Minute No. 603
Report – Standing Policy Committee on Property and Development – September 15, 2015

Item No. 5 Subdivision and Rezoning – 131, 147 and 165 Aberdeen Avenue (Mynarski Ward)
File DASZ 20/2015 [c/r DAV 135556/2015D]

COUNCIL DECISION:

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

1. That the plan of subdivision under File DASZ 20/2015 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File DASZ 20/2015 dated July 14, 2015 with such minor changes as may be required, and for registration in the Winnipeg Land Titles Office subject to the following:

    A. That the Developer shall fulfill all the conditions outlined in the report of the Administrative Coordinating Group dated July 22, 2015 which is Schedule "B" of this report, with the following amendment:

        i. Amend Condition 2 by deleting "Schedule C", and replacing with "Schedule D dated September 8, 2015".

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the planned area shown on Schedule "A" for File DASZ 20/2015 dated July 14, 2015 to an "RMF-L" Residential Multi-Family District, subject to the following:

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

        i. That for the development of any building and/or accessory parking area and/or freestanding signage plans shall be submitted showing the design of the proposed buildings, the location and design of accessory parking areas, private approaches, pedestrian and plaza areas, garbage enclosures, fencing, landscaping, lighting, bicycle parking and freestanding 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.

Report – Standing Policy Committee on Property and Development – September 15, 2015

COUNCIL DECISION (continued):

ii. That the maximum height of any building shall not exceed seventy five (75) feet.

3. That the land dedication requirements will be considered satisfied by the applicant upon fulfillment of Condition 2 of the Administrative Coordinating Group dated July 22, 2015 which is Schedule "B" of this report.

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

5. That in the event the matter is not proceeded with expeditiously and the by-law is not passed within two (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.

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

7. That the subdivision section of the by-law shall come into force and effect upon registration of the Plan of Subdivision in the Winnipeg Land Titles Office.

8. 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 land within one year from the date the by-law is passed, failing which the by-law will expire and 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 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.

10. 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.

Report – Standing Policy Committee on Property and Development – September 15, 2015

COUNCIL DECISION (continued):

11. 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 15, 2015

DECISION MAKING HISTORY:

Moved by Councillor Orlikow,

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

Carried

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On September 23, 2015, the Executive Policy Committee concurred in the recommendations 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 September 15, 2015, 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 September 8, 2015, the Lord Selkirk-West Kildonan Community Committee concurred in the recommendation of the Winnipeg Public Service, with the following amendment:

- Amend Recommendation 1.A. by adding the following at the end thereof, "with the following amendment:

    i. Amend Condition 2 by deleting "Schedule C", and replacing with "Schedule D dated September 8, 2015".

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

RE: **Subdivision and Rezoning - 131, 147 and 165 Aberdeen Avenue**
File DASZ 20/2015

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

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

Report date: **September 9, 2015**

COMMUNITY COMMITTEE RECOMMENDATION:

On September 8, 2015, 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 plan of subdivision proposed under File DASZ 20/2015 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File DASZ 20/2015 dated July 14, 2015 with such minor changes as may be required, and for registration in the Winnipeg Land Titles Office subject to the following:

    A. That the Developer shall fulfill all the conditions outlined in the report of the Administrative Coordinating Group dated July 22, 2015 which is Schedule "B" of this report, ***with the following amendment:***

        i. Amend Condition 2 by deleting "Schedule C", and replacing with "Schedule D dated September 8, 2015".

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the planned area shown on Schedule "A" for File DASZ 20/2015 dated July 14, 2015 to an "RMF-L" Residential Multi-Family District, subject to the following:

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

        i. That for the development of any building and/or accessory parking area and/or freestanding signage plans shall be submitted showing the design of the proposed buildings, the location and design of accessory parking areas, private approaches, pedestrian and plaza areas, garbage enclosures,

fencing, landscaping, lighting, bicycle parking and freestanding 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.

ii. That the maximum height of any building shall not exceed seventy five (75) feet.

3. That the land dedication requirements will be considered satisfied by the applicant upon fulfillment of Condition 2 of the Administrative Coordinating Group dated July 22, 2015 which is Schedule "B" of this report.

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

5. That in the event the matter is not proceeded with expeditiously and the by-law is not passed within two (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.

