Agenda – Executive Policy Committee – December 8, 2021

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – December 2, 2021

Moved by Councillor

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.

Item No. 7 Subdivision and Rezoning – 741, 747, 749, 751, 753, 757 and 765 Bonner Avenue (Pt. Lot 2 of Plan 40346, Lot 1 of Plan 48622) (North Kildonan Ward)
File DASZ 34/2021 [c/r DAV 185437/2021D]

STANDING COMMITTEE RECOMMENDATION:

On December 2, 2021, 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 following to Council:

1. That the subdivision under Development Application No. DASZ 34/2021 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated November 1, 2021, 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 an Addendum to Development Agreement AG 19/14 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 October 13, 2021, and attached as Schedule "B" to this report.

    B. That the City enter into, execute and deliver with the developer an Addendum to Development Agreement AG 19/14 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 Addendum to Development Agreement AG 19/14, 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.

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – December 2, 2021

STANDING COMMITTEE RECOMMENDATION (continued):

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "R1-M" Residential Single-Family (Medium) District and an "R1-L" Residential Single-Family (Large) District as shown on the map dated November 1, 2021, and attached as Schedule "A" to this report.

3. 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 34/2021, as determined by the City's Director of Planning, Property and Development.

4. That this matter will be deemed to be concluded and all approvals in connection with this matter will expire if the plan of subdivision (the "Plan") as prepared by the Manitoba Land Surveyor in accordance with Recommendation 1 is not submitted to the City for preparation of 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.

5. 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.

6. That the subdivision section of the By-law will come into force when the Addendum to Development Agreement AG 19/14 is fully executed and the Plan is registered in the Winnipeg Land Titles Office.

7. That the zoning section of the By-law will come into force when the Plan is registered in the Winnipeg Land Titles Office.

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

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – December 2, 2021

STANDING COMMITTEE RECOMMENDATION (continued):

9. 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.

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

11. That Variance Order DAV 21-185437D shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DASZ 34/2021.

Agenda – Executive Policy Committee – December 8, 2021

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – December 2, 2021

DECISION MAKING HISTORY:

STANDING COMMITTEE RECOMMENDATION:

On December 2, 2021, 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 November 22, 2021, the East Kildonan-Transcona Community Committee concurred in the recommendation of the Winnipeg Public Service and forwarded the matter to the Standing Policy Committee on Property and Development, Heritage and Downtown Development.

PUBLIC HEARING SUMMARY

File: DASZ 34/2021

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

Public Hearing: November 22, 2021
Council Building, 510 Main Street

Applicant: McGowan Russell Group Inc. (Susan Russell)

Subject:



APPLICANT : McGowan Russell Group Inc. (Susan Russell)
FILE : DASZ 34/2021
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-L" RESIDENTIAL SINGLE-FAMILY (LARGE) DISTRICT and "RR5" RURAL RESIDENTIAL 5 DISTRICT to an "R1-M" RESIDENTIAL SINGLE-FAMILY (MEDIUM) and "R1-L" RESIDENTIAL SINGLE-FAMILY (LARGE) DISTRICTS to facilitate the continuation of single family lot development on the south and east sides of Cindy Klassen Way by the establishment of residential building lots for future development. **For information, phone Mr. Glen Doney, Planner at 204-986-2688.**

Premises Affected: 741, 747, 749, 751, 753, 757 and 765 Bonner Avenue (Pt. Lot 2 of Plan 40346, Lot 1 of Plan 48622)

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

Prepared by: Tamara Pomanski, Committee Clerk
East Kildonan-Transcona Community Committee

Report date: November 22, 2021

Community Committee Recommendation:

On November 22, 2021, the East Kildonan-Transcona Community Committee concurred in the recommendation of the Winnipeg Public Service and recommended to the Standing Policy Committee on Property and Development, Heritage and Downtown Development:

1. That the subdivision under Development Application No. DASZ 34/2021 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated November 1, 2021, 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 an Addendum to Development Agreement AG 19/14 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 October 13, 2021, and attached as Schedule "B" to this report.

    B. That the City enter into, execute and deliver with the developer an Addendum to Development Agreement AG 19/14 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 Addendum to Development Agreement AG 19/14, 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 the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "R1-M" Residential Single-Family (Medium) District and an "R1-L" Residential Single-Family (Large) District as shown on the map dated November 1, 2021, and attached as Schedule "A" to this report.

3. 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 34/2021, as determined by the City's Director of Planning, Property and Development.

4. That this matter will be deemed to be concluded and all approvals in connection with this matter will expire if the plan of subdivision (the "Plan") as prepared by the Manitoba Land Surveyor in accordance with Recommendation 1 is not submitted to the City for preparation of 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.

5. 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.

6. That the subdivision section of the By-law will come into force when the Addendum to Development Agreement AG 19/14 is fully executed and the Plan is registered in the Winnipeg Land Titles Office.

7. That the zoning section of the By-law will come into force when the Plan is registered in the Winnipeg Land Titles Office.

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

9. 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.

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

11. That Variance Order DAV 21-185437D shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DASZ 34/2021.

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

1. This was an area that was considered and previously contemplated for infill development. This is consistent with what was proposed previously and its a good orderly infill development consistent for a mature neighbourhood OurWinnipeg.

Exhibits Filed:

1. Application dated November 10, 2021
2. Notification of Public Hearing dated October 22, 2021
3. Manitoba Status of Titles 2655026/1, 3112684/1, 3112685/1, 3112686/1, 3112688/1, 3112689/1, 3112690/1, 3112691/1, 3112720/1
4. Letter of authorization dated September 28, 2020 from R. Klinck to Kris Sidhu
5. Letter of authorization dated December 21, 2020 from Roger and Stacey Labossiere to Kris Sidhu
6. Letter of authorization dated December 23, 2020 from Bruce and Nancy Adams to Kris Sidhu
7. Letter of authorization dated January 7, 2021 from Robert Gigiel and the Estate of Kazimiera Gigiel to Kris Sidhu
8. Letter of authorization dated January 11, 2021 from Sandra Poitras to Kris Sidhu
9. Letter of authorization dated January 19, 2021 from Andre Trudeau to Kris Sidhu
10. Letter of authorization dated June 2, 2021 from Kris Sidhu, on behalf of Andre Trudeau, Sandra Poitras, Rod Klinck, Rob Gigiel, Bruce Adams, Roger Labossiere, Michael Shupenia, Corey Wozny and 6678867 MB Inc. to McGowan Russell Group Inc.
11. Letter of authorization dated June 2, 2021 from Mahipaul Sidhu, President of 6678867 Manitoba Inc. to Kris Sidhu
12. Letter of authorization dated July 6, 2021 from Michael and Rosalie Shupenia to Kris Sidhu
13. Caveat 3765507/1
14. Title Plot of Proposed Subdivision
15. Plans (11 pages)
16. Report from the Urban Planning Division dated November 1, 2021
17. Inspection Report
18. Communication dated September 24, 2021, from Rod Klinck in support of the application
19. Communication dated November 10, 2021, from Reese Rumore in support of the application
20. Communication dated November 15, 2021, from Mario Quijada-Rodriguez in support of the application
21. Communication dated November 15, 2021, from Filomena Silva in support of the application
22. Communication dated November 15, 2021, from Michael and Rosalie Shupenia in support of the application
23. Communication dated November 15, 2021, from Bruce Adams in support of the application
24. Communication dated November 15, 2021, from Andre Trudeau and Elaine Hiebert in support of the application

Exhibits Filed (continued):

25. Communication dated November 15, 2021, from Nancy Adams in support of the application
26. Communication dated November 15, 2021, from Micheal Correia in support of the application
27. Communication dated November 15, 2021, from Robert Gigiel in support of the application
28. Communication dated November 15, 2021, from Rajwinder Sandhu in support of the application
29. Communication dated November 15, 2021, from Jennifer Anderson in support of the application
30. Communication dated November 15, 2021, from Mahipaul Sidhu in support of the application
31. Presentation from Melissa Neirinck in support of the application
32. Recording of Representations

REPRESENTATIONS:

In Support:

Bruce Adams
Nancy Adams
Jennifer Anderson
Robert Gigiel
Elaine Hiebert
Rod Klinck
Michael Correia
Melissa Neirinck
Mario Quijada-Rodriguez
Reese Rumore
Susan Russell
Rajwinder Sandhu
Kris Sidhu
Mahipaul Sidhu
Filomena Silva
Michael Shupenia
Rosalie Shupenia
Andre Trudeau

In Opposition:

Peter Kotyk

For Information:

Nil

For the City:

G. Doney, Senior Planner, Planning, Property and Development, Department
D. Trenchard, Land Development Engineer, Planning, Property and Development Department

Exhibit “16” referred to in File DASZ 34/2021

ADMINISTRATIVE REPORT

Title: DASZ 34/2021 – 741, 747, 749, 751, 753, 757 & 765 Bonner, Pt. Lot 2 of Plan 40346, Lot 1 of Plan 48622

Issue: For consideration at the public hearing for a Subdivision and Rezoning to create 24 lots zoned “R1-M” Residential Single-Family (Medium), for development into 24 single-family dwellings, and seven lots zoned “R1-L” Residential Single-Family (Large), each containing an existing single-family dwelling.

