Minutes – Executive Policy Committee – July 6, 2016

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – July 5, 2016

Item No. 1 Subdivision and Rezoning – 21 Clayton Drive (St. Vital Ward) File DASZ 2/2016 [c/r DAV 176424/2015D]

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

The Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development and submitted the following to Council:

1. That the plan of subdivision under File DASZ 2/2016 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File DASZ 2/2016 dated March 16, 2016 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 conditions outlined in the report of the Administrative Coordinating Group dated February 10, 2016 which is Schedule "B" of this report.

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land as shown on Schedule "A" for File DASZ 2/2016 dated March 16, 2016, to a "CMU" Commercial Mixed Use and a "RMF-L" Residential Multi-Family Large Districts 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:

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – July 5, 2016

i. That, for the development of any building, and/or accessory parking area and/or signage within the lands zoned "CMU" Commercial 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, and landscaping to the Director of Planning, Property and Development and the Riel 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 digital, billboard, mobile, flashing, scintillating, rotating, and inflatable signs shall not be permitted.

iii. That the land be restricted as follows:

The following uses shall be conditional on the land:

I. Neighbourhood rehabilitation home
II. Single room occupancy
III. Protection and emergency services
IV. Private motor vehicle related uses
V. Recycling collection centre
VI. Retail sales

3. In lieu of the dedication of land, the Developer shall provide a cash payment representing 10% of the appraised value of the Development Application, as determined by the City.

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.

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – July 5, 2016

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 shall come into force and effect when the Plan of Subdivision is registered in the Winnipeg Land Titles Office and the Zoning Agreement is registered in the Winnipeg Land Titles Office by caveat against the subject lands, provided that the said effective date occurs within one year from the date the by-law is passed.

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.

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – July 5, 2016

DECISION MAKING HISTORY:

Moved by Councillor Orlikow,

That Rule 10(3) of The Procedure By-law No. 50/2007 be suspended in order that the following item, which was received less than 96 hours preceding the committee meeting, be considered by Committee.

Carried

Moved by Councillor Orlikow,

That the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development be concurred in and forwarded to Council.

Carried

STANDING COMMITTEE RECOMMENDATION:

On July 5, 2016, the Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the Riel Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On June 6, 2016, the Riel Community Committee concurred in the recommendation of the Winnipeg Public Service, with the following amendment:

- Add the following new conditions:

    "2.A.ii. That digital, billboard, mobile, flashing, scintillating, rotating, and inflatable signs shall not be permitted.

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – July 5, 2016

DECISION MAKING HISTORY (continued):

COMMUNITY COMMITTEE RECOMMENDATION (continued):

2.A.iii. That the land be restricted as follows:

a. The following uses shall be conditional on the land:

I. Neighbourhood rehabilitation home
II. Single room occupancy
III. Protection and emergency services
IV. Private motor vehicle related uses
V. Recycling collection centre
VI. Retail sales"

and forwarded to the Standing Policy Committee on Property and Development, Heritage and Downtown Development.

On April 4, 2016, the Riel Community Committee did not hear any representation on the application and adjourned the public hearing to its meeting on June 6, 2016 at 5:00 p.m. in the Council Building at 510 Main Street.

RE: **Subdivision and Rezoning – 21 Clayton Drive**
File DASZ 2/2016

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

Prepared by: **Rochelle Viray, Assistant Committee Clerk**
Riel Community Committee

Report date: **June 9, 2016**

COMMUNITY COMMITTEE RECOMMENDATION:

On June 6, 2016, the Riel Community Committee concurred in the recommendation of the Winnipeg Public Service, as amended, and recommended to the Standing Policy Committee on Property and Development, Heritage and Downtown Development:

The Riel Community Committee concurred in the recommendation of the Winnipeg Public Service and recommended to the Standing Policy Committee on Property and Development, Heritage and Downtown Development:

1. That the plan of subdivision proposed under File DASZ 2/2016 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File DASZ 2/2016 dated March 16, 2016 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 conditions outlined in the report of the Administrative Coordinating Group dated February 10, 2016 which is Schedule "B" of this report.

