Agenda – Executive Policy Committee – January 17, 2018

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – January 8, 2018

Item No. 1 Rezoning – 153 Aubert Street
(St. Boniface Ward)
File DAZ 211/2017 [c/r DAV 153639/2017D]

STANDING COMMITTEE RECOMMENDATION:

On January 8, 2018, the Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the Riel Community Committee 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 211/17 dated September 6, 2017 to a "RMF-L" Residential Multi-Family Large District subject to the following:

    A. That the Developer be required to enter into, execute and deliver a Servicing Agreement with the City containing all the conditions outlined in Schedule "B", the Report of the Administrative Coordinating Group, dated September 6, 2017.

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

        i. That, the maximum building height on the subject property be 65 feet.

2. That, caveat 84-28765/1 be discharged.

3. That, in lieu of the dedication of land, the Developer shall provide a cash payment representing ten percent (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.

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – January 8, 2018

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 by-law shall come into force and effect 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 (1) 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 expiry of the one year period and Council approves the extension.

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

9. 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.

Agenda – Executive Policy Committee – January 17, 2018

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – January 8, 2018

DECISION MAKING HISTORY:

STANDING COMMITTEE RECOMMENDATION:

On January 8, 2018, 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 December 4, 2017, the Riel Community Committee concurred in the recommendation of the Winnipeg Public Service and forwarded the matter to the Standing Policy Committee on Property and Development, Heritage and Downtown Development.

On October 27, 2017, the Riel Community Committee did not hear any representation on the application, and adjourned the public hearing to its meeting on November 24, 2017, at 9:00 a.m. in the Council Building at 510 Main Street, inasmuch as statutory requirements with respect to this application have not been complied with.

RE: **Rezoning – 153 Aubert Street**
File DAZ 211/2017 [c/r DAV 153639/2017D]

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

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

Report date: **November 27, 2017**

COMMUNITY COMMITTEE RECOMMENDATION:

On November 24, 2017, 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 Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land as shown on Schedule "A" for file DAZ 211/17 dated September 6, 2017 to a "RMF-L" Residential Multi-Family Large District subject to the following:

    A. That the Developer be required to enter into, execute and deliver a Servicing Agreement with the City containing all the conditions outlined in Schedule "B", the Report of the Administrative Coordinating Group, dated September 6, 2017.

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

        i. That, the maximum building height on the subject property be 65 feet.

2. That, caveat 84-28765/1 be discharged.

3. That, in lieu of the dedication of land, the Developer shall provide a cash payment representing ten percent (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 by-law shall come into force and effect 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 (1) 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 expiry of the one year period and Council approves the extension.

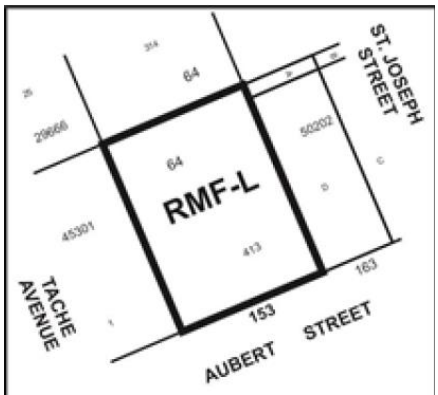
8. That the Proper Officers of the City are hereby authorized to execute said Zoning Agreement.

9. 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.

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

1. We've heard from the delegations; we've heard from the proponents that the density being approved today is essentially equal to the density that exists in Verve Taché.
2. We've heard that the North St. Boniface Secondary Plan would have supported an application of up to 32 units; this is substantially less than that.
3. Talking about the community amenities and the benefit to the community: this is part of the completion of the North St. Boniface Secondary Plan.
4. Many of the people we've heard from today can't recall the last time an apartment was built in North St. Boniface; I do believe we need to provide a diversity of housing options in North St. Boniface. We heard it's going to be 1 and 2 bedroom units, we've heard that families do live in apartments and other similar developments.
5. I think this is a step in the right direction of the implementation of the North St. Boniface Secondary Plan. In terms of height, Verve was approved with substantially higher height than this one, and that was done even before the North St. Boniface Secondary Plan had designated this area a high density residential area.

