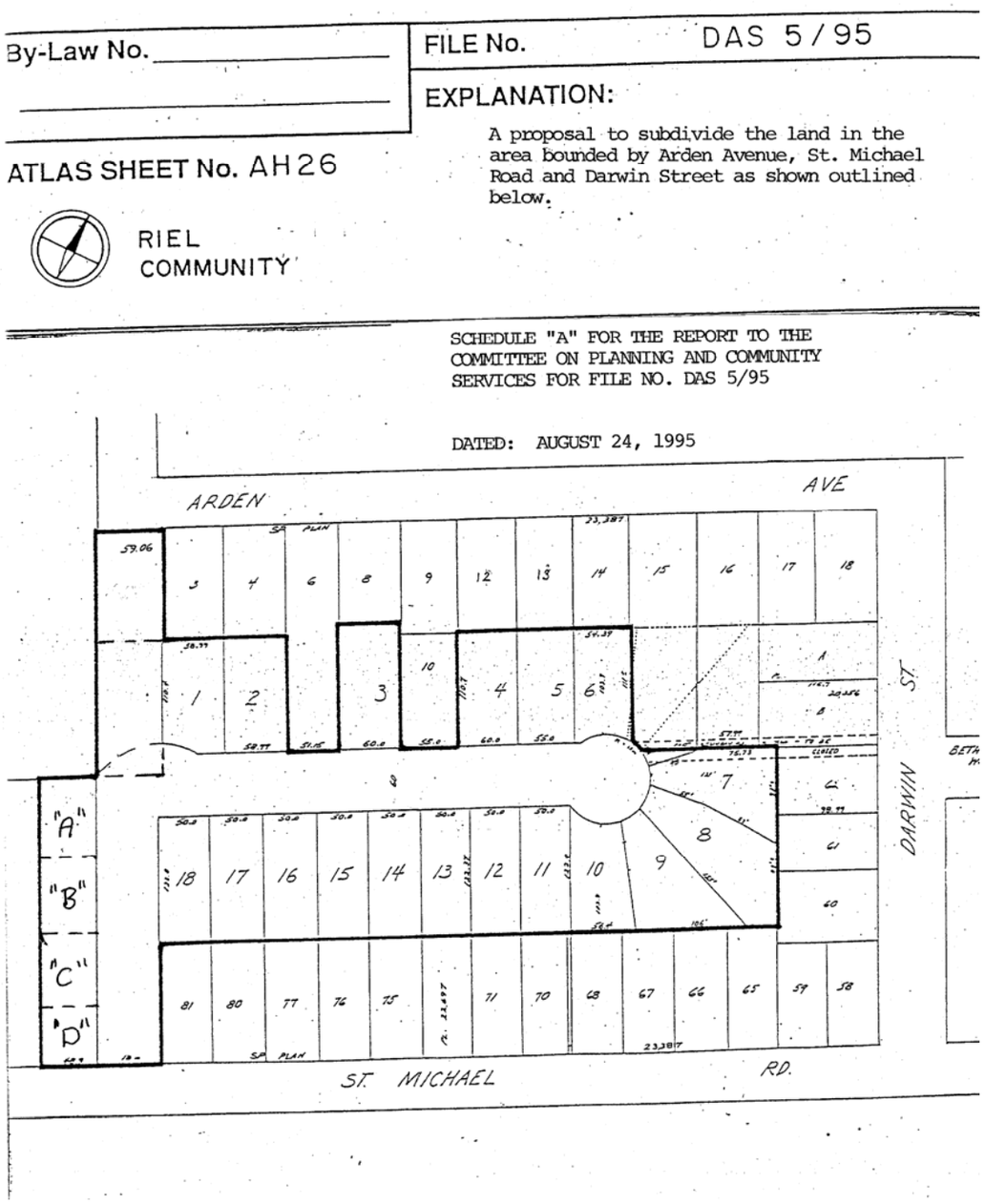
1217 - Schedule “A” referred to in Clause 4 of the Report of the Committee on Planning and Community Services dated September 5, 1995



Schedule “B” referred to in Clause 4 of the Report of the Committee on Planning and Community Services dated September 5, 1995

SCHEDULE "B" FOR THE REPORT TO THE
COMMITTEE ON PLANNING AND COMMUNITY
SERVICES FOR FILE NO. DAS 5/95

DATED: AUGUST 24, 1995

May 24, 1995 AG 5/95

REPORT OF THE ADMINISTRATIVE COORDINATING GROUP

TO THE CHAIRPERSON AND MEMBERS OF THE
RIEL COMMUNITY COMMITTEE

RE: PROPOSED SUBDIVISION ON LANDS BOUNDED BY ARDEN AVENUE AND ST. MICHAEL ROAD, WEST OF DARWIN STREET - DAS 5/95

An application has been submitted by Doug Henne Planning Services on behalf of the property owners including the City to subdivide land bounded by Arden Avenue and St. Michael Road, west of Darwin Street.

Following are the Administrative Coordinating Group's recommendations:

1. That the proposed cul-de-sac come off Arden Avenue rather than St. Michael Road since previous concept plans for the area have always shown that particular street connection.

2. That the resulting plan include at 21.5 m radius at the 90° bend in the proposed street.

3. a) That a full range of services be installed by the City within the new street as Local Improvements.

   b) That prior to the release of the approved subdivision mylars for registration in the Land Titles Office each property owner shall pay its proportionate share of the cost of services which the City is unable to recover through the assessment of special levies against the benefiting properties as determined by the Commissioner of Works and Operations.

4. That prior to the release of the approved subdivision mylars each property owner will deposit money with the City to ensure that the boulevard in front of each lot is sodded and that trees are planted where possible all as determined by the Director of Parks and Recreation.

5. That prior to the release of the approved subdivision mylars each property owner shall pay its proportionate share of the cost of street name signs to be installed at the intersection of the proposed street and Arden Avenue.

6. That prior to the release of the approved subdivision mylars in the Land Titles Office each property owner pay cash in lieu of dedication of land for public open space based on 10% of the value of the additional lots being created.

Schedule "B" referred to in Clause 4 of the Report of the Committee on Planning and Community Services dated September 5, 1995 (continued)

7. That the Owners of proposed Lots 7, 8 and 9 fronting on the cul-de-sac bulb be advised by the Community Committee that the private approaches servicing 2 of the adjacent lots will be restricted to 3.0 m joint approaches.

8. That the City obtain transfer of 2 triangular parcels on the bulb to accommodate the planned and orderly development of the properties legally described as Lots 15 and 16, S.P. Plan 23387.

1218 - Schedule “A” referred to in Clause 7 of the Report of the Committee on Planning and Community Services dated September 5, 1995

By-Law No. _____

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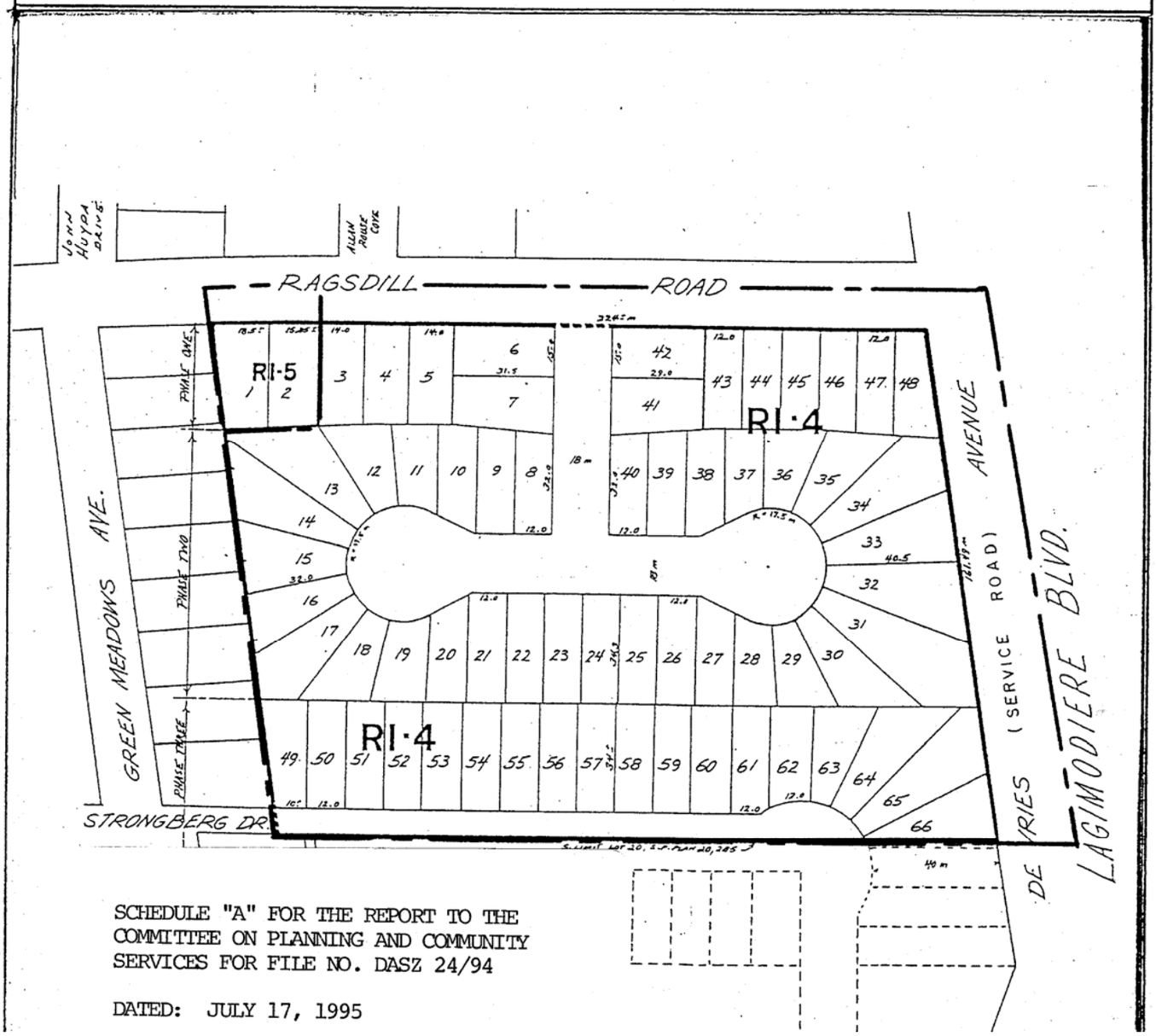
FILE No. DASZ 24/94

EXPLANATION:

Application for the approval of the subdivision on the south side of Ragsdill Road west of De Vries Avenue and for a proposed zoning change to By-law No. 6400/94 by rezoning the land from an "A.5" AGRICULTURAL DISTRICT to an "R1-4" SINGLE-FAMILY DISTRICT and an "R1-5" SINGLE-FAMILY DISTRICT as shown outlined below.

ATLAS SHEET No. U32

EAST KILDONAN
TRANSCONA
COMMUNITY



SCHEDULE "A" FOR THE REPORT TO THE COMMITTEE ON PLANNING AND COMMUNITY SERVICES FOR FILE NO. DASZ 24/94

DATED: JULY 17, 1995

Schedule “B” referred to in Clause 7 of the Report of the Committee on Planning and Community Services dated September 5, 1995

By-Law No. _____

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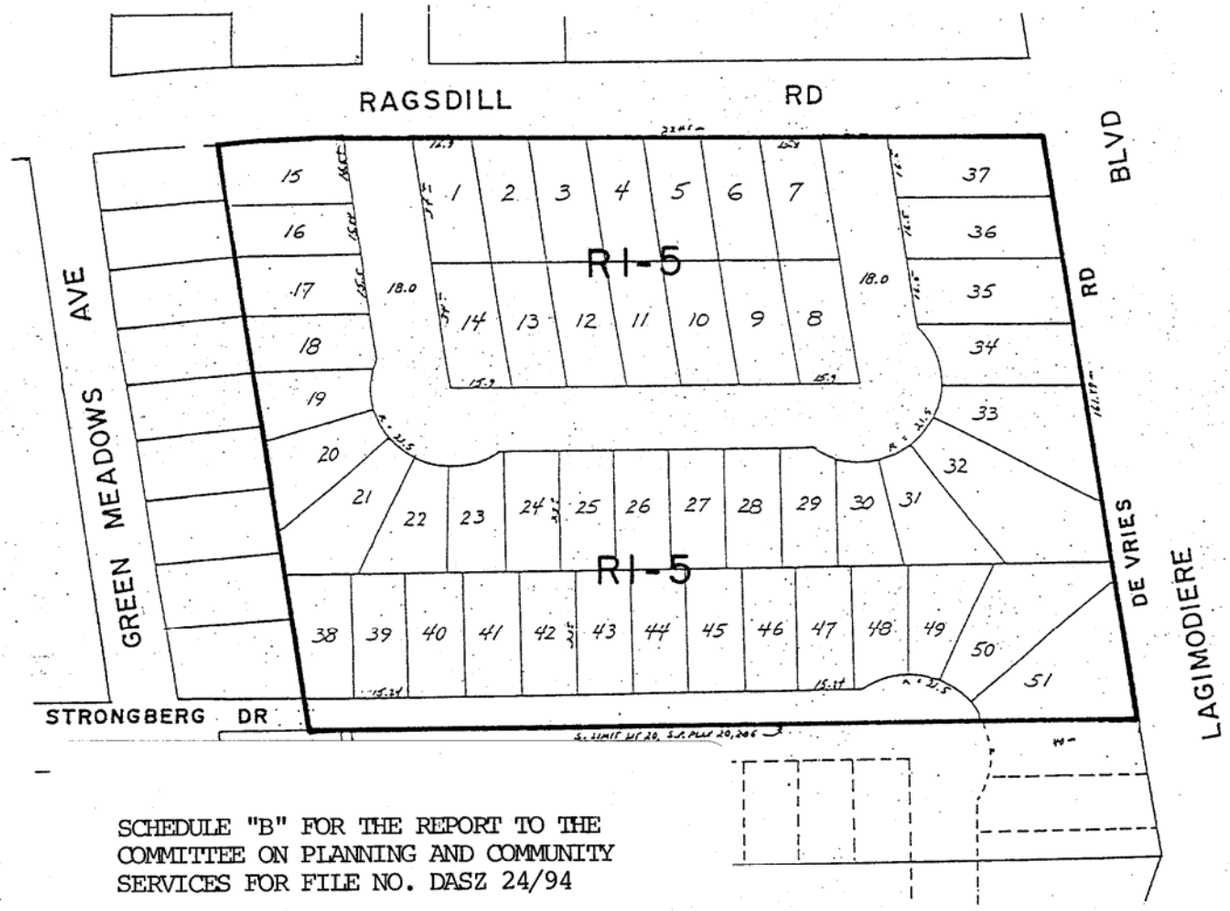
FILE No. DASZ 24/94

EXPLANATION:

ATLAS SHEET No. U32

EAST KILDONAN
TRANSCONA
COMMUNITY

Application for the approval of the subdivision on the south side of Ragsdill Road west of DeVries Avenue and for a proposed zoning change to By-law No. 6400/94 by rezoning the land from an "A.5" AGRICULTURAL DISTRICT to an "R1-5" SINGLE-FAMILY DISTRICT as shown outlined below.



SCHEDULE "B" FOR THE REPORT TO THE COMMITTEE ON PLANNING AND COMMUNITY SERVICES FOR FILE NO. DASZ 24/94

DATED: JULY 17, 1995

Schedule “D” referred to in Clause 7 of the Report of the Committee on Planning and Community Services dated September 5, 1995

By-Law No. _____

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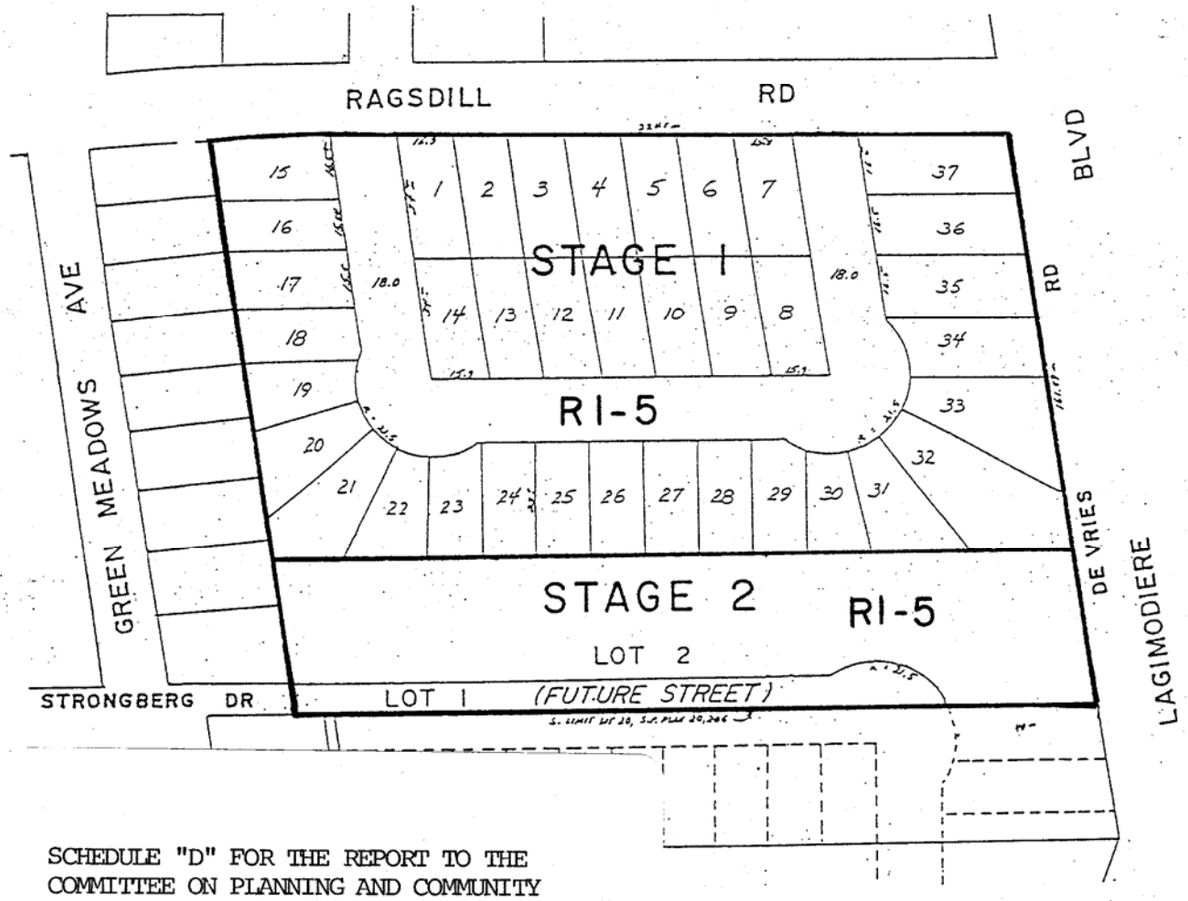
FILE No. DASZ 24/94

EXPLANATION:

ATLAS SHEET No. U 32

EAST KILDONAN
TRANSCONA
COMMUNITY

Application for the approval of the subdivision on the south side of Ragsdill Road west of DeVries Avenue and for a proposed zoning change to By-law No. 6400/94 by rezoning the land from an "A.5" AGRICULTURAL DISTRICT to an "R1-5" SINGLE-FAMILY DISTRICT as shown outlined below.



