Minutes – Executive Policy Committee – July 9, 2019

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – July 5, 2019

Item No. 3 Rezoning – 2695 Main Street
(North Kildonan Ward)
File DAZ 205/2019

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

The Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development and submitted the following to Council:

1. That the Winnipeg Zoning By-law No. 200/2006 be amended under Development Application No. DAZ 205/2019 by rezoning the subject land to a "RMH" Residential Mobile Home Park District as shown on the map dated June 4, 2019, and attached as Schedule "A" to this report, subject to the following conditions:

    A. That the owner of the subject land (the "Owner") 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. The Owner must erect a fence and landscaping buffer between the proposed mobile homes and the northern limit of Lots 1 to 14, Block 6, Plan 19456; and

        ii. The Owner must submit plans showing the location and design of the fence and landscaping buffer to be erected in accordance with Clause i above, to the City's Director of Planning, Property and Development and the East Kildonan-Transcona Community Committee for approval prior to the issuance of any building or development permit, and thereafter must construct the fence and landscaping buffer in substantial conformance with the approved plans and maintain the Works to the satisfaction of the Director.

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – July 5, 2019

EXECUTIVE POLICY COMMITTEE RECOMMENDATION (continued):

iii. The Owner must submit plans showing the location and design of green space along the river to the City's Director of Planning, Property and Development and the East Kildonan-Transcona Community Committee for approval prior to the issuance of any building or development permit, and thereafter must construct the green space in substantial conformance with the approved plans and maintain the Works to the satisfaction of the Director.

B. That the City enter into, execute and deliver with the Owner a Zoning Agreement in accordance with recommendation 1.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").

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 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.

D. 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 order to address the following:

i. The Developer shall, at no expense to the City relocate the existing approaches servicing the property at Main Street to align with the existing Fernbank Avenue west of Main Street. The works shall include the modification and addition of traffic signals servicing the intersection of Main Street and Fernbank Avenue.

ii. All work shall be determined by and done in accordance with specifications and plans approved by the Director of Public Works.

E. That no private approach be connected to Rivergrove Drive.

F. That the developer shall at no expense to the city provide a public access easement along the riverbank frontage, from the south property boundary to the to north property boundary, for the purpose of constructing a public walkway, as approved by the Director of Public Works.

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – July 5, 2019

EXECUTIVE POLICY COMMITTEE RECOMMENDATION (continued):

2. 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 the Development Application, as determined by the City's Director of Planning, Property and Development.

3. 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.

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

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

6. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Zoning Agreement is not registered in accordance with recommendation 5 unless the developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.

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

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – July 5, 2019

DECISION MAKING HISTORY:

Moved by Councillor Mayes,

That Rule 10(3) of The Procedure By-law No. 50/2007 be suspended in order that the following item, which was received less than four business days preceding the committee meeting, be considered by Committee.

Carried

Moved by Councillor Mayes,

That the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development be concurred in and forwarded to Council.

Carried

STANDING COMMITTEE RECOMMENDATION:

On July 5, 2019, the Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the East Kildonan-Transcona Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On June 18, 2019, the East Kildonan-Transcona Community Committee concurred in the recommendation of the Winnipeg Public Service, with the following amendments:

- In Recommendations 1. A. i. and ii., add “and landscaping buffer” after each instance of “fence”;

- In Recommendation 1 A. ii., add “and the East Kildonan-Transcona Community Committee” after “Director of Planning, Property and Development”;

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – July 5, 2019

DECISION MAKING HISTORY (continued):

COMMUNITY COMMITTEE RECOMMENDATION (continued):

- Add the following new recommendations:

"1.A.iii. The Owner must submit plans showing the location and design of green space along the river to the City's Director of Planning, Property and Development and the East Kildonan-Transcona Community Committee for approval prior to the issuance of any building or development permit, and thereafter must construct the green space in substantial conformance with the approved plans and maintain the Works to the satisfaction of the Director."

"1.D. 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 order to address the following:

i. The Developer shall, at no expense to the City relocate the existing approaches servicing the property at Main Street to align with the existing Fernbank Avenue west of Main Street. The works shall include the modification and addition of traffic signals servicing the intersection of Main Street and Fernbank Avenue.

ii. All work shall be determined by and done in accordance with specifications and plans approved by the Director of Public Works.

E. That no private approach be connected to Rivergrove Drive.

F. That the developer shall at no expense to the city provide a public access easement along the riverbank frontage, from the south property boundary to the to north property boundary, for the purpose of constructing a public walkway, as approved by the Director of Public Works,"

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

PUBLIC HEARING SUMMARY

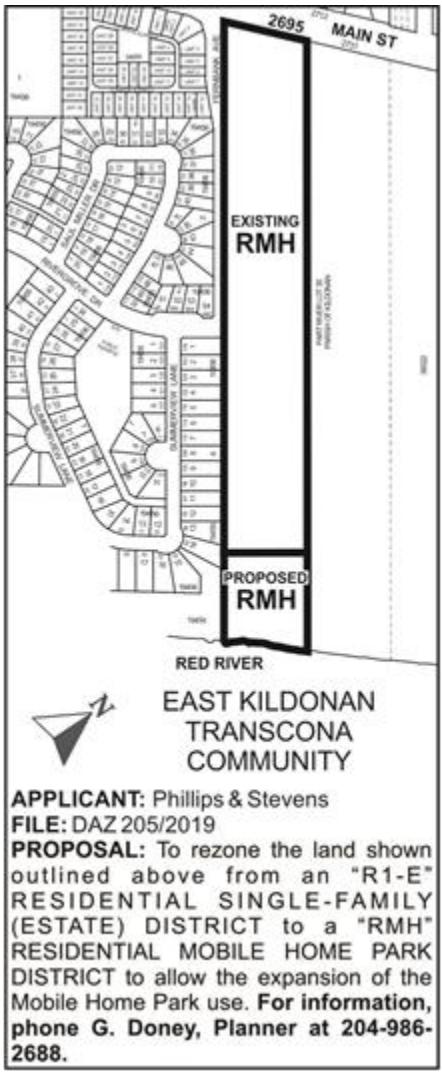
File: DAZ 205/ 2019

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

Public Hearing: June 18, 2019
Council Building, 510 Main Street

Applicant: Wilson Phillips, Phillips & Stevens

Subject:



