Minute No. 130
Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – January 7, 2019

Item No. 10 Rezoning – 180 and 200 Lowson Crescent
(Charleswood-Tuxedo Ward)
File DAZ 210/2018 [c/r DAV 161286/2018D and DCU 161262/2018D]

COUNCIL DECISION:

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

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 210/2018 dated October 30, 2018 to an "M2" Manufacturing General District, subject to the followings:

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

        i. That the Owner must submit plans showing the location and design of any and all proposed:

            a. Buildings
            b. Accessory parking areas
            c. Private approaches
            d. Fencing
            e. Garbage enclosures
            f. Landscaping
            g. Free standing signage
            h. Exterior lighting

            on the Owner's Land ("Works") to the City's Director of Planning, Property and Development ("Director") and the Assiniboia Community Committee 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 no new buildings, signs or other permanent structures shall be constructed within 60 feet (18.3 meters) of the existing east property line of Kenaston Boulevard.

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – January 7, 2019

STANDING 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" of the report of the Administrative Coordinating Group dated September 19, 2018, with the following amendment:

i. Add the following new condition:

3. If the report demonstrates to the satisfaction of the Director of Water and Waste that runoff from the proposed development can be accommodated on site, the servicing works would not need to be constructed.

C. That the City enter into, execute and deliver with the Developer

i. a Zoning Agreement in accordance with recommendation 1.A; and

ii. a Servicing Agreement in accordance with recommendation 1.B, and such agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements).

iii. That authority be delegated to the City's Director of Planning, Property and Development to negotiate and approve the terms and conditions of the Zoning Agreement and the Servicing Agreement, and Ancillary Agreements, in accordance with this report and such other terms and conditions determined necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.

2. 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.

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

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – January 7, 2019

STANDING COMMITTEE RECOMMENDATION (continued):

4. That in the event the matter is not proceeded with expeditiously and the by-law is not enacted 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 zoning section of 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.

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 – Standing Policy Committee on Property and Development, Heritage and Downtown Development – January 7, 2019

DECISION MAKING HISTORY:

Moved by Councillor Mayes,

That the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development be adopted by consent.

Carried

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On January 22, 2019, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On January 7, 2019, the Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the Assiniboia Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On November 13, 2018, the Assiniboia Community Committee concurred in the recommendation of the Winnipeg Public Service, with the following amendments:

- Add the following to Recommendation 1.A. after "September 19, 2018":

  ", with the following amendment:

  i. Add the following new condition:

     3. If the report demonstrates to the satisfaction of the Director of Water and Waste that runoff from the proposed development can be accommodated on site, the servicing works would not need to be constructed."

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

RE: **Rezoning – 180 and 200 Lowson Crescent**
File DAZ 210/2018 [c/r DAV 161286/2018D and DCU 161262/2018D]

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

Prepared by: **L. Cowan, Assistant Committee Clerk**
Assiniboia Community Committee

Report date: **November 13, 2018**

COMMUNITY COMMITTEE RECOMMENDATION:

On November 13, 2018, the Assiniboia 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:

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 210/2018 dated October 30, 2018 to an "M2" Manufacturing General District, subject to the followings:

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

        i. That the Owner must submit plans showing the location and design of any and all proposed:

            a. Buildings
            b. Accessory parking areas
            c. Private approaches
            d. Fencing
            e. Garbage enclosures
            f. Landscaping
            g. Free standing signage
            h. Exterior lighting

            on the Owner's Land ("Works") to the City's Director of Planning, Property and Development ("Director") and the Assiniboia Community Committee 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 no new buildings, signs or other permanent structures shall be constructed within 60 feet (18.3 meters) of the existing east property line of Kenaston Boulevard.

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" of the report of the Administrative Coordinating Group dated September 19, 2018, ***with the following amendment:***

i. Add the following new condition:

3. If the report demonstrates to the satisfaction of the Director of Water and Waste that runoff from the proposed development can be accommodated on site, the servicing works would not need to be constructed.

C. That the City enter into, execute and deliver with the Developer

i. a Zoning Agreement in accordance with recommendation 1.A; and

ii. a Servicing Agreement in accordance with recommendation 1.B, and such agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements).

iii. That authority be delegated to the City's Director of Planning, Property and Development to negotiate and approve the terms and conditions of the Zoning Agreement and the Servicing Agreement, and Ancillary Agreements, in accordance with this report and such other terms and conditions determined necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.

2. 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.

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 enacted 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 zoning section of 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.

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.

Note: The wording in bold and italics denotes amendments made by the Community Committee.

