Agenda - Executive Policy Committee - May 11, 2005

Report - Standing Policy Committee on Property and Development - May 3, 2005

Item No. 10 Zoning Agreement Amendment - 1555 Regent Avenue West File ZAA 24/2004 [c/r DAZ 273/79]

STANDING COMMITTEE RECOMMENDATION:

On May 3, 2005, the Standing Policy Committee on Property and Development concurred in the recommendation of the East Kildonan-Transcona Community Committee, as amended, and submits the following to Council:

1. That Zoning Agreement Caveat No. 266490 under File DAZ 273/79 dated October 3, 1979, (By-Law No. 2439/75) be amended as follows:

   A. That Clause 2 be deleted and the following substituted therefore:

      "2. That there shall be no advertising signs, mobile signs, poster signs and A-frame signs on the entire site, except that a mobile sign shall be permitted on the site for a period of thirty (30) days in association with a new occupancy permit."

   B. That Clauses 4(a) and 4(b) be deleted and the following substituted therefore:

      "4(a) That the total gross leasable floor area of buildings constructed on the land shall not exceed 560,000 square feet."

      "4(b) That a fifteen (15) foot wide landscaped area shall be provided along the north limit of the land except at points of ingress or egress to or from the land, which landscaped area shall be maintained in good condition to the satisfaction of the Director of Planning, Property and Development."

   C. That the Owner be required to enter into a Servicing Agreement with the City requiring the Owner to pay for the costs, to a maximum of $115,000.00, associated with the following improvements:

      i. Upgrading the traffic signal controllers to allow multiple plan software installation.
      ii. Upgrading the communication system to allow for central control.
      iii. Having Traffic Signals staff generate a model of the traffic control signals in the area.

Report - Standing Policy Committee on Property and Development - May 3, 2005

iv. Having our engineering consultant generate optimized timing plans to reduce queue lengths and delays using our model.
v. Installing multiple plan software.
vi. Having the engineering consultant commission the timing plans.
vii. Having the engineering consultant fine tune the timing plans.

D. That the Owner be required to enter into an agreement with Winnipeg Transit regarding the existing Transit Terminal and Park and Ride facility to the satisfaction of the Director of Transit.

E. That the Servicing Agreement require the owner to pay an additional $100,000.00 towards the traffic signalization coordination and synchronization along Regent Avenue West starting with the first phase from Plessis Road to Lagimodiere Boulevard when the development permits for the proposed expansion are issued.

2. That the City Solicitor/Manager of Legal Services be requested to prepare the necessary Amending Agreement to Zoning Agreement DAZ 273/79 (By-Law No. 2439/75) dated October 3, 1979, as approved in Recommendation 1.

3. That the Proper Officers of the City are hereby authorized to execute said Amending Agreement.

4. That the City Solicitor/Manager of Legal Services be requested to do all things necessary for implementation in accordance with the terms of The City of Winnipeg Charter.

Agenda - Executive Policy Committee - May 11, 2005

Report - Standing Policy Committee on Property and Development - May 3, 2005

DECISION MAKING HISTORY:

STANDING COMMITTEE RECOMMENDATION:

On May 3, 2005, the Standing Policy Committee on Property and Development concurred in the recommendation of the East Kildonan-Transcona Community Committee, with the following amendments, namely:

- That the word "all" in line 2 of Recommendation C be deleted and the words "to a maximum of $115,000.00" be added after the word "costs" in the second line of Recommendation C.

- That administrative recommendation 1.B. ii be reinserted as Recommendation D. with the addition of the word "existing" before "Transit" in the second line thereof , namely:

  "D. That the Owner be required to enter into an agreement with Winnipeg Transit regarding the Transit Terminal and Park and Ride facility to the satisfaction of the Director of Transit."

- And the remaining recommendation renumbered Recommendation E., namely:

  "E. That the Servicing Agreement require the owner to pay an additional $100,000.00 towards the traffic signalization coordination and synchronization along Regent Avenue West starting with the first phase from Plessis Road to Lagimodiere Boulevard when the development permits for the proposed expansion are issued."

