Minute No. 199
Report - Executive Policy Committee - February 4, 2009

Item No. 2 **Subdivision and Rezoning - south side of Dugald Road, west of Plessis Road (Phase 1)**
(St. Boniface Ward)
File DASZ 20/2008 [c/r EP-1.1(PW 5/2008), DASZ 33/2008]

COUNCIL DECISION:

Council concurred in the recommendation of the Executive Policy Committee and adopted the following:

1. That the plan of subdivision under File DASZ 20/2008 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" dated January 28, 2009 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 a Development Agreement with the City containing all the conditions outlined in the report of the Administrative Coordinating Group dated January 27, 2009, incorporating the following amendments:

        i. Delete clause 26 in its entirety and substitute with the following
            26. That the Developer landscape, and construct a 1.8-m-wide gravel path through the entire length of the City-owned land being rezoned to "PR1" Parks and Recreation 1 (Neighbourhood) District from the southwest limit of the boundary for 'Subject City Property' shown in broken outline on Misc. Plan No. 13475/1, to the paved sidewalk on the north side of Camiel Sys Street when the southernmost street in the vacant lands being sold under Misc. Plan No. 13179 are legally opened under subsequent applications.

        ii. Delete clause 8 in its entirety and substitute with the following
            8. That, should the Developer proceed with DASZ 33/2008 prior to DASZ 20/2008, prior to the issuance of building permits for DASZ 33/2008, the Developer finance and construct, in the proposed north-south roadway which abuts the Planned Area to the east and intersects with Dugald Road, two 8.0-m-wide by 200-mm-thick Portland cement concrete pavements and all related works, including, but not limited to, drainage works, sidewalks on the west side, street lighting, and boulevard landscaping.

Report - Executive Policy Committee - February 4, 2009

COUNCIL DECISION (continued):

iii. Delete clause 11 in its entirety and substitute with the following

11. That the Developer construct a 1.5-m-wide Portland cement concrete sidewalk to a thickness required under City of Winnipeg Standards (as approved by the Director of Public Works) on the north side of Camiel Sys Street abutting the full length of the Planned Area,

B. That the Plan of Subdivision be amended by reducing the west side of the "PR1" Parks and Recreation 1 (Neighbourhood) District lands on the north side of the retention basin in the proposed subdivision as determined by and to the satisfaction of the Director of Planning, Property and Development.

2. That the City-owned property shown in broken outline and identified as "Subject City Property to be Sold" shown on Misc. Plan No. 13475/1 be declared as surplus to the City's needs.

3. That the Director of Planning, Property and Development be authorized to negotiate and approve the sale of the "Subject City Property to be Sold" as shown in broken outline on Misc. Plan No. 13475/1 to the applicant on terms and conditions satisfactory to the Director of Planning, Property and Development and the Acting City Solicitor/Manager of Legal Services in order to protect the interests of the City and to achieve the intent of the Executive Policy Committee.

4. That The Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land as shown on Schedule "A" for File DASZ 20/2008 dated January 28, 2009 to a "R1-M" Residential Single-Family District; "PR1" Parks and Recreation 1 (Neighbourhood) District; "RMF-S" Residential Multi-Family District – Small and "CMU" Commercial Mixed Use District subject to the following:

A. That the applicant enter into a Zoning Agreement with the City pursuant to Section 240(1) of The City of Winnipeg Charter to include the following conditions:

i. That for the land zoned "CMU" Commercial Mixed Use District and the land zoned "RMF-S" Residential Multi-Family District – Small, the development of any building, and/or accessory parking area and/or signage, plans shall be submitted showing the location and design of the proposed buildings, the location and design of accessory parking areas, private approaches, garbage enclosures, fencing, landscaping and signage, to the Riel Community Committee and the Director of Planning, Property

Report - Executive Policy Committee - February 4, 2009

COUNCIL DECISION (continued):

and Development for plan approval prior to the issuance of any building or development permit, and thereafter all to be maintained to the satisfaction of the Director of Planning, Property and Development;

ii. That for the land zoned "CMU" Commercial Mixed Use District be restricted as follows;

1. That there shall be no advertising signs, mobile signs, poster signs and A-frame signs on the entire property, except that a mobile sign shall be permitted on the site for a period of thirty (30) days in association with a new occupancy permit;