2. That The Winnipeg Zoning By-law No. 200/06 be amended by rezoning the subject land as shown on Schedule "A" for File DASZ 2/2016 dated March 16, 2016, to a "CMU" Commercial Mixed Use and a "RMF-L" Residential Multi-Family Large Districts 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 signage within the lands zoned "CMU" Commercial 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, and landscaping to the Director of Planning, Property and Development and the Riel 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 digital, billboard, mobile, flashing, scintillating, rotating, and inflatable signs shall not be permitted.

iii. That the land be restricted as follows:

a. The following uses shall be conditional on the land:

I. Neighbourhood rehabilitation home
II. Single room occupancy
III. Protection and emergency services
IV. Private motor vehicle related uses
V. Recycling collection centre
VI. Retail sales

3. In lieu of the dedication of land, the Developer shall provide a cash payment representing 10% of the appraised value of the Development Application, as determined by the City.

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 shall come into force and effect when the Plan of Subdivision is registered in the Winnipeg Land Titles Office and the Zoning Agreement is registered in the Winnipeg Land Titles Office by caveat against the subject lands, provided that the said effective date occurs within one year from the date the by-law is passed.

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 Riel Community Committee provided the following supporting reasons for its recommendation:

1. Its use would be a sizeable community benefit.
2. The parking issue is being dealt with as well as it could be, given that parking is on the site and the access is off Clayton Drive, and not a driveway;
3. Any existing security issues are for Edison to deal with.
4. The access centre is sought after for public amenities.
5. It is a good use of property; two stories tall, parking on site, sizeable public amenity; it will provide a lot more health care and is accessible for the seniors in the area

PUBLIC HEARING SUMMARY

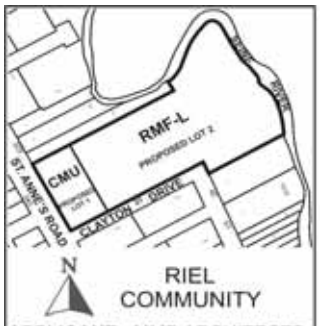
File: DASZ 2/2016

Before: Riel Community Committee
Councillor Mayes, Chairperson
Councillor Allard
Councillor Lukes

Public Hearing: June 6, 2016
April 4, 2016
Council Building, 510 Main Street

Applicant: MMP Architects

Subject:



APPLICANT : MMP ARCHITECTS
FILE : DASZ 2/16
PROPOSAL: An application for the approval of the plan of subdivision shown outlined above as may be determined by Council and for a proposed zoning change to By-law No. 200/2006 by rezoning the land shown outlined above from an "RMF-S" RESIDENTIAL MULTI-FAMILY (SMALL) DISTRICT to an "RMF-L" RESIDENTIAL MULTI-FAMILY (LARGE) DISTRICT and "CMU" COMMERCIAL MIXED USE DISTRICT to allow for the maintenance of an existing multiple family dwelling and for the construction of a commercial building. **For information, phone Mr. R. Mahé, Planner, at 204-986-8631.**

DEMANDEUR : MMP ARCHITECTS
N° DE DOSSIER : DALZ 2/16
PROJET : Demande d'approbation par le Conseil du plan de lotissement indiqué ci-dessus et proposition de modification du Zoning By-law No. 200/2006 (règlement municipal sur le zonage) visant à modifier le zonage des sols délinéés ci-dessus de sorte qu'ils passent de la catégorie RMF-S (secteur de petites habitations multifamiliales) aux catégories RMF-L (secteur de grandes habitations multifamiliales) et CMU (secteur commercial polyvalent) en vue de permettre le maintien d'une habitation multifamiliale existante ainsi que la construction d'un immeuble commercial. **Pour plus de renseignements, communiquez avec M. R. Mahé, urbaniste, au 204-986-8631.**

Premises Affected: 21 Clayton Drive

Exhibits Filed:

1. Application dated January 6, 2016
2. Notification of Public Hearing dated January 22, 2016
3. Manitoba Status of Title 2715655/1
4. Letter of authorization dated November 30, 2015 from Frank Koch-Schulte (Edison Properties) to Christopher P. Daly (MMP Architects)
5. Surveyor's Building Location Certificate and sketch dated February 7 & 13, 2014
6. Plans (6 pages)
7. Report from the Urban Planning Division dated March 16, 2016
8. Inspection Report
9. Petition in opposition to the application purporting to contain the signatures of 56 area residents, submitted by Rita Nimchonok
10. Presentation/Photos in opposition to the application submitted by the Rita Nimchonok at the public hearing