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

COMMUNITY COMMITTEE RECOMMENDATION:

On April 5, 2005, the East Kildonan-Transcona Community Committee concurred in the administrative recommendation with the following amendment, namely:

- That recommendation 1.B.ii. be deleted in its entirety and replaced with the following, namely:

  "ii. That the Servicing Agreement require the owner to pay an additional $100,000.00 towards the traffic signalization coordination and synchronization along Regent Avenue West starting with the first phase from Plessis to Lagimodiere when the development permits for the proposed expansion are issued",

Report - Standing Policy Committee on Property and Development - May 3, 2005

DECISION MAKING HISTORY (Continued):

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

RE: **Zoning Agreement Amendment - 1555 Regent Avenue West**
File ZAA 24/2004

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

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

Report date: **April 22, 2005**

COMMUNITY COMMITTEE RECOMMENDATION:

On April 5, 2005, 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 Zoning Agreement Caveat No. 266490 under File DAZ 273/79, dated October 3, 1979 (By-Law No. 2439/75):

    B. be amended as follows:

        i. That Clause 2 be deleted and substituted with the following:

            That there shall be no advertising signs, mobile signs, poster signs and A-frame signs on the entire site, except that a mobile sign shall be permitted on the site for a period of thirty (30) days in association with a new occupancy permit;

        ii. That Clause 4(a) be substituted with the following:

            That the total gross leasable floor area of buildings constructed on the land shall not exceed 560,000 square feet.

        iii. That Clause 4(b) be substituted with the following:

            That a fifteen (15) foot wide landscaped area shall be provided along the north limit of the land except at points of ingress or egress to or from the land, which landscaped area shall be maintained in good condition to the satisfaction of the Director of Planning, Property and Development.

    B. be subject to the following:

i. That the Owner be required to enter into a Servicing Agreement with the City requiring the Owner to pay for all the costs associated with the following improvements:

a. Upgrading the traffic signal controllers to allow multiple plan software installation.
b. Upgrading the communication system to allow for central control.
c. Having Traffic Signals staff generate a model of the traffic control signals in the area.
d. Having our engineering consultant generate optimized timing plans to reduce queue lengths and delays using our model.
e. Installing multiple plan software.
f. Having the engineering consultant commission the timing plans.
g. Having the engineering consultant fine tune the timing plans.

~~***ii. That the Owner be required to enter into an agreement with Winnipeg Transit regarding the Transit Terminal and Park and Ride facility to the satisfaction of the Director of Transit.***~~

ii. That the Servicing Agreement require the owner to pay an additional $100,000.00 towards the traffic signalization coordination and synchronization along Regent Avenue West starting with the first phase from Plessis to Lagimodiere when the development permits for the proposed expansion are issued.

2. That the City Solicitor/Manager of Legal Services be requested to prepare the necessary Amending Agreement to Zoning Agreement DAZ 273/79 (By-Law No. 2439/75), dated October 3, 1979 as approved in aforesaid Clause 1.

3. That the Proper Officers of the City are hereby authorized to execute said Amending Agreement.

4. That the City Solicitor/Manager of Legal Services be requested to do all things necessary for implementation in accordance with the terms of The City of Winnipeg Charter.

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

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

1. The East Kildonan-Transcona Community Committee agreed with the administrative comments contained in the report of the Manager of Planning and Land Use dated March 29, 2005.

PUBLIC HEARING SUMMARY

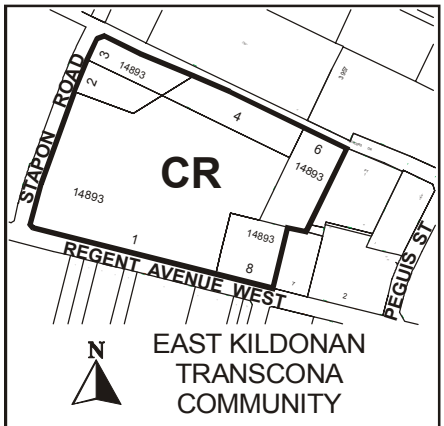
File: ZAA 24/2004

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

Public Hearing: April 5, 2005
Helen Mayba Theatre
Miles Macdonell Collegiate
757 Roch Street

Applicant: N.D. Lea Engineers and Planners Inc. (Paul McNeil)

Subject:



APPLICANT : ND LEA
FILE : ZAA 24/04
PROPOSAL : To amend the Zoning Agreement affecting the land shown outlined above as follows:
(a) by deleting the clause with the list of prohibited uses; (b) deleting the clause which requires a 25 foot wide landscaped area along the north limit of the land; (c) to increase the total gross leaseable space from 457,500 square feet to 560,000 square feet; (d) by adding a clause restricting the use of temporary signage on the site. **For information, phone Mr. J. Wintrup, Planner at 986-5102.**

Premises Affected: 1555 Regent Avenue West

Exhibits Filed:

1. Application dated January 4, 2005
2. Notification of Public Hearing dated March 8, 2005
3. Manitoba Status of Titles 1192123, 1192175, 1192179, 1192489, 1193981, 1549789
4. Surveyor's Building Location Certificate and Sketch dated January 14, 1998
5. Letter of authorization dated December 10, 2004 from Ivanhoe Cambridge, co-owner and manager of Kildonan Place to ND Lea Engineers and Planners Inc.
6. Existing Site Plan
7. Report from the Manager of Planning and Land Use dated March 29, 2005
8. Zoning Agreement DAZ 273/79
9. Inspection Report
10. Conceptual Landscape Master Plan

