Agenda – Executive Policy Committee – March 5, 2019

REPORTS

Item No. 1 Subdivision and Rezoning – 1415 Regent Avenue West (Transcona Ward)
File DASZ 21/2018 [c/r DAV 154739/2018D]

COMMUNITY COMMITTEE RECOMMENDATION:

On February 12, 2019, 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 plan of survey proposed under Development Application No. DASZ 21/2018 be approved for preparation as a plan of survey (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated January 28, 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 condition:

    A. That the developer be required to enter into a Servicing Agreement 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 30th, 2019, and attached as Schedule "B" to this report.

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to a "C3" Commercial Corridor District as shown on the map dated January 28, 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. That the Owner must submit plans showing the location and design of any and all proposed:

            a. buildings;
            b. accessory parking areas;
            c. driveways;
            d. walkways;
            e. pathways;
            f. garbage enclosures;
            g. fencing;
            h. landscaping;

COMMUNITY COMMITTEE RECOMMENDATION (continued):

i. exterior lighting; and
j. free-standing signage;

on the Owner's Land ("Works") to the City's Director of Planning, Property and Development ("Director") and the East Kildonan – Transcona 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 in accordance with recommendation 1; and

   B. a Zoning Agreement in accordance with recommendation 2, 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 Caveat 2520389 be discharged.

5. 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.

6. 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 21/2018 as determined by the City's Director of Planning, Property and Development.

7. 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.

8. 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.

COMMUNITY COMMITTEE RECOMMENDATION (continued):

9. That the subdivision section of the By-law, by virtue of a Plan of Survey with Consent, will come into force when the Servicing Agreement is fully executed and the Plan is registered in the Winnipeg Land Titles Office.

10. 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.

11. 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 9 and 10 unless the developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.

12. 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.

13. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

DECISION MAKING HISTORY:

COMMUNITY COMMITTEE RECOMMENDATION:

On February 12, 2019, 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.

RE: **Subdivision and Rezoning – 1415 Regent Avenue West**
File DASZ 21/2018

For submission to: **Executive Policy Committee**

Prepared by: **Pieter Prinsloo, Committee Clerk**
East Kildonan-Transcona Community Committee

Report date: **February 13, 2019**

COMMUNITY COMMITTEE RECOMMENDATION:

On February 12, 2019, 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 plan of survey proposed under Development Application No. DASZ 21/2018 be approved for preparation as a plan of survey (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated January 28, 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 condition:

   That the developer be required to enter into a Servicing Agreement 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 30th, 2019, and attached as Schedule "B" to this report.

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to a "C3" Commercial Corridor District as shown on the map dated January 28, 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. That the Owner must submit plans showing the location and design of any and all proposed:

         a. buildings;
         b. accessory parking areas;
         c. driveways;
         d. walkways;
         e. pathways;
         f. garbage enclosures;
         g. fencing;
         h. landscaping;

i. exterior lighting; and
j. free-standing signage;

on the Owner's Land ("Works") to the City's Director of Planning, Property and Development ("Director") and the East Kildonan – Transcona 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 in accordance with recommendation 1; and

   B. a Zoning Agreement in accordance with recommendation 2, 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 Caveat 2520389 be discharged.

5. 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.

6. 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 21/2018 as determined by the City's Director of Planning, Property and Development.

7. 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.

8. 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.

9. That the subdivision section of the By-law, by virtue of a Plan of Survey with Consent, will come into force when the Servicing Agreement is fully executed and the Plan is registered in the Winnipeg Land Titles Office.

10. 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.

11. 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 9 and 10 unless the developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.

12. 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.

13. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

The East Kildonan-Transcona Community Committee provided the following supporting reason(s) for its recommendation:

1. Canad Inns have been long standing residents in the community, providing employment for many of our area residents and hopefully some joyous times at the casino, coming out on the victory side as opposed to the defeat side.

2. It is additional development; I am saddened that the development on the west side isn't moving forward, but sometime in the future I hope to see that.

3. It is good to see that the health of the hotel, in particular at Club Regent Casino, is quite the facility at Club Regent and lots of neat concerts and stuff there, I enjoy going there in particular for concerts.

4. It is good to see, I know Canad Inns have added a second floor to their other Transcona hotel recently, there's the new Best Western hotel that is being added, the number of rooms in the Transcona neighbourhood is literally greatly expanded because I think in part because of CN's presence and their national training centre that is located in Transcona; I think it is a good sign to see this type of investment and development and health of the accommodations in Transcona neighbourhood.

PUBLIC HEARING SUMMARY

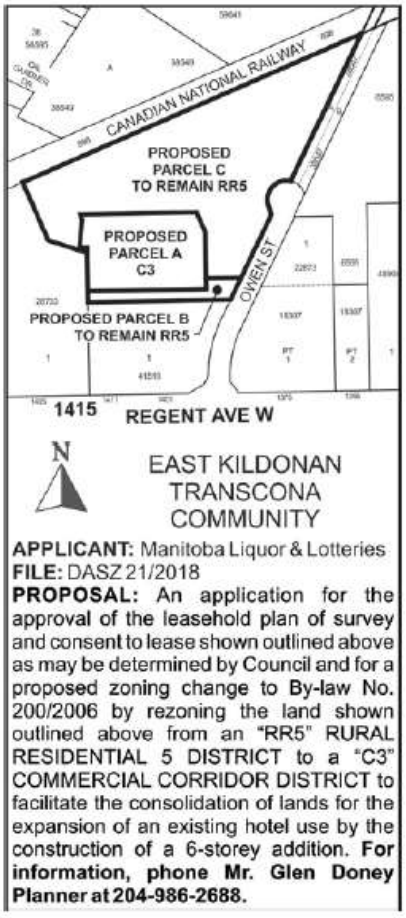
File: DASZ 21/2018

Before: East Kildonan-Transcona Community Committee
Councillor Browaty, Chairperson
Councillor Nason
Councillor Schreyer

Public Hearing: February 12, 2019
Council Building, 510 Main Street

Applicant: Manitoba Liquor and Lotteries
(Kerry Church)

Subject:



Premises Affected: 1415 Regent Avenue West

Exhibits Filed:
1. Application dated August 13, 2018, 2019
2. Notification of Public Hearing dated September 26, 2018

3. Manitoba Status of Titles 1342697/1; 1743905/1; 2210701/1
4. Letter of authorization dated July 25, 2018 from Manitoba Liquor and Lotteries (Kerry Church) to HMQ/MBLL
5. Surveyor's Building Location Certificate and sketch dated June 28, 2018
6. Caveat 2520389
7. Plans (18 pages)
8. Report from the Urban Planning Division dated January 28, 2019
9. Inspection Report
10. Recording of Representations

REPRESENTATIONS:

In Support:

Kerry Church
Dave Lalama
Dan Lussier
Bob Mathieson

In Opposition

Nil

For Information:

Nil

For the City:

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

Exhibit "8" referred to in File DASZ 21/2018

ADMINISTRATIVE REPORT

Title: DASZ 21/2018 – 1415 Regent Ave W

Issue: Proposed Plan of Survey and Rezoning to Increase the Size of a Leasehold Estate to Encompass a Proposed Hotel Expansion

Critical Path: East Kildonan – Transcona Community Committee → Standing Policy Committee on Property and Development, Heritage and Downtown Development → Executive Policy Committee → Council *as per the Development Procedures By-law* and *The City of Winnipeg Charter.*

AUTHORIZATION

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

RECOMMENDATIONS

1. That the plan of survey proposed under Development Application No. DASZ 21/2018 be approved for preparation as a plan of survey (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated January 28, 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 condition:

   That the developer be required to enter into a Servicing Agreement 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 30th, 2019, and attached as Schedule "B" to this report.

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to a "C3" Commercial Corridor District as shown on the map dated January 28, 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. That the Owner must submit plans showing the location and design of any and all proposed:

         a) buildings;

         b) accessory parking areas;

         c) driveways;

         d) walkways;

e) pathways;
f) garbage enclosures;
g) fencing;
h) landscaping;
i) exterior lighting; and
j) free-standing signage;

on the Owner's Land ("Works") to the City's Director of Planning, Property and Development ("Director") and the East Kildonan – Transcona 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 in accordance with recommendation 1; and

   B. a Zoning Agreement in accordance with recommendation 2,

   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 Caveat 2520389 be discharged.

5. 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.

6. 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 21/2018 as determined by the City's Director of Planning, Property and Development.

7. 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.

8. 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.

9. That the subdivision section of the By-law, by virtue of a Plan of Survey with Consent, will come into force when the Servicing Agreement is fully executed and the Plan is registered in the Winnipeg Land Titles Office.

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11. 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 9 and 10 unless the developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.

12. 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.

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

REASONS FOR REPORT

This report describes the proposed plan of survey and rezoning, and the proposed development, and makes recommendations based on their compliance with *OurWinnipeg, Complete Communities* and the *Transcona West Area Structure Plan.*

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Urban Planning Division are concurred in, the proposed plan of survey and rezoning can proceed.

CONSULTATION

The City's Administrative Coordinating Group was consulted in the preparation of this report.

