Agenda – Council – February 22, 2006

Report - Standing Policy Committee on Property and Development - January 31, 2006

Item No. 8 Subdivision and Rezoning - 301 Lagimodiere Boulevard
File DASZ 51/2005

STANDING COMMITTEE RECOMMENDATION:

On February 15, 2006, the Executive Policy Committee concurred in the recommendations of the Standing Policy Committee on Property and Development and the Riel Community Committee and submits the following to Council:

1. That the plan of subdivision proposed under File DASZ 51/2005 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File DASZ 51/2005 dated January 10, 2006, for registration in the Winnipeg Land Titles Office subject to the following:

    A. That the Developer be required to enter into a Development Agreement with the City containing all the conditions outlined in the report of the Administrative Coordinating Group dated January 9, 2006, with the following amendments:

        i. That the amendments to the plan be further amended as follows, namely:

            a. Delete the words "17.5m" in the second line of Recommendation 6 and replace them with the words "16.0 metres" and delete the last sentence in Recommendation 6.

            b. Delete the words "22.5m" in the third line of Recommendation 7 and replace them with the words "17.5 metres" and delete the last sentence in Recommendation 7.

            c. Delete Recommendation 8.a. in its entirety and renumber the remaining Recommendations accordingly.

        ii. Amend the Development Agreement as follows, namely:

            a. Delete Recommendation 2 in its entirety and replace with the following:

                "2.a. The Developer shall construct the following works in Lagimodiere Boulevard between the existing terminus of the existing four-lane divided roadway immediately south of Bishop Grandin Boulevard to the start of the existing

four-lane divided roadway immediately south of John Bruce Road:

i. an 8.0m in width by 200mm in thickness Portland cement concrete pavement and all related works;
ii. street lighting in the west boulevard;
iii. landscaping in the west boulevard;

all as determined by and to the satisfaction of the Director of Public Works

b. The City shall pay to the Developer the amounts collected by the City from the developer of the land on the west side of Lagimodiere Boulevard towards the improvements described in a. above upon completion of the works.

c. The Developer shall on an area basis for the land bounded by the extension of Bishop Grandin Boulevard, Plessis Road, the Perimeter Highway and Lagimodiere Boulevard pay its share of the cost of the improvements described in a. above minus the monies paid under b. above as determined by the Director of Public Works.

d. The City shall reimburse the Developer for the difference between the cost of the improvements constructed under a. above and the Developer's share thereof as calculated under c. above, in accordance with the City's Development Agreement Parameters, as the City collects from benefiting lands."

b. Delete Recommendation 12 in its entirety and renumber the remaining recommendations accordingly.

c. Delete the last sentence of the renumbered Recommendation 28, and replace with the following:

Report - Standing Policy Committee on Property and Development - January 31, 2006

"The deficiency shall be satisfied by the Developer which may include a regular sized, asphalted outdoor hockey rink with heated rooms off the player boxes and proper outdoor lighting, a basketball court, a covered picnic area with tables and other amenities mutually agreed upon by the Director of Planning, Property and Development and the Developer when future phases of the Sage Creek subdivision are developed.

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 51/2005 dated January 10, 2006, to an "RM-2" and "RM-3" Multiple Family District, an "R1-3.5" and "R2" Residential District, a "C2" Commercial District and a "PR-1" Parks and Recreational 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 site plans for the "C2" Commercial District and the "RM-2" and "RM-3" Multiple Family District sites specifically outlining building location and building profile details, parking areas, approaches, signage, exterior lighting, landscaping, fencing, garbage enclosures, etc… be submitted to and approved by the Director of Planning, Property and Development and the Riel Community Committee prior to the issuance of any building permits.

4. That The Winnipeg Zoning By-law No. 6400/94 be amended as follows:

A. Where single and two family residential lots back onto Warde Avenue, the said lots are to be established with minimum rear yards of 16.0 metres.

B. Where proposed "R2" Residential lots back onto Lagimodiere Boulevard, the said lots are to be established with minimum rear yards of 17.5 metres.

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.

Report - Standing Policy Committee on Property and Development - January 31, 2006

7. That the subdivision section of the by-law shall come into force and effect upon execution by the City of Winnipeg of the Development 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.

11. That the Proper Officers of the City are hereby authorized to execute said Zoning Agreement.

12. 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.

Report - Standing Policy Committee on Property and Development - January 31, 2006

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On February 15, 2006, the Executive Policy Committee concurred in the recommendations of the Standing Policy Committee on Property and Development and the Riel Community Committee and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On January 31, 2006, the Standing Policy Committee on Property and Development concurred in the recommendation of the Riel Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On January 17, 2006, the Riel Community Committee concurred in the administrative recommendation with the following amendments, namely:

Report of the Manager of Planning and Land Use
That the revised report from the Manager of Planning and Land Use dated January 17, 2006, be amended as follows:

- Delete Recommendation 3.B. in its entirety;

- Amend Recommendation 4.A. by deleting the words “17.5 metres” and replacing them with the words “16.0 metres”;

- Amend Recommendation 4.B. by deleting the words “22.5 metres” and replacing them with the words “17.5 metres”.

Report of the Administrative Coordinating Group
That the report of the Administrative Coordinating Group dated January 9, 2005, be amended as follows:

- That the amendments to the plan be further amended as follows, namely:

    1. Delete the words “17.5m” in the second line of Recommendation 6 and replace them with the words “16.0 metres” and delete the last sentence in Recommendation 6.

Report - Standing Policy Committee on Property and Development - January 31, 2006

DECISION MAKING HISTORY (continued):

COMMUNITY COMMITTEE RECOMMENDATION (continued):

2. Delete the words "22.5m" in the third line of Recommendation 7 and replace them with the words "17.5 metres" and delete the last sentence in Recommendation 7.

3. Delete Recommendation 8.a. in its entirety and renumber the remaining Recommendations accordingly.

- Amend the Development Agreement as follows, namely:

1. Delete Recommendation 2 in its entirety and replace with the following:

"2. a. The Developer shall construct the following works in Lagimodiere Boulevard between the existing terminus of the existing four-lane divided roadway immediately south of Bishop Grandin Boulevard to the start of the existing four-lane divided roadway immediately south of John Bruce Road:

i. an 8.0m in width by 200mm in thickness Portland cement concrete pavement and all related works;
ii. street lighting in the west boulevard;
iii. landscaping in the west boulevard;

all as determined by and to the satisfaction of the Director of Public Works

b. The City shall pay to the Developer the amounts collected by the City from the developer of the land on the west side of Lagimodiere Boulevard towards the improvements described in a. above upon completion of the works.

c. The Developer shall on an area basis for the land bounded by the extension of Bishop Grandin Boulevard, Plessis Road, the Perimeter Highway and Lagimodiere Boulevard pay its share of the cost of the improvements described in a. above minus the monies paid under b. above as determined by the Director of Public Works.