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
Glen Doney, RPP, MCIP	n/a	n/a	

RECOMMENDATIONS

1. That the subdivision under Development Application No. DASZ 34/2021 be approved for preparation as a plan of subdivision (the “Plan”) by a Manitoba Land Surveyor in accordance with the map dated November 1, 2021, 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 an Addendum to Development Agreement AG 19/14 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 October 13, 2021, and attached as Schedule “B” to this report.

   B. That the City enter into, execute and deliver with the developer an Addendum to Development Agreement AG 19/14 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 Addendum to Development Agreement AG 19/14, 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 The Winnipeg Zoning By-law No. 200/06 be amended by rezoning the subject land to an "R1-M" Residential Single-Family (Medium) District and an "R1-L" Residential Single-Family (Large) District as shown on the map dated November 1, 2021, and attached as Schedule "A" to this report.

3. 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 34/2021, as determined by the City's Director of Planning, Property and Development.

4. That this matter will be deemed to be concluded and all approvals in connection with this matter will expire if the plan of subdivision (the "Plan") as prepared by the Manitoba Land Surveyor in accordance with Recommendation 1 is not submitted to the City for preparation of 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.

5. 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.

6. That the subdivision section of the By-law will come into force when the Addendum to Development Agreement AG 19/14 is fully executed and the Plan is registered in the Winnipeg Land Titles Office.

7. That the zoning section of the By-law will come into force when the Plan is registered in the Winnipeg Land Titles Office.

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

9. 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.

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

11. That Variance Order DAV 21-185437D shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DASZ 34/2021.

REASONS FOR REPORT

This report is required because a proposed plan of subdivision and rezoning application requires a public hearing as per the *Development Procedures By-law* and *The City of Winnipeg Charter.*

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Urban Planning and Design Division are concurred in, the proposed plan of subdivision and rezoning can proceed in accordance with Schedule “A” to this report.

CONSULTATION

The Land Development Branch was consulted in the preparation of this report.

OURWINNIPEG POLICY ALIGNMENT

The Key Direction of *OurWinnipeg* that applies to the subject site states:

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

The proposed plan of subdivision and rezoning application aligns with this Key Direction and with *OurWinnipeg* in general because it would facilitate a development that would increase the supply of new single-family dwellings in a location that is transforming from a rural residential area to an urban/suburban area with the full range of municipal infrastructure and public transit service.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

Strategic Opportunity #4 of the *Winnipeg Climate Action Plan* states: “*Facilitate compact, complete development and increase density*.”

The proposed plan of subdivision and rezoning application aligns with this Key Direction and with *the Winnipeg Climate Action Plan* in general because, as stated above, it would facilitate a development that would increase the supply of new single-family dwellings in a location that is transforming from a rural residential area to an urban/suburban area with the full range of municipal infrastructure and public transit service.

SUBMITTED BY

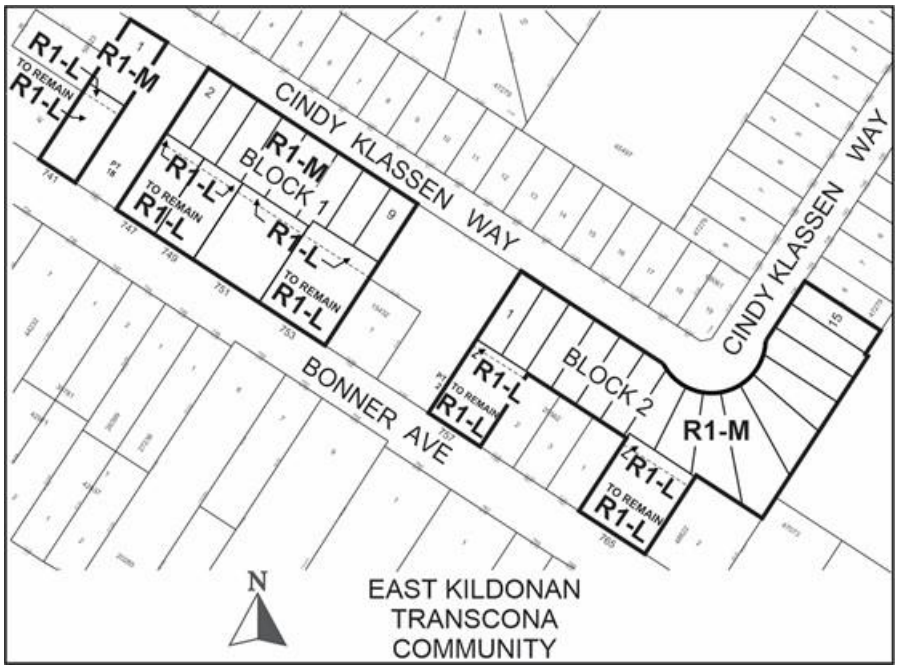
Department:	Planning, Property and Development
Division:	Urban Planning and Design
Prepared by:	Glen Doney, RPP, MCIP
Date:	November 1, 2021
File No.	DASZ 34/2021

Attachments

- Appendix “A,” Planning Discussion
- Schedule “A,” of File DASZ 34/2021, East Kildonan – Transcona Community Committee, dated November 1, 2021
- Schedule “B” Report of the Administrative Coordinating Group, dated October 13, 2021

APPENDIX "A," PLANNING DISCUSSION

DATE:	November 1, 2021
FILE:	**DASZ 34/2021**
RELATED FILE:	21-185437D
COMMUNITY:	East Kildonan – Transcona
NEIGHBOURHOOD #:	419 (Springfield North)
SUBJECT:	For consideration at the public hearing for a Subdivision and Rezoning to create 24 lots zoned "R1-M" Residential Single-Family (Medium), for development into 24 single-family dwellings, and seven lots zoned "R1-L" Residential Single-Family (Large), each containing an existing single-family dwelling.
LOCATION:	741, 747, 749, 751, 753, 757 & 765 Bonner, Pt. Lot 2 of Plan 40346, Lot 1 of Plan 48622
LEGAL DESCRIPTION:	Lot 1, Plan 48622; Pt. Lot 2, Plan 40346; Pt. Lot 2, Plan 15432; Pt. Lots 12, 14 to 17 & 19, Plan 20004.



APPLICANT:	McGowan Russell Group, Susan Russell 825 St. Joseph St. Winnipeg, MB R2H 3A8
OWNERS:	Michael & Rosalie Shupenia Bruce Adams Nancy Adams

Roger Labossiere
Stacey Lynn Labossiere
Robert Gigiel
6678867 Manitoba Inc.
Rodney Klinck
Sandra Poitras
Andre Trudeau
Estate Of Kazimiera Gigiel
Robert Gigiel

RECOMMENDATION: Approval Subject to Conditions

SITE DESCRIPTION

The subject site, identified on Figures 1, 2 and 3:

- Consists of three separate areas which encompass nine parcels of land;
- Is between Bonner Avenue and Cindy Klassen Way and a portion is east of Cindy Klassen Way;
- Is in the North Kildonan Ward;
- Is a total of 3.81 acres;
- Contains seven single-family dwellings that take access from Bonner Avenue;
- Is zoned “R1-M” Residential Single-Family (Medium), “R1-L” Residential Single-Family (Large) and “RR5” Rural Residential 5; and
- Is in a Recent Communities Policy Area of *OurWinnipeg* and *Complete Communities*.

