



**EAST KILDONAN-TRANSCONA COMMUNITY COMMITTEE  
DISPOSITION OF ITEMS**

**DECEMBER 19, 2017**

**MEMBERS**

**PRESENT:** Councillor Schreyer, Chairperson  
Councillor Browaty  
Councillor Wyatt

**COMMITTEE**

**CLERK:** A. Poitras, City Clerk's Department

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Item	Subject/File	Recommendations	Action Required By
<b>DELEGATIONS</b>			
1	Susan Russell, McGowan Russell Group Inc.		See Report 7
2	Raymond Wan, Raymond SC Wan Architect		See Report 16
3	Susan Russell, McGowan Russell Group Inc., Keith Merkel and Michelle Clarke, EdgeCorp Group		See Report 18
4	Doug Mackie, Men Sheds		See Report 21
5	Jason Raap		See Report 15
6	Rob Mosiondz		See Report 19
<b>REPORTS</b>			
1	Citizen Member Appointments – East Kildonan-Transcona Library Advisory Committee File L-11	The East Kildonan-Transcona Community Committee appointed the following citizens to the East Kildonan-Transcona Library Advisory Committee, for a two-year term expiring December 31, 2019:  1. Karon Chester 2. Balex Kabamba Jr	Manager of Library Services, Community Services Department  c. Administrative Assistant, Winnipeg Public Library Board
2	Citizen Member Appointments – Transcona Historical Museum Board	The East Kildonan-Transcona Community Committee recommends to the Executive Policy Committee:  1. That the following citizens be appointed to the Transcona Historical Museum Board, for a two-year term expiring December 31, 2019:  A. Darcy Robert B. Steve Lipischak C. Jack Toet  2. That Murray Rougeau be appointed as the Councillor Alternate to the Transcona Historical Museum Board for a one-year term expiring on December 31, 2018.	Executive Policy Committee
3	Springfield Road Safety Issues	The East Kildonan-Transcona Community Committee laid over the matter to its meeting on January 16, 2018.	East Kildonan-Transcona Community Committee
4	Non-signalized Pedestrian Cross Walk near 1320 Concordia Avenue East	The East Kildonan-Transcona Community Committee recommended to the Standing Policy Committee on Infrastructure Renewal and Public Works that they consider the establishment of a non-signalized pedestrian crosswalk in front of the strip mall located at 1320 Concordia Avenue East, shown on Attachment A.	Standing Policy Committee on Infrastructure Renewal and Public Works

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5	Land Dedication Reserve Fund – Transcona Historical Museum Inc. – Transcona Museum CN 2747 Restoration and Preservation Project	The East Kildonan-Transcona Community Committee received the matter as information	Nil
6	Land Dedication Reserve Fund – Murray Rougeau Park Acquisition	The East Kildonan-Transcona Community Committee laid over the matter to its meeting on January 16, 2018.	East Kildonan-Transcona Community Committee
7	Extension of Time – Proposed Subdivision and Rezoning – 741-765 Bonner Avenue File DASZ 19/2014	The East Kildonan-Transcona Community Committee concurred in the recommendation of the Winnipeg Public Service, as amended, and recommended to the Standing Policy Committee on Property and Development, Heritage and Downtown Development:  1. That the time limit for the enactment of a subdivision and rezoning by-law for DASZ 19/2014 be extended to January 31, 2020.  2. That the proper officers of the City be authorized to do all things necessary to implement the intent of the foregoing.	Standing Policy Committee on Property and Development, Heritage and Downtown Development
8	Extension of Time – Proposed Rezoning – Peguis Street, North of Almey Avenue File DAZ 212/2015	The East Kildonan-Transcona Community Committee concurred in the recommendation of the Winnipeg Public Service, as amended, and recommended to the Standing Policy Committee on Property and Development, Heritage and Downtown Development:  1. That the time limit to satisfy the Coming into Force provisions of By-law No. 129/2016 be extended to November 16, 2019.  2. That the proper officers of the City be authorized to do all things necessary to implement the intent of the foregoing.	Standing Policy Committee on Property and Development, Heritage and Downtown Development
9	Addition to the Street Name Reserve List – Melville	The East Kildonan-Transcona Community Committee recommended to the Standing Policy Committee on Property and Development, Heritage and Downtown Development that the Winnipeg Public Service be directed to review and report back to Community Committee on the addition of “Melville” to the Street Name Reserve List.	Standing Policy Committee on Property and Development, Heritage and Downtown Development
10	Addition of the Name “Jerry Klein” to the East Kildonan-Transcona Street Name Reserve List and Street Name Change from “Dartmoor Drive” to “Jerry Klein”	The East Kildonan-Transcona Community Committee concurred in the recommendation of the Winnipeg Public Service, as amended, and recommended to the Standing Policy Committee on Property and Development, Heritage and Downtown Development:  1. That the street name “Jerry Klein Drive” be added to the East Kildonan-Transcona Community Committee Street Name Reserve List.  2. That “Dartmoor Drive”, as shown on Misc. Plan 15272, be renamed to	Standing Policy Committee on Property and Development, Heritage and Downtown Development

