Agenda – Council – March 22, 2018

Report – Executive Policy Committee – March 7, 2018

Item No. 2 Rezoning – Southeast Corner of Concordia Avenue and Molson Street (Elmwood-East Kildonan Ward)
File DAZ 222/2017

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On March 7, 2018, the Executive Policy Committee concurred in the recommendation of the East Kildonan-Transcona 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 No. DAZ 222/2017 dated February 14, 2018 to a "C2" Commercial-Community District, subject to the following conditions:

    A. 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. The Owner must submit plans showing the location and design of any and all proposed:

            a. principal buildings;
            b. accessory parking areas;
            c. private approaches;
            d. garbage enclosures;
            e. fencing;
            f. exterior lighting;
            g. landscaping; and
            h. freestanding signage

        on the Owner's Land ("Works") to the East Kildonan – Transcona Community Committee and the City's Director of Planning, Property and Development ("Director") for approval prior to the issuance of any building or development permit, and thereafter must construct the Works in substantial conformance with the approved plans and maintain the Works to the satisfaction of the Director.

        ii. That there shall be no billboard signs, mobile signs, or A-board signs on the entire site, except that a mobile sign shall be permitted on the site for a period of up to thirty (30) days in association with a new occupancy permit.

Report – Executive Policy Committee – March 7, 2018

EXECUTIVE POLICY COMMITTEE RECOMMENDATION (continued):

B. 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 December 13, 2017.

2. That, in lieu of the dedication of land, the Developer shall provide cash payment representing ten percent (10%) of the appraised value of the Development Application, as determined by the City.

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

4. 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.

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

6. 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 the expiry of the one year period and Council approves the extension.

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

8. 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 – Executive Policy Committee – March 7, 2018

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On March 7, 2018, the Executive Policy Committee concurred in the recommendation of the East Kildonan-Transcona Community Committee and submitted the matter to Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On February 21, 2018, the East Kildonan-Transcona Community Committee concurred in the recommendation of the Winnipeg Public Service and, via the Priority Rezoning Process, submitted its recommendation to the Executive Policy Committee.

On February 14, 2018, due to a lack of quorum, the public hearing was rescheduled to a special meeting of the East Kildonan-Transcona Community Committee on February 21, 2018, at 5:30 p.m., in the Council Building, 510 Main Street.

RE: **Rezoning – Southeast Corner of Concordia Avenue and Molson Street**
File DAZ 222/2017

For submission to: **Executive Policy Committee**

Prepared by: **Andrew Poitras, Senior Committee Clerk**
East Kildonan-Transcona Community Committee

Report date: **February 22, 2018**

COMMUNITY COMMITTEE RECOMMENDATION:

On February 21, 2018, the East Kildonan-Transcona Community Committee concurred in the recommendation of the Winnipeg Public Service and, via the Priority Rezoning Process, recommended to the Executive Policy Committee:

1. That, the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land as shown on Schedule "A" for File No. DAZ 222/2017 dated February 14, 2018 to a "C2" Commercial-Community District, subject to the following conditions:

    A. 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. The Owner must submit plans showing the location and design of any and all proposed:

            a. principal buildings;
            b. accessory parking areas;
            c. private approaches;
            d. garbage enclosures;
            e. fencing;
            f. exterior lighting;
            g. landscaping; and
            h. freestanding signage

        on the Owner's Land ("Works") to the East Kildonan – Transcona Community Committee and the City's Director of Planning, Property and Development ("Director") for approval prior to the issuance of any building or development permit, and thereafter must construct the Works in substantial conformance with the approved plans and maintain the Works to the satisfaction of the Director.

        ii. That there shall be no billboard signs, mobile signs, or A-board signs on the entire site, except that a mobile sign shall be permitted on the site for a period of up to thirty (30) days in association with a new occupancy permit.

B. 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 December 13, 2017.

2. That, in lieu of the dedication of land, the Developer shall provide cash payment representing ten percent (10%) of the appraised value of the Development Application, as determined by the City.

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

4. 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.

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

6. 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 the expiry of the one year period and Council approves the extension.

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

8. 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 East Kildonan-Transcona Community Committee provided the following supporting reasons for its recommendation:

1. It's an appropriate use of the land at this location.
2. It has been discussed here that there could be a greater enterprise taken on here but circumstances are such that other parties are not ready for that. Nonetheless there should be nothing heeding this development as presented.