REPRESENTATIONS:

In Support:

David Baffa
Michael Carruthers, N.D. Lea Engineers and Planners Inc.
Mark Fenwick, General Manager, Kildonan Place
Paul McNeil, N.D. Lea Engineers and Planners Inc.
Susan Russell, McGowan Russell
Ray Wan

In Opposition

Nil

For Information:

Nil

For the City:

Roy Hartmann, Traffic Assessment Engineer, Public Works Department
John Wintrup, Planner, Planning, Property and Development Department

SUMMARIZATION OF REPRESENTATIONS AND SUBMISSIONS
MADE AT THE PUBLIC HEARING

Paul McNeil appeared in support of the application and provided an overview of the subject application.

David Baffa appeared in support of the application and advised that the subject Zoning Agreement has been in effect since 1979.

Mark Fenwick appeared in support of the application, and advised the following basis for the application, namely: customer demand and support; need to expand, and declining market share.

Councillor Wyatt questioned the value of landscaping being contemplated, to which David Baffa responded by advising that although the details have yet to be finalized, landscaping would be approximately $300,000.00

Councillor Wyatt indicated that inasmuch as the traffic issue on Regent Avenue is a challenge to the community, he suggested that the landscaping allotment be lessened and monies towards traffic improvements be increased.

Exhibit "7" referred to in File ZAA 24/2004

Winnipeg

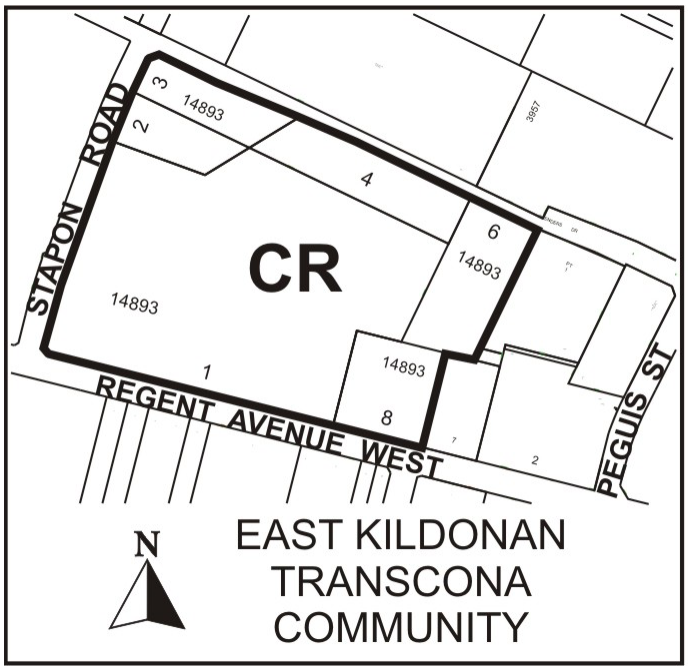
Planning, Property and Development Department Report

To the East Kildonan - Transcona Community Committee

Date: **March 29, 2005**
File: **ZAA 24/04**
Related Files: **DAZ 273/79; DAZ 247/74; DAZ 257/78; ZAA 6/89; DAV 162/89; ZAA 3/98; DAV 607/97C; DAV03-295865/A**

Subject: **Amend zoning agreement to delete prohibited uses, landscape yard requirement and gross leasable floor area restriction.**

Location: **1555 Regent Avenue West**



Applicant: **ND LEA**
Owner: **Kildonan Place Ltd.**

Recommendation: **Approval**

Report Summary:

- Kildonan Place Ltd. intends to develop more commercial space.
- A new 52,000 square foot unit will be located adjacent to the existing theatre.
- Two new commercial pad sites of with new buildings of unknown sizes may be constructed in the future.
- The proposed commercial development's potential impact of additional traffic on the surrounding roads can be considerable.
- The traffic impacts can be limited through a zoning agreement that continues to restrict the gross leasable floor area and adapts the traffic infrastructure to accommodate the commercial growth.

Site Description

The site is 35 acres (14.19 hectares) of land located on the northwest corner of Regent Avenue and Stapon Road in the Regent neighbourhood of the Transcona Ward. The site is zoned "CR" Commercial District. Adjacent properties include Canadian Tire zoned "C2" Commercial District, and vacant land zoned "A-5" to the east. Surrounding lands include: vacant land to the north of Reenders Drive zoned "A-5", Cross Roads Station zoned "C4" and "C2" to the south across Regent; and the Taxation Data Centre zoned "C2" to the west across Stapon Road.