Report - Standing Policy Committee on Property and Development - January 31, 2006

DECISION MAKING HISTORY (continued):

COMMUNITY COMMITTEE RECOMMENDATION (continued):

d. The City shall reimburse the Developer for the difference between the cost of the improvements constructed under a. above and the Developer's share thereof as calculated under c. above, in accordance with the City's Development Agreement Parameters, as the City collects from benefiting lands."

2. Delete Recommendation 12 in its entirety and renumber the remaining recommendations accordingly.

3. Delete the last sentence of the renumbered Recommendation 28, and replace with the following:

"The deficiency shall be satisfied by the Developer which may include a regular sized, asphalted outdoor hockey rink with heated rooms off the player boxes and proper outdoor lighting, a basketball court, a covered picnic area with tables and other amenities mutually agreed upon by the Director of Planning, Property and Development and the Developer when future phases of the Sage Creek subdivision are developed.",

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

RE: **Subdivision and Rezoning - 301 Lagimodiere Boulevard**
File DASZ 51/2005 [c/r DAV 168172/2005D]

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

Prepared by: **Marc Pittet, Clerk,**
Riel Community Committee

Report date: **January 24, 2006**

COMMUNITY COMMITTEE RECOMMENDATION:

On January 17, 2006, the Riel 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 51/2005 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File DASZ 51/2005 dated January 10, 2006, for registration in the Winnipeg Land Titles Office, subject to the following:

    A. That the Developer be required to enter into a Development Agreement with the City containing all the conditions outlined in the report of the Administrative Coordinating Group dated January 9, 2006, ***with the following amendments:***

        i. That the amendments to the plan be further amended as follows, namely:

            a. Delete the words "17.5m" in the second line of Recommendation 6 and replace them with the words "16.0 metres" and delete the last sentence in Recommendation 6.

            b. Delete the words "22.5m" in the third line of Recommendation 7 and replace them with the words "17.5 metres" and delete the last sentence in Recommendation 7.

            c. Delete Recommendation 8.a. in its entirety and renumber the remaining Recommendations accordingly.

        ii. Amend the Development Agreement as follows, namely:

            a. Delete Recommendation 2 in its entirety and replace with the following:

"2. a. The Developer shall construct the following works in Lagimodiere Boulevard between the existing terminus of the existing four-lane divided roadway immediately south of Bishop Grandin Boulevard to the start of the existing four-lane divided roadway immediately south of John Bruce Road:

i. an 8.0m in width by 200mm in thickness Portland cement concrete pavement and all related works;
ii. street lighting in the west boulevard;
iii. landscaping in the west boulevard;

all as determined by and to the satisfaction of the Director of Public Works

b. The City shall pay to the Developer the amounts collected by the City from the developer of the land on the west side of Lagimodiere Boulevard towards the improvements described in a. above upon completion of the works.

c. The Developer shall on an area basis for the land bounded by the extension of Bishop Grandin Boulevard, Plessis Road, the Perimeter Highway and Lagimodiere Boulevard pay its share of the cost of the improvements described in a. above minus the monies paid under b. above as determined by the Director of Public Works.

d. The City shall reimburse the Developer for the difference between the cost of the improvements constructed under a. above and the Developer's share thereof as calculated under c. above, in accordance with the City's Development Agreement Parameters, as the City collects from benefiting lands."

b. Delete Recommendation 12 in its entirety and renumber the remaining recommendations accordingly.

c. Delete the last sentence of the renumbered Recommendation 28, and replace with the following:

"The deficiency shall be satisfied by the Developer which may include a regular sized, asphalted outdoor hockey rink with heated rooms off the player boxes and proper outdoor lighting, a basketball court, a covered picnic area with tables and other amenities mutually agreed upon by the Director of Planning, Property and Development and the Developer when future phases of the Sage Creek subdivision are developed.

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 51/2005 dated January 10, 2006, to an "RM-2" and "RM-3" Multiple Family District, an "R1-3.5" and "R2" Residential District, a "C2" Commercial District and a "PR-1" Parks and Recreational 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 site plans for the "C2" Commercial District and the "RM-2" and "RM-3" Multiple Family District sites specifically outlining building location and building profile details, parking areas, approaches, signage, exterior lighting, landscaping, fencing, garbage enclosures, etc… be submitted to and approved by the Director of Planning, Property and Development and the Riel Community Committee prior to the issuance of any building permits.

~~***B. The Developer shall, at no expense to the City, maintain a fence on top of the berm, on the proposed "R2" lots abutting Lagimodiere Boulevard.***~~

4. That The Winnipeg Zoning By-law No. 6400/94 be amended as follows:

A. Where single and two family residential lots back onto Warde Avenue, the said lots are to be established with minimum rear yards of ~~***17.5 metres***~~ 16.0 metres.

B. Where proposed "R2" Residential lots back onto Lagimodiere Boulevard, the said lots are to be established with minimum rear yards of ~~***22.5 metres***~~ 17.5 metres.

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 upon execution by the City of Winnipeg of the Development 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 that 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.

11. That the Proper Officers of the City are hereby authorized to execute said Zoning Agreement.

12. 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 Riel Community Committee provided the following supporting reason for its recommendation:

1. The Riel Community Committee agreed with the administrative comments contained in the report from the Manager of Planning and Land Use dated January 10, 2006 and in the report from the Administrative Coordinating Group dated January 9, 2006.

PUBLIC HEARING SUMMARY

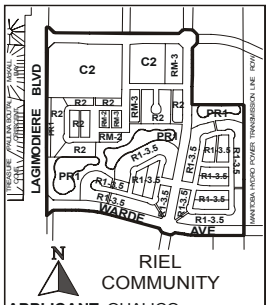
File: DASZ 51/2005 [c/r DAV 168172/2005D]

Before: Riel Community Committee
Councillor Steeves, Chairperson
Councillor Magnifico
Councillor Swandel

Public Hearing: January 17, 2006
Council Building, 510 Main Street

Applicant: Qualico Developments (Winnipeg) Ltd. (Eric Vogan)

Subject:



APPLICANT: QUALICO DEVELOPMENTS (WINNIPEG) LTD.
FILE: DASZ 51/05
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 a "PR1" PARKS AND RECREATION DISTRICT, an "R1-3.5" and "R2" RESIDENTIAL DISTRICTS, an "RM-2" and "RM-3" MULTIPLE-FAMILY DISTRICTS and a "C2" COMMERCIAL DISTRICT. **For information, phone Mr. K. Lalor, Planner at 986-5069.**
DEMANDEUR : QUALICO DEVELOPMENTS (WINNIPEG) LTD.
N° DE RÉFÉRENCE : DALZ 51/05
PROJET : Demande d'approbation par le Conseil du plan de lotissement indiqué ci-dessus et proposition de modification du *Règlement municipal n° 6400/94* visant à changer le zonage des sols délinéés ci-dessus qui passeraient de la catégories A.5 (SECTEUR AGRICOLE) à la catégorie PR1 (SECTEUR DES PARCS ET DES LOISIRS), aux catégorie R1-3.5 et R2 (SECTEURS RÉSIDENTIELS), aux catégories RM-2 et RM-3 (SECTEURS D'HABITATIONS MULTIFAMILIALES) et à la catégorie C2 (SECTEUR COMMERCIAL). **Pour plus de renseignements, veuillez communiquer avec M. K. Lalor, urbaniste, au 986-5069.**

Premises Affected: 301 Lagimodiere Boulevard

5118

Exhibits Filed:

1. Application dated November 30, 2005
2. Notification of Public Hearing dated December 5, 2005
3. Manitoba Status of Titles 2102392 and 2102396
4. Surveyor's Building Certificate of Title Sketch dated November 21, 2005
5. Letter of authorization dated November 29, 2005 from Sage Creek Development Corporation to Qualico Developments (Winnipeg) Ltd.
6. Plan showing Phase I
7. Report from the Manager of Planning and Land Use dated January 10, 2006
8. Report from the Administrative Coordinating Group dated January 9, 2006
9. Inspection Report
10. Revised Report from the Manager of Planning and Land Use dated January 17, 2006
11. Site Plans (3 pages) submitted by Eric Vogan at the Public Hearing

REPRESENTATIONS:

In Support:

Mike Armstrong
Gregg Davey
Ross McGowan
Scott Minty
Eric Vogan, Qualico Developments (Winnipeg) Inc.

In Opposition:

Nil

For Information:

Gilbert Deschambault

For the City:

Mr. E. Carriere, Land Development Engineer, Planning, Property and Development Department
Mr. K. Lalor, Senior Planner, Planning, Property and Development Department

SUMMARIZATION OF REPRESENTATIONS AND SUBMISSIONS
MADE AT THE PUBLIC HEARING

Eric Vogan and Lynne Jones, Qualico Developments (Winnipeg) Inc., accompanied by Gregg Davey and Scott Minty, SEG Engineering and Ross McGowan, McGowan Russell Group, appeared in support of the application. Mr. Vogan provided an overview of the application, submitted site plans (filed as Exhibit 11) and indicated concurrence in the revised Report from the Manager of Planning and Land Use dated January 17, 2006 and the Report from the Administrative Coordinating Group dated January 9, 2006, with the following amendments:

Report from the Manager of Planning and Land Use

- That Clause 3.B. be deleted;
- That in Clause 4.A., the words "17.5 metres" be deleted and replaced with the words "16.0 metres";
- That in Clause 4.B., the words "22.5 metres" be deleted and replaced with the words "17.5 metres";

Report from the Administrative Coordinating Group - Amendments to the Plan

- That the words "17.5m" in the second line of Recommendation 6 be deleted and replaced with the words "16.0 metres";
- That the last sentence in Recommendation 6 be deleted;
- That the words "22.5m" in the third line of Recommendation 7 be deleted and replaced with the words "17.5 metres";
- That the last line of Recommendation 7 be deleted;
- That Recommendation 8.a. be deleted in its entirety;

Report of the Administrative Coordinating Group - Amendments to the Development Agreement

- That Recommendation 2 be amended to include cost-sharing provisions in accordance with the City of Winnipeg's Development Agreement parameters;
- That Recommendation 12 be deleted.

In response to questions from the Committee, Mr. Vogan provided the following responses:

- The roadways in Phase I will, at a minimum, meet the current City of Winnipeg standards;
- It is his belief that the City's requirements as outlined in the South St. Boniface Area Structure Plan with respect to the requirements for a Stormwater Management Plan, Sanitary Sewer System Plan and general phasing/traffic studies plan, have been met;
- The Ducks Unlimited Native Plant Solutions Unit has been engaged to help design and plant the natural wetland areas;
- There will be no sidewalks constructed in front of residential properties along major arteries or collector streets;
- The applicants are working with Manitoba Hydro on a trail plan;
- The Louis Riel School Division has been consulted and has no objections to the proposal;

- There are no recreational playing fields included in the plans for Phase I;
- The shortfall in Land Dedication in Phase I will be recovered by the City in future phases of the development.

The Land Development Engineer, Planning, Property and Development Department, Mr. E. Carriere stated that the administration concurred with the proposed amendments to the Reports from the Manager of Planning and Land Use and from the Administrative Coordinating Group recommended by Mr. Vogan.

Exhibit "10" referred to in File DASZ 51/2005 [c/r DAV 168172/2005D]

Winnipeg

Planning, Property and Development Department Report

To the Riel Community Committee

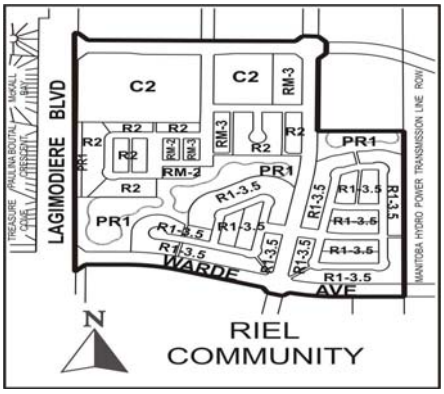
REVISED REPORT

Date: January 17/06
File: DASZ 51 /05
Related Files: DAV 05 168172D
Subject: To rezone and subdivide the said lands from "A-5 "Agricultural to "PR-1" Parks and Recreational District, to "C2" Commercial District, to "R2" & "R1 – 3.5" Residential Districts and , to " RM-2" and " RM-3"Multiple Family Districts.

Location: 301 Lagimodiere Blvd.