PUBLIC HEARING SUMMARY

File:	DAZ 222/2017
Before:	East Kildonan-Transcona Community Committee Councillor Schreyer, Chairperson Councillor Browaty
Public Hearing:	February 21, 2018 February 14, 2018 Council Building, 510 Main Street
Applicant:	Susan Russell, McGowan Russell Group Inc.
Subject:	
Premises Affected:	Southeast Corner of Concordia Avenue and Molson Street
Exhibits Filed:	1. Application dated November 17, 2017 2. Notification of Public Hearing dated December 19, 2017 3. Manitoba Status of Title 2030071/1

4. Letter of authorization dated November 10, 2017 from 4848048 Manitoba Ltd. to Raymond SC. Wan Architects and McGowan Russell Group
5. Caveat 4630189/1
6. Plans (1 page)
7. Report from the Urban Planning Division dated February 5, 2018
8. Inspection Report
9. Recording of Representations

REPRESENTATIONS:

In Support:

Michael Chan
Jackie Wilkie
Ray Wan

In Opposition

Nil

For Information:

Nil

For the City:

G. Doney, Senior Planner, Planning, Property and Development Department

Exhibit "7" referred to in File DAZ 222/2017

ADMINISTRATIVE REPORT

Title: DAZ 222/2017 – Southeast Corner of Concordia Avenue and Molson Street

Issue: For consideration at the public hearing to rezone the subject property from the "RR5" Rural Residential 5 District, to the "C2" Commercial-Community district for the purposes of developing a multi-tenant commercial building.

Critical Path: East Kildonan – Transcona 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	Division Head	CFO	CAO
R. Hayer	B. Smith (RPP)	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 No. DAZ 222/2017 dated February 14, 2018 to a "C2" Commercial-Community District, subject to the following conditions:

   A. 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. The Owner must submit plans showing the location and design of any and all proposed:

      i) principal buildings;
      ii) accessory parking areas;
      iii) private approaches;
      v) garbage enclosures;
      vi) fencing;
      vii) exterior lighting;
      viii) landscaping; and
      ix) freestanding signage

      on the Owner's Land ("Works") to the East Kildonan – Transcona Community Committee and the City's Director of Planning, Property and

Development ("Director") for approval prior to the issuance of any building or development permit, and thereafter must construct the Works in substantial conformance with the approved plans and maintain the Works to the satisfaction of the Director.

ii. That there shall be no billboard signs, mobile signs, or A-board signs on the entire site, except that a mobile sign shall be permitted on the site for a period of up to thirty (30) days in association with a new occupancy permit.

B. 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 December 13, 2017.

2. That, in lieu of the dedication of land, the Developer shall provide cash payment representing ten percent (10%) of the appraised value of the Development Application, as determined by the City.

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

4. 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.

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

6. 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 the expiry of the one year period and Council approves the extension.

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

8. 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 land from an ""RR5" Rural Residential 5 District, to the "C2" Commercial-Community District.
- Rezoning applications require a Public Hearing as per the *Development Procedures By-law* and *The City of Winnipeg Charter.*
- The Report is being submitted for the Committee's consideration of the development application at the Public Hearing.

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Urban Planning Division are concurred in, the proposal can proceed.

CONSULTATION

In preparing this Report there was consultation with the City of Winnipeg, Administrative Coordinating Group.

SUBMITTED BY

Department	*Planning, Property and Development*
Division	*Urban Planning*
Prepared by	Rakvinder Hayer
Date:	February 5, 2018
File No.	DAZ 222/2017

Attachments

Appendix “A,” Planning Discussion

Schedule “A,” of File DAZ 222/2017, East Kildonan – Transcona Community Committee, February 14, 2018**.**

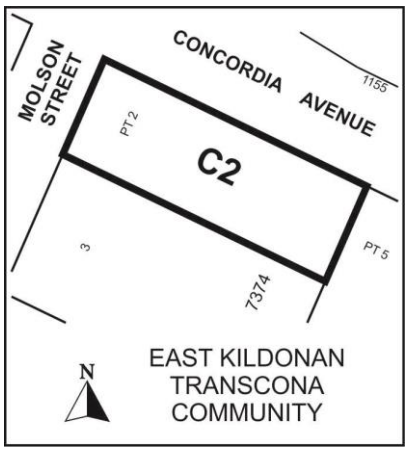
Schedule “B,” Report of the Administrative Co-ordinating group, dated December 13, 2017, Re: Proposed rezoning on land located at the southeast corner of Concordia Avenue and Molson Street – DAZ 222/2017.