Background

DAZ 273/79 (247/74 and 257/78)
The Administration has supported the development of a regional shopping centre at this location since it was first rezoned commercial in 1979. The Greater Winnipeg Development Plan at that time clearly supported the establishment of a regional shopping centre in, among other areas, The East Kildonan – Transcona Area to serve the north-east section of the City of Winnipeg. Intensive commercial land uses can be considered appropriate at this location given the compatibility of surrounding land-use.

The most important concern held by the Administration in relation to the development of this regional shopping centre was traffic. A critical capacity deficiency for travel in this area was identified at the intersection of Regent Avenue and Lagimodiere Boulevard. Public Works felt the potentially large volumes of traffic generated by the proposed shopping centre was significant. The City of Winnipeg Development Plan policies adopted by Council on October 17, 1973 state in part that:

> The City believes that major developments generating significant traffic volumes should be sited in such a manner that the public investment in adjacent regional

transportation facilities is protected. The City supports the principle that where such developments will concentrate large volumes of vehicular traffic which may have a detrimental localized effect on the adjacent transportation facilities to ensure that the operation of the City's transportation system does not suffer from traffic surcharges directly related to the development.

The Administration recommended a number of methods to mitigate the impact of traffic on the existing road system. The Developer was required to contributed financially to the construction of Stapon Road and Reenders Drive, and the widening of Regent Avenue and Lagimodiere Blvd. The Developer was also required to transfer all the lands necessary for the road improvements and provide 1 parking stall for every 200 square feet of gross leaseable floor area. Public Works also clearly stated that: it is critical to limit the proposed shopping centre to a gross leasable floor area of not more than 450,000 square feet (DAZ 273/79).

ZAA 6/89 (DAV 162/89)
Cambridge Leaseholds Ltd. planned in 1989 to renovate the existing Kildonan Place Shopping Centre by upgrading the Food Court and by converting the former food store to a theatre space. The renovations would increase the overall gross leasable floor area to **454,500 square feet** from **450,000 square feet**.

The Bulk Requirements for Shopping Centres under the East Kildonan – Transcona Zoning By-law No. 4440/86 restricted the maximum gross leasable floor area to **400,000 square feet**. This requirement was also in the Lord Selkirk – West Kildonan Zoning By-law No. 4450/86. However, the General Provisions for Shopping Centres under the Zoning By-laws deemed existing shopping centres to conform and allowed additions only if the bulk and gross leasable floor area regulations of the District complied. The proposed addition would comply with the maximum Floor Area Ratio and Maximum Lot Coverage.

The East Kildonan – Transcona Community Committee recommended that the zoning agreement be amended to increase the gross leasable floor area to **457,500 square feet**. The supporting reason being that: there was to be no increase in the site area or any increase in the exterior dimensions of the building.

ZAA 3/98 (DAV 607/97C)
The Owner sought a variance to provide 40 stalls less than that required by the Zoning By-Law. The variance could not come into force until the zoning agreement amendment was deleted regarding the provision of 1 parking stall for every 200 square feet of gross leasable floor area. Zoning By-law 6400 contained the same provision regulating parking on the shopping centre site. By amending the clause, the future reductions in the number of parking stalls could be dealt with through the variance process.

The Administration agreed to support the variance and a public hearing at the Board of Adjustment on condition that the land required for the Reenders Drive Extension be conveyed to the City of Winnipeg. This argument was used in support of a Zoning Agreement Amendment, which the East Kildonan – Transcona Community supported.

DAV03-295865/A
The Administration supported a tolerance for the construction of an addition to a commercial building with a 1.56 percent addition to the gross leasable floor area. This tolerance affects the square footage on the building by permitting up to **464,637 square feet** of gross leasable floor area. The application was in relation to the expansion of the exterior dimensions of the building in conjunction with a renovated Shoppers Drug Mart.

Description of the Proposed Development

Kildonan Place Ltd. intends to develop more commercial space. Plans submitted indicate a new 52,000 square foot unit will be located adjacent to the existing theatre and Dollarama store near Reenders Drive (**Figure 3**). Two new commercial buildings of unknown size will also be constructed in the future: One will be located in the north west corner, and one in the southwest corner of the property adjacent to Stapon Road. An additional 341 parking stalls will be developed on vacant land to the eastern side of the site, adjacent to the unimproved Reenders Drive right-of-way.

Analysis

PLAN WINNIPEG
The proposed concept is consistent with Plan Winnipeg regarding the intensification of commercial uses in an 'Area of Regional Commercial Concentration'.

SECONDARY PLAN
The Administration has recently initiated a Secondary Plan planning process for the 'Transcona West Area' whose southern boundary is Regent Avenue. The subject property is within this Secondary Plan area. However, the proposed development is consistent with previously approved commercial land-uses for the site and can proceed.