SCHEDULE "D" FOR THE REPORT TO THE COMMITTEE ON PLANNING AND COMMUNITY SERVICES FOR FILE NO. DASZ 24/94

DATED: JULY 17, 1995

1219 - Schedule “A” referred to in Clause 8 of the Report of the Committee on Planning and Community Services dated September 5, 1995

By-Law No. _____

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FILE No. DASZ 1 / 95

EXPLANATION:

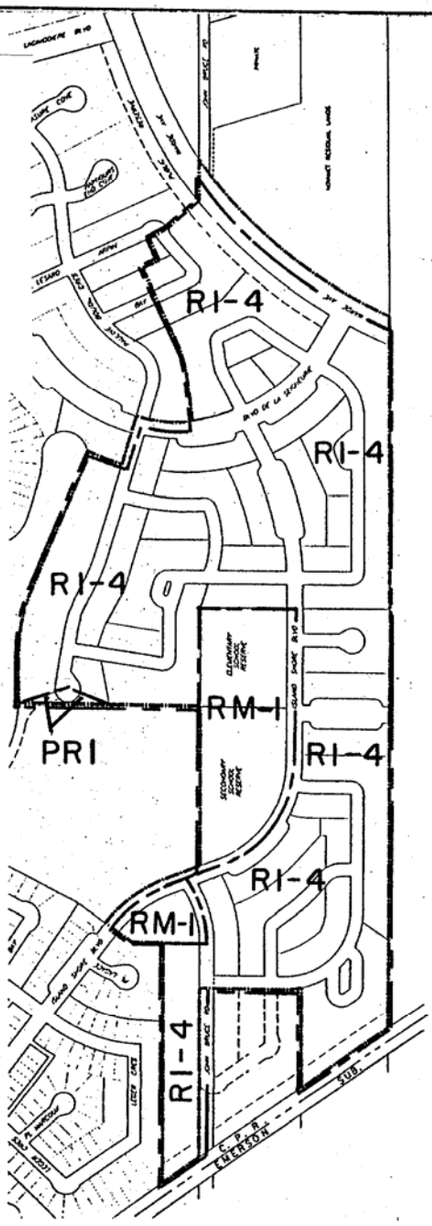
ATLAS SHEET No. AG 30
AH 30 & 31

RIEL
COMMUNITY

A proposal to subdivide the land shown outlined below and rezone it from an "A.5" AGRICULTURAL DISTRICT to a "PR1" PARKS AND RECREATION DISTRICT, an "R1-4" SINGLE-FAMILY DISTRICT and an "RM-1" MULTIPLE-FAMILY DISTRICT as shown outlined below.

SCHEDULE "A" FOR THE REPORT TO THE COMMITTEE ON PLANNING AND COMMUNITY SERVICES FOR FILE NO. DASZ 1/95

DATED: JULY 13, 1995



Schedule “B” referred to in Clause 8 of the Report of the Committee on Planning and Community Services dated September 5, 1995

SCHEDULE "B" FOR THE REPORT TO THE
COMMITTEE ON PLANNING AND COMMUNITY
SERVICES FOR FILE NO. DASZ 1/95

DATED: JULY 13, 1995

May 19, 1995 AG 1/95

REPORT OF THE ADMINISTRATIVE COORDINATING GROUP

TO THE CHAIRPERSON AND MEMBERS OF THE
RIEL COMMUNITY COMMITTEE

RE: PROPOSED SUBDIVISION AND REZONING OF LAND LOCATED NORTH AND SOUTH OF JOHN BRUCE ROAD BETWEEN THE CPR EMERSON SUBDIVISION AND LAGIMODIERE BOULEVARD - DASZ 1/95

An application has been received from Novamet Development Corporation to subdivide and rezone land located north and south of John Bruce Road between the CPR Emerson Subdivision and Lagimodiere Boulevard. The application has been reviewed by the Administrative Coordinating Group and it is recommended that approval be subject to the following conditions:

Firstly, that the Community Committee advise the Developer as follows:

1. That private approaches serving single-family residential development will not be permitted off collector streets except where frontage roads are installed.

2. That lots fronting on to "tee" intersections that cannot be serviced with approaches conforming to the Private Approaches By-law due to their proximity to an intersection shall have approaches pre-approved up to a width of 5.5 m.

3. That caveats shall be registered against the titles of all lots fronting or flanking proposed public sidewalks advising that the Developer is to construct sidewalks as identified in the development agreement.

Secondly, that the Developer amend its plan as follows:

1. The Developer is to dedicate property for right-of-way corner cuts where and as determined by the Commissioner of Works and Operations. Right-of-way corner cuts measuring 2.0 m by 2.0 m are to be provided in each corner of the intersection of two streets with rights-of-way measuring 22.0 m in width or greater. Right-of-way corner cuts measuring 3.0 m by 3.0 m are to be provided at each corner of any intersection where the angle is less than 80°.

2. The Developer is to dedicate property for right-of-way corner cuts in both corners of the intersection of Warde Avenue and Boulevard de la Seigneurie as illustrated on the attached sketch plan labelled Exhibit 2.

3. Proposed frontage roads are to be accommodated with a minimum right-of-way width of 9.0 m and the terminus points at the frontage roads are to be located and designed to the satisfaction of the Commissioner of Works and Operations.

Schedule "B" referred to in Clause 8 of the Report of the Committee on Planning and Community Services dated September 5, 1995 (continued)

RIEL COMMUNITY COMMITTEE -
May 19, 1995
Page 3

AG 1/95

b) The Developer shall, at no expense to the City, install and/or provide a second watermain feed to all streets within the proposed subdivision in all construction phases as determined by and to the satisfaction of the Commissioner of Works and Operations.

c) The City shall reimburse the Developer for the cost of oversizing watermains as the City collects through subsequent development agreements with the Owners of the

[redacted]

atermain is required to conform to fire protection requirements for
nd therefore will not be considered as an oversized watermain.

ancy of any educational building constructed on the school site, the
ridge finance and construct a feedermain on Lagimodiere Boulevard
erminus south of Bishop Grandin Boulevard to Warde Avenue and
ue from Lagimodiere Boulevard to Boulevard de la Seigneurie as
d to the satisfaction of the Commissioner of Works and Operations.
eimburse the Developer for the full cost of constructing the
ct to approval of Capital Funding.

all, at no expense to the City, construct and install wastewater and
onnections from the main to the property line to all lots within the
sion, the internal diameter of which shall be as determined by the
Works and Operations.

all ensure that no lot line services are brought into lots by it or by
or other purchaser of a lot until the foundation excavation has been
roof of the dwelling has been sheathed and shall indemnify the City
s, claims, demands, damages, loss and costs, including legal and
red or incurred by the City arising out of any failure to do so prior
Final Acceptance Certificate certifying completion of all work under

all construct, or at the City's option pay to the City in cash the cost
Warde Avenue between John Bruce Road and the south limit of the
ision an 8.0 m in width concrete pavement, and all related works
t necessarily limited to street lighting, landscaping, land drainage
walks, all as determined by and to the satisfaction of the
Works and Operations.

Avenue. This w
the school site a

e) Prior to the occup
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4. a) The Developer sh
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Commissioner of

b) The Developer sl
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this Agreement.

5. a) The Developer sl
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Commissioner o

Schedule "B" referred to in Clause 8 of the Report of the Committee on Planning and Community Services dated September 5, 1995 (continued)

b) The Developer shall, at no expense to the City, construct dual concrete pavement to a width of 8 m in boulevard de la Seigneurie from Warde Avenue northerly to a point 60 m north of Island Shore Boulevard and tapering to 10 m north of Island Shore Boulevard through an additional length of 60 m, as determined by and to the satisfaction of the Commissioner of Works and Operations.

c) The Developer shall, at no expense to the City, construct concrete pavement to a width of 10 m in Island Shore Boulevard and in the north-south collector street south of Island Shore Boulevard to the satisfaction of the Commissioner of Works and Operations.

d) The Developer shall, at no expense to the City, construct concrete pavement to a minimum width of 7.5 m in all other streets within the proposed subdivision as determined by and to the satisfaction of the Commissioner of Works and Operations.

e) The Developer shall, at no expense to the City, construct concrete pavement to a width of 6 m in all service roads within the proposed subdivision to the satisfaction of the Commissioner of Works and Operations.

f) The Developer shall, at no expense to the City, provide two paved means of vehicular access to each street within the proposed subdivision at all times to the satisfaction of the Commissioner of Works and Operations. This may require the construction of temporary roadways and the provision of rights-of-way or easements therefor where and as determined by the said Commissioner and to his satisfaction.

g) The Developer shall, at no expense to the City, construct temporary paved vehicular turnarounds at the terminus of each temporarily dead-ended street and shall provide any necessary right-of-way or easements therefor, all as determined by and to the satisfaction of the Commissioner of Works and Operations.

6. a) The Developer shall pay to the City 25% of the cost of constructing through lanes, auxiliary lanes, channelization and transitions, and all related works on Lagimodiere Boulevard at and in the vicinity of the Warde Avenue intersection and on Warde Avenue near Lagimodiere Boulevard, all as determined by and to the satisfaction of the Commissioner of Works and Operations.

b) The Developer shall pay 25% of the costs associated with the installation of traffic signals at the intersection of Warde Avenue and Lagimodiere Boulevard including but not necessarily limited to pedestrian and vehicular actuation and interconnection to adjacent traffic control signals when and as determined by the Commissioner of Works and Operations.

c) The Developer shall pay all costs associated with installing advance street name signs on Lagimodiere Boulevard north and south of the Warde Avenue intersection, as determined by the Commissioner of Works and Operations.

Schedule "B" referred to in Clause 8 of the Report of the Committee on Planning and Community Services dated September 5, 1995 (continued)

d) The Developer shall, at no expense to the City, provide right-of-way for and construct a paved roadway and all related works on an alignment as determined by the Commissioner of Works and Operations, to connect the frontage road along the east and west sides of Lagimodiere Boulevard south of John Bruce Road to Warde Avenue, all as determined by and to the satisfaction of the Commissioner of Works and Operations.

7. a) The Developer shall pay the full cost of the installation of traffic control signals at the intersection of Warde Avenue and Boulevard de la Seigneurie including but not necessarily limited to pedestrian and vehicular actuation and interconnection to adjacent traffic control signals when and as determined by the Commissioner of works and Operations.

b) The Developer shall pay to the City the full cost of constructing in portland cement concrete pavement a median opening, left turn storage lanes, upstream transitions, and all related works at the intersection of Warde Avenue and Boulevard de la Seigneurie as determined by and to the satisfaction of the Commissioner of works and Operations.

8. a) The Developer shall, at no expense to the City, construct 1.5 m in width and 100 mm in thickness portland cement concrete sidewalks on both sides of all streets within the proposed subdivision with rights-of-way measuring 22.0 m in width or greater except at locations where service roads will be provided, all as determined by and to the satisfaction of the Commissioner of Works and Operations.

b) The Developer shall construct the aforementioned sidewalks at the same time as concrete pavements are constructed on the street in which a sidewalk is required.

9. The Developer shall, at no expense to the City, install interlocking paving stones in island boulevards in accordance with construction specifications approved by the Director of Parks and Recreation. The Developer shall, at no expense to the City, maintain the boulevard improvements for a period of one year in accordance with specifications of the Director of Parks and Recreation.

10. The Developer shall, at no expense to the City, construct temporary asphalt concrete bus turnarounds for Winnipeg Transit, if and as required, and as determined by and to the satisfaction of the Commissioner of Works and Operations.

11. The Developer shall, at no expense to the City, cause to be installed standard reflectorized street name signs at all street intersections within the proposed subdivision, all as determined by and to the satisfaction of the Commissioner of Works and Operations.

Schedule "B" referred to in Clause 8 of the Report of the Committee on Planning and Community Services dated September 5, 1995 (continued)

12. a) The Developer shall, at no expense to the City, cause to be installed underground, all electrical and telephone services to serve the proposed subdivision to the satisfaction of the Commissioner of Works and Operations.

b) The Developer shall 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 to be constructed by the Developer to serve the proposed subdivision, as determined by the Commissioner of Works and Operations.

13. The Developer shall, at no expense to the City, cause to be installed standard ornamental street lights on all streets within the proposed subdivision to the satisfaction of the Commissioner of Works and Operations.

14. The Developer shall, at no expense to the City and prior to the issuance of any building permits in the proposed subdivision, install signs at the 2 entrances to the subdivision upon which is displayed a plan of the subdivision showing thereon the locations of all proposed community mail box sites, sidewalks, possible school sites, zoning information and future regional and collector street rights-of-way. The signs shall be sized and maintained as determined by and to the satisfaction of the Commissioners of Planning and Community Services and of Works and Operations.

The signs shall also note that the location of all appurtenances such as fire hydrants, sewer manholes, and street lights can be obtained from the Operations Department and the Developer shall supply the South East District Operations with this information.

15. a) The Developer shall install, at no expense to the City, where streets dead-end whether due to the configuration of this subdivision or to phasing of development, barricades across the full right-of-way width immediately upon completion of street paving or when house construction has begun, whichever is sooner, to the satisfaction of the Commissioner of Works and Operations.

b) The Developer shall, at no expense to the City install knockdown bollards across the eastern terminus of John Bruce Road in order to provide an emergency secondary access to Island Shore Boulevard as determined by and to the satisfaction of the Commissioner of Works and Operations.

16. The Developer shall be responsible to control and to initiate clean-up of the litter and refuse generated by 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 cleanup of litter and refuse shall be done on a regular basis as determined by the Commissioner of Works and Operations. This shall include initiating action and assuming any costs in remedying the situation to the satisfaction of the Commissioner of Works and Operations. The Developer shall, at no expense to the City, supply, place and maintain commercial refuse

Schedule "B" referred to in Clause 8 of the Report of the Committee on Planning and Community Services dated September 5, 1995 (continued)

containers throughout the development during the installation of services and construction of buildings to the satisfaction of the Commissioner of Works and Operations.

17. a) The designated access route to the site shall be from Lagimodiere Boulevard via John Bruce Road and the Developer shall endeavour to ensure that all construction vehicles use this haul and access route during the installation of services and house construction.

The Developer shall exercise all of its powers in restricting all other construction traffic, including basement excavators, housebuilders, landscapers and any other vehicles related to the development of the proposed subdivision to the above specified haul and access route.

The Developer shall be responsible to maintain the access route in a safe, dust free condition free of dropped and tracked-on mud until the completion of housebuilding including landscaping. Maintenance shall include scraping and sweeping of concrete roads, grading, re-gravelling and dust treating of gravel and oil surfaced roads on a regular basis as determined by the Commissioner of Works and Operations.

Failure to comply with the designated access route shall make the Developer responsible for all corrective measures required to maintain and restore those roads used by the construction traffic. The corrective measures shall include but not necessarily be limited to scraping and sweeping of concrete roads, grading, re-gravelling and dust treating of gravel and oil surfaced roads, and restoration of the gravel and oil surfaced roads all as determined by and to the satisfaction of the Commissioner of Works and Operations. In addition, use of non-designated access roads may result in a shutdown of the project until corrective measures are undertaken.

b) The Developer shall be responsible for the removal of dropped or tracked mud and dust control on the roadways within the proposed subdivision as paving is completed until substantial completion of the development. This shall include scraping and sweeping on a regular basis as determined by the Commissioner of Works and Operations.

18. The Developer shall, at no expense to the City, install sod and plant trees in all boulevards within the DASZ 1/95 Planned Area in accordance with construction plans and specifications approved, prior to installation, by the Director of Parks and Recreation. The Developer shall, at no expense to the City, maintain the boulevard improvements for a period of one year in accordance with specifications of the Director of Parks and Recreation.

Schedule "B" referred to in Clause 8 of the Report of the Committee on Planning and Community Services dated September 5, 1995 (continued)

19. The Developer shall pay to the City, prior to the release of approved subdivision mylars for registration in the Winnipeg Land Titles Office, an amount per gross subdivision acre as determined from time to time by the City to defray the City's legal, administrative and related costs associated with the preparation and implementation of the development agreement. The 1995 rate therefor is $1,165.00 per acre.