APPENDIX 'A'

DATE: February 5, 2018
FILE: **DAZ 222/2017**
RELATED FILES:
COMMUNITY: East Kildonan – Transcona Community
NEIGHBOURHOOD #: 4.429 (Kildonan Crossing)

SUBJECT: To rezone the land from an "RR5" Rural Residential 5 District, to the "C2" Commercial-Community District.

LOCATION: Concordia Avenue & Molson Street
LEGAL DESCRIPTION: EXC RD PL 9262 LOT 2 PLAN 7374 89/90 K OTM



APPLICANT: Susan Russell (McGowan Russell)
825 St. Joseph Street
Winnipeg, MB R2H 3A8

OWNER: 4848048 MANITOBA LTD.
360 Main Street
Winnipeg , Manitoba R3C 3Z3

RECOMMENDATION: Approval with conditions

SITE DESCRIPTION

The subject site, as identified on Figures 1 and 2 of this report, is located at the southeast corner of Concordia Avenue and Molson Street, in the Kildonan Crossing neighbourhood of the Elmwood - East Kildonan ward.

The site has +/- 125 feet of frontage on Molson Street; this is considered the existing front yard.

The site has +/- 350 feet of frontage on Concordia Avenue; this is considered the existing corner side yard.

The total lot area is 43,750 square feet (1.0 acres). The site is currently vacant and undeveloped.

The site is zoned "RR5" Rural Residential 5 District, and is located within the Mature Community policy area under the *Complete Communities Direction Strategy*, and at the intersection of two Community Mixed-Use Corridors; Molson Street and Concordia Avenue.



Figure 1: Looking North (2016).

SURROUNDING LAND USE AND ZONING (See Figures 1 and 2)

North: Concordia Avenue; then commercial uses (Shoppers Drug Mart) zoned "C3" Commercial-Corridor District.

South: Vacant land zoned "RR5" Rural-Residential 5 District; then a place-of-worship (Callsbeck Fellowship Chapel) zoned "R1-L" Residential Single-Family (Large) District.

East: Vacant land zoned "RR5" Rural-Residential 5 District; further east is Lagimodiere Blvd. which includes an interchange connection to Concordia Avenue, located approximately 600 feet east of the subject site.

West: Molson Street; then commercial uses (retail strip-mall) zoned "C3" Commercial-Corridor District.