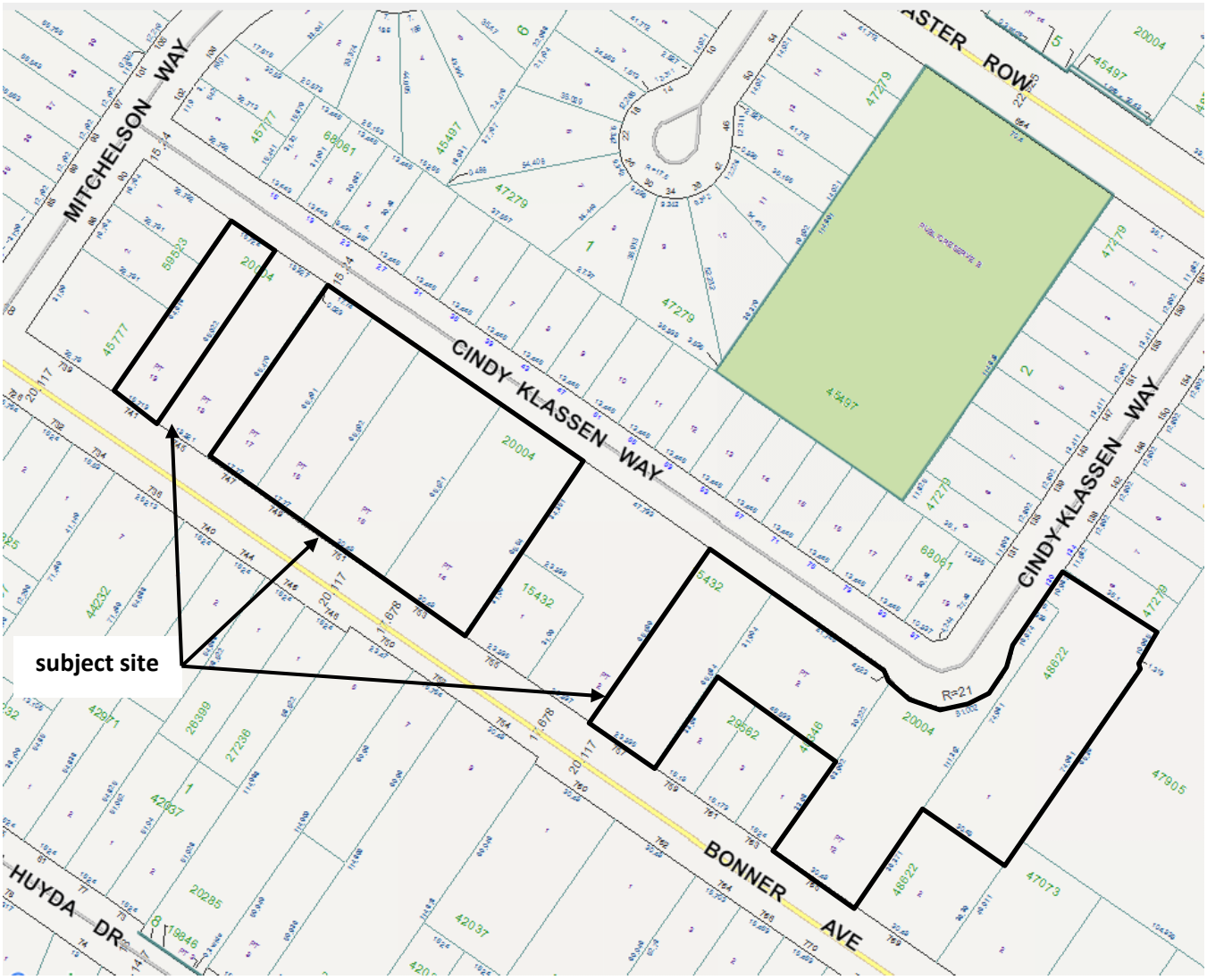


Figure 1: Existing Lots, Part Lots, Public Streets and Public Reserves **North↑**

SURROUNDING LAND USE AND ZONING

The area in which the site is located is shown on Figures 1, 2 and 3:

North: Cindy Klassen Way and a vacant parcel zoned “R1-M” Residential Single-Family (Medium) then more vacant parcels zoned “R1-M” Residential Single-Family (Medium).

East: Single-family dwellings split-zoned “R1-L” Residential Single-Family (Large) and “RR5” Rural Residential 5, single-family dwellings zoned “R1-L” Residential Single-Family (Large) and a multi-family dwelling zoned “RMF-M” Residential Multi-Family (Medium).

South: Bonner Avenue and single-family dwellings split-zoned “R1-L” Residential Single-Family (Large) and “RR5” Rural Residential 5, and single-family dwellings zoned “R1-L” Residential Single-Family (Large).

West: single-family dwellings and vacant parcels, some zoned “R1-M” Residential Single-Family (Medium) some zoned “R1-L” Residential Single-Family (Large) and some split-zoned “R1-L” Residential Single-Family (Large) and “RR5” Rural Residential 5.

Also of note:

- The site is in a neighbourhood that is transitioning from rural-residential to suburban and urban residential uses, with the full-range of municipal infrastructure.
- Public transit service is on Headmaster Row, which is north of the site.



Figure 2: 2018 Aerial Photography, Existing Lots, Part Lots, Public Streets and Public Reserves **North↑**

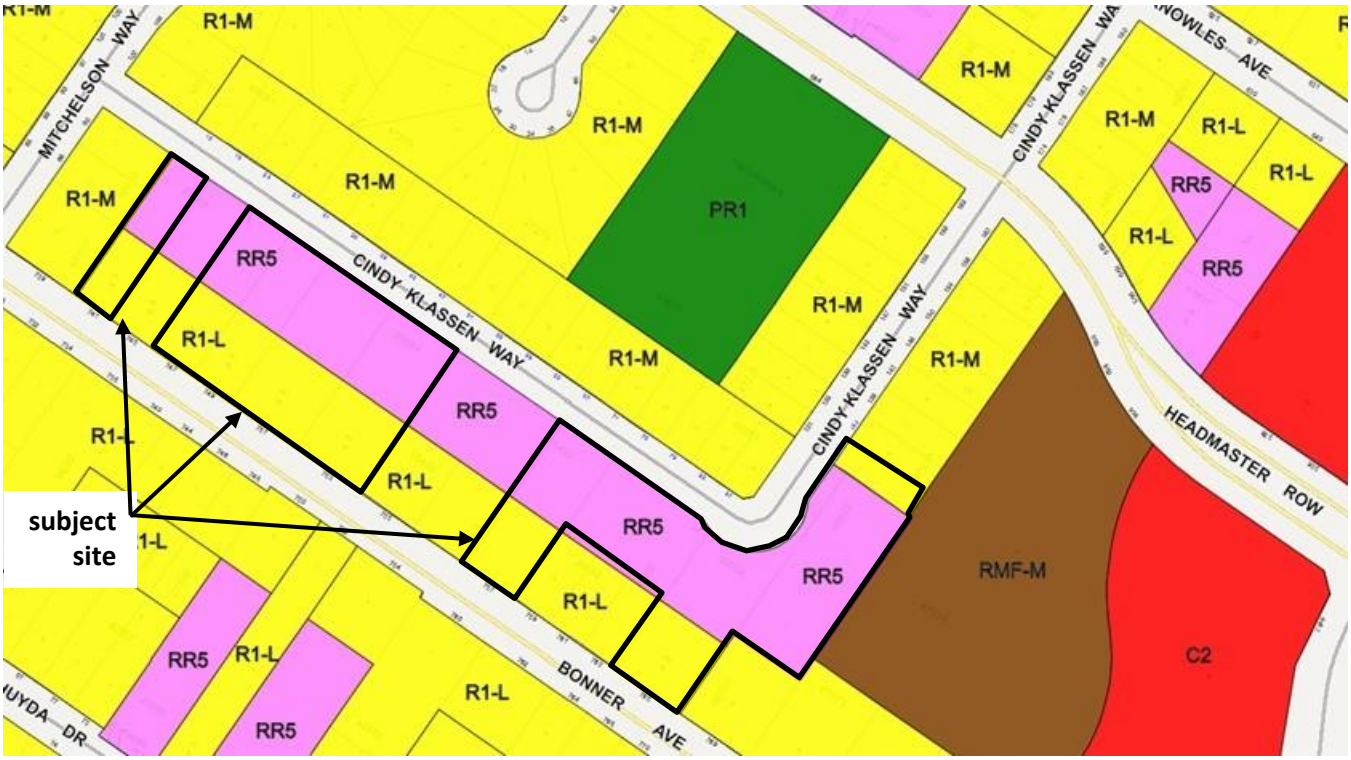


Figure 3: Existing Zoning **North↑**

DESCRIPTION OF THE PROPOSED DEVELOPMENT

The proposed plan of subdivision and rezoning would create 24 lots zoned "R1-M" Residential Single-Family (Medium) and seven lots zoned "R1-L" Residential Single-Family (Large). The areas and widths of the proposed lots are listed in the following table.

Single-family dwellings would be built on the "R1-M" lots. The "R1-L" lots would encompass the existing dwellings on the subject site.

Variances are needed to accommodate the proposed plan of subdivision, rezoning and subsequent development. An application and an administrative report regarding the variances have been submitted. The report recommends approval of the application (File Number DAV 21-185437D.)

COLLABORATIVE PLANNING

The applicant worked with the Urban Planning and Design Division in creating a proposal that would be supported by the Division.

Proposed Lot Widths, Lot Areas & Zoning				
Lot	Block	Width, ft.	Area, sq. ft.	Zoning District
1	1	54.8	5351	R1-M
2	1	36.6	3656	R1-M
3	1	38.0	3800	R1-M
4	1	38.0	3800	R1-M
5	1	38.0	3800	R1-M
6	1	46.0	4600	R1-M
7	1	40.0	3800	R1-M
8	1	40.0	3600	R1-M
9	1	40.0	3600	R1-M
10	1	54.8	5993	R1-L
11	1	58.3	6694	R1-L
12	1	58.3	6696	R1-L
13	1	99.98	11490	R1-L
14	1	100.0	12499	R1-L
1	2	37.5	3923	R1-M
2	2	37.5	3923	R1-M
3	2	37.5	3923	R1-M
4	2	37.5	3923	R1-M
5	2	37.5	3923	R1-M
6	2	36.0	3754	R1-M
7	2	36.2	3335	R1-M
8	2	39.7	3803	R1-M
9	2	39.7	5205	R1-M
10	2	39.7	7258	R1-M
11	2	39.7	5167	R1-M
12	2	36.0	4067	R1-M
13	2	36.0	4229	R1-M
14	2	36.0	4147	R1-M
15	2	36.0	4147	R1-M
16	2	78.4	8663	R1-L
17	2	100.0	11530	R1-L

ANALYSIS AND ISSUES

OURWINNIPEG AND COMPLETE COMMUNITIES

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 of *OurWinnipeg* and *Complete Communities* that applies to the Recent Communities Policy Area is in the Areas of Stability sections of these plans. It states:

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

Certain policies under Direction 1 of the Areas of Stability section of *Complete Communities* apply to the proposal. They state:

- *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.*
- *Support Complete Communities by ensuring diverse and high quality housing stock.*
- *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 plan of subdivision and rezoning application and the associated development proposal comply with the aforementioned Key Direction and policies for the following reasons:

- The site is in an area transitioning from rural residential to urban and suburban residential uses with the full range of municipal infrastructure.
- Public Transit service is near the site, on Headmaster Row.
- The proposed development will add 24 new single-family dwellings to the area.
- The proposed rezoning to “R1-M” Residential Single-Family (Medium) and “R1-L” Residential Single-Family (Large) is consistent with existing zoning along Cindy Klassen Way and Bonner Avenue.

