Agenda – Executive Policy Committee – February 19, 2019

REPORTS

Item No. 5 Subdivision and Rezoning – 552 and 558 St. Anne's Road (St. Vital Ward) File DASZ 24/2018 [c/r DCU 177638/2018D & DAV 177676/2018D]

COMMUNITY COMMITTEE RECOMMENDATION:

On February 4, 2019, the Riel 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 subdivision under Development Application No. DASZ 24/2018 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated January 25, 2019 and attached as Schedule "A" to this report, with such minor changes as may be required, and registration in the Winnipeg Land Titles Office, subject to the following conditions:

    A. That the developer be required to enter into a Servicing Agreement, if required, with the City pursuant to subsection 259(1) of The City of Winnipeg Charter in accordance with the report of the Administrative Coordinating Group dated January 25, 2019 and attached as Schedule "B" to this report.

2. That The Winnipeg Zoning By-law No. 200/06 be amended by rezoning the subject lands to an "R1-M" Residential Single-Family (Medium) District and "RMF-S" Residential Multi-Family (Small) District as shown on the map dated January 25, 2019 and attached as Schedule "A" to this report, subject to the following conditions:

    A. That the developer enter into a Zoning Agreement with the City pursuant to subsection 240(1) of The City of Winnipeg Charter in accordance with the following:

        i. For those portions of the Owner's Land zoned ""RMF-S" Residential Multi-Family (Small), 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. garbage enclosures;
            e. fencing;
            f. landscaping; and
            g. free-standing signage

COMMUNITY COMMITTEE RECOMMENDATION (continued):

on the Owner's Land ("Works") to the City's Director of Planning, Property and Development ("Director") and the Riel 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.

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

   A. a Servicing Agreement (if required) in accordance with recommendation 1.A.; and

   B. a Zoning Agreement in accordance with recommendation 2.A.,

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

4. That authority be delegated to the City's Director of Planning, Property and Development (the "Director") to negotiate and approve the terms and conditions of the Servicing Agreement, the Zoning Agreement and any 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.

5. That, in lieu of the dedication of land, the developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of Development Application No. DASZ 24/2018, as determined by the City's Director of Planning, Property and Development.

6. That this matter will be deemed to be concluded and all approvals in connection with this matter will expire if a by-law to implement this report (the "By-law") is not enacted within 2 years after the date on which this report is approved by Council unless the developer applies for an extension of time before the expiration of the 2 year period and Council approves the extension.

7. That, upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor prepare and bring it directly to Council for enactment the By-law in accordance with the above.

8. That the subdivision section of the By-law will come into force when the Servicing Agreement (if required) is fully executed and the Plan is registered in the Winnipeg Land Titles Office.

COMMUNITY COMMITTEE RECOMMENDATION (continued):

9. That the zoning section of the By-law will come into force when the Zoning Agreement is registered in the Winnipeg Land Titles Office by way of caveat against the lands described therein.

10. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Plan and the Zoning Agreement are not registered in accordance with recommendations 8 and 9 unless the developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.

11. That this matter will be deemed to be concluded and all approvals in connection with this matter will expire if the necessary Plan approval signatures on behalf of the City have not been secured within 1 year after the date on which the By-law is enacted unless the developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.

12. That the proper officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

13. That the rezoning and subdivision order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DAV 18-177676D.

DECISION MAKING HISTORY:

COMMUNITY COMMITTEE RECOMMENDATION:

On February 4, 2019, the Riel 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.

RE: **Subdivision and Rezoning – 552 and 558 St. Anne's Road**
File DASZ 24/2018

For submission to: **Executive Policy Committee**

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

Report date: **February 6, 2019**

COMMUNITY COMMITTEE RECOMMENDATION:

On February 4, 2019, the Riel 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 subdivision under Development Application No. DASZ 24/2018 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated January 25, 2019 and attached as Schedule "A" to this report, with such minor changes as may be required, and registration in the Winnipeg Land Titles Office, subject to the following conditions:

    A. That the developer be required to enter into a Servicing Agreement, if required, with the City pursuant to subsection 259(1) of The City of Winnipeg Charter in accordance with the report of the Administrative Coordinating Group dated January 25, 2019and attached as Schedule "B" to this report.

2. That The Winnipeg Zoning By-law No. 200/06 be amended by rezoning the subject lands to an "R1-M" Residential Single-Family (Medium) District and "RMF-S" Residential Multi-Family (Small) District as shown on the map dated January 25, 2019 and attached as Schedule "A" to this report, subject to the following conditions:

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            (a) buildings;
            (b) accessory parking areas;
            (c) private approaches;
            (d) garbage enclosures;
            (e) fencing;
            (f) landscaping; and
            (g) free-standing signage

on the Owner's Land ("Works") to the City's Director of Planning, Property and Development ("Director") and the Riel 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.

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

   A. a Servicing Agreement (if required) in accordance with recommendation 1.A.; and

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

4. That authority be delegated to the City's Director of Planning, Property and Development (the "Director") to negotiate and approve the terms and conditions of the Servicing Agreement, the Zoning Agreement and any 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.

5. That, in lieu of the dedication of land, the developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of Development Application No. DASZ 24/2018, as determined by the City's Director of Planning, Property and Development.

6. That this matter will be deemed to be concluded and all approvals in connection with this matter will expire if a by-law to implement this report (the "By-law") is not enacted within 2 years after the date on which this report is approved by Council unless the developer applies for an extension of time before the expiration of the 2 year period and Council approves the extension.

7. That, upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor prepare and bring it directly to Council for enactment the By-law in accordance with the above.

8. That the subdivision section of the By-law will come into force when the Servicing Agreement (if required) is fully executed and the Plan is registered in the Winnipeg Land Titles Office.

9. That the zoning section of the By-law will come into force when the Zoning Agreement is registered in the Winnipeg Land Titles Office by way of caveat against the lands described therein.