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

1. Because of the inclusion of this new amendment that it be approved.

PUBLIC HEARING SUMMARY

File: DAZ 210/2018

Before: Assiniboia Community Committee
Councillor Lukes, Chairperson
Councillor Gillingham
Councillor Klein

Public Hearing: November 13, 2018
Council Building, 510 Main Street

Applicant: McGowan Russell Group Inc. (Susan Russell)

Subject:



Premises Affected: 180 and 200 Lowson Crescent

Exhibits Filed:

1. Application dated August 29, 2018
2. Notification of Public Hearing dated October 10, 2018
3. Manitoba Status of Titles 2473798/1 and 2154248/1
4. Letter of authorization dated July 24, 2018 from Fort Garry Investments Corporation to McGowan Russell Group Inc.
5. Surveyor's Building Location Certificate and sketches dated August 24, 2015 and March 17, 2006
6. Caveats 169144 and 1771810
7. Conceptual Layout Plan
8. Report from the Urban Planning Division dated November 6, 2018
9. Inspection Report
10. Communication dated November 6, 2018 from Steve Snyder, in opposition to the application
11. Recording of Representations
12. Plans submitted by the Applicant at the public hearing

REPRESENTATIONS:

In Support:

Steve Boulton
Fernanda Grandizoli
Rene Nicholson
Susan Russell

In Opposition

Steve Snyder

For Information:

Jesse Boychuk

For the City:

G. Jasper, Land Development Administrator, Planning, Property and Development Department
D. Clark, Urban Planner, Planning, Property and Development Department

Exhibit "8" referred to in File DAZ 210/2018

ADMINISTRATIVE REPORT

Title: DAZ 210/2018 – 180 & 200 Lowson Crescent

Issue: An application for consideration at the Public Hearing to rezone two parcels of land from the "M3" Manufacturing Heavy District to an "M2" Manufacturing General District for the construction of a car dealership.

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

AUTHORIZATION

Author	Division Head	Department Head	CFO	CAO
Femi Ojo	B. Smith	n/a	n/a	

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 210/2018 dated October 30, 2018 to an "M2" Manufacturing General District, subject to the followings:

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

        i. That the Owner must submit plans showing the location and design of any and all proposed:

            a. Buildings
            b. Accessory parking areas
            c. Private approaches
            d. Fencing
            e. Garbage enclosures
            f. Landscaping
            g. Free standing signage
            h. Exterior lighting

on the Owner's Land ("Works") to the City's Director of Planning, Property and Development ("Director") and the Assiniboia Community Committee 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 no new buildings, signs or other permanent structures shall be constructed within 60 feet (18.3 meters) of the existing east property line of Kenaston Boulevard.

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" of the report of the Administrative Coordinating Group dated September 19, 2018.

C. That the City enter into, execute and deliver with the Developer

a. a Zoning Agreement in accordance with recommendation 1.A; and

b. a Servicing Agreement in accordance with recommendation 1.B,

and such agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements).

c. That authority be delegated to the City's Director of Planning, Property and Development to negotiate and approve the terms and conditions of the Zoning Agreement and the Servicing Agreement, and Ancillary Agreements, in accordance with this report and such other terms and conditions determined necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.

2. 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.

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 enacted 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 zoning section of 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.

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 two parcels of land located on Lowson Crescent from “M3” to “M2” to allow for the construction of two car dealerships.
- Rezonings require a Public Hearing as per the *Development Procedures By-law* and *The City of Winnipeg Charter.*
- The Report is being submitted for the Committee’s consideration of the development application at the Public Hearing.

IMPLICATIONS OF THE RECOMMENDATIONS

- If the recommendations of the Urban Planning Division are concurred in, the subject site will be rezoned from “M3” to “M2”.

HISTORY

N/A

CONSULTATION

- In preparing this report there was consultation with: - Public Works Department and City’s Water and Waste.

SUBMITTED BY

Department	Planning, Property and Development
Division	Urban Planning
Prepared by:	Femi Ojo, MCIP, RPP
Date:	Tuesday, November 6, 2018
File No.	DAZ 210/2018

List of Schedules and Attachments

1. Appendix A Planning Discussion
2. Schedule A Recommended File No. DAZ 210/2018 Assiniboia Community Committee, dated October 30th, 2018
3. Schedule B Administrative Coordinating Group Report, dated September 19th, 2018

APPENDIX 'A'

DATE: November 6, 2018

FILE: **DAZ 210/2018**
RELATED FILES: DAV 18-161286/D; DCU 18-161262D
COMMUNITY: Assiniboia
NEIGHBOURHOOD #: 2.668 (Tuxedo Industrial)

SUBJECT: To rezone the subject land from "M3" Manufacturing Heavy District to "M2" Manufacturing General District.