Premises Affected: 2695 Main Street

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

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

Report date: June 20, 2019

Community Committee Recommendation:

On June 18, 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 / 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 under Development Application No. DAZ 205/2019 by rezoning the subject land to a "RMH" Residential Mobile Home Park District as shown on the map dated June 4, 2019, and attached as Schedule "A" to this report, subject to the following conditions:

    A. That the owner of the subject land (the "Owner") 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. The Owner must erect a fence ***and landscaping buffer*** between the proposed mobile homes and the northern limit of Lots 1 to 14, Block 6, Plan 19456; and

        ii. The Owner must submit plans showing the location and design of the fence ***and landscaping buffer*** to be erected in accordance with Clause i above, to the City's Director of Planning, Property and Development ***and the East Kildonan-Transcona Community Committee*** for approval prior to the issuance of any building or development permit, and thereafter must construct the fence ***and landscaping buffer*** in substantial conformance with the approved plans and maintain the Works to the satisfaction of the Director.

        iii. The Owner must submit plans showing the location and design of green space along the river to the City's Director of Planning, Property and Development and the East Kildonan-Transcona Community Committee for approval prior to the issuance of any building or development permit, and thereafter must construct the green space in substantial conformance with the approved plans and maintain the Works to the satisfaction of the Director.

B. That the City enter into, execute and deliver with the Owner a Zoning Agreement in accordance with recommendation 1.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").

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 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.

D. 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 order to address the following:

iii. The Developer shall, at no expense to the City relocate the existing approaches servicing the property at Main Street to align with the existing Fernbank Avenue west of Main Street. The works shall include the modification and addition of traffic signals servicing the intersection of Main Street and Fernbank Avenue.

iv. All work shall be determined by and done in accordance with specifications and plans approved by the Director of Public Works.

E. That no private approach be connected to Rivergrove Drive.

F. That the developer shall at no expense to the city provide a public access easement along the riverbank frontage, from the south property boundary to the to north property boundary, for the purpose of constructing a public walkway, as approved by the Director of Public Works.

2. 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 the Development Application, as determined by the City's Director of Planning, Property and Development.

3. 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.

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

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

6. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Zoning Agreement is not registered in accordance with recommendation 5 unless the developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.

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

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

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

1. Today we are really concerned about a 17 unit rezoning, if we turn that down there is every indication that the trailer park would have access to Rivergrove drive and there's been very consistent, loud, opposition to that idea and again that's why we are making these changes here today.
2. I'm surprised about the height of the gabion wall, I'll admit that fully, that was a separate approval process that is really not part of what is here today, but again there has been on everyone's property titles on Summerview, that there should be some expectations that there would be some type of diking at some point on the property because it was on title; I know you've lived there since the 80s in many cases, and 30, 40 years later it comes as a bit of a surprise and it is a significant change but again that was part of the expectation, I recognize that.
3. The trailer park does, again, predate Rivergrove so again it is consistent with what has been there since the 1960s, so again nobody here today has complained about them being bad neighbours, my office hasn't received any complaints about them being bad neighbours, Mayor Cerasani seems to be a good neighbour from every indication I've heard from this point.

Exhibits Filed:

1. Application dated March 6, 2019
2. Notification of Public Hearing dated April 30, 2019
3. Manitoba Status of Title 2897957/1
4. Letter of authorization dated February 28, 2019 from Northgate Trailer Park Ltd. to Phillips & Stevens
5. Title Plot, Sketch Showing Proposed Zoning, Future Development Area, and Watermain Layout Plans (4 pages)
6. Report from the Urban Planning Division dated June 4, 2019
7. Communication dated June 3, 2019, from Eulalia and Agostinho [August] Bairos, in opposition to the application
8. Communication dated June 10, 2019, from Brian Lukie and Hannia Tarasiuk, in opposition to the application
9. Inspection Report
10. Communication dated June 11, 2019, from Don and Gayle Cilinsky, in opposition to the application
11. Communication dated June 12, 2019, from Marguerite and Paul Saranchuk, in opposition to the application
12. Communication dated June 17, 2019, from Chris and Maria Lorenc, with respect to the application
13. Communication dated June 18, 2019, from Nav Basra, in opposition to the application
14. Recording of Representations
15. Submission in support of the application submitted by the Applicant at the public hearing
16. Presentation/Photos in opposition to the application submitted by David Marsh at the public hearing
17. Presentation/Photos in opposition to the application submitted by Donna Schirmacher at the public hearing
18. Photos in opposition to the application submitted by Zbig Jablonowski at the public hearing
19. Photos in opposition to the application submitted by Murray Boyko at the public hearing
20. Photos in opposition to the application submitted by Susan Green at the public hearing
21. Photo/Submission in opposition to the application submitted by Gloria Mendelson at the public hearing
22. Presentation/Photos in opposition to the application submitted by Miroslav Bukal at the public hearing
23. Submission in opposition to the application submitted by George Fraser at the public hearing
24. Drawing in support of the application submitted by the Owner at the public hearing