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12. That the proper officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

13. That the rezoning and subdivision order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DAV 18-177676D.

The Riel Community Committee provided the following supporting reason(s) for its recommendation:

1. St. Emile has been a very good neighbour, I think; a very good part of the community, and happy to help out.

2. I’m supportive of the subdivision and rezoning.

PUBLIC HEARING SUMMARY

File: DASZ 24/2018

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

Public Hearing: February 4, 2019
Council Building, 510 Main Street

Applicant: St. Emile Catholic School

Subject:



APPLICANT: St. Emile Catholic School
FILE: DASZ 24/2018
PROPOSAL: An application for the approval of the plan of subdivision shown outlined above as may be determined by Council and for a proposed zoning change to By-law No. 200/2006 by rezoning the land shown outlined above from an "R1-M" RESIDENTIAL SINGLE-FAMILY (MEDIUM) DISTRICT and a "M1" MANUFACTURING LIGHT DISTRICT to a "R1-M" RESIDENTIAL SINGLE-FAMILY (MEDIUM) DISTRICT and a "RMF-S" RESIDENTIAL MULTI-FAMILY (SMALL) DISTRICT to facilitate the establishment of two (2) zoning lots and the maintenance of a Place of Worship use, an Elementary/Junior High School use and a Multi-Family Dwelling use. **For information, phone S. Jerez Planner at 204-986-7175.**
DEMANDEUR: St. Emile Catholic School
N° DE DOSSIER: DALZ 24/2018
PROJET: Demande d'approbation par le conseil du plan de lotissement délinéé ci-dessus et proposition de modification du Zoning By-law No. 200/2006 (règlement municipal sur le zonage) visant à modifier le zonage des sols délinéés ci-dessus de sorte qu'ils passent de la catégorie R1-M (secteur d'habitations unifamiliales moyennes) et de la catégorie M1 (secteur manufacturier léger) à la catégorie R1-M (secteur d'habitations unifamiliales moyennes) et à la catégorie RMF-S (secteur de petites habitations multifamiliales) en vue de faciliter l'aménagement de deux terrains à lotir et le maintien d'un lieu de culte, d'une école élémentaire et intermédiaire et d'une habitation multifamiliale. **Pour obtenir des renseignements, veuillez appeler S. Jerez, urbaniste, au 204-986-7175.**

Premises Affected: 552 and 558 St. Anne's Road

Exhibits Filed:

1. Application dated November 13, 2018
2. Notification of Public Hearing dated January 3, 2019
3. Manitoba Status of Titles 2288994/1, 2083360/1
4. Letter of authorization dated September 17, 2018 from St. Emile Catholic School to Boulevard Consultants Inc. (Raymond Simard)
5. Letter of authorization dated September 17, 2018 from Paroisse Catholique de St. Émile, Gerry Sembrano, R.M. Couture, and Gilbert Dupuis to St. Emile Catholic School
6. Surveyor's Building Location Certificate and sketch dated September 20 and 21, 2017, and October 2, 2018
7. Caveat 2932297
8. Plans (3 pages)
9. Title plot dated September 22, 2017
10. Report from the Urban Planning Division dated January 25, 2019
11. Inspection Report

REPRESENTATIONS:

In Support:

Norm Gousseau
Brian Hargrave
Luca Macchia
Raymond Simard
Aaron Simoes

In Opposition

Nil

For Information:

Nil

For the City:

E. Finnigan, Planner, Planning, Property and Development Department
S. Jerez, Planner, Planning, Property and Development Department

Exhibit "10" referred to in File DASZ 24/2018

ADMINISTRATIVE REPORT

Title: DASZ 24/18 – 552 & 558 St. Anne's RD

Issue: For consideration at the public hearing for a subdivision and rezoning for the maintenance of an existing school, church and four-plex dwelling use at 552 & 558 St. Anne's Road.

Critical Path: Riel Community Committee as per the Development Procedures By-law and The City of Winnipeg Charter

AUTHORIZATION

Author	Department Head	CFO	CAO
B. Smith, RPP	n/a	n/a	

RECOMMENDATIONS

1. That the subdivision under Development Application No. DASZ 24/2018 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated January 25, 2019 and attached as Schedule "A" to this report, with such minor changes as may be required, and registration in the Winnipeg Land Titles Office, subject to the following conditions:

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(c) private approaches;

(d) garbage enclosures;

(e) fencing;

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(g) free-standing signage

on the Owner's Land ("Works") to the City's Director of Planning, Property and Development ("Director") and the Riel 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.

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12. That the proper officers of the City be authorized to do all things necessary to implement the intent of the foregoing.
13. That the rezoning and subdivision order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DAV 18-177676D.

REASON FOR THE REPORT

- This report provides information and makes recommendations regarding the subject application's compliance with The City of Winnipeg Charter.
- 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 subject properties may be rezoned and boundaries realigned.

CONSULTATION

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

SUBMITTED BY

Department	Planning, Property and Development
Division	Urban Planning
Prepared by	Simi Jerez
Date:	January 25, 2019
File No.	DASZ 24/2018

List of Schedules and Attachments

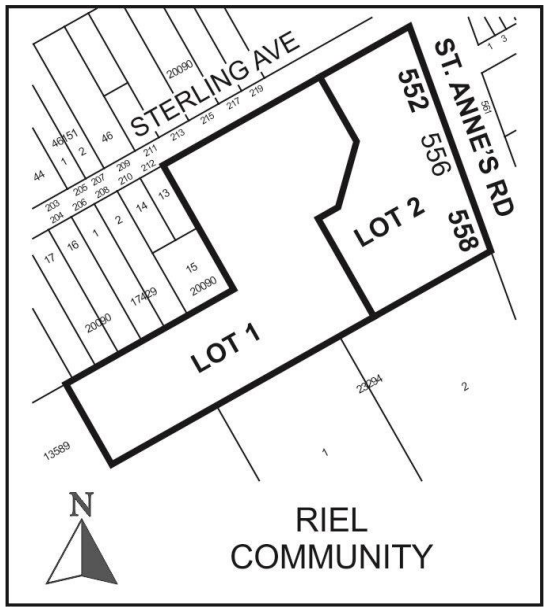
1. Appendix A — Planning Discussion
2. Schedule "A" — Recommended File No. DASZ 24/2018 Riel Community Committee, dated January 25, 2019
3. Schedule "B" — Report of the Administrative Working Group – January 25, 2019

APPENDIX 'A'

DATE: January 25, 2019
FILE: **DASZ 24/2018**
RELATED FILES: DCU 18-177638/D, DAV 18-177676\D
COMMUNITY: Riel Community
NEIGHBOURHOOD #: 5.554 (Meadowood)

SUBJECT: To consolidate and realign lot lines, and to rezone two lots from "R1-M" Residential Single-Family Medium district and "M1" Manufacturing Light" districts to "R1-M" Residential Single-Family Medium and "RMF-S" Residential Multi-Family Small districts.