PUBLIC HEARING SUMMARY

File:	DAZ 211/2017
Before:	Riel Community Committee Councillor Allard, Chairperson Councillor Lukes
Public Hearing:	November 24, 2017 October 27, 2017 Council Building, 510 Main Street
Applicant:	Affinity Architecture
Subject:	

APPLICANT : AFFINITY ARCHITECTURE
FILE : DAZ 211/17
PROPOSAL : To rezone the land shown outlined above from a "C2" COMMERCIAL COMMUNITY DISTRICT to an "RMF-L" RESIDENTIAL MULTI-FAMILY (LARGE) DISTRICT to allow for the establishment of a multi-family dwelling use. **For information, phone Mr. R. Mahé, Planner at 204-986-8631.**
DEMANDEUR : AFFINITY ARCHITECTURE
N° DE DOSSIER : DAZ 211/17
PROJET : Modifier le zonage du bien-fonds délinéé ci-dessus afin de le faire passer de la catégorie C2 (secteur commercial communautaire) à la catégorie RMF-L (secteur de grandes habitations multifamiliales) afin de permettre l'aménagement d'une habitation multifamiliale. **Pour plus de renseignements, veuillez communiquer avec M. R. Mahé, urbaniste, au 204-986-8631.**

Premises Affected: 153 Aubert Street

Exhibits Filed:

1. Application dated August 21, 2017
2. Notification of Public Hearing dated September 19, 2017
3. Manitoba Status of Title 1896183/1
4. Letter of authorization dated June 8, 2017 from Ian Loopland (Lawn Man Inc.) to 7080515 Manitoba Ltd. (Affinity Architecture)
5. Caveats 1811031, 84-28765
6. Plans (7 pages)
7. Report from the Urban Planning Division dated October 19, 2017
8. Inspection Report
9. Communication from Paul Vandal with respect to the application
10. Communication from Joanne Fershau in opposition to the application
11. Communication dated October 26, 2017, from Real Rioux in opposition to the application
12. Communication from Brenda Hildebrand in opposition to the application
13. Communication dated October 26, 2017, from Tom Scott in opposition to the application
14. Recording of Representations of the adjourned public hearing held on October 27, 2017
15. Notice of Adjournment dated October 27, 2017
16. Photo submitted by the applicant with respect to the application
17. Communication dated November 3, 2017, from Kristal Barr in opposition to the application
18. Communication dated November 15, 2017, from Rheal Aquin in opposition to the application
19. Communication dated November 17, 2017, from John and Eleanor Shewchuk in opposition to the application
20. Updated Inspection Report
21. Communication dated November 22, 2017, from Carol James in opposition to the application
22. Communication dated November 21, 2017, from Maria Marques in support of the application
23. Communication and Photos from Geoff Milnes in support of the application
24. Surveyor's Plan dated November 21, 2017, submitted by Real Rioux
25. Communication and photos dated November 23, 2017, from Real Rioux in opposition to the application

26. Communication submitted at the public hearing by Brenda Hildebrand
27. Google Street View image submitted at the public hearing by Tom Scott
28. Plans, presentation and photos submitted at the public hearing by Daniel Serhal
29. Petition in opposition to the application purporting to contain the signatures of 245 area residents, submitted by Kristal Barr

REPRESENTATIONS:

In Support:

David Marsh
Maria Marques
Geoff Milnes
Rob Robson
Daniel Serhal

In Opposition:

Pierre Aquin
Rhéal Aquin
Kristal Barr
Joanne Fershau
Brenda Hildebrand
Carol James
Walter Kleinschmit
Linda Lamont
Réal Rioux
Tom Scott
Eleanor Shewchuk
John Shewchuk

For Information:

Ken Beerman
Paul Vandal

For the City:

R. Mahé, Planner, Planning, Property and Development Department

Exhibit "7" referred to in File DAZ 211/2017

REVISED ADMINISTRATIVE REPORT

Title: DAZ 211/2017 – 153 Aubert ST

Issue: An application for consideration at the Public Hearing to rezone an existing C2 lot to RMF-L for the construction of a 4-storey multi-family 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 Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land as shown on Schedule "A" for file DAZ 211/17 dated September 6, 2017 to a "RMF-L" Residential Multi-Family Large District subject to the following:

    A. That the Developer be required to enter into, execute and deliver a Servicing Agreement with the City containing all the conditions outlined in Schedule "B", the Report of the Administrative Coordinating Group, dated September 6, 2017.