Legal Description: Title Number 2102392 Parcel 1: Lots 182, 183, 184,185,186, 212, 213, and 214, Plan 433 WLTO, Parcel 2: Lot 211, Plan 433 WLTO (Roman Catholic Mission Property)

Title Number 2102396 Firstly: Lots 146,147,148,149,150 and 175,176,177, 178 and 179, Plan 433 WLTO Secondly: All those portions of the Roman Catholic Mission Property contained within the limits of Lamontagne Road (now closed)



Applicant: Qualico Developments

Owner: Sage Creek Development Corporation

Recommendation: (Approved with Conditions)

Site Description

The overall Structure Plan area which comprises 918 acres of land is bounded by the Bishop Grandin Boulevard extension to the north, Lagimodiere Boulevard and the Island Lakes residential community to the west, the Perimeter Highway to the south and Plessis Road (the City Boundary) to the east. The first phase of the Sage Creek Development as outlined in the subject application, comprises a gross area of 103 acres and is situated at the N.E. corner of the future Warde Avenue extension and Lagimodiere Blvd. It is bounded on the east by the Manitoba Hydro Power Transmission Line.

Background

In April 2005, the Standing Policy Committee on Property and Development identified the South St. Boniface Area Structure Plan as a priority project within the Planning, Property and Development Department's 2005 Secondary Plan Work Program.
The department implemented a collaborative planning process in partnership with Qualico Developments and their consulting team to prepare the area structure plan. This process also included close consultation with all affected City departments to address any issues related to the development of the subject lands and to ensure that the City's requirements were incorporated into the plan's policies.
On September 28, 2005, Council gave first reading to By-law 158/05 to adopt the South St. Boniface Area Structure Plan as a Secondary Plan and directed that the Riel Community Committee conduct a public hearing respecting the proposed by-law and plan. It was ultimately passed by Council November 23/05. In the past six weeks, the details of the first phase of the overall plan have been submitted to and assessed by various City Departments including Public Works, Water and Waste and the Planning and Land Use Division.. This report in addition to recommendations outlined in a Development Agreement Report from the Administrative Coordinating Group should enable the Riel Community Committee to make an informed decision regarding the proposal at the January 17th Public Hearing.

Description of the Proposed Development

Village Centre:

The proposed Village Centre comprises approximately 18.4 acres of land located along the northernmost periphery of the phase I plan area adjacent to the intersection of Lagimodiere and Sage Creek Boulevards. A small portion of this area will be zoned to an RM-3 Multiple Family category while the remainder (approx.16 acres) will be zoned C2 Commercial. Eventually, in

latter phases, the Village Centre will encompass an overall area of close to fifty (50) acres. The purpose of this area is to create a community oriented mixed use development that is strategically located within the community. The core is considered integral to community development and will contain a cohesive grouping of retail and service commercial uses integrated with complementary uses such as a public open space, and predominantly multi-unit residential development. It is anticipated that the major anchor tenant in the initial phase of the Village Centre will be a 55,000 sq. ft. food store, followed closely by a large drugstore and possibly either a major fitness complex or multiplex theatre facility. In addition the design of the Village Centre will include strong and convenient vehicle and pedestrian connections within the site and to the surrounding area. It is also apparent that the applicants have endeavored to minimize building setbacks along the major roadways such as Sage Creek Boulevard and Boulevard De Hivernants in order to create an urban setting to encourage a strong pedestrian environment.

Residential Areas:

There are two distinct and uniquely different areas of proposed residential development ; the first is what might be described as a buffer area lying immediately south of and adjoining the Village Centre and it extends as far as the water storage and public reserve areas. Most of the parcels in this area are to be zoned R2 (87 units) but they will constitute a an innovative mix of housing with 10' front yards and rear garages on some streets and walk-out duplexes on others. Housing along the main thoroughfares will probably have elevated front yards well above grade and lots along Red Moon Road at the rear of the commercial area will be shallow wides, meaning they will have 15' front yards, be 56'-58' wide and possibly have garages located at the sides of the main dwelling units. There will be some RM-2 (18 units) and some RM-3 (brownstone complexes with narrow front yards , 84 units).
The second and largest of the two residential zones lies to the south of the water impoundment areas and is to be zoned R1-3.5 in its entirety. The reason for opting for the aforementioned single family zoning category, is that it will allow for the provision of a variety of lot sizes to promote additional diversity in housing style. The plan indicates that there will be a total of 196 housing lots of presumably varying sizes in this area.

Parks and Open Space:

Policies in the Parks and Open Space section of the Area Structure Plan provide for the dedication of park land in order to meet the active and passive recreational needs of the community. Linear parkways are intended to complement the stormwater management system as well as to provide linkages between the community's varied recreational facilities. They are to be constructed using naturalized landscaping practices such as upland native grasses. In the first phase of the Sage Creek Development Area, seven (7) acres of land is set aside as water impoundment area which is surrounded and connected by a lineal park system totaling 5.78 acres. There are also pathway systems linking the water storage areas with proposed adjoining residential neighbourhoods and the higher activity areas in and around the Village Centre It should be noted that the overall public reserve dedication required for all phases of development is 57.45 acres; 28.25 acres of that will be linear park and an additional 19.30 acres will be

designated neighbourhood parks. That leaves a shortfall of 9.9 acres which should be made up by developing portions of the Hydro corridor which has a net area of 73.07 acres within the defined Area Structure Plan Area.

Analysis

The Area Structure plan provided a framework that included a vision of the proposed new community and identified a series of policies that were designed to collectively achieve that objective. Several of the more noteworthy goals outlined were as follows: 1) to create a viable and cohesive community, 2) to develop a vital core commercial centre , 3) accommodate a diversity of housing types, 4) foster a sense of neighbourhood and 5) create an interconnected and efficient road and pedestrian network throughout the proposed community. It is the view of the Planning and Land Use Division that the proposed first phase of the Sage Creek Development outlined in the subject application clearly embodies many of the aforementioned goals and policies contained in the Area Structure Plan. The proposed concept is both innovative and creative and , in our view , promotes a community development that is logical, compatible and sustainable. It is therefore recommended that your Committee endorse the proposal as submitted subject to all condition outlined in this report and the report of the Administrative Coordinating Group.

Recommendation

The Planning and Land Use Division recommend approval for the following reasons:

- The proposed plan is in compliance with the policies and goals outlined in the Area Structure Plan.
- The proposed first phase of development is both creative and innovative from a land use standpoint and should form the nucleus of a viable and energetic community.

Recommended Conditions of Approval

I. That the plan of subdivision proposed under File No. DASZ 51/05 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File No. DASZ 51/05, attached hereto and dated January 10/06, for registration in the Winnipeg Land Titles Office, subject to the following:

A. That the Developer be required to enter into a Development Agreement with the City containing all the conditions outlined in the report of the Administrative Coordinating Group dated January 9/06.