LOCATION: 552 St Anne's RD
LEGAL DESCRIPTION: LOT 14 BLOCK 5 PLAN 1207 48 ST V LOT 7/8 PLAN 19913 49/50 ST V LOT 11 PLAN 20090 48 ST V



APPLICANT: Brian Hargrave
552 St Anne's RD
Winnipeg , Manitoba R2M 3G4

OWNER: 556 ST ANNE'S RD
Winnipeg , Manitoba R2M 3G4

RECOMMENDATION: Approval with conditions

HISTORY

N/A

SITE DESCRIPTION

- The subject lands are located on the west side of St Anne's Road, south of Sterling Avenue in the Meadowood neighbourhood of the St Vital ward. It is approximately 1.27 kilometers northeast of the St. Vital Regional Mixed Use Centre.
- The properties are split zoned “R1-M” Residential Single-family Medium and “M1” Manufacturing Light, and are within the Areas of Stability – Recent Communities Policy Area under the *Complete Communities Direction Strategy*. It is noted the properties are also located along St. Anne’s Road, a mixed use corridor, and in close proximity to the Bishop Grandin Boulevard (360 feet/110 metres). On the north side of Bishop Grandin Boulevard. St. Anne’s Road is a designated Regional Mixed-Use Corridor.
- The site is currently comprised of three (3) zoning lots with a total area of 6.62 acres (26,771 square metres; 288,163 square feet) and 456.54 feet (139 metres) of frontage on St. Anne’s Road:
    - 552 St. Anne’s Road is currently occupied by a K-8 school, its affiliate church and accessory parking area. The lot is 5.1 acres (222,156 square feet; 20.639 square metres) in area.
    - 552 St. Anne’s Road is currently occupied by a four unit, one and one-half storey dwelling and is 1 acre (43,560 square feet; 4,046.9 square metres).
    - The unaddressed northwest lot is occupied by the school playground structure and garden, and has an area of 23,395 square feet (2,173.5 square metres).

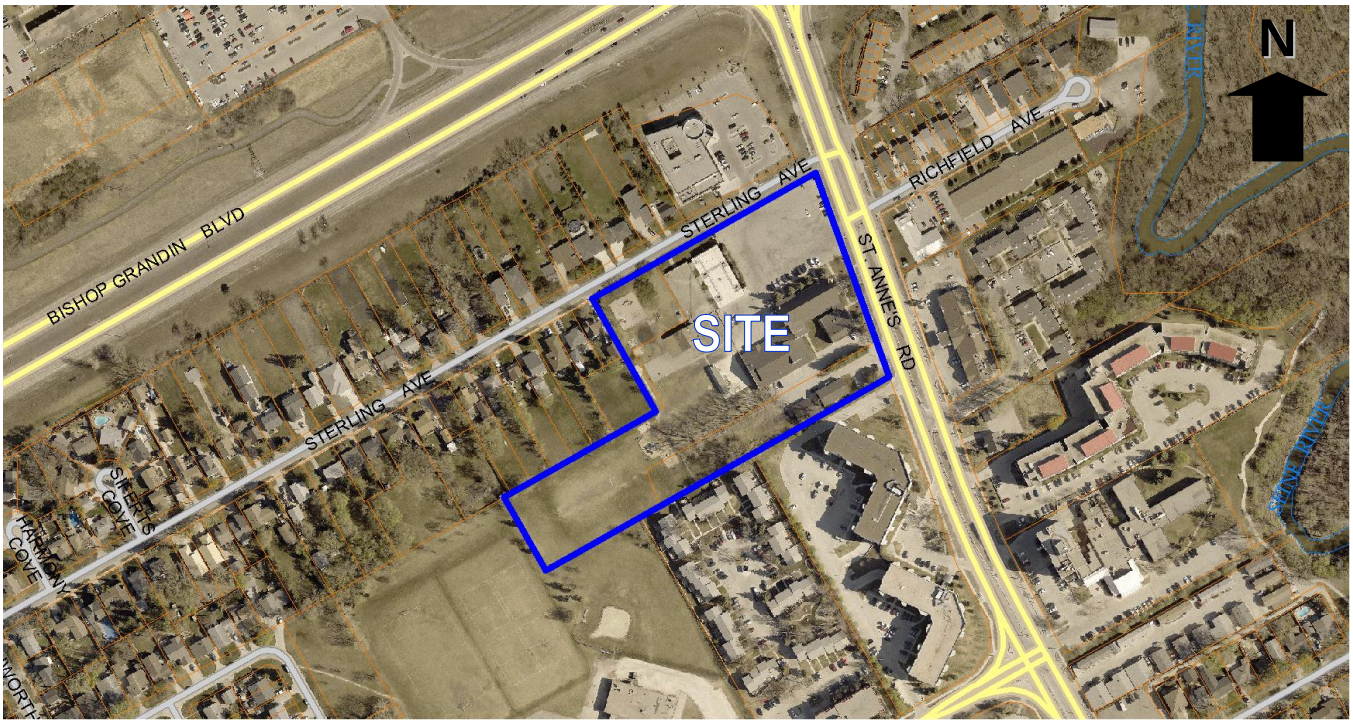


Figure 1: Aerial Photo of Subject Site and Surrounding Uses *(flown 2018)*

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Single family residential uses zoned “R1-M” Residential Single-family Medium; then Sterling Avenue; then single family residential uses zoned “R1-M” Residential Single-family Medium and a commercial use zoned “C2” Commercial Community.

South: Multiple family residential uses zoned “RMF-S” Residential Multi-family Small and “C2” Commercial Community.

East: St. Anne’s Road; then commercial uses zoned “C2” Commercial Community.

West: Single family residential uses zoned “R1-M” Residential Single-family Medium, and outdoor recreational area accessory to a K-8 school.

