LOT 8 BLOCK 2 PLAN 49257 1/11 ST C



APPLICANT: MMM Group Limited
111 – 93 Lombard Avenue
Winnipeg MB R3B 3b1

OWNER: Forster Projects

RECOMMENDATION: Approval, with conditions

REPORT SUMMARY

- The applicant is proposing to rezone the subject property from "C4" Commercial Regional to "RMU" Residential Mixed Use for the purposes of constructing multi-family dwellings.

- The Urban Planning Division recommends approval of this application subject to conditions in the zoning agreement.

SITE DESCRIPTION

- The subject property is located on the north side of Sterling Lyon Parkway in the Tuxedo Industrial neighbourhood of the Charleswood – Tuxedo ward.
- The subject land identified for rezoning is approximately 21 acres and is currently zoned “C4” Commercial Regional. This portion of land is part of the larger site which comprises the Outlets of Seasons land.
- Under the Complete Communities Direction Strategy, the site is designated Major Redevelopment Site.

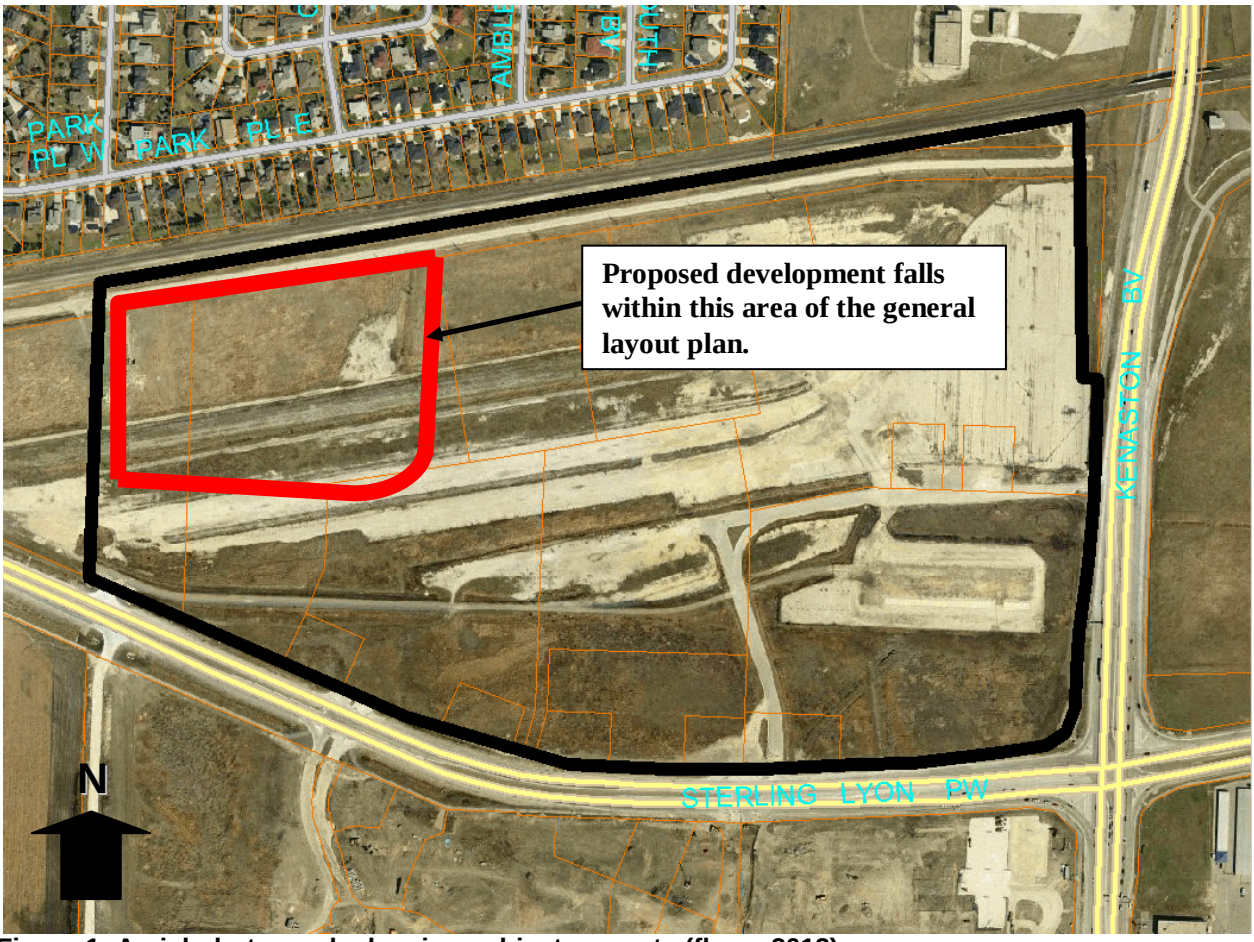


Figure 1: Aerial photograph showing subject property (flown 2012)

SURROUNDING LAND USES & ZONING (See Figure 2)

North: CN railway zoned “PR2” Parks and Recreation.

South: Sterling Lyon Parkway, then vacant land zoned “C4” Commercial Regional.

East: Vacant land zoned “C4” Commercial Regional.