SUBMITTED BY

Department:	Planning, Property and Development
Division:	Urban Planning and Design
Prepared by:	Glen Doney
Date:	January 28, 2019
File No.	DASZ 21/2018

Attachments

- **Appendix "A," Planning Discussion**
- **Schedule "A," of File DASZ 21/2018, East Kildonan – Transcona Community Committee, dated January 28, 2019**
- **Schedule "B," The Report of the Administrative Coordinating Group, dated January 30th, 2019.**

APPENDIX "A," PLANNING DISCUSSION

DATE:	January 28, 2019
FILE:	**DASZ 21/2018**
RELATED FILES:	CA 4/2018, DAV 18-154739D
COMMUNITY:	East Kildonan – Transcona
NEIGHBOURHOOD #:	4.433 (Regent)
SUBJECT:	Proposed Plan of Survey and Rezoning to Encompass a Proposed Hotel Expansion
LOCATION:	1415 Regent Avenue West
LEGAL DESCRIPTION:	Parcel A, Plan 30445; Parcels A to C, Plan 38548



APPLICANT:	Manitoba Liquor and Lotteries (Kerry Church) 977 St. James St. Winnipeg R3H 0X2
OWNERS	Her Majesty the Queen in Right of the Province of Manitoba
RECOMMENDATION:	Approval Subject to Conditions

SITE DESCRIPTION

The subject site, identified on Figures 1 and 2:

- is comprised of Parcels A, B and C of Plan 38548 and Parcel A of Plan 30445, all of which are owned by the Province of Manitoba;
- contains a hotel (containing 146 guestrooms on six floors), surface parking and structured parking;
- is in the Regent Neighbourhood and the Transcona Ward;

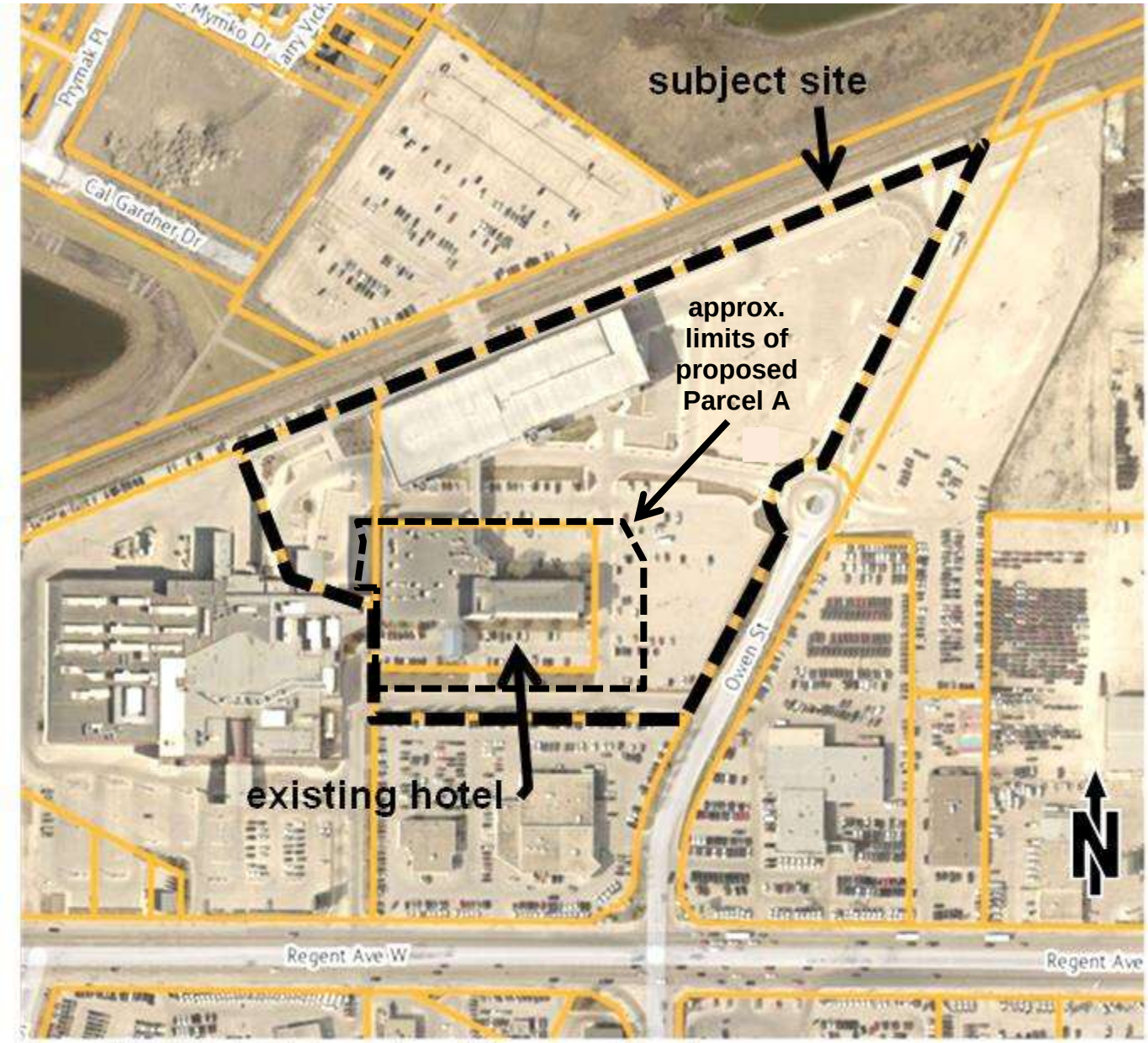


Figure 1: 2018 Aerial Photography and Assessment Parcels

- is mostly in a “RR5” Rural Residential 5 District and partly in a “C3” Commercial Corridor District of Zoning By-law 200/2006;
- is in an Existing Commercial Policy Area of the *Transcona West Area Structure Plan*; and
- is in a Regional Mixed Use Corridor Policy Area of *OurWinnipeg* and *Complete Communities* (because it is supportive of the casino, which is on a property abutting Regent Avenue West).

Also of note are that:

- part of the site is subject to a zoning agreement requiring plan approval and requiring landscaping alongside Owen Street;
- Parcel A of Plan 38548 contains the existing hotel and is leased to the hotel owner under a long term lease (a Leasehold Estate); and
- there is no walkway connecting the hotel or the abutting casino to Regent Avenue West.

SURROUNDING LAND USE AND ZONING

Developments near the site are shown on Figure 1 and existing zoning districts are shown on Figure 2.

North: railway right-of-way containing one set of tracks and a publicly accessible transportation path for pedestrians and cyclists, then lands zoned “PR1” Parks and Recreation 1 (Neighbourhood), “C3” Commercial Corridor and “RR5” Rural Residential.

South: auto sales and service in a “C3” District.

East: Owen Street, then surface parking in a “M1” Manufacturing Light District and auto sales and service in a “C3” District.

West: Club Regent Casino and accessory parking in a “C3” Commercial Corridor District.

Also of note is that the site is close to frequent public transit service, which is on Regent Avenue West.



Figure 2: Existing Zoning and Assessment Parcels

DESCRIPTION OF THE PROPOSED DEVELOPMENT

The proposed plan of survey and rezoning are needed to accommodate the proposed development, which primarily consists of:

- adding 72 guestrooms on six floors to the east end of the hotel;
- relocating some parking to what is now lawn, in front of the hotel;
- removing some shrubs; and
- planting 26 trees and 409 shrubs.

Also of note is that the Administrative Coordinating Group report (which is Schedule “B” to the administrative report) states that the developer shall:

a) "*construct Portland cement concrete sidewalks or multi-use pathways and all related works, on Owen Street between Regent Avenue West and the crossing across the west leg of the roundabout north of Regent Avenue West; or*

b) *propose a walking/cycling connection from Regent Avenue West to the roundabout*."

Plans of the proposed development show that a walkway from the hotel to one of these future sidewalks or paths, is not proposed. (The Analysis and Issues section, below, explains why this omission is relevant.)

The proposed plan of survey, shown on Schedule "A," would reconfigure the site into three parcels:

- Proposed Parcel A would be larger than the existing parcel that encompasses the hotel; and
- Proposed Parcel A would encompass the hotel (as it exists and after it is expanded), accessory parking, landscaping and walkways.

The proposed rezoning, shown on Schedule "A," would rezone part of the site from "RR5" to "C3" such that proposed Parcel A would be entirely in a "C3" District.

Variances and plan approval (by the Director of Planning, Property and Development and the East Kildonan – Transcona Community Committee) are also required. An administrative report on the Variance Application (File DAV 18-154739D) has been submitted for consideration at the same hearing as the subject application (File DASZ 21/20178).

A plan approval application has not been submitted yet.

ANALYSIS AND ISSUES

OURWINNIPEG AND COMPLETE COMMUNIITIES

OurWinnipeg is the City's development plan and *Complete Communities* is a Direction Strategy that contains additional policies on land use and development.

The Key Direction of *OurWinnipeg* and *Complete Communities* regarding Centres and Corridors, including Regional Mixed-Use Corridors, states:

Focus a significant share of growth to Centres and Corridors in a manner that:

- *provides compact, mixed-use, high-quality urban development.*
- *concentrates people and jobs in areas well-served by the primary transit service, located close to transit stops.*
- *concentrates urban development in a built form that helps to optimize existing investment, municipal infrastructure, and facilities.*
- *encourages a built form that supports a pedestrian-friendly environment while incorporating climate-sensitive site and building design.*

Also of note is that Direction 1 of Subsection 03-2 of *Complete Communities* states:

Develop Centres and Corridors as focal points, characterized by a mix of uses, higher density developments, opportunities for gathering and other social interaction and a high-level of accessibility through multiple modes of transportation.

The proposed plan of survey and the proposed rezoning would accommodate a development proposal that is consistent with part of the aforementioned Key Direction and part of Direction 1 of Subsection 03-2 of *Complete Communities* because the proposed development would:

- intensify the hotel use;
- be near a high level of public transit service (provided near the site, on Regent Avenue West); and
- have access to the full-range of municipal infrastructure.

However, in order for the proposed development to have:

- *"a built form that supports a pedestrian-friendly environment while incorporating climate-sensitive site and building design" and*
- *"a high-level of accessibility through multiple modes of* transportation"

it should be modified to include a walkway from the front of the hotel to a future sidewalk or path to be built from Regent Avenue West, north to the roundabout in Owen Street.

This modification must be made before final plans are submitted for approval by the Director of Planning, Property and Development and the East Kildonan – Transcona Community Committee.

TRANSCONA WEST AREA STRUCTURE PLAN

The *Transcona West Area Structure Plan* states, Subsection 5.3.2(2): "C*ommercial Areas shall contain convenient and well-defined pedestrian connections to public transit service."*

This section reinforces that the proposed development requires modification to include a walkway from the hotel to a future sidewalk or path to be built from Regent Avenue West, north to the roundabout in Owen Street.

REASONS FOR THE RECOMMENDATIONS

As described above, the proposed plan of survey and the proposed rezoning would accommodate a development proposal that is consistent with all of the aforementioned Key Direction and all of Direction 1 of Subsection 03-2 of *Complete Communities* if the proposed development is modified to include a walkway from the front of the hotel to a future sidewalk or path to be built from Regent Avenue West, north to the roundabout in Owen Street.