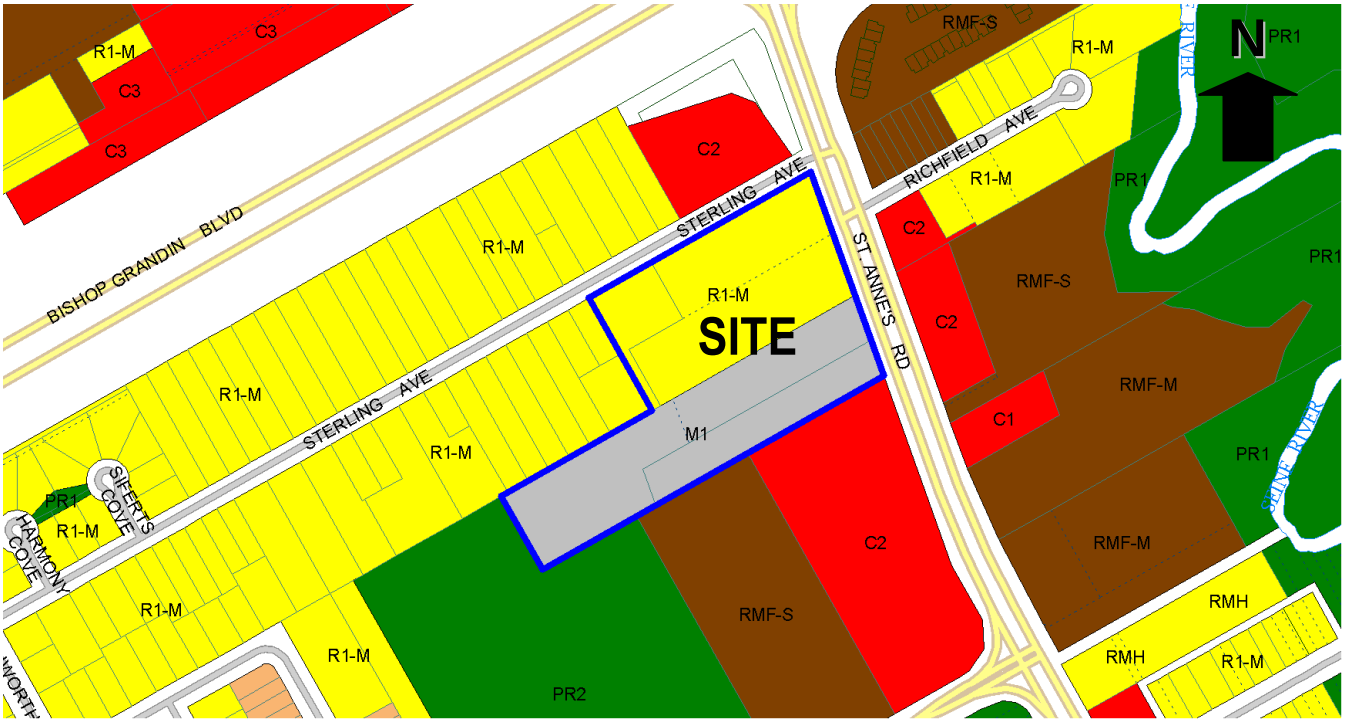


Figure 2: Zoning of the Site and Surrounding Area

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing to realign the lot lines between the school and the church, and to rezone two lots from “R1-M” Residential Single-Family Medium district and “M1” Manufacturing Light” districts to “R1-M” Residential Single-Family Medium and “RMF-S” Residential Multi-Family Small districts.
- The applicant has provided site plans showing the existing buildings, the accessory parking area, and the separation of the buildings from property lines (Figure 3).
- The applicant has a concurrent Conditional Use application to permit the maintenance of the existing place of worship in the “RMF-S” Residential Multi-Family Small zoning district, and the existing elementary and junior high school in the “R1-M” Residential Single-family Medium Zoning district (DCU 18-177638\D).
- The applicant also has a concurrent proposal for variances associated with the maintenance of the existing buildings and accessory parking areas on the subject lots (DAV 18-177676/D). The variances are for yard reductions from the new lot lines to the existing

buildings; no direct access to a public street or lane (a cross-access agreement will be established); no queuing spaces for the loading and unloading of passengers; a building height of 61 feet (18.59 metres) to the top of the bell tower instead of 35 feet (10.67 metres) for the existing church; and to provide no drive aisle.