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

21. The Developer shall grant an option to the City for $1.00, which option shall be fully assignable to the St. Boniface School Division No. 4, to purchase 2 school sites of 4 acres and 5.3 acres, located adjacent to the neighbourhood park site, which option shall include but not be limited to the following terms and conditions:

    i) the option shall be for five years,

    ii) the terms and conditions of the purchase shall be determined by the Committee of Finance and Administration and the cost of installing all required improvements fronting or abutting the school site shall be at the City's uniform or pooled rate for Local Improvements for the year in which construction takes place or the actual cost of construction, whichever is the lesser as determined by the Commissioner of Works and Operations.

22. The Developer shall on demand, at no expense to the City, erect a uniform wooden fence at the rear of single family development along the north side of Warde Avenue to the satisfaction of the Commissioner of Planning and Community Services and the Commissioner of Works and Operations.

23. The Developer shall, at no expense to the City, install all services in the local road allowance located on the south side of Public Reserve "B"/Registered Plan 25,692.

24. The Developer shall, at no expense to the City, construct a berm on the east side of the CPR Emerson Subdivision in accordance with grading plans and construction specifications approved by the Commissioner of Works and Operations.

25. Following completion of construction of the berm adjacent to the CPR Emerson Subdivision, as certified by the Commissioner of Works and Operations; the Developer shall, at no expense to the City, install sod on the berm in accordance with construction specifications approved by the Director of Parks and Recreation. The Developer shall, at no expense to the City, maintain the sod improvement for a period of one year in accordance with specifications of the Director of Parks and Recreation. (The subject Developer-owned land shall be registered with Block Plans and subsequent plans of subdivision to establish individual lot lines shall not be registered until the City has issued a Final Acceptance Certificate for the sod improvement.)

Schedule "B" referred to in Clause 8 of the Report of the Committee on Planning and Community Services dated September 5, 1995 (continued)

PARKLAND DEDICATION, LANDSCAPING AND SERVICES CONDITIONS

The PARKLAND DEDICATION, LANDSCAPING AND SERVICES REQUIREMENTS for the net area of the DASZ 1/95 development application (i.e. 92 acres) are as follows:

DEDICATION
5.7 acres *

LANDSCAPING
5.7 acres * (100% of improvement costs)

SERVICES
416 m **

* Acknowledges PARKLAND DEDICATION and LANDSCAPING credits of 1.66 acres owed to Developer as stipulated in AG 14/88.

** Acknowledges PARKLAND SERVICES credit of 192 m owed to City as stipulated in AG 8/86.

Accordingly, the Developer shall fulfil the subject PARKLAND DEDICATION, LANDSCAPING and SERVICES REQUIREMENTS in the following manner:

1. The Developer shall dedicate 0.2 acres of parkland, as illustrated on the proposed DASZ 1/95 plan, for access to Public Reserve "A"/Registered Plan 21,266 located north of John Bruce Road.

2. The Developer shall, at no expense to the City, install a pathway and grade, level and sod the 0.2 acres of parkland dedication in accordance with construction plans and specifications approved, prior to installation, by the Director of Parks and Recreation. The Developer shall, at no expense to the City, maintain the improvements for a period of one year in accordance with specifications of the Director of Parks and Recreation.

3. The Developer shall, at no expense to the City, install all services (i.e. approximately 192 m) in the local road allowance and Island Shore Boulevard extension located adjacent to the 0.2 acres of parkland dedication and the undeveloped park described as Public Reserve "A"/Registered Plan 21,266, respectively.

4. As a result of conditions 1., 2. and 3., the Developer's PARKLAND DEDICATION, LANDSCAPING and SERVICES REQUIREMENTS are reduced to 5.5 acres, 5.5 acres (100% of improvement costs) and 224 m, respectively. The estimated total cash value of the reduced REQUIREMENTS is $359,525.00 determined in the following manner:

Schedule "B" referred to in Clause 8 of the Report of the Committee on Planning and Community Services dated September 5, 1995 (continued)

DEDICATION	5.5 acres x $15,000.00/acre =	$ 82,500.00
LANDSCAPING	5.5 acres x $20,300.00/acre =	111,650.00
SERVICES	(224 m) 735 feet x $225.00/foot =	165,375.00
TOTAL CASH VALUE		$359,525.00

As an alternative to providing the City with a cash payment of $359,525.00, the Developer shall be responsible for the following obligations:

a) As stipulated in Clause 1. b) of Section II, Schedule "C" of AG 8/86, the City is obligated to reimburse the Developer for 48% of the costs of improving Public Reserve "A"/Registered Plan 21,265 (9.4 acres) and Public Reserve "A"/Registered Plan 21,266 (16.0 acres). The estimated cost of the prospective reimbursement is $247,498.00 (i.e. 25.4 acres x $20,300.00/acre x 48%). Accordingly, to eliminate the City's 48% reimbursement obligation in AG 8/86; the Developer shall, at no expense to the City, grade, level and sod Public Reserve "A"/Registered Plan 21,265 and Public Reserve "A"/Registered Plan 21,266 in accordance with construction plans and specifications approved, prior to installation, by the Director of Parks and Recreation.

b) The Developer shall, at no expense to the City, install additional landscaping features (e.g. trees) and park improvements (e.g. playground equipment) in Public Reserve "A"/Registered Plan 21,265 and Public Reserve "A"/Registered Plan 21,266 in accordance with construction plans and specifications approved, prior to installation, by the Director of Parks and Recreation.

The Developer shall, at no expense to the City, maintain the additional landscaping features and park improvements for a period of one year in accordance with specification of the Director of Parks and Recreation. The Developer's obligation for the costs of the landscaping features and park improvements shall be limited to $112,027.00 in 1995 dollars.

Enclosure (1) --- Exhibit 2

Schedule "B" referred to in Clause 8 of the Report of the Committee on Planning and Community Services dated September 5, 1995 (continued)

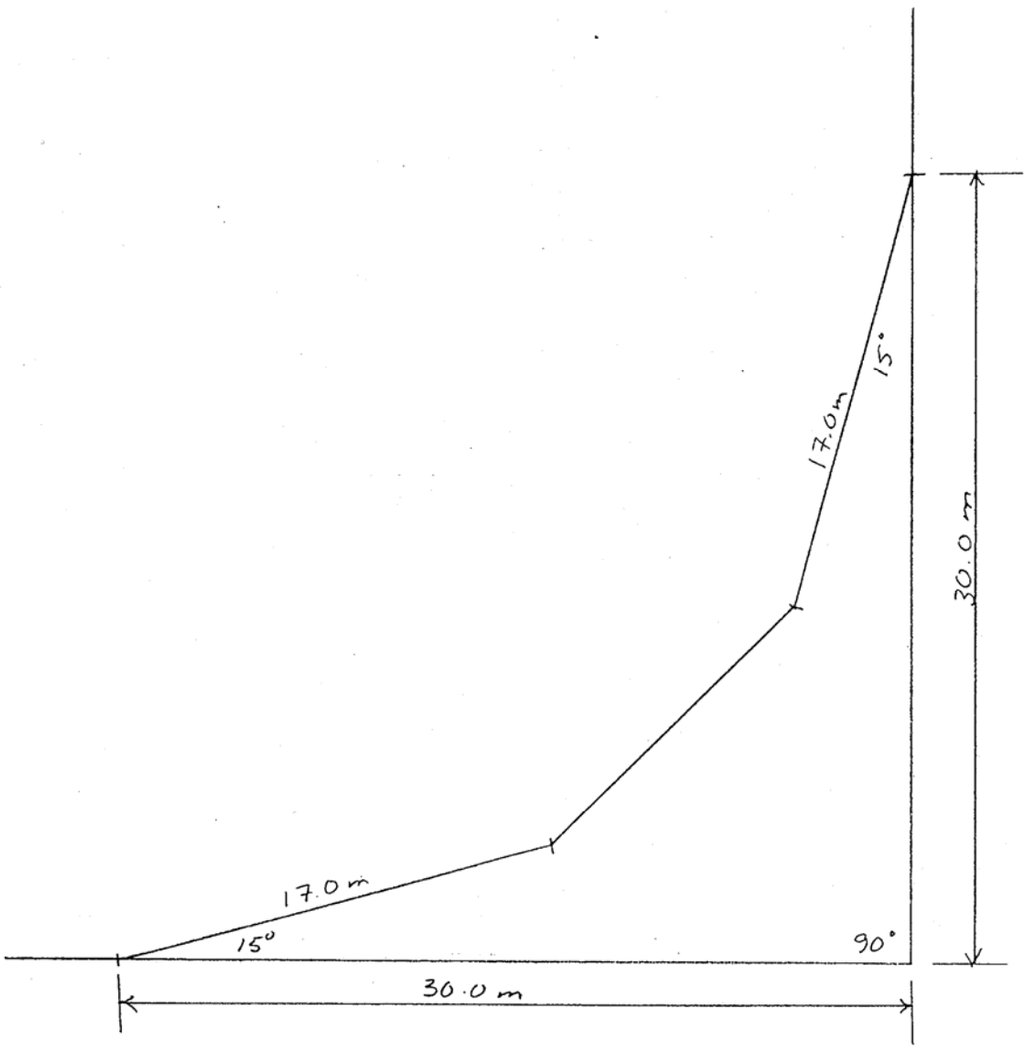


Exhibit Z

Right-of-Way Corner Cut
Req'd in all Four Corners
Warde Avenue and Boulevard
de la Seigneurie Intersect
Scale 1:250 DASZ 1/9

1220 - Schedule “A” referred to in Clause 9 of the Report of the Committee on Planning and Community Services dated September 5, 1995

y-Law No. _____

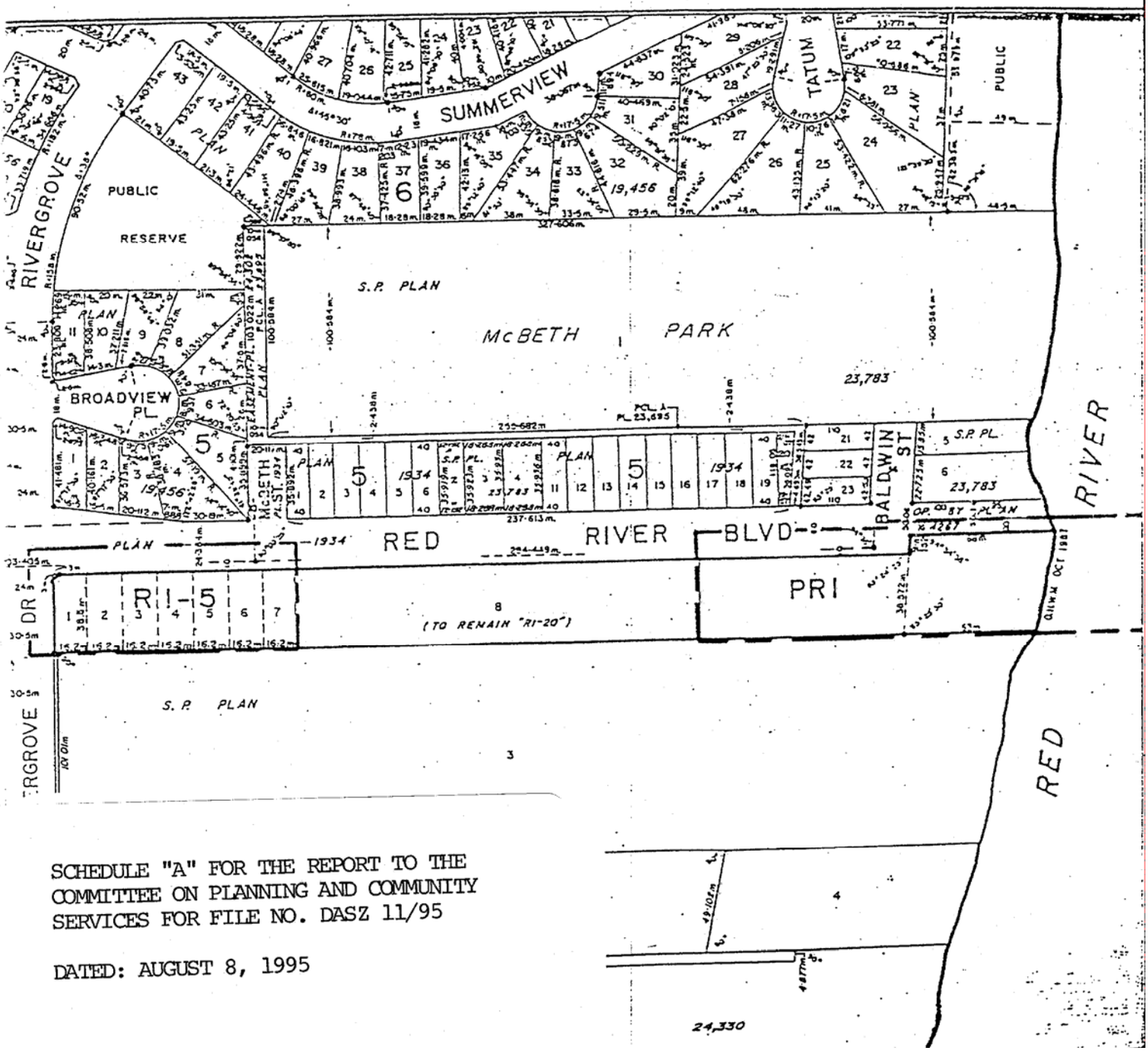
FILE No. DASZ 11/95

EXPLANATION:

A proposal to subdivide the land located on the south side of Red River Boulevard between Rivergrove Drive and the Red River and to amend Zoning By-law No. 6400/94 by rezoning the land from an "R1-20" SINGLE-FAMILY DISTRICT to an "R1-5" SINGLE-FAMILY DISTRICT and "PR1" PARKS AND RECREATION DISTRICT as shown below.

TLAS SHEET No. S 29

LORD SELKIRK
WEST KILDONAN
COMMUNITY



SCHEDULE "A" FOR THE REPORT TO THE COMMITTEE ON PLANNING AND COMMUNITY SERVICES FOR FILE NO. DASZ 11/95

DATED: AUGUST 8, 1995

Schedule “B” referred to in Clause 9 of the Report of the Committee on Planning and Community Services dated September 5, 1995

SCHEDULE "B" FOR THE REPORT TO THE
COMMITTEE ON PLANNING AND COMMUNITY
SERVICES FOR FILE NO. DASZ 11/95

DATED: AUGUST 8, 1995

June 13, 1995

AG 11/95

REPORT OF THE ADMINISTRATIVE COORDINATING GROUP

TO THE CHAIRPERSON AND MEMBERS OF THE
LORD SELKIRK/WEST KILDONAN COMMUNITY COMMITTEE

RE: PROPOSED SUBDIVISION AND REZONING OF LAND LOCATED ON THE SOUTH SIDE OF RED RIVER BOULEVARD BETWEEN RIVERGROVE DRIVE AND THE RED RIVER - DASZ 11/95

An application has been submitted by Lombard North Group on behalf of Draco Developments Ltd. to subdivide and rezone land located on the south side of Red River Boulevard between Rivergrove Drive and the Red River.

Red River Boulevard was fully serviced from Main Street to the west limit of McBeth Street by Draco Developments Ltd. under the terms of the Rivergrove Development Agreement AG 37/84. The land drainage sewer in Red River Boulevard from Main Street to the Red River was constructed by Novamet Development Corporation in conjunction with its Riverbend Subdivision. In 1992 the City constructed the concrete pavement in Red River Boulevard from the west limit of McBeth Street to the east limit of McBeth Street in conjunction with the construction of the concrete pavement in McBeth Street. There is no wastewater sewer or watermain in Red River Boulevard between the west limit of McBeth Street and the east limit of McBeth Street to serve proposed Lot 7 as shown on development application DASZ 11/95.

The City has filed a caveat against the subject land to record our entitlement to land and cash payments covering the land dedication requirements for the portion of the Rivergrove Subdivision south of Red River Boulevard between Main Street and Rivergrove Drive approved under DASZ 27/87.

It is therefore recommended that approval of DASZ 11/95 be subject to the Developer entering into an Addendum to Development Agreement AG 37/84 containing the following provisions:

1. The Developer shall install water and wastewater lot line connections to serve proposed Lots 1 to 6, both inclusive, on the proposed plan of subdivision.

2. The Developer shall, at no expense to the City, install sod and plant trees on the east side of Rivergrove Drive and south side of Red River Boulevard in accordance with construction plans and specifications approved, prior to installation, by the Director Parks and Recreation. The Developer shall, at no expense to the City, maintain the boulevard improvements for a period of one year in accordance with specifications of the Director of Parks and Recreation.

Schedule “B” referred to in Clause 9 of the Report of the Committee on Planning and Community Services dated September 5, 1995 (continued)

3. a) The Developer shall dedicate approximately 1.55 acres of land to the City to satisfy the dedication requirements of DASZ 27/87 and DASZ 11/95 including proposed Lot 8 which is remaining zoned R1-20;

b) The Developer shall provide a cash payment in lieu of parkland landscaping and services prior to the release of subdivision mylars by the City.

(It is understood that following the conveyance and the making of payments outlined in a) and b) above the Developer will have fully satisfied amended Clause 1. of Section I of Schedule "C" Development Agreement AG 37/84 and the City will therefore withdraw its caveat pursuant thereto).

4. The Developer shall, at no expense to the City prior to the issuance of a building permit on proposed Lot 7, extend the wastewater sewer and watermain in Red River Boulevard to serve Lot 7 as determined by and to the satisfaction of the Commissioner of Works and Operations.

5. The Developer shall pay a land drainage trunk charge for Lots 1 to 7, both inclusive, to include the local benefit of the existing outfall sewer in Red River Boulevard, as determined by the Commissioner of Works and Operations.

