Agenda - Executive Policy Committee - June 16, 2004

Report - Standing Policy Committee on Property and Development - June 8, 2004

Item No. 14 Subdivision and Rezoning - land located on the northeast corner of Leila Avenue and Pipeline Road
File DASZ 9/2004

STANDING COMMITTEE RECOMMENDATION:

On June 8, 2004, the Standing Policy Committee on Property concurred in the recommendation of the Lord Selkirk-West Kildonan Community Committee, as amended, and submits the following to Council:

1. That the plan of subdivision proposed under File DASZ 9/2004 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File DASZ 9/2004 dated May 4, 2004, for registration in the Winnipeg Land Titles Office.

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

3. That Caveat 2820660 be withdrawn.

4. That The Winnipeg Zoning By-Law No. 6400/94 be amended by rezoning the subject land as outlined on Schedule "A" for File DASZ 9/2004 dated May 4, 2004 to a "C2" Commercial District subject to the applicant entering into a Zoning Agreement with the City pursuant to Section 240 (1) of The City of Winnipeg Charter to include the following conditions:

    A. That final construction plans shall be submitted showing the location and design of the proposed accessory parking areas, private approaches, loading areas, fencing, garbage enclosures, landscaping and the location, elevation and details of the exterior finishing materials to the Lord Selkirk -West Kildonan Community Committee for plan approval prior to the issuance of any building or development permit and maintained thereafter to the satisfaction of the Director of Planning, Property and Development.

    B. That land usage be restricted as follows:

        i. The following uses shall not be permitted on the land:
            a. Automobile, including motorcycle: Rental, Sales, including accessory

b. Repair, Service, Installation of Supplies/Parts
c. Automobile, including motorcycle: Supplies/Parts, Sales
d. Automobile, including motorcycle: Cleaning
e. Beer: Sales
f. Bingo Parlour
g. Billiard Parlour
h Bus Station
i. Contractors' Establishment
j. Convenience Store
k. Exterminator
l. Farm Supplies: Sales
m. Fuel: Sales kiosk
n. Landscape/Garden Supplies: Sales, including outside display limited to packaged supplies, plants or trees
o. Machinery/Heavy Equipment Supplies and Parts
p. Sales, Installation, Service
q. Mobile Home Park
r. Motors or Machines, Recreational or Utility, including power toboggans, outboard motors, lawn mowers: Rental, Sale, Service
s. Parking Area, non-accessory
t. Pawnshop
u. Tattoo Parlour
v. Terminal For Haulage, Motor Freight Station, excluding an intermodal terminal
w. Terminal for Courier/Delivery/ Express Service, Cleaning Service, Key And Lock Service, Security Service, Taxi, or similar service
x. Studio, including dance, martial arts, music, photography, excluding radio, television, or motion picture
y. Tire: Sales, Service

C. That the following signs are prohibited on the “C2” Commercial District land:

i. Free-standing signs in excess of twenty-five (25) feet in height;
ii. Mobile advertising signs, except for a period of fourteen (14) days upon issuance of a new occupancy permit;
iii. Flashing or scintillating signs;
iv. Signage on the north or east side of the buildings;
v. Sign surface area for free standing signs in excess of 323 square feet.

D. That no sign shall be erected on the land except in accordance with plans approved by the Chief Administrative Officer or his/her designate.

E. That the hours of operation for any business being conducted shall not fall within 11:00 pm and 6:00 am.

F. That the height of any building or structure erected or located on the land shall not exceed forty (40) feet or three (3) storeys in height.

G. That a twenty-five (25) foot front yard adjacent to Leila Avenue be maintained as a landscaped strip.

H. That a twenty-five (25) foot corner side yard adjacent to Pipeline be maintained as a landscaped strip.

I. That the height of buildings be a maximum of forty (40) feet.

5. That in the event the application is not proceeded with expeditiously and the by-law is not enacted within twenty-four (24) months after adoption of the report by Council, the matter shall be deemed to be concluded and shall not be proceeded with unless an extension of time is applied for prior to the expiry of this twenty-four (24) month period and the extension is subsequently approved by Council.

6. That the City Solicitor/Manager of Legal Services be requested to prepare the necessary by-law in accordance with the above.

7. That the subdivision section of the by-law shall come into force and effect when the Plan of Subdivision has been registered in the Winnipeg Land Titles Office.