West: Vacant land recently rezoned to “RMU” Residential Mixed Use

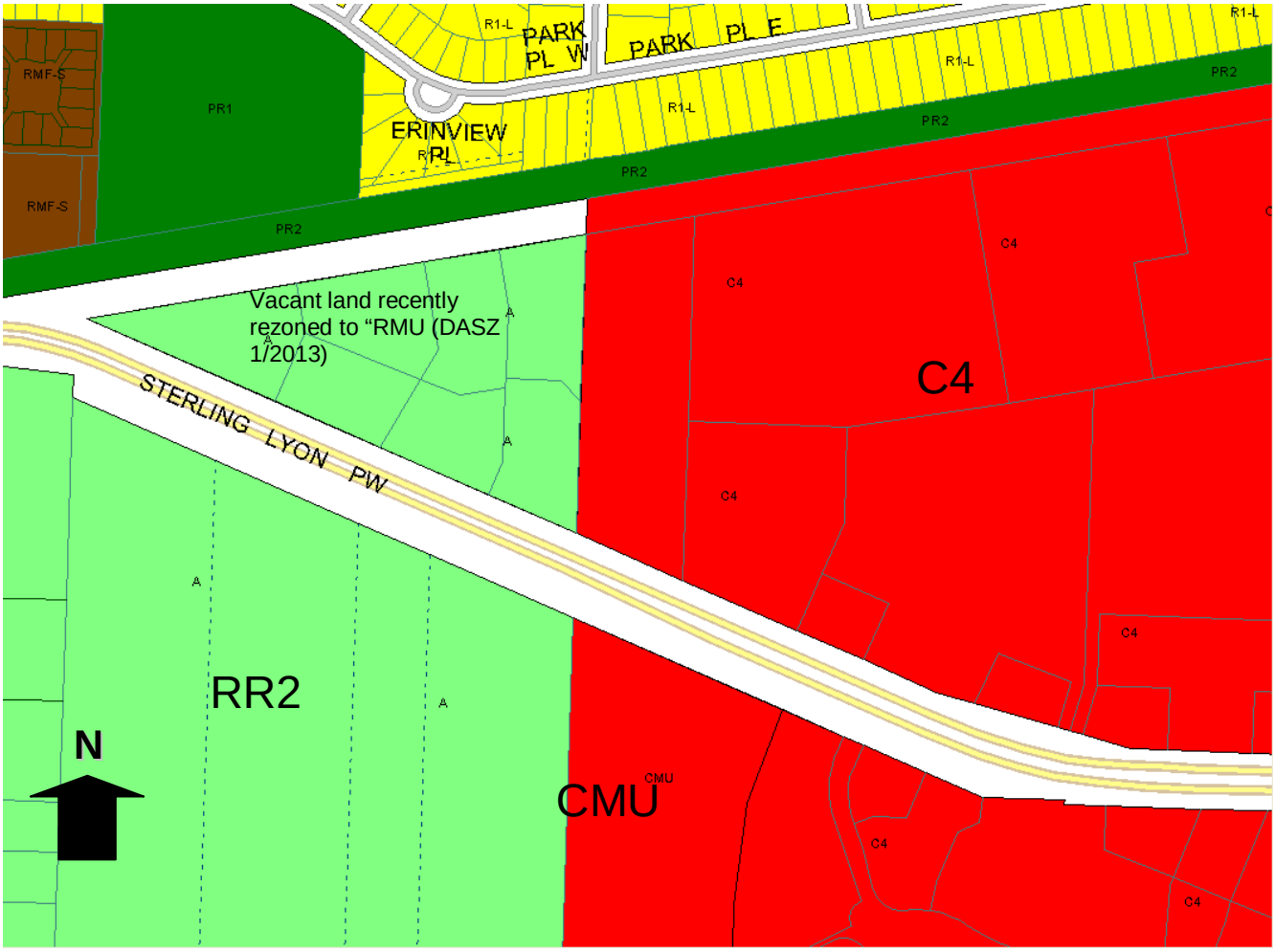


Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing to rezone the property from "C4" Commercial Regional to "RMU" Residential Mixed Use for the future construction of multiple family dwellings and live-work units.
- The applicant is proposing to subdivide the subject parcel into six (6) Lots (DASSF 539/14) (See figure 3). The breakdown of each lot is as follows:
    - Lot 1 – 5.6 Acres (maximum possible dwelling units under RMU - 487)
    - Lot 2 – 3.1 Acres (maximum possible dwelling units under RMU - 270)