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

        i. That, the maximum building height on the subject property be 65 feet.

2. That, caveat 84-28765/1 be discharged.
3. That, in lieu of the dedication of land, the Developer shall provide a cash payment representing ten percent (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 by-law shall come into force and effect 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 (1) 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 expiry of the one year period and Council approves the extension.

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

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

REASON FOR THE REPORT

- The applicant is proposing to rezone the property to RMF-L for a multi-family dwelling use.
- 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 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:	October 19, 2017
File No.	DAZ 211/2017

List of Schedules and Attachments

1.	Appendix A	Planning Discussion
2.	Schedule A	Recommended File No. DAZ 211/2017 Riel Community Committee, dated September 6, 2017
3.	Schedule B	Report of the Administrative Coordinating Group, dated September 6, 2017

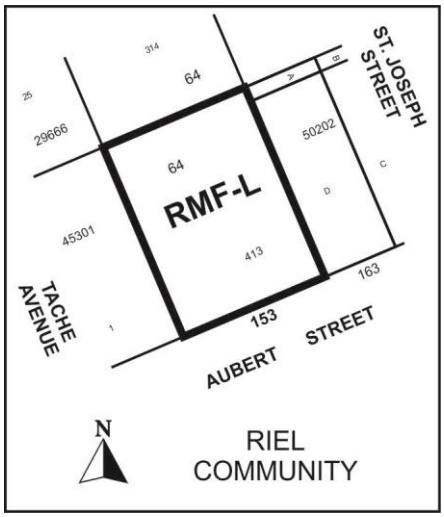
APPENDIX 'A'

DATE: October 19, 2017

FILE: **DAZ 211/2017**
RELATED FILES: DAV 17-153639/D
COMMUNITY: Riel Community
NEIGHBOURHOOD #: 5.501 North St. Boniface

SUBJECT: To rezone to RMF-L to facilitate the construction of a 4-storey multi-family building

LOCATION: 153 Aubert (see map below)



APPLICANT: Affinity Architecture Inc. (Danny Serhal)
4 Fort Street (unit 200)
Winnipeg , Manitoba R3C 1C4

OWNER:

SITE DESCRIPTION

- The subject property is located on Aubert ST, in the North St. Boniface neighbourhood of the St Boniface ward.
- The site is located within the High Density Residential Policy Area under the North St. Boniface Secondary Plan
- The property is approximately 100 feet wide by 132 feet deep (13,108 square feet) and is zoned C2 (Commercial Community).