6. The Developer shall pay $1,600.00 to defray the City's administration and related costs associated with the preparation and implementation of the Addendum

Schedule “C” referred to in Clause 9 of the Report of the Committee on Planning and Community Services dated September 5, 1995

SCHEDULE "C" FOR THE REPORT TO THE COMMITTEE ON PLANNING AND COMMUNITY SERVICES FOR FILE NO. DASZ 11/95

DATED: AUGUST 8, 1995

July 4, 1995

REPORT OF THE ADMINISTRATIVE COORDINATING GROUP

RECEIVED CITY CLERKS WINNIPEG JUL -6 A9:21

TO THE CHAIRPERSON AND MEMBERS OF THE
LORD SELKIRK-WEST KILDONAN COMMUNITY COMMITTEE

RE: AMENDMENT TO A.C.G. REPORT DATED JUNE 13, 1995 - DASZ 11/95

After discussions with the applicant and further review of the original A.C.G. report, we recommend that the A.C.G. report dated June 13, 1995 be amended as follows:

1. Clause 3. b) be deleted and the following new clauses 3. b) and 3. c) be added:

"b) In order to satisfy the caveat stipulated in Clause 10. of AG 27A/87, the Developer shall provide a cash payment of $57,928.00* plus 7% G.S.T. in lieu of parkland landscaping and services prior to the release of subdivision mylars by the City. Upon submission of the required cash payment, the City shall withdraw the subject caveat.

* Landscaping: 1.13 acres x $20,300/acre x 52% =	$11,928.00
Services: 100 feet x $460/frontage foot =	$46,000.00
	$57,928.00

c) With respect to the DASZ 11/95 development application area, the Developer's required cash payment in lieu of parkland landscaping and services shall be deferred. The City shall register a caveat against the title of proposed Lot 8 (R1-20 zoning category) to notify the property owner of the subject cash payment requirement upon future subdivision or re-zoning."

2. Clause 4. be amended by adding the following:

"…. and shall pay, to the City. a share of the cost of the concrete pavement previously installed by the City in Red River Boulevard between the west and east limits of McBeth Street calculated by multiplying the local improvement rate for concrete pavement at the time of payment, by 60 feet."

3. Clause 5. be amended by adding the following:

"The payment shall be made on a lot by lot basis prior to the issuance of building permits. The City may request a caveat on the titles with respect to this obligation."

C. D. Torpey, P. Eng.
Land Development Administrator
CDT/cmg

This is exhibit "10" referred to in File No. DASZ-11/95
Dated 4 day July 19 95
COMMUNITY CLERK

1221 - Schedule "A" referred to in Clause 10 of the Report of the Committee on Planning and Community Services dated September 5, 1995

By-Law No. _____

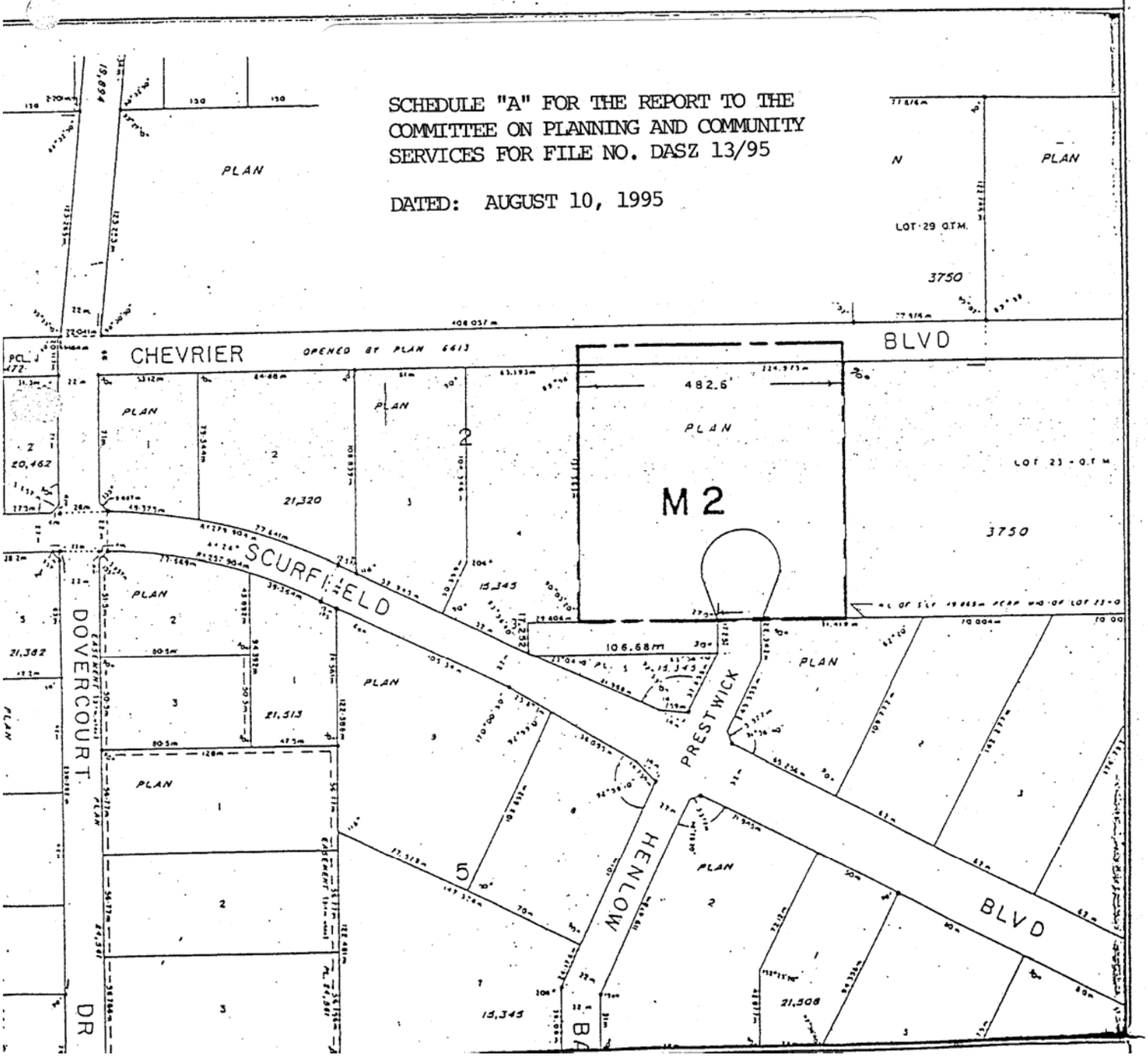
FILE No. DASZ 13 / 95

EXPLANATION:

A proposal to subdivide the land located on the south side of Chevrier Boulevard at the terminus of Prestwick Drive, and amend Zoning By-law No. 6400/94 by rezoning it from an "A" AGRICULTURAL DISTRICT to an "M2" INDUSTRIAL DISTRICT as shown below.

ATLAS SHEET No. AJ 21

ASSINIBOIA COMMUNITY



Schedule “B” referred to in Clause 10 of the Report of the Committee on Planning and Community Services dated September 5, 1995

SCHEDULE "B" FOR THE REPORT TO THE
COMMITTEE ON PLANNING AND COMMUNITY
SERVICES FOR FILE NO. DASZ 13/95

DATED: AUGUST 10, 1995

June 5, 1995 AG 13/95

REPORT OF THE ADMINISTRATIVE COORDINATING GROUP

TO THE CHAIRPERSON AND MEMBERS OF THE
ASSINIBOIA COMMUNITY COMMITTEE

RE: PROPOSED SUBDIVISION AND REZONING OF LAND LOCATED ON THE SOUTH SIDE OF CHEVRIER BOULEVARD AT THE NORTH TERMINUS OF PRESTWICK DRIVE - DASZ 13/95

An application has been submitted by Caspian Construction Inc. to subdivide and rezone land located on the south side of Chevrier Boulevard at the north terminus of Prestwick Drive.

It is recommended that approval of this application be subject to the Applicant entering into a Development Agreement containing the following:

1. The Developer shall, at no expense to the City, construct concrete pavement within the proposed turnaround to the satisfaction of the Commissioner of Works and Operations.

2. a) The Developer shall, at no expense to the City, construct a new land drainage sewer in Prestwick Drive connecting to the existing sewer in Scurfield Boulevard as determined by and to the satisfaction of the Commissioner of Works and Operations. At the Developer's option stormwater run-off from the site may be temporarily stored on-site and discharged in the existing 12" land drainage sewer in Prestwick Drive as determined by and to the satisfaction of the Commissioner of Works and Operations.

b) The Developer shall pay a land drainage trunk capacity charge as determined by the Commissioner of Works and Operations. Based on the 1995 rate therefor that charge is calculated as follows:

i)	5.0 acres x $5,350.00/acre	$26,750.00
ii)	G.S.T. (7%) on i) above	$ 1,872.50
		$28,622.50

3. The Developer shall, at no expense to the City, install sod and plant trees on boulevards within the Planned Area in accordance with construction plans approved, prior to installation, by the Commissioner of Protection, Parks and Culture. The Developer shall be responsible for maintenance of the boulevard improvements for a period of one year in accordance with specifications of the Commissioner of Protection, Parks and Culture.

Schedule "B" referred to in Clause 10 of the Report of the Committee on Planning and Community Services dated September 5, 1995 (continued)

4. The Developer shall, at no expense to the City, cause ornamental street lighting to be installed in the street within the proposed subdivision.

5. The Developer shall, at no expense to the City, provide electrical and telephone services to service the proposed subdivision.

6. The Developer shall pay the full cost of engineering services provided by or on behalf of the City in connection with the preparation and implementation of the Development Agreement.

7. The Developer shall pay its share of the cost of a watermain installed by others in Chevrier Boulevard abutting the proposed development as determined by the Commissioner of Planning and Community Services.

Based on the 1995 Local Improvement rates that share is calculated as follows:

i)	Watermain	482.6' x $36.00/ft. =	$17,373.60
ii)	G.S.T. (7%) on i) above		$ 1,216.15
			$18,589.75

8. a) Access for construction traffic will be from Waverley Street via Scurfield Boulevard only; no construction traffic will be allowed to enter and leave the site by Chevrier Boulevard.

b) The Developer shall be responsible for the cleaning of all dropped and tracked on mud from the access roads which has been generated by this development. Cleaning will include scraping and regular sweeping as required by the Commissioner of Works and Operations. If construction traffic is found to be using roads other than the designated access route, the Developer will be responsible to maintain those roads we well. This road maintenance shall consist of scraping and sweeping paved roads to the satisfaction of the Commissioner of Works and Operations. The road maintenance will be required until the building construction is substantially complete.

c) The Developer shall be responsible for the control of litter generated by this development. This will include the removal of litter on adjoining properties as well, as required until the building construction is substantially complete.

9. The Developer shall pay $1,600.00 plus 7% G.S.T. in lieu of the City's administration and related costs associated with the preparation and implementation of the Development Agreement.

1222 - Schedule “A” referred to in Clause 11 of the Report of the Committee on Planning and Community Services dated September 5, 1995

By-Law No. _____

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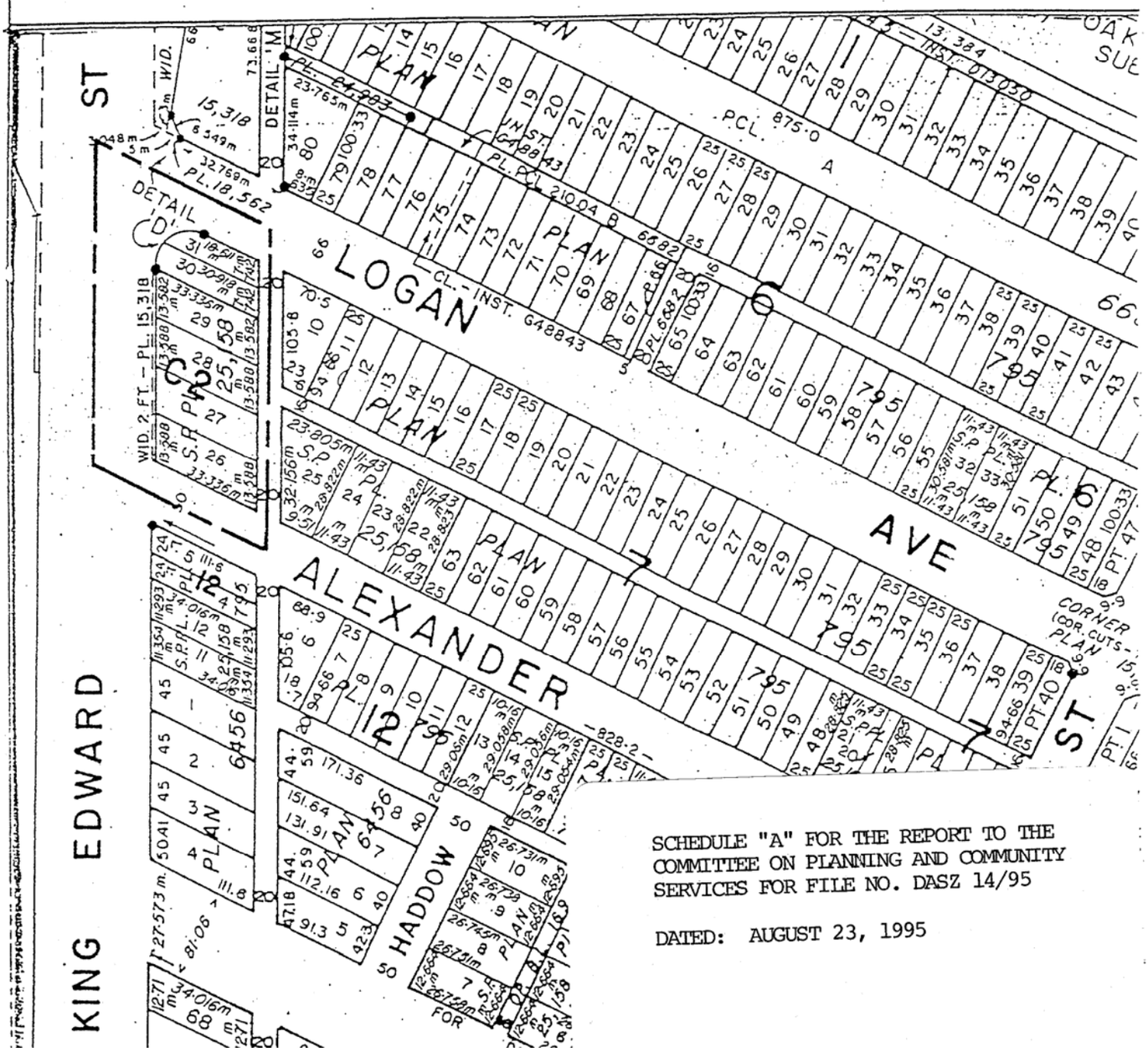
FILE No. DASZ 14/95

ATLAS SHEET No. W 20

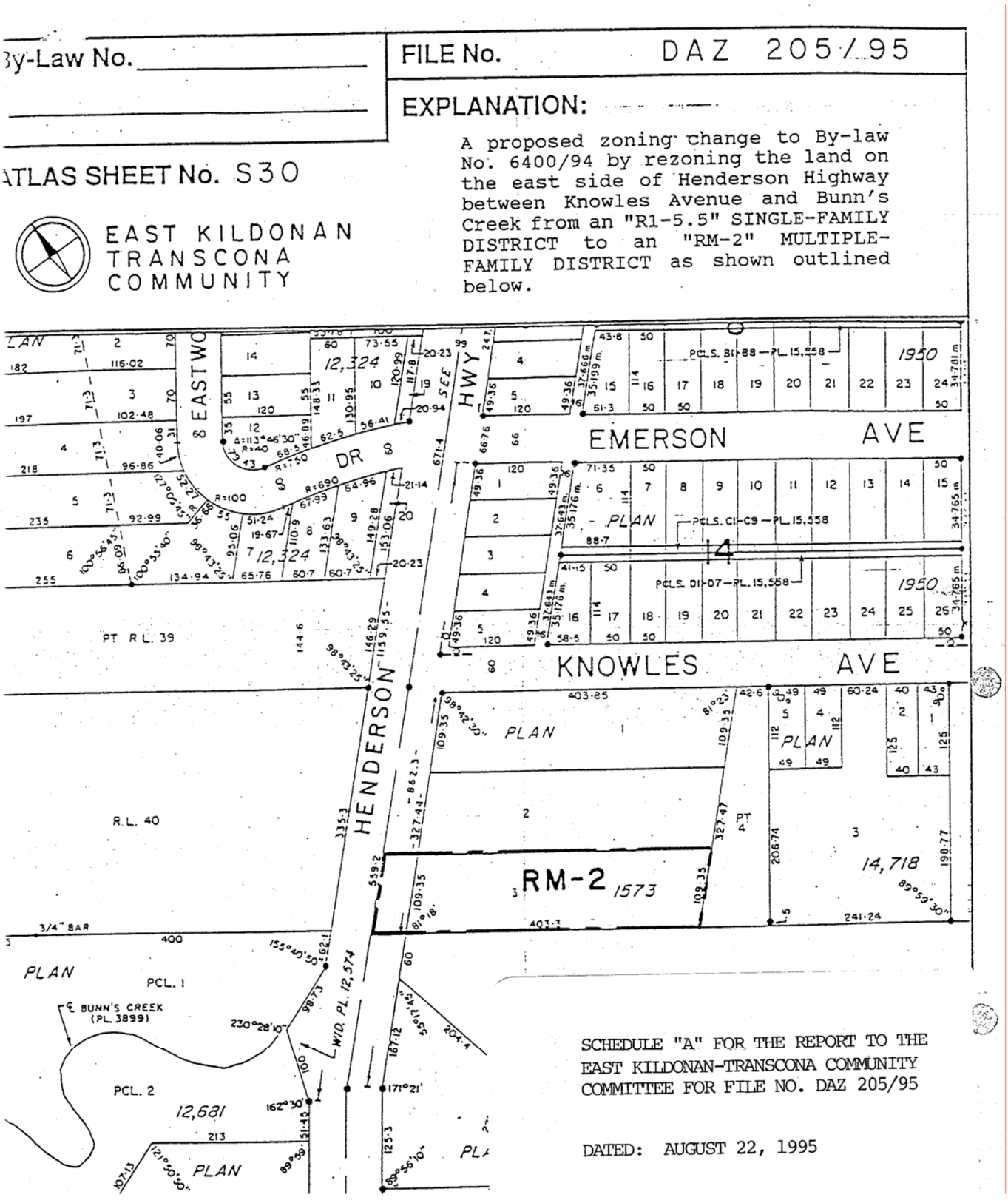
LORD SELKIRK WEST KILDONAN COMMUNITY

EXPLANATION:

A proposal to subdivide the land on the east side of King Edward Street between Logan and Alexander Avenues and rezone it from an "M1" INDUSTRIAL DISTRICT and an "R1-5" SINGLE-FAMILY DISTRICT to a "C2" COMMERCIAL DISTRICT as shown outlined below.