    - Lot 3 – 3.2 Acres (maximum possible dwelling units under RMU - 278)
    - Lot 4 – 5.1 Acres (maximum possible dwelling units under RMU - 444)
    - Lot 5 – 1.9 Acres (maximum possible dwelling units under RMU - 165)
    - Lot 6 – 2.0 Acres (maximum possible dwelling units under RMU - 174)

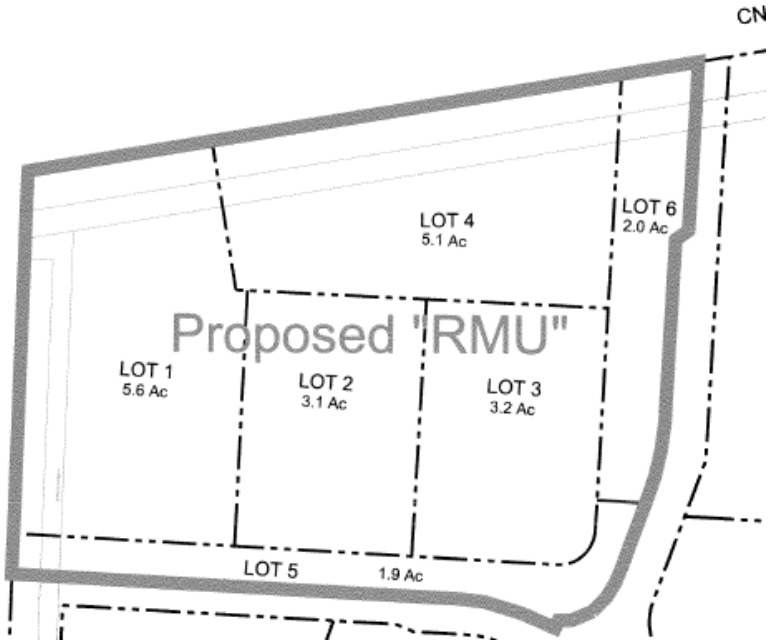


Figure 3: proposed subdivision of subject land under DASSF 539/14

- Submitted plans are general in nature and provide a high level proposal for the residential component of the Outlets of Seasons site (See figure 4).
- Detailed building plans have not been submitted with this application.