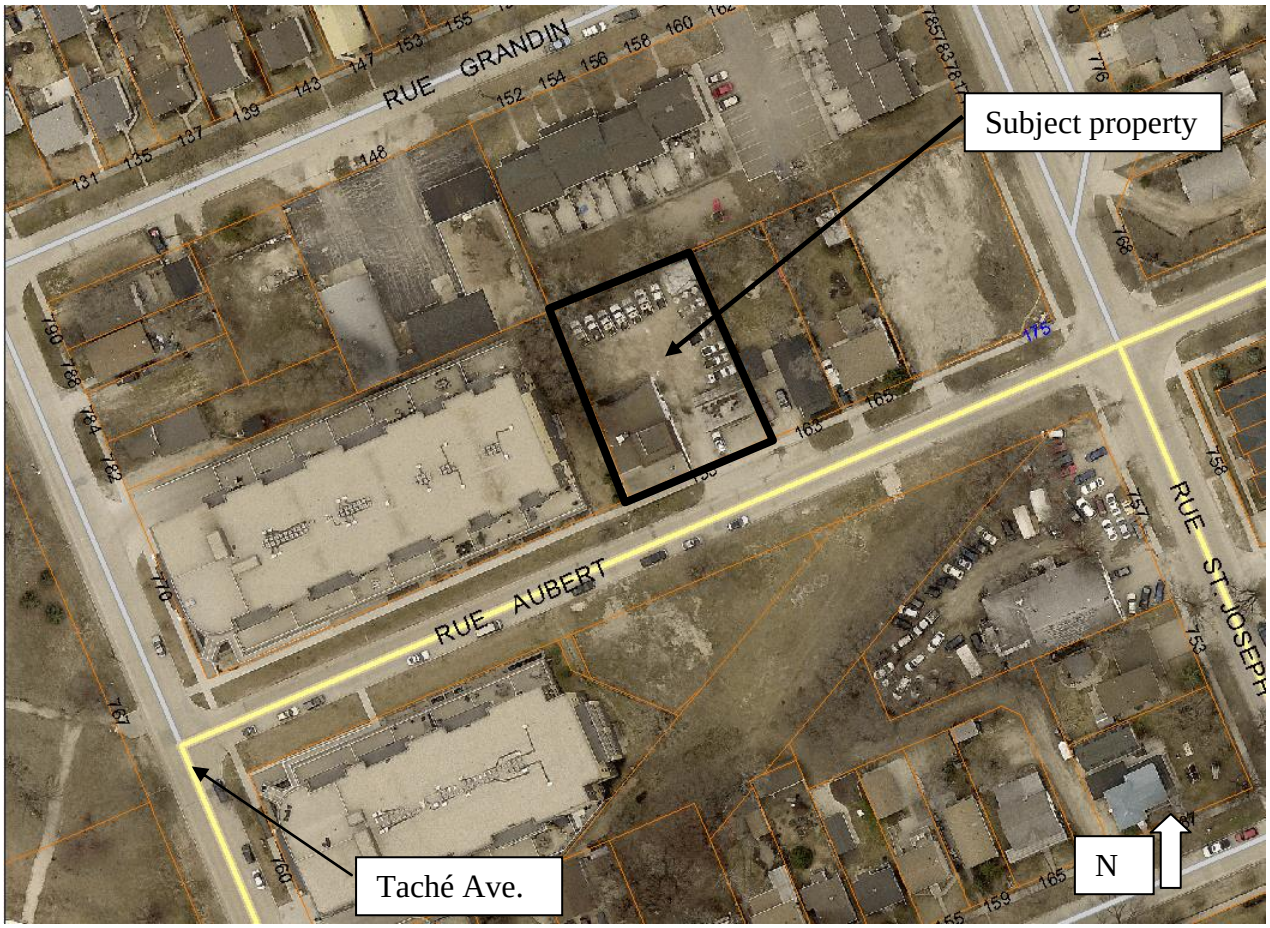


Figure 1: Aerial Photo of Subject Site and Surrounding Uses *(flown 2016)*

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Multi-family row housing zoned RMF-M (Residential Multi-Family Medium);

South: Vacant land zoned R2 (Residential Two-Family);

East: Single family dwellings and a vacant lot zoned R2 (Residential Two-Family;

West: Multi-family apartment style condo zoned RMF-L (Residential Multi-Family Large).