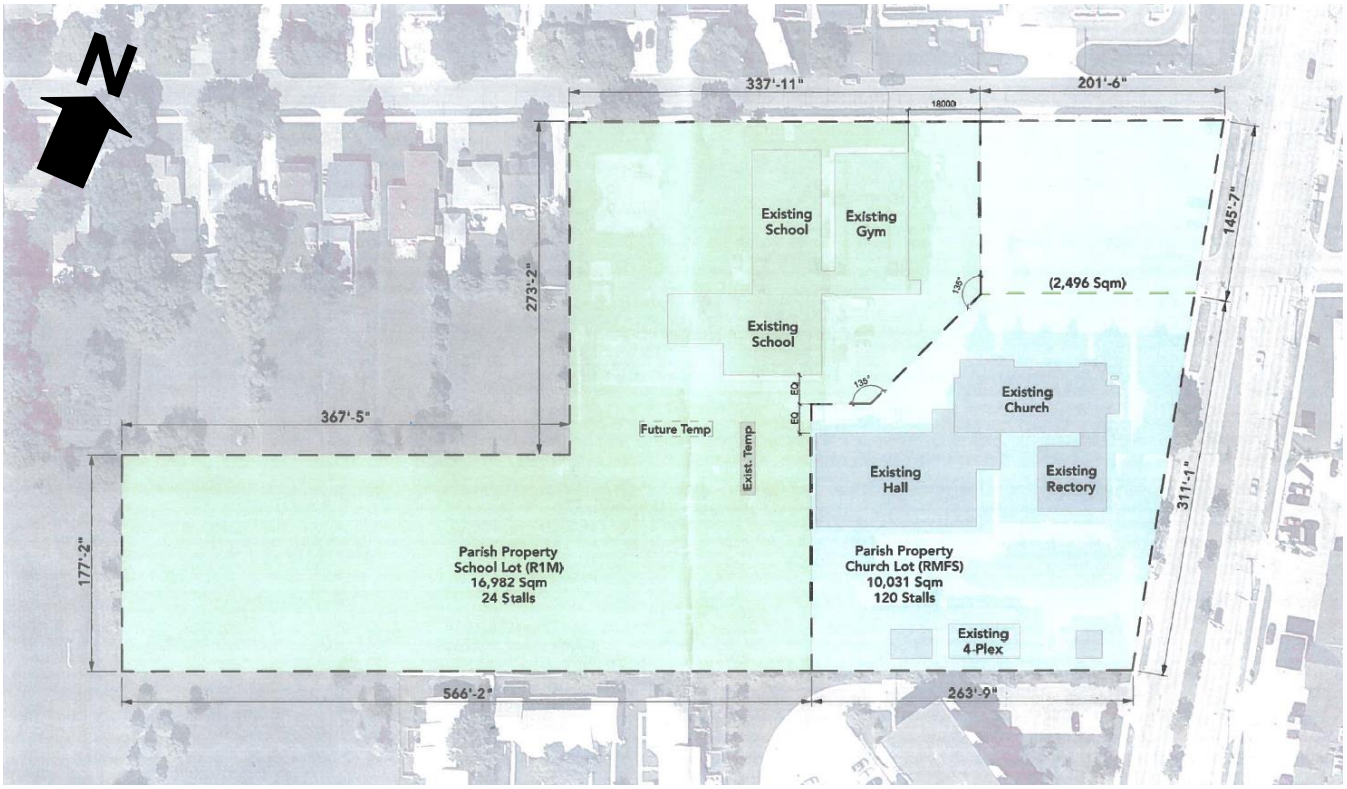


Figure 3: Proposed Subdivision and Rezoning

ANALYSIS AND ISSUES

COMPLETE COMMUNITIES DIRECTION STRATEGY

- *The Complete Communities Direction Strategy* is one of four direction strategies supporting *OurWinnipeg* and has statutory authority as a secondary plan. The strategy guides land use and development in Winnipeg.
- The subject property falls within the “Area of Stability – Recent Community” policy area in the *Complete Communities’* Urban Structure map. Key policies guiding development within Areas of Stability include:
    - Support low to moderate change in low-density neighbourhoods through development and redevelopment that is complimentary to the existing scale, character and built form.
    - Promote the form of buildings and spaces that are sensitive to the community context and address the transition between new and existing developments.
    - In order to meet the full life-cycle of housing needs within the community, promote a mix of housing type and tenure, such as duplexes, low rise apartments, secondary suites, semi-detached homes, townhouses.
    - Promote a quality public realm with a high level of accessibility to community services and amenities and opportunities for gathering and social interaction.

- Within recent communities, intense and diverse development will be encouraged in centres and along corridors.

- Under the *Complete Communities Direction Strategy*, the proposed development is located along a Mixed Use Corridor. Our Corridors serve a dual function. On one hand, they are our primary city routes, connecting neighbourhoods and transporting people, goods and services. On the other hand, they serve the additional purpose of accommodating a mix of uses, functioning as vibrant urban places for Winnipeggers to live, work and play. The *Complete Communities Direction Strategy* focuses growth to our Centres and Corridors in a manner that:
  - Provides compact, mixed-use, high-quality urban development;
  - Concentrates people and jobs in areas well served by transit;
  - Concentrates urban development in a built form that helps to optimize existing investment, municipal infrastructure, and facilities; and
  - Encourages a built form that supports a pedestrian-friendly environment.
- Key relevant policies guiding development along Centres and Corridors include the following:
  - Provide a mix of employment, higher-density residential opportunities, retail and service uses that support the needs of and respect the context of adjacent communities.
  - Support development that is sensitive to conserving historically significant features and resources.
  - Promote the highest levels of intensification at significant intersections. Between each centre, lower intensities of commercial, residential and mixed use development are appropriate.
  - 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.
  - Support a range of housing opportunities in terms of type, tenure, unit size.

CITY OF WINNIPEG ZONING BY-LAW 200/2006

"R1-M" Residential Single-Family Medium District

- The intent of the "R1-M" zoning district is to accommodate primarily single-family residential development in lower-density areas.
- The R1-M district requires: a minimum lot width of 25 feet, a minimum lot area of 3,500 square feet, side yards of 4 feet, a front yard of 15 feet, and a rear yard of 25 feet. The maximum building height is 35 feet and the maximum lot coverage is 45%.

"M1" Manufacturing Light District

- The "M1" zoning district is intended to provide for light manufacturing, processing, service, storage, wholesale, and distribution operations with all operations contained within an enclosed building with some limited outside storage.

- The dimensional standards for structures in the M1 zone are: a minimum front yard of 25 feet; a minimum rear yard of 25 feet; a minimum corner side yard of 15 feet, and a maximum building height of 50 feet. There are no minimums related to lot area, rear yards, and interior side yards.

"RMF-S" Residential Multi-Family Small

- The RMF-S zone is intended to accommodate the development of multi-family units in areas with medium to high residential densities.
- The dimensional standards in the RMF-S zone are: a minimum front yard of 20; a minimum rear yard of 25 feet; a minimum side yard of 4 feet and, a maximum building height of 35 feet. The minimum lot area is 9,000 square feet and the minimum lot area per dwelling unit is 1,250 square feet.

Reason for Subdivision and Rezoning Application

- The applicant is seeking to separate titles and realign boundaries between the church and the school for reasons related to organizational structure and financing.
- The applicant also seeks to correct the current split zoning, extending the "R1-M" zoning to the entire school site and rezoning the church and four-plex dwelling site to "RMF-S", as multi-family dwellings are not permitted in the "M1" zone.

COMPATIBILITY WITH EXISTING NEIGHBOURHOOD AND SURROUNDING USES

- The portion of the site on which the existing school is located is already zoned "R1-M" and is located next to similarly single family uses. This existing use is complimentary to R1-M uses.
- The portion of the site occupied by the Church and four-plex dwelling is located in close proximity to other multi-family developments zoned "RMF" to the south and southeast.
- The applicant is eliminating the split-zoning and multiple uses on the subject site by establishing two titles and rezoning to bring existing uses into compliance on the property, which is preferred by the Public Service.