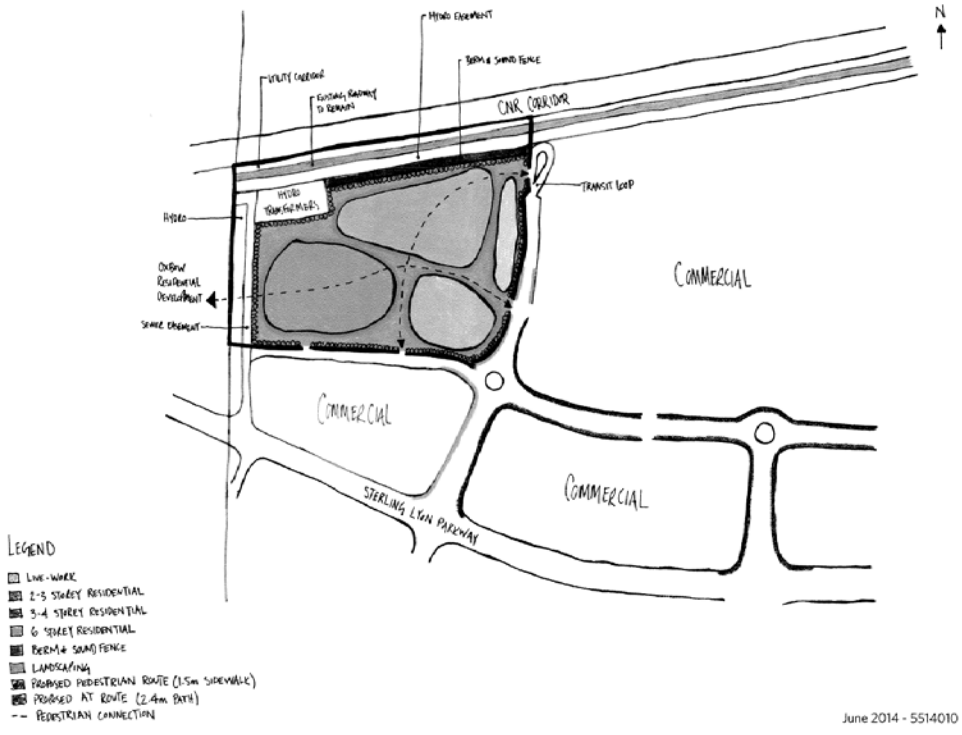


Figure 4: Concept plan submitted by the applicant (June 2014)

ANALYSIS AND ISSUES

- Under the *Complete Communities Direction Strategy* of *OurWinnipeg,* the proposed development is located within a **Regional Mixed-Use Centre –** identified as site E (Kenaston and Sterling Lyon Area) on figure O3d, page 47 of *Complete Communities*. Key relevant policies guiding development within **Regional Mixed-Use Centres** include:
    - Provide a mix of employment, higher-density residential opportunities, retail and service uses that support the needs of and respect the context of adjacent communities.
    - Support a range of housing opportunities in terms of type, tenure, unit size.
    - Support active uses (such as retail and service) at street level and office and housing on the upper levels of multi-storey developments.
    - Encourage urban design and/or form-based strategies that help define the character of Centres and Corridors through clarifying the massing and height of buildings, setbacks, appropriate open space areas and appropriate parking design and locations.
    - Encourage the transition of development towards the outer edges of each Centre and Corridor that is sensitive to the scale, massing, height, form and character of the surrounding area.
    - Mitigate the potential impacts of new development on neighbouring streets, parks and properties.
    - Promote high quality plazas, parks and streetscapes as focal points and networks that are connected to the greater community.
    - Focus improvements to the public realm, including pedestrian elements, such as street trees, street furniture, wide sidewalks and bicycle parking and public art.
    - Support high-frequency transit service by encouraging higher density residential and higher intensity commercial and mixed uses within the centre of the development. These will be focused on major transit stops.