LEGAL DESCRIPTION: LOT 10 PLAN 9153 60/63 ST B OTM (180 Lowson Crescent); Lot 11 PLAN 9153 60/63 St B OTM (200 Lowson Crescent).

LOCATION: 180 & 200 Lowson Crescent



APPLICANT: Susan Russell (McGowan Russell Group Inc.)
852 St. Joseph Street
Winnipeg , Manitoba R2H 3A8

OWNER: Fort Garry Investment Corporation
2 Driscoll Crescent
Winnipeg, Manitoba R3P 0V1

SITE DESCRIPTION

- The subject properties are double fronting on both the west side of Lowson Crescent, and the east side of Kenaston Blvd in the Tuxedo Industrial neighborhood of the Charleswood-Tuxedo-Whyte Ridge ward.
- The combined sizes of the two parcels are 8.1 acres in size and are currently being used for outside storage.
- The site is adjacent to other industrial uses such as warehouses and outside storage facilities.
- The subject property is within the Employment Lands – General Manufacturing Policy Area under the *Complete Communities Direction Strategy*. Both properties are currently zoned "M3" Manufacturing Heavy.

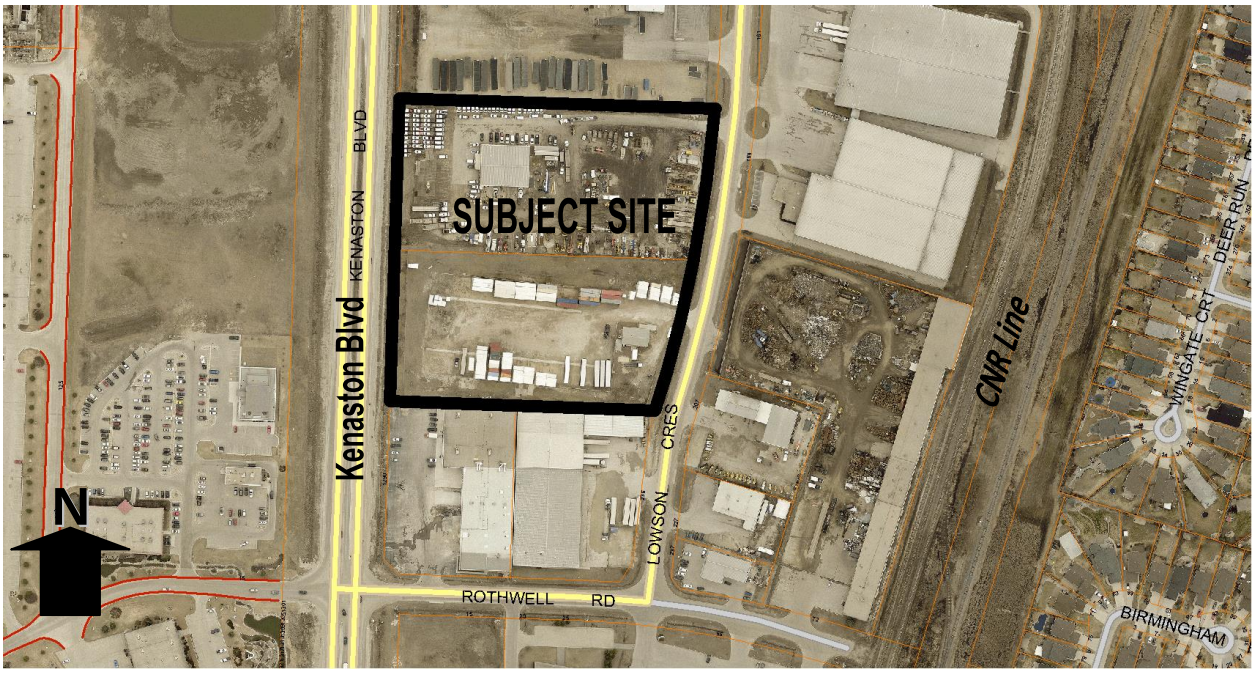


Figure 1: Aerial Photo of Subject Site and Surrounding Uses *(flown 2018)*

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Industrial warehouse/storage zoned "M3" Manufacturing Heavy;

South: Industrial warehouse zoned "M1" and "M3" Manufacturing Light and Manufacturing Heavy;

East: Lowson Crescent, then warehouse structures zoned "M3" Manufacturing Heavy;

West: Kenaston Blvd, the Tuxedo Business Park zoned "MMU" Manufacturing Mixed Use.

