Agenda - Executive Policy Committee - July 2, 2008

REPORTS

Item No. 1 Subdivision - Sage Creek Phase 3
(St. Boniface Ward)
File DAS 17/2008

COMMUNITY COMMITTEE RECOMMENDATION:

On June 23, 2008, the Riel Community Committee concurred in the recommendation of the Winnipeg Public Service and, via the Priority Rezoning Process, recommends to the Executive Policy Committee:

1. That the plan of subdivision under File DAS 17/2008 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" dated June 16, 2008, with such minor changes as may be required, and registration in the Winnipeg Land Titles Office, subject to the following:

   A. That the Developer be required to enter into an Addendum to Servicing Agreement AG 32/2007 with the City containing all the conditions outlined in the report of the Administrative Coordinating Group dated June 9, 2008.

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

3. That in the event the matter is not proceeded with expeditiously and the by-law is not passed 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.

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

5. That the plan of subdivision shall be approved and signed by the Director of Planning, Property and Development within one year from the date the by-law is passed, failing which the matter shall be deemed to be concluded and shall not be proceeded with unless Council extends that time.

6. 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.

DECISION MAKING HISTORY:

COMMUNITY COMMITTEE RECOMMENDATION:

On June 23, 2008, the Riel Community Committee concurred in the recommendation of the Winnipeg Public Service and, via the Priority Rezoning Process, submitted its recommendation to the Executive Policy Committee.

RE: **Subdivision - Sage Creek Phase 3**
File DAS 17/2008

For submission to: **Executive Policy Committee**

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

Report date: **June 25, 2008**

COMMUNITY COMMITTEE RECOMMENDATION:

On June 23, 2008, the Riel Community Committee concurred in the recommendation of the Winnipeg Public Service and, via the Priority Rezoning Process, recommends to the Executive Policy Committee:

1. That the plan of subdivision under File DAS 17/2008 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" dated June 16, 2008, with such minor changes as may be required and registration in the Winnipeg Land Titles Office, subject to the following:

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6. 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.

The Riel Community Committee provided the following supporting reasons for its recommendation:

1. The Riel Community Committee agreed with the administrative comments contained in the report of the Planning and Land Use Division dated June 16, 2008 and in the report from the Administrative Coordinating Group dated June 9, 2008.

PUBLIC HEARING SUMMARY

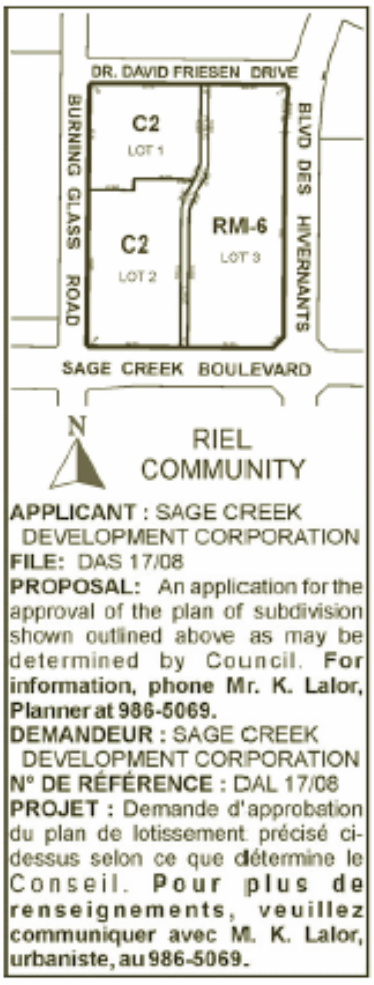
File: DAS 17/2008

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

Public Hearing: June 23, 2008
Council Chamber
Council Building, 510 Main Street

Applicant: Sage Creek Development Corporation (Glenn Halldorson)

Subject:



Premises Affected: Sage Creek - Phase 3

Exhibits Filed:

1. Application dated May 1, 2008
2. Notification of Public Hearing dated May 13, 2008
3. Manitoba Status of Title 2206193
4. Surveyor's Building Location Certificate and sketch
5. Report from the Planning and Land Use Division dated June 16, 2008
6. Report from the Administrative Coordinating Group dated June 9, 2008
7. Inspection Report
8. Audio Recording of representations of public hearing held on June 23, 2008

REPRESENTATIONS:

In Support:

Eric Vogan

In Opposition

Nil

For the City:

Mr. K. Lalor, Senior Planner, Planning, Property and Development Department

Exhibit "5" referred to in File DAS 17/2008

Winnipeg

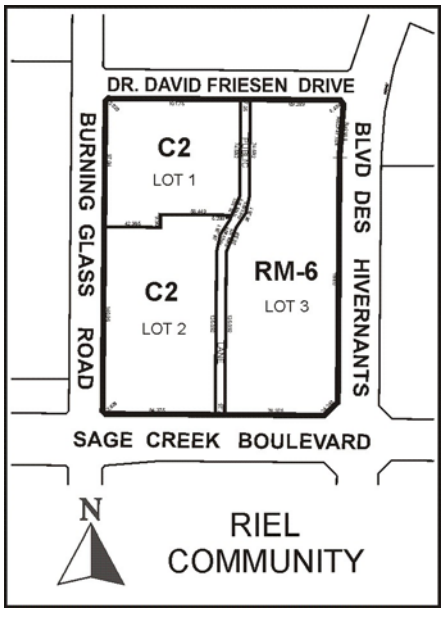
Planning, Property and Development Department Report

To the Riel Community Committee

Date: June 16/08
File: DAS 17 /08
Related Files: DASZ 32/07, DASZ 24/07
Subject: To subdivide the subject "C2" Commercial site into two separate parcels and establish a public lane which will effectively separate both commercial parcels from the "RM-6" Multiple Family site.