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		<p>“Jerry Klein Drive”.</p> <p>3. That the Director of Legal Services and City Solicitor be instructed to prepare the necessary by-law for submission to Council to effect the street name change in accordance with Misc. Plan No. 15272.</p> <p>4. That the Proper Officers of the City be authorized to do all things necessary to affect the intent of the foregoing.</p>	
11	Addition to the Street Name Reserve List – Merkel Manza	The East Kildonan-Transcona Community Committee laid over the matter to its meeting on January 16, 2018.	East Kildonan-Transcona Community Committee
12	Addition to the Street Name Reserve List – Gottfried Point	<p>The East Kildonan-Transcona Community Committee concurred in the recommendation of the Winnipeg Public Service:</p> <p>1. That “Gottfried Point” be added to the East Kildonan-Transcona Community Committee Street Name Reserve List.</p> <p>2. That the proper officers of the City be authorized to do all things necessary to implement the intent of the foregoing.</p>	Development Applications Coordinator, Planning, Property and Development Department
13	Addition to the Street Name Reserve List – Tom Nesby	The East Kildonan-Transcona Community Committee did not concur in the recommendation of the Winnipeg Public Service and recommended to the Standing Policy Committee on Property and Development, Heritage and Downtown Development that the name “Tom Nesby” be added to the East Kildonan-Transcona Community Committee Street Name Reserve List.	Standing Policy Committee on Property and Development, Heritage and Downtown Development
14	Plan Approval – 1128 Henderson Highway File DAZ 272/1985	The East Kildonan-Transcona Community Committee laid over the matter to its meeting on January 16, 2018.	East Kildonan-Transcona Community Committee
15	Plan Approval – 1000 Day Street File DAV 119573/2017C	The East Kildonan-Transcona Community Committee concurred in the recommendation of the Winnipeg Public Service, and approved the plans for 1000 Day Street.	<p>Manager of Urban Planning, Planning, Property and Development Department</p> <p>c. Senior Planner, Planning Property and Development Department</p> <p>Zoning Officer, Planning Property and Development Department</p>

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16	Plan Approval – 1401 Regent Avenue West File DASZ 29/1984	The East Kildonan-Transcona Community Committee concurred in the recommendation of the Winnipeg Public Service, and approved the plans for 1401 Regent Avenue West.	<p>Manager of Urban Planning, Planning, Property and Development Department</p> <p>c. Senior Planner, Planning Property and Development Department</p> <p>Zoning Officer, Planning Property and Development Department</p>
17	Plan Approval – 141 Regent Avenue West File DAZ 206/2010	The East Kildonan-Transcona Community Committee concurred in the recommendation of the Winnipeg Public Service, and approved the plans for 141 Regent Avenue West.	<p>Manager of Urban Planning, Planning, Property and Development Department</p> <p>c. Planner, Planning Property and Development Department</p> <p>Zoning Officer, Planning Property and Development Department</p>
18	Plan Approval – 1500 Plessis Road File DASZ 39/2013	<p>The East Kildonan-Transcona Community Committee concurred in the recommendation of the Winnipeg Public Service, as amended, and approved the plans for 1500 Plessis Road, subject to the following conditions:</p> <ol style="list-style-type: none"> <li>1. That all the ground floor windows of Buildings A, C, I, and HJ, shall consist of glass that enables people to see into, and out of, said buildings, both day and night.</li> <li>2. That signage in the turning circle island shall not include arrows pointing to the left.</li> <li>3. That the monument signs on the northeast and southeast corners of the property be expanded in size in order to accommodate the addition of the Park City Commons logo.</li> <li>4. That the words “Residential” and “Commercial” on the roundabout signage be replaced with “Welcome to”.</li> </ol>	<p>Manager of Urban Planning, Planning, Property and Development Department</p> <p>c. Senior Planner, Planning Property and Development Department</p> <p>Zoning Officer, Planning Property and Development Department</p>