25. Petition in opposition to the application purporting to contain the signatures of 250 area residents, submitted by Gloria Mendelson
26. Submission in support of the application submitted by the Applicant at the public hearing

REPRESENTATIONS:

In Support:

Eason Cerasani
Guido Cerasani
Sue Cerasani
Carol Chubaty
Tom Creighton
Keith Desautels
Paul Hill
Chris Lorenc
Maria Lorenc
Debra Matheson
Wilson Phillips

In Opposition:

Angela Bachynski
Agostinho Bairos
Eulalia Bairos
Nav Basra
Lucilia Pontes-Botelho
Rui Botelho
Debra Boyko
Murray Boyko
Alvaro Bras
Miroslav Bukal
Don Cilinsky
Gayle Cilinsky
Pamela Deol
Kulbir Dhillon
Sukhman Preet S. Dhillon
Victoria Evans
Ron Eyolfson
Eleanor Susan Finlay
George Fraser
Lisa Gardewine
Denis Girardin
Irene Girardin
Susan Green
Bill Hilash
Kevin Hughes
Doug Ingram
Jean Ingram
Cathy Jablonowski
Zbig Jablonowski
Patricia Johnson
Bev Kowal
Perry Kowal
Danny Kuenstler
Denis Laliberte
Karen Laliberte
Kelley Lalor
Alissa Leforte
Brian Lukie
Stacy Macaluso
Chris Macht
David Marsh
Brady Martin
Gloria Mendelson
John Novak
Kim Odger
Erik Olson
Anne Ostry
Doug Pomanski
S. Sean Post
Wendy Post
Lawrence Prout
Arlene Ratuski
Dawn Rittberg
Terry Ryder
Marguerite Saranchuk
Paul Saranchuk
Al Schirmacher
Donna Schirmacher
Darlene Shkolny
Michael Shkolny
Mary Sobocan
Matthias Sobocan
Hannia Tarasiuk
Darlene Walford
Jennifer Werhun
Alan Wingate
Orysia Zuk

For Information:

Steve Dech
Kevin Lalor
Garth Lancaster
D. Larson
M. Larson
Kathy Pinx
Michael Pinx
Ellie Willis

For the City:

G. Doney, Senior Planner, Planning, Property and Development Department
G. Jasper, Land Development Administrator, Planning, Property and Development Department

Exhibit "6" referred to in File DAZ 205/2019

ADMINISTRATIVE REPORT

Title: DAZ 205/2019 – 2695 Main Street

Issue: Proposed Rezoning to Accommodate a Proposed Mobile Home Park 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, RPP	n/a	n/a	

RECOMMENDATIONS

1. That the Winnipeg Zoning By-law No. 200/2006 be amended under Development Application No. DAZ 205/2019 by rezoning the subject land to a "RMH" Residential Mobile Home Park District as shown on the map dated June 4, 2019, and attached as Schedule "A" to this report, subject to the following conditions:

   A. That the owner of the subject land (the "Owner") 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. The Owner must erect a fence between the proposed mobile homes and the northern limit of Lots 1 to 14, Block 6, Plan 19456; and

      ii. The Owner must submit plans showing the location and design of the fence to be erected in accordance with Clause i above, to the City's Director of Planning, Property and Development for approval prior to the issuance of any building or development permit, and thereafter must construct the fence in substantial conformance with the approved plans and maintain the Works to the satisfaction of the Director.

   B. That the City enter into, execute and deliver with the Owner a Zoning Agreement in accordance with recommendation 1.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").

   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 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.

2. 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 the Development Application, as determined by the City's Director of Planning, Property and Development.

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

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6. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Zoning Agreement is not registered in accordance with recommendation 5 unless the developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.

7. 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 rezoning, and the proposed development, and makes recommendations based on their compliance with *OurWinnipeg* and *Complete Communities.*

IMPLICATIONS OF THE RECOMMENDATIONS

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

CONSULTATION

The Administrative Coordinating Group was consulted prior to the writing of this report.

SUBMITTED BY

Department:	Planning, Property and Development
Division:	Urban Planning and Design
Prepared by:	Glen Doney
Date:	June 4, 2019
File No.	DAZ 205/2019

Attachments

- **Appendix "A," Planning Discussion**
- **Schedule "A," of File DAZ 205/2019, East Kildonan – Transcona Community Committee, dated June 4, 2019**

APPENDIX “A,” PLANNING DISCUSSION

DATE: June 4, 2019

FILE: **DAZ 205/2019**

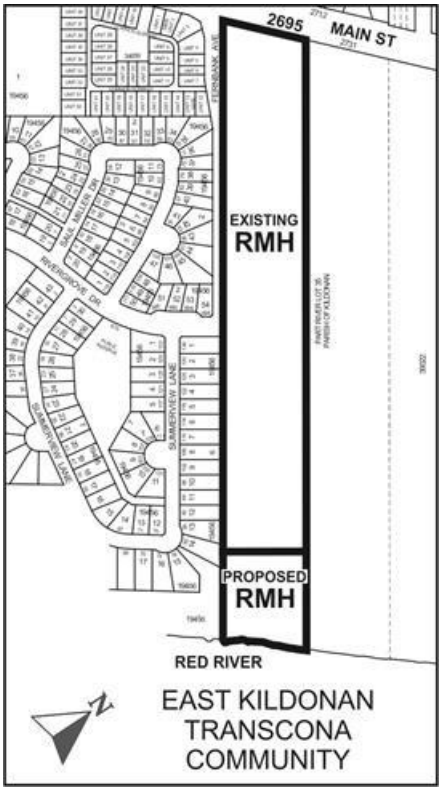
COMMUNITY: East Kildonan – Transcona

NEIGHBOURHOOD #: 322 (Rivergrove)

SUBJECT: Proposed Rezoning

LOCATION: 2695 Main St.