2. That no illuminated signage be erected on the south side of any buildings;

3. That the Applicant shall erect one, 4 feet by 8 feet sign on the vacant subject property indicating the location and zoning of the commercial mixed use property within twelve (12) months from the date that the said rezoning by-law is adopted by Council; and plans for the signs showing their location and design shall be submitted to the Director of Planning, Property and Development for approval; and the signs shall be maintained to the satisfaction of the Director of Planning, Property and Development until such time as the land is either rezoned or developed as a commercial or residential land use;

iii. That for the lands zoned "R1-M" Residential Single-Family District the residential lots abutting the existing high pressure gas pipeline shall provide a minimum 50 foot setback between the high pressure gas pipeline and any principal dwellings;

iv. That for the lands zoned "RMF-S" Residential Multi-Family District – Small be restricted as follows:

1. That a landscaped setback of 20 feet be provided along Camiel Sys Street;

2. That a landscaped setback of 30 feet be provided along Plessis Road;

Report - Executive Policy Committee - February 4, 2009

COUNCIL DECISION (continued):

3. That residential building(s) abutting the existing high pressure gas pipeline shall provide a minimum 50 foot setback between the high pressure gas pipeline and any principal dwellings.

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

6. 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.

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

8. 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.

9. That the zoning section of the by-law comes into force when the plan of subdivision is registered in the Winnipeg Land Titles Office and the Zoning Agreement is registered in the Winnipeg Land Titles Office by caveat against the subject lands, provided that the said effective date occurs within one year from the date the by-law is passed.

10. 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.

11. That the Acting 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 - Executive Policy Committee - February 4, 2009

DECISION MAKING HISTORY:

Moved by His Worship Mayor Katz,

That the recommendation of the Executive Policy Committee be adopted by consent.

Carried

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On February 4, 2009, the Executive Policy Committee concurred in the recommendation of the Winnipeg Public Service with the following amendments:

- That the report from the Director of Planning Property and Development dated January 28, 2009 be amended as follows:
  - Amend Recommendation 4.A.i. to delete the reference to the "East Kildonan-Transcona Community Committee" and substitute with "Riel Community Committee"

  - Amend Recommendation 4.A.iv.2 to reflect that the landscaped setback be 30 feet instead of 50 feet along Plessis Road

- That the report from the Administrative Coordinating Group dated January 27, 2009, be amended as follows;
  - Delete clause 26 in its entirety and substitute with the following

    26. That the Developer landscape, and construct a 1.8-m-wide gravel path through the entire length of the City-owned land being rezoned to PR1 from the southwest limit of the boundary for 'Subject City Property' shown in broken outline on Misc. Plan No. 13475/1, to the paved sidewalk on the north side of Camiel Sys Street when the southernmost street in the vacant lands being sold under Misc. Plan No. 13179 are legally opened under subsequent applications.

  - Delete clause 8 in its entirety and substitute with the following

    8. That, should the Developer proceed with DASZ 33/2008 prior to DASZ 20/08, prior to the issuance of building permits for DASZ 33/2008, the Developer finance and construct, in the proposed north-south roadway which abuts the Planned Area to the east and intersects with Dugald Road, two 8.0-m-wide by 200-mm-thick Portland cement concrete pavements and all related works, including, but not limited to, drainage works, sidewalks on the west side, street lighting, and boulevard landscaping.

Report - Executive Policy Committee - February 4, 2009

DECISION MAKING HISTORY (continued):

EXECUTIVE POLICY COMMITTEE RECOMMENDATION (continued):

- Delete clause 11 in its entirety and substitute with the following
  11. That the Developer construct a 1.5-m-wide Portland cement concrete sidewalk to a thickness required under City of Winnipeg Standards (as approved by the Director of Public Works) on the north side of Camiel Sys Street abutting the full length of the Planned Area,

and submitted the matter to Council.

Further on February 4, 2009, the Executive Policy Committee provided the following supporting reasons, namely:

1. The proposal facilitates neighbourhood development adjacent to the existing residential community.

2. The Executive Policy Committee agreed with the administrative comments contained in the revised report of the Planning and Land Use Division dated January 28, 2009 and in the revised report from the Administrative Coordinating Group dated January 27, 2009.

On November 26, 2008, the Executive Policy Committee did not hear any representation on the application and adjourned the public hearing to its meeting on Wednesday, February 4, 2009 at 9:00 a.m., in the Council Building, 510 Main Street.