Location: East of Lagimodiere Blvd., North of Sage Creek Blvd.

Legal Description: See file application DAS 17/08



Applicant: Sage Creek Development Corporation

Owner: Same as above

Recommendation: Approve with Conditions

Site Description:

North: To the north is the future Bishop Grandin r.o.w. extension and open agricultural lands, zoned "A-5" Agricultural and set aside for future phasing of the Sage Creek Development.
South: To the immediate south is a zoned "C2" Commercial area which will constitute the proposed 18.4 acre Village Centre of the first phase of development.
West: To the west is Lagimodiere Boulevard and the Island Lakes residential neighbourhood zoned "R1-5" single family residential.
East: To the east is the Manitoba Hydro Transmission Line and large undeveloped open areas zoned " A-5" Agricultural and set aside under the Area Structure Plan for future phases of development.

One half of the overall site or 5.3 acres is currently zoned "C2" Commercial and the remaining 5.3 acres is zoned "RM-6" Multiple Family (likely RMF-L Multiple under the new by-law).

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 early part of 2006, City Council endorsed the 1st phase of Sage Creek (DASZ 51/05) , which encompasses 103 acres overall and lies to the immediate south of Sage Creek Boulevard. In the spring of 2007, Riel Community Committee endorsed the second phase of Sage Creek under application DASZ 21/2007. The existing 5.3 acre Commercial site north of Sage Creek Boulevard was created under DASZ 24/07 and shortly thereafter, the 5.3 acre Multiple Family site was created under DASZ 32/07.

Description of the Proposed Development:

The purpose of this application is to subdivide the existing "C2" Commercial site into two commercial parcels, one having an area of 2.38 acres, the second having a total area of 3.18 acres. The establishment of a public lane through the middle of the property will marginally reduce the overall multiple family area from 5.3 acres to 4.7 acres.

Analysis:

The proposed subdivision will allow for the establishment of Qualico's corporate offices on the most northerly commercial parcel which will then free up the remaining 3.1 acre parcel for sale and eventual development. Overall, an additional new commercial lot and a lane are the only substantive changes to the plan adopted under DASZ 32/07 and DASZ 24/07. The Planning Division , is of the view, that the changes will not have any adverse effect on adjoining lands and the proposed subdivision is consistent with the South St. Boniface Area Structure Plan.

Recommendation:

The Planning and Land Use Division recommends approval of the proposed subdivision for the following reason:

- The proposed use is consistent with the overall plans approved under the Area Structure Plan.

Recommended Conditions of Approval:

1. That the plan of subdivision under File DAS 17/2008 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" dated June 16, 2008 with such minor changes as may be required, and registration in the Winnipeg Land Titles Office subject to the following:

    A. That the Developer be required to enter into an Addendum to Servicing Agreement AG 32/2007 with the City containing all the conditions outlined in the report of the Administrative Coordinating Group dated June 16, 2008.

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6. 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