REASONS FOR THE RECOMMENDATIONS

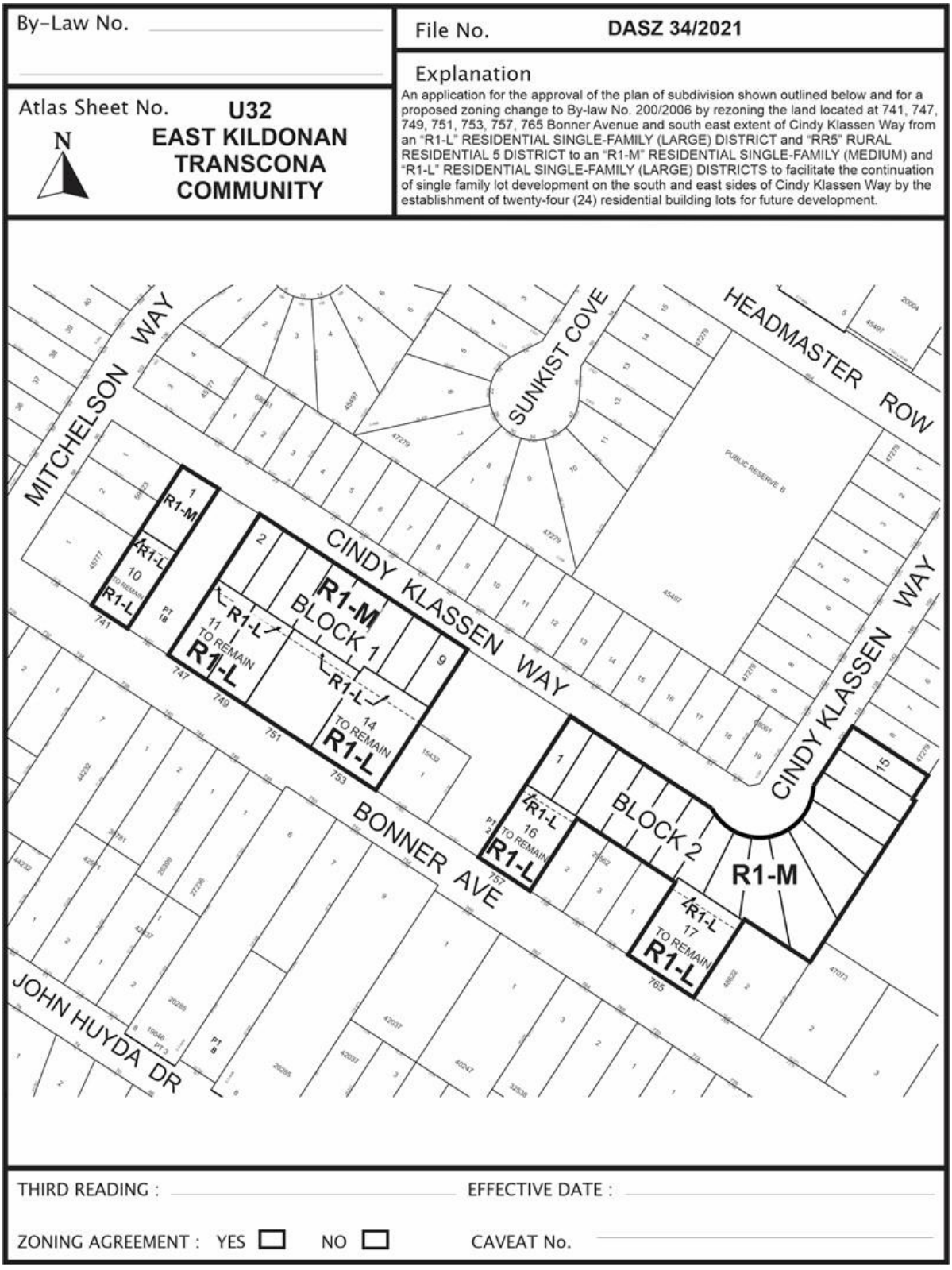
The Urban Planning and Design Division recommends approval of Schedule “A” to this report because:

- The proposed plan of subdivision and rezoning, and the associated development, comply with *OurWinnipeg* and *Complete Communities*.

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

Report Prepared by: Glen Doney, RPP, MCIP
PPD File #: DASZ 34/2021

SCHEDULE "A" OF FILE DASZ 34/2021, East Kildonan – Transcona Community Committee, dated November 1, 2021



SCHEDULE "B" – REPORT OF THE ADMINISTRATIVE COORDINATING GROUP
RE: PROPOSED SUBDIVISION AND REZONING OF LAND LOCATED AT
741, 747, 749, 751, 753, 757, 765 BONNER AVE, AND SOUTH EAST EXTENT OF CINDY KLASSEN Way
dated October 13, 2021

The above noted application was reviewed by ACG and determined to be within the Planned Area of the Cindy Klassen Way extension lands under development (DASZ 19/2014). Therefore, this application is subject to the terms and conditions as outlined under Development Agreement AG 19/14 and all addendums thereto.

It is recommended that approval of DASZ 34/2021, if granted, be subject to the applicant entering into an Addendum to Development Agreement AG 19/14 containing the following conditions:

Section I - Servicing Conditions

1) Land Drainage Trunk Charges

The Developer shall pay to the City, in cash, prior to the release of subdivision mylars for registration in the Winnipeg Land Titles Office, their share of the Regional Land Drainage Service Charge (TSR), as determined by and to the satisfaction of the Director of Water and Waste.

2) Regional Transportation Infrastructure

a) The Developer shall pay to the City, in cash, prior to the release of subdivision mylars for registration in the Winnipeg Land Titles Office, their share of the cost of improvements previously installed by others at or in the vicinity of the intersection of Headmaster Row and Lagimodiere Boulevard, as determined by and to the satisfaction of the Director of Public Works.

b) The Developer shall pay to the City, in cash, prior to the release of subdivision mylars for registration in the Winnipeg Land Titles Office, their share of the cost of the oversized pavement previously installed by others in Headmaster Row, as determined by and to the satisfaction of the Director of Public Works.

Section II – Costs and Fees

1) 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 this Agreement and the physical development of the Planned Area.

2) Professional Fees

a) The Developer shall pay the full cost of all 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, parklands, parkways 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.

3) Administration Fees

The Developer shall pay to the City, prior to the release of the subdivision mylars for registration in the Land Titles Office, an administration fee plus applicable GST to help defray the City's administration and related costs associated with the preparation and implementation of the Development Agreement.

THIS REPORT SUBMITTED BY:

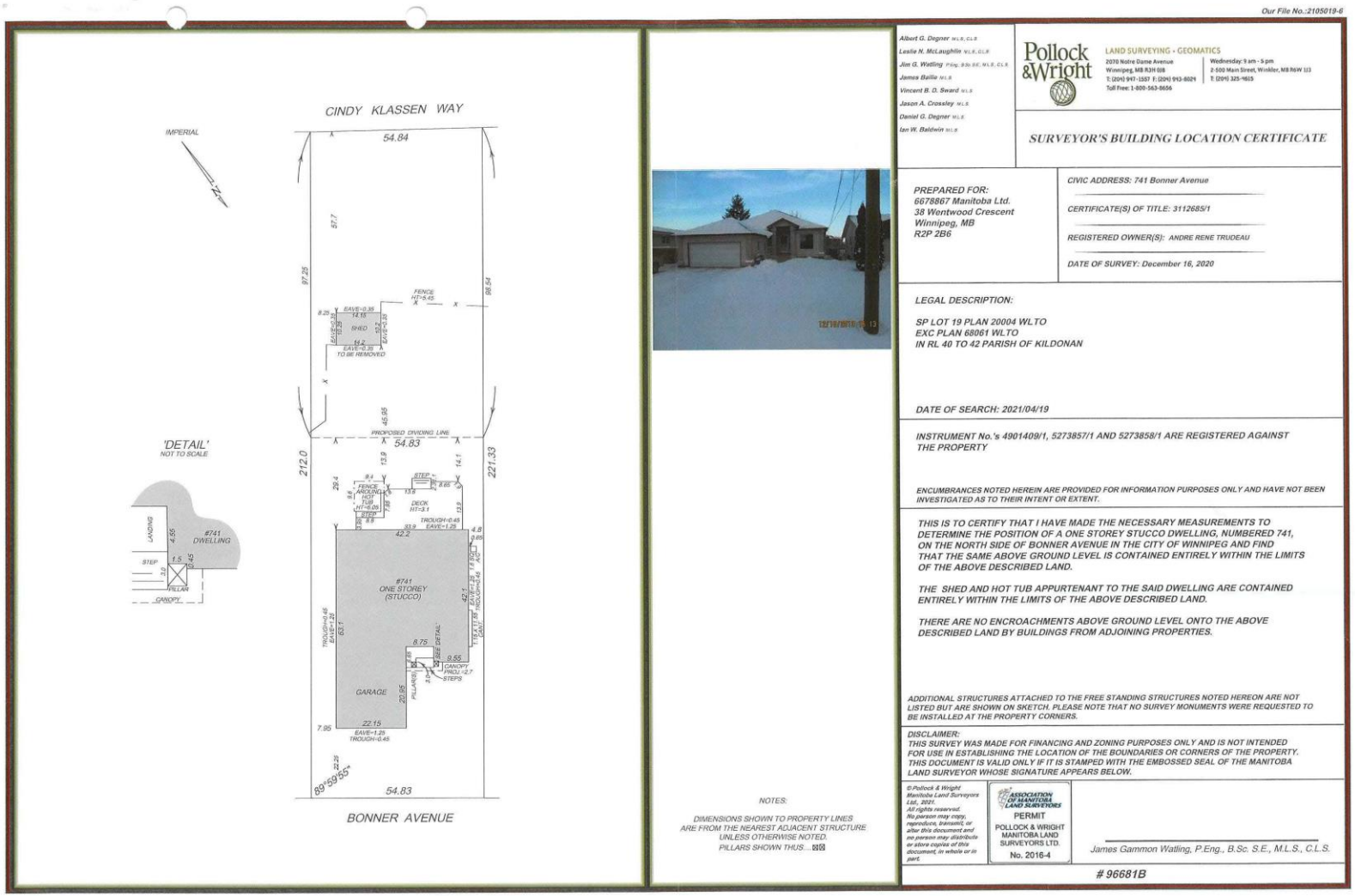
Administrative Co-ordinating Group
File No. DASZ 34/2021
October 13, 2021

