Agenda - Council - June 23, 2004

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

Item No. 8 Subdivision and Rezoning - 1121 and 1133 Molson Street
File DASZ 41/2003

STANDING COMMITTEE RECOMMENDATION:

On June 16, 2004, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and submits the following to Council:

1. That the plan of subdivision proposed under File DASZ 41/2003 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File DASZ 41/2003 dated April 27, 2004, for registration in the Winnipeg Land Titles Office, subject to the following:

    A. That the Developer enter into Servicing Agreement AG 41/2003 dated April 27, 2004.

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

3. That The Winnipeg Zoning By-Law No. 6400/94 be amended by rezoning the subject land as shown on Schedule "A" for File DASZ 41/2003 dated April 27, 2004, to a "RM-3" Residential 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 plans shall be submitted showing the location and design of the proposed buildings, the location and design of accessory parking areas, private approaches, garbage enclosures, fencing, and landscaping to the East Kildonan-Transcona Community Committee for plan approval prior to the issuance of any building or development permit.

    B. That the Developer shall construct a wood barrier fence 2.0m in height along the east limit of the proposed development abutting the Lagimodiere Boulevard right-of-way as determined by and to the satisfaction of the East Kildonan-Transcona Community Committee; and maintained thereafter to the satisfaction of the Director of Planning, Property and Development.

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

C. That there will be no vehicular access from Timberline Drive.

4. 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.

5. That a ten percent (10%) requirement for land dedication based on the increase in market value of the land (if applicable) be waived in this instance.

6. That the City Solicitor/Manger 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 upon execution by the City of Winnipeg of the Servicing Agreement.

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.

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.

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

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On June 16, 2004, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

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

- Delete recommendation 3A in its entirety and replace it with the following new recommendation:

    3A. That plans shall be submitted showing the location and design of the proposed buildings, the location and design of accessory parking areas, private approaches, garbage enclosures, fencing, and landscaping to the East Kildonan-Transcona Community Committee for plan approval prior to the issuance of any building or development permit,

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

COMMUNITY COMMITTEE RECOMMENDATION:

On May 4, 2004, the East Kildonan-Transcona Community Committee concurred in the administrative recommendation with the following amendments, namely:

- That Recommendation 3.A. be amended by adding the words “Elmwood-East Kildonan Ward Councillor for consultation with the Planner, and to the” after the words “and landscaping to the” and before the words “East Kildonan-Transcona Community Committee”. Further, that the word “final” be added after the words “Community Committee for” and before the words “plan approval”.

- That Recommendation 5 be deleted in its entirety and replaced with the following new recommendation, namely:

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

DECISION MAKING HISTORY (continued):

> "5. That a ten percent (10%) requirement for land dedication based on the increase in market value of the land (if applicable) be waived in this instance."

and submitted its recommendation to the Standing Policy Committee on Property and Development.

RE: **Subdivision and Rezoning - 1121 and 1133 Molson Street**
File DASZ 41/2003

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

Prepared by: **Inga Skundberg, Clerk**
East Kildonan-Transcona Community Committee

Report date: **May 18, 2004**

COMMUNITY COMMITTEE RECOMMENDATION:

On May 4, 2004, the East Kildonan-Transcona Community Committee concurred in the administrative recommendation, as amended, and recommends to the Standing Policy Committee on Property and Development:

1. That the plan of subdivision proposed under File DASZ 41/2003 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File DASZ 41/2003 dated April 27, 2004, for registration in the Winnipeg Land Titles Office, subject to the following:

    A. That the Developer enter into Servicing Agreement AG 41/2003 dated April 27, 2004.

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

3. That The Winnipeg Zoning By-Law No. 6400/94 be amended by rezoning the subject land as shown on Schedule "A" for File DASZ 41/2003 dated April 27, 2004 to a "RM-3" Residential 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 plans shall be submitted showing the location and design of the proposed buildings, the location and design of accessory parking areas, private approaches, garbage enclosures, fencing, and landscaping to the ***Elmwood-East Kildonan Ward Councillor for consultation with the Planner, and to the*** East Kildonan – Transcona Community Committee for ***final*** plan approval prior to the issuance of any building or development permit.