ZONING
- The **"CR" Commercial District** requires:
    - for principle buildings a minimum 125 feet to any residential boundary or use, 50 feet to any other district boundary.
    - A maximum floor area ratio of 5.0, and a maximum lot coverage of 30 percent.
    - 1 parking space per 200 square feet of Gross Leasable Area.
    - There are 97 permitted uses that include: Automobile Sales and Hotels.
    - There are 20 conditional uses that include: Stadiums and Drive-through facilities.

- There is a Zoning Agreement that prohibits the following uses:
    a) Automobile or trailer sales area
    b) Baseball or other stadium

c) Drive-in business where persons are served in automobiles, such as refreshment stands, restaurants, food stores, banks, and the like.
d) Drive-in theatre
e) Hotel
f) Tourist court
g) Trailer or public camp.

- The Zoning Agreement requires site plan approval for landscaping, fencing, buildings, and signage; and maintains the northerly 25 feet as a landscaped area.

- The Zoning Agreement restricts the total gross leasable floor area of buildings constructed on the land to **457,500 square feet**.

TRAFFIC AND INFRASTRUCTURE IMPACTS
The applicant has completed a traffic analysis, the "Kildonan Place Shopping Centre Expansion Traffic Review".

The Public Works Department has reviewed the "Kildonan Place Shopping Centre Expansion Traffic Review", dated January 2004, as well as the supplemental analysis dated January 13, 2004 carried out by ND Lea Engineers and Planners Inc., and are in general agreement with their findings.

As a result the Public Works Department will not object to a Zoning Agreement Amendment to permit an approximately **100,000 sq. ft. increase in the allowable gross leasable area** of the shopping centre subject to the developer paying all costs associated with improvements to the traffic control signal system in the vicinity of the shopping centre including, but not necessarily limited to the following:

1. Upgrading the traffic signal controllers to allow multiple plan software installation.
2. Upgrading the communication system to allow for central control.
3. Having Traffic Signals staff generate a model of the traffic control signals in the area.
4. Having our engineering consultant generate optimized timing plans to reduce queue lengths and delays using our model.
5. Installing multiple plan software.
6. Having the engineering consultant commission the timing plans.
7. Having the engineering consultant fine tune the timing plans.

The benefits of the traffic control signal system improvements should be an improvement in traffic flow with shorter queues, more uniformity and a reduction in travel times in the area.

TRANSPORTATION AND SITE ACCESS
Winnipeg Transit currently has a terminal and associated Park and Ride at Kildonan Place Shopping Centre. This facility is a major component in the transit system serving Elmwood - East Kildonan, and Transcona. All the major routes serving this area of the city use this terminal.

Its importance has steadily increased over the last few years: the total number of weekday scheduled trips into Kildonan Place Shopping Centre has increased from 350 buses in 1990 to 713 buses in 2004. The total number of passengers has also increased 30 percent from 1990 to 2004.

Winnipeg Transit has indicated a concern regarding an expansion of the Shopping Centre negatively impacting their Transit Terminal. At this time there is no formalised agreement between the Shopping Centre and Winnipeg Transit to ensure the continuation of this important facility if the Shopping Centre was enlarged.

The existing approaches will remain to provide access to the site. There are no plans for new approaches. The new parking area on the east end of the site will not have a new approach to Reenders Drive to the north since this portion of the right-of-way is unimproved. The parking area will be connected via an internal road network.

SITE PLAN
The current Zoning Agreement requires site plan approval by the East Kildonan – Transcona Community Committee for landscaping, building design, parking, vehicular approaches, and fencing prior to the issuing of any development permits.

Recommendation

The Administration has consistently supported the commercial development of the Kildonan Place Shopping Centre. Additional commercial space has been constructed and restrictions for parking have been deleted.

The Administration's main concerns regarding the original commercial rezoning remains today. The potential impact of traffic on the adjacent roads can be considerable. This concern was alleviated through the Zoning Agreement associated with **DAZ 273/79** when the gross leasable floor area for the building was restricted to **450,000 square feet**; and contributions were required to mitigate the traffic impacts of the shopping centre. The shopping centre has been permitted to expand 14,000 square feet since the original rezoning without a traffic analysis. These expansions have been supported by the Administration with only the condition that the land required for the Reenders Avenue Extension be conveyed to the City of Winnipeg. Kildonan Place Shopping Centre has conveyed all the land required for the Reenders Avenue Extension.

The Administration's main concerns regarding this proposed expansion can be lessened again through a zoning agreement that restricts the gross leasable floor area to **560,000 square feet.** Public Works has indicated the traffic impacts associated with an additional 100,000 square feet of gross leasable floor area can be mitigated through a Servicing Agreement outlining the Owner's contributions to changing the adjacent transportation infrastructure.

The Administration has no concern regarding the specific changes to the list of land-uses. Only two (2) of the uses (Automobile Sales and Hotels) are permitted under the Zoning By-law, and two (2) more (Stadiums and Drive-through facilities) conditional. The conditional uses can be

evaluated during the application process.