REPRESENTATIONS:

In Support:

Kristin Szuminsky
Chris Daly

In Opposition

Ricky Kaczmarek
Rita Nimchonok
Joanne H. Bruce
Samantha Tomchuk
Iris Noiseux

For Information:

Nil

For the City:

R. Mahé, Planner, Planning, Property and Development Department
K. Raban, Land Development Administrator, Planning, Property and Development Department

Exhibit "7" referred to in File DASZ 2/2016

REVISED ADMINISTRATIVE REPORT

Title: DASZ 2/2016 – 21 Clayton Drive

Issue: An application for consideration at the Public Hearing to subdivide into two lots and rezone to RMF-L and CMU to allow the maintenance of an existing multi-family dwelling and the construction of a commercial building

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

AUTHORIZATION

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

RECOMMENDATIONS

1. That the plan of subdivision proposed under File DASZ 2/2016 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File DASZ 2/2016 dated March 16, 2016 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 conditions outlined in the report of the Administrative Coordinating Group dated February 10, 2016 which is Schedule "B" of this report.

2. That The Winnipeg Zoning By-law No. 200/06 be amended by rezoning the subject land as shown on Schedule "A" for File DASZ 2/2016 dated March 16, 2016, to a "CMU" Commercial Mixed Use and a "RMF-L" Residential Multi-Family Large Districts 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 signage within the lands zoned "CMU" Commercial 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, and landscaping to the Director of Planning, Property and Development and the Riel 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.

3. In lieu of the dedication of land, the Developer shall provide a cash payment representing 10% of the appraised value of the Development Application, as determined by the City.

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.

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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.

REASON FOR THE REPORT

- The applicant is proposing to subdivide a portion of an existing RMF-S site to create two lots. The larger proposed lot 1, with the existing multi-family dwelling, would be rezone to RMF-L and the smaller proposed lot 2, with frontage on St. Anne's Road will be rezoned to CMU for a proposed WHRA access centre.
- Subdivisions and re-zonings 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 consolidated and rezoned consistent with the map provided in Schedule "A" of this report.

HISTORY

N/A

CONSULTATION

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

SUBMITTED BY

Department	Planning, Property and Development
Division	Urban Planning
Prepared by:	Richard Mahé, MCIP
Date:	March 16, 2016
File No.	DASZ 2/2016

List of Schedules and Attachments

1. Appendix A — Planning Discussion
2. Schedule "A" — Recommended File No. DASZ 2/2016 Riel Community Committee, dated March 16, 2016
3. Schedule B — Report of the administrative co-ordinating group of February 10, 2016

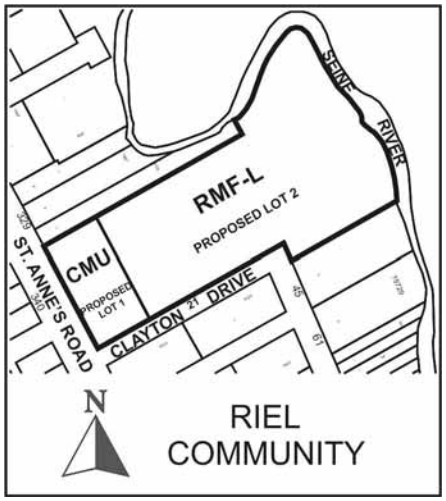
APPENDIX 'A'

DATE: March 16, 2016

FILE: DASZ 2/2016
RELATED FILES: DAV 15-176424/D
COMMUNITY: Riel Community
NEIGHBOURHOOD #: 5.504

SUBJECT: To subdivide into two lots and rezone to RMF-L and CMU to allow the maintenance of an existing multi-family dwelling and the construction of a commercial building

LOCATION: 21 Clayton Drive (see map below)



APPLICANT: MMP Architects
300-214 McDermot Ave
Winnipeg , Manitoba R3B 0S3

OWNER: Edison Properties
Unit 31-30 Fort Street
Winnipeg , Manitoba R3C 4X7

RECOMMENDATION: Approval with Conditions

SITE DESCRIPTION

- The subject property is located at 21 Clayton Drive, in the Alpine Place neighbourhood of the St Vital ward. The site dimensions are approximately 303 feet wide by 962 feet deep. The total lot area of the site is approximately 6.3 acres.
- The site is located within the St. Anne's Road Regional Mixed Use Corridor under the Complete Communities Direction Strategy. The property is zoned RMF-S and contains a 9-storey, 354 unit residential multi-family apartment.
- Site access is taken Clayton Drive and St. Anne's Road.

