Agenda - Council - April 23, 2008

Report - Standing Policy Committee on Property and Development - March 25, 2008

Item No. 5 Amendment to Development Agreement AG 51/05 - Sage Creek (St. Boniface Ward)
File DASZ 32/2007

STANDING COMMITTEE RECOMMENDATION:

On April 9, 2008, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and the Riel Community Committee and submits the following to Council:

1. That Development Agreement AG 51/05 be amended by adding the following to the last sentence of Clause 11 of Schedule "B":

   ". . . except in Tansi Lane".

2. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

Report - Standing Policy Committee on Property and Development - March 23, 2008

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On April 9, 2008, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and the Riel Community Committee and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On March 25, 2008, 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 February 25, 2008, the Riel Community Committee concurred in the recommendation of the Winnipeg Public Service and recommends to the Standing Policy Committee on Property and Development:

1. That Development Agreement AG 51/05 be amended by adding the following to the last sentence of Clause 11 of Schedule "B":

   ". . . except in Tansi Lane".

2. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

Re: **Requested amendment to Development Agreement AG 51/05 (Sage Creek)**
Qualico Developments (Winnipeg) Ltd.

FOR SUBMISSION TO THE CHAIRPERSON AND MEMBERS OF THE RIEL COMMUNITY COMMITTEE

Ernie Carrière, P.Eng.
Land Development Engineer
Land Development Branch

December 18, 2007

Re: Requested amendment to Development Agreement AG 51/05 (Sage Creek)
Qualico Developments (Winnipeg) Ltd.

It is recommended that Development Agreement AG 51/05 be amended by adding the following to the last sentence of Clause 11. of Schedule "B"

". . . except in Tansi Lane".

A request has been submitted by SEG GENIVAR on behalf of Qualico Developments (Winnipeg) Ltd. to amend the existing Development Agreement requirement for sidewalks on Tansi Lane within the Sage Creek Subdivision. The request, and its associated graphics, is attached.

Clause 11. of Schedule "B" of Development Agreement 51/05 reads as follows:

> 11. Sidewalks
>
> The Developer shall, at no expense to the City, construct a Portland cement concrete sidewalk to a width of 1.5m by 100mm on 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.

Tansi Lane is a 32.0m wide right-of-way constructed with twin 6.0m wide paved residential streets with a wide median separating the two lanes of traffic. This centre median contains a public walkway that links with the development's pathway and park system. During the application process, the Developer could have proposed Tansi Lane to be a standard 18.0m wide residential street right-of-way without sidewalks. Instead, they chose to widen the right-of-way and provide the centre median pathway as an amenity to the subdivision.

The Public Works Department has no objection to deleting the requirement for 1.5m by 100mm sidewalks on both sides of Tansi Lane in consideration that the centre median pathway satisfies the sidewalk requirements at this location.

THIS REPORT SUBMITTED BY:

Land Development Branch
File No. AG 51/05
December 18, 2007

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

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

2082

SEG GENIVAR
200 Taché Avenue
Winnipeg, Manitoba
Canada R2H 1A7
Tel. 204.233.2113
Fax 204.233.2080

Project Management
Environmental Assessment
Municipal Land Development
Transportation Services
Water & Waste Treatment
Northern Development

SEG GENIVAR

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PUBLIC WORKS DEPARTMENT

File No.: 043 013

September 20, 2007

The City of Winnipeg
Public Works – Project Management
106 - 1155 Pacific Avenue
Winnipeg, MB R3E 3P1

Attention: **Mr. Tony Zielonko, P.Eng.**
Development Projects Manager

Dear Sir:

Re: Qualico® - Sage Creek Subdivision – Tansi Lane

With the development of the Sage Creek Subdivision, it has been Qualico's vision to incorporate new ideas and concepts in an attempt to create a unique and attractive neighbourhood and consequently a great place to live.

An issue has arisen regarding a request from Public Works to construct a public sidewalk on both sides of Tansi Lane which connects the north and south legs of Red Moon Road. Refer to Figure "A" attached.