The Urban Planning and Design Division is recommending the existing zoning agreement caveat be replaced with a new zoning agreement that only requires plan approval by the Director of Planning, Property and Development and the East Kildonan – Transcona Community Committee because:

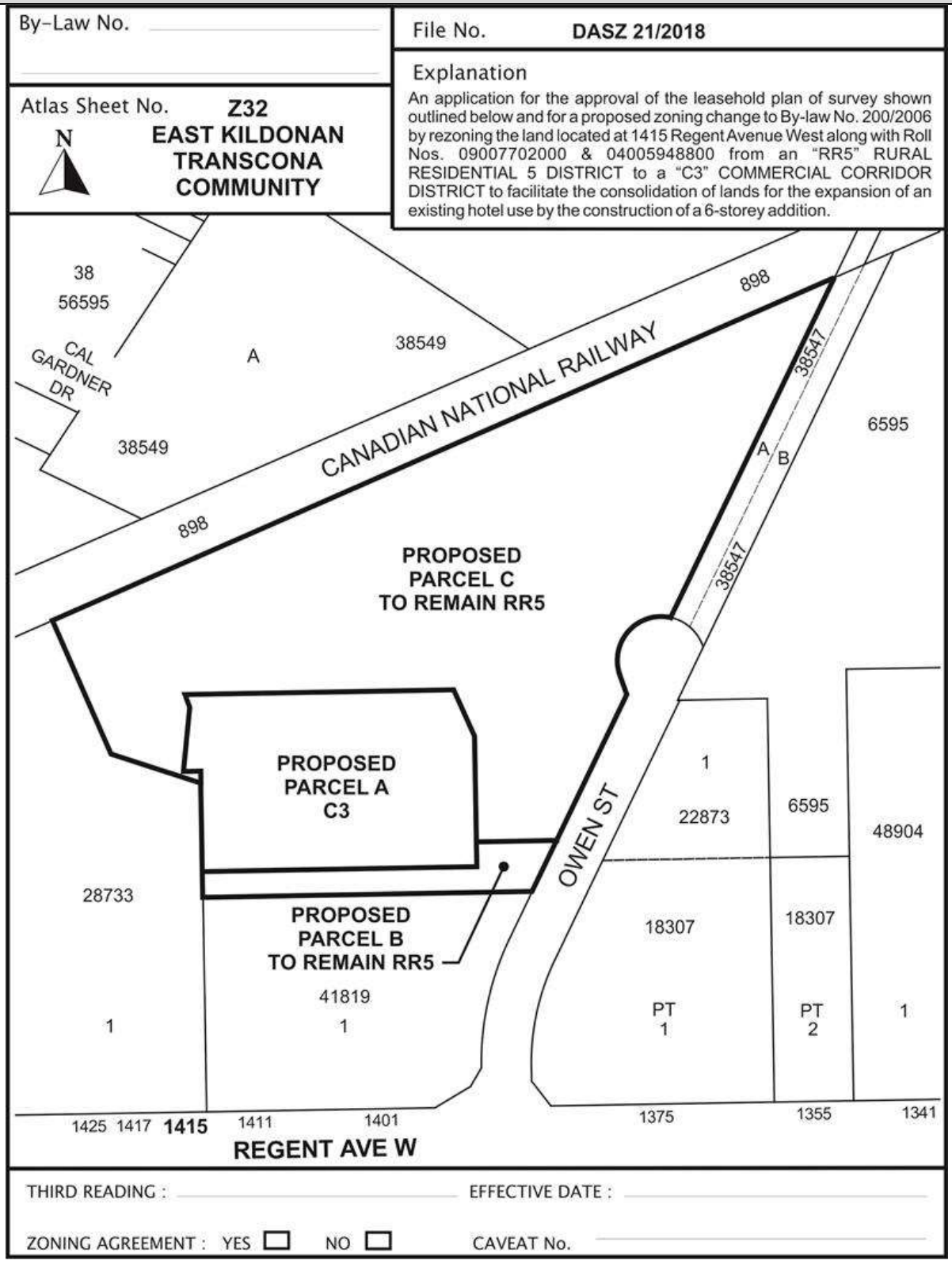
- the landscaping along Owen Street, which is required in the existing zoning agreement, has been established;
- the existing zoning agreement does not apply to all of the land shown as Parcels A, B and C on Schedule “A” to this report; and
- the plan approval clause is required, in part, to ensure that the proposal is modified to include a walkway from the hotel to a future sidewalk or path to be built from Regent Avenue West, north to the roundabout in Owen Street.

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

Report Prepared by:
Glen Doney

PPD File #:
DASZ 21/2018

SCHEDULE "A" OF FILE DASZ 21/2018, East Kildonan – Transcona Community Committee, dated January 28, 2019



SCHEDULE "B,"
REPORT OF THE ADMINISTRATIVE CO-ORDINATING GROUP – January 30. 2019

RE: PROPOSED SUBDIVISION AND REZONING ON LAND LOCATED AT 1415 REGENT AVENUE WEST - EAST KILDONAN-TRANSCONA COMMUNITY FILE NO. DASZ 21/2018

It is recommended that the approval of DASZ 21/2018, if granted, be subject to the applicant entering into a Servicing Agreement to address the following:

1) The Developer shall, at no expense to the City:

   a) construct Portland cement concrete sidewalks or multi-use pathways and all related works, on Owen Street between Regent Avenue West and the crossing across the west leg of the roundabout north of Regent Avenue West; or

   b) propose a walking/cycling connection from Regent Avenue West to the roundabout,

   as approved by to the satisfaction of the Director of Public Works.

2) Sidewalks located 0.3m off the property line are to be 1.5m in width, sidewalks located back of curb are to be 1.8m in width. The boulevard and/or road may require additional works to accommodate the facility.

3) By-laws and Approvals

   The Developer shall pay all of its and the City's costs, fees, and expenses associated with the preparation and attainment of approval for registration of the Zoning By-law(s) and plan(s) of subdivision, including all Municipal Board, Land Titles Office and other fees and expenses, all survey, engineering and advertising fees and costs, and all expenses incidental to the preparation of the Agreement and the physical development of the Planned Area.

4) Professional Fees

   a) The Developer shall pay the full cost of all applicable design services, including preliminary engineering studies, servicing reports, servicing criteria, construction drawings and specifications, and grading and landscaping plans and specifications, to be provided by Consulting Engineer(s) approved by the City, for the design of the municipal services, and associated works required to serve the Planned Area;

   b) The Developer shall pay the full cost of construction and landscaping supervision services provided by or on behalf of the City for field inspection, preparation of progress estimates, provision of as-built drawings by March 31 of the year following substantial performance of the work, and all other engineering consulting services related to the

installation and acceptance of municipal services, and all associated works to serve the Planned Area.

5) Administration Fees

The Developer shall, prior to the release of the subdivision mylars for registration in the Land Titles Office, pay to the City, the administration fee (2018 rate = $2138.00) 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. DASZ 21/2018
January 30, 2019

"*Original Signed by G. Jasper"*

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

"Original Signed By C.J. Desjardine"