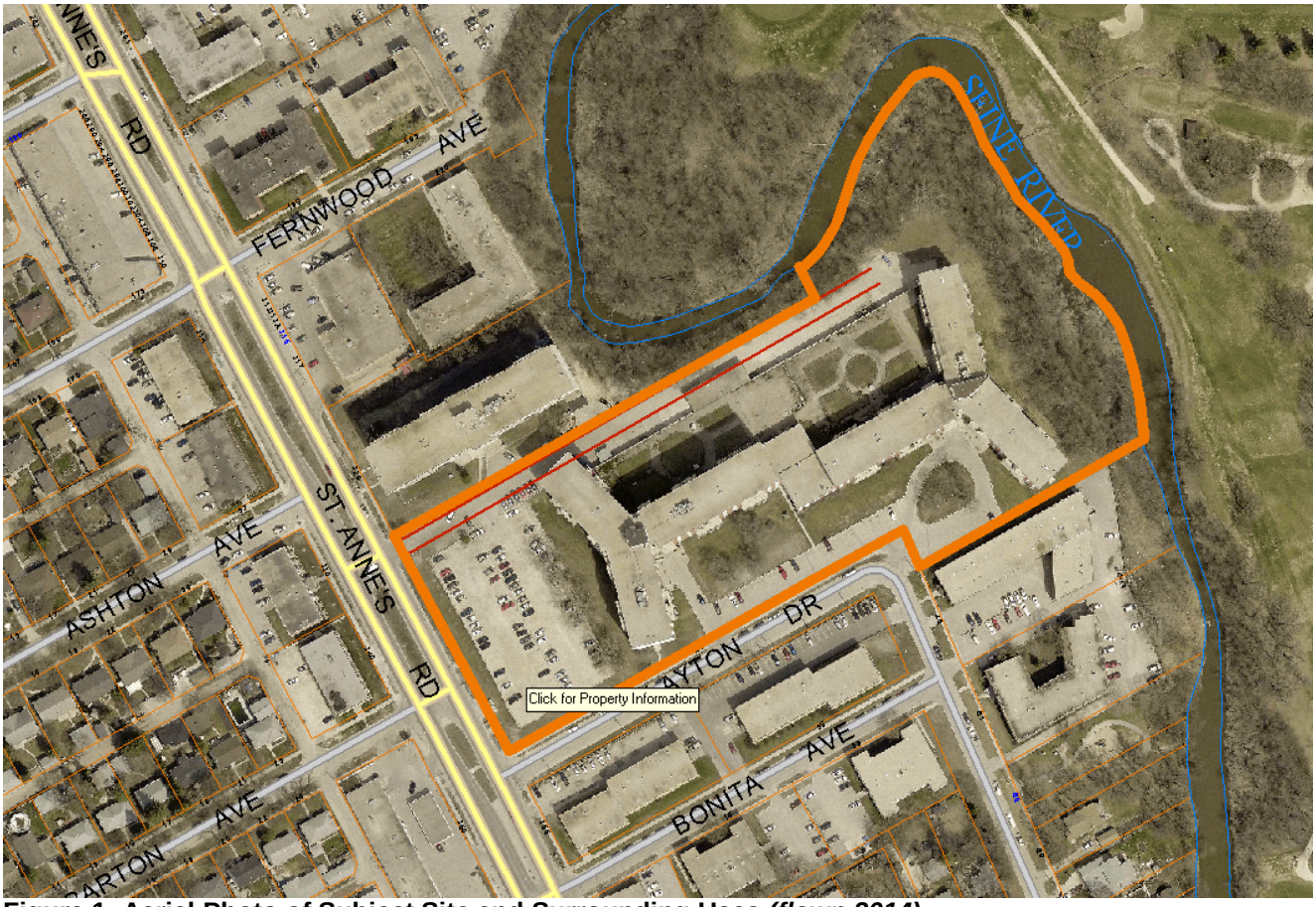


Figure 1: Aerial Photo of Subject Site and Surrounding Uses *(flown 2014)*

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: residential multi-family dwellings zoned RMF-S

South: residential multi-family dwellings zoned RMF-S.