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

7. That the subdivision section of the by-law shall come into force and effect upon registration of the Plan of Subdivision in the Winnipeg Land Titles Office.

8. 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 land within one year from the date the by-law is passed, failing which the by-law will expire and 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 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.

10. 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.

11. 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 reason(s) for its recommendation:

1. The proposal helps to address the huge need for personal care homes throughout the City of Winnipeg.

2. Much effort by passionate and dedicated people of the project has gone into the proposal to ensure a scenic place for people to reside at and look into the backyard and see the river flowing by, as well as to see the Harry Lazarenko Bridge nearby.

3. The application goes a long way to assist with the revitalization of the north end, especially in this subject part of the City.

PUBLIC HEARING SUMMARY

File: DASZ 20/2015

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

Public Hearing: September 8, 2015
Council Building, 510 Main Street

Applicant: MMM Group Limited (Veronica Eno)

Subject:



Premises Affected: 131, 147 and 165 Aberdeen Avenue

Exhibits Filed:
1. Application dated July 15, 2015
2. Notification of Public Hearing dated July 20, 2015

3. Manitoba Status of Titles 1828489/1, 1828496/1, 1828779/1, 1828781/1, 1829703/1, 1829708/1 and 1829709/1
4. Letter of authorization dated June 11, 2015 from Sister Servants of Mary Immaculate to MMM Group Limited
5a. Caveat 251422/1
5b. Caveat 149072/1
5c. Caveat 232057/1
6. Drawing of subject property (2 pages)
7. Plans (8 pages)
8. Report from the Urban Planning Division dated September 1, 2015
9. Inspection Report
10. Plans (6 pages) submitted by Veronica Eno, MMM Group Limited, Applicant, at the public hearing
11. Schedule "D" submitted by Greg Jasper, Acting Land Development Administrator, Planning, Property and Development Department at the public hearing

REPRESENTATIONS:

In Support:
Veronica Eno, MMM Group Limited
David Essex
Wendy Janzen
Darleane Pelechaty
Jean R Piché
Peter Washchyshyn

In Opposition
Nil

For Information:
Nil

For the City:
Mr. G. Jasper, Acting Land Development Administrator, Planning, Property and Development Department
Mr. F. Ojo, Planner, Planning, Property and Development Department

Exhibit "8" referred to in File DASZ 20/2015

ADMINISTRATIVE REPORT

Title: DASZ 20/2015 – 131-147-165 Aberdeen Ave

Issue: For consideration at the Public Hearing to rezone land from "PR1" Parks and Recreation District to "RMF-L" Residential Multi-Family District.

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Critical Path: LSWK Community Committee – Standing Policy Committee - 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 20/2015 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File DASZ 20/2015 dated July 14, 2015 with such minor changes as may be required, and for registration in the Winnipeg Land Titles Office subject to the following:

   A. That the Developer shall fulfill all the conditions outlined in the report of the Administrative Coordinating Group dated July 22, 2015 which is Schedule "B" of this report.

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the planned area shown on Schedule "A" for File DASZ 20/2015 dated July 14, 2015 to an "RMF-L" Residential Multi-Family District, subject to the following:

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

      i. That for the development of any building and/or accessory parking area and/or freestanding signage plans shall be submitted showing the design of the proposed buildings, the location and design of accessory parking areas, private approaches, pedestrian and plaza areas, garbage enclosures, fencing, landscaping, lighting, bicycle parking and freestanding 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.

ii. That the maximum height of any building shall not exceed seventy five (75) feet.

3. That the land dedication requirements will be considered satisfied by the applicant upon fulfillment of condition #2 of the Administrative Coordinating Group dated July 22, 2015 which is Schedule "B" of this report.

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

5. That in the event the matter is not proceeded with expeditiously and the by-law is not passed within two (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.

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

7. That the subdivision section of the by-law shall come into force and effect upon registration of the Plan of Subdivision in the Winnipeg Land Titles Office.

8. 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 land within one year from the date the by-law is passed, failing which the by-law will expire and 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.

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10. 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.

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

REASON FOR THE REPORT

- The applicant intends to rezone the property to an "RMF-L" Residential Multi-Family (Large) District.
- The proposed rezoning will accommodate an expansion to an existing assisted living facility currently located on the subject lands. While the majority of the subject lands are zoned "RMF-L", part of the subject lands are zoned "PR1" Parks and Recreation District.
- The subject applications will consolidate all of the underlying lots and parcels and will provide a consistent zoning for the lands.
  The intended use of the land requires a rezoning and subsequent 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.
- The Public Service recommends the rezoning be approved subject to any conditions specified herein.