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

GJ/gj

Exhibit “7” referred to in File DASZ 21/2018

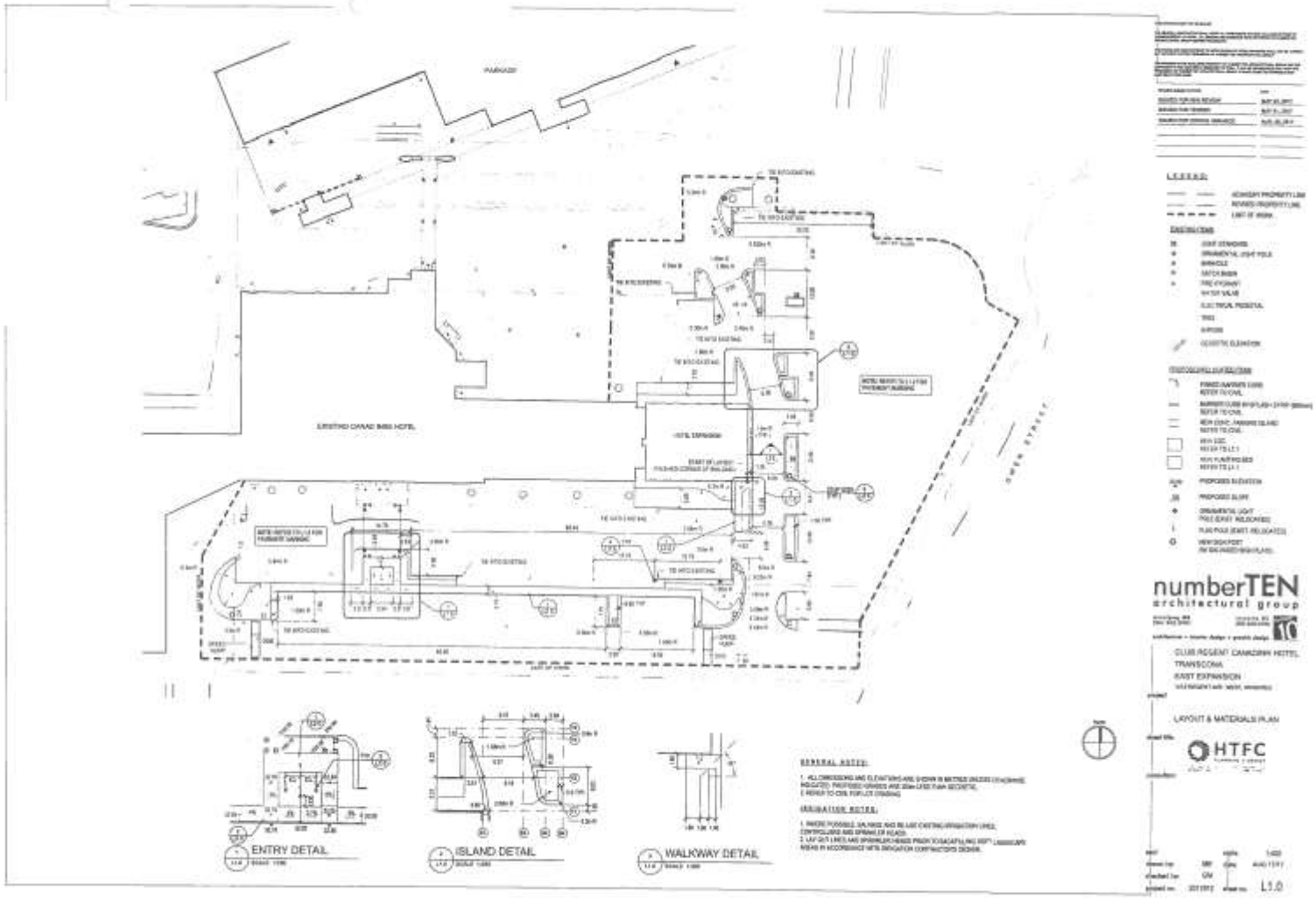


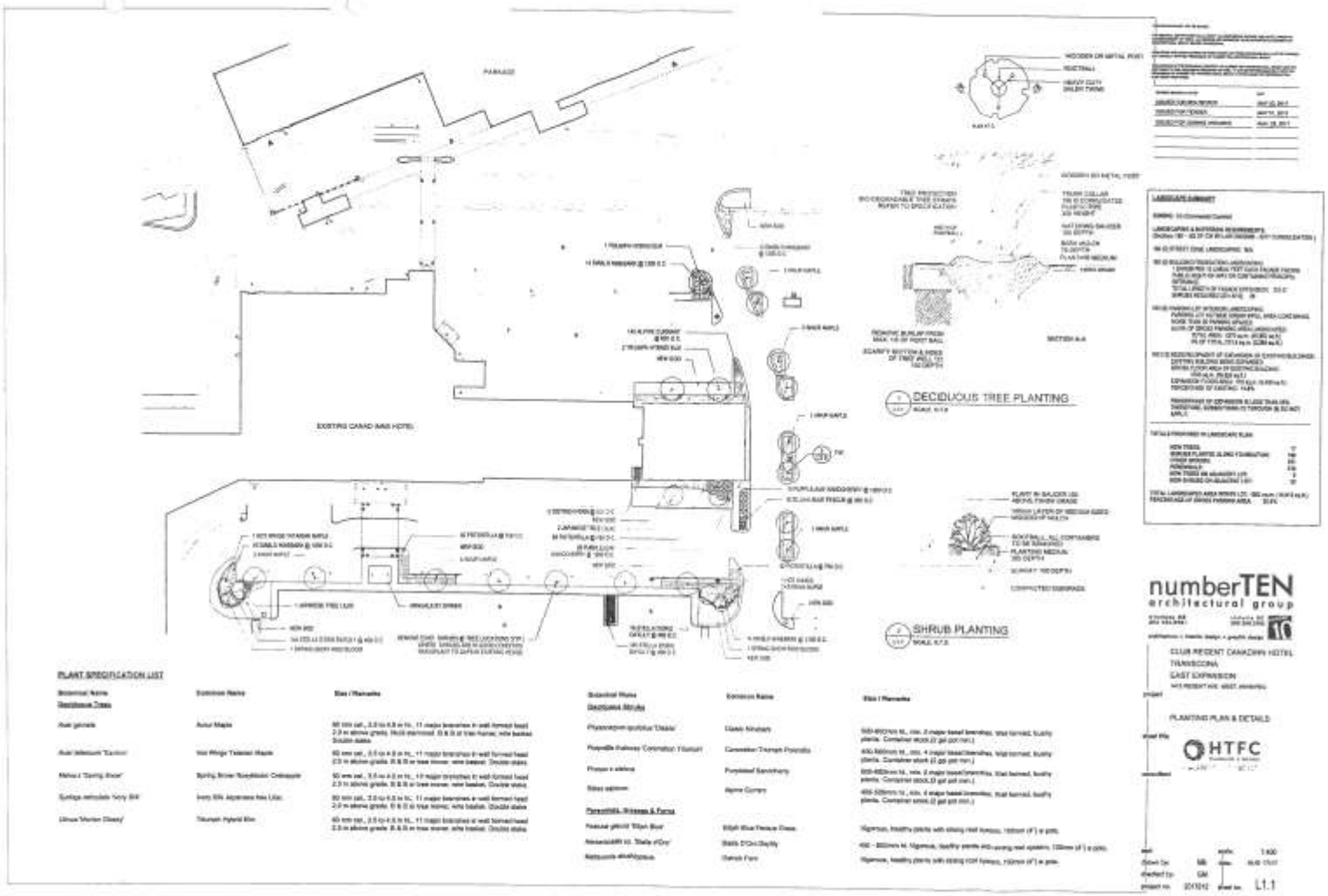

Note: Existing Building Revised Exterior Colours part of Future Project
New Addition
Canad Inns Destination Centre Club Regent Casino Hotel
SOUTH ELEVATION: NIGHT CONCEPT 1415 REGENT AVENUE WEST

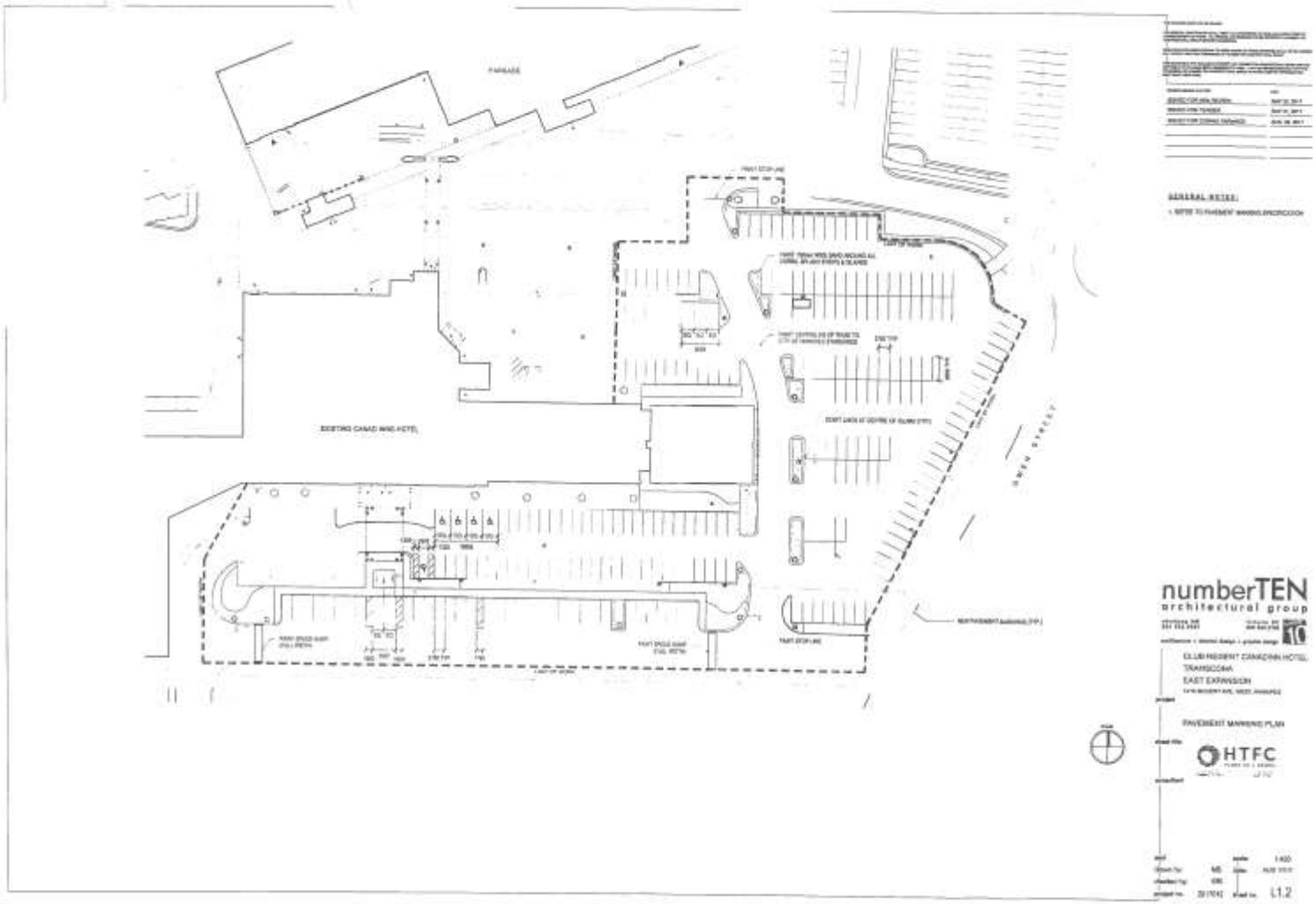

Canad Inns Destination Centre Club Regent Casino Hotel
EAST ELEVATION & SOUTH EAST PERSPECTIVE VIEW: 1415 REGENT AVENUE WEST