The Administration does not support deleting the requirement for the 25 foot landscape strip along the north property line. The land directly north is currently vacant and zoned agriculture. Its future may be commercial or residential. Reenders Drive will be extended east to Peguis to connect to the future Transcona West residential neighbourhood, thus it will be a gateway road into the community. Similar commercial developments in Winnipeg have been required to provide a landscape strip of 10 – 25 feet to adequately screen and buffer the commercial development. The Administration is prepared to support a 15 foot landscape strip along Reenders Avenue.

The Administration is also recommending that some of the controls applied to similar commercial development in Winnipeg be applied to the subject lands through this agreement. The Administration recommends the following conditions to mitigate any negative impacts of this specific commercial development:

- no advertising signs, mobile signs, poster signs and A-frame signs;
- a formalised agreement with Winnipeg Transit.

The Administration feels these conditions will ensure the proposed commercial development is compatible with the surrounding area, and secure the permanency of the Transit Terminal.

Recommended Conditions of Approval

1. That the Zoning Agreement Caveat **No. 266490** under file no. **DAZ 273/79**, dated, **October 3, 1979** (**By-Law # 2439/75**),

   A. be amended as follows:

      i. That Clause 2 be deleted and substituted with the following:

That there shall be no advertising signs, mobile signs, poster signs and A-frame signs on the entire site, except that a mobile sign shall be permitted on the site for a period of thirty (30) days in association with a new occupancy permit;

      ii. That Clause 4(a) be substituted with the following:

That the total gross leasable floor area of buildings constructed on the land shall not exceed **560,000 square feet**

      iii. That Clause 4(b) be substituted with the following:

That a **fifteen (15) foot** wide landscaped area shall be provided along the north limit of the land except at points of ingress or egress to or from the land, which landscaped area shall be maintained in good condition to the satisfaction of the Director of Planning, Property and

Development.

B. be subject to the following:

i. That the Owner be required to enter into a Servicing Agreement with the City requiring the Owner to pay for all the costs associated with the following improvements:

1. Upgrading the traffic signal controllers to allow multiple plan software installation.
2. Upgrading the communication system to allow for central control.
3. Having Traffic Signals staff generate a model of the traffic control signals in the area.
4. Having our engineering consultant generate optimized timing plans to reduce queue lengths and delays using our model.
5. Installing multiple plan software.
6. Having the engineering consultant commission the timing plans.
7. Having the engineering consultant fine tune the timing plans.

ii. That the Owner be required to enter into an agreement with Winnipeg Transit regarding the Transit Terminal and Park and Ride facility to the satisfaction of the Director of Transit.

2. That the City Solicitor/Manager of Legal Services be requested to prepare the necessary Amending Agreement to Zoning Agreement **DAZ 273/79** (**By-Law # 2439/75**), dated, **October 3, 1979** as approved in aforesaid Clause 1.

3. That the Proper Officers of the City are hereby authorized to execute said Amending Agreement.

4. That the City Solicitor/Manager of Legal Services be requested to do all things necessary for implementation in accordance with the terms of The City of Winnipeg Charter.