IMPLICATIONS OF THE RECOMMENDATIONS

- If the recommendations of the Urban Planning Division are concurred in, the subject lands can be rezoned to an "RMF-L" Residential Zoning District.

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	Noah Yauk
Date:	Sept. 1, 2015
File No.	DASZ 20/15

List of Attachments:

- APPENDIX 'A': Planners Report
- SCHEDULE "A" FOR FILE NO. DASZ 20/15, LSWK COMMUNITY COMMITTEE, DATED JULY 14, 2015

APPENDIX 'A

DATE: Sept. 1, 2015

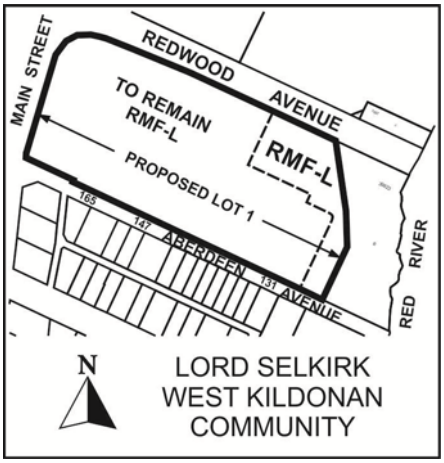
FILE: **DASZ 20/15**

COMMUNITY: Lord Selkirk / West Kildonan
NEIGHBOURHOOD #: Leila North

SUBJECT: For consideration at the Public Hearing to rezone the subject property to an "RMF-L" Residential Zoning District.

LOCATION: 131-147-165 Aberdeen Ave

LEGAL DESCRIPTION: SP LOT1 PLAN 31588 WLTO EXC REDWOOD AVENUE PLAN 38922 WLTO IN RL 40 AND 41 PARISH OF ST JOHN
SP LOT 2 PLAN 31588 WLTO EXC REDWOOD AVENUE PLAN 38922 WLTO IN RL 40 AND 41 PARISH OF ST JOHN
SP LOTS 3, 7 AND 8 PLAN 31588 WLTO EXC OUT OF SAID LOT 3: REDWOOD AVENUE PLAN 38922 WLTO IN RL 40 AND 41 PARISH OF ST JOHN
LOTS 1, 2, 3, 5, 6 AND 7 PLAN 2172 WLTO IN RL 40 PARISH OF ST JOHN
SP LOT 6 PLAN 31588 WLTO IN RL 40 AND 41 PARISH OF ST JOHN
PARCELS 1 AND 2 PLAN 11968 WLTO EXC OUT OF SAID LOT 1: REDWOOD AVENUE PLAN 38922 WLTO IN RL 40 AND 41 PARISH OF ST JOHN
PARCEL A PLAN 39823 WLTO IN RL 40 AND 41 PARISH OF ST JOHN
PARCEL C PLAN 39823 WLTO IN RL 40 AND 41 PARISH OF ST JOHN
PARCEL A PLAN 39822 WLTO IN RL 39, 40 AND 41 PARISH OF ST JOHN



APPLICANT: MMM Group (Veronica Eno)
111-93 Lombard Ave
Wpg., MB R3B 3B1

OWNER: Sisters Servants of Mary Immaculate

RECOMMENDATION: Approval with Conditions

REPORT SUMMARY

- The applicant intends to rezone the property to an "RMF-L" Residential Multi-Family (Large) District.
- The proposed rezoning will accommodate an expansion to an existing assisted living facility currently located on the subject lands. While the majority of the subject lands are zoned "RMF-L", part of the subject lands are zoned "PR1" Parks and Recreation District.
- The subject applications will consolidate all of the underlying lots and parcels and will provide a consistent zoning for the lands.
  The intended use of the land requires a rezoning and subsequent 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.
- The Public Service recommends the rezoning be approved subject to any conditions specified herein.

SITE DESCRIPTION

The subject lands are located at the southeast corner of Redwood Avenue and Main Street in the North Point Douglas neighbourhood of the Mynarski Ward.