At a significant cost to the Developer, Tansi Lane was constructed as a twin 6.0m pavement residential street with a wide median separating the two lanes to provide an "open" feel to the street with a central landscaped focal point, and at the same time contribute to the uniqueness of the neighbourhood. The Developer has a strong concern that public sidewalks would have a negative affect on the character of this street, given the 101' building setback. Refer to Figure "B".

This street could have been designed as a standard 7.5m roadway / 18m Right-of-Way as there was not a requirement for the twin pavement here for emergency second access. In accordance with City Standards, a typical residential street such as this would not require sidewalks.

In addition to this, we suggest that other reasons for not installing public sidewalks in the west and east boulevard are:

.../2

- Reduced maintenance requirements for the City,
- Increased snow storage,
- A public walkway has been provided in the center median which connects with the developments pathway and park system,
- Four party utility servicing is installed on the 1.5m alignment on both sides.

In conclusion, we feel that the Developer has already exceeded the requirements of the City Standards for this street without these additional public sidewalks, and that requiring them simply because there is divided pavement and a larger than normal residential street right-of-way, is not reason enough to compromise the character of the street.

We would welcome the opportunity to discuss this matter with you further if you wish.

Yours truly,

SEG GENIVAR

Ian McKinnon, P.Eng.
IMC/jw
Encl.

C:\SEG Files\043 013\Letters\Re Tarsi Lane.doc

Cc: Eric Vogan, Qualico®
Mike Armstrong, Qualico®



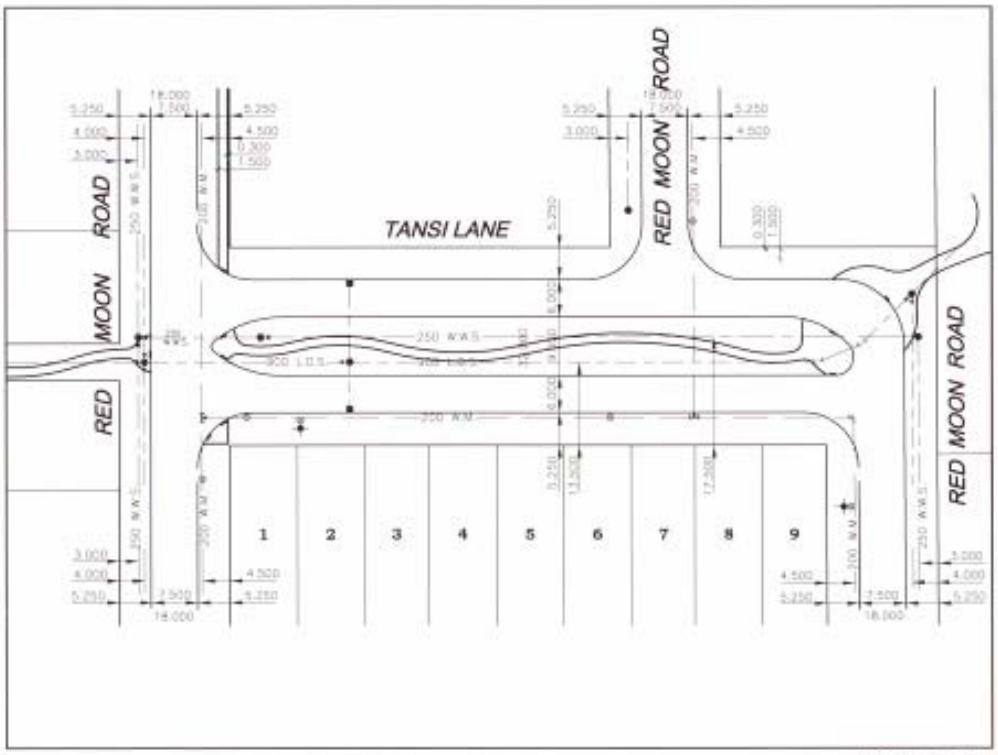

RED MOON ROAD
TANSI LANE
MOON ROAD
RED
RED MOON ROAD
1
2
3
4
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FIG "A"





FIG "B"