"*Original Signed by D. Trenchard"*
D. Trenchard, P. Eng.
Land Development Branch
Planning, Property and Development Department

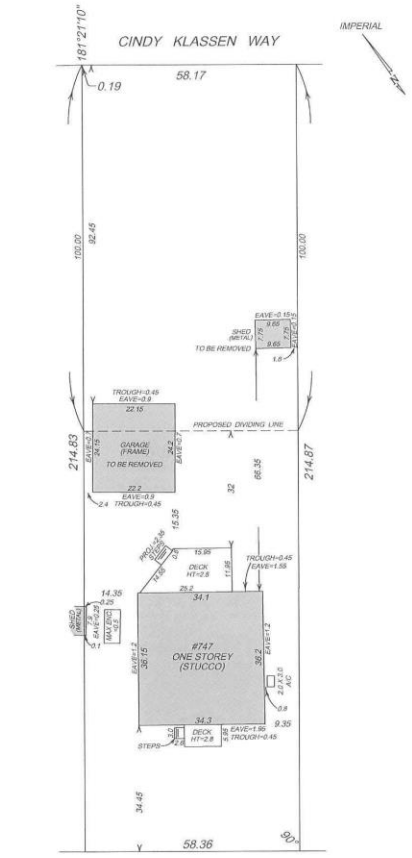
"*Original Signed by M. Gajda"*
M.Gajda, P. Eng.
Engineering Division
Water and Waste Department

"*Original Signed by C. Desjardine"*
C. Desjardine, M. Sc., P. Eng.
Transportation Division
Public Works Department

Exhibit “15” referred to in File DASZ 34/2021



Our File No.:2105019-4





NOTE:
DIMENSIONS SHOWN TO PROPERTY LINES ARE FROM THE NEAREST ADJACENT STRUCTURE UNLESS OTHERWISE NOTED.

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Leslie N. McLaughlin MLS, C.L.S
Jim G. Watling P.Eng, B.Sc. S.E., M.L.S., C.L.S
James Baillie MLS
Vincent B. D. Sward MLS
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Wednesday: 9 am - 5 pm
2-502 Main Street, Winkler, MB R6W 1J3
T: (204) 325-9615

SURVEYOR'S BUILDING LOCATION CERTIFICATE

PREPARED FOR:
6678867 Manitoba Ltd.
38 Wentwood Crescent
Winnipeg, MB
R2P 2B6

CIVIC ADDRESS: 747 Bonner Avenue

CERTIFICATE(S) OF TITLE: 3112684/1

REGISTERED OWNER(S): SANDRA MARLENE POITRAS

DATE OF SURVEY: December 16, 2020

LEGAL DESCRIPTION:

SP LOT 17 PLAN 20004 WLTO
EXC PLAN 68061 WLTO
IN RL 40 TO 42 PARISH OF KILDONAN

DATE OF SEARCH: 2013/09/06

INSTRUMENT No.'s 2392357/1, 2758380/1 AND 3742347/1 ARE REGISTERED AGAINST THE PROPERTY

ENCUMBRANCES NOTED HEREIN ARE PROVIDED FOR INFORMATION PURPOSES ONLY AND HAVE NOT BEEN INVESTIGATED AS TO THEIR INTENT OR EXTENT.

THIS IS TO CERTIFY THAT I HAVE MADE THE NECESSARY MEASUREMENTS TO DETERMINE THE POSITION OF A ONE STOREY STUCCO DWELLING, NUMBERED 747, ON THE NORTH SIDE OF BONNER AVENUE IN THE CITY OF WINNIPEG AND FIND THAT THE SAME ABOVE GROUND LEVEL IS CONTAINED ENTIRELY WITHIN THE LIMITS OF THE ABOVE DESCRIBED LAND.

THE GARAGE AND SHED APPURTENANT TO THE SAID DWELLING ARE CONTAINED ENTIRELY WITHIN THE LIMITS OF THE ABOVE DESCRIBED LAND.

THERE ARE NO ENCROACHMENTS ABOVE GROUND LEVEL ONTO THE ABOVE DESCRIBED LAND BY BUILDINGS FROM ADJOINING PROPERTIES EXCEPT AS SHOWN.

ADDITIONAL STRUCTURES ATTACHED TO THE FREE STANDING STRUCTURES NOTED HEREON ARE NOT LISTED BUT ARE SHOWN ON SKETCH. PLEASE NOTE THAT NO SURVEY MONUMENTS WERE REQUESTED TO BE INSTALLED AT THE PROPERTY CORNERS.

DISCLAIMER:
THIS SURVEY WAS MADE FOR FINANCING AND ZONING PURPOSES ONLY AND IS NOT INTENDED FOR USE IN ESTABLISHING THE LOCATION OF THE BOUNDARIES OR CORNERS OF THE PROPERTY. THIS DOCUMENT IS VALID ONLY IF IT IS STAMPED WITH THE EMBOSSED SEAL OF THE MANITOBA LAND SURVEYOR WHOSE SIGNATURE APPEARS BELOW.

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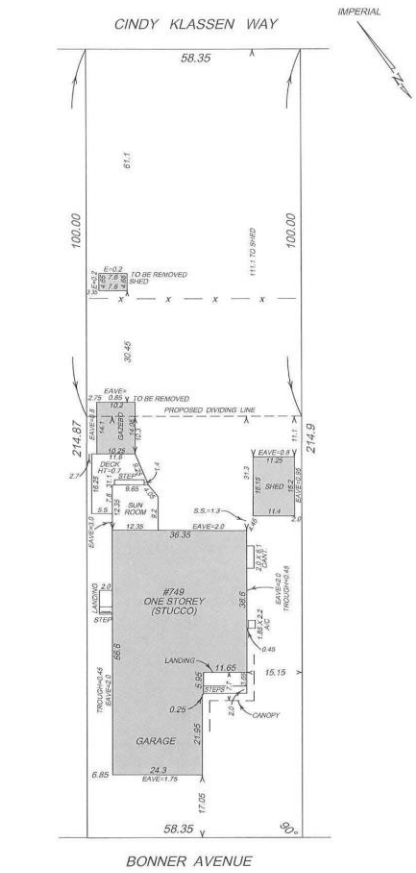
James Gammon Watling, P.Eng., B.Sc. S.E., M.L.S., C.L.S.

96681A

Our File No.:2105019-3



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Vincent B. D. Sward MLS
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SURVEYOR'S BUILDING LOCATION CERTIFICATE

PREPARED FOR:
6678867 Manitoba Ltd.
38 Wentwood Crescent
Winnipeg, MB
R2P 2B6

CIVIC ADDRESS: 749 Bonner Avenue

CERTIFICATE(S) OF TITLE: 3112686/1

REGISTERED OWNER(S): RODNEY GEORGE KLINCK

DATE OF SURVEY: December 16, 2020

LEGAL DESCRIPTION:

SP LOT 16 PLAN 20004 WLTO
EXC PLAN 68061 WLTO
IN RL 40 TO 42 PARISH OF KILDONAN

DATE OF SEARCH: 2021/04/19

INSTRUMENT No.'s 5273857/1 AND 5273858/1 ARE REGISTERED AGAINST THE PROPERTY

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THIS IS TO CERTIFY THAT I HAVE MADE THE NECESSARY MEASUREMENTS TO DETERMINE THE POSITION OF A ONE STOREY STUCCO DWELLING, NUMBERED 749, ON THE NORTH SIDE OF BONNER AVENUE IN THE CITY OF WINNIPEG AND FIND THAT THE SAME ABOVE GROUND LEVEL IS CONTAINED ENTIRELY WITHIN THE LIMITS OF THE ABOVE DESCRIBED LAND.

THE TWO SHEDS, SUNROOM AND GAZEBO APPURTENANT TO THE SAID DWELLING ARE CONTAINED ENTIRELY WITHIN THE LIMITS OF THE ABOVE DESCRIBED LAND.

THERE ARE NO ENCROACHMENTS ABOVE GROUND LEVEL ONTO THE ABOVE DESCRIBED LAND BY BUILDINGS FROM ADJOINING PROPERTIES.