East: Seine River and a golf course

West: St. Anne's Road and commercial strip mall (zoned C2) and residential multi-family dwellings zoned RMF-S

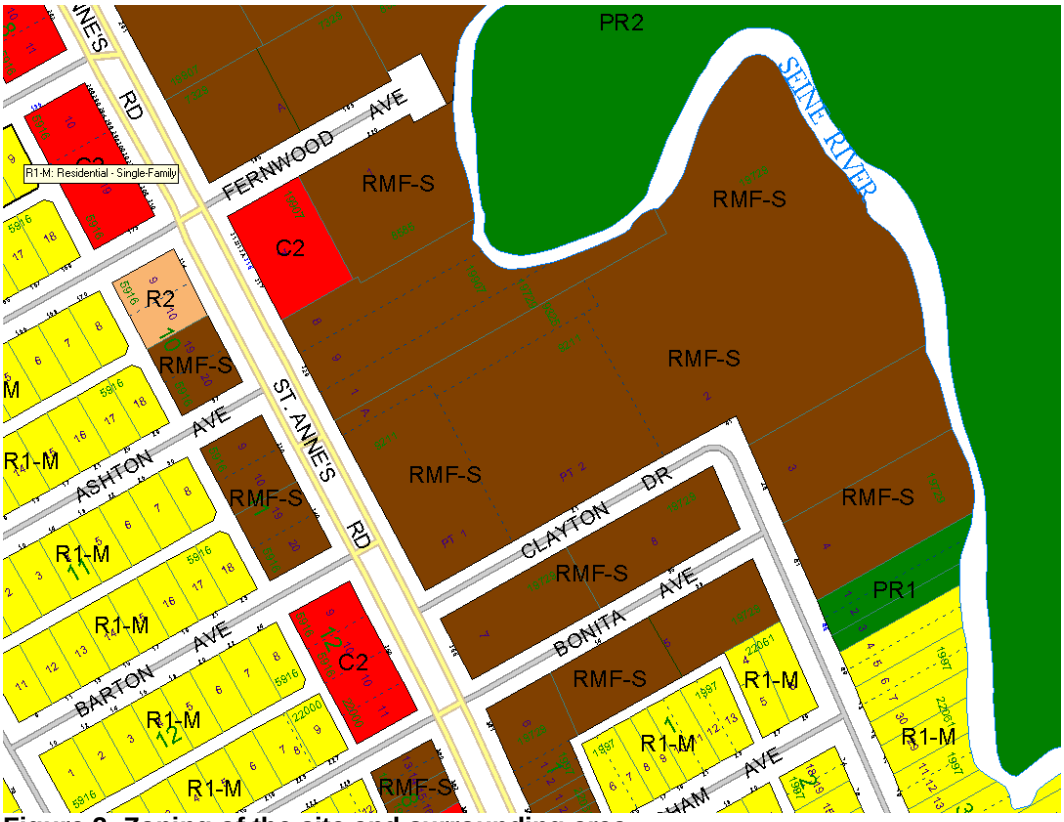


Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing to develop a new 11,000 square foot, 2-storey commercial building located at the southwest corner of the proposed CMU lot. The existing lot contains a nine-storey residential structure and a gravel parking lot (located on the proposed CMU lot). The landowner intends to keep the existing residential structure and to develop the St. Anne's Road frontage to house a new WRHA access centre.
- The access centre consists of :
  - A main floor footprint of 10,350 square feet
  - Total building area of 11,700 square feet
  - A building height of 26 feet (t/o parapet 30 feet)
  - 60 total parking stalls (including 3 accessible stalls)
- Site access is proposed to be taken from the existing approach onto St. Anne's Road and from Clayton Drive.
- As part of this infill development, variances will be required to address parking for proposed Lot 1 (CMU site) and the maintenance of a rear yard for the existing multi-family structure on proposed Lot 2 (RMF-L).