1223 - Schedule “A” referred to in Clause 12 of the Report of the Committee on Planning and Community Services dated September 5, 1995



1224 - Schedule “A” referred to in Clause 13 of the Report of the Committee on Planning and Community Services dated September 5, 1995

By-Law No. _____

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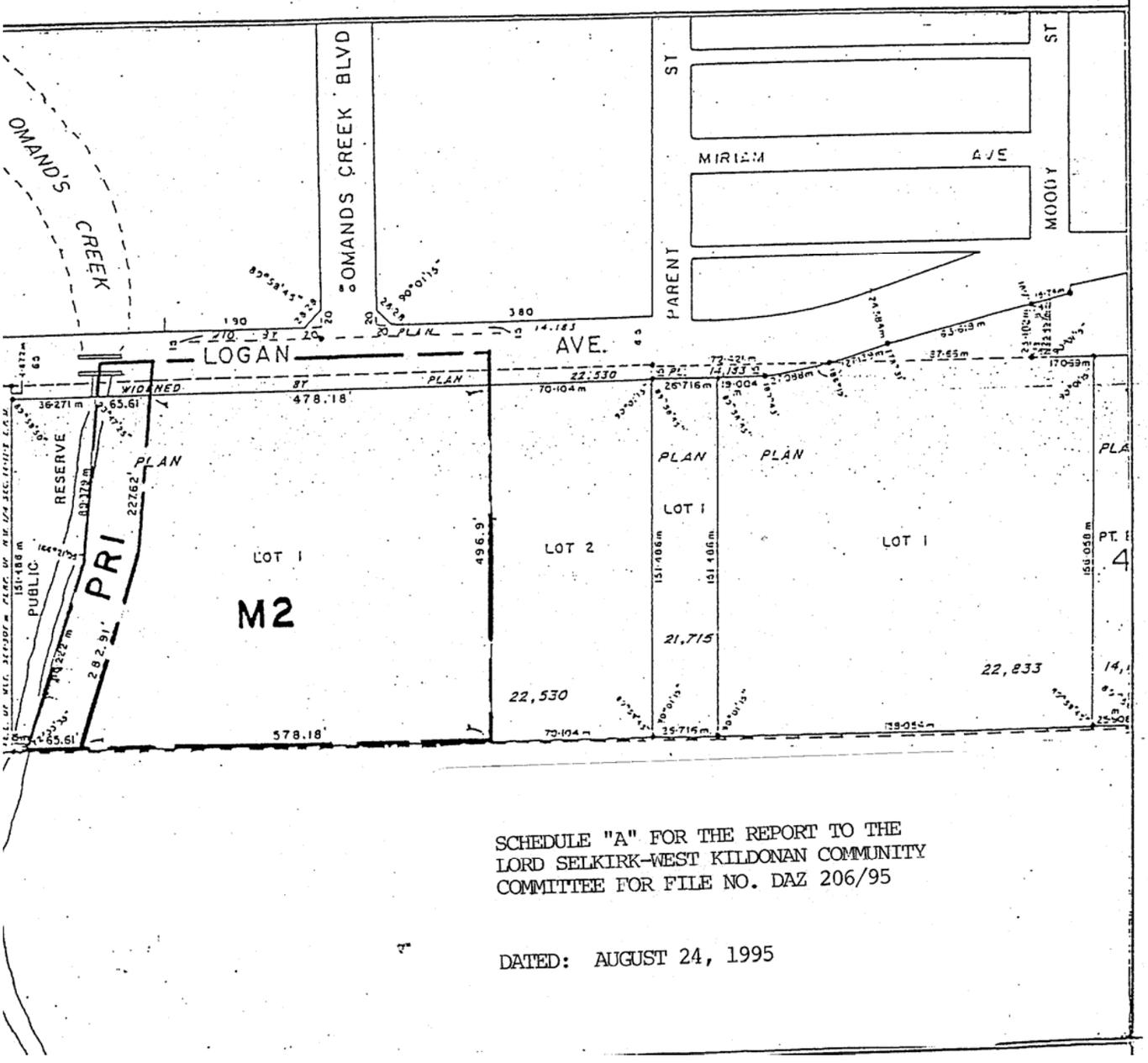
FILE No. DAZ 206/95

EXPLANATION:

A proposed zoning change on the south side of Logan Avenue opposite Omand's Creek Boulevard from an "A" AGRICULTURAL DISTRICT to an "M2" INDUSTRIAL DISTRICT and "PR1" PARKS AND RECREATION DISTRICT as shown outlined below.

ATLAS SHEET No. W 19

LORD SELKIRK
WEST KILDONAN
COMMUNITY



SCHEDULE "A" FOR THE REPORT TO THE
LORD SELKIRK-WEST KILDONAN COMMUNITY
COMMITTEE FOR FILE NO. DAZ 206/95

DATED: AUGUST 24, 1995

Schedule “B” referred to in Clause 13 of the Report of the Committee on Planning and Community Services dated September 5, 1995

SCHEDULE "B" FOR THE REPORT TO THE
LORD SELKIRK-WEST KILDONAN COMMUNITY
COMMITTEE FOR FILE NO. DAZ 206/95

DATED: AUGUST 24, 1995

June 30, 1995 AG 206/95

REPORT OF THE ADMINISTRATIVE COORDINATING GROUP

TO THE CHAIRPERSON AND MEMBERS OF THE
LORD SELKIRK-WEST KILDONAN COMMUNITY COMMITTEE

RE: PROPOSED REZONING OF LAND LOCATED ON THE SOUTH SIDE OF LOGAN AVENUE OPPOSITE OMANDS CREEK BOULEVARD - DAZ 206/95

An application has been submitted by Ernst Project Management Ltd. on behalf of Hargo Investments to rezone land located on the south side of Logan Avenue opposite Omands Creek Boulevard.

It is recommended that approval of this application be subject to the Developer entering into a Development Agreement containing the following provisions:

1. The Developer shall pay its share of the cost of services installed and to be installed by the City and others in Logan Avenue abutting the proposed development on the basis of the City's Local Improvement rates prevailing at the time payment is made. Based on 1995 rates that share is calculated as follows:

i)	Wastewater sewer	478.2′ x $38.00/ft.	=	$ 18,171.60
ii)	Watermain	478.2′ x $36.00/ft.	=	17,215.20
iii)	Land drainage sewer	478.2′ x $18.00/ft.	=	8,607.60
iv)	Concrete pavement	478.2′ x $110.00/ft.	=	52,602.00
v)	Ornamental lighting	478.2′ x $9.40/ft.	=	4,495.08
vi)	G.S.T. (7%) on i) to v) above			7,076.40
				$108,167.88

2. The Developer shall pay a land drainage trunk capacity charge as determined by the Commissioner of Works and Operations.

3. a) The Developer shall dedicate a 20 m strip of land along Omands Creek which will fully satisfy the requirements for open space for this application.

   b) The Developer shall, at no expense to the City grade and landscape the 20 m strip being dedicated under this application plus the Public Reserve dedicated by the previous owner in accordance with plans and specifications approved by the Director of Parks and Recreation prior to construction. The Developer shall maintain the landscaping works for a period of one year following completion of those works.

Schedule "B" referred to in Clause 13 of the Report of the Committee on Planning and Community Services dated September 5, 1995 (continued)

4. The Developer shall, at no expense to the City, install sod and plant trees on the boulevard abutting the proposed development in accordance with specifications approved by the Director of Parks and Recreation prior to installation. The Developer shall maintain the boulevard improvements for a period of one year following completion of those works.

5. Prior to enactment of the rezoning bylaw under this application (DAZ 206/95), the Developer shall obtain written approval from the Province of Manitoba Water Resources Board for the regrading of the planned area.

1225 - Schedule "A" referred to in Clause 14 of the Report of the Committee on Planning and Community Services dated September 5, 1995

By-Law No. _____

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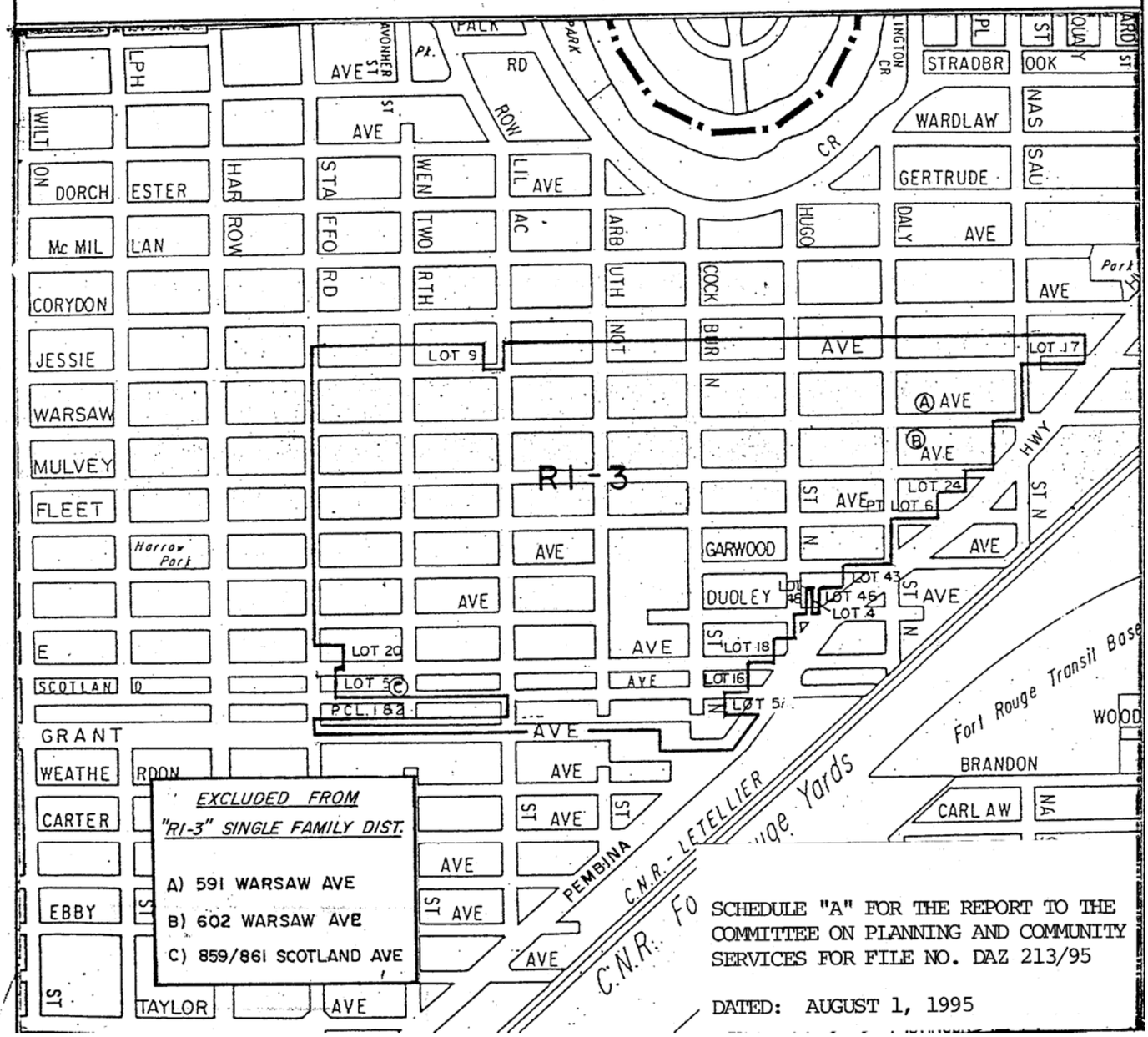
FILE No. DAZ 213/95

EXPLANATION:

A proposed zoning change to proposed Zoning By-law No. 6400/94 by rezoning the lands bounded by Pembina Highway, Stafford Street, Corydon and Grant Avenue from an "R2" TWO-FAMILY DISTRICT to an "R1-3" SINGLE-FAMILY DISTRICT as shown below as may be determined by Council.

ATLAS SHEET No. AC 23 & 24
AD 23 & 24

CITY CENTRE COMMUNITY



SCHEDULE "A" FOR THE REPORT TO THE COMMITTEE ON PLANNING AND COMMUNITY SERVICES FOR FILE NO. DAZ 213/95

DATED: AUGUST 1, 1995

1226 - Schedule “A” referred to in Clause 15 of the Report of the Committee on Planning and Community Services dated September 15, 1995

By-Law No. _____

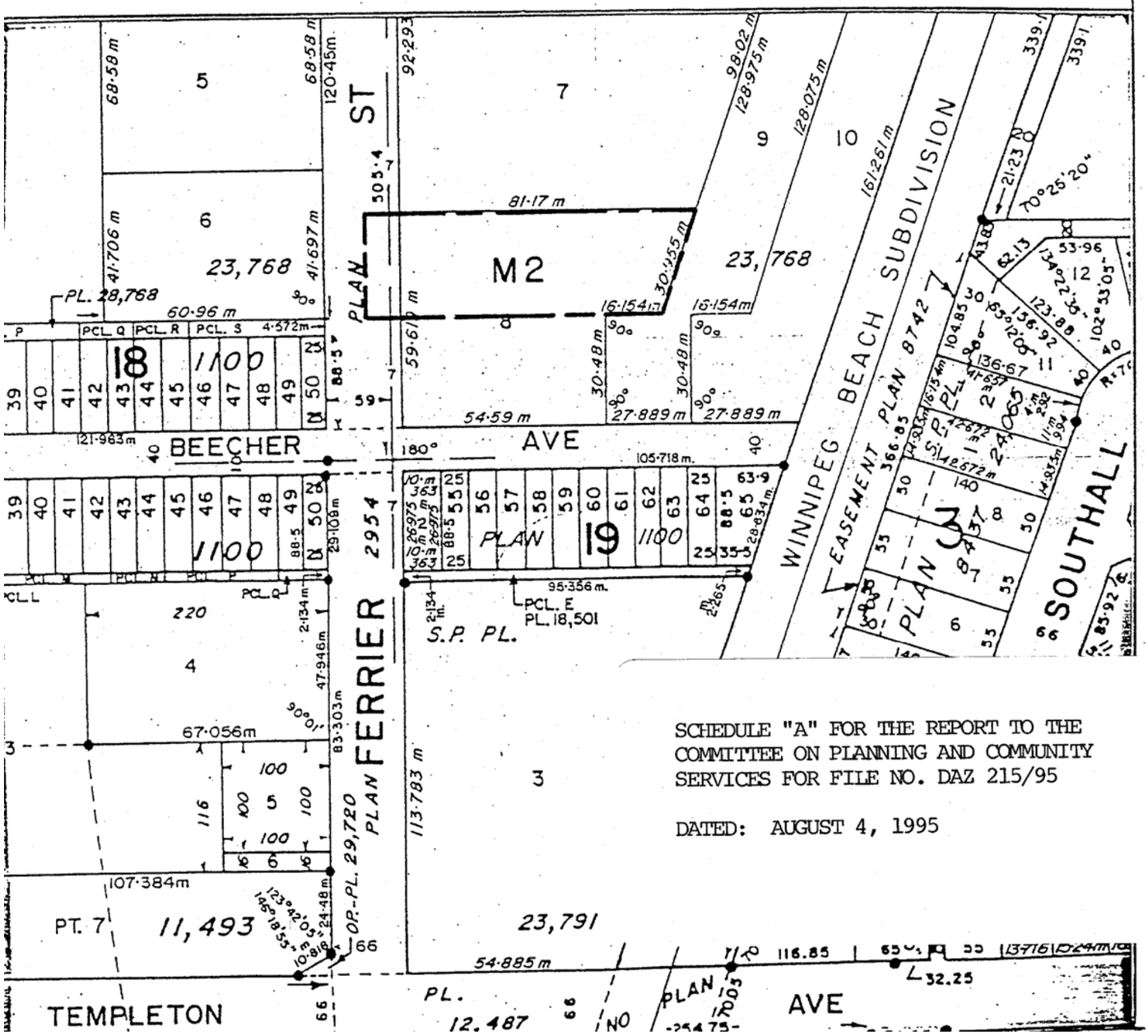
FILE No. DAZ 215/95

EXPLANATION:

A proposed zoning change to Zoning By-law No. 6400/94 by rezoning the land on the east side of Ferrier Street between Beecher Avenue and Murray Avenue from an "A" AGRICULTURAL DISTRICT to an "M2" INDUSTRIAL DISTRICT as shown outlined below.