Surrounding Land Use and Zoning

North: Redwood Avenue then commercial lands zoned "C2" and "C3" Commercial District.
South: Aberdeen Avenue then a parking area used by the Holy Family Nursing Home zoned "C2" Commercial District.
East: City owned lands including a walking trail zoned "PR1" Parks and recreation District, then the Red River.
West: Main Street, then commercial properties zoned "C2" Commercial and "C3" Commercial District.



Figure 1: Subject Site and Surrounding Land Uses (Aerial Flown 2012)

Figure 1 above illustrates the subject lands and the actual lands that will be rezoned through this application. These are privately owned and under the same ownership as the remainder of the lands. As background, the lands were originally acquired from the City of Winnipeg in exchange for lands transferred to the City to expand the Redwood Avenue right of way width. The lands transferred from the City simply retained there “PR” zoning. This was not an issue at that time as there was no development application in the works. Now that there is a development application in the works, the lands require a rezoning. It is uncommon for privately owned lands to be zoned “PR”. Generally the “PR” zoning designation is limited to public land uses such as parks, community centers and schools.

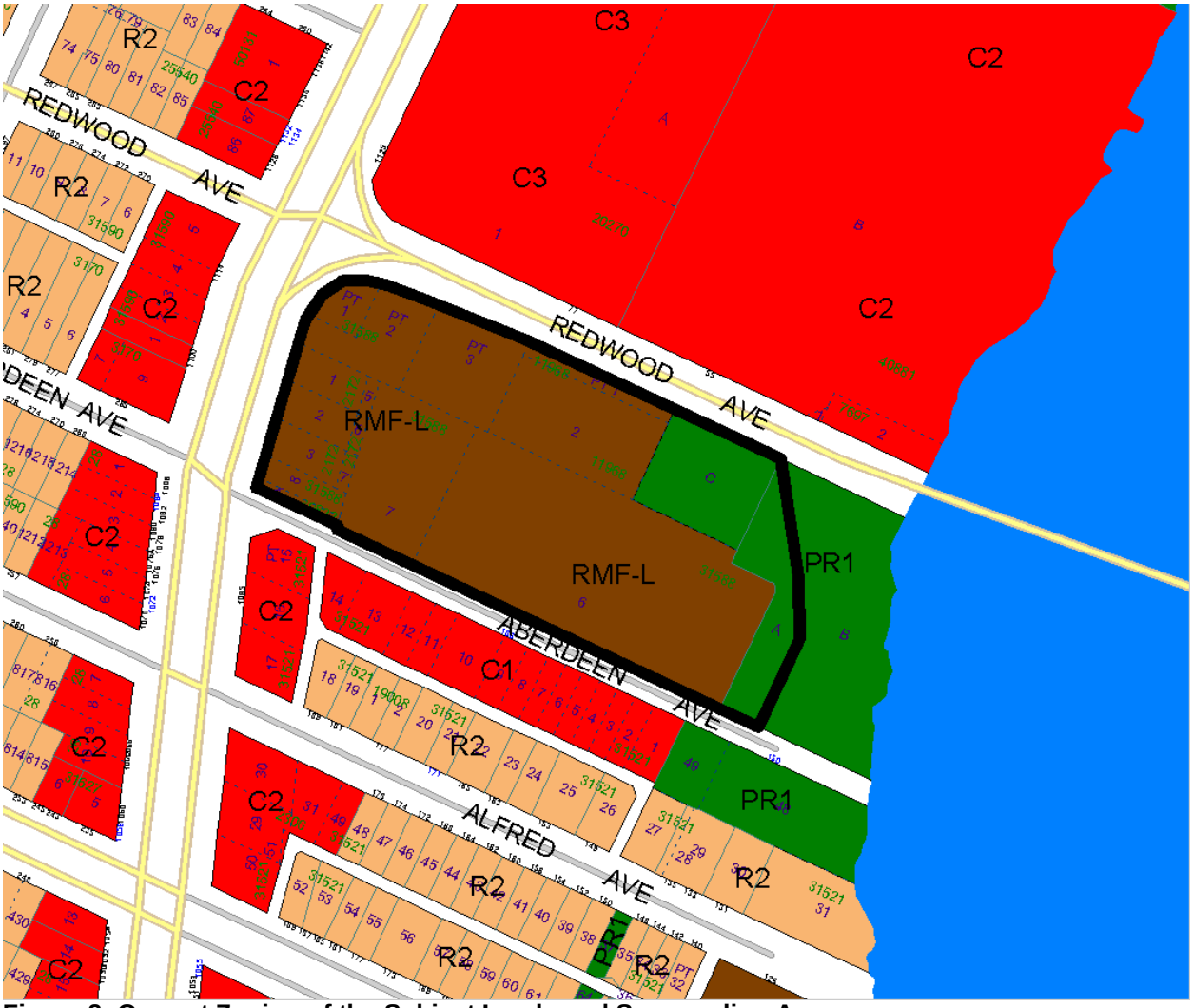


Figure 2: Current Zoning of the Subject Lands and Surrounding Area.

Figure 2, above, illustrates how the subject lands are currently zoned and the extent of lands that will be rezoned from "PR1" to "RMF-L" if the application is successful (shown as Parcel A and Parcel C).

DESCRIPTION OF THE PROPOSAL

- The applicant intends to rezone the property to an "RMF-L" Residential Multi-Family (Large) District.
- The proposed rezoning will accommodate an expansion to the assisted living facility on site.
- An assisted living facility is a permitted use in the "RMF-L" zoning district.
- The subject application will also serve to consolidate all of the subject lands under one lot and provide a consistent zoning to the property.

- The “RMF-L” zoning district is an excellent fit for the subject lands given that most of the lands are already zoned “RMF-L”; the site has frontage on Main Street which is designated as Regional Mixed Use Corridor.

ZONING

Zoning By-Law 200/2006:

The current zoning designation of the subject lands is “PR1” Parks and Recreation District.

> *The Parks and Recreation 1 (PR1) district is intended for sites that are generally passive neighbourhood and community parks and facilities with predominantly pedestrian and cyclist access. These sites may provide unstructured drop-in play and recreation opportunities, including play structures, passive parks, plazas and natural areas. Generally, there are no parking facilities associated with these uses. These parks and open spaces typically occur in a residential neighbourhood or riverbank context and are generally accessed by residential streets.*