PLAN APPROVAL

- The Public Service is recommending that final plans be submitted to the Director of Planning, Property and Development and Riel Community Committee for review prior to the issuance of any development permit on the portion of the lot proposed for "RMF-S" zoning. The inclusion of this clause will allow the Urban Planning Division and the Riel Community Committee to review final plans and design details before development takes place on the site.

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 City is requesting cash in lieu for this application.

RECOMMENDATIONS

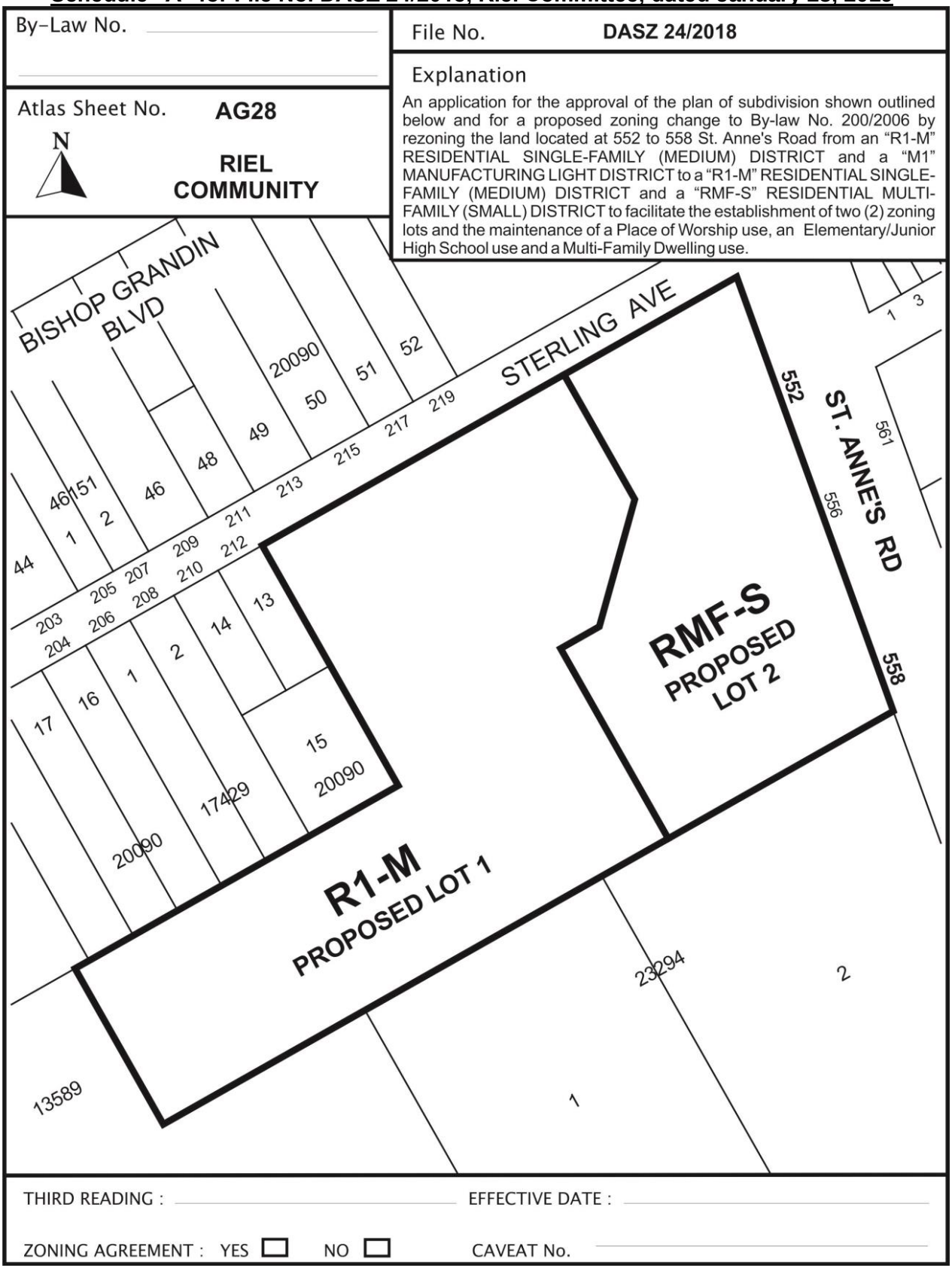
The Urban Planning Division recommends **approval with conditions** for the following reasons:

- The existing uses and the proposed subdivision and rezoning support objectives in the *Complete Communities Direction Strategy* as they promote the form of buildings and spaces that are sensitive to the community context and address the transition between new and existing developments; promote a mix of housing type and tenure, promote a quality public realm with a high level of accessibility to community services and amenities and opportunities for gathering and social interaction, and encourage intense and diverse development along centres and corridors.
- The proposed rezoning and boundary realignment eliminates split-zoning and brings existing uses into compliance, facilitating planned and orderly development.

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

Report Prepared by: Simi Jerez
PPD File #: DASZ 24/2018

Schedule "A" for File No. DASZ 24/2018, Riel Committee, dated January 25, 2019



SCHEDULE B

REPORT FROM THE ADMINISTRATIVE CO-ORDINATING GROUP – January 25, 2019

RE: PROPOSED SUBDIVISION AND REZONING OF LAND LOCATED AT 552-558 ST. ANNE'S ROAD – DASZ 24/2018

It is recommended that the approval of DASZ 24/2018, if granted, be subject to the applicant address the following and enter into a Servicing Agreement if required:

The Water and Waste Department has advised that the existing wastewater system is currently at capacity. Prior to any future development of the subject property, the applicant shall:

1) Demonstrate that peak flows from the Development will not adversely affect the existing system; or

2)
   a) Submit a comprehensive Servicing Report, prepared by a qualified municipal engineer, outlining the provision of underground services for the planned area and adjacent lands; and

   b) Enter into a Servicing Agreement, if required, to construct, at no expense to the City, all wastewater sewers required to service the proposed subdivision and adjacent lands, in accordance with the servicing report.

All to the approval and satisfaction of the Director of Water and Waste.