ANALYSIS AND ISSUES

COMPLETE COMMUNITIES DIRECTION STRATEGY

- Under the *Complete Communities Direction Strategy* the proposed development is located on the St. Anne's Road Regional Mixed Use Corridor. Our Corridors serve a dual function. On the one hand, they are our primary city routes, connecting neighbourhoods and transporting people, goods and services. And on the other hand, they serve the additional purpose of accommodating a mix of uses, functioning as vibrant urban places for Winnipeggers to live, work and play. Key relevant policies guiding development along Regional Mixed Use Corridors include:
    - Support a range of housing opportunities in terms of type, tenure, unit size.
    - 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.
    - Where appropriate, develop corridors in accordance with transit-oriented development principles.
- Complete Communities Direction Strategy encourages development and redevelopment of existing commercial businesses along our Corridors as they are ideal locations for transformative change.
- The proposed redevelopment of this property for the construction of a commercial building fits within the Complete Communities vision of supporting the viability of existing commercial strip, providing a range of goods and services, providing a range of housing options, and contributing to a vibrant and complete community.
- Redevelopment along our Corridors, especially within our mature parts of the city, is always going to be challenging given the size and configuration of lots along those Corridors. Though the proposed redevelopment of this site for a commercial use will have variances associated with it, these variances, and their anticipated impact on adjacent uses, are minor in nature.

TRANSIT-ORIENTED DEVELOPMENT HANDBOOK

- The Complete Communities Direction Strategy advises that corridors should be developed in accordance with transit-oriented development principles.
- The City of Winnipeg has a Transit Oriented Development Handbook to guide such development. It was endorsed in principle by Council on February 22, 2012.
- The TOD Handbook is a high-level framework document that guides and facilitates mixed-use, pedestrian-oriented infill development along rapid transit corridors and high frequency transit corridors.
- While the bulk of the Handbook deals with higher-level issues, there are a number of Principles that can be applied at a site-specific level such as the proposed development. Specifically, it highlights six:
    1. Medium to high density development that is greater than the community average.

2. A mix of uses.
3. Compact, high quality pedestrian-oriented environment.
4. An active, defined centre.
5. Innovative parking strategies.
6. Public leadership.

- As the Handbook relates to the proposed development, its direction relating to site design is important to consider. Characteristics of Principle no. 3 include:
    - Entrances oriented to be easily accessible from the public sidewalk.
    - Centrally located, secure, and convenient bicycle parking.
    - High-quality architectural design and detail conveying a sense of place and relating to the street and the pedestrian environment, including active first floor storefront with windows, awnings, architectural features, lighting, and landscaping.

TRANSPORTATION MASTER PLAN

- St. Anne's Road is identified as a potential quality transit corridor in the City of Winnipeg's Transportation Master Plan that can become the focal points for new development and redevelopment.
- The Quality Corridor concept was introduced in Winnipeg between 2007-2009 and refers to high-performance and high-frequency on-street bus routes that are assisted by transit priority measures (diamond lanes, transit priority signals, queue jump lanes, etc.), and whose major stops are upgraded to include heated shelters, real-time bus departure displays, benches, posted route and schedule information, and other amenities.

ZONING

- The Commercial Mixed Use (CMU) zoning district is intended to provide community-serving mixed use development at a higher scale than is appropriate for neighbourhood locations. The CMU district is intended for use in Community and Regional Mixed Use Centres or Community and Regional Mixed Use Corridors. The district is intended to include attractive commercial, institutional, recreational, and service facilities needed to support surrounding neighbourhoods and the community at-large. Although the area, site, or building should have a predominantly commercial character, multi-family housing may be incorporated within the district, and development should facilitate pedestrian connections between residential and nonresidential uses.
- The Residential Multi-family district is intended to accommodate the development of multi-family units in areas with medium to high residential densities. Residential units are permitted at densities as set out in Part 5 of the zoning by-law.

COMPATIBILITY WITH EXISTING NEIGHBOURHOOD AND SURROUNDING USES

- The subject site is located along the St. Anne's Regional Mixed Use Corridor characterized by multi-family and commercial land uses. The commercial uses adjacent

to this property are pedestrian oriented in nature and provide little to no front yard setback.

- This type of development fits the current context of the development pattern on St. Anne's Road and reflects the vision for how our Regional Mixed Use Corridors should be developed.