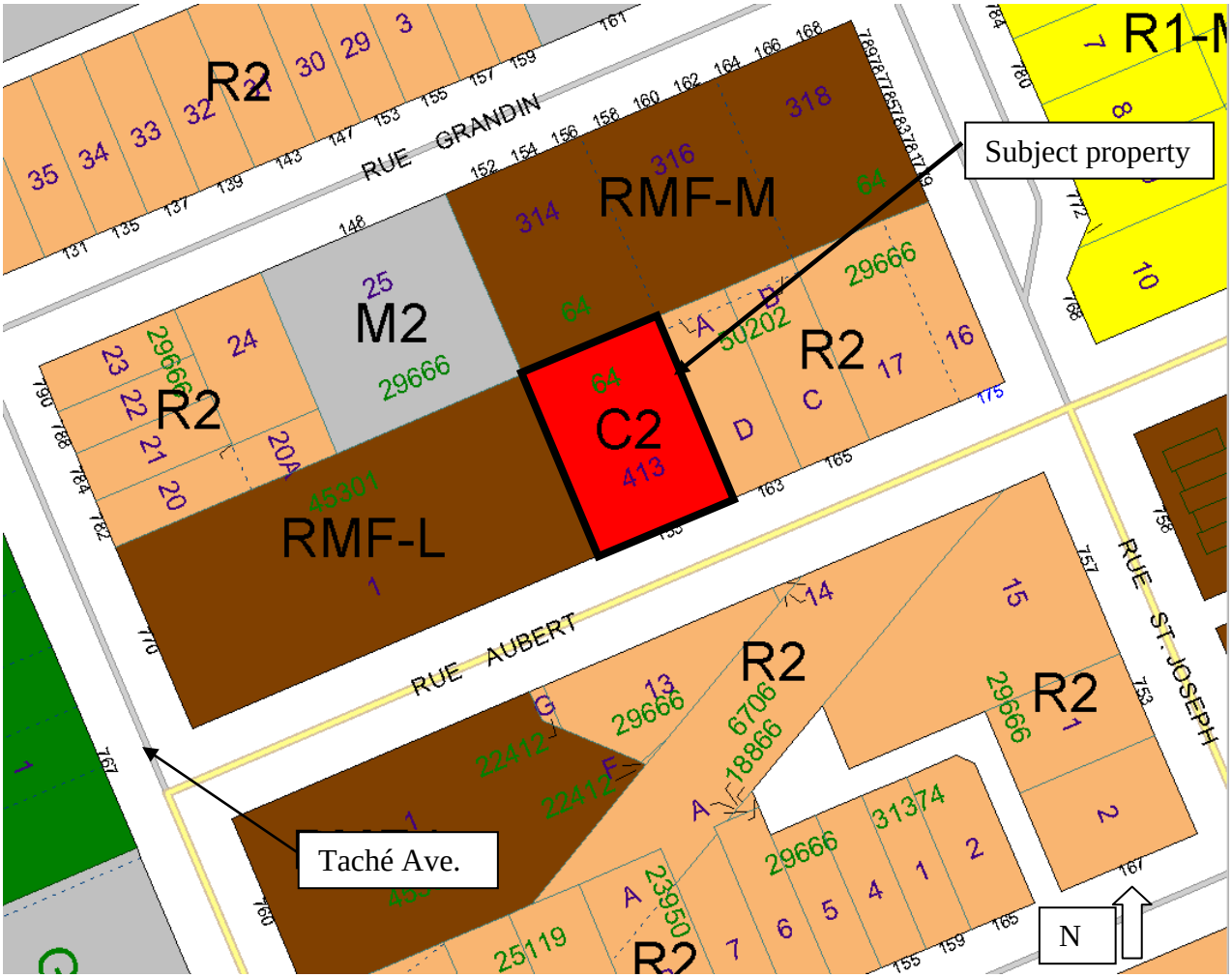


Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is intending to remove all of the buildings and structures on the land associated with the former Lawn Man Inc. business use in order to construct a 4-storey multi-family residential building complete with 20 residential units.
- The applicant is providing two dwelling units at-grade with parking located at the rear of the building.
- There is also a 20 foot wide drive aisle along the east side yard to access parking at the rear of the site.
- The building will be approximately 62 feet tall to the top of the parapet.
- There is also an associated variance application (DAV 17-153639/D).

ANALYSIS AND ISSUES

NORTH ST. BONIFACE SECONDARY PLAN (By-Law 30/2017)

- The objectives of the North St. Boniface Secondary Plan are:

  1. To provide clarity, certainty, and consistency to area residents and builders on land use planning directions and outcomes.

  2. To support a range of housing options that accommodate a range of incomes, households, type, density, style and tenure for all life stages at strategic locations within the neighbourhood.

  3. To encourage site and building plans that promote good urban design and are pedestrian focused.

  4. To establish a process and a set of criteria to evaluate infill development proposals and to mitigate the potential for land use conflicts.

  5. To develop safe, convenient and functional community wide 'complete street' networks for public transit users, pedestrians and cyclists.

  6. To transition out industrial uses from residential areas.

  7. To enhance existing parks and open spaces with a focus on completing the planned public riverbank parkway and greenway networks.

  8. To recognize and celebrate the neighbourhood's cultural assets.

  9. To encourage sustainable development which is designed to minimize the spatial use of land, conserve natural areas and reflects local heritage.