The zoning district of the subject lands are not the most appropriate given that they are privately owned. Typically “PR” space is reserved for lands that are publicly accessible, such as the lands abutting the site to the east along the Red River that are owned by the City of Winnipeg. The existing “PR” use does not allow the proposed use on the privately owned lands.

Proposed Zoning District

The lands are proposed to be rezoned to “RMF-L” Residential Multi-Family District.

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

COMPATIBILITY WITH EXISITNG DEVELOPMENT

Effectively, the rezoning application will provide zoning consistency for the subject lands, which are for the most part zoned “RMF-L” already. In this sense, the subject rezoning will facilitate the type of development that already exists on this site, which is assisted living. The proposed expansion that will result from the rezoning is not expected to have any adverse effect on neighbouring development. The context in which the site is located contains land uses that will not be impacted by proposed development. The site is bounded by commercial developments on the north and west sides (Redwood Avenue and Main Street respectively); a large parking area on the south side; and public space along the Red River on the east side. The closest residential land uses are more than 140 feet south of the nearest property line of the subject site and the newly proposed buildings to the east of the existing building will be another 150 feet further from that same property line. The subject site is separated from the existing residential dwellings by an open parking area located on the south side of Aberdeen Avenue.

ZONING AGREEMENT CONSIDERATIONS

The public service is recommending a zoning agreement be caveated on the lands for two purposes. One is to restrict the height of any proposed building to maximum of 75 feet. The other proposed condition of the zoning agreement is to provide the LSWK Community Committee with some scrutiny over the details of the final site plan through a plan approval process that requires the Committee's approval.

ADMINISTRATIVE COORDINGATING GROUP (ACG) KEY CONSIDERATIONSHIGHLIGHTS

Public Service is recommending three key considerations in the ACG report. One is with respect to an easement over an area where a water main runs through the subject lands. The second is with respect to the need for a proper turnaround at the east terminus of Aberdeen Avenue whereby the developer is expected to transfer and legally open lands to accommodate this. The third consideration is with respect to a planned active transportation improvement along the riverbank, east of the site, whereby the developer is expected to give up lands at the eastern boundary of the planned area to better accommodate the proposed facility.