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

Report Prepared by: John S. Wintrup
PPD File # 4.433

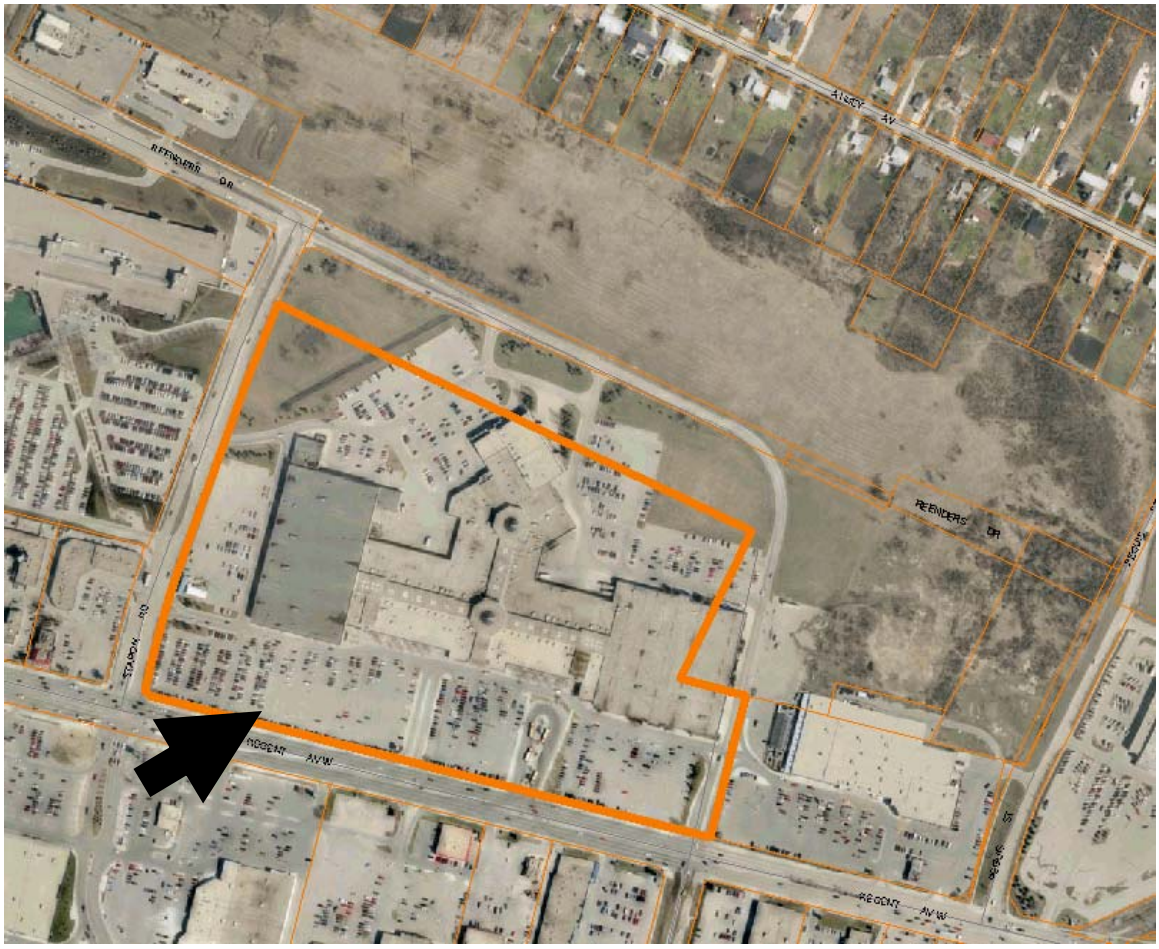


Figure 1: Existing Land-Uses for subject property and Surrounding Area.