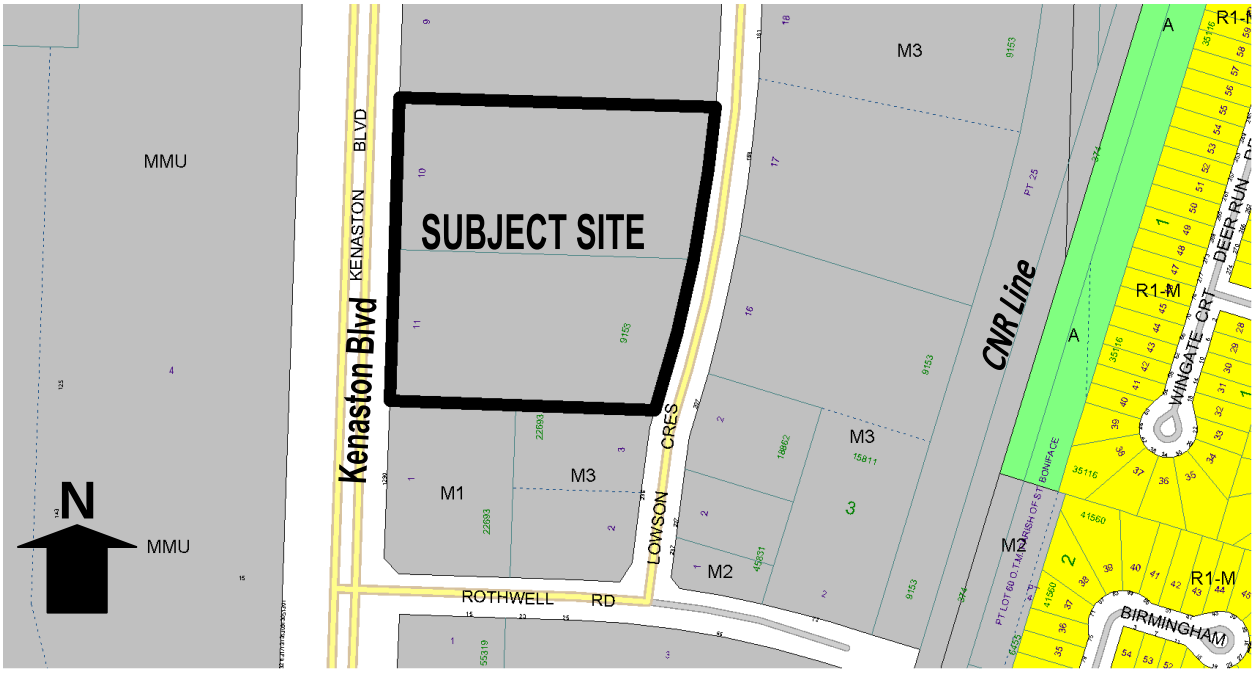


Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing to rezone two parcels of land fronting on both Lowson Crescent and Kenaston Boulevard from “M3” to “M2” to allow the establishment of two car dealerships. All existing structures are proposed to be removed.
- The proposed development requires a west front yard variance application of 33 feet instead of the required 50 feet for the front façade facing the Kenaston Blvd (see associated variance application DAV 18-161286\D).
- There is also an associated conditional use application (DCU 18-161262/D) for the establishment of an auto sales use with a vehicle display area in the required front yard.
- Submitted plans are preliminary in nature, but demonstrate the intent of the proposed site layout for each of the dealerships. Some of the features shown on the preliminary plans are; building locations, accessory parking area, vehicle display area, general landscaping, pedestrian connection, visitor and bicycle parking area.

ANALYSIS AND ISSUES

COMPLETE COMMUNITIES DIRECTION STRATEGY

- Under the *Complete Communities Direction Strategy* the proposed development falls within the General Manufacturing Policy Area. With regard to this proposal, the key policies guiding the development in the area includes:
    - Allow for the development and retention of a broad range of employment lands and a variety of employment parcel sizes.
    - Support the introduction of commercial/retail and personal service development that is subordinate to, and supportive of the primary employment uses in business/institutional employment areas.
    - Ensure provision of natural buffers to provide visual screening and separation of conflicting land uses where necessary.
    - Employment activities will develop and operate in a fashion that is compatible with other land uses, especially residential.
- The proposed development is consistent with the above noted policies.

CITY OF WINNIPEG ZONING BY-LAW 200/2006

Zoning By-law 200/2006 states that all manufacturing districts are generally intended to:

(a) Provide appropriately located areas consistent with the Complete Communities Direction Strategy By Law for employment lands that are well located and serviced to accommodate business parks, institutional campuses and manufacturing uses; and

(b) Ensure that the appearance of industrial buildings and lands are of high quality and are compatible with the area in which they are located.