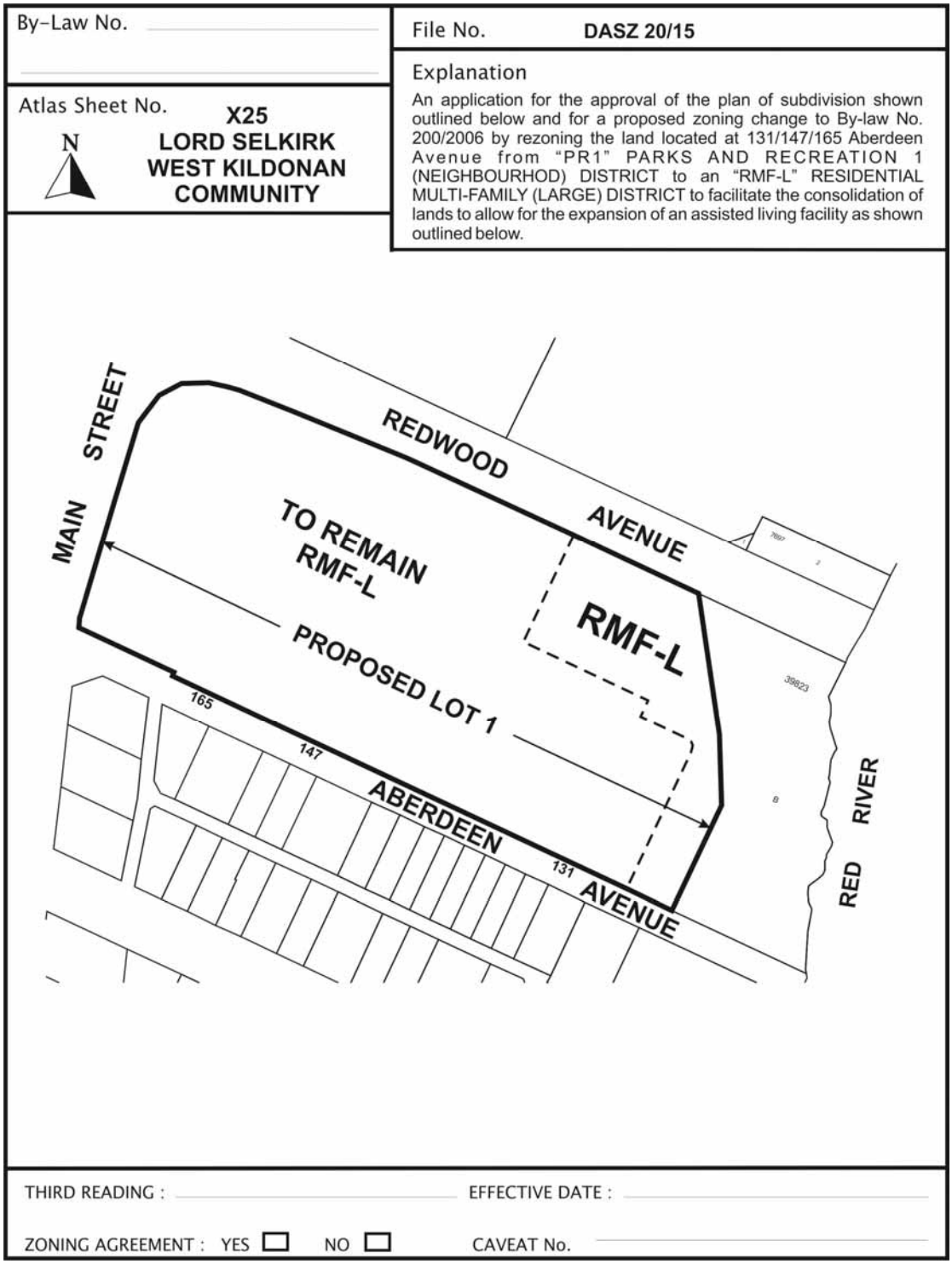
RECOMMENDATION

The Urban Planning Division recommends approval for the following reasons:

- The proposed rezoning will facilitate a development proposal that meets the policies of *Complete Communities* and the proposed zoning district better reflects the intended use of the subject lands.