- Under the North St. Boniface Secondary Plan, the subject property falls within the High Density Residential Policy Area. The objectives of this policy area are:

  1) To continue to provide a range of housing options with a focus on meeting multi-family housing needs;

  2) To ensure the design of all buildings reinforces and contributes to a strong residential streetscape character and pedestrian environment; and

  3) To ensure the design of all buildings reinforces the relationship between the buildings and the street and contributes to the activity and vitality at the ground level facing the street.

- The policies guiding development within the High Density Residential Policy Area include:

  3.3.2.1 Single-family dwellings are permitted.

  3.3.2.2 Two-family and multi-family uses will be encouraged where there is a back lane.

  3.3.2.3 Where a property is not a corner lot or does not have access to a back lane, residential multi-family uses shall only be considered where the property is at least 9,000 square feet in area.

  3.3.2.4 New commercial uses will only be permitted along avenue Taché and rue St. Joseph when part of a residential-commercial mixed use building.

3.3.2.5 New standalone commercial development is not permitted. Applications for rezoning, subdivision, conditional use, variance, consent to registration or filing of a conveyance associated with new standalone commercial development shall be refused as per the City of Winnipeg Charter.

3.3.2.6. Parking areas shall not be established in the front yard of residential multi-family or mixed-use buildings.

3.3.2.7. All development applications for residential multi-family uses that seek to reduce the parking standards shall provide an analysis of how their project will minimize its impact of on-street parking capacity within the immediate area.

3.3.2.8 New industrial uses or the expansion of existing industrial uses shall not be permitted.

3.3.2.9 With the exception of structured parking, new private motor vehicle related uses or the expansion of existing private motor vehicle related uses shall not be permitted.

3.3.2.10 The minimum lot area per dwelling unit for a multi-family residential development within the High Density Residential Policy Area should not be less than 400 square feet.

- This proposal meets the three objectives of the High Density Residential Policy Area. The proposal also meets policy 3.3.2.3 which requires a minimum lot area of 9,000 square feet to have multi-family residential use where the property is not a corner lot nor does not have access to a rear lane.

CITY OF WINNIPEG ZONING BY-LAW 200/2006

- Currently, the lands are zoned “C2” – Commercial Community. The intent of the “C2” zoning district is to accommodate more intensive commercial sites that do not have a local or neighbourhood orientation. The district is intended to include attractive commercial, institutional, recreational, limited residential and service facilities needed to support the surrounding neighbourhoods and the broader community. C2 districts are generally located in Community or Regional mixed use centres or along Community or Regional mixed use corridors.
- The applicant is proposing to rezone the property to “RMF-L” – Residential Multi-Family Large for their intended residential project. The intent of the Residential Multi-Family (RMF) district is 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 the table below:

TABLE 5-4: Dimensional Standards for Multi-Family Districts
amended 135/2016; 12/2017

Zoning District and Designation	Minimum Lot Area (Sq. Ft.)	Minimum Lot Area Per Dwelling Unit (Sq. Ft.)	Minimum/ Maximum Front Yard (Ft.)	Minimum Rear Yard (Ft.)	Minimum Interior Side Yard (Ft.)	Minimum/ Maximum Corner Side Yard (Ft.)	Principal Building Separation (Ft.) [note a]	Minimum/ Maximum Building Height (Ft.)
Multi-Family Residential Structures								
RMF-S	9,000	1,250	20 / NA	25	4	5 / NA	8	NA / 35
RMF-M	9,000	800	25 / NA	25	8 [note b]	20/ NA	8	NA / 60
RMF-L	20,000	400	25 / NA	25	8 [note b]	20 / NA	8	NA / 150
RMU	9,000	500	20 / NA	25	5 [note b]	20 / NA	8	NA / 100
TOD	NA	200	NA / 10 [note c]	25	5 [note b]	NA / 10 [note c]	8	30 / 200
Single-family residential structures must meet the requirements of the R1-M zoning district								
Two-family residential structures must meet the requirements of the R2 zoning district								
Principal Non-Residential Structures								
RMF-S, RMF-M, RMF-L	20,000	NA	25 / NA	25	8	20 / NA	NA	NA / 35
RMU	9,000	NA	20 / NA	25	5	20 / NA	NA	NA / 39
TOD	NA	NA	NA / 10	25	0	NA / 10	NA	30 / 200