8. That the zoning section of the by-law shall come into force and effect when the Plan of Subdivision has been registered in the Winnipeg Land Titles Office and the Zoning Agreement has been filed by caveat in the Winnipeg Land Titles Office against those lands provided that the said effective date occurs within twenty-four (24) months from the date that the said rezoning by-law is adopted by Council.

9. That the Plan of Subdivision shall be approved and signed by the Director of Planning, Property and Development within two (2) years of the date of passage of the aforementioned by-law.

Agenda - Executive Policy Committee - June 16, 2004

Report - Standing Policy Committee on Property and Development - June 8, 2004

10. That in the event the necessary City of Winnipeg mylar approval signatures have not been secured within twenty-four (24) months after adoption of the by-law, the matter shall be deemed to be concluded and shall not be proceeded with unless Council extends that time.

Agenda - Executive Policy Committee - June 16, 2004

Report - Standing Policy Committee on Property and Development - June 8, 2004

DECISION MAKING HISTORY:

On June 8, 2004 the Standing Policy Committee on Property and Development concurred in the recommendation of the Lord Selkirk-West Kildonan Community, with the following amendment, namely:

- Recommendation 4F
  Delete the word “RM-3”

and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On May 18, 2004, the Lord Selkirk-West Kildonan Community Committee concurred in the administrative recommendation and submitted its recommendation to the Standing Policy Committee on Property and Development.

RE: **Subdivision and Rezoning - land located on the northeast corner of Leila Avenue and Pipeline Road**
File DASZ 9/2004

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

Prepared by: **Diane Timmins, Clerk**
Lord Selkirk-West Kildonan Community Committee

Report date: **May 27, 2004**

COMMUNITY COMMITTEE RECOMMENDATION:

On May 18, 2004, the Lord Selkirk-West Kildonan Community Committee concurred in the administrative recommendation and recommends to the Standing Policy Committee on Property and Development:

1. That the plan of subdivision proposed under File DASZ 9/2004 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File DASZ 9/2004, and dated May 4, 2004, for registration in the Winnipeg Land Titles Office.

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

3. That Caveat 2820660 be withdrawn.

4. That The Winnipeg Zoning By-Law No. 6400/94 be amended by rezoning the subject land as outlined on Schedule "A" for File DASZ 9/2004, and dated May 4, 2004 to a "C2" Commercial District subject to the applicant entering into a Zoning Agreement with the City pursuant to Section 240 (1) of The City of Winnipeg Charter to include the following conditions:

    A. That final construction plans shall be submitted showing: the location and design of the proposed accessory parking areas, private approaches, loading areas, fencing, garbage enclosures, and landscaping; and the location, elevation and details of the exterior finishing materials, to the Lord Selkirk -West Kildonan Community Committee for plan approval prior to the issuance of any building or development permit; and maintained thereafter to the satisfaction of the Director of Planning, Property and Development.

    B. That land usage be restricted as follows;

        i. The following uses shall not be permitted on the land:

a. Automobile, including motorcycle: Rental, Sales, including accessory
b. Repair, Service, Installation Of Supplies/Parts
c. Automobile, including motorcycle: Supplies/Parts, Sales
d. Automobile, including motorcycle: Cleaning
e. Beer: Sales
f. Bingo Parlour
g. Billiard Parlour
h Bus Station
i. Contractors' Establishment
j. Convenience Store
k. Exterminator
l. Farm Supplies: Sales
m. Fuel: Sales kiosk
n. Landscape/Garden Supplies: Sales, including outside display limited to packaged supplies, plants or tree
o. Machinery/Heavy Equipment Supplies and Parts:
p. Sales, Installation, Service
q. Mobile Home Park
r. Motors or Machines, Recreational or Utility, including power toboggans, outboard motors, lawn mowers: Rental, Sale, Service
s. Parking Area, non-accessory
t. Pawnshop
u. Tattoo Parlour
v. Terminal For Haulage, Motor Freight Station, excluding an intermodal terminal
w. Terminal for Courier/Delivery/ Express Service, Cleaning Service, Key And Lock Service, Security Service, Taxi, or similar service
x. Studio, including dance, martial arts, music, photography, excluding radio, television, or motion picture
y. Tire: Sales, Service

C. That the following signs are prohibited on the “C2” land:

i. Free-standing signs in excess of twenty-five (25) feet in height;
ii. Mobile advertising signs, except for a period of fourteen (14) days upon issuance of a new occupancy permit; and
iii. Flashing or scintillating signs;
iv. Signage on the north or east side of the buildings;
v. Sign surface area for free standing signs in excess of 323 square feet;

D. That no sign shall be erected on the land except in accordance with plans approved by the Chief Administrative Officer or his/her designate.