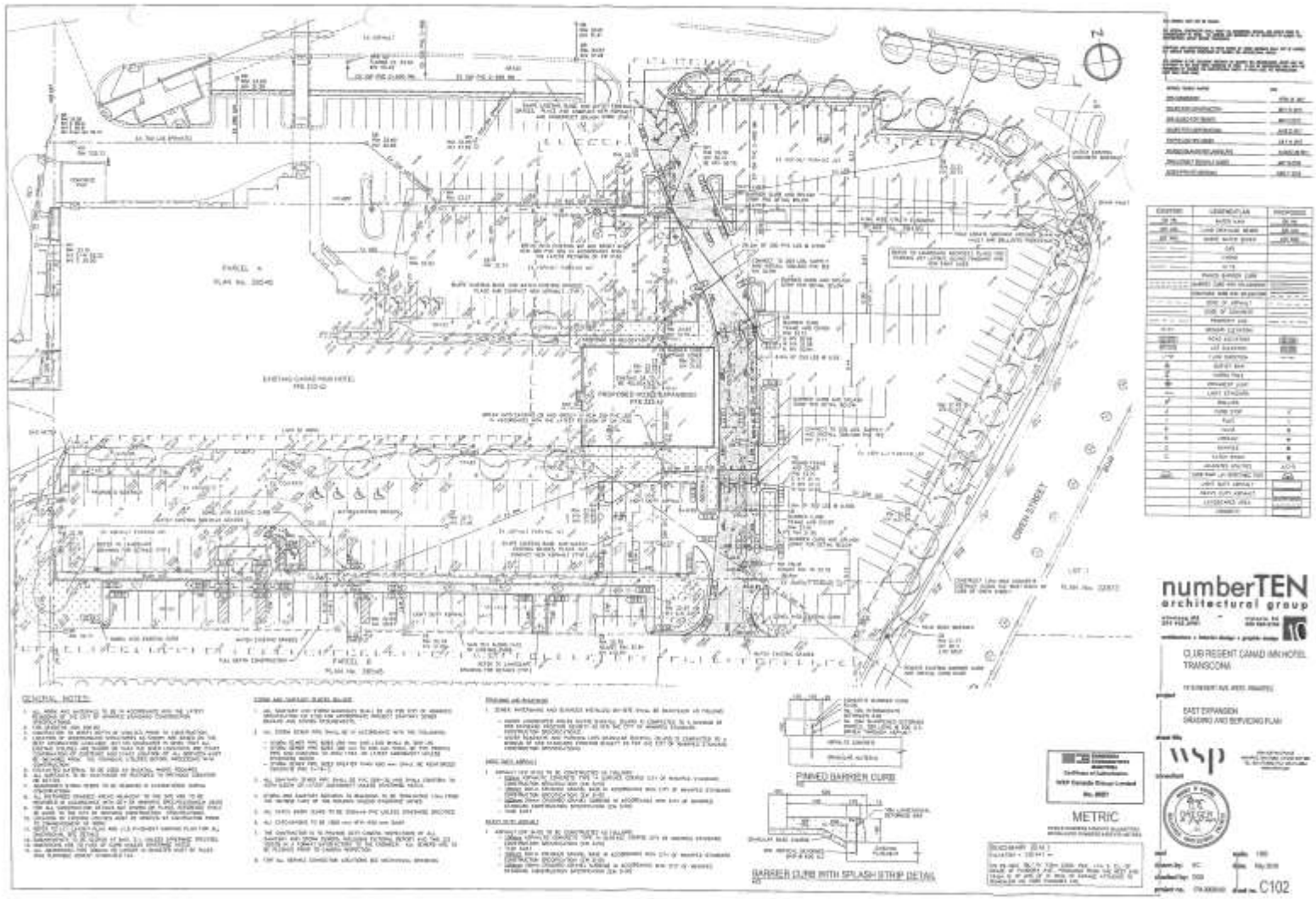

New Addition
Note: Existing Building Revised
Exterior Colours part of Future Project
Renovated Existing
Hotel Entry Fall 2017
Overhead Bridge
To Casino Parkade
Fall 2017
Canad Inns Destination Centre Club Regent Casino Hotel
NORTH ELEVATION VIEW: 1415 REGENT AVENUE WEST

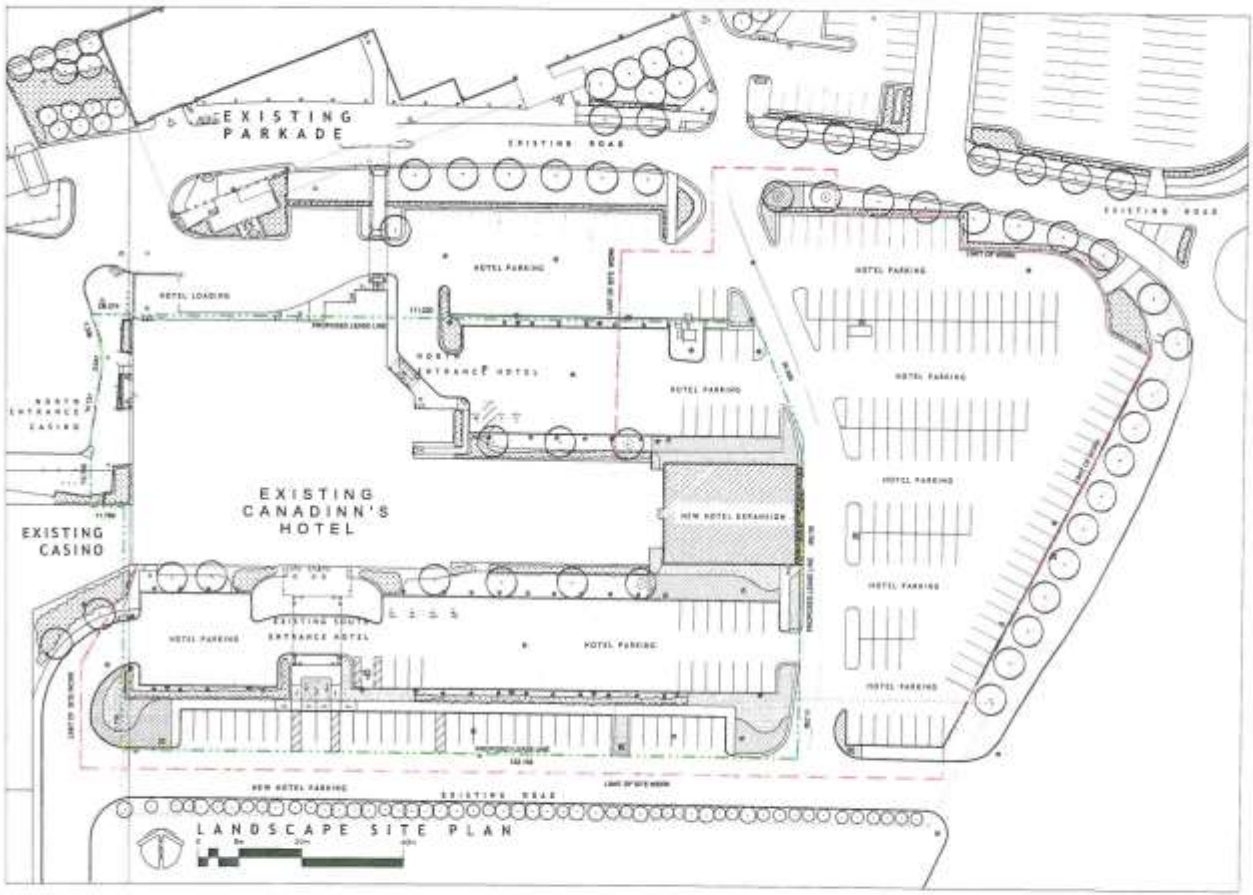

numberTEN
architectural group
CLUB RESORT CANADINN HOTEL
TRANSCONA
EAST EXPANSION
EXISTING SITE PLAN
HTFC
LD.1


ENTRY DETAIL
ISLAND DETAIL
WALKWAY DETAIL
numberTEN
architectural group
CLUB REGENT CAMBRIAN HOTEL
TRANSCONA
EAST EXPANSION
LAYOUT & MATERIALS PLAN
HTFC
L1.0


EXISTING CANAD MAS HOTEL
DECIDUOUS TREE PLANTING
SHRUB PLANTING
PLANT SPECIFICATION LIST
numberTEN
architectural group
CLUB REGENT CANADIAN HOTEL
TRANSCONA
EAST EXPANSION
PLANTING PLAN & DETAILS
HTFC
L1.1


GENERAL NOTES:
numberTEN
architectural group
CLUB REGENT CANADINN HOTEL
TRANSCOANA
EAST EXPANSION
PAVEMENT MARKING PLAN
HTFC
L1.2


numberTEN
architectural group
CLUB REGENT CANAD INN HOTEL
TRANSCONA
EAST EXPANSION
GRADING AND SERVICING PLAN
wsp
METRIC
PINNED BARRIER CURB
BARRIER CURB WITH SPLASH STRIP DETAIL
C102