WINNIPEG ZONING BY-LAW 200/2006

"RMU" Residential Mixed Use District

- The Residential Mixed Use (RMU) district is intended to facilitate the development of primarily medium- to higher-density residential development, though it also may contain limited small-scale commercial, institutional, recreational, and service facilities needed to support residential development. The area, site, or building should retain a predominantly residential character. Development in the RMU district should facilitate and encourage pedestrian travel between residential and non-residential uses.
- The 'RMU' district is often adjacent and incidental to a town centre, neighbourhood commercial centre, or other type of mixed use or major employment centre. Dimensional standards prescribed under Zoning By-law 200/2006 are as follows:
    - A minimum lot area of 9,000 square feet,
    - Minimum lot area per dwelling unit of 500 square feet,
    - Minimum front yard of 20 feet,
    - Minimum side yard of 5 feet plus 2 additional feet for every storey above grade,
    - A rear yard of 25 feet, and
    - Maximum building height of 100 feet.

LAND USE BY-LAW

Rezoning

- The lands are currently zoned “C4” Commercial Regional. Generally, the commercial regional zoning district is intended to accommodate the development of large-scale, distinctive and attractive regional centres containing a mix of concentrated land uses.
- The applicant is proposing to rezone the lands to ‘RMU’ Residential Mixed Use, which will be located adjacent to other lands remaining zoned as “C4” Commercial Regional.
- The Urban Planning Division believes that the proposed rezoning and associated residential mixed use development on the site is complementary to the retail developments in the immediate vicinity. Residential uses in close proximity to these types of commercial uses promote improved pedestrian connectivity.

COMPATIBILITY WITH THE SURROUNDING NEIGHBOURHOOD

- The Complete Communities Direction Strategy promotes the form of building and spaces that are sensitive to the community context and address the transition between new and existing development.
- The applicant has provided a concept plan of what they envision for the site. The proposal shows general locations for multi-family dwellings on site that reflect context sensitive building heights. For example, the proposed development on the western portion of the subject land at 725 Sterling Lyon is similar in height to the Oxbow residential development located immediately to the west. Concept plans indicate that residential development on the northern portion of the site will be between three and four storeys which will address concerns about imposing development overshadowing the adjacent single family dwellings to the north.
- Live work units, pedestrian connections, landscaping and fencing will help integrate the subject lands into the surrounding emerging developments.
- The proposed development will be connected to the Oxbow residential development east of the applicant’s site by way of a pedestrian path. This is to maintain some form of connectivity between different residential developments in the area and promote connectivity to the future commercial/retail component of the adjacent land.
- The Urban Planning Division believes that the proposed multi-family dwelling site is consistent with the objectives in the *Complete Communities* Direction Strategy and will integrate well into the emerging developments in the area.