E. That the hours of operation for any business being conducted shall not fall within 11:00 pm and 6:00 am.

F. That the height of any building or structure erected or located on the "RM-3" land shall not exceed forty (40) feet or three (3) storeys in height.

G. That a 25 feet front yard adjacent to Leila Avenue be maintained as a landscaped strip.

H. That a 25 feet corner side yard adjacent to Pipeline be maintained as a landscaped strip.

I. That the height of buildings be a maximum of 40 feet.

5. That in the event the application is not proceeded with expeditiously and the by-law is not enacted within twenty-four (24) months after adoption of this report by Council, the matter shall be deemed to be concluded and shall not be proceeded with unless an extension of time is applied for prior to the expiry of this twenty-four (24) month period and the extension is subsequently approved by Council.

6. That the City Solicitor/Manager of Legal Services be requested to prepare the necessary by-law in accordance with the above.

7. That the subdivision section of the by-law shall come into force and effect when the Plan of Subdivision has been registered in the Winnipeg Land Titles Office.

8. That the zoning section of the by-law shall come into force and effect when the Plan of Subdivision has been registered in the Winnipeg Land Titles Office, and the Zoning Agreement has been filed by caveat in the Winnipeg Land Titles Office against those lands provided that the said effective date occurs within twenty-four (24) months from the date that the said rezoning by-law is adopted by Council.

9. The Plan of Subdivision shall be approved and signed by the Director of Planning, Property and Development within two (2) years of the date of passage of the aforementioned by-law.

10. That in the event that the necessary City of Winnipeg mylar approval signatures have not been secured within 24 months after adoption of the by-law, the matter shall be deemed to be concluded and shall not be proceeded with unless Council extends that time

PUBLIC HEARING SUMMARY

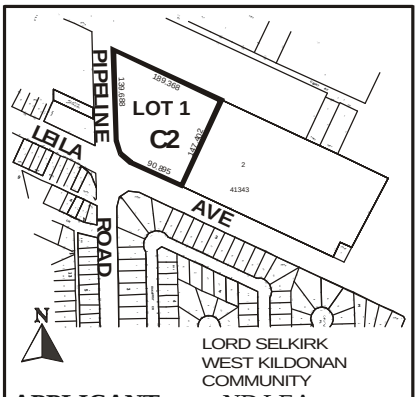
File: DASZ 9/2004

Before: Lord Selkirk-West Kildonan Community Committee
Councillor Lazarenko, Chairperson
Councillor Pagtakhan
Councillor O'Shaughnessy

Public Hearing: May 18, 2004
Council Chamber, Council Building
510 Main Street

Applicant: ND LEA Engineers and Planners Inc. (Wally Jackson)

Subject:



APPLICANT: ND LEA ENGINEERS AND PLANNERS INC.
FILE: DASZ 9/04
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 6400/94 by rezoning the land shown outlined above from an "RM-3" MULTIPLE-FAMILY DISTRICT to a "C2" COMMERCIAL DISTRICT to allow for commercial development.
For information: Phone Mr. J. Wintrup, Planner at 986-5102.

Premises Affected: northeast corner Leila Avenue and Pipeline Road

Exhibits Filed:
1. Application dated March 22, 2004
2. Notification of Public Hearing dated March 25, 2004
3. Manitoba Status of Titles 1930372 and 1930373

4. Letter of authorization dated October 27, 2003 from ASK Enterprises Inc. to ND Lea Engineers and Planners Inc.
5. Extract of Atlas Sheet S23
6. Plan showing proposed Lot 1
7. Plans (2 pages)
8. Report from the Manager of Planning and Land Use dated May 4, 2004
9. Inspection Report

REPRESENTATIONS:

In Support:

Abe Anhang
Baldiv Bedi
Dalip Bedi
Kiranjit K. Bedi
Paramjit K. Bedi
Veronica Hicks, on behalf of ND Lea Engineers and Planners Inc.
Andrew Hretzay, on behalf of Anson Development
Darshan Kaila
Arwinder Kalar
Bhagwant Muker
Davinderpal Singh
G. Singh
Donovan Toews, on behalf of ND Lea Engineers and Planners Inc.
Amarjeet Warraich

In Opposition:

Nil

For the City:

Mr. E. Carriere, Land Development Engineer, Planning, Property and Development Department
Mr. J. Wintrup, Planner, Planning, Property and Development Department

SUMMARIZATION OF REPRESENTATIONS AND SUBMISSIONS
MADE AT THE PUBLIC HEARING

Donovan Toews, on behalf of ND Lea Engineers and Planners Inc., appeared in support of the application and indicated concurrence in the recommendations outlined in the report of the Manager of Planning and Land Use dated May 4, 2004.