PUBLIC HEARING SUMMARY

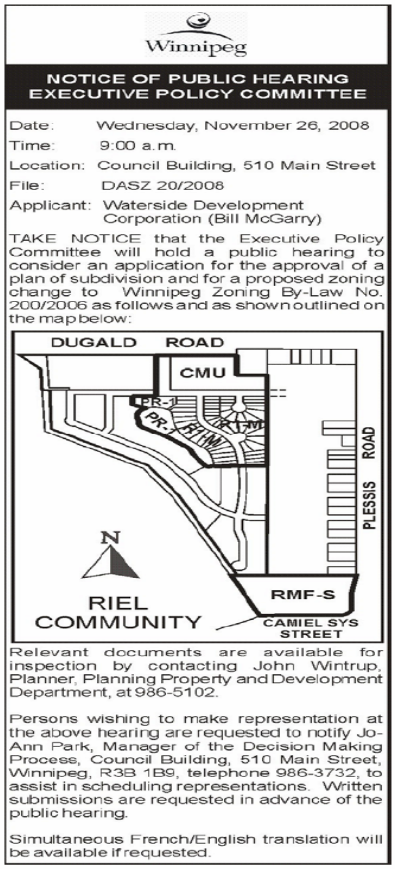
File: DASZ 20/2008 [c/r EP-1.1(PW 5/2008), DASZ 33/2008]

Before: His Worship Mayor Katz, Chairperson
Deputy Mayor Swandel
Councillor Pagtakhan
Councillor Steeves
Councillor Wyatt

Public Hearing: February 4, 2009
November 26, 2008
West Committee Room
Council Building, 510 Main Street

Applicant: Waterside Development Corporation (Bill McGarry)

Subject:



Winnipeg

NOTICE OF PUBLIC HEARING
EXECUTIVE POLICY COMMITTEE

Date: Wednesday, November 26, 2008
Time: 9:00 a.m.
Location: Council Building, 510 Main Street
File: DASZ 20/2008
Applicant: Waterside Development Corporation (Bill McGarry)

TAKE NOTICE that the Executive Policy Committee will hold a public hearing to consider an application for the approval of a plan of subdivision and for a proposed zoning change to Winnipeg Zoning By-Law No. 200/2006 as follows and as shown outlined on the map below:

Relevant documents are available for inspection by contacting John Wintrup, Planner, Planning Property and Development Department, at 986-5102.

Persons wishing to make representation at the above hearing are requested to notify Jo-Ann Park, Manager of the Decision Making Process, Council Building, 510 Main Street, Winnipeg, R3B 1B9, telephone 986-3732, to assist in scheduling representations. Written submissions are requested in advance of the public hearing.

Simultaneous French/English translation will be available if requested.

Premises Affected: South Side of Dugald Road, west of Plessis Road (Phase 1)

Exhibits Filed:

1. Application dated October 23, 2008
2. Notification of Public Hearing dated November 3, 2008
3. Manitoba Status of Title 1922869
4. Letter of authorization dated June 20, 2008 from the Manager of Real Estate, City of Winnipeg, to Patrick Hamilton and/or Royal Lepage Stevenson Advisors or Waterside Development Ltd.
5. Misc. Plan No. 13179/3
6. Plan
7. Report from the Planning and Land Use Division dated November 20, 2008
8. Report from the Administrative Coordinating Group dated November 19, 2008
9. Inspection Report
10. Communication dated November 25, 2008 from McGowan Russell Group Inc., on behalf of the applicant, Waterside Development Corporation, requesting that the application be adjourned to February 2009
11. Notice of Adjournment dated November 26, 2008
12. Revised report from the Planning and Land Use Division dated January 28, 2009
13. Communication from Susan Russell, McGowan Russell Group Inc., outlining recommendations for amendments to the Administrative Coordinating Group submitted at the Public Hearing on February 4, 2009

14 Audio Recording of representations

REPRESENTATIONS:

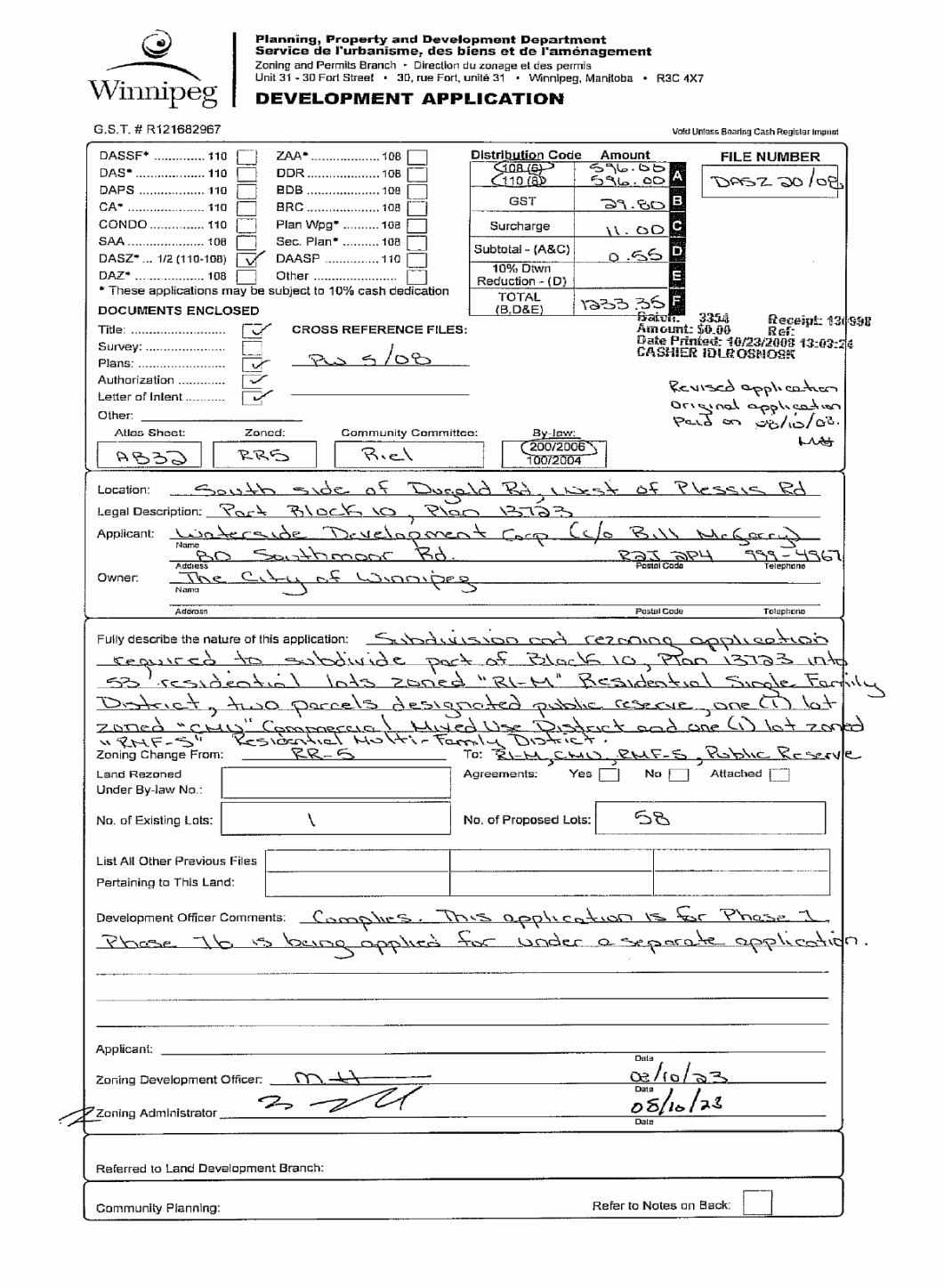
In Support:
Patrick Hamilton, Stevenson Real Estate Group
Bill McGarry, Waterside Development Corporation
Susan Russell, McGowan Russell Group Inc.
Donna Thordarson, Sutton Group

In Opposition
Nil

For Information:
Nil

For the City:
Deepak Joshi, Director of Planning, Property and Development
Dianne Himbeault, Acting Manager of Planning and Land Use, Planning, Property and Development Department
John Wintrup, Senior Planner, Planning, Property and Development Department

Exhibit "1" referred to in File DASZ 20/2008 [c/r EP-1.1(PW 5/2008)]