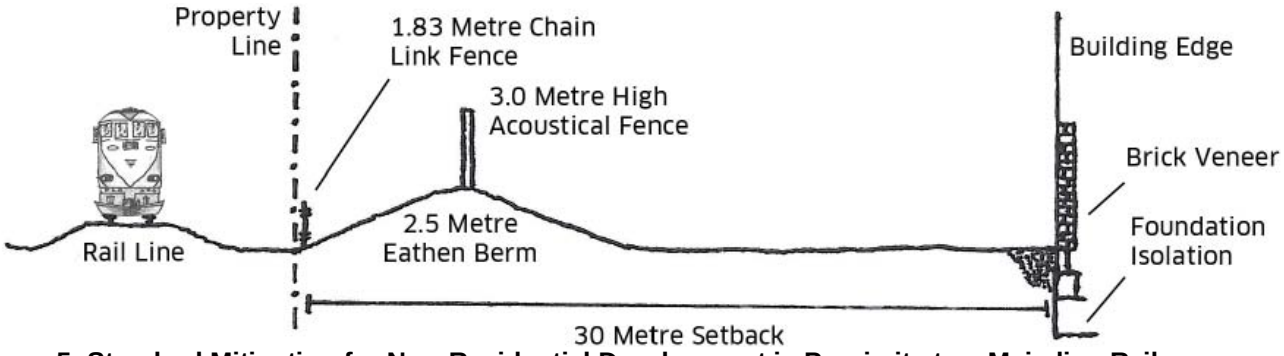


Figure 5: Standard Mitigation for New Residential Development in Proximity to a Main line Railway

- The above figure is a standard model for mitigating safety, noise and vibration issues associated with residential development adjacent to rail lines.

- Upon review of the site the applicant has identified some potential challenges in meeting the standard mitigation design due to the existence of a road and hydro poles (that must be maintained). They have stated that there is no problem with achieving the 30 metre setback and building the chain link fence and acoustical fence. The challenge is with how and where to accommodate the 2.5 metre earthen berm.

- The Guidelines for Residential Development indicate that alternative design measures may be explored in order to achieve the goals of safety and sound attenuation. In this case, the applicants have been in discussion with CN Railway and have preliminarily identified how alternative mitigating factors may work for the design of the site.

- The Urban Planning Division has received an email from CN indicating that they have been in discussions with the applicant about alternative mitigation design and that they believe a reasonable alternative can be reached.

- The Urban Planning Division is recommending conditions that ensure CN, the City and Developer arrive at a mutually agreed upon alternative that will satisfy the above mentioned issues associated with residential development adjacent to rail lines.

- Plans for rail safety mitigation will need to be approved by the Director of Planning Property and Development prior to the issuance of any development permits.

SITE DESIGN AND PLAN APPROVAL

- The Urban Planning Division recommends that site and building plans must be approved by the Assiniboia Community Committee and Director of Planning, Property and Development prior to the issuance of any development permits.
- Design considerations at the plan approval stage are to include the following:
    - Site layout, which shows the location of buildings, landscaping (species and quantities), parking, fencing and garbage enclosures.
    - Building location and design, including façade treatments, colours, materials and dimensions. Colour elevations should be submitted.

- The location and design of any on-site fencing. In particular fencing should be constructed in a high quality, ornamental manner with solid wood, which screens light from cars that park in a manner facing any public streets.
- The location and design of the site's garbage enclosures. The garbage enclosure should match the architectural detailing of the primary building and should be built to a high quality standard.

LAND DEDICATION

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

RECOMMENDATION

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

- The proposal is consistent with the policies of the Complete Communities Direction Strategy for Regional Mixed-Use Centres and the Urban Planning Division believes the proposed mixed-use multi-family dwellings and live-work spaces will be compatible with future residential and commercial uses around the subject site.
- As such, the Urban Planning Division is supportive of the rezoning.

This Report Submitted by:

Planning, Property and Development Department
Urban Planning Division
Report Prepared By: Devin Clark
PPD File # DAZ 215/14

Schedule "A" for File No. DAZ 215/2014, Assiniboia Community Committee, dated September 3, 2014