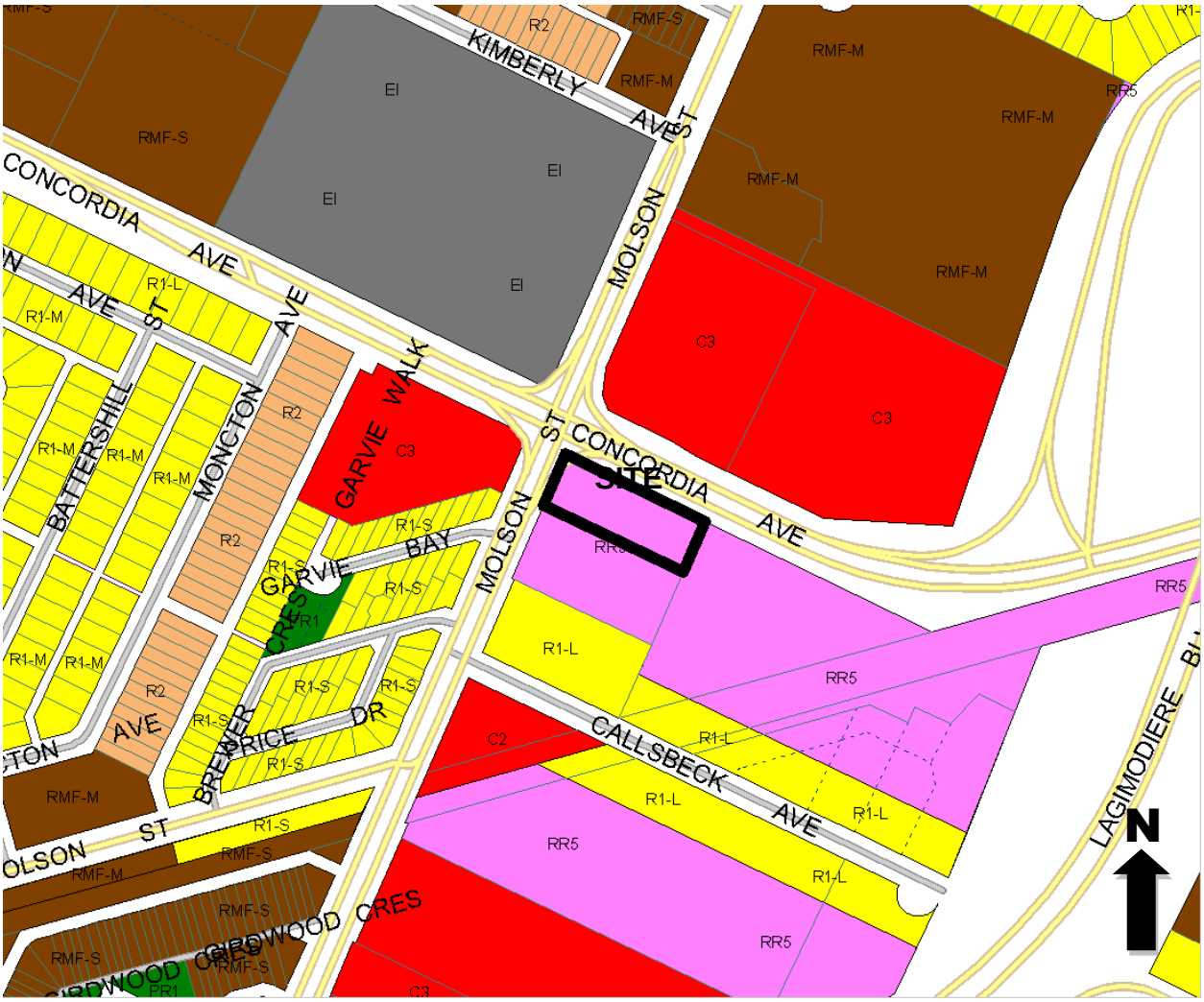


Figure 2: Zoning context

DECRIPTION OF THE PROPOSED REZONING

The applicant seeks a rezoning from an "RR5" Rural Residential 5 District, to the "C2" Commercial-Community District.

REASON FOR REZONING

The intent is to develop the site with a commercial strip-mall style shopping center, including six (6) tenant spaces and 49 parking stalls on the subject property. Commercial development is not permitted in the RR5 District, and accordingly the applicant seeks a rezoning to the C2 District.

PROPOSED ZONING DISTRICT

The C2 District is intended 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, and service facilities needed to support the surrounding neighbourhoods and broader community. Permitted uses are listed in Table 1.

The C2 District requires 0 ft. yards along the front and side yards. The minimum rear yard requirement is 25 feet. The maximum permitted building height is 49 feet.

The site is located within the Urban Infill Areas designated in Schedule C of the *Zoning By-law 200/2006*; accordingly the parking requirements are reduced to 80% of the minimum requirement.

Dwelling, multi-family	Hotel or motel
Assisted living facility	Animal hospital or veterinary clinic
Care home	Kennel
Neighbourhood rehabilitation home	Drinking establishment
Single room occupancy	Restaurant
Community/recreation centre	Call centre
Library	Office
Post office/carrier depot	Body modification establishment
Protection and emergency services	Personal services (unless otherwise listed)
Social service facility	Medical/dental/optical/ counselling clinic
College or university	Retail Sales (unless otherwise listed)
Commercial school	Landscape or garden supplies
Community gardens	Supermarket
Park/plaza/square/ playground	Auto/light truck/motorcycle, repair and service
Day care centre	Auto/light truck/motorcycle, sales and rental
Place of worship	Auto parts and supplies, sales
Gallery/museum	Drive-in or drive-through
Amusement enterprise, indoor	Fuel sales
Auditorium/concert hall/theatre/cinema	Parking, structured
Studio, radio/TV/motion picture broadcast and production	Utility facility, minor
Hostel	Contractor's establishment

Table 1: Permitted Uses in the C2 District under *Zoning By-law 200/2006.*

PROPOSED BUILDING

A site plan submitted with the subject application shows that the proposed building would include three commercial retail units and three restaurant units.

The proposed building would be set back +/- 60 feet from Concordia Avenue and +/- 40 feet from Molson Avenue. An interior side yard of +/- 14 feet to the building is shown.

Building entrances would face towards Concordia Avenue.

PROPOSED PARKING AREA

The proposed development would include 49 parking spaces.

Most of the accessory parking area would be located in front of the building, with access from Molson Street and Concordia Avenue.