    B. That the Developer shall construct a wood barrier fence 2.0m in height along the east limit of the proposed development abutting the Lagimodiere Boulevard right-of-way as determined by and to the satisfaction of the East Kildonan – Transcona Community Committee; and maintained thereafter to the satisfaction of the Director of Planning, Property and Development.

C. That there will be no vehicular access from Timberline Drive.

4. 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 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.

5. That a ten percent (10%) requirement for land dedication based on the increase in market value of the land (if applicable) be waived in this instance.

6. That the City Solicitor/Manger 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 upon execution by the City of Winnipeg of the Servicing Agreement.

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.

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.

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. The subject application is consistent with the adjacent community and will allow seniors a variety of housing options in the area, such as single-family, assisted living, as well as complete care.

2. The subject area is a vibrant community with the highest senior population in the City of Winnipeg and the proposal will allow seniors to remain in the community through all stages of their life.

PUBLIC HEARING SUMMARY

File: DASZ 41/2003

Before: East Kildonan-Transcona Community Committee
Councillor Wyatt, Chairperson
Councillor Lubosch
Councillor Thomas

Public Hearing: May 4, 2004
Community Committee Chamber
755 Henderson Highway

Applicant: Raymond S. C. Wan Architect Inc.

Subject:



N

EAST KILDONAN
TRANSCONA
COMMUNITY

APPLICANT : RAYMOND S.C. WAN ARCHITECT INC.
FILE : DASZ 41/03
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. 6400/94 by rezoning the land shown outlined above from an "A.5" AGRICULTURAL DISTRICT to an "RM-3" MULTIPLE-FAMILY DISTRICT to allow for the construction of a multiple family development (Senior Citizens). **For information, phone Mr. J. Wintrup, Planner at 986-5102.**

Premises Affected: 1121 and 1133 Molson Street

Exhibits Filed:
1. Application dated January 6, 2004
2. Notification of Public Hearing dated March 30, 2004

3. Manitoba Status of Titles 1072157, 1037342 and 1233640
4. Certificate of Title A 89634
5a. Letter of authorization dated December 5, 2003 from Jarvis Boychuk, Stapleton Enterprises Ltd., Bradley Duane Boychuk and Jeffery Kenneth Boychuk to W.G. Kastes Inc., Planning & Development and/or Concord Projects Ltd.
5b. Letter of authorization dated October 24, 2003 from Sonja Ignat to W.G. Kastes Inc., Planning & Development and/or Concord Projects Ltd.
5c. Letter of authorization dated November 20, 2003 from Wade G. Kastes, President, Kastes Planning and Development to Raymond S.C. Wan, Architect Inc.
6. Plans (2 pages)
7. Plans (2 pages)
8. Report from the Manager of Planning and Land Use dated April 27, 2004
9. Report from the Administrative Coordinating Group dated April 26, 2004
10. Inspection Report

REPRESENTATIONS:

In Support:

Neil Janzen
Wade Kastes
A. Kroeker
W. Langton
David Olfert
Linda Seher
Henry Tessmann
Raymond Wan, Raymond S. C. Wan Architect Inc.

In Opposition:

Nil

For Information:

Susan Beshta
Marion Buchanan

For the City:

Ernie Carriere, Land Development Engineer, Planning, Property and Development Department
John Wintrup, Planner, Planning, Property and Development Department

SUMMARIZATION OF REPRESENTATIONS AND SUBMISSIONS
MADE AT THE PUBLIC HEARING

Wade Kastes appeared in support of the application, and advised that he represents the Concordia Wellness Project Inc. Corporation. He further advised that the target population of the subject development is 75 plus year olds living in the northeast quadrant of the City of Winnipeg.