By–Law No. _____

File No. **DAZ 215/14**

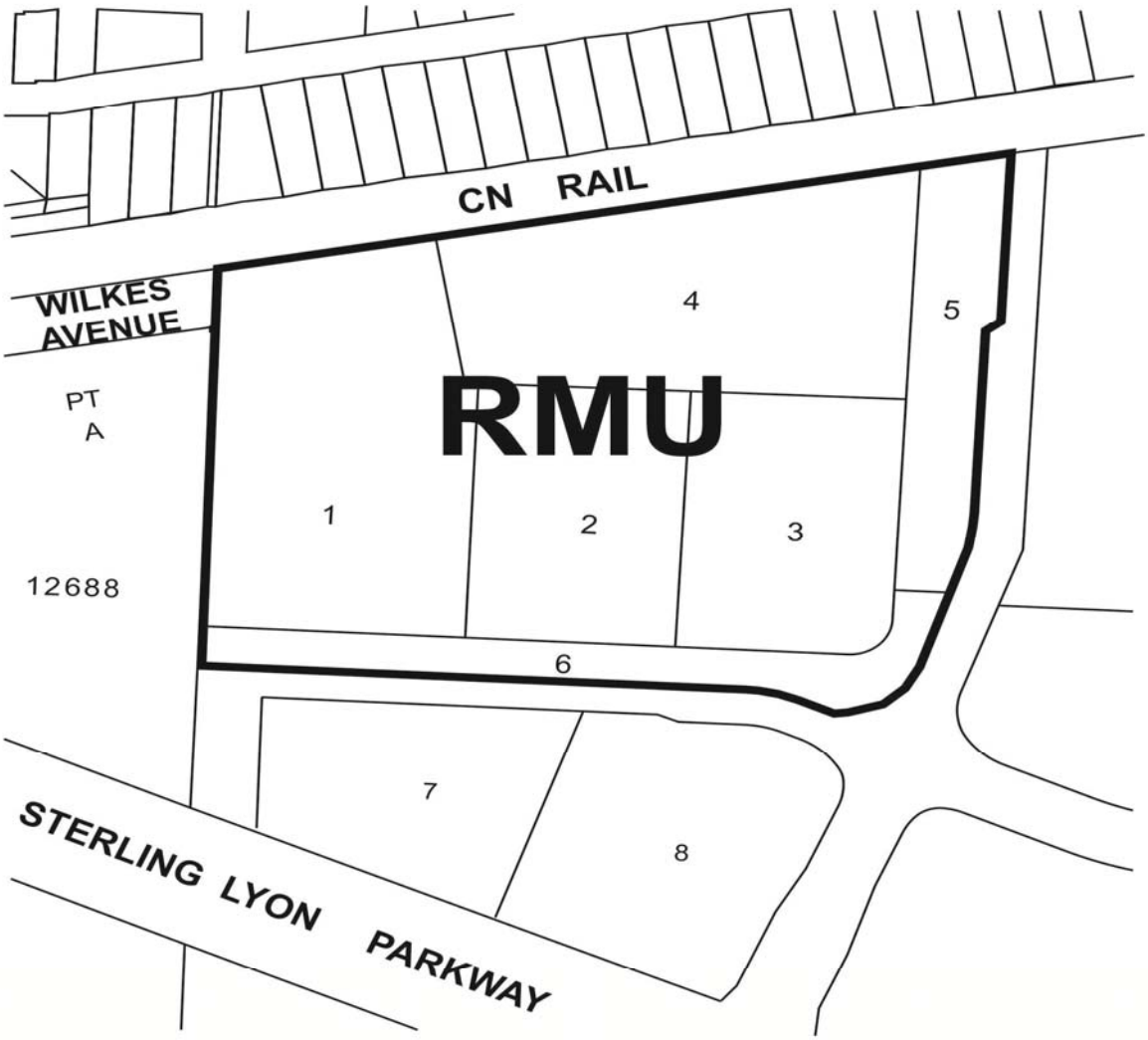
Atlas Sheet No.

N

AF19 ASSINIBOIA COMMUNITY

Explanation

A proposed zoning change to By-law No. 200/2006 by rezoning the land located at 725 Sterling Lyon Parkway from a "C4" COMMERCIAL REGIONAL DISTRICT to an "RMU" RESIDENTIAL MIXED USE DISTRICT for the future construction of multi-family dwellings as shown outlined below.



THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____