THIS REPORT SUBMITTED BY:

Administrative Co-ordinating Group
File No. DASZ 24/2018
January 25, 2019

"*Original Signed by G. Jasper P.Eng."*

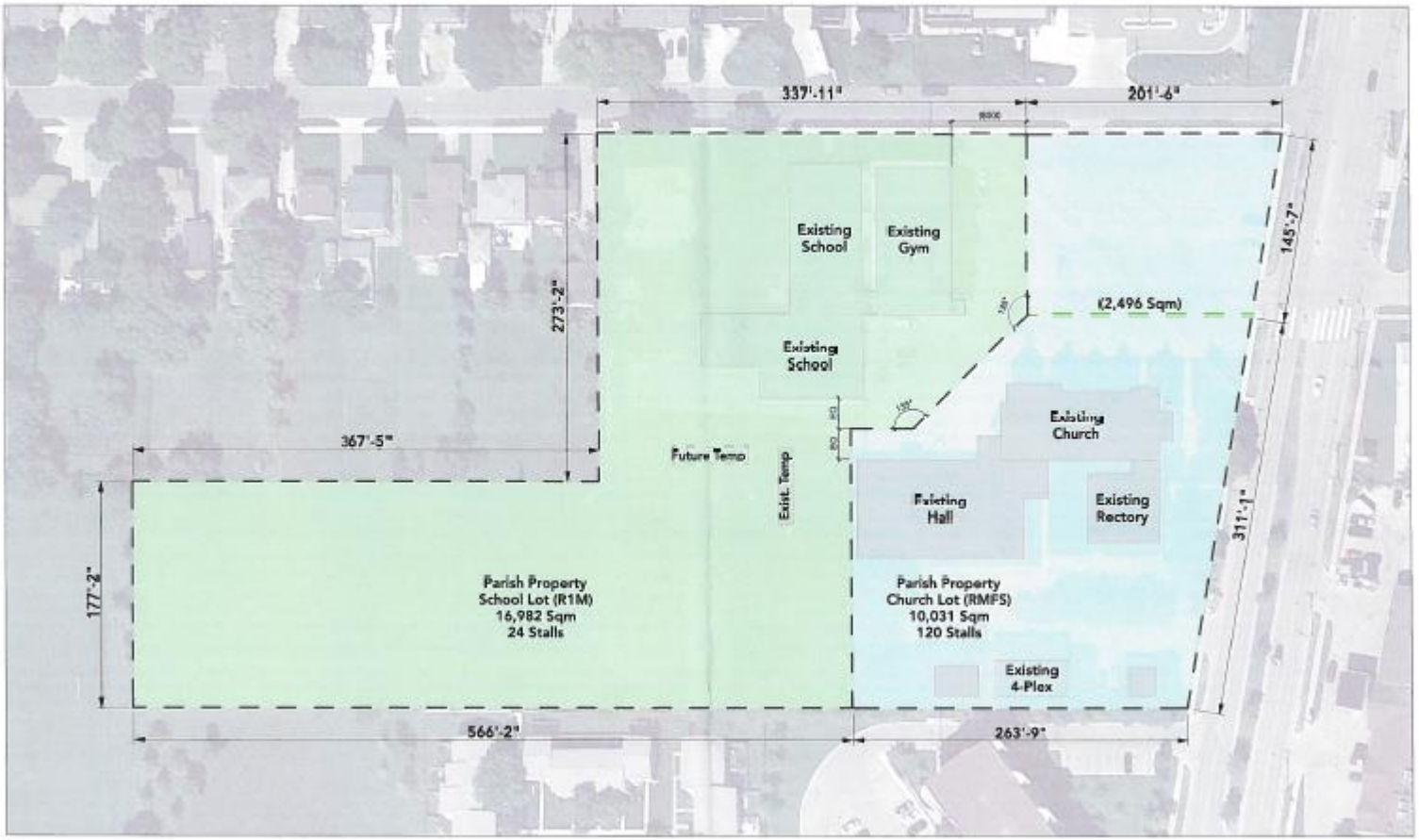
G.V. Jasper P. Eng.
Land Development Branch

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

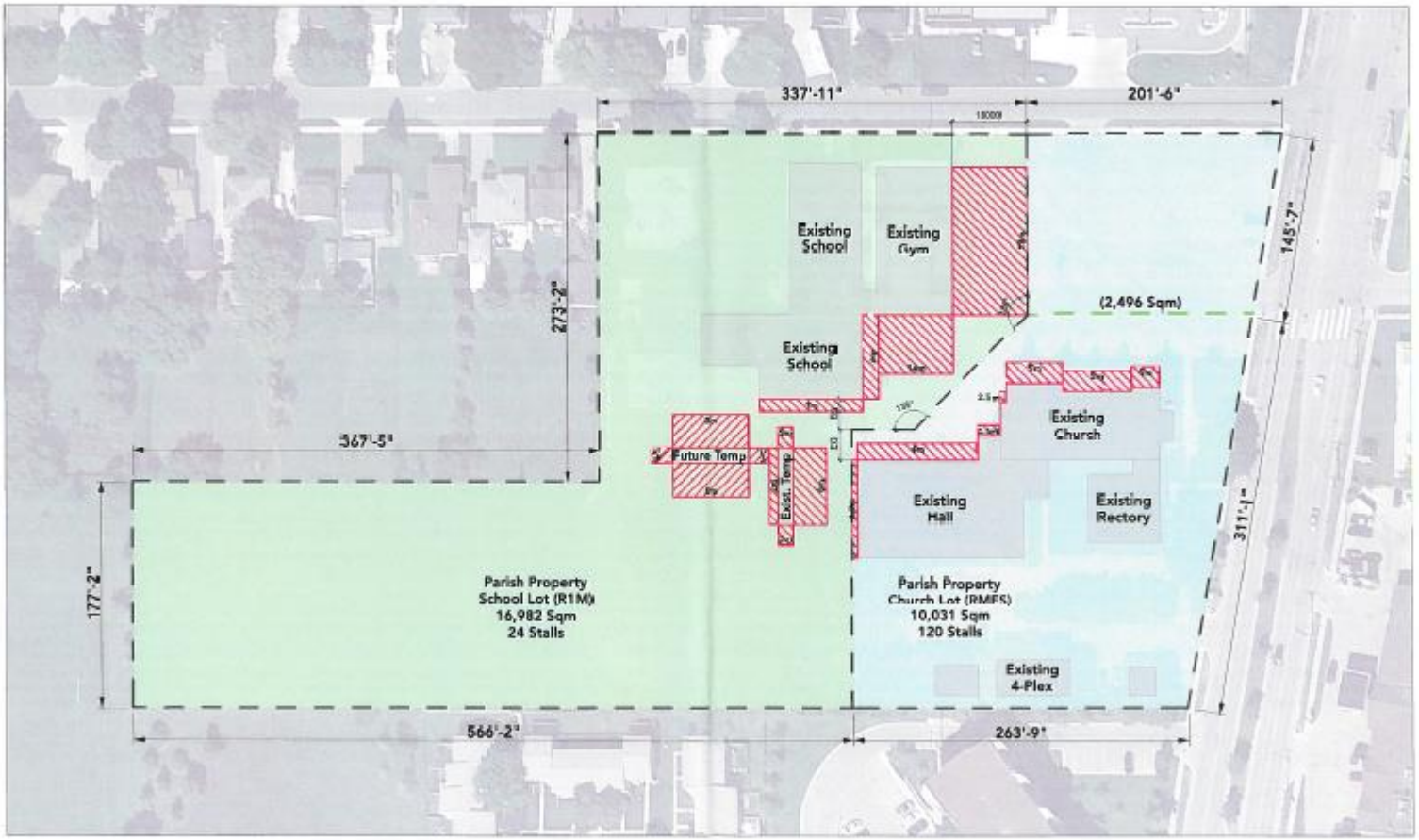
M. Gajda, P. Eng.
Water & Waste Department