This Report Submitted by:
Planning, Property and Development Department
Urban Planning Division
Prepared by N. Yauk
PPD File # DASZ 20/15

SCHEDULE "A" FOR FILE NO. DASZ 20/2015, LORD SELKIRK WEST KILDONAN COMMUNITY COMMITTEE, DATED JULY 14, 2015.



SCHEDULE B

REPORT OF THE ADMINISTRATIVE CO-ORDINATING GROUP – July 22, 2015

RE: PROPOSED SUBDIVISION AND REZONING ON LAND LOCATED AT 131 147 & 165 ABERDEEN AVENUE – DASZ 20/2015

It is recommended that the approval of DASZ 20/2015, if granted, be subject to the applicant fulfilling the following conditions:

1) That the applicant shall, at no expense to the City, provide a 6.096m wide easement for the existing watermain crossing Parcel C Plan 39823 as determined by and to the satisfaction of the Director of Public Works.

2) That the applicant shall, at no expense to the City, provide property along the easterly limit of Parcel A, Plan 11968 as shown on the attached Schedule C to allow for the proposed Active Transportation Pathway.

3) The applicant shall, at no expense to the City, transfer and legally open, property required for a hammerhead turnaround at the east end of the subject property, as determined by and to the satisfaction of the Director of Public Works.

THIS REPORT SUBMITTED BY:

Administrative Co-ordinating Group
File No. DASZ 20/2015
August 31, 2015

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

"*Original Signed by M. Gajda"*
M.Gajda, P. Eng.
Water & Waste Department

"*Original Signed by C. Desjardine"*
C.J. Desjardine P. Eng.
Public Works Department

"*Original Signed by D, Beaton"*
D. Beaton M.L.Arch.
Urban Design Division, Property and Planning