- Currently, the lands are zoned “M3” – Manufacturing Heavy. The M3 zone is intended to provide for light or heavy industrial development, including heavy manufacturing, storage, major freight terminals, waste and salvage, resource extraction, processing, transportation, major utilities, and other related uses, particularly those that require very large buildings, frequent heavy truck traffic for supplies and shipments, or that may require substantial mitigation to avoid sound, noise and odor impacts to neighboring properties
- The proposed “M2” zoning district is intended to provide for light manufacturing, processing, service, storage, wholesale, and distribution operations, with some limited outside operations and storage.

Dimensional standards prescribed under Zoning By-law 200/2006 for the “M2” zoning districts are as follows:

- Minimum front yard – 25 feet
- Minimum rear yard – 0 feet
- Minimum interior side yard – 0 feet

- Minimum corner side yard – 15 feet
- Maximum height of building – 100 feet
- Maximum floor area ratio – 2.0

PLANNING DISCUSSION AND ANALYSIS

- This area of the city has undergone considerable change in recent years; evolving from uses that are associated with heavy manufacturing and warehousing to uses that have more of a commercial and retail presence. A couple of recent development examples include the Mercedes dealership (DASZ 34/2011) at 23 Rothwell Road and a rezoning from “M3” to “M1” and (DAZ 225/2014) at 12 Rothwell Road to allow for a mix or retail, production and warehousing.
- The two subject properties currently operate primarily as outdoor storage with some indoor warehousing (see figure 3). The proposed car dealerships on the subject site is consistent with the trend to transition to a more commercial oriented operation and is a reasonable fit with adjacent industrial uses that will continue to operate in the area.
- The proposed car dealership (auto sales and display) is not permitted in the M3 zoning district, but is permitted in the M2 zoning district with use specific standards. The use specific standards relate to the operations of the dealership and other elements (ornamental fencing, bumper guard and fence height) that have to do with the display area. The subject proposal is consistent with these requirements.
- The associated variance and conditional use application are also supportable as the two relates to the establishment of a car dealership and location of car display area on site.
- The proposal would not have any impact on the Kenaston Blvd (an arterial road), being that access to the subject site will be from Lowson Crescent.
- It is therefore recommended that the subject rezoning application be approved.



Figure 3: Pictometry view of the subject sites (flown 2018)

RECOMMENDED CONDITIONS IN ZONING AGREEMENT

Condition 1 - Plan Approval

This is a standard condition for most rezoning applications. The intent is to allow for a review of final plans with regards to design and operation of the site.

It is recognized that this area of Kenaston is undergoing a transition from a primary industrial character to that of a commercial/mixed use character; the IKEA development at Sterling Lyon and the Terracon Business Park are examples of this. Given the site's prominent location, it is imperative to the Urban Planning Division that this site is developed to a high standard. Through the plan approval process, it will be looking for:

- Ample, high quality landscaping in required yards as well as internal to the site. Particular attention will be given to the Kenaston frontage and internal parking area.

- Building location and design, including façade treatments, colours, materials and dimensions. Colour elevation should be submitted.

- The location and design of the site's garbage enclosures. The garbage enclosure should match the architectural detailing of the primary building and should be built to a high quality standard.

- The location and design of accessory signage. Any free-standing sign should have substantial landscaping at its base.

- The location and design of any on-site fencing. In particular, fencing should be constructed in a high quality, ornamental manner with solid wood, which screens light from cars that park in the front yard facing Kenaston Boulevard. Existing chain link fence on the site should be removed and replaced with ornamental, solid wood and light screen fencing.

- The Urban Planning Division will review lighting on site with the intent of ensuring that it does not have a negative impact on the surrounding area, particularly the residential uses located east of the site in the Lindenwoods neighborhood.

Condition 2 – Extent of Permanent Structure on Site

This is a condition prohibiting any new buildings, signs, or other permanent structures from being constructed within 60 feet (18.3 meters) of the existing east property line of Kenaston Boulevard for the proposed future widening of Kenaston Boulevard right-of-way.

The Public Works department has indicated that they will require a total of 10 meters to the east for the widening of Kenaston Boulevard. The intent of condition #2 thereof is to ensure that there are no encumbrances on any proposed future widening of Kenaston Blvd.

Being that the applicant is proposing an accessory parking area within the required 50 foot special front yard, the condition put forward by the Public Works Department will not affect the reduced front yard variance being sought because an accessory parking area is not considered a building/permanent structure that could impede the future widening of Kenaston Boulevard.

OTHER CONSIDERATION:

Site Servicing

There are servicing conditions attached to this application as itemized in the City's Administrative Coordinating Group (attached as Schedule "B"). Highlights of this are:

- provide a comprehensive design report, prepared by a qualified municipal engineer, which shall outline the provision of land drainage services for the planned area and adjacent lands to the satisfaction of the Director of Water and Waste. The report shall include hydraulic analysis to identify regional stormwater management facility upgrade requirements.
- construct land drainage sewers and upgrade stormwater retention facilities to service the proposed subdivision and adjacent lands, all at no expense to the City, in accordance with the accepted engineering report, to the satisfaction of the Director of Water and Waste.