Exhibit “8” referred to in File DASZ 9/2004

In reply please refer to / Référence à rappeler :

John S. Wintrup
(204) 986-5102
Fax / Téléc. : (204) 986-3684

File No. DASZ 9/04
Our c/f CP 300 (.320)

May 4, 2004

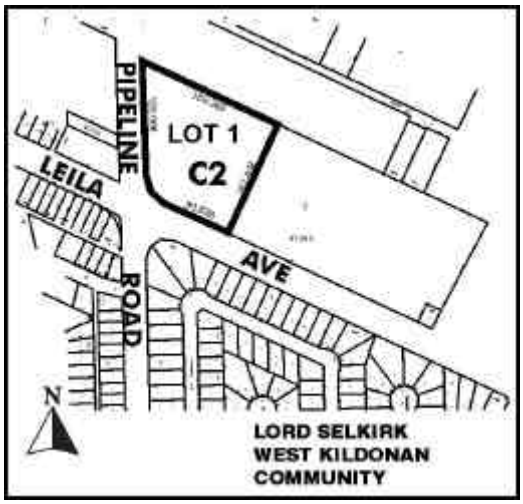
Ms. Diane Timmins, Community Clerk
Lord Selkirk – West Kildonan Community Committee
Council Building
510 Main Street
Winnipeg, MB R3B 1B9

Dear Ms. Timmins:

SUBDIVISION AND REZONING
NE Corner of Leila and Pipeline Road
Lord Selkirk – West Kildonan Community Committee
File No. DASZ 9/04

An application has been received from ND Lea for approval of a plan of subdivision and related zoning change to Zoning By-Law No. 6400/94 by rezoning the subject lands from an “RM-3” Multiple Family District to “C2” Commercial District.

RELATED FILES: DASZ 20/90; DASZ 11/96; DASZ 8/97



SITE DESCRIPTION:

Site Area: The site area is approximately 5.47 acres. The existing "C2" is 1.63 acres and the existing "RM-3" is 3.84 acres.

Existing Land Use and Zoning: Vacant land designated "RM-3" Multiple Family District and "C2" Commercial District.

Surrounding Land Use and Zoning:

North: Vacant land zoned "R1-20" Single Family District.
South: Across Leila Avenue, single family dwellings zoned "R1-5.5" Single Family District.
East: Multiple family dwellings zoned "RM-3"
West: Across Pipeline, Dental Clinic zoned "C2" Commercial District.

DEVELOPMENT DESCRIPTION:

The applicant proposes to consolidate two parcels of land. One parcel is zoned "RM-3" and one is zoned "C2". The applicant would like the new, larger land parcel to be zoned "C2" Commercial District.

The applicant is proposing to construct two, one storey buildings on the "RM-3" portion of the lands. The structures will each be one storey office buildings. Building 'A' will be 33,000 square feet and be located parallel to the north property line. Building 'B' will be 22,500 square feet and located parallel to the east property line. There will be 240 parking stalls located in the southwest corner of the lot, which is the current "C2" commercial lands. Some parking stalls will be located in the north east corner of the lot.

The buildings will be used for offices, medical clinics, labs and accessory uses related to health care. These uses are currently not allowed on the "C2" lands due to a previous zoning agreement that limits uses to only those found in the "C1.5" Commercial District category.

PLAN WINNIPEG:

The proposed concept complies with Plan Winnipeg in that a commercial rezoning is allowed in Neighbourhood Policy Areas.

ADMINISTRATIVE COMMENTS:

There have been three previous applications prior to the current application regarding the development of the subject lands as well as the lands that extend east along Leila Avenue.

DASZ 20 / 1990
An application to subdivide and rezone the subject property to establish a commercial site along Leila Avenue; multiple family sites (one on Leila and one on Pipeline); and single family

housing. This was approved by Council with no zoning or site plan restrictions. The development agreement was not initially signed and the developer was granted an extension of time prior to the expiry date. The application was about to expire when a second and then third application were made.