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

III That The Winnipeg Zoning By-Law No. 6400/94 be amended by rezoning the subject land as shown on Schedule "A" for File No. DASZ 51/05, attached hereto and dated January 10/06, to an "RM-2 "& " RM-3" Multiple Family District , an "R1-3.5" and " R2" Residential District, a "C2" Commercial District and a "PR-1" Parks and Recreational 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, to include the following conditions:

A. That final site plans for the 'C2' Commercial and the 'RM-2' and' RM-3' Multiple Family sites specifically outlining building location and building profile details, parking areas, approaches, signage, exterior lighting ,landscaping, fencing, garbage enclosures etc. be submitted to and approved by the Director of Planning and Land Use and the Riel Community Committee prior to the issuance of any building permits.

B. The Developer shall, at no expense to the City, maintain a fence on top of the berm, on the proposed "R2" lots abutting Lagimodiere Boulevard.

IV. That The Winnipeg Zoning By-law No. 6400/94 be amended as follows:

A. Where single and two family residential lots back onto Warde Avenue, the said lots are to be established with minimum rear yards of 17.5 metres.

B. Where proposed "R2" Residential lots back onto Lagimodiere Blvd., the said lots are to be established with minimum rear yards of 22.5 metres.

V. 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.

VI. That the City Solicitor/Manager of Legal Services 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 upon execution by the City of Winnipeg of the Development Agreement.

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 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.

XI. That the Proper Officers of the City are hereby authorized to execute said Zoning Agreement.

XII. 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: Kevin Lalor
PPD File # .526

By-Law No. _____

File No. **DASZ 51/05**

Atlas Sheet No.

N

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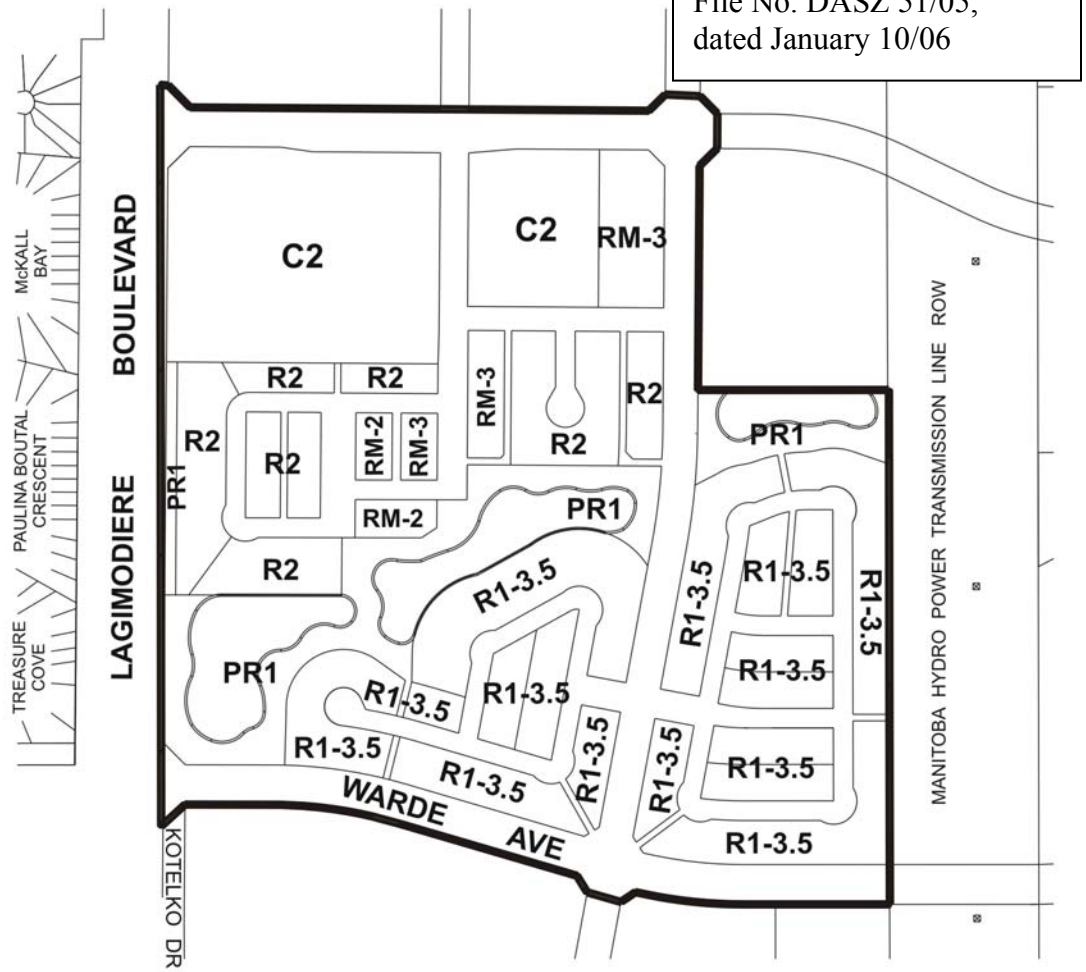
COMMUNITY

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 rezoning the land located at 301 Lagimodiere Boulevard from an "A.5" AGRICULTURAL DISTRICT to a "PR1" PARKS AND RECREATION DISTRICT, an "R1-3.5" and "R2" RESIDENTIAL DISTRICTS, an "RM-2" and "RM-3" MULTIPLE-FAMILY DISTRICTS and a "C2" COMMERCIAL DISTRICT as shown outlined below.

Schedule "A" for
File No. DASZ 51/05,
dated January 10/06



THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

Exhibit "7" referred to in File DASZ 51/2005 [c/r DAV 168172/2005D]

Winnipeg

Planning, Property and Development Department Report

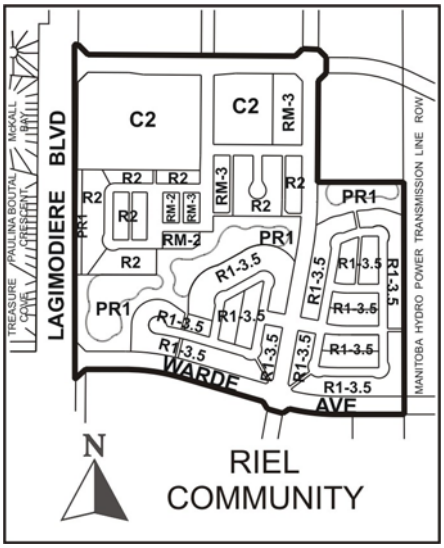
To the Riel Community Committee

Date: January 10/06
File: DASZ 51 /05
Related Files: DAV 05 168172D
Subject: To rezone and subdivide the said lands from "A-5 "Agricultural to "PR-1" Parks and Recreational District, to "C2" Commercial District, to "R2" & "R1 – 3.5" Residential Districts and , to " RM-2" and " RM-3"Multiple Family Districts.

Location: 301 Lagimodiere Blvd.