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Our File No.:2105019-2

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Jim G. Watling P.Eng., B.Sc.S.E., M.L.S., C.L.S.
James Baillie M.L.S.
Vincent B. D. Sward M.L.S.
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SURVEYOR'S BUILDING LOCATION CERTIFICATE



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PREPARED FOR:
6678867 Manitoba Ltd.
38 Wentwood Crescent
Winnipeg, MB
R2P 2B6

CIVIC ADDRESS: 751 Bonner Avenue

CERTIFICATE(S) OF TITLE: 3112688/1

REGISTERED OWNER(S): ROBERT VICTOR GIGIEL AS EXECUTOR UNDER THE LAST WILL OF KAZIMIERA GIGIEL AND ROBERT VICTOR GIGIEL ARE EACH REGISTERED OWNER OF AN UNDIVIDED 1/2 INTEREST

DATE OF SURVEY: December 16, 2020

LEGAL DESCRIPTION:

SP LOT 15 PLAN 20004 WLTO
EXC PLAN 68061 WLTO
IN RL 40 TO 42 PARISH OF KILDONAN

DATE OF SEARCH: 2021/04/19

INSTRUMENT No.'s 5273857/1 AND 5273858/1 ARE REGISTERED AGAINST THE PROPERTY

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THIS IS TO CERTIFY THAT I HAVE MADE THE NECESSARY MEASUREMENTS TO DETERMINE THE POSITION OF A ONE STOREY STUCCO DWELLING, NUMBERED 751, ON THE NORTH SIDE OF BONNER AVENUE IN THE CITY OF WINNIPEG AND FIND THAT THE SAME ABOVE GROUND LEVEL IS CONTAINED ENTIRELY WITHIN THE LIMITS OF THE ABOVE DESCRIBED LAND.

THE TWO SHEDS AND GAZEBO APPURTENANT TO THE SAID DWELLING ARE CONTAINED ENTIRELY WITHIN THE LIMITS OF THE ABOVE DESCRIBED LAND.

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Our File No.:2105019-1



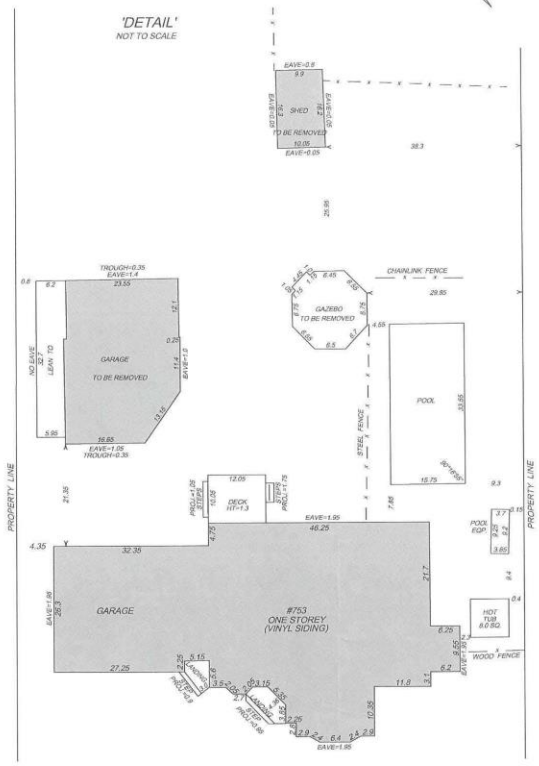
CINDY KLASSEN WAY



BONNER AVENUE

IMPERIAL

'DETAIL'
NOT TO SCALE



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SURVEYOR'S BUILDING LOCATION CERTIFICATE

PREPARED FOR:
6678867 Manitoba Ltd.
38 Wentwood Crescent
Winnipeg, MB
R2P 2B6

CIVIC ADDRESS: 753 Bonner Avenue

CERTIFICATE(S) OF TITLE: 1961432/1

REGISTERED OWNER(S): BRUCE GEORGE ADAMS AND NANCY MARIE ADAMS

DATE OF SURVEY: December 16, 2020

LEGAL DESCRIPTION:

SP LOT 14 PLAN 20004 WLTO
EXC PLAN 68061 WLTO
IN RL 40 AND 42 IN THE PARISH OF KILDONAN

DATE OF SEARCH: 2021/04/19

INSTRUMENT No.'s 5273857/1 AND 5273858/1 ARE REGISTERED AGAINST THE PROPERTY

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THIS IS TO CERTIFY THAT I HAVE MADE THE NECESSARY MEASUREMENTS TO DETERMINE THE POSITION OF A ONE STOREY VINYL SIDING DWELLING, NUMBERED 753, ON THE NORTH SIDE OF BONNER AVENUE IN THE CITY OF WINNIPEG AND FIND THAT THE SAME ABOVE GROUND LEVEL IS CONTAINED ENTIRELY WITHIN THE LIMITS OF THE ABOVE DESCRIBED LAND.

THE GARAGE, SHED, GAZEBO, HOT TUB, POOL AND POOL EQUIPMENT APPURTENANT TO THE SAID DWELLING ARE CONTAINED ENTIRELY WITHIN THE LIMITS OF THE ABOVE DESCRIBED LAND.

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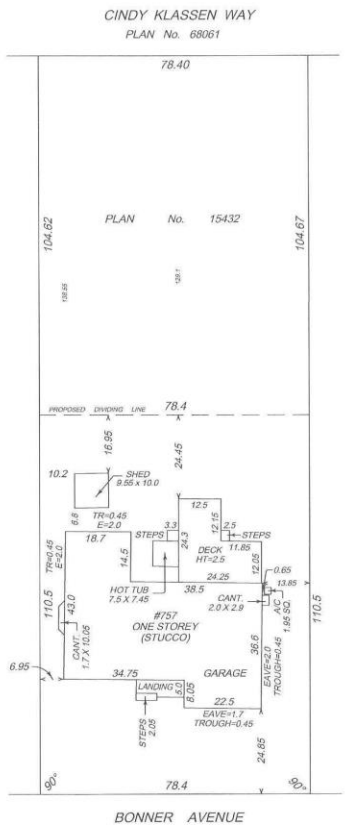
Our File No.:2012204





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SURVEYOR'S BUILDING LOCATION CERTIFICATE

PREPARED FOR:
5907731 Manitoba Ltd.
38 Wentwood Crescent
Winnipeg, MB
R2P 2B6

CIVIC ADDRESS: 757 Bonner Avenue

CERTIFICATE(S) OF TITLE: 3112690/1

REGISTERED OWNER(S):
ROGER LABOSSIERE AND STACEY LYNN LABOSSIERE

DATE OF SURVEY: December 16, 2020

LEGAL DESCRIPTION:

ELY 23.896 METRES OF LOT 2 PLAN 15432 WLTO
EXC PLAN 68061 WLTO
IN RL 42 PARISH OF KILDONAN

DATE OF SEARCH: 2021/04/19

INSTRUMENT No. 4050558/1, 5273857/1, AND 5273858/1 IS REGISTERED AGAINST THE PROPERTY

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THE SHED AND HOT TUB APPURTENANT TO THE SAID DWELLING ARE CONTAINED ENTIRELY WITHIN THE LIMITS OF THE ABOVE DESCRIBED LAND.

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James Gammon Watling, P.Eng., B.Sc. S.E., M.L.S., C.L.S.

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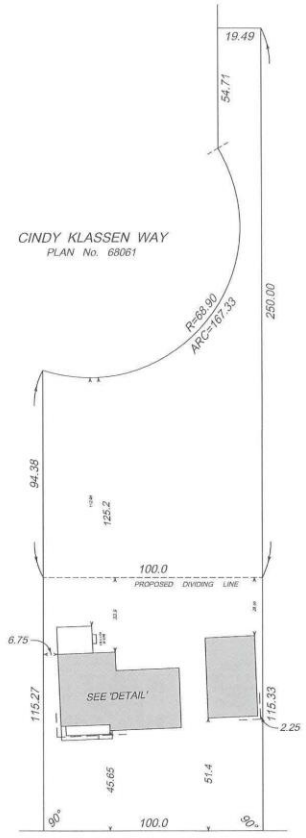
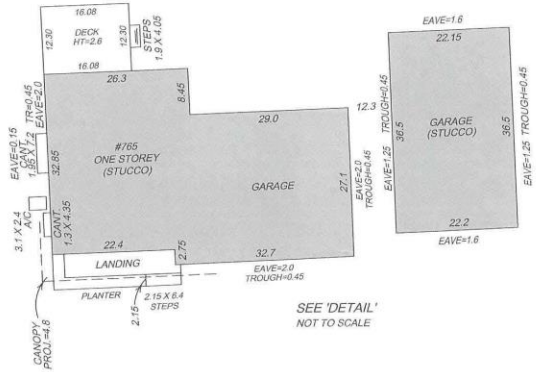
Our File No.:2012204







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SURVEYOR'S BUILDING LOCATION CERTIFICATE

PREPARED FOR:
5907731 Manitoba Ltd.
38 Wentwood Crescent
Winnipeg, MB
R2P 2B6

CIVIC ADDRESS: 765 Bonner Avenue

CERTIFICATE(S) OF TITLE: 3112691/1

REGISTERED OWNER(S): MICHAEL SHUPENIA
AND ROSALIE ANN SHUPENIA

DATE OF SURVEY: December 16, 2020

LEGAL DESCRIPTION:

SP LOT 12 PLAN 20004 WLTO
EXC PLAN 68061 WLTO
IN RL 40, 41 AND 42 PARISH OF KILDONAN

DATE OF SEARCH: 2021/04/19

INSTRUMENT No. 5273857/1 AND 5273858 IS REGISTERED AGAINST THE PROPERTY

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THIS IS TO CERTIFY THAT I HAVE MADE THE NECESSARY MEASUREMENTS TO DETERMINE THE POSITION OF A ONE STOREY STUCCO DWELLING, NUMBERED 765, ON THE NORTH SIDE OF BONNER AVENUE IN THE CITY OF WINNIPEG AND FIND THAT THE SAME ABOVE GROUND LEVEL IS CONTAINED ENTIRELY WITHIN THE LIMITS OF THE ABOVE DESCRIBED LAND.