LEGAL DESCRIPTION: all that portion of the south half of River Lot 25, Parish of KIldonan, that lies to the east of the eastern limit of Main Highway Plan 545 WLTO



APPLICANT: Phillips & Stevens, Wilson Phillips
473 Henderson Hwy.
Winnipeg, MB

OWNERS Northgate Trailer Park Ltd.
2731 Main St.
Winnipeg, MB

RECOMMENDATION: Approval Subject to Conditions

SITE DESCRIPTION

The subject site, identified on Figures 1 and 2:

- is along the east side of Main St. and immediately north of the intersection of Main and Fernbank;
- is abutting the west bank of the Red River;
- is abutting the northern end of the Rivergrove Public Street Right-of-Way, which contains a collector road;
- has motor-vehicle access from Main Street;
- is in the Rivergrove Neighbourhood and the North Kildonan Ward;
- is comprised of part of one river lot of the Parish of Kildonan;
- is approximately 798,000 square feet (which is 18.3 acres);
- contains 76 mobile homes and other structures;
- is mostly in a “RMH” Residential Mobile Home Park District and partly in a “R1-E” Residetial Single-Family (Estate) District of Zoning By-law 200/2006; and
- has been re-graded to current flood protection elevations in accordance with City requirements.

Also of note are:

- that 64 mobile homes are proposed to be added to the portion of the site that is already in the RMH” Residential Mobile Home Park District; and
- that the portion of the site that is currently vacant is quite far from Main Street and so it is in a Recent Communities Policy Area of *OurWinnipeg* and *Complete Communities*.



Figure 1: 2018 Aerial Photography & Assessment Parcels

SURROUNDING LAND USE AND ZONING

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

North: a golf course in a “PR2” Parks and Recreation 2 (Community) District.

South: from west to east –

- the undeveloped Fernbank Avenue public street right-of-way, most of which is only 41.7 feet wide, then two-family and three-family side-by-sides in a “RMF-M” Residential Multi-Family (Medium District) and single-family dwellings in a “R1-M” Residential Single-Family (Medium) District,

- the northern terminus of the Rivergrove Drive Public Street Right-of-Way, which is 24 metres (78.7 feet) wide,
- single-family dwellings in a “R1-L” Residential Single-Family (Large) District, and
- a City park in a “PR1” Parks and Recreation 1 (Neighbourhood) District.

East: the Red River.

West: Main Street then a “R1-M” Residential Single-Family (Medium) in which are a place-of-worship, a single-family dwelling and a single-family dwelling containing a secondary suite.