ATLAS SHEET No. T 26

LORD SELKIRK
WEST KILDONAN
COMMUNITY



1227 - Schedule “A” referred to in Clause 16 of the Report of the Committee on Planning and Community Services dated September 5, 1995

By-Law No. _____

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FILE No. DAZ 216/95

EXPLANATION:

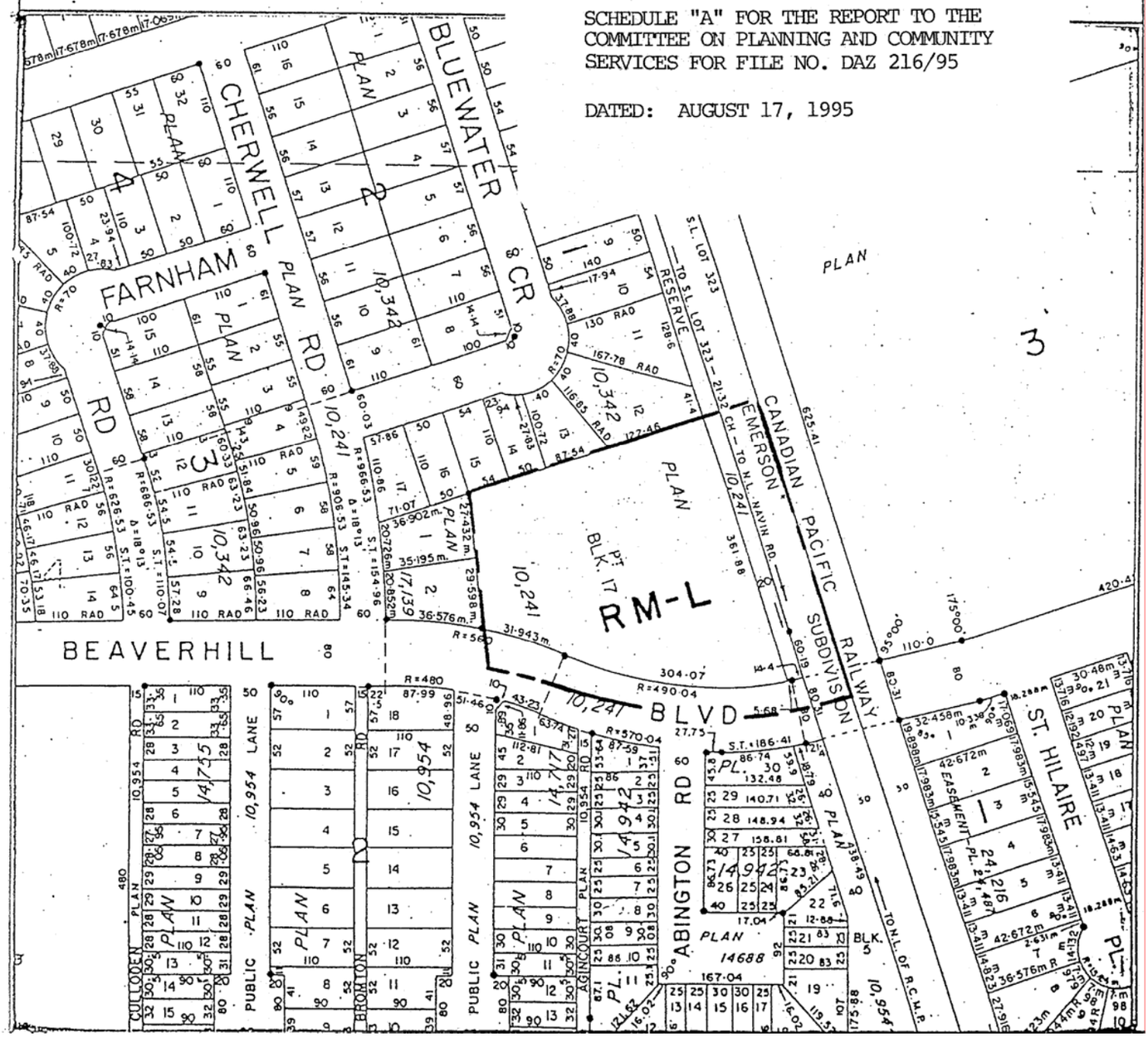
A proposed zoning change to By-law No. 6400/94 by rezoning the land at 500 Beaverhill Boulevard from an "R2" TWO-FAMILY DISTRICT to an "RM-L" MULTIPLE-FAMILY DISTRICT as shown outlined below.

ATLAS SHEET No. AF 29

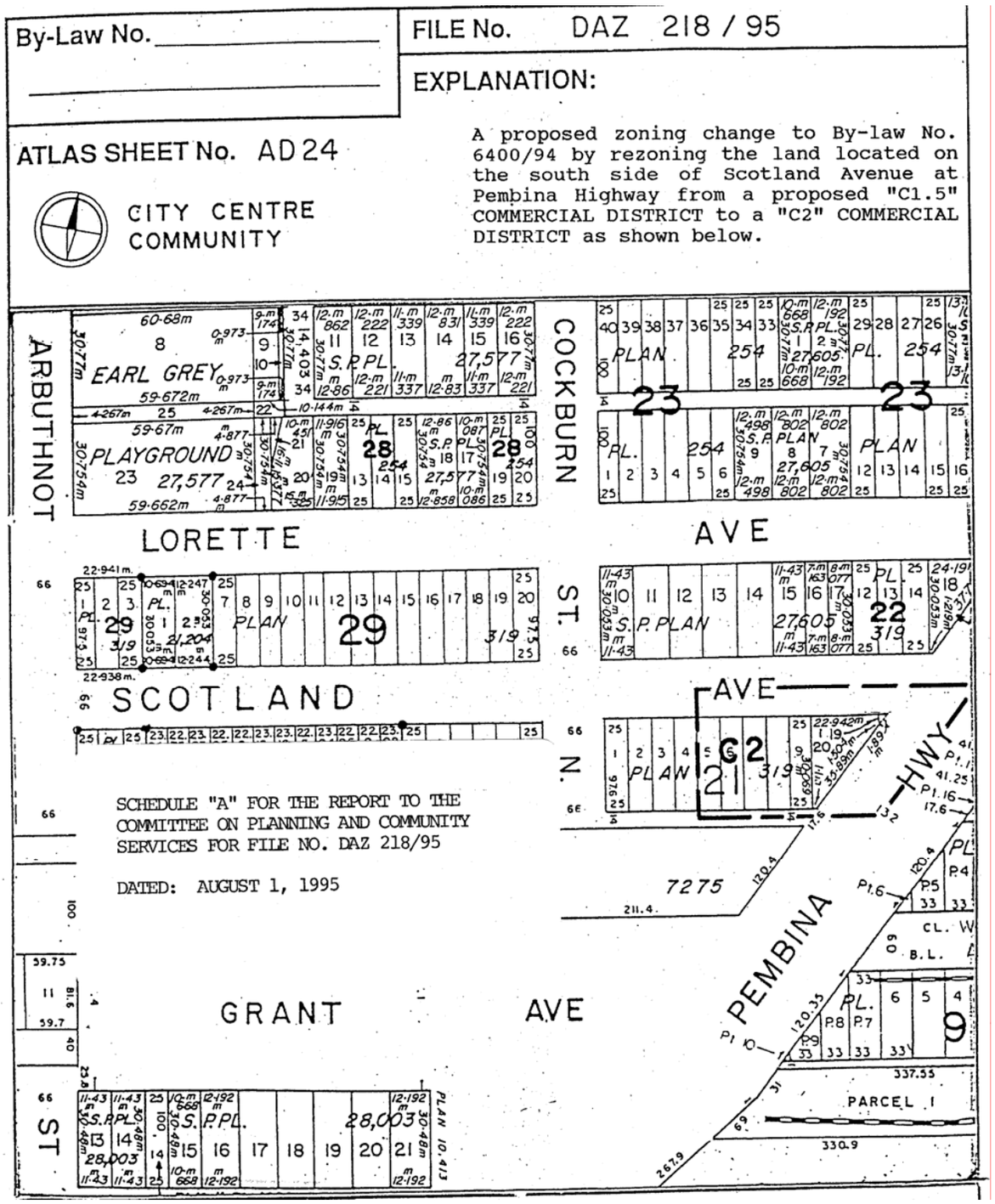
RIEL COMMUNITY

SCHEDULE "A" FOR THE REPORT TO THE COMMITTEE ON PLANNING AND COMMUNITY SERVICES FOR FILE NO. DAZ 216/95

DATED: AUGUST 17, 1995



1228 - Schedule “A” referred to in Clause 17 of the Report of the Committee on Planning and Community Services dated September 5, 1995



1229 - Schedule “A” referred to in Clause 18 of the Report of the Committee on Planning and Community Services dated September 5, 1995

By-Law No. _____

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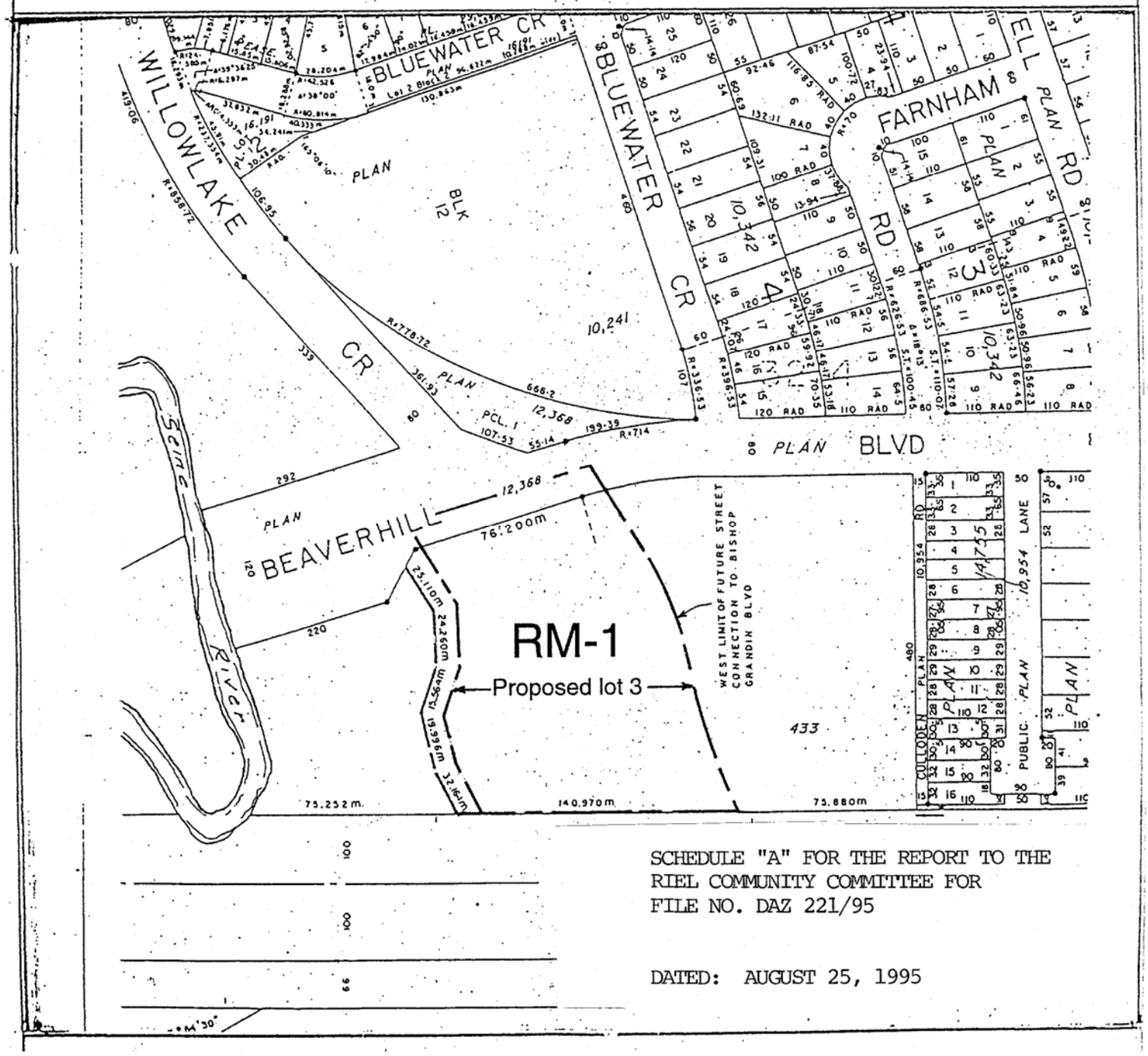
FILE No. DAZ 221/95

EXPLANATION:

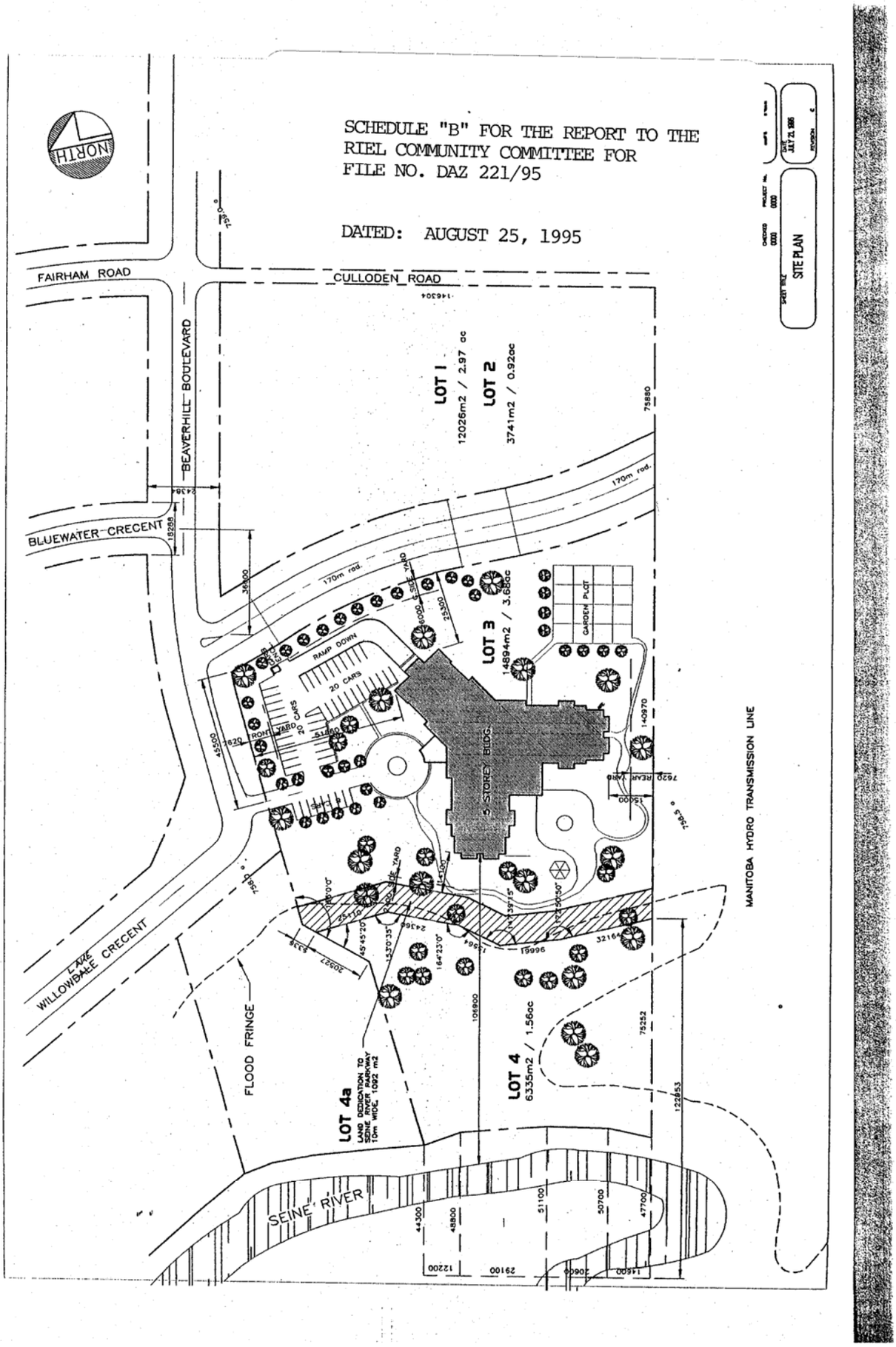
ATLAS SHEET No. AF 29

RIEL COMMUNITY

To amend By-Law No. 6400/94 by rezoning the land at 395 Beaverhill Boulevard from an "R2" TWO-FAMILY DISTRICT and an "RM-4" MULTIPLE-FAMILY DISTRICT to an "RM-1" MULTIPLE-FAMILY DISTRICT as shown outlined below.



Schedule “B” referred to in Clause 18 of the Report of the Committee on Planning and Community Services dated September 5, 1995



1230 - Schedule “A” referred to in Clause 19 of the Report of the Committee on Planning and Community Services dated September 5, 1995

REFERENCE: FILE NO. SPA 40/95

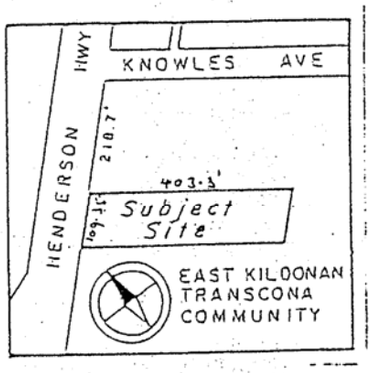
THE CITY OF WINNIPEG

BY-LAW NO.

A By-law of THE CITY OF WINNIPEG to amend By-Law No. 1300/76, a By-Law establishing a Secondary Plan for North Henderson Highway, being a statement of the City's policies and proposals for the development of the North Henderson Highway area.