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19	Plan Approval – 85 Fiorentino Street File DASZ 11/2011	The East Kildonan-Transcona Community Committee concurred in the recommendation of the Winnipeg Public Service, and approved the plans for 85 Fiorentino Street.	Manager of Urban Planning, Planning, Property and Development Department  c. Planner, Planning Property and Development Department  Zoning Officer, Planning Property and Development Department
20	Per Capita Grant – Transcona Council for Seniors File FG-1.1(T)	The East Kildonan-Transcona Community Committee approved a Per Capita Grant in the amount of \$83.00, funded from the Transcona Ward allocation, to the Transcona Council for Seniors to assist with the cost of their Christmas Dinner.	Senior Committee Clerk
21	Men’s Sheds – Use of City Facilities	The East Kildonan-Transcona Community Committee recommended to the Standing Policy Committee on Protection, Community Services and Parks that the Winnipeg Public Service be directed to review potential city facilities in northeast Winnipeg which can be used by Men’s Sheds.	Standing Policy Committee on Protection, Community Services and Parks
22	Per Capita Grant – 53 Stadacona Seniors Association File FG-1.1(S)	The East Kildonan-Transcona Community Committee approved a Per Capita Grant in the amount of \$96.00, funded from the Elmwood-East Kildonan Ward allocation, to 53 Stadacona Seniors Association, to assist with the cost of various events.	Senior Committee Clerk
23	Per Capita Grant – St. Gerard School File FG-1.1(S)	The East Kildonan-Transcona Community Committee approved a Per Capita Grant in the amount of \$90.00, funded from the Elmwood-East Kildonan Ward allocation, to St. Gerard School to assist with the cost of a community event.	Senior Committee Clerk
24	Per Capita Grant – Keenleyside Tenants Advisory Committee File FG-1.1(K)	The East Kildonan-Transcona Community Committee approved a Per Capita Grant in the amount of \$90.00, funded from the Elmwood-East Kildonan Ward allocation, to Keenleyside Tenant Advisory Committee to assist with the cost of an event.	Senior Committee Clerk
<b>HEARINGS</b>			
1	Subdivision and Rezoning – 755 Golspie Street File DASZ 1/2017	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 plan of subdivision under File DASZ 1/2017 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule “A” of File DASZ 1/2017 dated October 29, 2017, with such minor changes as may be required.	Standing Policy Committee on Property and Development, Heritage and Downtown Development

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		<p>2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land shown on Schedule “A” of File DASZ 1/2017 dated October 29, 2017, to “RMF-M” Residential Multi-Family (Medium) subject to the following:</p> <p>A. That the applicant enter into, execute and deliver a Zoning Agreement with the City pursuant to Section 240(1) of The City of Winnipeg Charter to include the following conditions:</p> <p>i. That, for those portions of the Owner’s Land zoned “RMF-M” Residential Multi-Family (Medium), the Owner must submit plans showing the location and design of any and all proposed:</p> <ul style="list-style-type: none"> <li>a. buildings,</li> <li>b. parking areas and driveways,</li> <li>c. garbage enclosures,</li> <li>d. fencing,</li> <li>e. exterior lighting,</li> <li>f. landscaping,</li> <li>g. walkways and bikeways,</li> <li>h. bicycle parking facilities, and</li> <li>i. free-standing signage</li> </ul> <p>on the Owner’s Land (“Works”) to the City’s Director of Planning, Property and Development (“Director”) and the East Kildonan – Transcona Community Committee for approval prior to the issuance of any building or development permit, and thereafter must construct the Works in substantial conformance with the approved plans and maintain the Works to the satisfaction of the Director.</p> <p>ii. That, for those portions of the Owner’s Land zoned “RMF-M” Residential Multi-Family (Medium), the maximum building height shall be 36 feet;</p> <p>iii. That, for those portions of the Owner’s Land zoned “RMF-M” Residential Multi-Family (Medium), mobile signs and A-board signs shall not be permitted except a mobile sign shall be permitted on the site for a period of thirty (30) days in association</p>	

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		<p style="text-align: center;">with a new occupancy permit.</p> <p style="text-align: center;">iv. That, for those portions of the Owners Land zoned “RMF-M” Residential Multi-Family (Medium), illuminated sign faces shall be perpendicular to the southern and northern limits of the subject site.</p> <p>3. That, in lieu of the dedication of land, the Developer shall provide a cash payment representing 10% of the appraised value of the Development Application, as determined by the City.</p> <p>4. That the proposed development’s combined domestic wastewater and land drainage runoff peak flows cannot exceed the combined domestic wastewater and land drainage runoff peak flows of the existing site.</p> <p>5. That the Director of Planning, Property and Development be authorized to certify any documents in connection therewith.</p> <p>6. That, in the event the matter is not proceeded with expeditiously and the by-law is not passed within two (2) years 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 the two (2)-year period and Council approves the extension.</p> <p>7. That the Director of Legal Services and City Solicitor be requested to prepare the necessary by-law in accordance with the above.</p> <p>8. That the subdivision section of the by-law shall come into force and effect upon registration of the Plan of Subdivision in the Winnipeg Land Titles.</p> <p>9. That the zoning section of the by-law shall come into force and effect when the Plan of Subdivision is registered in the Winnipeg Land Titles Office and the Zoning Agreement is registered in the Winnipeg Land Titles Office by caveat against the subject lands, provided that the said effective date occurs within one (1) year from the date the by-law is passed.</p> <p>10. That the plan of subdivision shall be approved and signed by the Director of Planning, Property and Development within one (1) year from the date the by-law is passed, failing which the matter shall be deemed to be</p>	