Ray Wan appeared in support of the application. He expressed his opinion that the proposed development is complimentary to the existing neighbourhood in the area and that the immediate area was taken into consideration when designing the project. He advised that the proposal exceeds the minimum setback and parking requirements. He indicated that phase one of the proposed application, located on the western portion of the subject property, will include 96 units and phase two, located on the eastern portion of the property, will include 162 units. He requested that the administrative recommendation related to the construction of a fence along the east limit of the proposed development abutting Lagimodiere Boulevard be postponed until the development of Phase 2.

Henry Tessman appeared in support of the application. He advised that the one bedroom apartments will be approximately 600 square feet and the two bedroom apartments will be approximately 800 square feet in size. He further advised that Phase 1 of the proposed development will be located closer to Molson Street.

Agnes Kroeker appeared in support of the application. She indicated that she is pleased that the buildings will only be three stories in height, and expressed her opinion that the proposal is a development that the community needs.

W. Langton appeared in support of the application.

Linda Seher appeared in support of the application and expressed her opinion that it blends with the surrounding community. She commented that more support for seniors is needed in the community and that the proposed project is close to services and amenities and is affordable. She questioned the width of the parking spaces and suggested that they be 9 feet in width to allow enough room to safely exit vehicles.

Marion Buchanan appeared for information and advised that she will be looking north to the project. In this connection, she questioned when the completion date is and what will happen at the extreme south of the subject property. She expressed concern regarding the drainage and

questioned what will happen to the water when the land is displaced as the development is undertaken.

Susan Beshta appeared for information and advised that her father owns 955 Molson Avenue. She purported that it is difficult for her to exit her driveway at 955 Molson Street, and in this connection, questioned if Molson Street will be widened to accommodate the extra cars attributed to the proposed development. She also questioned if there is a possibility of a Phase 3 in the future, and also expressed concern regarding the land drainage.

Councillor Thomas advised that the widening of Molson Street to four lanes from Munroe Avenue to Kimberly Avenue is included in the budget.

Wayne Kastes advised that if the application proceeds, construction of Phase 1 will likely begin the fall of 2004 or spring of 2005. He further advised that land drainage will proceed into the drainage pond in Eaglemere. He indicated that the applicant is paying a number of development charges for improvements to the street and intersections, including the widening as well as lights. He further indicated that development is of the northern 10 acres of the vacant 21 acres, and that those residing in the vicinity of Concordia Avenue live a considerable distance from the proposed project. Wayne Kastes advised that all parking stalls will be 9 feet in width. He requested that the ten per cent (10%) land dedication fee be waived inasmuch as the organization is not-for profit.

Exhibit "8" referred to in File DASZ 41/2003

In reply please refer to / Référence à rappeler :

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

File No. DASZ 41/03 April 27, 2004
Our c/f CP 500 (.423)

Ms. Inga Skundberg, Community Clerk
East Kildonan – Transcona Community Committee
Council Building
510 Main Street
Winnipeg, MB R3B 1B9

Dear Ms. Skundberg:

SUBDIVISION AND REZONING
1121 – 1133 Molson Street
East Kildonan - Transcona Community Committee
File No. DASZ 41/03

An application has been received from Raymond Wan Architect Inc. for approval of a plan of subdivision and related zoning change to amend By-Law No. 6400/94 by rezoning the land shown below from an "A-5" Agricultural District to an "RM-3" Multiple Family District.



SITE DESCRIPTION:

Site Area: The site area is approximately 10 acres. The subject site has a length of 508 feet along Molson Street.

Existing Land Use and Zoning: Vacant land designated “A-5” Agricultural District.

Surrounding Land Use and Zoning:

North: Eaglemere - Single family dwellings zoned “R1-4”.
South: Vacant land zoned “C3-2”
East: Lagimodiere Blvd.
West: Across Molson Street, residential dwellings zoned “RM-L” and “R2”.

DEVELOPMENT DESCRIPTION:

The applicant intends to consolidate and rezone the subject properties from “A-5” Agricultural District to an “RM-3” Multiple Family District in order to construct a multiple family dwelling for senior’s assisted living housing.

The applicant is proposing two residential buildings that will each be three stories. One building will have 96 units and will be located on the western portion of the subject properties. The second building will have 162 units and will be located on the eastern portion of the subject properties. The total number of units will be 258. Parking for 100 parking stalls will be in the middle of the subject property between the buildings. Additional parking stalls will also be located in the southwest corner near Molson Street.