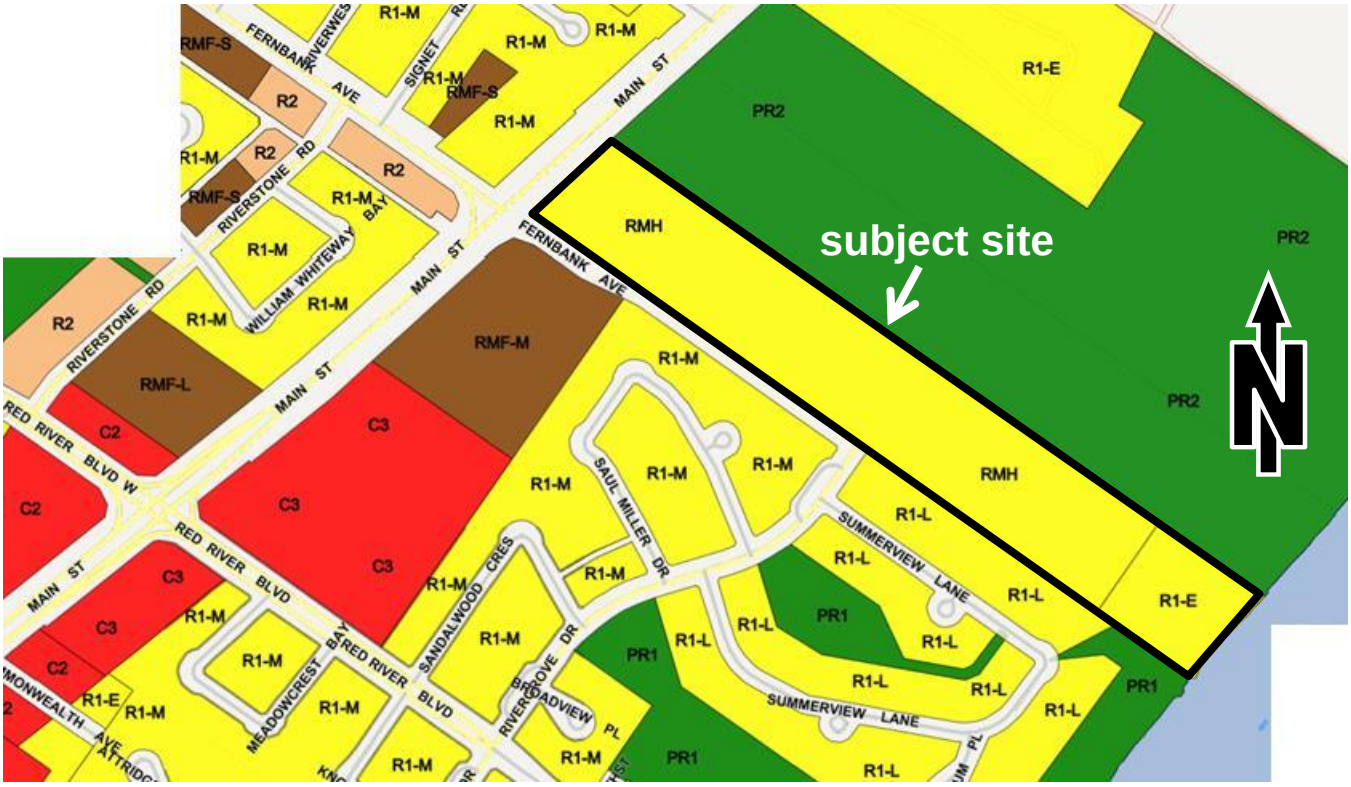


Figure 2: Existing Zoning

DESCRIPTION OF THE PROPOSED DEVELOPMENT

As previously stated, 81 mobile homes are proposed to be added to the site, 64 of which would be on the vacant portion of the site that is already in the “RMH” Residential Mobile Home Park District.

The site plan submitted by the applicant shows that the proposed rezoning, which is the subject of this report, is required to accommodate the addition of 17 mobile homes to the site. The 64 others to be added are not the subject of this report because they would be in the area already zoned “RMH”. The entire proposed expansion is subject to the requirements of Section 147 of Zoning By-law 200/2006, which states in part:

A mobile home park must contain a storage compound containing a minimum of 100 square feet of storage area for each mobile home space in the mobile home park and must be located as shown on plans submitted pursuant to the above-noted requirements.

A mobile home park must contain a common recreational area that:

(i) contains a minimum of 7 ½ percent of the mobile home park area;

(j) is not part of the required buffer area; and

(k) is bordered by a fence or hedge where it abuts any part of the internal roadway system.

A mobile home park must have internal roadway system rights-of-way as follows:

(l) the main spine or collector road of the internal roadway system must have a right-of-way a minimum of 50 feet in width; and

(m) other roadways of the internal roadway system must have a right-of-way a minimum of 33 feet in width.

Dimensional Standards

(w) minimum area per mobile home space - 2,800 square feet

(x) minimum width per mobile home space - 40 feet

When final plans of the proposed development that show this information are submitted for development permits, the Zoning and Permits Branch will determine whether they comply with Section 147.

ANALYSIS AND ISSUES

OURWINNIPEG AND COMPLETE COMMUNIITIES

OurWinnipeg is the City's development plan and *Complete Communities* is a "Direction Strategy" of *OurWinnipeg* that provides additional directions and policies on land use and development in the city.

The Key Direction that applies to the Recent Communities policy area is in the Areas of Stability sections of *OurWinnipeg* and *Complete Communities*. It states: "*Enhance the quality, diversity, completeness and sustainability of stable neighbourhoods and expand housing options for Winnipeg's changing population.*"

The following policies, under Direction 1 of Section 04 (Areas of Stability) of *Complete Communities*, also apply to the Recent Communities policy area:

Support low to moderate change in low-density neighbourhoods through development and redevelopment that is complementary 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.

Focus housing growth to areas that have municipal service capacity to support intensification, in addition to commercial and recreational amenities.

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.

The proposed rezoning and the associated addition of 17 mobile homes (as shown on the submitted site plan) are consistent with the aforementioned Directions and policies because:

- they would add to the supply of mobile home type dwellings to the area;
- the site is near a wide range of amenities and services;
- the site is next to an arterial road and a collector road; and
- the proposal can be modified to include a fence, along the southern limit of the site, extending from Rivergrove Drive to the City park that is next to the Red River, the purpose of which would be to provide privacy to the residents of the single-family dwellings to the immediate south.

REASONS FOR THE RECOMMENDATIONS

The Urban Planning and Design Division is recommending approval subject to certain conditions including a condition that a zoning agreement be entered into that requires:

- the Owner to erect a fence between the proposed mobile homes and the northern limit of Lots 1 to 14, Block 6, Plan 19456;
- the fence to be designed and located in accordance with plans submitted to, and approved by, the Director of the Planning, Property and Development Department; and
- the fence to be maintained to the satisfaction of said Director.

These requirements would be consistent with the Directions and policies of *OurWinnipeg* and *Complete Communities* because they would enhance the compatibility of the proposed development with the single-family dwellings south of the site.

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

Report Prepared by:
Glen Doney

PPD File #:
DAZ 205/2019

SCHEDULE "A" OF FILE DAZ 205/2019, East Kildonan – Transcona Community Committee, dated June 4, 2019