City of Winnipeg Employment Land Strategy Study

Regarding this application, it is important to note that the City is currently evaluating all employment lands within Winnipeg in order to determine a better way of managing the supply of

land for economic development over the next 25 years, and also evaluate the adequacy of proposed/projected employment lands within the local micro-economic context in Winnipeg.

While the Urban Planning Division is supportive of the current application (DAZ 210/2018) to rezone the property at 180/200 Lowson Crescent from an “M3” Heavy Manufacturing to an “M2” Manufacturing General for the establishment of a car dealership; it does not signal that such future application would receive the same level of support.

With increasing pressure for commercial development in the south west quadrant of Winnipeg, the City is mindful that a more detailed strategy is required to evaluate future applications that propose this transition from warehousing and manufacturing to commercial.

DEDICATION

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

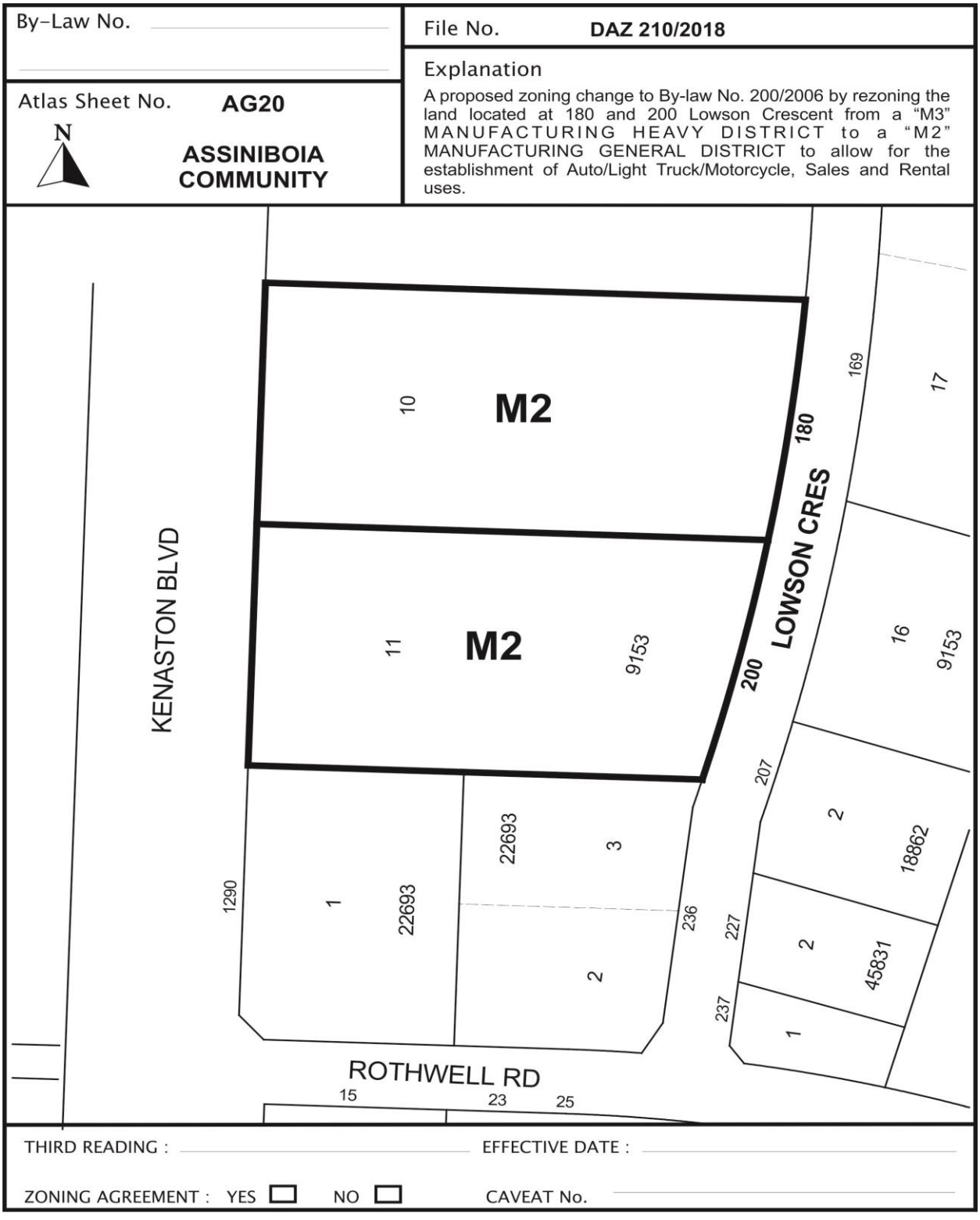
RECOMMENDATION

The Urban Planning Division recommends approval for the following reasons:

- The proposal is consistent with the policies of *OurWinnipeg Complete Communities Direction Strategy* as it relates to General Manufacturing Policy Area.
- The proposed zoning “M2” is to ensure that the use (auto sales) aligns with a permissive zoning district.