GJ/gj

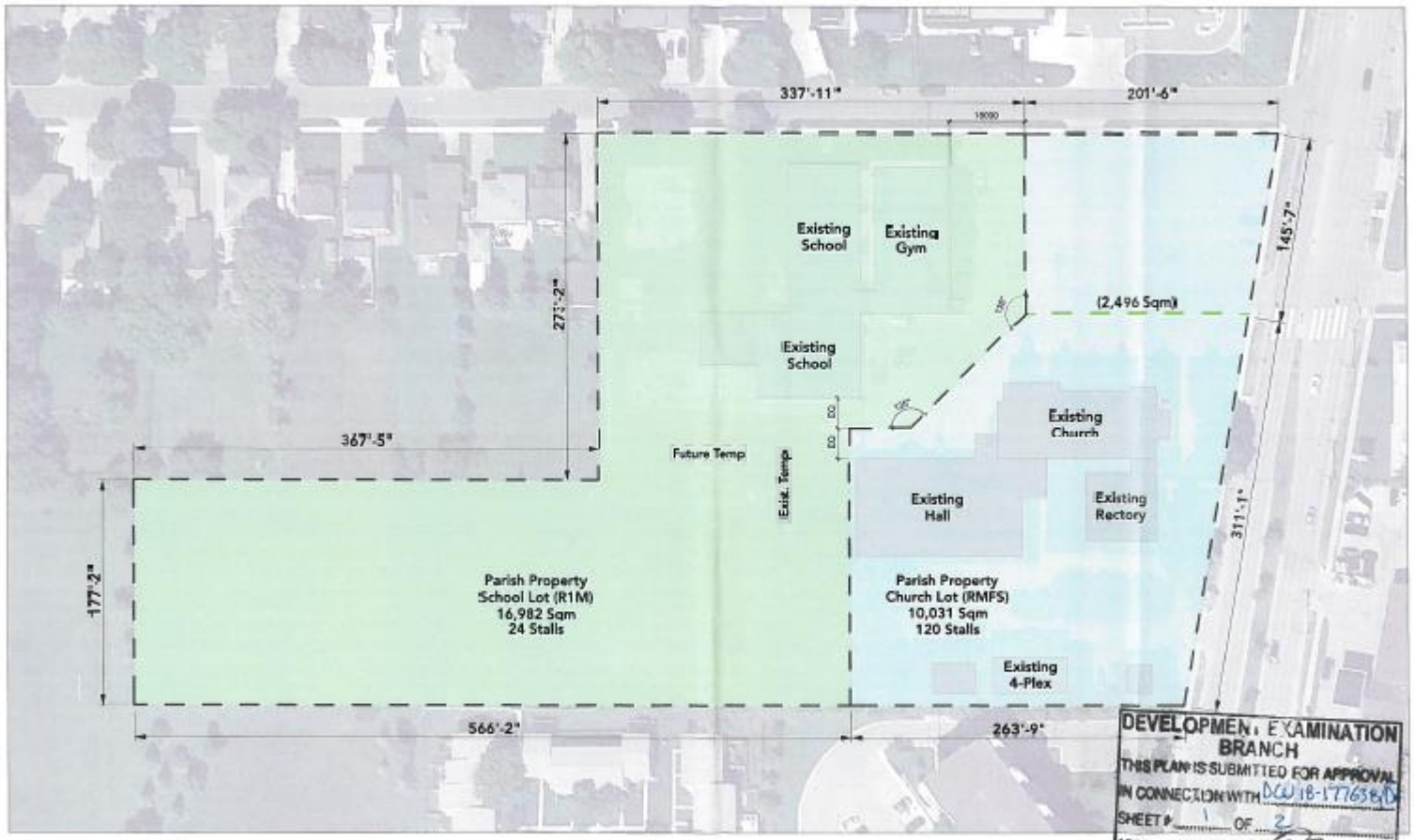
Exhibit “8” referred to in File DASZ 24/2018



Proposed



Limiting Distances


337'-11"
201'-6"
145'-7"
271'-2"
367'-5"
177'-2"
566'-2"
263'-9"
311'-1"
(2,496 Sqm)
Existing School
Existing Gym
Existing School
Existing Church
Existing Hall
Existing Rectory
Existing 4-Plex
Future Temp
Exist. Temp
Parish Property
School Lot (R1M)
16,982 Sqm
24 Stalls
Parish Property
Church Lot (RMFS)
10,031 Sqm
120 Stalls
DEVELOPMENT EXAMINATION BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DW 18-177638
SHEET # 1 OF 2
APPLICANT
DEV. EXAM.
DATE Nov 8/19

Proposed