The applicant is proposing to construct the buildings in phases. Phase 1 will be for 96 units and the building next to Molson Street. Phase 2 will be 86 units and Phase 3 will be 76 units in a building next to Lagimodiere. The building along Molson is set at an angle to prevent a direct view across the street to the residential dwellings on the west side of Molson. Likewise, both building are angled in to lessen the view on the residential rear yards to the north.

Timberline Drive will be extended south and developed into a proper cul-de-sac. Vehicle access to proposed development will not be allowed from Timberline: the development will have one ingress / egress on Molson Street directly across from Snowdon Avenue.

The applicant has requested that the 10 per cent dedication fee be waived. Council policy states that dedication may be waived for non-profit seniors housing. Community Committee may recommend waiver or reduction of the dedication if the owner is non-profit.

PLAN WINNIPEG:

The proposed concept complies with Plan Winnipeg in that a residential rezoning is allowed in Neighbourhood Policy Areas. The development constitutes increasing densities and supports compact urban form.

ADMINISTRATIVE COMMENTS:

The Planning and Land-Use Division is recommending approval of the subject application. The design elements of the building mitigates the affects of building mass / height / density on the surrounding residential area. The result is a residential building that is sympathetic to the surrounding community and reduces the negative impact of the development on the immediate neighbours. The building will accommodate the area's growing seniors population. It will assist greatly in providing housing to a key segment of the population that has a strong desire to remain in the neighbourhood where they have resided for many years.

RECOMMENDATION:

A. That the plan of subdivision proposed under File No. DASZ 41/03 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File No. DASZ 41/03, attached hereto and dated April 27, 2004, for registration in the Winnipeg Land Titles Office, subject to the following:

1. That the Developer enter into Servicing Agreement AG 41/03 dated April 27, 2004.

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

C. That Zoning By-Law No. 6400/94 be amended by rezoning the subject land as shown on Schedule "A" for File No. DASZ 41/03, attached hereto and dated April 27, 2004 to a "RM-3" Residential 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:

1. That, plans shall be submitted showing the location and design of the proposed buildings, the location and design of accessory parking areas, private approaches, garbage enclosures, fencing, and landscaping to the East Kildonan – Transcona Community Committee for plan approval prior to the issuance of any building or development permit.

2. The Developer shall construct a wood barrier fence 2.0m in height along the east limit of the proposed development abutting the Lagimodiere Boulevard right-of-way as determined by and to the satisfaction of the East Kildonan – Transcona Community Committee; and maintained thereafter to the satisfaction of the Director of Planning, Property and Development.

3. That there will be no vehicular access from Timberline Drive.

D. 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.

E. That a 10 percent dedication be made by a payment of a sum of money to the City in lieu of the requirement for land dedication based on the increase in market value of the land (if applicable).

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

G. That the subdivision section of the by-law shall come into force and effect upon execution by the City of Winnipeg of the Servicing Agreement.