By-Law No. _____

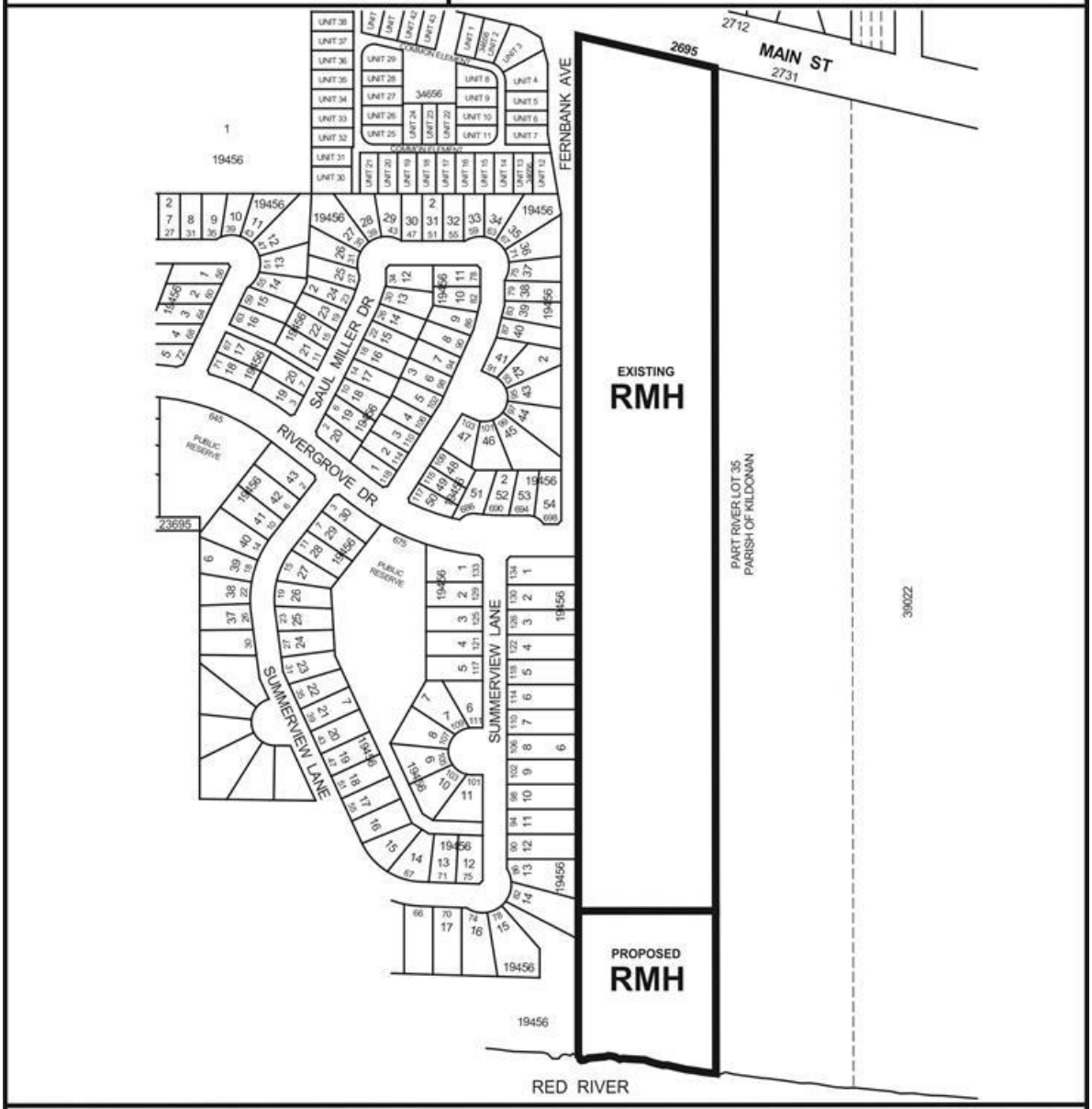
File No. **DAZ 205/2019**

Explanation

A proposed zoning change to By-law No. 200/2006 by rezoning the land located at 2695 Main Street from an "R1-E" RESIDENTIAL SINGLE-FAMILY (ESTATE) DISTRICT to a "RMH" RESIDENTIAL MOBILE HOME PARK DISTRICT to allow the expansion of the Mobile Home Park use.