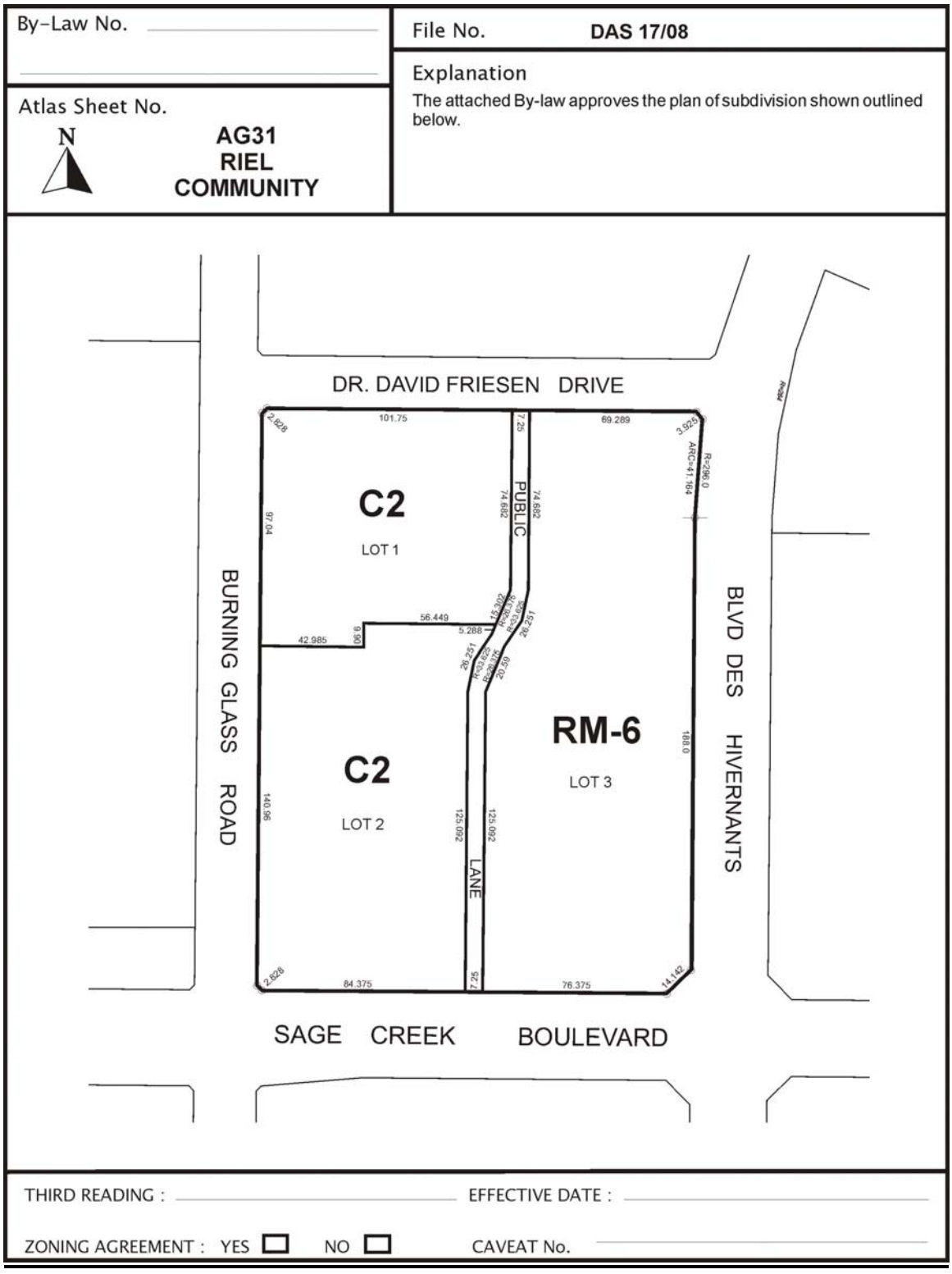

Figure 1: Schedule "A" to the report to the Riel Community Committee for File DAS 17/2008, dated June 16, 2008.

Exhibit "6" referred to in File DAS 17/2008

RE: PROPOSED SUBDIVISION OF LAND BOUNDED BY DR. DAVID FRIESEN DRIVE, SAGE CREEK BOULEVARD, BLVD. DES HIVERNANTS, AND BURNING GLASS ROAD (SAGE CREEK STAGE 3)

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

"original signed by S.M. Matile"
S.M. Matile, P. Eng.
Chair
Administrative Co-ordinating Group

June 9, 2008

RE: PROPOSED SUBDIVISION OF LAND BOUNDED BY DR. DAVID FRIESEN DRIVE, SAGE CREEK BOULEVARD, BLVD. DES HIVERNANTS, AND BURNING GLASS ROAD (SAGE CREEK STAGE 3)

An application has been submitted by Sage Creek Development Corporation to re-subdivide the land bounded by Dr. David Friesen Drive, Sage Creek Boulevard, Blvd. des Hivernants, and Burning Glass Road, within Sage Creek Stage 3, and to incorporate a public lane into the Plan of Subdivision.

An application to subdivide and re-zone this land was made in 2007 under DASZ 32/07. Under this application, a private lane was contemplated. This application was approved by Council, and addendum AG 32/07 to Development Agreement AG 51/05 was prepared.

It is recommended that the approval of DAS 17/08 be subject to the Developer entering into an Addendum to Development Agreement AG 32/07, which is, itself, an Addendum to AG 51/05, as follows:

1. By adding to AG 32/07 a copy of the Plan of Subdivision approved under DAS 17/08;

2. By adding to AG 32/07 a copy of a plan showing the revised specific servicing requirements and regional land-drainage facilities proposed within AG 32/07 as revised by DAS17/08;

3. By adding to AG 32/07 the requirement that the Developer construct a 6-m-wide, 150-mm-thick concrete pavement and all related works in, and to service, the proposed lane; and

4. By adding a clause that the Developer be required to pay $1,650.00 to defray the City's administration and related costs associated with the preparation and implementation of the Addendum.

THIS REPORT SUBMITTED BY:

Administrative Co-ordinating Group
File No. DAS 17/08
June 9, 2008

"original signed by S.M. Matile"
S. M. Matile, P. Eng., Chair
Land Development Branch

"original signed by R.M. Hartmann"
R. J. Hartmann, P. Eng.
Public Works Department, Transportation Division

"original signed by T.S. Josephson"
T. S. Josephson, P. Eng.
Water & Waste Department