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		<p>concluded and shall not be proceeded with unless an extension of time is applied for prior to the expiry of this one (1)-year period and Council approves the extension.</p> <p>11. That, in the event the necessary City of Winnipeg mylar approval signatures have not been secured within twelve (12) months after adoption of the by-law, 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 twelve (12) month period and the extension is subsequently approved by Council.</p> <p>12. That the Director of Legal Services and City Solicitor be requested to do all things necessary for implementation in accordance with the terms of The City of Winnipeg Charter.</p>	
2	Conditional Use – 755 Golspie Street File DCU 146089/2017D	The East Kildonan-Transcona Community Committee concurred in the recommendation of the Winnipeg Public Service and approved a Conditional Use on “the land” to permit the maintenance of a Place of Worship use on a reduced lot area.	<p>Manager of Development and Inspections, Planning, Property and Development Department</p> <p>c. Administrator of Zoning and Permits, Planning, Property and Development Department</p> <p>Planner, Planning, Property and Development Department</p>
3	Variance – 755 Golspie Street File DAV 181067/2016D	<p>The East Kildonan-Transcona Community Committee concurred in the recommendation of the Winnipeg Public Service, and approved a Variance on “the land”:</p> <p>1. To permit the establishment of a zoning lot and the maintenance of a Place of Worship on Proposed Lot 1 as follows:</p> <p style="margin-left: 40px;">A. a lot area of 16,356 square feet (1,519.5 square metres);</p> <p style="margin-left: 40px;">B. an east side yard of 6.5 feet (1.98 metres);</p> <p>2. For the construction of three (3) multi-family dwellings on Proposed Lot 2 to permit the following:</p> <p style="margin-left: 40px;">A. a front yard of 8 feet (2.4 metres);</p> <p style="margin-left: 40px;">B. a rear yard of 13 feet (3.96 metres);</p>	<p>Manager of Development and Inspections, Planning, Property and Development Department</p> <p>c. Administrator of Zoning and Permits, Planning, Property and Development Department</p> <p>Planner, Planning, Property and Development Department</p>

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		<p>C. an east side yard of 8 feet (2.4 metres); D. insufficient parking lot interior landscaping</p> <p>3. For the establishment of an accessory parking area on Proposed Lot 2 to permit the following:</p> <p>A. no west side yard; B. parking stalls 19 feet (5.79 metres) in length when accessed directly from an adjacent lane.</p>	
4	Rezoning – 471 Edison Avenue File DAZ 213/2017	<p>The East Kildonan-Transcona Community Committee concurred in the recommendation of the Winnipeg Public Service and, via the Priority Rezoning Process, recommended to the Executive Policy Committee:</p> <p>1. That, the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land as shown on Schedule “A” for File No. DAZ 213/2017 dated December 19, 2017 to an “R2” Residential Two-Family District.</p> <p>2. That, in lieu of the dedication of land, the Developer shall provide cash payment representing 10% of the appraised value of the Development Application, as determined by the City.</p> <p>3. That the Director of Planning, Property and Development be authorized to certify any documents in connection therewith.</p> <p>4. That in the event the matter is not proceeded with expeditiously and the by-law is not passed within two (2) years 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 the two (2)-year period and Council approves the extension.</p> <p>5. That the Director of Legal Services and City Solicitor be requested to prepare the necessary by-law in accordance with the above.</p> <p>6. That the Director of Legal Services and City Solicitor be requested to do all things necessary for implementation in accordance with the terms of The City of Winnipeg Charter.</p>	Executive Policy Committee
5	Conditional Use – 471 Edison Avenue File DCU 160260/2017D	The East Kildonan-Transcona Community Committee concurred in the recommendation of the Winnipeg Public Service and approved a Conditional Use on “the land” to permit the establishment of a multi-family dwelling,	Manager of Development and Inspections, Planning, Property and Development Department