Atlas Sheet No. **S29**

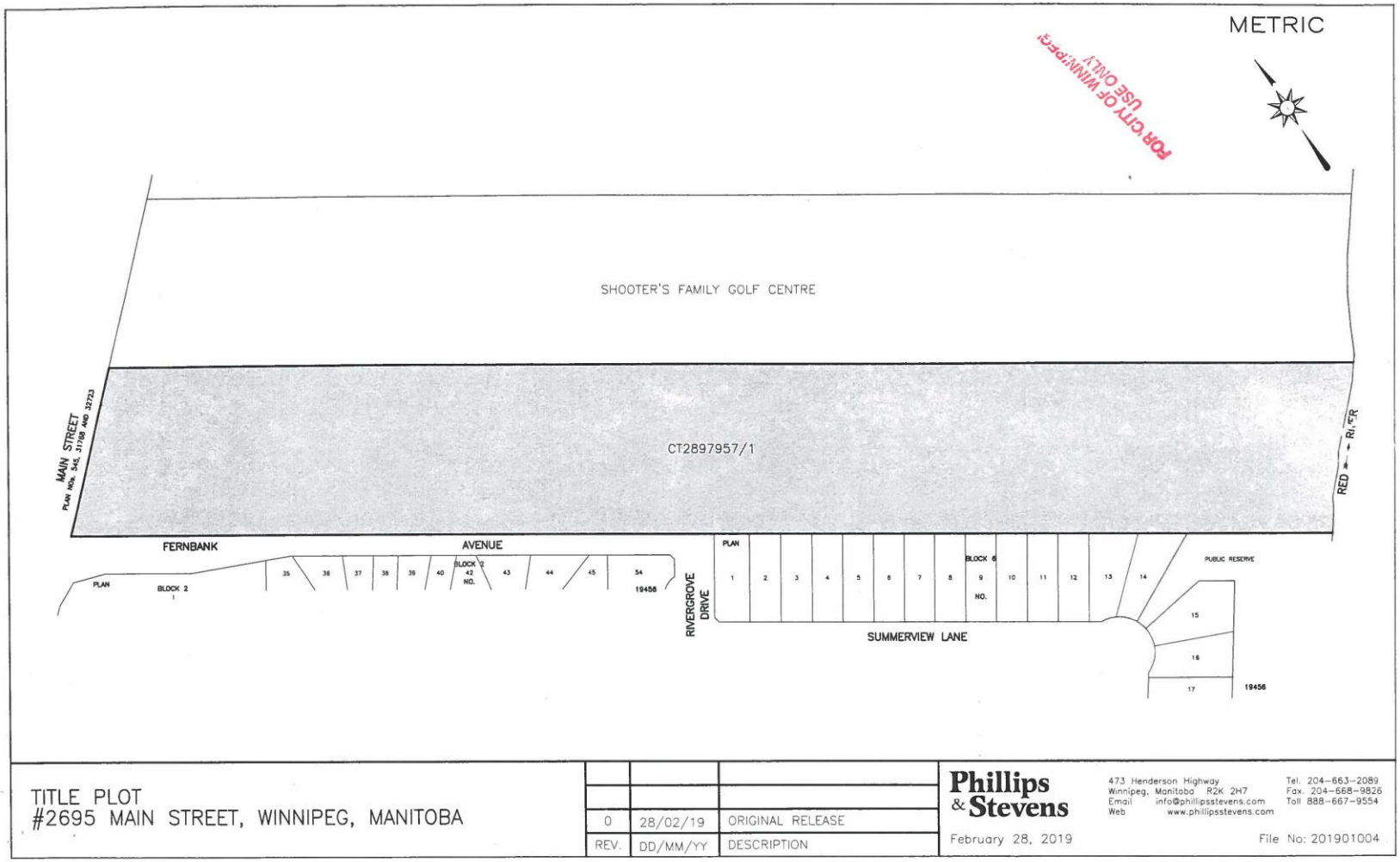
EAST KILDONAN TRANSCONA COMMUNITY

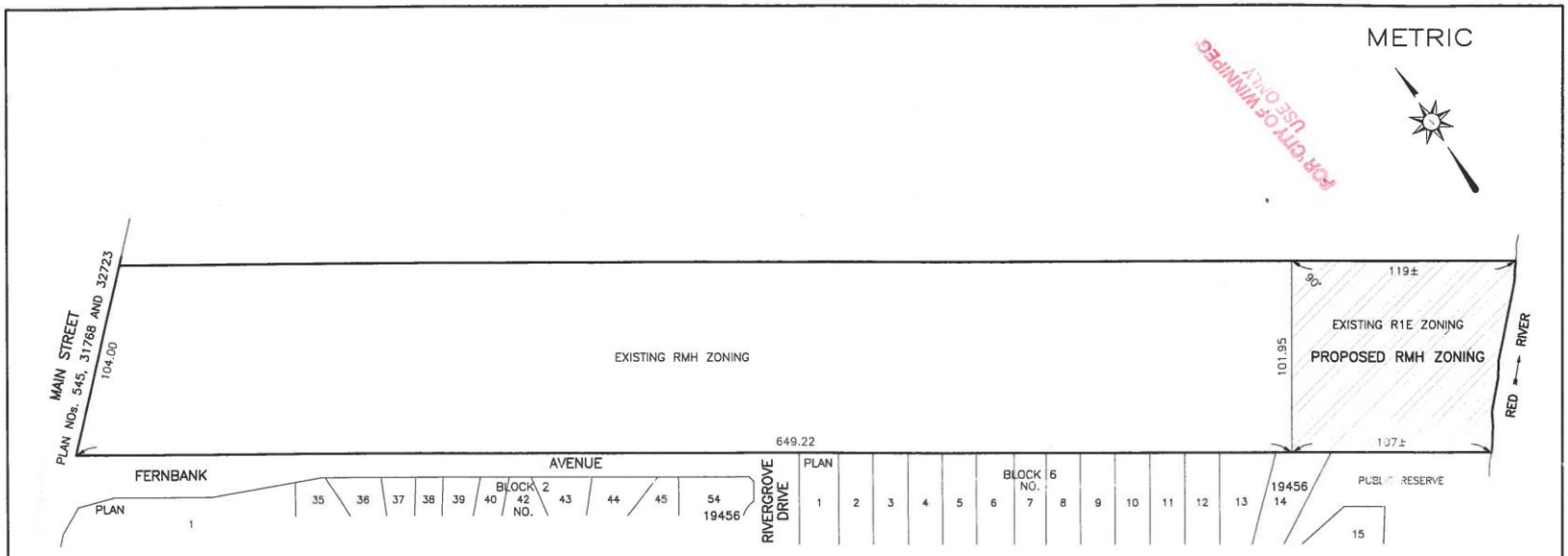


THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

Exhibit “5” referred to in File DAZ 205/2019





PROPERTY INFORMATION:
CERTIFICATE OF TITLE No. 2897957/1

LEGAL DESCRIPTION:
ALL THAT PORTION OF S 1/2 OF RL 35 PARISH OF KILDONAN WHICH LIES TO THE EAST OF THE EASTERN LIMIT OF MAIN HIGHWAY PLAN 545 WLTO

NOTES:
1) EXISTING RMH ZONING
AREA=16.00 ACRES
2) PROPOSED RMH ZONING_____
AREA=2.83 ACRES
3) TOTAL AREA=18.83 ACRES

NOTES:
1) All distances are in metres and may be converted to feet by multiplying by 3.28084
2) This sketch is prepared to support a re-zoning application to the City of Winnipeg. This sketch alone does not amend or modify the zoning of the property. Any amendment or modification of the zoning is subject to approval and conditions therein of the City of Winnipeg.