Parking in the front yard would be set back 10 feet from Concordia Avenue. A small portion of the accessory parking area encompassing13 parking stalls would be located in the southeast corner of the site.

Bike parking would be provided near building entrances.

Accessible parking would be located perpendicular to the building, near the front entrances.

PEDESTRIAN PATHWAYS

Plans show that a concrete sidewalk connection would be provided, which would connect the proposed development to the public sidewalk at the intersection of Concordia Avenue and Molson Street. A sidewalk connection would be provided to the future public sidewalk along Concordia Avenue.

A painted crosswalk is shown where the pedestrian pathway crosses the parking driveway coming off of Molson Street. The location of this painted crosswalk going across the driveway connection would be adjacent to a parking stall located at the westernmost portion of the accessory parking lot in the front yard, and may need to be modified to ensure safe pedestrian access to the front doors from the sidewalk; this would be addressed through the recommended Plan Approval process.

GARBAGE BINS

The proposed development would include an area for loading and storage of the garbage enclosure, on the east side of the proposed building. A painted crosswalk is shown crossing the driveway access to the enclosure.

LANDSCAPING

A landscape plan was not submitted with the subject application and would be subject to Plan Approval by the Director of Planning, Property and Development, and the East-Kildonan – Transcona Community Committee.

Submitted plans show that the proposed development would provide setbacks in the front, side, corner side, and rear yards to accommodate landscaping.

It is recommended that the landscaping portion along the Concordia Avenue side include measures to attenuate headlight glare from parked vehicles. This could include a combination of landscaping and fencing to achieve this effect; and would be addressed through the recommended Plan Approval process.

ANALYSIS AND ISSUES

OURWINNIPEG

OurWinnipeg is the City's development plan. The Key Direction of *OurWinnipeg* regarding Areas of Stability states:

> *Enhance the quality, diversity, completeness and sustainability of stable neighbourhoods and expand housing options for Winnipeg's changing population.*

The proposed rezoning would facilitate a medium scale commercial development that would add to the supply and variety of commercial amenities in the neighbourhood, and would therefore comply with *OurWinnipeg*.

COMPLETE COMMUNITIES DIRECTION STRATEGY

Complete Communities is a "Direction Strategy" of *OurWinnipeg* that provides additional directions and policies on land use and development in the city. Section 03-2f of Complete Communities pertains to the "Community Mixed Use Corridor" policy area. Several policies of Section 03-2f pertain to the proposal. They are stated below:

> *Promote the enhancement of existing Community Mixed Use Corridors through moderate intensification.*
>
> *Promote small-scale, fine-grained development that is responsive to the surrounding community context.*

Section 04 of Complete Communities pertains to the "Areas of Stability" policy area. Several policies under Direction 1 of Section 04 pertain to the proposal. They are stated below:

> *Support low to moderate change in low-density neighbourhoods through development and redevelopment that is complimentary to the existing scale, character and built form.*
>
> *Encourage intensification to occur at centres and along corridors.*
>
> *Support a mix of commercial services and employment uses that serve the local community.*

The proposal to rezone the subject property to "C2" would comply with *Complete Communities* because:

- it would add moderate intensification at the intersection of two community mixed-use corridors;
- the development form and scale would be compatible with the surrounding community context;
- it would support the development of a vacant parcel in a manner that would be complimentary to the surrounding scale, character and built form, which includes similar commercial strip-mall style developments;
- the proposed development would intensify a lot located on a corridor (Concordia Avenue), and at an intersection with diverse and complementary land-uses; and
- the proposed rezoning would facilitate commercial development that would add to the mix of commercial amenities and employment uses in the neighbourhood.

COMPATIBILITY WITH THE SURROUNDING NEIGHBOURHOOD

The surrounding area includes a mix of land uses, including commercial uses to the north and west, and further east on Concordia Avenue, past Lagimodiere Boulevard.

The Concordia Hospital is located north-west of the site. South of the site is a place-of-worship-, and further south is a school. Further north, west and south are established mature residential neighbourhoods with a mix of singe, two- and multi-family zoning districts. Transit stops are located near the site within a short walking distance.

Given the surrounding context, and that the proposed rezoning would comply with *OurWinnipeg* and *Complete Communities*, the proposal would be compatible with the surrounding neighbourhood and not have an adverse effect on it.

PLAN APPROVAL

As a condition of approval, the Urban Planning Division recommends that final plans be submitted for approval to the East Kildonan – Transcona Community Committee and the Director of Planning, Property and Development for Plan Approval.