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		<p>subject to the following conditions:</p> <ol style="list-style-type: none"> <li>1. The Owner must submit plans showing the location and design of any and all proposed:               <ol style="list-style-type: none"> <li>a. buildings;</li> <li>b. accessory parking areas;</li> <li>c. private approaches;</li> <li>d. garbage enclosures;</li> <li>e. fencing;</li> <li>f. landscaping; and</li> <li>g. free-standing signage</li> </ol> </li> </ol> <p>On the Owner's Land ("Works") to the Director of Planning, Property and Development and the East Kildonan – Transcona Community Committee for approval prior to the issuance of any building or development permit, and thereafter must construct the Works in substantial conformance with the approved plans and maintain the Works to the satisfaction of the Director.</p> <ol style="list-style-type: none"> <li>2. That, prior to the issuance of any permits, the applicant shall, at no expense to the City, remove the existing private approach to Edison Avenue and restore the curb, boulevard, and sidewalk all as determined by and to the satisfaction of the Director of Public Works. The Applicant shall make application to the Public Works Department to remove the private approach as per the Private Access Bylaw No. 49/2008.</li> </ol>	<ol style="list-style-type: none"> <li>c. Administrator of Zoning and Permits, Planning, Property and Development Department</li> </ol> <p>Planner, Planning, Property and Development Department</p>
6	Variance – 471 Edison Avenue File DAV 160261/2017D	<p>The East Kildonan-Transcona Community Committee concurred in the recommendation of the Winnipeg Public Service and approved a Variance on "the land" for the establishment of a parking area accessory to a multi-family dwelling to permit as follows:</p> <ol style="list-style-type: none"> <li>1. 5 parking stalls.</li> <li>2. No landscape buffering of parking and loading areas.</li> </ol>	<p>Manager of Development and Inspections, Planning, Property and Development Department</p> <ol style="list-style-type: none"> <li>c. Administrator of Zoning and Permits, Planning, Property and Development Department</li> </ol> <p>Planner, Planning, Property and Development Department</p>
7	Closing – 1462 Ravelston Avenue West; Block 7, Plan 60480; Lot 23, Block 1, Plan 60480 File DAC 12/2016	<p>The East Kildonan-Transcona Community Committee adjourned the public hearing to its meeting on January 16, 2018, at 6:30 p.m. in the Council Building, 510 Main Street.</p>	<p>East Kildonan-Transcona Community Committee</p>

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8	Subdivision and Rezoning – 1462 Ravelston Avenue West; Block 7 Plan 60480; Lot 23 Block 1 Plan 60480 File DASZ 16/2017	The East Kildonan-Transcona Community Committee adjourned the public hearing to its meeting on January 16, 2018, at 6:30 p.m. in the Council Building, 510 Main Street.	East Kildonan-Transcona Community Committee
9	Variance – 1462 Ravelston Avenue West; Block 7 Plan 60480; Lot 23 Block 1 Plan 60480 File DAV 149871/2017D	The East Kildonan-Transcona Community Committee adjourned the public hearing to its meeting on January 16, 2018, at 6:30 p.m. in the Council Building, 510 Main Street.	East Kildonan-Transcona Community Committee
10	Variance – 1500 Plessis Road File DAV 175257/2017D	<p>The East Kildonan-Transcona Community Committee concurred in the recommendation of the Winnipeg Public Service approved a Variance on “the land” for the construction of a mixed-use building, accessory parking areas and a free-standing sign to permit as follows:</p> <ol style="list-style-type: none"> <li>1. On Lot 9: <ol style="list-style-type: none"> <li>A. A front yard of 15 feet (4.57 metres).</li> <li>B. 197 parking stalls.</li> </ol> </li> <li>2. On Lot 11, no direct access to a street or public lane (access will be by cross-access agreement with adjoining property).</li> <li>3. For parking stalls crossing lot lines, to permit parking stall sizes ranging from 0.1 feet x 20 feet (0.03 metres x 6.10 metres) to 5.9 feet x 20 feet (1.80 metres x 6.10 metres).</li> <li>4. For the erection of a free-standing sign to permit a sign height of 27.5 feet (8.38 metres).</li> </ol> <p>subject to the following condition:</p> <ol style="list-style-type: none"> <li>1. That the top edge of the tenant identification sign panels on the free-standing sign requiring a height variance be no more than 23.4 feet above grade.</li> </ol>	<p>Manager of Development and Inspections, Planning, Property and Development Department</p> <p>c. Administrator of Zoning and Permits, Planning, Property and Development Department</p> <p>Senior Planner, Planning, Property and Development Department</p>