SKETCH SHOWING PROPOSED ZONING
#2695 MAIN STREET, WINNIPEG, MANITOBA

REV.	DD/MM/YY	DESCRIPTION
0	28/02/19	ORIGINAL RELEASE

Phillips & Stevens
473 Henderson Highway
Winnipeg, Manitoba R2K 2H7
Email info@phillipsstevens.com
Web www.phillipsstevens.com
Tel. 204-663-2089
Fax. 204-668-9826
Toll 888-667-9554

February 28, 2019

File No: 201901004



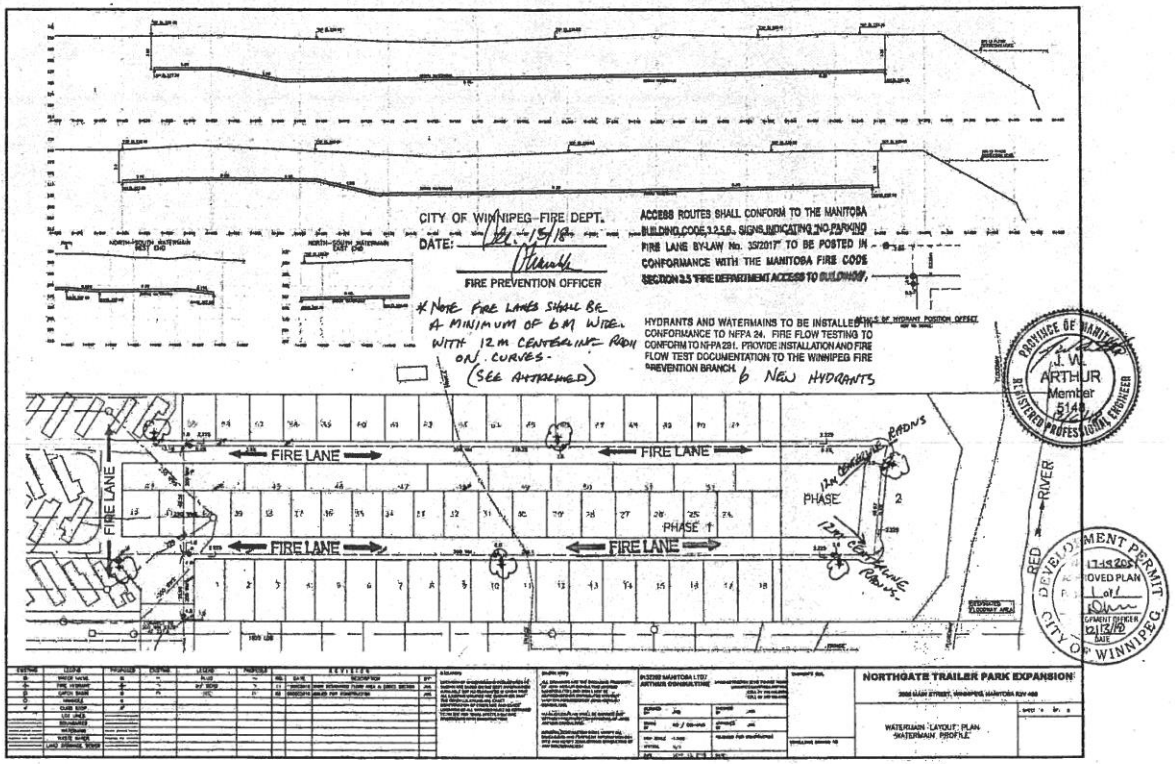
NOTES:
1) Recreational Area is shown thus_____ ☐
Area=0.98 Acres
2) Future Mobile Homes Area=1.85 Acres

FUTURE DEVELOPMENT AREA
#2695 MAIN STREET,
WINNIPEG, MANITOBA

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February 28, 2019

File No: 201901004


CITY OF WINNIPEG–FIRE DEPT.
DATE: 12/13/18
FIRE PREVENTION OFFICER
* NOTE FIRE LANES SHALL BE A MINIMUM OF 6M WIDE WITH 12M CENTERLINE RADII ON CURVES - (SEE ATTACHED)
ACCESS ROUTES SHALL CONFORM TO THE MANITOBA BUILDING CODE 3.2.5.6. SIGNS INDICATING NO PARKING FIRE LANE BY-LAW No. 352/2017" TO BE POSTED IN CONFORMANCE WITH THE MANITOBA FIRE CODE SECTION 2.5 "FIRE DEPARTMENT ACCESS TO BUILDINGS".
HYDRANTS AND WATERMAINS TO BE INSTALLED IN CONFORMANCE TO NFPA 24. FIRE FLOW TESTING TO CONFORM TO NFPA 291. PROVIDE INSTALLATION AND FIRE FLOW TEST DOCUMENTATION TO THE WINNIPEG FIRE PREVENTION BRANCH. 6 NEW HYDRANTS
FIRE LANE
PHASE 1
PHASE 2
RIVER
PROVINCE OF MANITOBA
J. W. ARTHUR
Member
5148
REGISTERED PROFESSIONAL ENGINEER
DEVELOPMENT PERMIT
CITY OF WINNIPEG
NORTHGATE TRAILER PARK EXPANSION
WATERMAIN - LAYOUT PLAN
WATERMAIN PROFILE