H. 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.

I. 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.

J. 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
East Kildonan - Transcona Community
986-5102

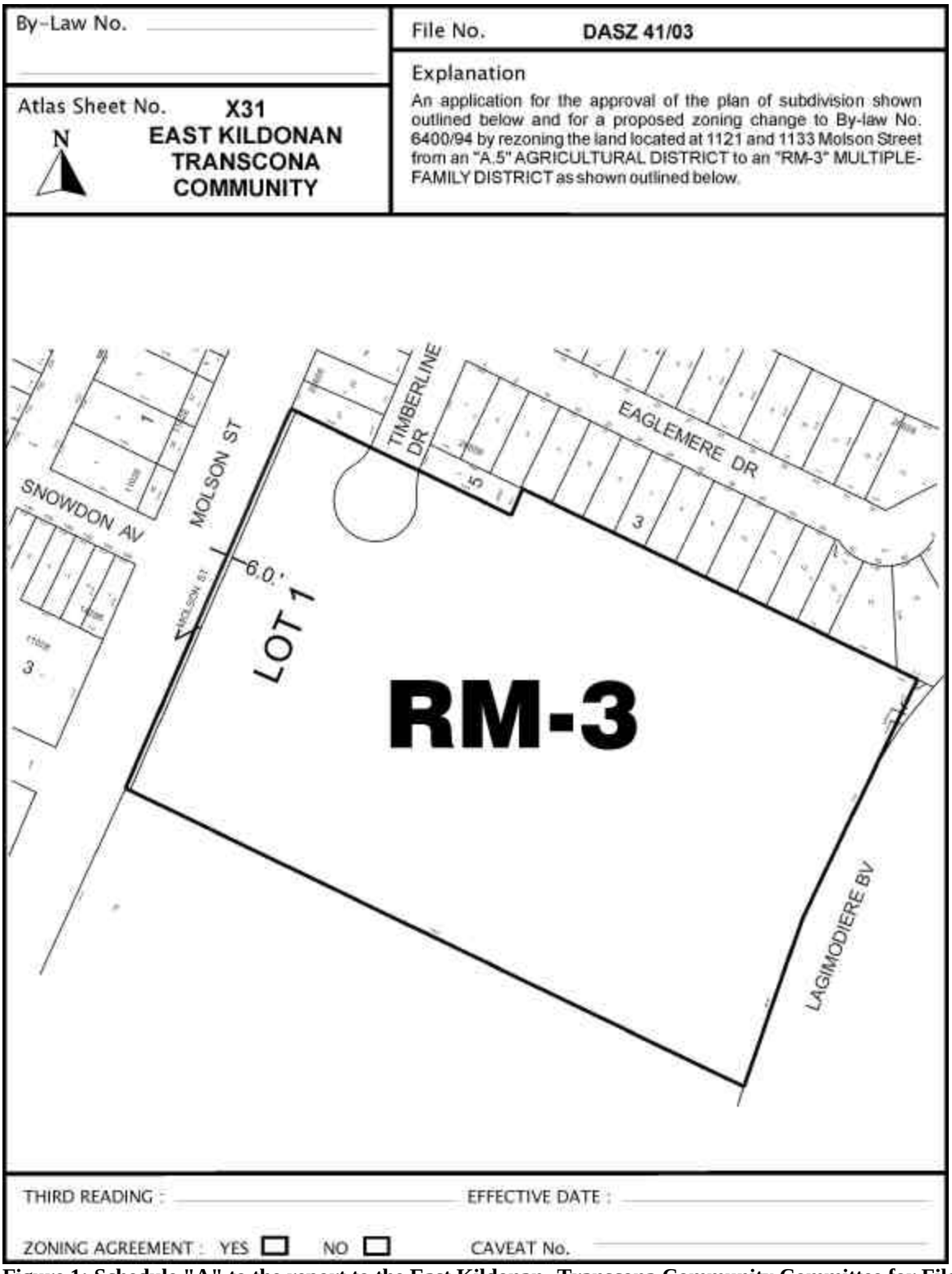

Figure 1: Schedule "A" to the report to the East Kildonan -Transcona Community Committee for File No. DASZ 41/03, dated April 27, 2004.