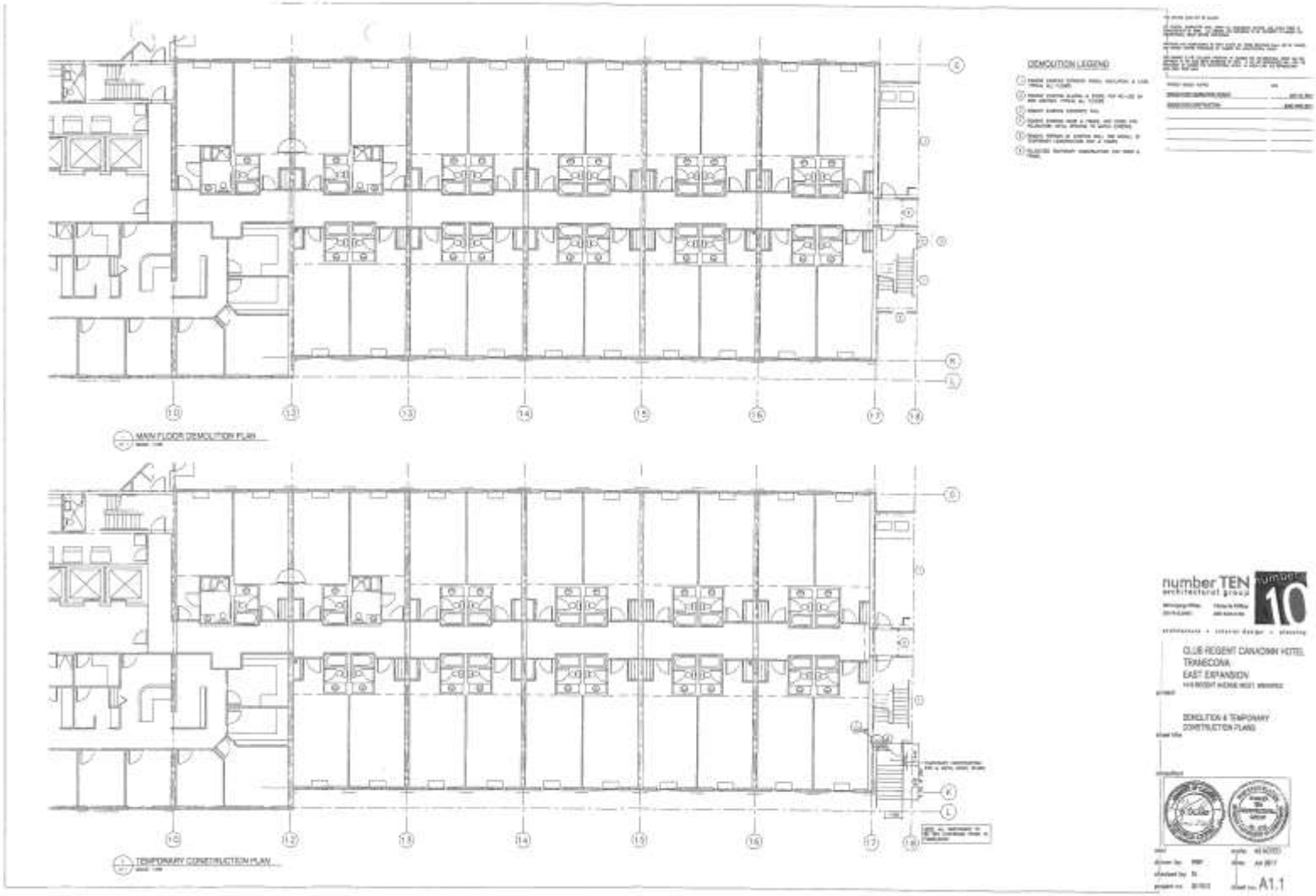


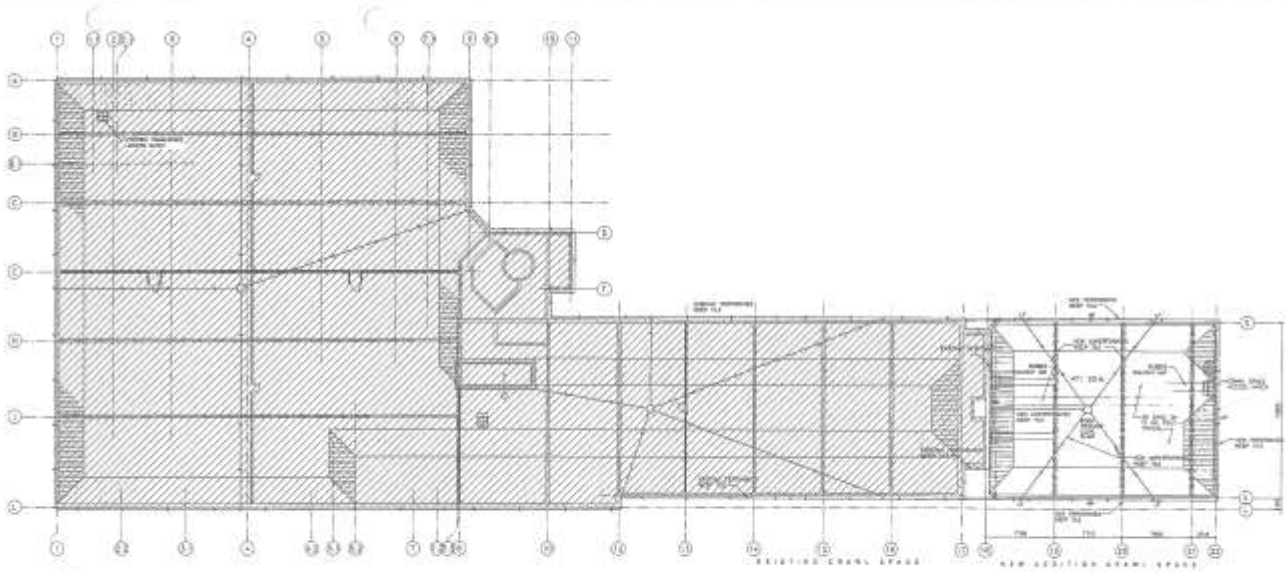
numberTEN
architectural group

CLUB REGENT CANADINN HOTEL
TRANSCONA
EAST EXPANSION

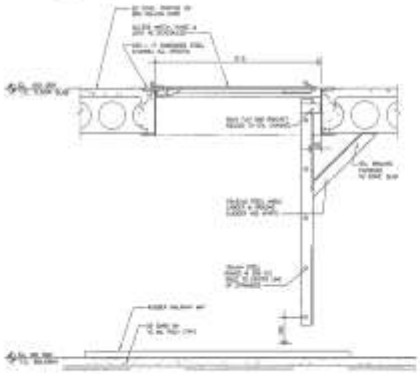
CLUB REGENT CASINO
& CANADINN HOTEL SITE PLAN
PROPOSED LEASE LINE

A1.0


DEMOLITION LEGEND
MAIN FLOOR DEMOLITION PLAN
TEMPORARY CONSTRUCTION PLAN
number TEN architectural group
number 10
CLUB REGENT CASINOMIN HOTEL
TRANSCONA
EAST EXPANSION
DEMOLITION & TEMPORARY CONSTRUCTION PLANS
A1.1