NOTES:
a. For buildings taller than 35 ft, the principal building separation distance must be 50% of the height of the taller building to a maximum of 25 feet.
b. In the RMF-M, RMF-L, and RMU zoning districts, where a building is more than one storey in height, the required interior side yard increases by 2 feet for each storey above the ground floor to a maximum of 20 feet.
c. In the TOD zoning district, up to 50% of the length of the ground floor façade of any building, to a maximum continuous length of 25 feet, may have a maximum yard of 15 feet for the purpose of accommodating an otherwise approved public space, plaza, outdoor dining/drinking area or other pedestrian amenity.

COMMUNITY CONSULTATION

- The applicant held a public open house at the St. Boniface Library between 6:00pm and 8:00pm on October 17th, 2017. Approximately 20-30 people participated at the open house. At the time of writing this report, the Winnipeg Public Service did not have any information on the radius of where the invitations went out for this open house.

COMPATIBILITY WITH EXISTING NEIGHBOURHOOD AND SURROUNDING USES

- The subject site is located on Aubert Street, a collector street that connects the Avenue Taché and Avenue St. Joseph collector streets. The property is located within the High Density Residential Policy Area. This is an area characterized by multi-family, single family, institutional and commercial land uses. Properties along rue Aubert reflect the area's diversity. To the west and south of the property is a high density multi-family condominium (Verve Condos). Directly to the east of the property are the only two remaining single family dwellings on the street. The other uses left on the street are commercial or vacant.
- The policy direction of the North St. Boniface Secondary Plan clearly envisages higher density multi-family development in a context sensitive manner. This proposed development fits with the size and scale of the Verve Condominiums directly west of the subject property. Though the property is significantly more dense and taller than the

single family properties to the east, it is anticipated that these properties will transition to multi-family uses in the future. The intent is the same for the remaining vacant lands and the St. Boniface Collision Repair business.

- Density is important for neighbourhoods just outside the downtown. They help to efficiently use land and promote more walkable communities. Specifically, density here is important to bring vitality to the neighbourhood and to the Provencher Boulevard main street.
- Rezoning the property to this kind of use also helps to meet the overall objectives of the North St. Boniface Secondary Plan. In particular, it supports a range of housing options for residents and it supports good urban design that has a strong relationship at street level. In this case, there will be two residential units at-grade that will provide a more welcoming and residential environment than simply having a lobby and parking.
- This development also helps the community by transitioning out industrial/commercial uses such as Lawn Man Inc. business.
- The proposed development also meets the secondary plan objectives of promoting sustainable development which is designed to minimize the spatial use of land.

RECOMMENDATION

- The Urban Planning Division recommends approval for the following reasons:
  - The proposed development is consistent with the policies of the North St. Boniface Secondary Plan;
  - The proposed development is located in the High Density Residential Policy Area, where high density residential developments are encouraged; and
  - The size, scale and design of the building represent the direction of how infill development will occur along Aubert Street.