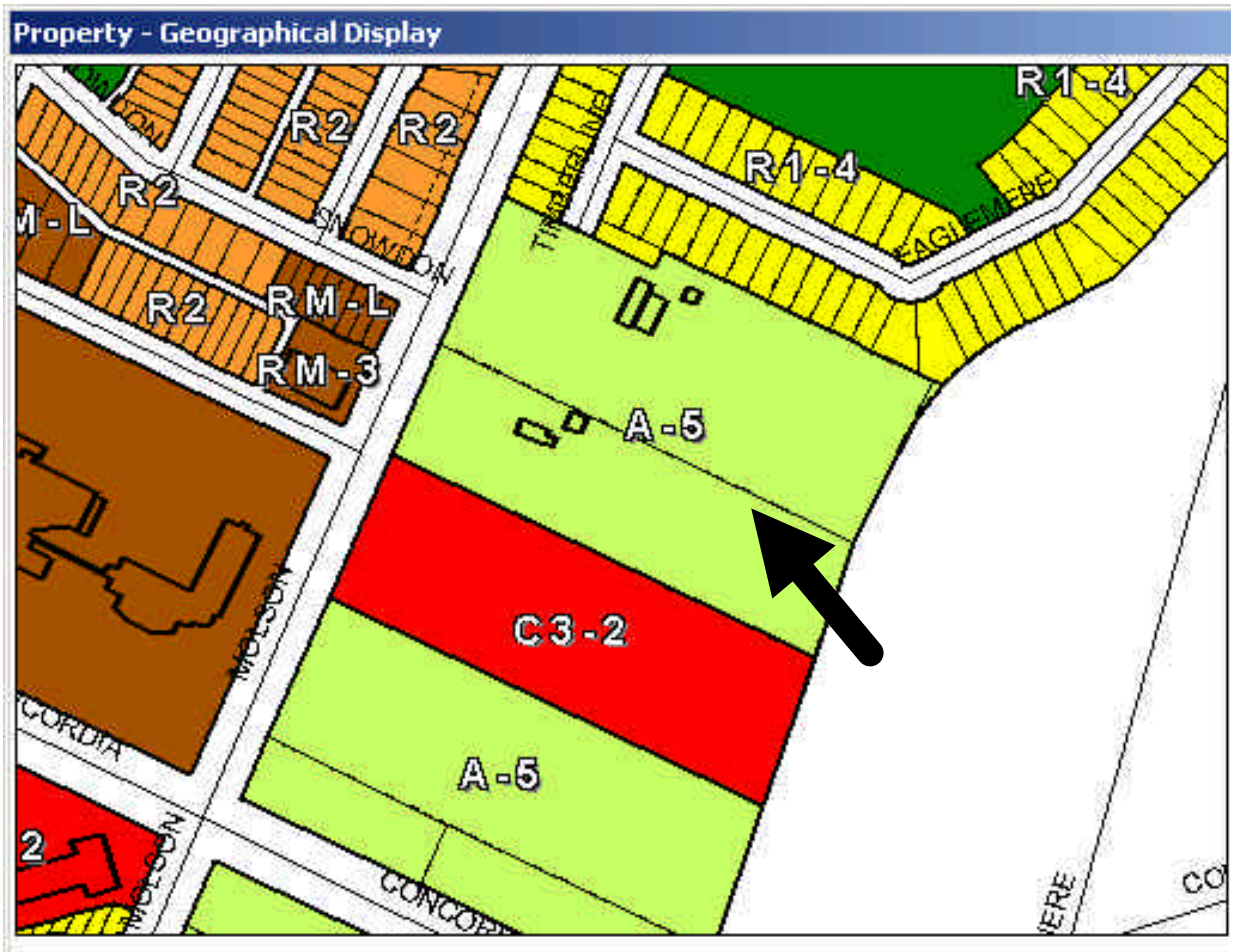

Figure 2: Existing Zoning for subject property and Surrounding Area.



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

Exhibit "9" referred to in File DASZ 41/2003

Re: Proposed subdivision and rezoning of land located on the east side of Molson Street, opposite Snowdon Avenue – DASZ 41/03

FOR SUBMISSION TO THE CHAIRPERSON AND MEMBERS OF THE EAST KILDONAN-TRANSCONA COMMUNITY COMMITTEE

"Original signed by E.L. Carrière"

E.L. Carrière
Chairman
Administrative Coordinating Group

April 26, 2004

Re: Proposed subdivision and rezoning of land located on the east side of Molson Street, opposite Snowdon Avenue – DASZ 41/03

An application has been submitted by Raymond S.C. Wan Architect Inc. to subdivide and rezone land located on the east side of Molson Street, opposite Snowdon Avenue. It is recommended that approval of DASZ 41/03 be subject to the Developer entering into a Servicing Agreement as follows:

1. The Developer shall at no expense to the City, construct in Timberline Drive a standard permanent residential cul-de-sac concrete pavement and all related works as determined by and to the satisfaction of the Director of Public Works.