DASZ 11 / 1996
An application to subdivide and rezone the subject property for a commercial site at the corner of Pipeline and Leila. Multiple family to the north and east along Leila Avenue. This was rejected by Council. The applicant was prepared to sign the development agreement for the original rezoning when a third application was made.

DASZ 8 / 1997
A similar application to DASZ 11 / 1996, was subsequently approved by Council. However, there were a number of restrictions placed on the development of the commercial (C2) and multiple family (RM3) lands at the north east corner of Leila and Pipeline Road.

The commercial uses are restricted to "C1.5" uses except fuel kiosks (gas stations), convenience stores, and studios (martial arts, photography, and motion picture) are not permitted. Signage for the commercial land is restricted to twenty-five (25) feet in height for free standing signs; no mobile advertising signs; and no flashing or scintillating signs. The hours of operations for any business being conducted on the "C2" land shall not exceed twelve (12) consecutive hours per day.

The multiple family land was restricted in terms of number of units (no more than 410 dwelling units allowed), and the height of the buildings (limited to forty (40) feet or three (3) storeys in height). Both the commercial and the multiple family sites required detailed plans for the landscaping, signage, buildings, etc. to be approved by the Lord Selkirk - West Kildonan Community Committee.

The majority of the "RM-3" lands have been developed with three storey buildings being constructed west of Pipeline, along Leila Avenue. Only the subject properties have remained vacant.

DASZ 9/04
The Planning and Land-use Division supports this application. The proposed buildings are one storey, which is lower than the three storeys permitted for residential buildings on the land. The proposed use is an 'office' in relation to a health care access facility. This is one of the most unobtrusive 'commercial uses'. An office use is a low impact function that does not generate many negative impacts in terms of sights, sounds and smells. This use is also more compatible with the adjacent residential area than a full scale "C2" commercial development, which is not appropriate at this location. The proposed use does not have a convenience store or 24 hour type service use that is considered un-suitable by the adjacent residents.

The Division's concern is that commercial uses in the "C2" zone that generate significant negative sounds, sights, and smells should continue to be excluded from developing on the

proposed site. Signage should also be restricted from the north and east sides of the buildings that back onto the adjacent residents in order to prevent a nuisance for the neighbours. The sign surface area for free standing signs should be limited to the maximum amount permitted under the Zoning by-law. This would discourage an intensification of commercial activities that may not be suitable for the site. The Division is also recommending that some of the previous restrictions applied to the subject lands remain namely:

- site plan approval for landscaping, fencing, buildings, and signage;
- free standing signage allowed to a maximum height of 25 feet;
- no mobile signs, flashing and scintillating signs;
- hours of operation limited to 6:00 am and 11:00 pm;
- the height of buildings be limited to a maximum 40 feet.

The subject site, which is adjacent to an "RM-3" zone to the east, must provide a 25 foot front yard for 50 feet along Leila Avenue as per the Zoning By-law. An extension of this 25 foot yard all along Leila and around Pipeline could provide space for a landscape buffer to screen the development from the surrounding residential dwellings.

The subject lands are already covered under Servicing Agreement AG 8/97 which fully covers land dedication, payment of land drainage trunk charges and all relevant servicing matters. The caveat filed in connection with the deferment of payments until building permits are issued will carry forward. The caveat for the previous zoning agreement restricting use, signage, etc. can be withdrawn.

RECOMMENDATION:

I. That the plan of subdivision proposed under File No. DASZ 9/2004 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File No. DASZ 9/2004, attached hereto and dated May 4, 2004, for registration in the Winnipeg Land Titles Office.

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

III. That Caveat 2820660 be withdrawn.

IV. That Zoning By-Law No. 6400/94 be amended by rezoning the subject land as shown on Schedule "A" for File No. DASZ 9/2004, attached hereto and dated May 4, 2004 to a "C2" Commercial District subject to the applicant entering into a Zoning Agreement with the City pursuant to Section 240 (1) of The City of Winnipeg Charter to include the following conditions:

   A. That, final construction plans shall be submitted showing: the location and design of the proposed accessory parking areas, private approaches, loading areas, fencing, garbage enclosures, and landscaping; and the location, elevation and details of the

exterior finishing materials, to the Lord Selkirk – West Kildonan Community Committee for plan approval prior to the issuance of any building or development permit; and maintained thereafter to the satisfaction of the Director of Planning, Property and Development.