GJ/gj

Schedule C

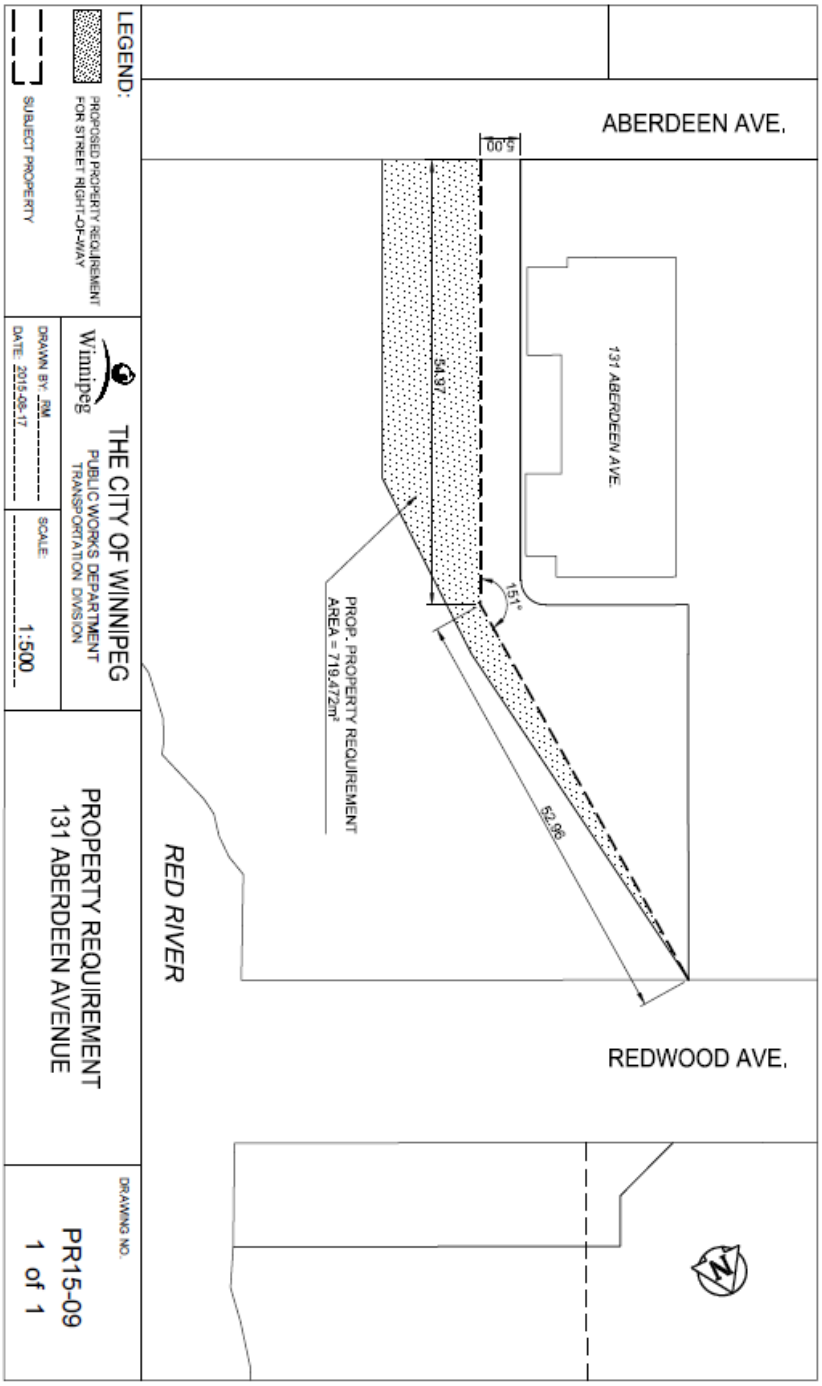
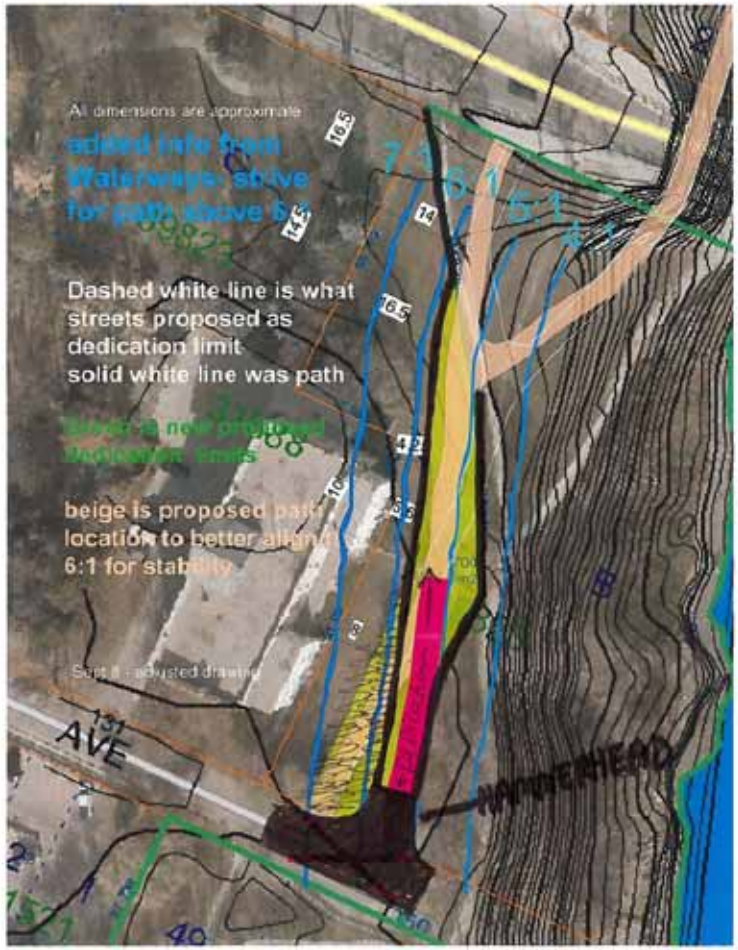

ABERDEEN AVE.
131 ABERDEEN AVE.
5.00
54.97
151°
52.96
PROP. PROPERTY REQUIREMENT
AREA = 719.472m²
RED RIVER
REDWOOD AVE.
LEGEND:
PROPOSED PROPERTY REQUIREMENT FOR STREET RIGHT-OF-WAY
SUBJECT PROPERTY
Winnipeg
THE CITY OF WINNIPEG
PUBLIC WORKS DEPARTMENT
TRANSPORTATION DIVISION
DRAWN BY: RM
DATE: 2015-08-17
SCALE: 1:500
PROPERTY REQUIREMENT
131 ABERDEEN AVENUE
DRAWING NO.
PR15-09
1 of 1

Exhibit "11" referred to in File DASZ

165 Aberdeen **Proposed AT Path**

Schedule D



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