Legal Description: Title Number 2102392 Parcel 1: Lots 182, 183, 184,185,186, 212, 213, and 214, Plan 433 WLTO, Parcel 2: Lot 211, Plan 433 WLTO (Roman Catholic Mission Property)

Title Number 2102396 Firstly: Lots 146,147,148,149,150 and 175,176,177, 178 and 179, Plan 433 WLTO Secondly: All those portions of the Roman Catholic Mission Property contained within the limits of Lamontagne Road (now closed)



Applicant: Qualico Developments

Owner: Sage Creek Development Corporation

Recommendation: (Approved with Conditions)

Site Description

The overall Structure Plan area which comprises 918 acres of land is bounded by the Bishop Grandin Boulevard extension to the north, Lagimodiere Boulevard and the Island Lakes residential community to the west, the Perimeter Highway to the south and Plessis Road (the City Boundary) to the east. The first phase of the Sage Creek Development as outlined in the subject application, comprises a gross area of 103 acres and is situated at the N.E. corner of the future Warde Avenue extension and Lagimodiere Blvd. It is bounded on the east by the Manitoba Hydro Power Transmission Line.

Background

In April 2005, the Standing Policy Committee on Property and Development identified the South St. Boniface Area Structure Plan as a priority project within the Planning, Property and Development Department's 2005 Secondary Plan Work Program.
The department implemented a collaborative planning process in partnership with Qualico Developments and their consulting team to prepare the area structure plan. This process also included close consultation with all affected City departments to address any issues related to the development of the subject lands and to ensure that the City's requirements were incorporated into the plan's policies.
On September 28, 2005, Council gave first reading to By-law 158/05 to adopt the South St. Boniface Area Structure Plan as a Secondary Plan and directed that the Riel Community Committee conduct a public hearing respecting the proposed by-law and plan. It was ultimately passed by Council November 23/05. In the past six weeks, the details of the first phase of the overall plan have been submitted to and assessed by various City Departments including Public Works, Water and Waste and the Planning and Land Use Division.. This report in addition to recommendations outlined in a Development Agreement Report from the Administrative Coordinating Group should enable the Riel Community Committee to make an informed decision regarding the proposal at the January 17th Public Hearing.

Description of the Proposed Development

Village Centre:

The proposed Village Centre comprises approximately 18.4 acres of land located along the northernmost periphery of the phase I plan area adjacent to the intersection of Lagimodiere and Sage Creek Boulevards. A small portion of this area will be zoned to an RM-3 Multiple Family category while the remainder (approx.16 acres) will be zoned C2 Commercial. Eventually, in latter phases, the Village Centre will encompass an overall area of close to fifty (50) acres. The purpose of this area is to create a community oriented mixed use development that is strategically located within the community. The core is considered integral to community development and will contain a cohesive grouping of retail and service commercial uses integrated with complementary uses such as a public open space, and predominantly multi-unit residential development. It is anticipated that the major anchor tenant in the initial phase of the Village Centre will be a 55,000 sq. ft. food store, followed closely by a large drugstore and possibly either a major fitness complex or multiplex theatre facility. In addition the design of the Village Centre will include strong and convenient vehicle and pedestrian connections within the site and to the surrounding area. It is also apparent that the applicants have endeavored to minimize building setbacks along the major roadways such as Sage Creek Boulevard and Boulevard De Hivernants in order to create an urban setting to encourage a strong pedestrian environment.

Residential Areas:

There are two distinct and uniquely different areas of proposed residential development ; the first is what might be described as a buffer area lying immediately south of and adjoining the Village Centre and it extends as far as the water storage and public reserve areas. Most of the parcels in this area are to be zoned R2 (87 units) but they will constitute a an innovative mix of housing with 10' front yards and rear garages on some streets and walk-out duplexes on others. Housing along the main thoroughfares will probably have elevated front yards well above grade and lots along Red Moon Road at the rear of the commercial area will be shallow wides, meaning they will have 15' front yards, be 56'-58' wide and possibly have garages located at the sides of the main dwelling units. There will be some RM-2 (18 units) and some RM-3 (brownstone complexes with narrow front yards , 84 units).

The second and largest of the two residential zones lies to the south of the water impoundment areas and is to be zoned R1-3.5 in its entirety. The reason for opting for the aforementioned single family zoning category, is that it will allow for the provision of a variety of lot sizes to promote additional diversity in housing style. The plan indicates that there will be a total of 196 housing lots of presumably varying sizes in this area.

Parks and Open Space:

Policies in the Parks and Open Space section of the Area Structure Plan provide for the dedication of park land in order to meet the active and passive recreational needs of the community. Linear parkways are intended to complement the stormwater management system as well as to provide linkages between the community's varied recreational facilities. They are to

be constructed using naturalized landscaping practices such as upland native grasses. In the first phase of the Sage Creek Development Area, seven (7) acres of land is set aside as water impoundment area which is surrounded and connected by a lineal park system totaling 5.78 acres. There are also pathway systems linking the water storage areas with proposed adjoining residential neighbourhoods and the higher activity areas in and around the Village Centre It should be noted that the overall public reserve dedication required for all phases of development is 57.45 acres; 28.25 acres of that will be linear park and an additional 19.30 acres will be designated neighbourhood parks. That leaves a shortfall of 9.9 acres which should be made up by developing portions of the Hydro corridor which has a net area of 73.07 acres within the defined Area Structure Plan Area.

Analysis

The Area Structure plan provided a framework that included a vision of the proposed new community and identified a series of policies that were designed to collectively achieve that objective. Several of the more noteworthy goals outlined were as follows: 1) to create a viable and cohesive community, 2) to develop a vital core commercial centre , 3) accommodate a diversity of housing types, 4) foster a sense of neighbourhood and 5) create an interconnected and efficient road and pedestrian network throughout the proposed community. It is the view of the Planning and Land Use Division that the proposed first phase of the Sage Creek Development outlined in the subject application clearly embodies many of the aforementioned goals and policies contained in the Area Structure Plan. The proposed concept is both innovative and creative and , in our view , promotes a community development that is logical, compatible and sustainable. It is therefore recommended that your Committee endorse the proposal as submitted subject to all condition outlined in this report and the report of the Administrative Coordinating Group.

Recommendation

The Planning and Land Use Division recommend approval for the following reasons:

- The proposed plan is in compliance with the policies and goals outlined in the Area Structure Plan.
- The proposed first phase of development is both creative and innovative from a land use standpoint and should form the nucleus of a viable and energetic community.