THE CITY OF WINNIPEG in Council assembled, enacts as follows:

1. The "PROPOSED LAND USE" shown as SCHEDULE "A" to By-Law No. 1300/76, is hereby further amended by reclassifying thereon the lands within the areas outlined below from a "LOW DENSITY RESIDENTIAL AREA" proposed land use designation to a "MEDIUM-DENSITY RESIDENTIAL AREA" proposed land use designation.



RECEIVED FIRST READING on this.....day of.....A.D., 19.....

RECEIVED SECOND READING on this.....day of.....A.D., 19.....

RECEIVED THIRD READING on this.....day of.....A.D., 19.....

DONE AND PASSED in Council assembled this.....day of.....A.D., 19.....

.....
Mayor

.....
City Clerk

Certified as to Planning Details:

.....
for Director of Land & Development Services

Certified as to Form:

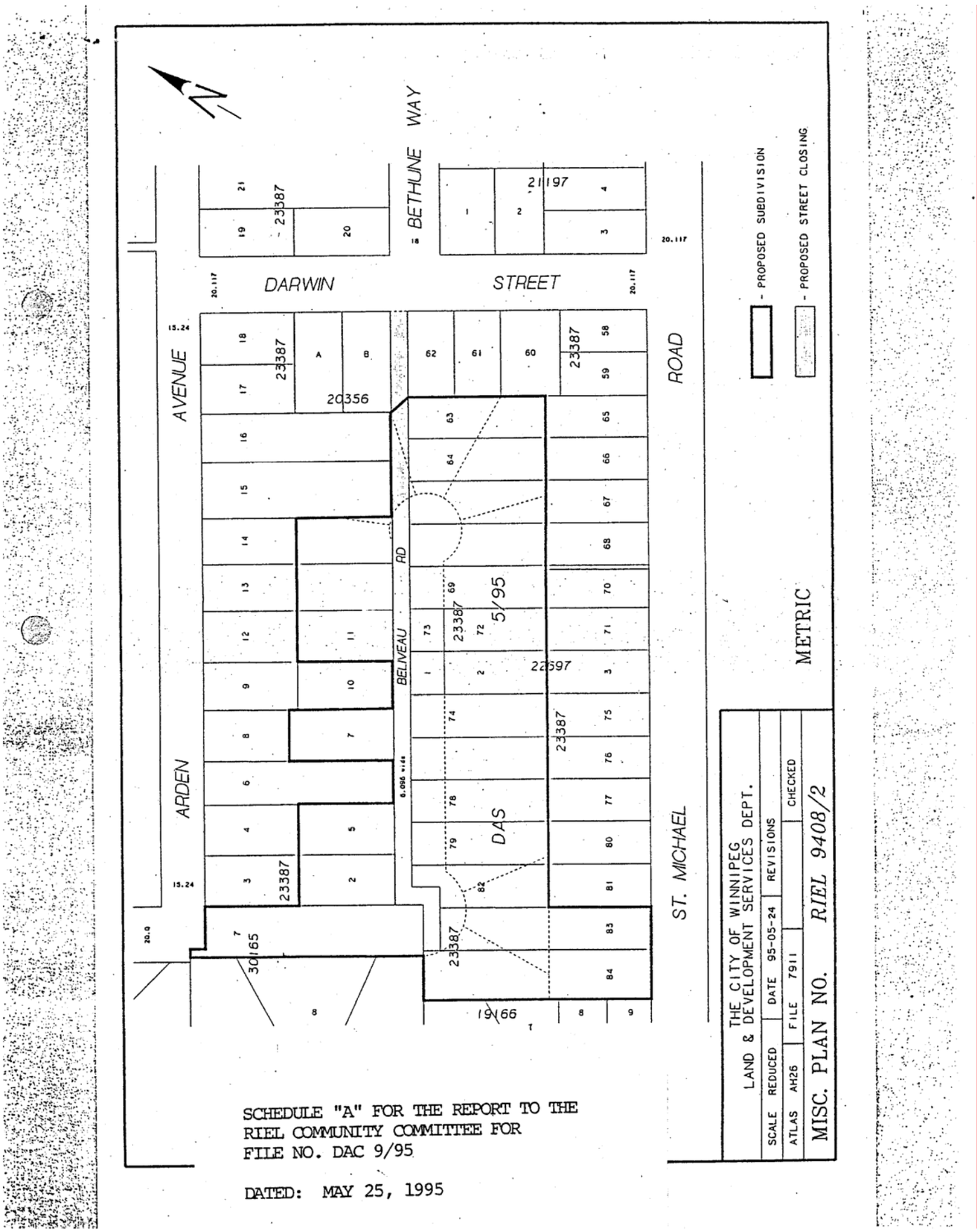
.....
for City Solicitor

Reference: SPA 40/95

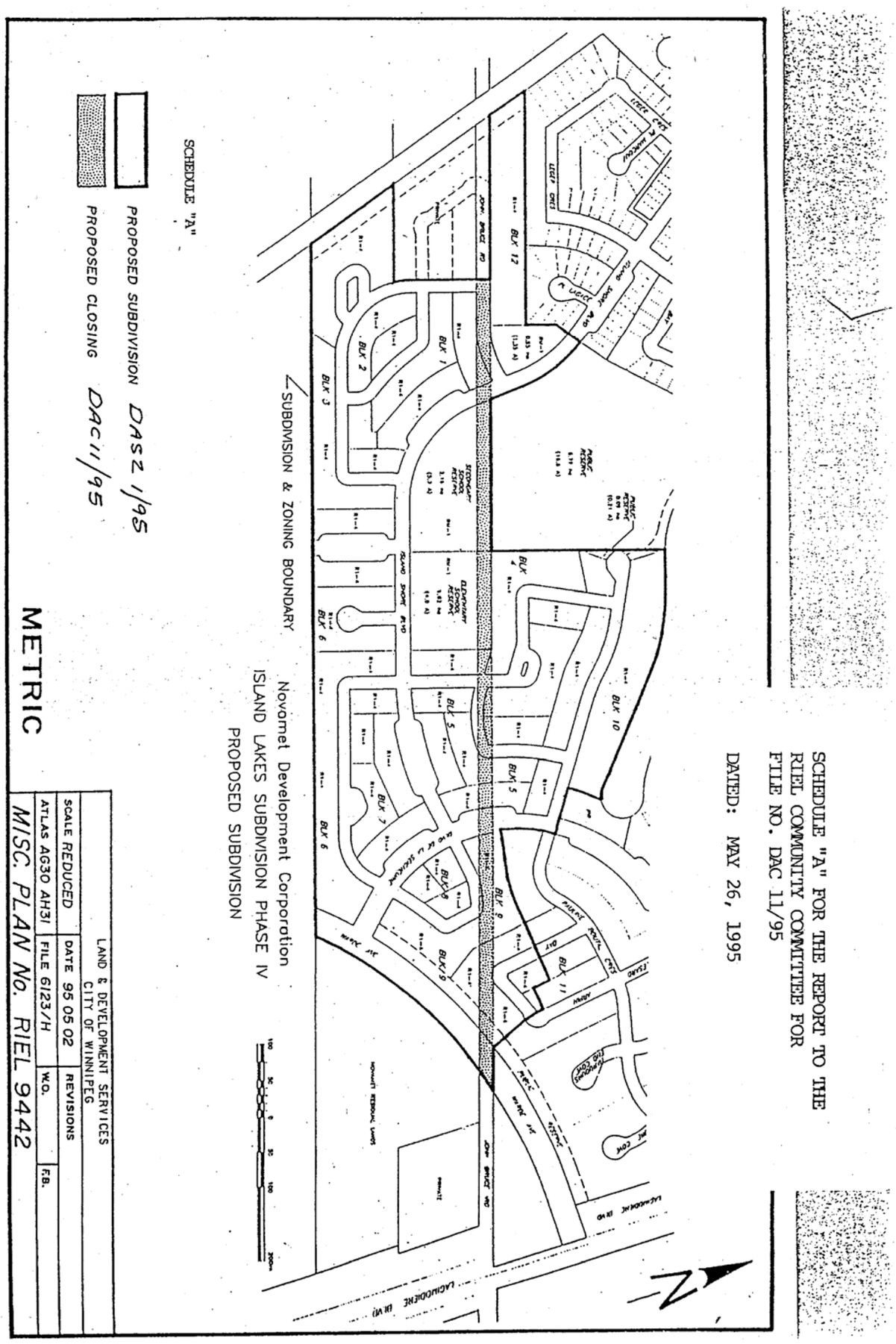
SCHEDULE "A" FOR THE REPORT TO THE COMMITTEE ON PLANNING AND COMMUNITY SERVICES FOR FILE NO. SPA 40/95

DATED: AUGUST 21, 1995

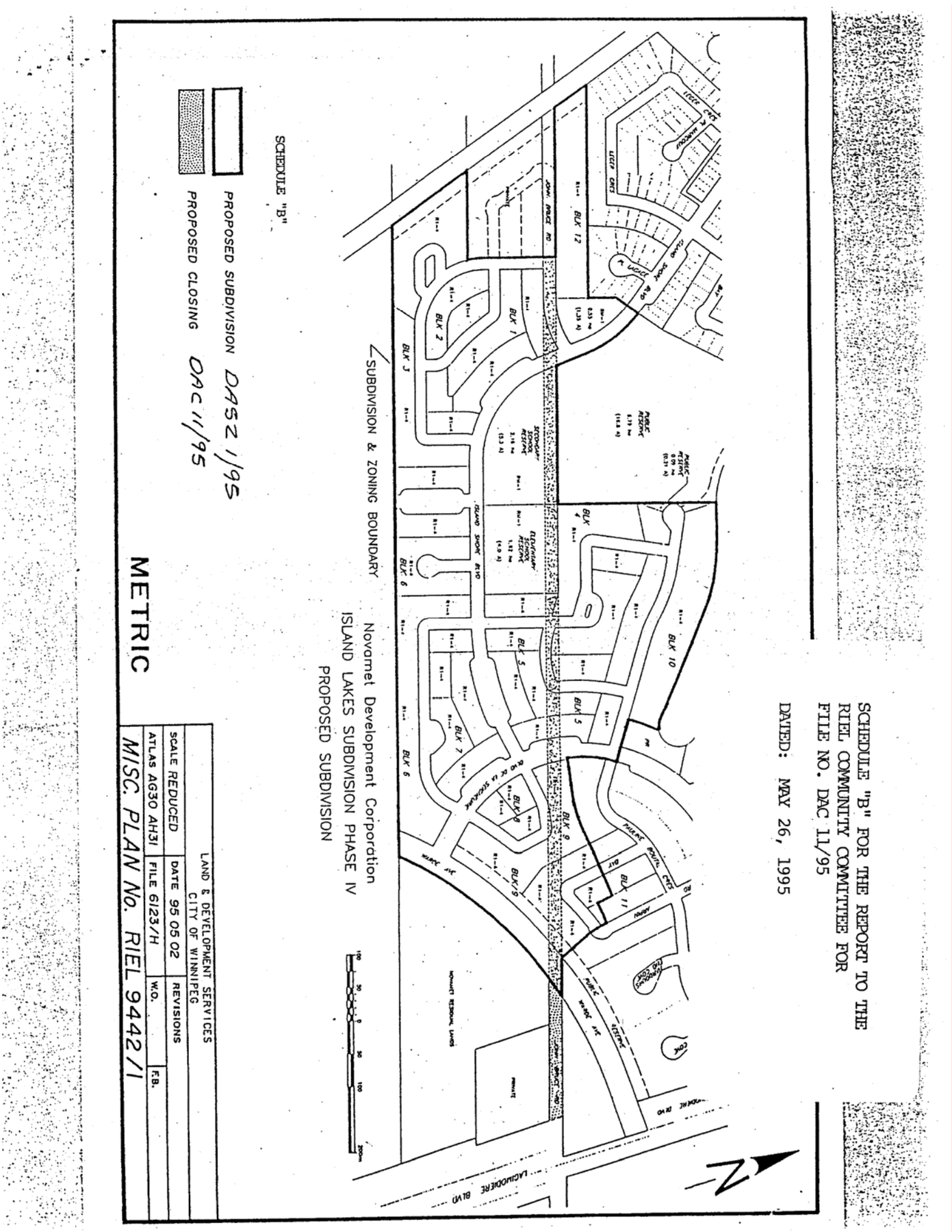
1231 - Schedule “A” referred to in Clause 22 of the Report of the Committee on Planning and Community Services dated September 5, 1995



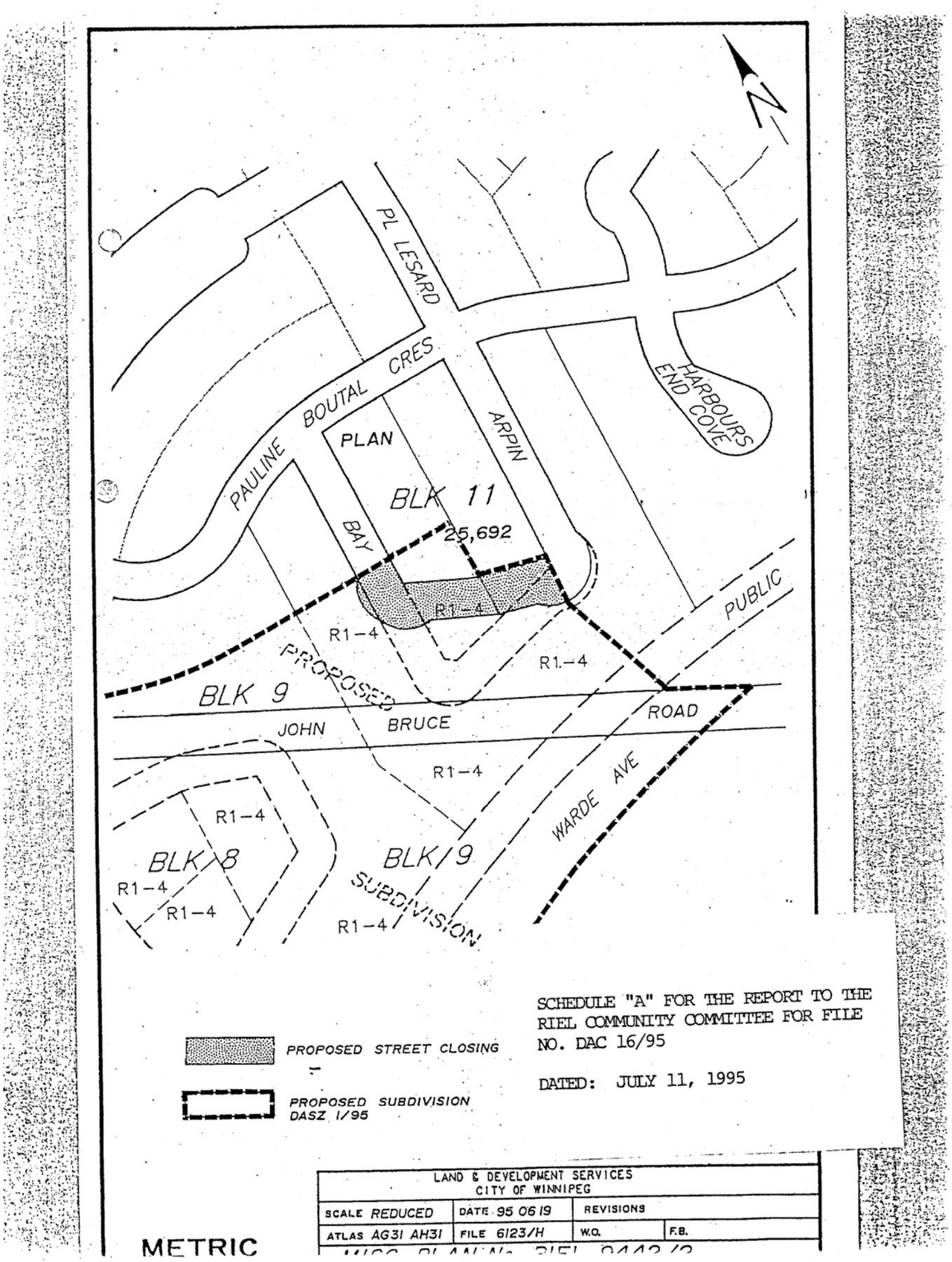
1232 - Schedule “A” referred to in Clause 23 of the Report of the Committee on Planning and Community Services dated September 5, 1995



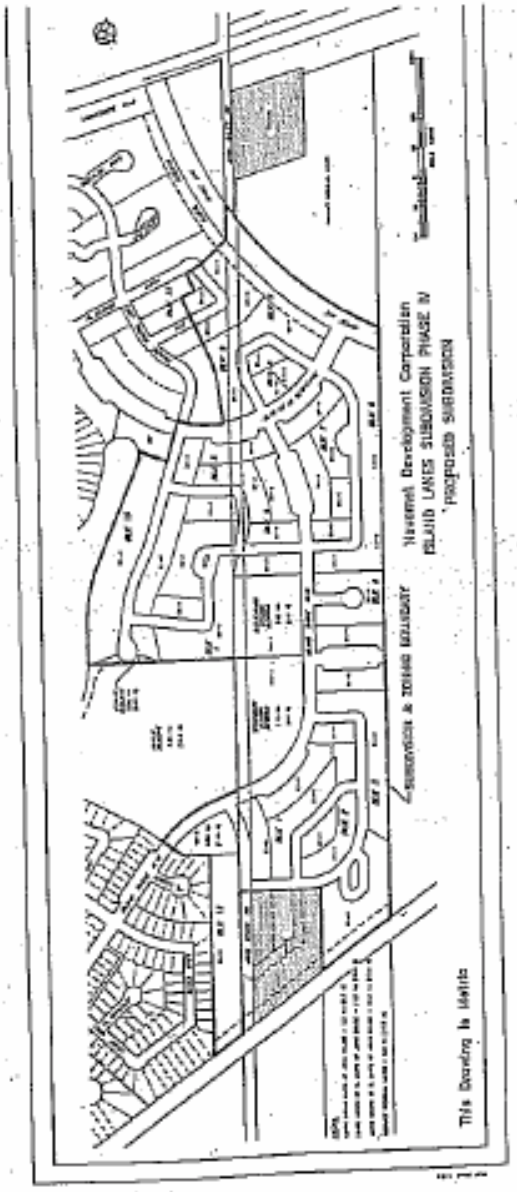
Schedule “B” referred to in Clause 23 of the Report of the Committee on Planning and Community Services dated September 5, 1995