THE GARAGE APPURTENANT TO THE SAID DWELLING IS CONTAINED ENTIRELY WITHIN THE LIMITS OF THE ABOVE DESCRIBED LAND.

THERE ARE NO ENCROACHMENTS ABOVE GROUND LEVEL ONTO THE ABOVE DESCRIBED LAND BY BUILDINGS FROM ADJOINING PROPERTIES.

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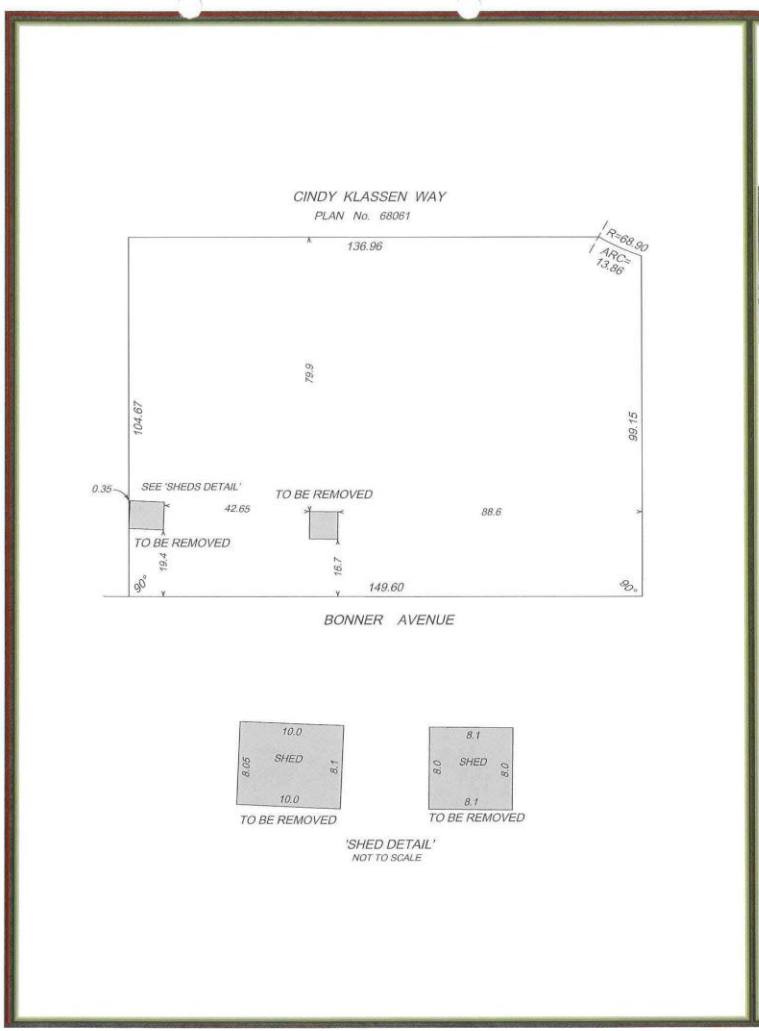
ASSOCIATION OF MANITOBA LAND SURVEYORS
PERMIT
POLLOCK & WRIGHT MANITOBA LAND SURVEYORS LTD.
No. 2016-4

James Gammon Watling, P.Eng., B.Sc. S.E., M.L.S., C.L.S.

96601A

Our File No.:2012204





NOTE:
DIMENSIONS SHOWN TO PROPERTY LINES ARE FROM THE NEAREST ADJACENT STRUCTURE UNLESS OTHERWISE NOTED.

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2-500 Main Street, Winkler, MB R6W 1J3
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SURVEYOR'S BUILDING LOCATION CERTIFICATE

PREPARED FOR:
5907731 Manitoba Ltd.
38 Wentwood Crescent
Winnipeg, MB
R2P 2B6

CIVIC ADDRESS: Bonner Avenue

CERTIFICATE(S) OF TITLE: 3112720/1

REGISTERED OWNER(S): 6678867 MANITOBA INC.

DATE OF SURVEY: December 16, 2020

LEGAL DESCRIPTION:

LOT 2 PLAN 40346 WLTO
EXC PLAN 68061
IN RL 42 PARISH OF KILDONAN

DATE OF SEARCH: 2021/04/19

INSTRUMENT No. 5273857/1 AND 5273858/1 IS REGISTERED AGAINST THE PROPERTY

ENCUMBRANCES NOTED HEREIN ARE PROVIDED FOR INFORMATION PURPOSES ONLY AND HAVE NOT BEEN INVESTIGATED AS TO THEIR INTENT OR EXTENT.

THIS IS TO CERTIFY THAT I HAVE MADE THE NECESSARY MEASUREMENTS TO DETERMINE THE POSITION OF A TWO SHEDS, UN-NUMBERED, ON THE NORTH SIDE OF BONNER AVENUE IN THE CITY OF WINNIPEG AND FIND THAT THE SAME ABOVE GROUND LEVEL IS CONTAINED ENTIRELY WITHIN THE LIMITS OF THE ABOVE DESCRIBED LAND.

THERE ARE NO ENCROACHMENTS ABOVE GROUND LEVEL ONTO THE ABOVE DESCRIBED LAND BY BUILDINGS FROM ADJOINING PROPERTIES.

ADDITIONAL STRUCTURES ATTACHED TO THE FREE STANDING STRUCTURES NOTED HEREON ARE NOT LISTED BUT ARE SHOWN ON SKETCH. PLEASE NOTE THAT NO SURVEY MONUMENTS WERE REQUESTED TO BE INSTALLED AT THE PROPERTY CORNERS.

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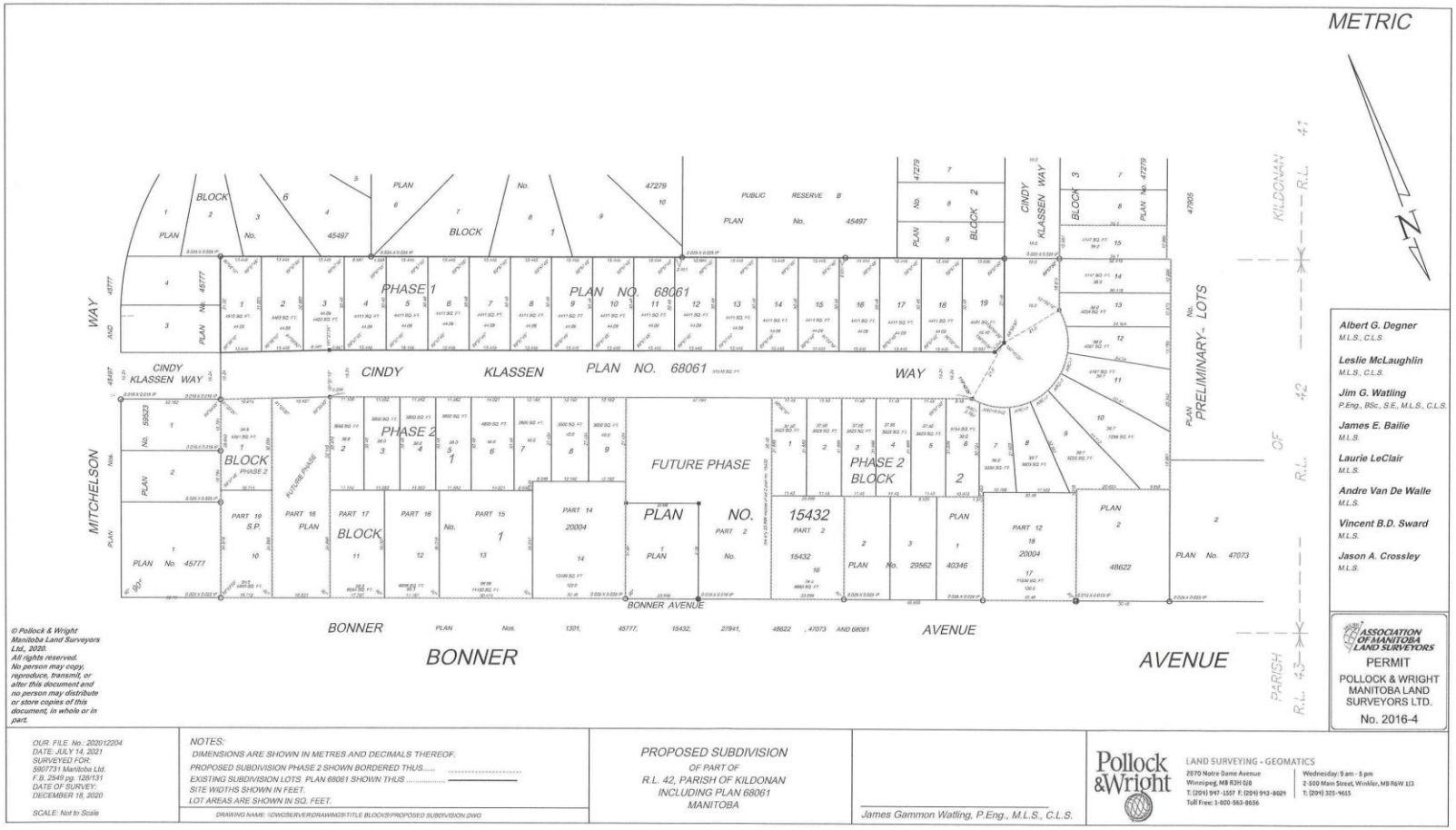