The final plans should include color elevations and details showing any and all proposed principal buildings, parking areas, approaches and driveways, garbage enclosures, fencing, exterior lighting, landscaping and freestanding signage.

The intent of the Plan Approval clause is to ensure the plans align with the policies of *OurWinnipeg* and *Complete Communities*, and provide the applicant an opportunity to demonstrate how the proposal achieves the following:

- Ensure site design includes pedestrian safety and comfort as key priorities.
- Edge treatments along Concordia Avenue should visually screen parked vehicles but not completely obstruct views into and out of the parking lot for the purpose of supporting pedestrian safety and security.
- Screen garbage and recycling storage areas from view with appropriate fencing/landscaping.
- Use building materials that promote permanence, quality, and integrated design.

LAND DEDICATION

When a developer rezones and/or subdivides a parcel of land, they are required to put in an application with the City of Winnipeg.

As a condition of rezoning or subdivision, a developer is required to contribute a portion of the land to be developed to the City for parks purposes. The amount of land is not less than 10%.

The developer is to provide land or ‘cash in lieu’ as determined by the Planning, Property and Development Department. The City is requesting cash in lieu for this application.

RECOMMENDATIONS

After review, the Urban Planning Division supports the proposed rezoning for the following reasons:

- The site is located along at the intersection of two corridors, and in an area with an existing mix of commercial and institutional uses.
- The proposed rezoning would add to the mix of commercial amenities and uses in the neighbourhood.

This Report Submitted by: Rakvinder Hayer
Planning, Property and Development Department
Urban Planning Division
Report Prepared by: PPD File # DAZ 222/2017 – Concordia-Molson

Schedule “A” for File No. DAZ 222/2017, East-Kildonan – Transcona Community Committee, February 14, 2018

By-Law No. _____

File No. **DAZ 222/17**

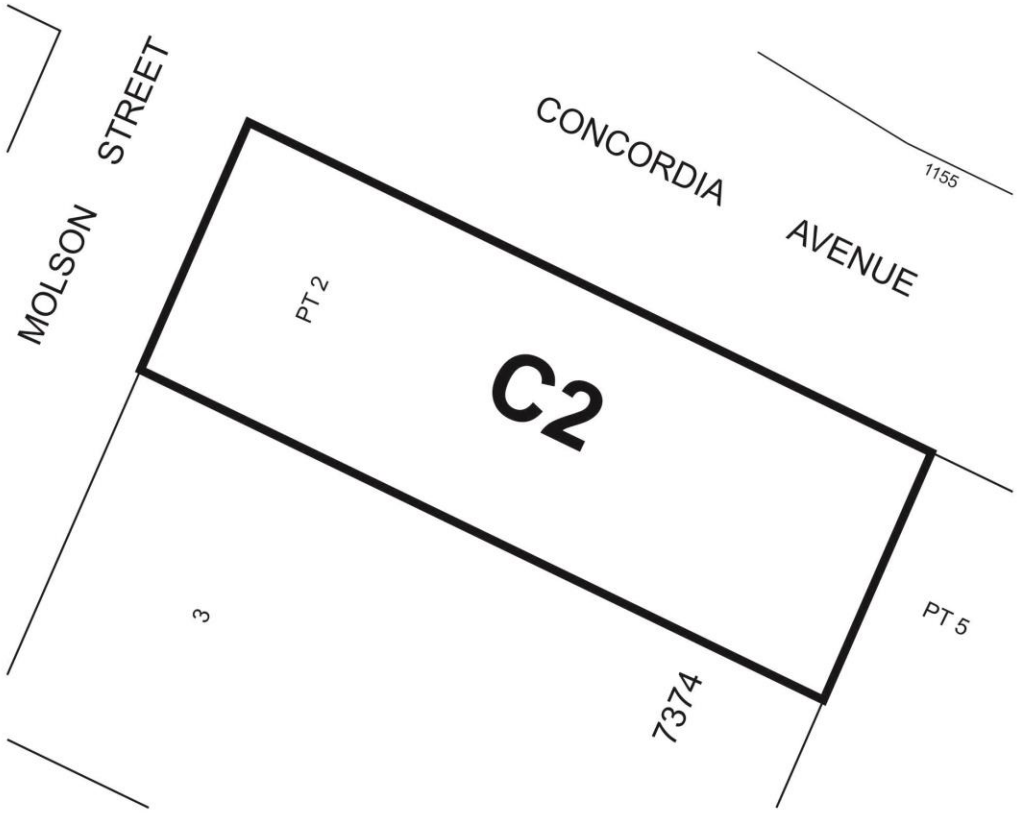
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N

EAST KILDONAN TRANSCONA COMMUNITY

Explanation

A proposed zoning change to By-law No. 200/2006 by rezoning the land located at the southeast corner of Concordia Avenue and Molson Street from an “RR5” RURAL RESIDENTIAL 5 DISTRICT to a “C2” COMMERCIAL COMMUNITY DISTRICT to allow for the establishment of commercial uses as shown outlined below.



THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

SCHEDULE B

REPORT OF THE ADMINISTRATIVE CO-ORDINATING GROUP – December 13, 2017

RE: Proposed rezoning on land located at the southeast corner of Concordia Avenue and Molson Street – DAZ 222/2017

It is recommended that the approval of DAZ 222/2017, if granted, be subject to the applicant entering into a servicing agreement and addressing the following items:

1. Servicing Report

   The applicant shall provide a comprehensive servicing report, prepared by a qualified municipal engineer, which shall outline the provision of underground services for the planned area and adjacent lands.

2. Wastewater and Land Drainage Runoff Design Criteria

   a) The applicant shall be advised that the combined domestic wastewater and land drainage runoff peak flows cannot exceed combined domestic wastewater and land drainage runoff peak flows of the existing site.

   b) The proposed lot 1 will be assigned a 0.60 c-value. Any existing connections and overland flows need to be accounted for in the allowable discharge rate and on-site storage needs to be provided for the 25 year event.

   c) The applicant will be required to retain a qualified engineer to design an appropriate system that complies with the c-value and other design criteria.

3. Payment of Underground Services

   The applicant shall pay for their share of the following:

a) regional land drainage system (Callsbeck TSR)

b) the existing water main installed by others in Concordia Avenue and Molson Street.

c) the existing land drainage sewer laterals installed by others in Concordia Avenue and Molson Street.

   All as determined by the Director of Water and Waste

4. Payment for Molson surface Improvements

The applicant shall, pay to the City, in cash, its share of the costs of services installed by others, in Molson Street, along the full length of the subject property abutting Molson Street, as determined by the Director of Public Works including:

a) a 4.0m in width by 200mm in thickness Portland cement concrete lane of pavement and related works;
b) Street lighting in the east boulevard;
c) Landscaping in the east boulevard;
d) A 1.5m wide by 100mm thick Portland cement concrete sidewalk;

all as determined by and to the satisfaction of the Director of Public Works.

5. Payment for Concordia surface Improvements

The applicant shall, pay to the City, in cash, its share of the costs of services, in Concordia Avenue, along the full length of the subject property abutting Concordia Avenue, as determined by the Director of Public Works including:

a) a 4.0m in width by 200mm in thickness Portland cement concrete lane of pavement and related works;
b) Street lighting in the south boulevard;
c) Landscaping in the south boulevard;
d) A 3.5m wide multi-use pathway;

all as determined by and to the satisfaction of the Director of Public Works.

6. Sewer Installation

The applicant shall, at no expense to the City, construct all wastewater sewers required to service the proposed subdivision and adjacent lands as determined by and to the satisfaction of the Director of Water and Waste.

7. Utilities

The Developer shall pay all costs associated with the relocation of street lights and other utilities made necessary as a result of, or required to accommodate, the works to be constructed by the Developer to serve the Planned Area, as determined by and to the satisfaction of the Director of Public Works.

8. Administration Fees

The Developer shall, prior to the release of the subdivision mylars for registration in the Land Titles Office, pay to the City, $2138.00 per acre plus applicable GST, to help defray the City's administration and related costs associated with the preparation and implementation of the Servicing Agreement

THIS REPORT SUBMITTED BY:

Administrative Co-ordinating Group
File No. DAZ 222/2017
February 5, 2018

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

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

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

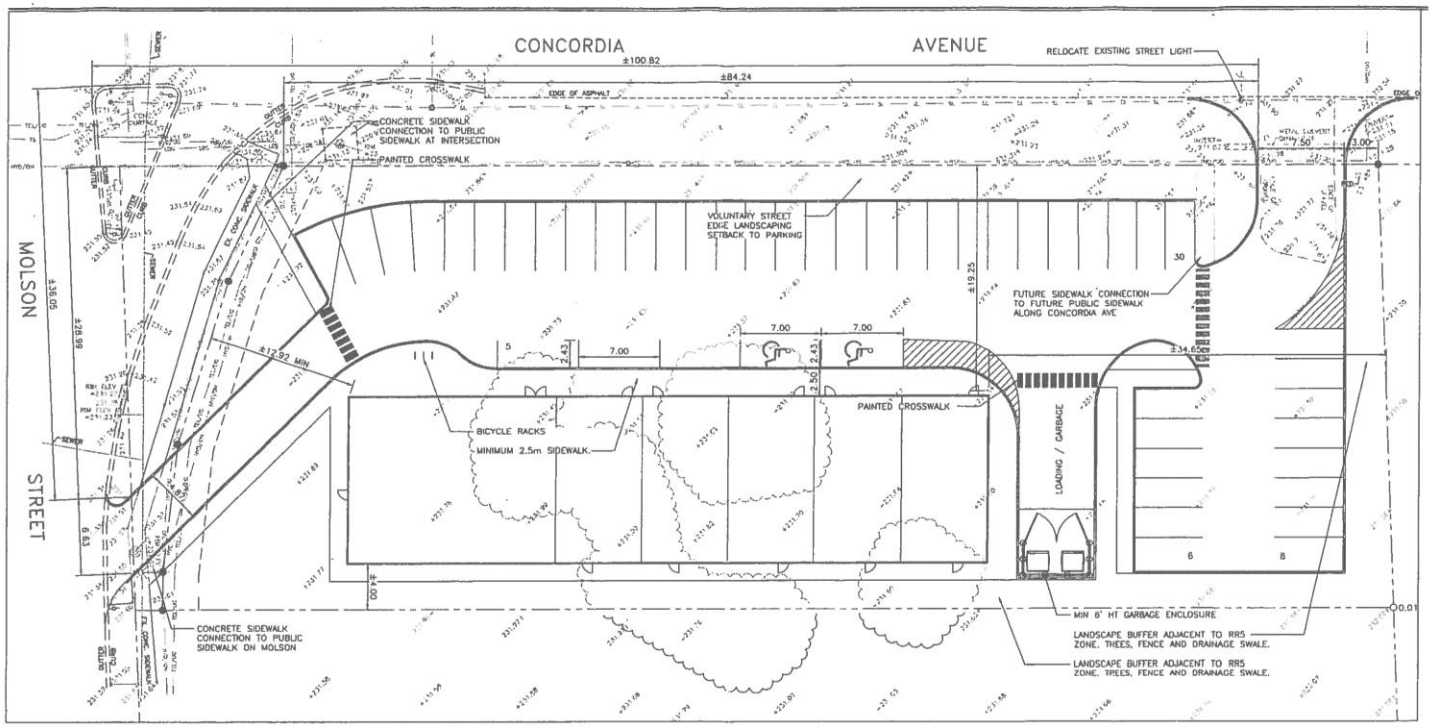
M. Gajda, P. Eng.
Water & Waste Department

"Original Signed By C.J. Desjardine, M.Sc., P.Eng."

C.J. Desjardine, M.Sc., P. Eng.
Public Works Department, Transportation Division

GVJ/gj

Exhibit “6” referred to in File DAZ 222/2017



SITE SUMMARY

PROPOSED ZONING	COMMERCIAL 2 (C2)
MIN/MAX FRONT YARD	0'
MIN REAR YARD	0'
MIN INTERIOR SIDE YARD	0'
MIN CORNER SIDE YARD	0'
MAXIMUM HEIGHT	49'
MAXIMUM FLOOR-AREA-RATIO	3.0

PARKING REQUIREMENT:

PARKING REQUIRED	REQUIRED
CRU 1 (3,000 SQ.FT.)	5 STALLS
CRU 2 (1,250 SQ.FT.)	1 STALL
CRU 3 (1,250 SQ.FT.)	1 STALL
RESTAURANT 1 (1,250 SQ.FT.)	13 STALLS
RESTAURANT 2 (1,250 SQ.FT.)	13 STALLS
RESTAURANT 3 (1,250 SQ.FT.)	13 STALLS
TOTAL REQUIRED PARKING:	46 STALLS
TOTAL PROVIDED PARKING:	49 STALLS
PARKING SURPLUS	3 STALLS

MOLSON & CONCORDIA CRU

CONCEPTUAL SITE PLAN - OPTION 2

NOVEMBER 16, 2017
SCALE 1:300

0 2 5 15

NORTH

McGOWAN·RUSSELL