2. The Developer shall, at no expense to the City, construct a portland cement concrete sidewalk to a width of 1.5m by 100mm in thickness on the east side of Molson Street from the terminus of the existing sidewalk at the north limit of the proposed subdivision to the south limit of the proposed subdivision as determined by and to the satisfaction of the Director of Public Works.

3. The Developer shall, at no expense to the City, extend the wastewater sewer and the land drainage sewer from Timberline Drive to Molson Street (applicant to provide a 10m wide easement), and then in Molson Street to the south limit of the proposed development. The land drainage sewer shall be oversized to provide service to the lands south of the proposed development. The applicant shall be reimbursed for the oversized portion, as determined by the Director of Water and Waste, when these southern properties develop in the future.

4. The Developer shall, pay to the City, on demand its share of the cost of the following services to be installed, in the future by the City, in Molson Street along the full length of the subject property abutting Molson Street:
   a) 4.0m in width by 200mm in thickness portland cement concrete lane of pavement and related works;
   b) street lighting in the east boulevard;
   c) landscaping in the east boulevard;

   all as determine by the Director of Public Works.

5. The Developer shall, pay to the City, in cash, on demand its share of the cost of constructing the following works and improvements as determined by and to the satisfaction of the Director of Public Works:
   a) through lanes, auxiliary lanes, channelization, and transitions, and all related works, in Molson Street at and in the vicinity of its intersection with Concordia Avenue, and on Concordia Avenue near Molson Street; and
   b) traffic control signals and all related works, at the intersection of Molson Street and Concordia Avenue.

6. The Developer shall pay its share of the cost of the regional land drainage system (2004 rate = $8,869.00/acre) and its share of the cost of the oversized land drainage sewer to the north of the proposed development (2004 rate -$5,396.00/acre).

7. At the Developer's option the costs under Items 4., 5. and 6. above may be paid prior to the issuance of building permits for each phase of development in proportion to the number of units contained within each phase.

8. The Developer shall, at no expense to the City, provide underground electrical and telephone services to serve the proposed subdivision and will pay the full cost to convert any existing overhead services within the proposed subdivision to underground.

9. The Developer is to pay all costs associated with the installation and/or relocation of street lights and other utilities made necessary as a result of or required to accommodate works, which are required by the Developer to serve the proposed subdivision, as determined by and to the satisfaction of the Director of Public Works.

10. The Developer shall be responsible to control and to initiate the cleanup of litter and refuse from the contractors and builders for this development, both on-site and off-site, during the installation of services and construction of buildings, until substantial completion of all construction. The clean up of litter and refuse shall be done on a regular basis as determined by the Director of Public Works. This shall include initiating action and assuming any costs in remedying the situation to the satisfaction of the Director of Public Works.

11. The Developer shall ensure that construction traffic uses access routes as determined by the Director of Public Works. The Developer shall maintain, at no expense to the City, the access routes in a clean, dust free and safe condition, free of dropped and tracked-on mud, and shall undertake regular scraping and sweeping of streets until building construction, including landscaping is complete, all as determined by and to the satisfaction of the Director of Public Works.

12. The Developer shall, at no expense to the City, construct a fence 2.0m in height along the east limit of the proposed development abutting the Lagimodiere Boulevard right-of-way as determined by and to the satisfaction of the Director of Public Works. The City may file a caveat against the title of the subject property requiring the owner to maintain and repair the fence as originally constructed.

13. The Developer shall pay $1,650.00 to defray the City's administration and related costs associated with the preparation and implementation of the Servicing Agreement.

14. The Developer shall pay the full cost of engineering services provided by or on behalf of the City in connection with installation of services required to serve the proposed development.

THIS REPORT SUBMITTED BY:

Administrative Coordinating Group
File No. AG 41/03

April 26, 2004

"Original signed by E.L. Carrière"
Land Development Engineer

"Original signed by K.T. Raban"
Water and Waste Department

"Original signed by R.J. Hartmann"
Public Works Department
Transportation Division