This Report Submitted by:
Planning, Property and Development Department
Urban Planning Division
Report Prepared By: Femi Ojo, MCIP, RPP
PPD File # DAZ 210/2018

Schedule "A" for File No. DASZ 210/2018, Assiniboia Community Committee, dated October 30, 2018



SCHEDULE "B"

REPORT OF THE ADMINISTRATIVE CO-ORDINATING GROUP – September 19, 2018

RE: PROPOSED REZONING OF LAND LOCATED AT 180 AND 200 LOWSON CRESCENT – DAZ 210/2018

A meeting of the Administrative Coordinating Group (ACG) was held on September 19, 2018 to review the servicing requirements for DAZ 210/2018. The Water and Waste Department have reported that the existing drainage system cannot handle any additional runoff from the subject land. Therefore, it is recommended that the approval of DAZ 210/2018, if granted, be subject to the applicant entering into a servicing agreement to address the following items:

1. The applicant shall provide a comprehensive design report, prepared by a qualified municipal engineer, which shall outline the provision of land drainage services for the planned area and adjacent lands to the satisfaction of the Director of Water and Waste. The report shall include hydraulic analysis to identify regional stormwater management facility upgrade requirements.

2. The applicant shall enter into a servicing agreement and construct land drainage sewers and upgrade stormwater retention facilities to service the proposed subdivision and adjacent lands, all at no expense to the City, in accordance with the accepted engineering report, to the satisfaction of the Director of Water and Waste

THIS REPORT SUBMITTED BY:

Administrative Co-ordinating Group
File No. DAZ 210/2018
October 2, 2018

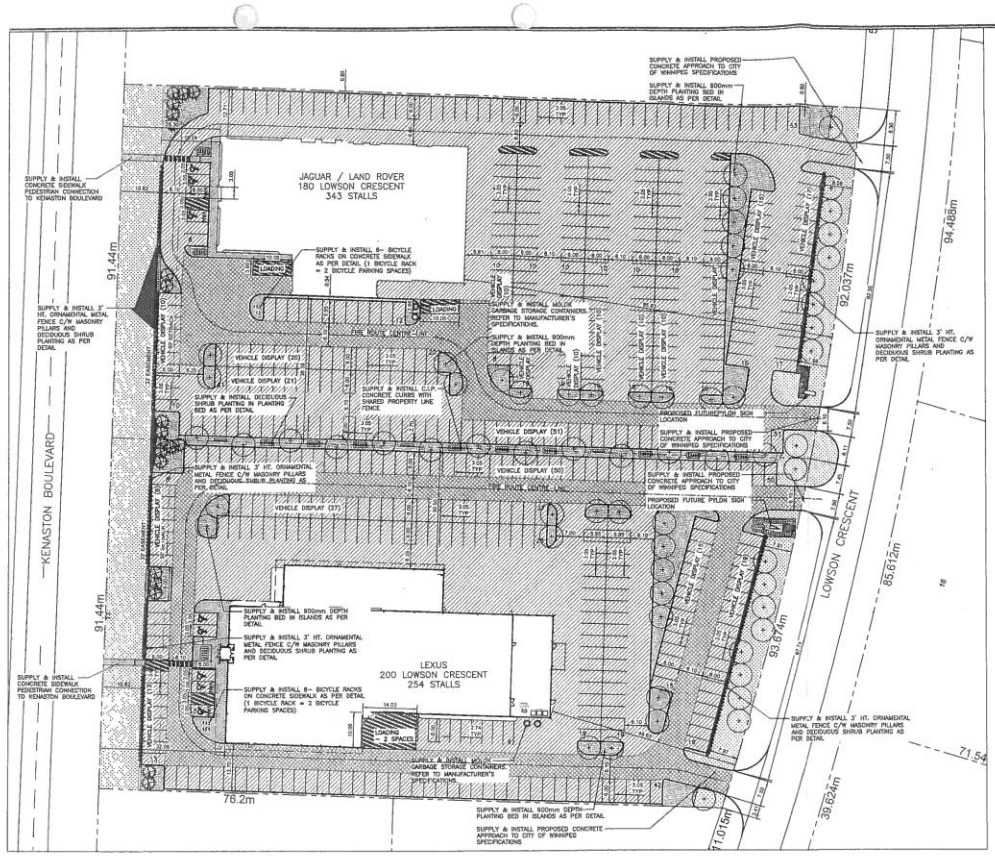
"Original signed by G. Jasper, P.Eng."