B. That land usage be restricted as follows;
   i) The following uses shall NOT be permitted on the land:

AUTOMOBILE, including motorcycle: RENTAL, SALES, including accessory REPAIR, SERVICE, INSTALLATION OF SUPPLIES/PARTS
AUTOMOBILE, including motorcycle: SUPPLIES/PARTS, SALES
AUTOMOBILE, including motorcycle: CLEANING
BEER: SALES
BINGO PARLOUR
BILLIARD PARLOUR
BUS STATION
CONTRACTORS' ESTABLISHMENT
CONVENIENCE STORE
EXTERMINATOR
FARM SUPPLIES: SALES
FUEL: SALES kiosk
LANDSCAPE/GARDEN SUPPLIES: SALES, including outside display limited to packaged supplies, plants or trees
MACHINERY/HEAVY EQUIPMENT SUPPLIES and PARTS: SALES, INSTALLATION, SERVICE
MOBILE HOME PARK
MOTORS or MACHINES, RECREATIONAL or UTILITY, including power toboggans, outboard motors, lawn mowers: RENTAL, SALE, SERVICE
PARKING AREA, non-accessory
PAWNSHOP
TATTOO PARLOUR
TERMINAL for HAULAGE, MOTOR FREIGHT STATION, excluding an intermodal terminal
TERMINAL for COURIER/DELIVERY/ EXPRESS SERVICE, CLEANING SERVICE, KEY AND LOCK SERVICE, SECURITY SERVICE, TAXI, or similar service
STUDIO, including dance, martial arts, music, photography, excluding radio, television, or motion picture
TIRE: SALES, SERVICE

C. The following signs are prohibited on the “C2” land:
   i) Free-standing signs in excess of twenty-five (25) feet in height;

ii) Mobile advertising signs, except for a period of fourteen (14) days upon issuance of a new occupancy permit; and

iii) Flashing or scintillating signs;

iv) Signage on the north or east side of the buildings;

v) Sign surface area for free standing signs in excess of 323 square feet;

D. That no sign shall be erected on the land except in accordance with plans approved by the Chief Administrative Officer or his/her designate.

E. The hours of operation for any business being conducted shall not fall within 11:00 pm and 6:00 am.

F. That the height of any building or structure erected or located on the "RM-3" land shall not exceed forty (40) feet or three (3) storeys in height.

G. That a 25 feet front yard adjacent to Leila Avenue be maintained as a landscaped strip.

H. That a 25 feet corner side yard adjacent to Pipeline be maintained as a landscaped strip.

I. That the height of buildings be a maximum of 40 feet.

V. That in the event this application is not proceeded with expeditiously and the by-law is not enacted within twenty-four (24) months after adoption of this report by Council, the matter shall be deemed to be concluded and shall not be proceeded with unless an extension of time is applied for prior to the expiry of this twenty-four (24) month period and the extension is subsequently approved by Council.

VI. That the City Solicitor be requested to prepare the necessary by-law in accordance with the above.

VII. That the subdivision section of the by-law shall come into force and effect when the Plan of Subdivision has been registered in the Winnipeg Land Titles Office.

VIII. That the zoning section of the by-law shall come into force and effect when the Plan of Subdivision has been registered in the Winnipeg Land Titles Office, and the Zoning Agreement has been filed by caveat in the Winnipeg Land Titles Office against those lands provided that the said effective date occurs within twenty-four (24) months from the date that the said rezoning by-law is adopted by Council.

IX. The Plan of Subdivision shall be approved and signed by the Director of Planning, Property and Development within two (2) years of the date of passage of the aforementioned by-law.

X. In the event that the necessary City of Winnipeg mylar approval signatures have not been secured within 24 months after adoption of the by-law, the matter shall be deemed to be concluded and shall not be proceeded with unless Council extends that time.

Final

Yours truly,

C. Knoll
Manager of Planning and Land Use

_____

Per: John S. Wintrup, Planner
Lord Selkirk – West Kildonan Community
986-5102

By-Law No. _____

File No. **DASZ 9/04**

Atlas Sheet No. **S23**

N

LORD SELKIRK WEST KILDONAN COMMUNITY

Explanation

An application for the approval of the plan of subdivision shown outlined below and for a proposed zoning change to By-law No. 6400/94 by rezoniing the land located on the north east corner of Leila Avenue and Pipeline Road from an "RM-3" MULTIPLE-FAMILY DISTRICT to a "C2" COMMERCIAL DISTRICT as shown outlined below.



THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

Figure 1: Schedule "A" to the report to the Lord Selkirk – West Kildonan Community Committee for File No. DASZ 9/04, dated May 4, 2004.

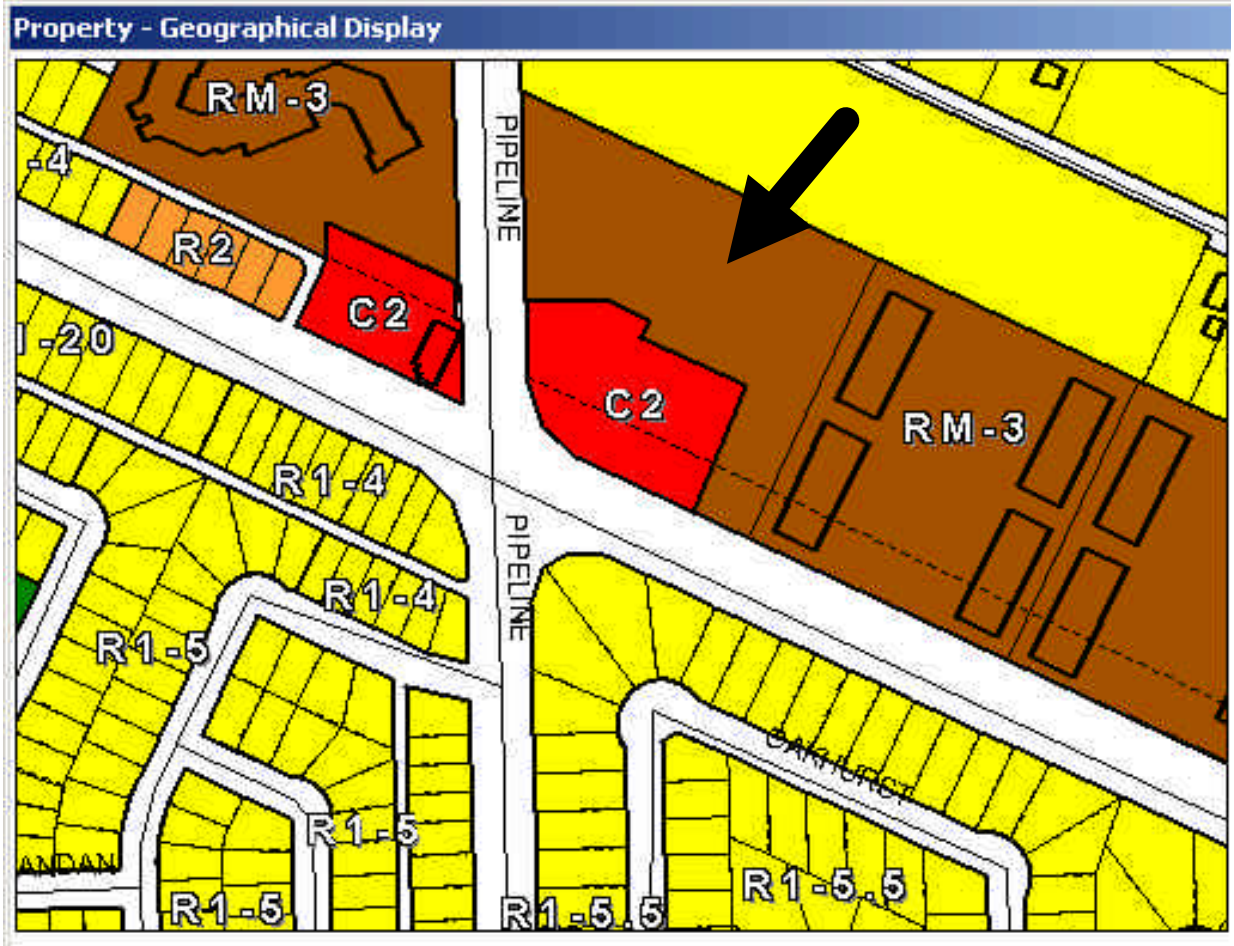


Figure 2: Existing Zoning for subject property and Surrounding Area.



Figure 3: Existing Land-Uses for subject property and Surrounding Area.