Recommended Conditions of Approval

I. That the plan of subdivision proposed under File No. DASZ 51/05 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File No. DASZ 51/05, attached hereto and dated January 10/06, for registration in the Winnipeg Land Titles Office, subject to the following:

A. That the Developer be required to enter into a Development Agreement with the City containing all the conditions outlined in the report of the Administrative Coordinating Group dated January 9/06.

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

III That The Winnipeg Zoning By-Law No. 6400/94 be amended by rezoning the subject land as shown on Schedule "A" for File No. DASZ 51/05, attached hereto and dated January 10/06, to an "RM-2 "& " RM-3" Multiple Family District , an "R1-3.5" and " R2" Residential District, a "C2" Commercial District and a "PR-1" Parks and Recreational 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, to include the following conditions:

A. That final site plans for the 'C2' Commercial and the 'RM-2' and' RM-3' Multiple Family sites specifically outlining building location and building profile details, parking areas, approaches, signage, exterior lighting ,landscaping, fencing, garbage enclosures etc. be submitted to and approved by the Director of Planning and Land Use and the Riel Community Committee prior to the issuance of any building permits.

B. Where single and two family residential lots back onto Warde Avenue, the said lots are to be established with minimum rear yards of 17.5 metres.

C. Where proposed "R2" Residential lots back onto Lagimodiere Blvd., the said lots are to be established with minimum rear yards of 17.5 metres.

IV. 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.

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

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

VII. 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.**

VIII. 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.

IX. In the event that 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.

X. That the Proper Officers of the City are hereby authorized to execute said Zoning Agreement.

XI. 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: Kevin Lalor
PPD File # .526

Exhibit "8" referred to in File DASZ 51/2005 [c/r DAV 168172/2005D]

Re: Proposed subdivision and rezoning of land located at 301 Lagimodiere Boulevard – DASZ 51/05

An application has been submitted by Qualico Developments (Winnipeg) Ltd. to subdivide and rezone land located at 301 Lagimodiere Boulevard. The subject application covers Phase 1 of the Sage Creek Development.

It is recommended that the Developer amend the plan, if required, as follows:

1. The Developer shall dedicate and legally open property for right-of-way corner cuts in the southeast and northeast corners of the intersection of Sage Creek Drive and Lagimodiere Boulevard as determined by and to the satisfaction of the Director of Public Works.

2. The Developer shall dedicate and legally open property for right-of-way corner cuts in the southeast and northeast corners of the intersection of Warde Avenue and Lagimodiere Boulevard as determined by and to the satisfaction of the Director of Public Works.

3. The Developer shall dedicate and legally open property required for Sage Creek Drive and the north-south minor collector street proceeding south from Sage Creek Drive all as determined by and to the satisfaction of the Director of Public Works.

4. The Developer shall dedicate and legally open property required for the proposed roundabouts at the intersections of Sage Creek Drive and the north-south major collector street and at Warde Avenue and the north-south major collector all as determined by and to the satisfaction of the Director of Public Works.

5. The Developer shall dedicate and legally open property for right-of-way corner cuts measuring 2.0m by 2.0m in each corner of the intersection of two streets measuring 22.0m in width or greater. Right-of-way corner cuts measuring 3.0m by 3.0m are to be provided at each corner of any intersection where the angle is less than 80˚ to the satisfaction of the Director of Public Works.

6. Where single and two family residential lots back onto Warde Avenue the said lots are to be established with a minimum depth to provide a minimum rear yard set back of 17.5m. The Zoning Agreement covering these lots is to stipulate a minimum rear yard of 17.5m.

7. Where proposed "R2" residential lots back onto Lagimodiere Boulevard the said lots are to be established with a minimum depth to provide a minimum rear yard set back of 22.5m. The Zoning Agreement covering these lots is to stipulate a minimum rear yard of 22.5m.

8. a) Cul-de-sac streets are not to exceed a length of 105m. The plan is to be designed accordingly.
   b) Right-of-way to accommodate each cul-de-sac turnaround is to be consistent with the dimensions illustrated on Streets and Transportation Drawing ST-90 (revised) or ST-90-A as a minimum.

9. Proposed public lanes are to be accommodated with a right-of-way width of 6.25m to the satisfaction of the Director of Public Works.

It is also recommended that the Developer prior to enactment of the subdivision /rezoning by-law provide a comprehensive servicing report which will outline the provision of underground services for the land covered under DASZ 51/05 and adjacent land and submit Servicing Criteria sheets for water, wastewater and land drainage facilities including plans showing the ultimate service areas. Further, since it appears that the Developer is proposing non-standard stormwater retention facilities, this application shall be subject to review by the Joint UDI-City Advisory Committee for alternative stormwater management.

The Developer is proposing a number of variations to the currently approved standard street cross-sections. These variations from standard cross-sections may impact installation, operation, maintenance and replacement activities related to the facilities within the right-of-way under the jurisdiction of the Public Works and Water and Waste Departments. It is recommended that the Developer, prior to the enactment of the subdivision/rezoning by-law, demonstrate how installation, operation, maintenance and replacement activities related to the facilities within the right-of-way will be accommodated with the proposed variations to current standard street cross-sections, all to the satisfaction of the Directors of the Public Works and Water and Waste Departments.

It is further recommended that approval of DASZ 51/05 be subject to the Developer entering into a Development Agreement as follows:

1. a) The Developer shall, at no expense to the City, construct all watermains, wastewater sewers, land drainage sewers and stormwater retention facilities required to service the proposed subdivision and adjacent lands.
   b) The Developer shall pay its share of the cost of the regional land drainage system as determined by the Director of Water and Waste. The cost of regional land drainage facilities constructed by the Developer (including the value of the land for the stormwater retention basins) shall be credited against this charge.
   c) The Developer shall front-end the cost of extending the wastewater interceptor sewer as required by the Director of Water and Waste to serve the proposed subdivision and adjacent land. The Developer shall be reimbursed in accordance with the Development Agreement Parameters when capital funding is approved by Council.

2. The Developer shall, at no expense to the City, construct the following works in Lagimodiere Boulevard between the existing terminus of the existing four-lane divided roadway immediately south of Bishop Grandin Boulevard to the start of the existing four-lane divided roadway immediately south of John Bruce Road;
   a) an 8.0m in width by 200mm in thickness Portland cement concrete pavement and all related works;
   b) street lighting in the west boulevard;
   c) landscaping in the west boulevard;

   all as determined by and to the satisfaction of the Director of Public Works.