EXISTING & NEW CRAWLSPACE PLAN



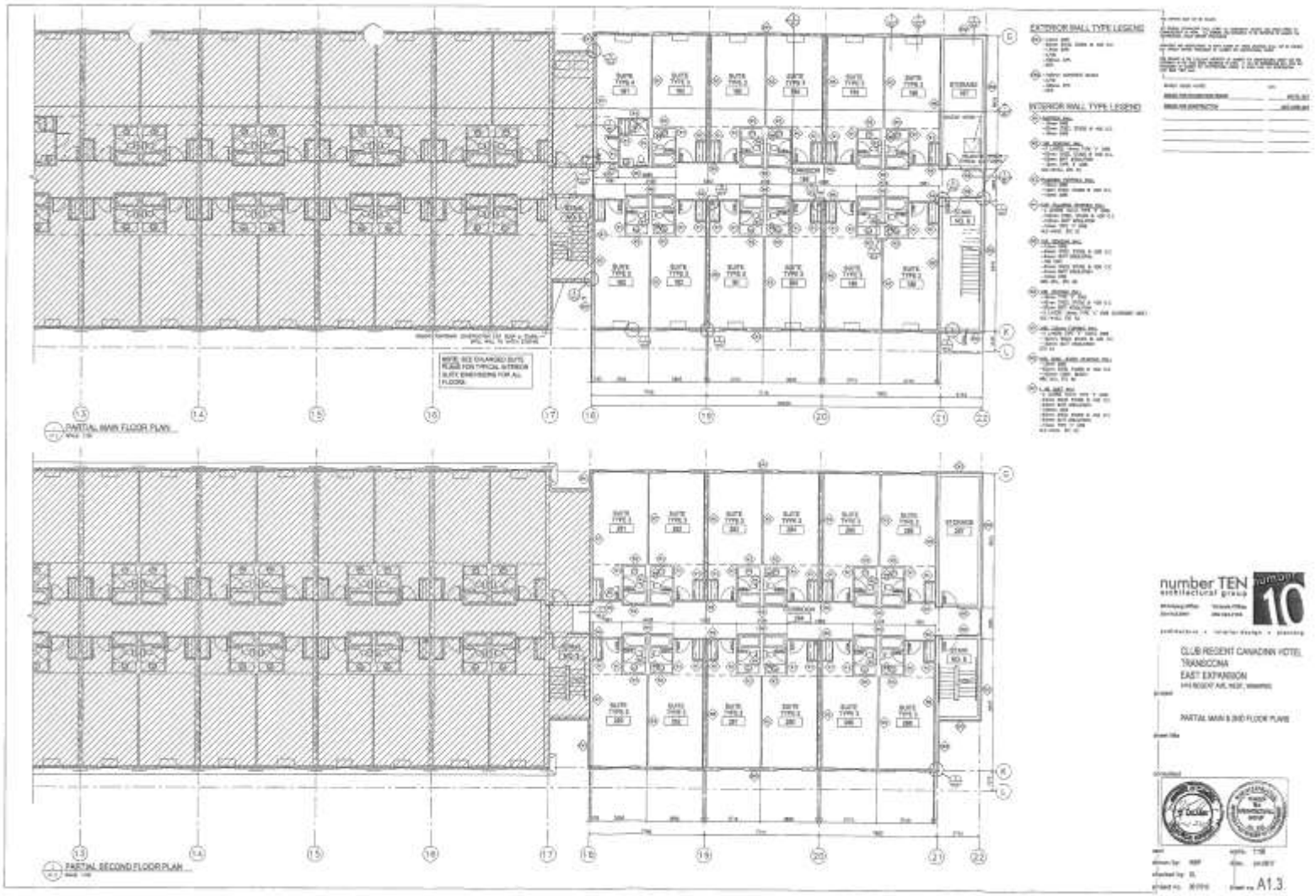
CRAWLSPACE ACCESS HATCH DETAIL

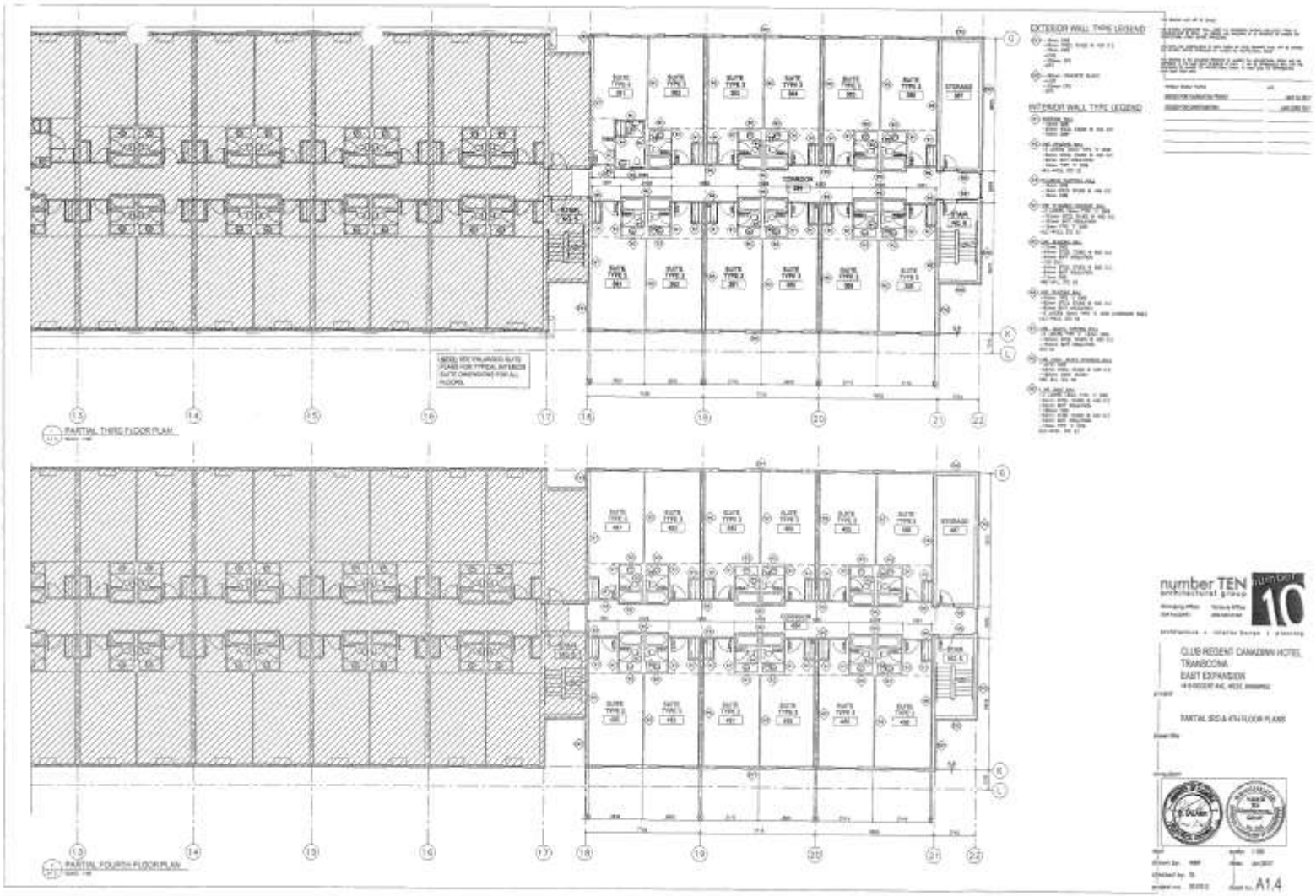
number TEN architectural group

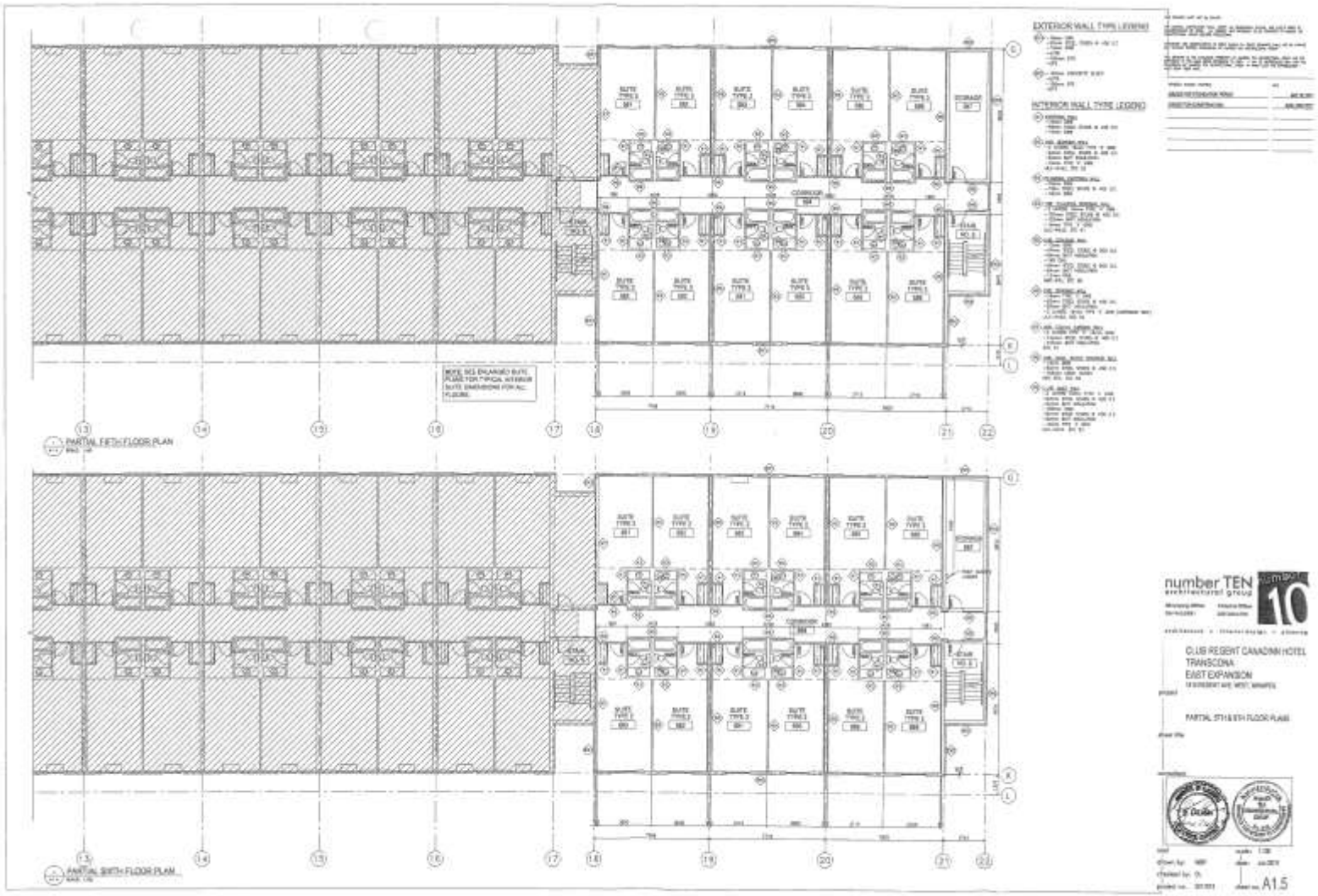
CLUB REGENT CAMOBINA HOTEL
TRANSCOMA
EAST EXPANSION

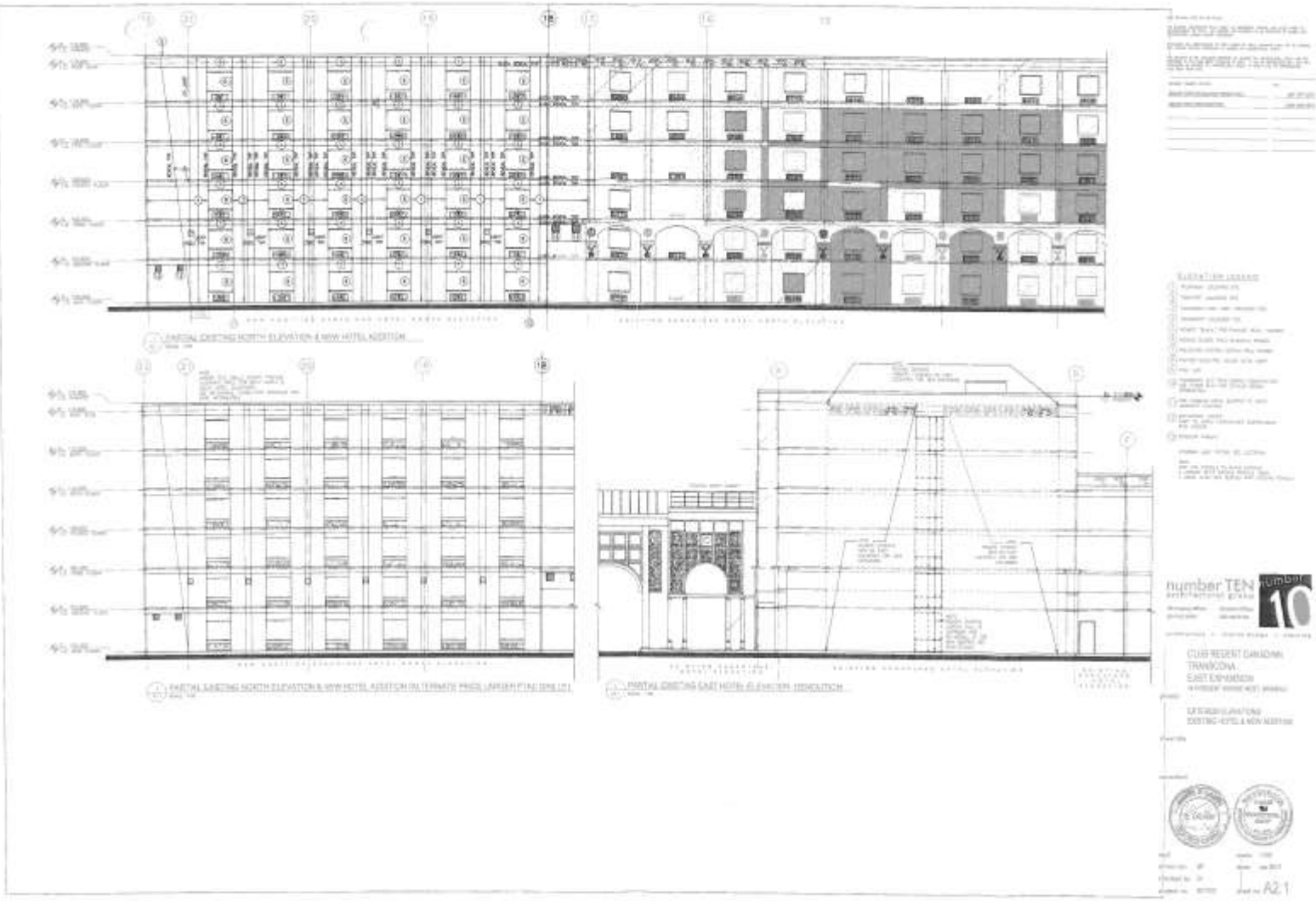
CRAWLSPACE PLAN & DETAILS

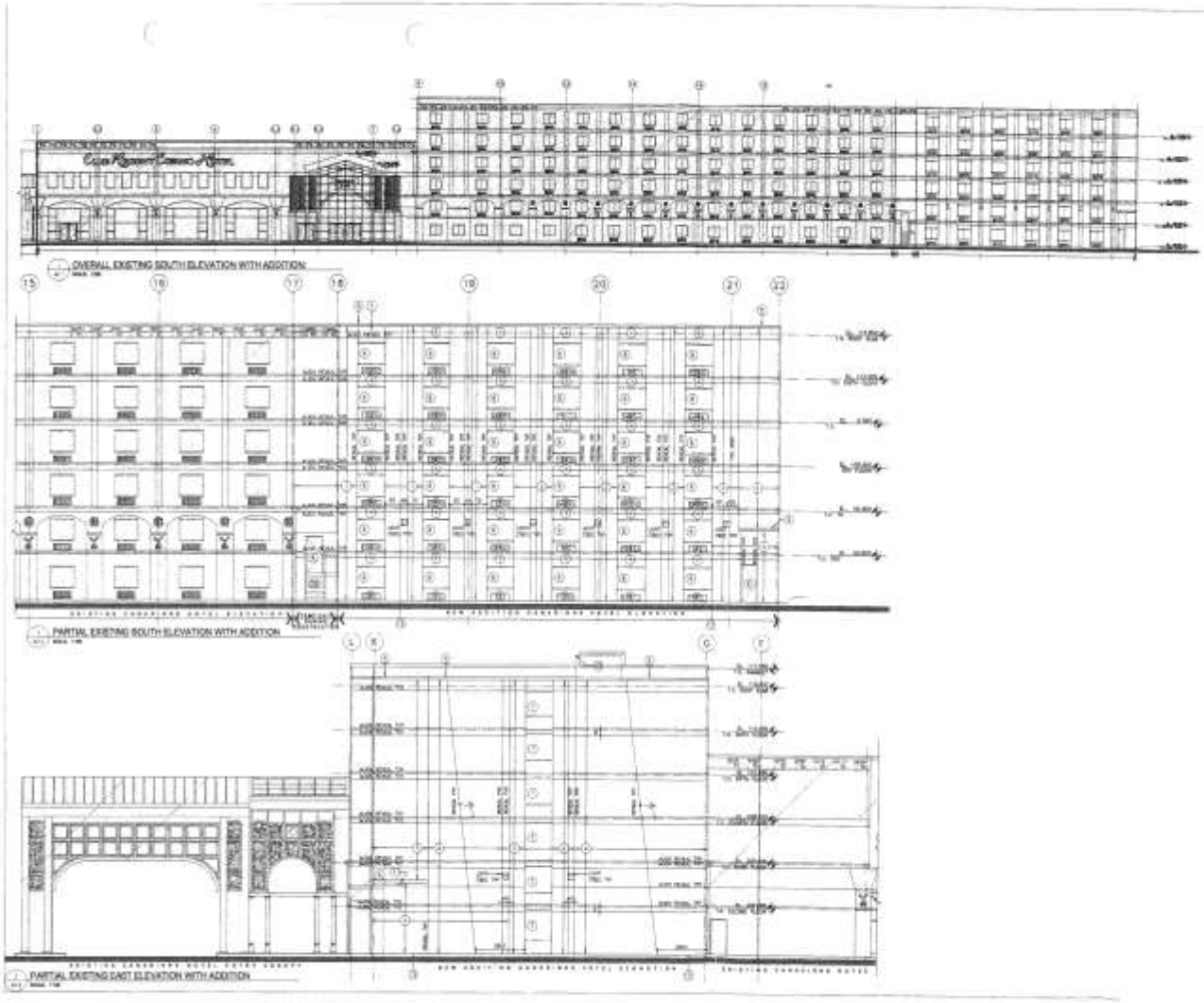
A1.2


EXTERIOR WALL TYPE LEGEND
INTERIOR WALL TYPE LEGEND
PARTIAL MAIN FLOOR PLAN
PARTIAL SECOND FLOOR PLAN
number TEN
architectural group
CLUB REGENT CANADINN HOTEL
TRANSCONA
EAST EXPANSION
PARTIAL MAIN & 2ND FLOOR PLANS
A1.3


EXTERIOR WALL TYPE LEGEND
INTERIOR WALL TYPE LEGEND
PARTIAL THIRD FLOOR PLAN
PARTIAL FOURTH FLOOR PLAN
number TEN architectural group
CLUB REGENT CANADIAN HOTEL
TRANSCONA
EAST EXPANSION
PARTIAL 3RD & 4TH FLOOR PLANS
A1.4


EXTERIOR WALL TYPE LEGEND
INTERIOR WALL TYPE LEGEND
PARTIAL FIFTH FLOOR PLAN
PARTIAL SIXTH FLOOR PLAN
number TEN
CLUB REGENT CANADINN HOTEL
TRANSCONA
EAST EXPANSION
PARTIAL 5TH & 6TH FLOOR PLANS
A1.5



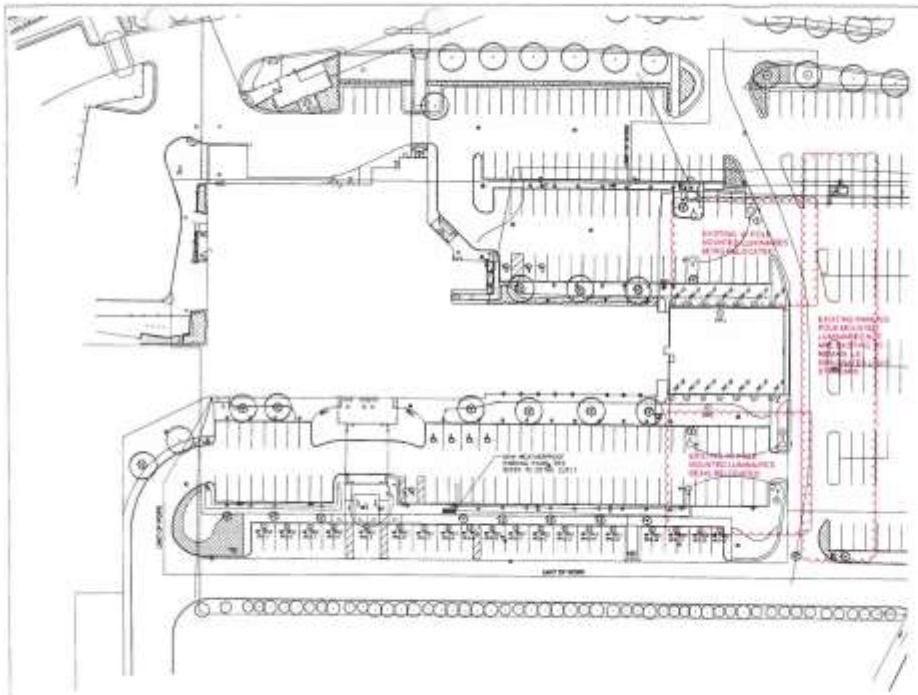


number TEN architectural group

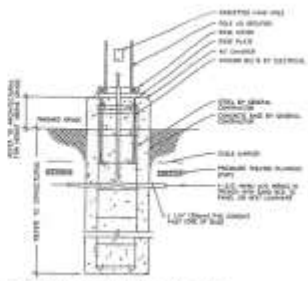
CLUB REGENT CANADINN
TRANSCONA
EAST EXPANSION

EXTERIOR ELEVATIONS

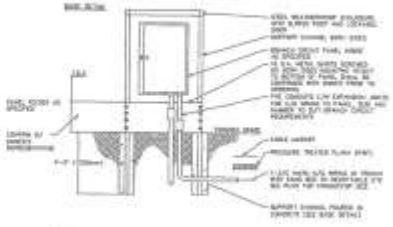
A2.2