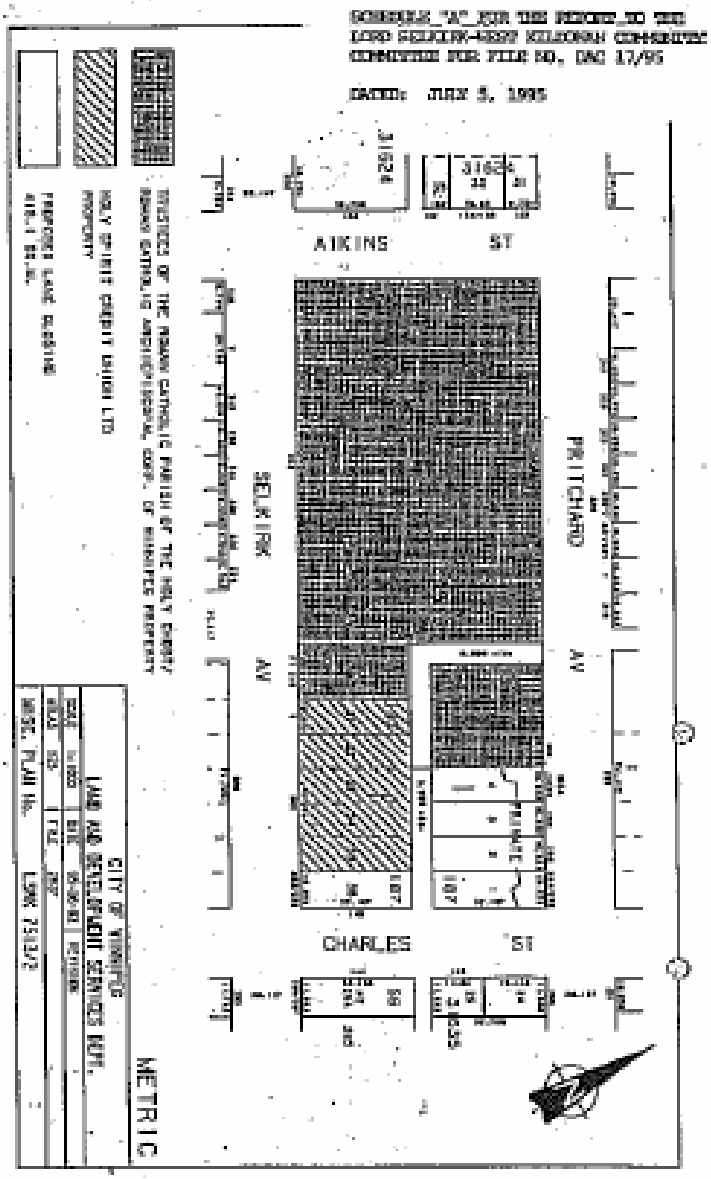
1233 - Schedule “A” referred to in Clause 24 of the Report of the Committee on Planning and Community Services dated September 5, 1995



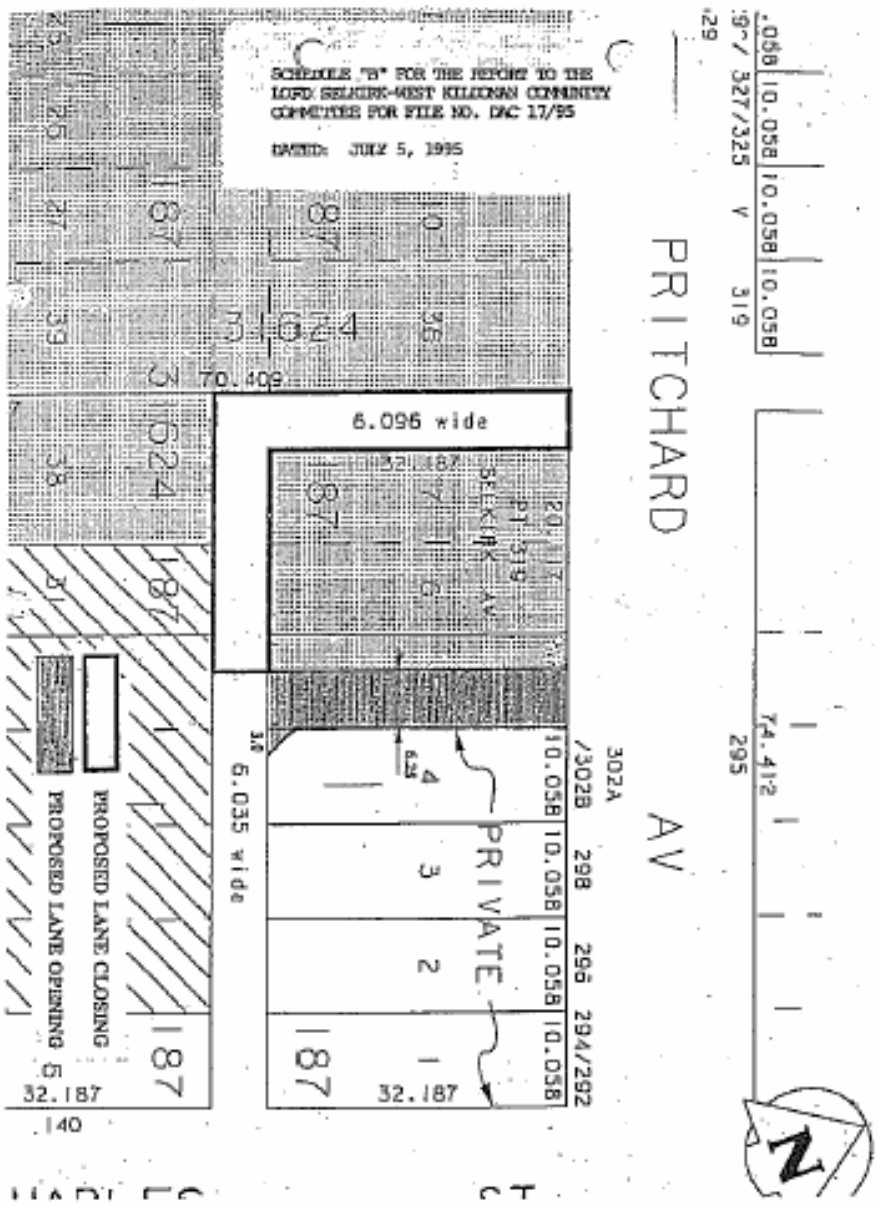
Schedule "B" referred to in Clause 24 of the Report of the Committee on Planning and Community Services dated September 5, 1995



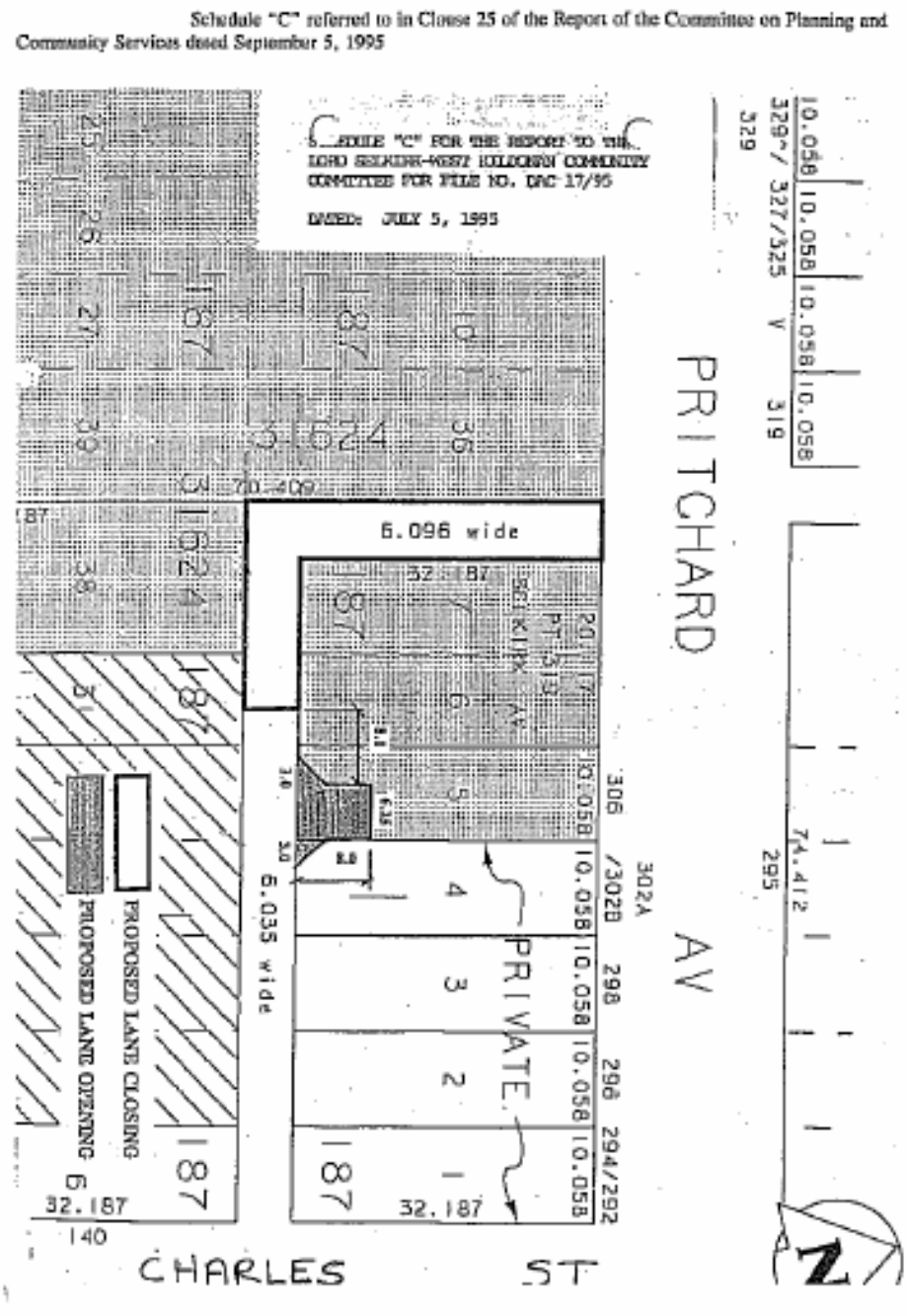
1234 - Schedule "A" referred to in Clause 25 of the Report of the Committee on Planning and Community Services dated September 5, 1995



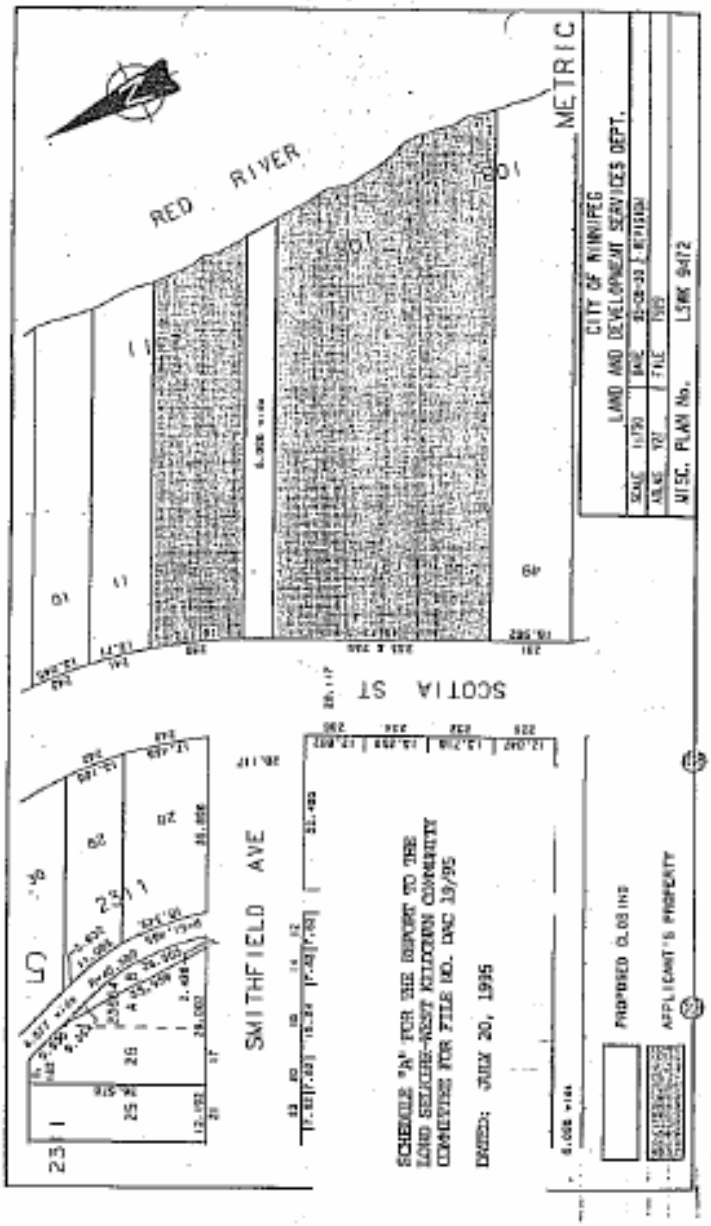
Schedule "B" referred to in Clause 25 of the Report of the Committee on Planning and Community Services dated September 5, 1995


SCHEDULE "B" FOR THE REPORT TO THE
LOED SELKIRK-WEST KILDONAN COMMUNITY
COMMITTEE FOR FILE NO. DAC 17/95
DATED: JULY 5, 1995
PRITCHARD
AV
PRIVATE
SELKIRK AV
6.096 wide
6.035 wide
PROPOSED LANE CLOSING
PROPOSED LANE OPENING
70.409
74.412
32.187
32.187
10.058
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302A
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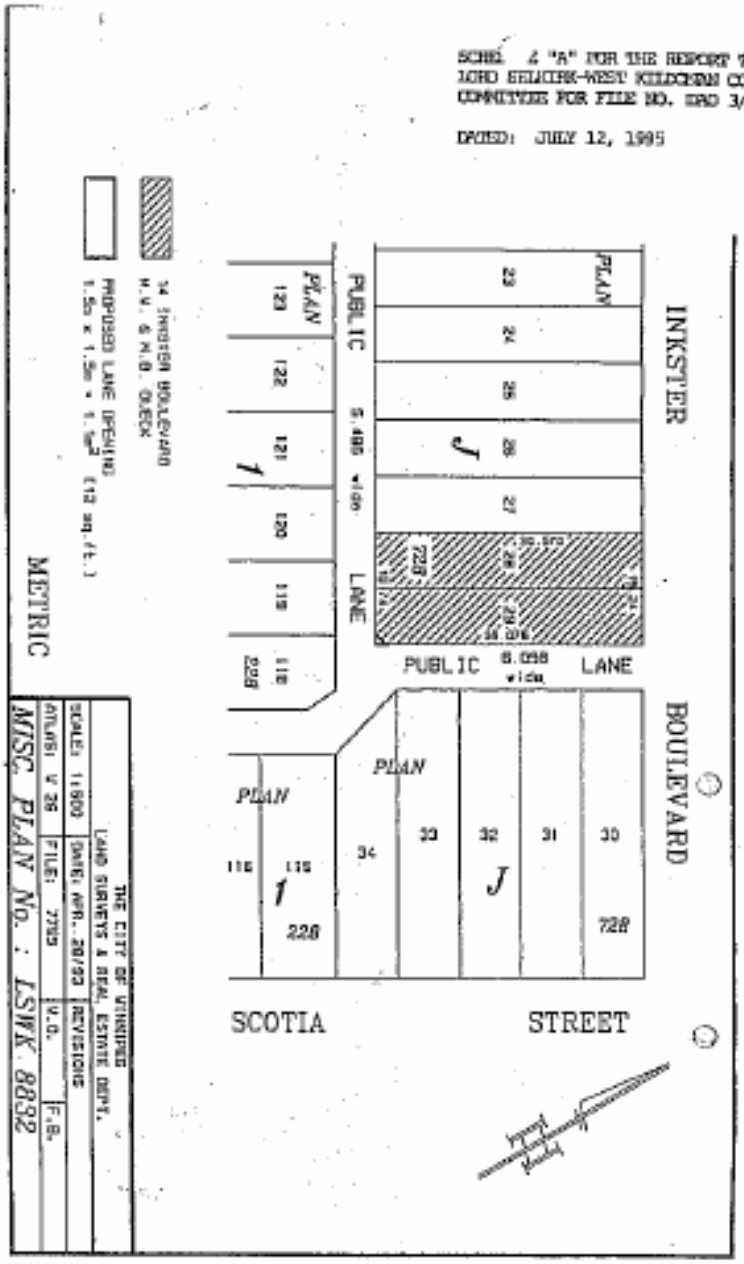
Schedule "C" referred to in Clause 25 of the Report of the Committee on Planning and Community Services dated September 5, 1995



1235 - Schedule "A" referred to in Clause 26 of the Report of the Committee on Planning and Community Services dated September 5, 1995



1236 - Schedule "A" referred to in Clause 27 of the Report of the Committee on Planning and Community Services dated September 5, 1995



1237 - Schedule "A" referred to in Clause 28 of the Report of the Committee on Planning and Community Services dated September 5, 1995