3. The Developer shall, at no expense to the City, construct the following improvements at and in the vicinity of the intersection of the intersection of Sage Creek Drive and Lagimodiere Boulevard;

   a) a southbound left turn storage lane, plus upstream transition and all related works;
   b) right-turn channelization in the southeast and northeast corners of the intersection and all related works;
   c) a northbound right turn storage lane, plus upstream transition and all related works;
   d) a northbound right turn acceleration lane, plus upstream transition and all related works;
   e) a median opening on Lagimodiere Boulevard and all related works;
   f) a westbound left turn storage lane, plus upstream transition and all related works;

   all as determined by and to the satisfaction of the Director of Public Works.

4. The Developer shall pay, upon demand by the City, the full cost of the installation of traffic control signals and all related works, at the intersection of Sage Creek Drive and Lagimodiere Boulevard including, but not necessarily limited to pedestrian and vehicle actuation, interconnection to adjacent traffic control signals and audible pedestrian signals, all as and when determined by the Director of Public Works.

5. The Developer shall pay, the full cost of the installation of advance permanent street names signs on Lagimodiere Boulevard, north and south of Sage Creek Drive as determined by the Director of Public Works.

6. The Developer shall, at no expense to the City, construct a westbound left turn storage lane, plus upstream transition and all related works at the intersection of Sage Creek Drive and the north-south minor collector street proceeding south from Sage Creek Drive, all as determined by and to the satisfaction of the Director of Public Works.

7. The Developer shall, at no expense to the City, construct a northbound left turn storage lane, plus upstream transition and all related works at the first intersection north of Warde Avenue on the major north-south collector street, all as determined by and to the satisfaction of the Director of Public Works.

8. The Developer shall, at no expense to the City, pay its share of the future costs of the works required in Warde Avenue, abutting the planned area and of the works required at and in the vicinity of the intersection of Warde Avenue and Lagimodiere Boulevard including the installation of traffic control signals, when and as determined by the Director of Public Works.

9. The Developer shall, at no expense to the City, construct the proposed roundabouts at the intersections of Sage Creek Drive and the north-south major collector street and at Warde Avenue and the north-south major collector and provide any property required for right-of-was necessary to accommodate same, all as determined by and to the satisfaction of the Director of Public Works. It may be necessary to stage construction of the

roundabouts through several phases of the total Sage Creek development area, i.e. initially as single lane roundabouts, ultimately as two lane roundabouts.

10. The Developer shall pay, upon demand by the City, the full coast of the installation of traffic control signals and all related works, at the intersection of Sage Creek Drive and the north-south minor collector street proceeding south from Sage Creek Drive, including, but not necessarily limited to pedestrian and vehicle actuation, interconnection to adjacent traffic control signals and audible pedestrian signals, all as and when determined by the Director of Public Works.

11. The Developer shall, at no expense to the City, construct within the 10.0m widening along Lagimodiere Boulevard abutting the proposed "R2" residential lots and within the rear 10.0m of those proposed lots, and extending a minimum of 20.0m to the south thereof into the proposed Public Reserve, a continuous berm, centered on the proposed property line, and all related works, including but not necessarily limited to sodding and landscaping in accordance with plans approved by the Director of Public Works, 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 within the rear yards, on top of the berm to be constructed under Clause 11 above, of the proposed "R2" lots abutting Lagimodiere Boulevard, a uniform noise attenuation fence 2.0m in height, to the satisfaction of the Director of Public Works. The Developer is to permit the City to file a caveat against the title of each of these proposed lots abutting Lagimodiere Boulevard requiring the owner(s) to maintain and/or repair or replace the fence as originally constructed, to the satisfaction of the Director of Public Works.

13. The Developer shall, at no expense to the City, construct within the rear yards of all one and two family lots abutting Warde Avenue, a uniform noise attenuation fence 2.0m in height, to the satisfaction of the Director of Public Works. The Developer is to permit the City to file a caveat against the title of each of these proposed lots abutting Warde Avenue requiring the owner(s) to maintain and/or repair or replace the fence as originally constructed, to the satisfaction of the Director of Public Works.

14. The Developer shall, at no expense to the City, construct portland cement concrete pavement to widths of 7.5m, 6.0m, 8.0m and 10.0m and thicknesses of 150mm and 200mm respectively in all streets within the proposed subdivision, and all related works including, but not necessarily limited to boulevard landscaping, ornamental street lighting and land drainage sewer, all as determined by and to the satisfaction of the Director of Public Works.

15. 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 both sides of all streets with a right-of-way width of 22.0m or greater as determined by and to the satisfaction of the Director of Public Works.

16. The Developer shall, at no expense to the City, construct portland cement concrete pavements to a width of 5.0m by 150mm in thickness within the proposed public lanes within the Planned Area, as determined by and to the satisfaction of the Director of Public Works.

17. There are to be no private approaches serving single or two family residential development off streets with a right-of-way width of 22.0m or greater. No private approaches serving single and two family residential development will be permitted off Warde Avenue, no private approaches serving residential development will be permitted off Lagimodiere Boulevard.

18. The Developer shall, at no expense to the City, construct a cul-de-sac type vehicle turnaround at the terminus of each temporarily dead-ended street and provide any right-of-way or easements necessary to accommodate same, all as determined by and to the satisfaction of the Director of Public Works.

19. The Developer shall, at no expense to the City, erect and maintain barricades and signing cross the full width of any temporarily dead-ended streets, due to phasing of development, immediately upon completion of the paving or when house construction has begun, whichever is sooner, as determined by and to the satisfaction of the Director of Public Works.

20. The Developer shall ensure that two paved means of vehicular access are available at all times through all stages of development of the Planned Area to the satisfaction of the Director of Public Works. This may require the construction of temporary roadways and the provision of easements or right-of-way therefore.

21. 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.

22. 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.

23. The Developer shall be responsible to control and to initiate the clean up 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.

24. 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.

25. The Developer shall, at no expense to the City, cause to be installed standard reflectorized permanent street name signs at each new intersection within or adjacent to the Planned Area, as determined by the Director of Public Works.

26. The Developer shall install signs at the entrances to the subdivision, upon which is displayed a plan of the subdivision showing thereon the locations of all proposed sidewalks, community mail boxes, park, school, storm water retention facilities, commercial and multiple family sites and collector and arterial streets, and Lagimodiere Boulevard.

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

28. The Developer shall pay $1,200.00 per acre in lieu of the City's administration and related costs associated with the preparation and implementation of the Development Agreement.

29. The Developer shall dedicate approximately 5.8 acres of land as public open space (linear parkway) within the proposed subdivision, the area of which is less than 8% of the land within the proposed subdivision excluding lands required for stormwater facilities and regional street rights-of-way. The deficiency shall be dedicated by the Developer when future phases of the Sage Creek Subdivision are developed.

THIS REPORT SUBMITTED BY:
Administrative Coordinating Group
File No. AG 51/05
January 9, 2006

"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