RECOMMENDATION

The Urban Planning Division recommends approval for the following reasons:

- The proposed development is consistent with the policies of the Complete Communities Direction Strategy; and
- The proposed development is located along a Regional Mixed Use Corridor, where higher density residential and commercial options are encouraged.

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

Report Prepared By: Richard Mahé, MCIP
PPD File # DASZ 2/2016

Schedule "A" for File No. DASZ 2/2016, Riel Committee, dated March 16, 2016

By-Law No. _____

File No. **DASZ 2/16**

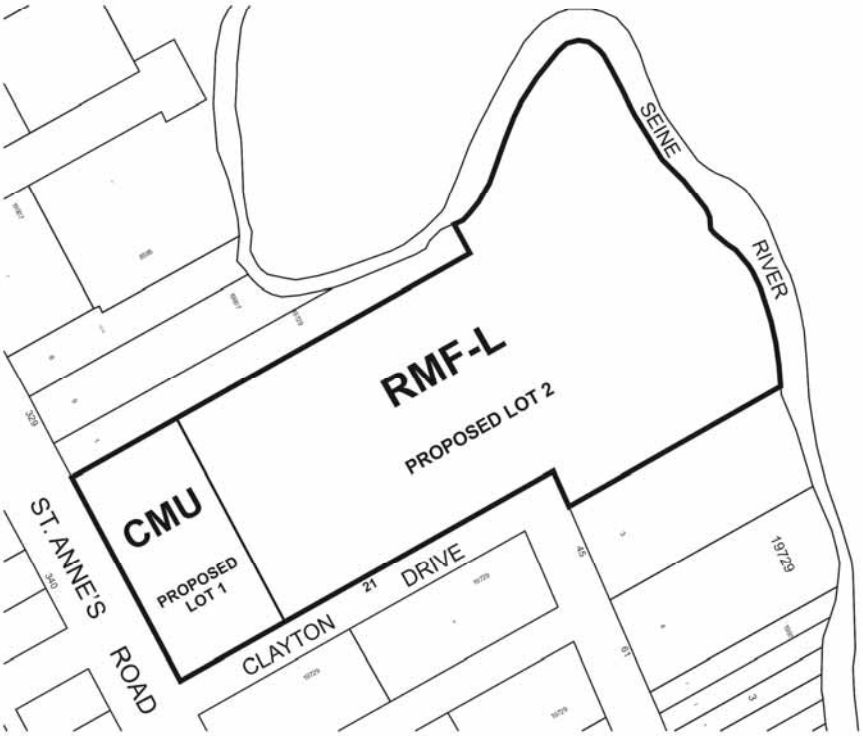
Atlas Sheet No.

N

AE28
RIEL
COMMUNITY

Explanation

An application for the approval of the plan of subdivision shown outlined below and for a proposed zoning change to By-law No. 200/2006 by rezoning the land located at 21/41 Clayton Drive from an "RMF-S" RESIDENTIAL MULTI-FAMILY (SMALL) DISTRICT to an "RMF-L" RESIDENTIAL MULTI-FAMILY (LARGE) DISTRICT and "CMU" COMMERCIAL MIXED USE DISTRICT to allow for the maintenance of an existing multiple family dwelling and for the construction of a commercial building as shown outlined below.



THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

SCHEDULE B

REPORT OF THE ADMINISTRATIVE CO-ORDINATING GROUP OF FEBRUARY 10, 2016

RE: PROPOSED SUBDIVISION AND REZONING OF LAND LOCATED AT 21 & 41 CLAYTON DRIVE – DASZ 2/2016

It is recommended that the approval of DASZ 2/2016, if granted, be subject to the applicant addressing the following:

The applicant shall, prior to the release of subdivision mylars:

a) Provide, at no cost to the City, a 10.0 metre wide easement for the land drainage outlet through the property;

b) Pay the Seine River Waterway Land Acquisition charge of $145.00 per acre for all land above geodetic elevation 228.5 metres;

c) Provide a legal plan of survey of the site showing the location of the 228.5m contour and the area of the property below this contour; and

d) Sell to the City all land lying bellow geodetic elevation 228.5 metres at a price not to exceed $15,000 per acre;

all as approved and to the satisfaction of the Director of Water and Waste.

THIS REPORT SUBMITTED BY:

Administrative Co-ordinating Group
File No. DASZ 2/2016
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