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

Report Prepared By: Richard Mahé
PPD File # DAZ 211/2017

Schedule "A" for File No. DAZ 211/2017, Riel Committee, dated September 6, 2017

By-Law No. _____

File No. **DAZ 212/17**

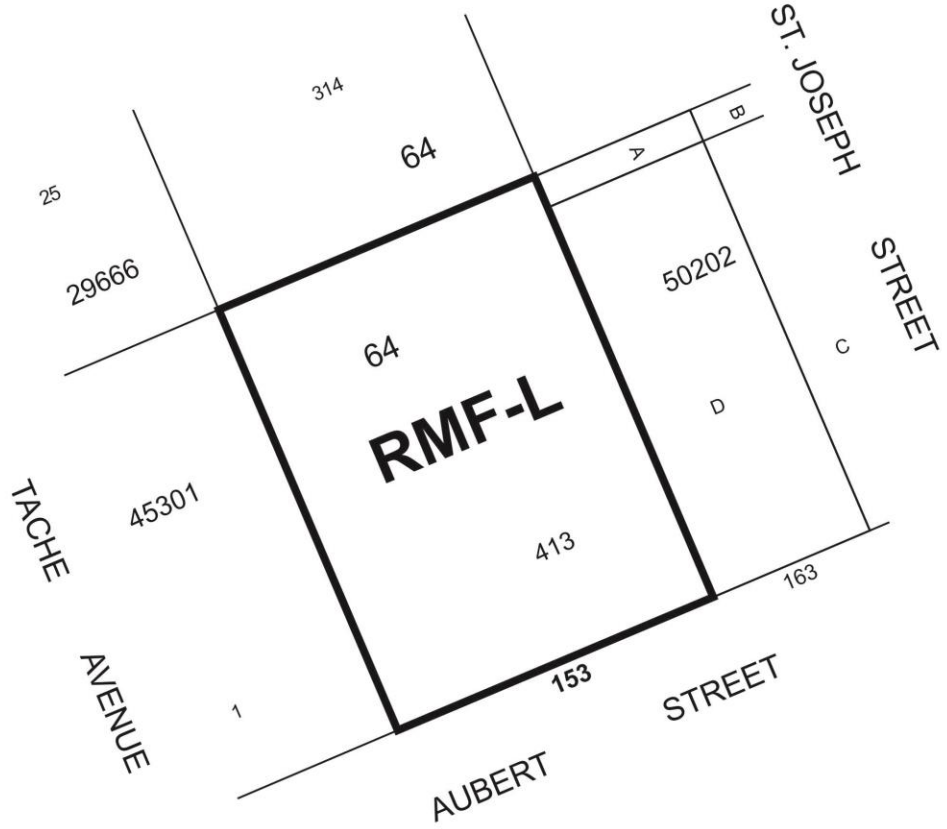
Atlas Sheet No.

N

Z26
RIEL
COMMUNITY

Explanation

A proposed zoning change to By-law No. 200/2006 by rezoning the land located at 153 Aubert Street from a "C2" COMMERCIAL COMMUNITY DISTRICT to an "RMF-L" RESIDENTIAL MULTI-FAMILY (LARGE) DISTRICT to all for the establishment of a multi-family dwelling use as shown outlined below.



THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

SCHEDULE B

REPORT OF THE ADMINISTRATIVE CO-ORDINATING GROUP – September 6th, 2017

RE: PROPOSED REZONING OF LAND LOCATED AT 153 AUBERT STREET – DAZ 211/2017

An ACG meeting was held on September 6th, 2017 to review the servicing conditions for the proposed application.

Comments provided by the Water and Waste Department were as follows:

Our preliminary assessment indicates that there is not adequate fire flow for wood-framed construction. In addition, the City is planning a water main upgrade for North St. Boniface, subject to Council approval, currently scheduled for completion in 2018.

1) If the development proceeds after completion of the North St. Boniface upgrades, the applicant shall pay, on demand by the City, their share of the water main installed by others.

2) If the applicant wishes to proceed with development prior to the North St. Boniface water main upgrades, the applicant shall:

    a) Reduce the density of the proposed building and/or adjust the site plan to match existing servicing levels; or

    b) Provide a servicing report, at no expense to the City, prepared by a qualified municipal engineer to the satisfaction of the Director of Water & Waste, outlining the water servicing upgrades required for the proposed development.

3) If option 2 b) is chosen, the applicant shall enter into a servicing agreement with the City, if required, and shall, at no expense to the City, install all water mains required to service the site as indicated in the servicing report.

Completion of the North St. Boniface upgrades may not eliminate the requirement for building upgrades beyond what is required by the Building Code.

Comments provided by the Public Works Department were as follows:

The proposed private approach on Aubert Street appears to be non-conforming as the Private Access By-law states that an approach must not exist within 3 metres of the lot line of the adjacent property. It is recommended the applicant refer to the Private Access Bylaw when developing their site plan.

THIS REPORT SUBMITTED BY:

Administrative Co-ordinating Group
File No. DAZ 211/2017
October 11, 2017

"Original Signed By G.V. Jasper P.Eng."

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

"*Original Signed by M. Gajda P.Eng"*

M. Gajda, P. Eng.
Water & Waste Department

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