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OUR FILE No.: 202012204
DATE: JULY 14, 2021
SURVEYED FOR:
5907731 Manitoba Ltd.
F.B. 2549 pg. 126/131
DATE OF SURVEY:
DECEMBER 18, 2020

SCALE: Not to Scale

NOTES:
DIMENSIONS ARE SHOWN IN METRES AND DECIMALS THEREOF.
PROPOSED SUBDIVISION PHASE 2 SHOWN BORDERED THUS.....
EXISTING SUBDIVISION LOTS PLAN 68061 SHOWN THUS .....
SITE WIDTHS SHOWN IN FEET.
LOT AREAS ARE SHOWN IN SQ. FEET.

DRAWING NAME: \\DWGSERVER\DRAWINGS\TITLE BLOCKS\PROPOSED SUBDIVISION.DWG

PROPOSED SUBDIVISION
OF PART OF
R.L. 42, PARISH OF KILDONAN
INCLUDING PLAN 68061
MANITOBA

James Gammon Watling, P.Eng., M.L.S., C.L.S.

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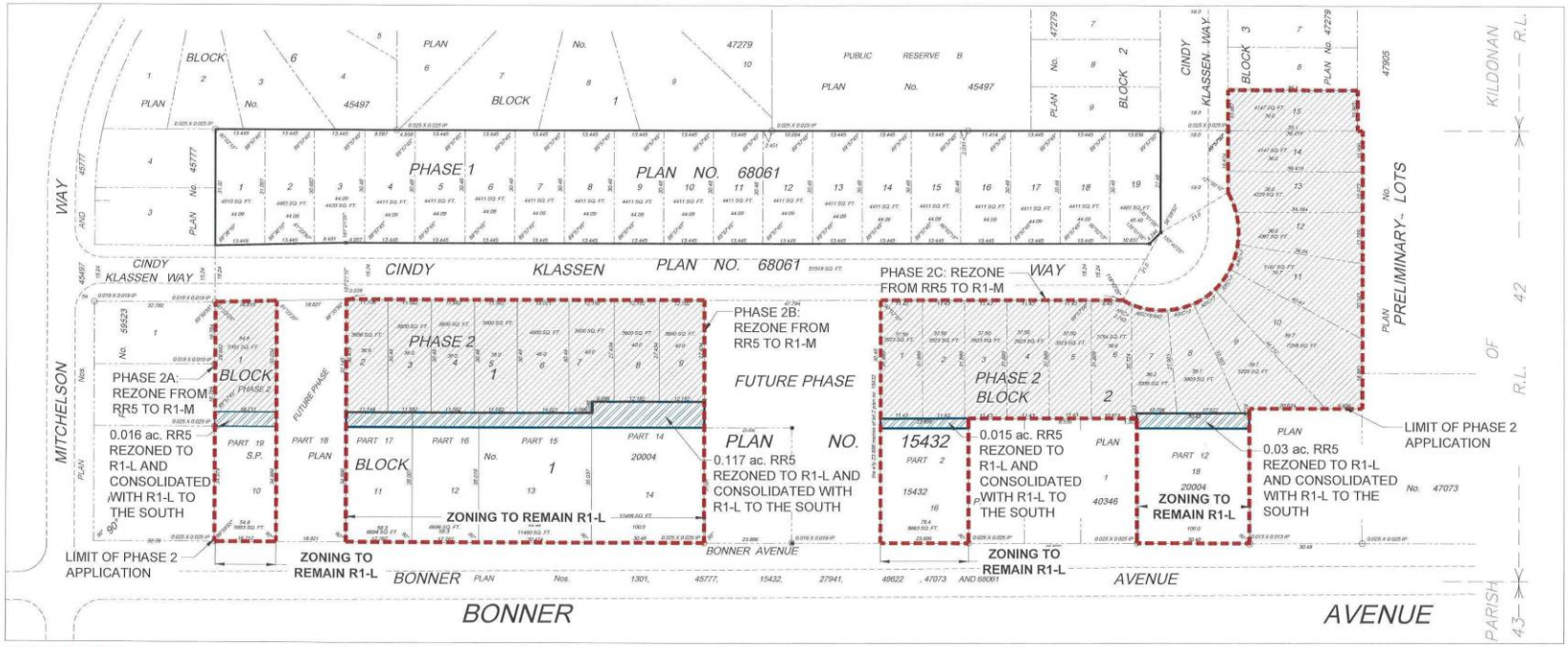


LIMIT OF PHASE 2 APPLICATION

AREA RE-ZONED FROM RR-5 TO R1-L

AREA RE-ZONED FROM RR-5 TO R1-M

CINDY KLASSEN WAY

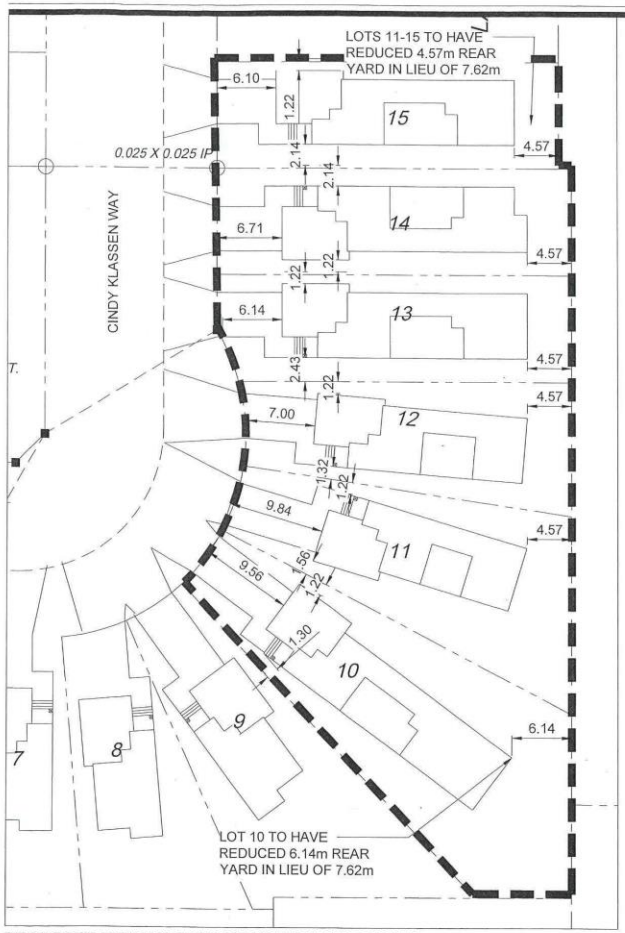
CONCEPTUAL PLAN OF SUBDIVISION AND REZONING - PHASE 2

July 14, 2021

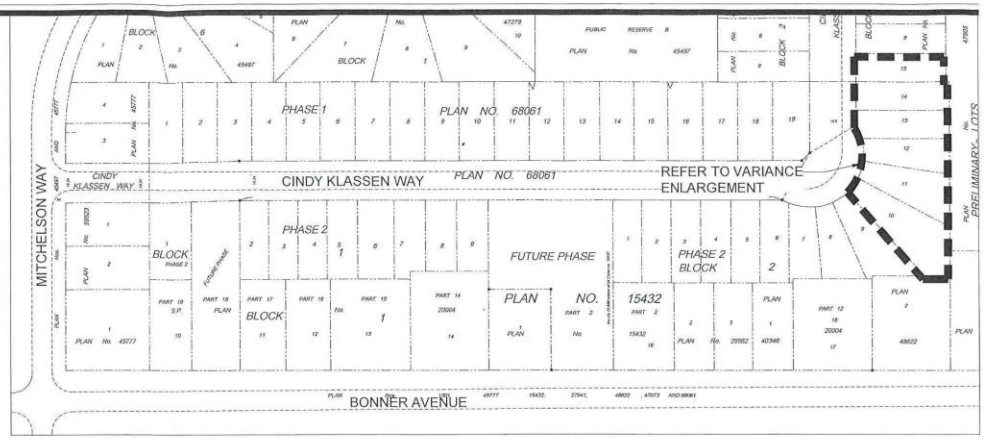
SCALE 1:1000 0 10 20 30m

NORTH

McGOWAN·RUSSELL



PROPOSED REAR YARD VARIANCE ENLARGEMENT



CINDY KLASSEN DEVELOPMENT- OVERALL

LIMIT OF VARIANCE
TO REDUCE REAR YARDS

SCALE 1:400 0 5 10 20m NORTH

CINDY KLASSEN WAY

JULY 14, 2021

REAR VARIANCE PLAN- BLOCK 2, LOTS 10-15

McGOWAN·RUSSELL