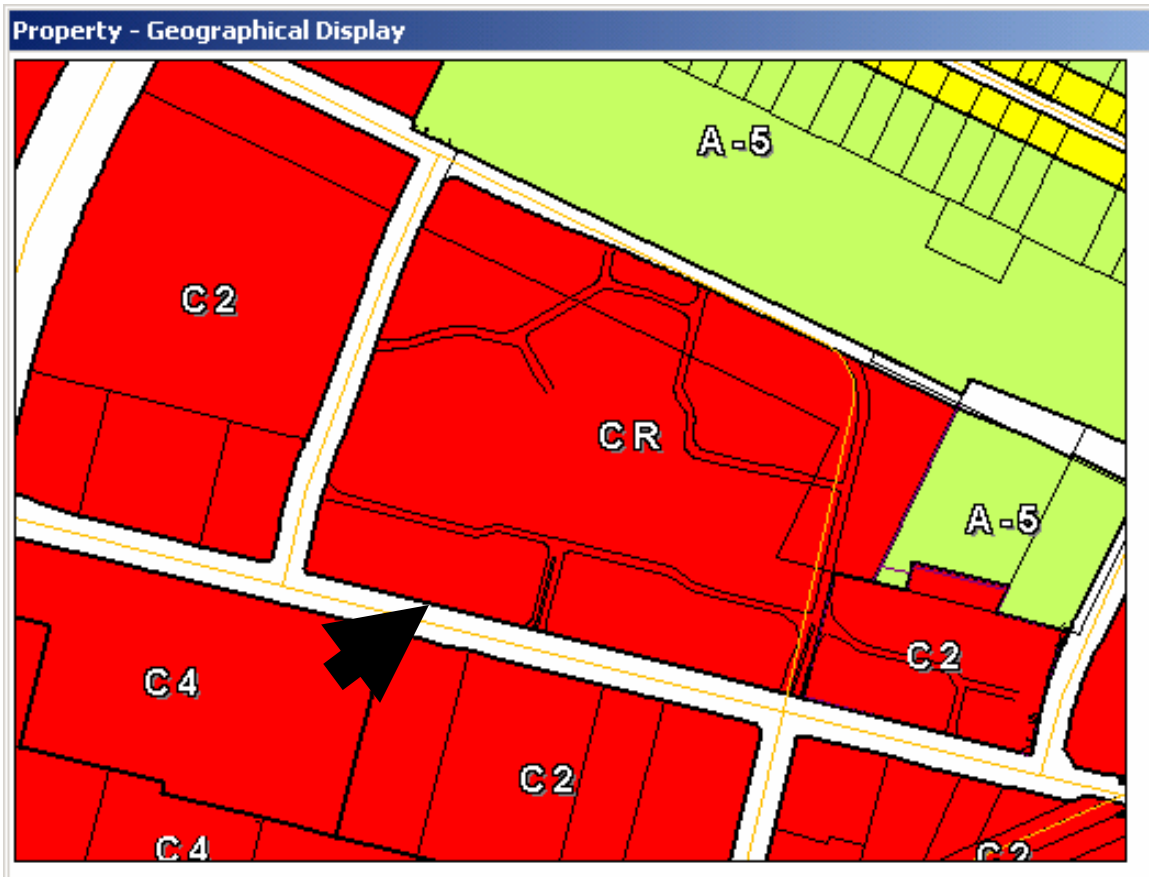
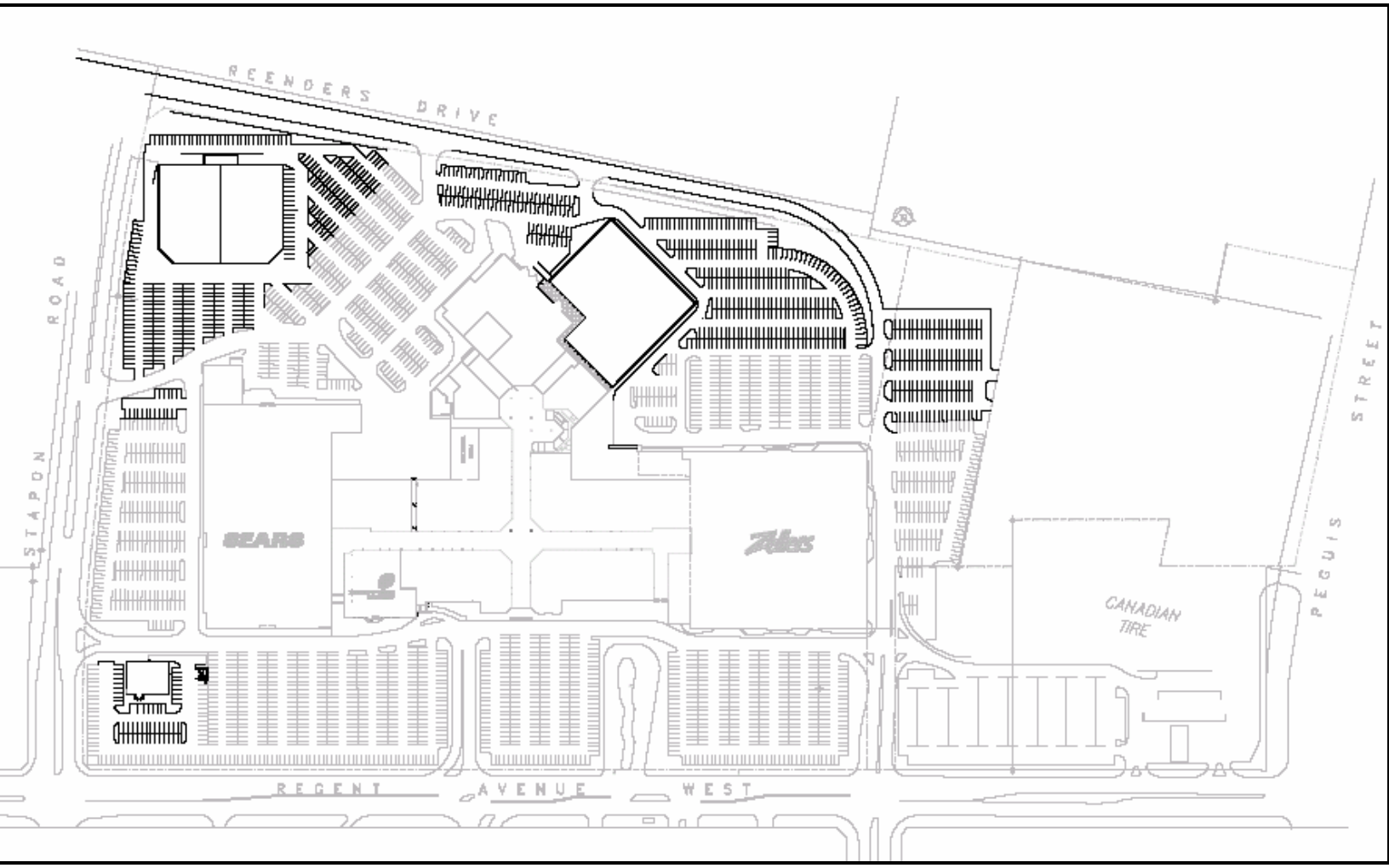


Figure 2: Existing Zoning for subject property and Surrounding Area.



ure 3: Proposed new developments.