PARTIAL SITE PLAN - ELECTRICAL
SCALE: 1:400



POLE MOUNTED LUMINAIRE BASE DETAIL
SCALE: N.T.S.



WEATHERPROOF PARKING PANEL DETAIL
SCALE: N.T.S.

PANEL	'RP1'					FEEDING LOCATION	SURFACE
VOLTAGE	120/240V/1PH					POWER	SURFACE
DESCRIPTION	CKT	BRKR	QTY	PHASE	CAT	LENGTH	LOAD	DESCRIPTION
PARKING RECEPTACLE	1	20	1	A	12	10	180	PARKING RECEPTACLE
PARKING RECEPTACLE	2	20	1	B	12	10	180	PARKING RECEPTACLE
PARKING RECEPTACLE	3	20	1	A	12	10	180	PARKING RECEPTACLE
PARKING RECEPTACLE	4	20	1	B	12	10	180	PARKING RECEPTACLE
PARKING RECEPTACLE	5	20	1	A	12	10	180	PARKING RECEPTACLE
PARKING RECEPTACLE	6	20	1	B	12	10	180	PARKING RECEPTACLE
PARKING RECEPTACLE	7	20	1	A	12	10		SPARE
PARKING RECEPTACLE	8	20	1	B	12	10		SPARE
PARKING RECEPTACLE	9	20	1	A	12	10		SPARE
PARKING RECEPTACLE	10	20	1	B	12	10		SPARE
PARKING RECEPTACLE	11	20	1	A	12	10		SPARE
PARKING RECEPTACLE	12	20	1	B	12	10		SPARE
PARKING RECEPTACLE	13	20	1	A	12	10		SPARE
PARKING RECEPTACLE	14	20	1	B	12	10		SPARE
PARKING RECEPTACLE	15	20	1	A	12	10		SPARE
PARKING RECEPTACLE	16	20	1	B	12	10		SPARE

LOCATION	ELECTRICAL SERVICE HEATING		SYSTEMS		CLEANING SMART FEATURES
PLANNING AREA	AIR CONDITIONING				
	EQUIPMENT				

number TEN architectural group

CLUB REGENT CANADIAN HOTEL
TRANSCONA
EAST EXPANSION

SITE PLAN - ELECTRICAL AND DETAILS

E1.1