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

"Original signed by M. Gajda, P.Eng."

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

Exhibit "7" referred to in File DAZ 210/2018



LANDSCAPE LEGEND

- HEAVY DUTY ASPHALT
- LIGHT DUTY ASPHALT
- CONCRETE SIDEWALK
- 900mm DEPTH PLANTING BED
- 450mm DEPTH PLANTING BED
- SOD
- SHRUB PLANTING BED EDGE
- PAINTED ISLAND
- PROPERTY LINE
- SETBACK LINE
- PROPOSED PINNED CURB
- PROPOSED DECIDUOUS TREE
- PROPOSED CONIFEROUS TREE
- PROPOSED SHRUB PLANTING

LANDSCAPE STATISTICS

LEXUS DEALERSHIP (200 LOWSON STREET)

	REQUIRED	PROVIDED
STREET EDGE LANDSCAPING		
LOWSON CRESCENT @ 93.6m (302')		
TREES (1/30')	10	10
SHRUBS (3/20')	45	53
KENASTON BLVD @ 91.38m (300')		
TREES (1/30')	10	10
SHRUBS (3/20')	45	54
BUILDING FOUNDATION LANDSCAPING		
SHRUBS (1/10') @ 32.8m (117')	12	15
PARKING LOT INTERIOR LANDSCAPING		
10,386m² / 111,794 sq.ft.		
@5%	519m² / 5,590 sq.ft.	697m² / 7,502 sq.ft.
TREE (1/300 sq.ft.)	19	21
SHRUBS (1/100 sq.ft.)	56	57

JAGUAR / LAND ROVER DEALERSHIP (180 LOWSON CRESCENT)

	REQUIRED	PROVIDED
STREET EDGE LANDSCAPING		
LOWSON CRESCENT @ 91.98m (301.8')		
TREES (1/30')	10	10
SHRUBS (3/20')	45	45
KENASTON BLVD @ 91.38m (300')		
TREES (1/30')	10	10
SHRUBS (3/20')	45	53
BUILDING FOUNDATION LANDSCAPING		
SHRUBS (1/10') @ 29.87m (98.00')	10	24
PARKING LOT INTERIOR LANDSCAPING		
12,436m² / 133,860 sq.ft.		
@5%	622m² / 6,693 sq.ft.	953.3m² / 10,261 sq.ft.
TREE (1/300 sq.ft.)	22	24
SHRUBS (1/100 sq.ft.)	67	72

LEXUS PARKING SUMMARY (200 LOWSON CRESCENT)

PARKING REQUIRED (NEW BUILDING)	
AUTO SALES (32,524 sq.ft. @ 1/250 OVER 2000 sq.ft)	122 STALLS
ACCESSIBLE PARKING REQUIRED	5 STALLS (2 VAN ACCESSIBLE STALL)
BICYCLE PARKING REQUIRED	12 SPACES
LOADING SPACES (33'x12')	2 SPACES
PARKING PROVIDED	
REGULAR STALLS	117 STALLS
VEHICLE DISPLAY STALLS	132 STALLS
ACCESSIBLE STALLS	5 STALLS (2 VAN ACCESSIBLE STALL)
TOTAL STALLS PROVIDED	254 STALLS
BICYCLE PARKING PROVIDED	12 SPACES
LOADING SPACES (33'X12')	2 SPACES

JLR PARKING SUMMARY (180 LOWSON CRESCENT)

PARKING REQUIRED (NEW BUILDING)	
AUTO SALES (24,512 sq.ft. @ 1/250 OVER 2000 sq.ft)	90 STALLS
ACCESSIBLE PARKING REQUIRED	4 STALLS (2 VAN ACCESSIBLE STALL)
BICYCLE PARKING REQUIRED	9 SPACES
LOADING SPACES (33'x12')	2 SPACES
PARKING PROVIDED	
REGULAR STALLS	127 STALLS
VEHICLE DISPLAY STALLS	212 STALLS
ACCESSIBLE STALLS	4 STALLS (2 VAN ACCESSIBLE STALL)
TOTAL STALLS PROVIDED	343 STALLS
BICYCLE PARKING PROVIDED	10 SPACES
LOADING SPACES (33'x12')	2 SPACES

BIRCHWOOD KENASTON

CONCEPTUAL LAYOUT PLAN

AUGUST 24, 2018
SCALE 1:1000

McGOWAN·RUSSELL