Winnipeg

Planning, Property and Development Department
Service de l'urbanisme, des biens et de l'aménagement
Zoning and Permits Branch • Direction du zonage et des permis
Unit 31 - 30 Fort Street • 30, rue Fort, unité 31 • Winnipeg, Manitoba • R3C 4X7

DEVELOPMENT APPLICATION

G.S.T. # R121682967

Void Unless Bearing Cash Register Imprint

DASSF* 110	☐	ZAA* 108	☐
DAS* 110	☐	DDR 108	☐
DAPS 110	☐	BDB 108	☐
CA* 110	☐	BRC 108	☐
CONDO 110	☐	Plan Wpg* 108	☐
SAA 108	☐	Sec. Plan* 108	☐
DASZ* ... 1/2 (110-108)	☑	DAASP 110	☐
DAZ* 108	☐	Other	☐

* These applications may be subject to 10% cash dedication

Distribution Code	Amount	
108 (6)	596.00	A
110 (8)	596.00	
GST	29.80	B
Surcharge	11.00	C
Subtotal - (A&C)	0.55	D
10% Dtwn Reduction - (D)		E
TOTAL (B,D&E)	1233.35	F

FILE NUMBER
DASZ 20/08

Batch: 3354 Receipt: 130998
Amount: $0.00 Ref:
Date Printed: 10/23/2008 13:03:24
CASHIER IDLROSNOSK

DOCUMENTS ENCLOSED

Title: ..... ☑
Survey: ..... ☐
Plans: ..... ☑
Authorization ..... ☑
Letter of Intent ..... ☑
Other: _____

CROSS REFERENCE FILES:
PW 5/08

Revised application
Original application
Paid on 08/10/08.
MH

Atlas Sheet:	Zoned:	Community Committee:	By-law:
AB32	RR5	Riel	200/2006 / 100/2004

Location: South side of Dugald Rd, West of Plessis Rd
Legal Description: Part Block 10, Plan 13723
Applicant: Waterside Development Corp (c/o Bill McGarry)
Name
80 Southmoor Rd. R2J 2P4 999-4967
Address Postal Code Telephone
Owner: The City of Winnipeg
Name
Address Postal Code Telephone

Fully describe the nature of this application: Subdivision and rezoning application required to subdivide part of Block 10, Plan 13723 into 53 residential lots zoned "R1-M" Residential Single Family District, two parcels designated public reserve, one (1) lot zoned "CMU" Commercial Mixed Use District and one (1) lot zoned "RMF-S" Residential Multi-Family District.

Zoning Change From: RR-5 To: R1-M, CMU, RMF-S, Public Reserve

Land Rezoned Under By-law No.: _____ Agreements: Yes ☐ No ☐ Attached ☐

No. of Existing Lots: 1 No. of Proposed Lots: 58

List All Other Previous Files Pertaining to This Land: _____

Development Officer Comments: Complies. This application is for Phase 1. Phase 1b is being applied for under a separate application.

Applicant: _____ Date

Zoning Development Officer: MH 08/10/23 Date

Zoning Administrator [signature] 08/10/23 Date

Referred to Land Development Branch:

Community Planning: Refer to Notes on Back: ☐

Exhibit "2" referred to in File DASZ 20/2008 [c/r EP-1.1(PW 5/2008)]

DATE: November 3, 2008

PLEASE BE ADVISED THAT YOUR APPLICATION HAS BEEN SCHEDULED FOR THE FOLLOWING PUBLIC HEARING AT THE DATE, TIME AND LOCATION AS INDICATED BELOW:

PUBLIC HEARING

EXECUTIVE POLICY COMMITTEE,
Council Building,
510 Main Street
on Wednesday, November 26, 2008
at 9:00 a.m.

_____
A. Savage
Ph: 986-5113
AS/ddg

cc: K. Lalor, Planner
S. Matile - Land Development Br.
Donna Beaton, Parks Planner
Applicant
Community Clerk
Ward Councillor - Vandal
File
D. Emerson - Public Works
F. Mazur - Water & Waste
B. Buyachok - Geomatics
Zoning Development Branch

Note: Check advertising sketch for any errors or omissions. If you require any changes, please contact me immediately.

I hereby acknowledge receipt of the notice for the public hearing outlined above.

_____.

Signed: _____

Mailed out on _____.

Signed: _____

NOTE: ***Cuts will appear in both newspapers on the Thursday, 14 days prior to the date of the meeting.***

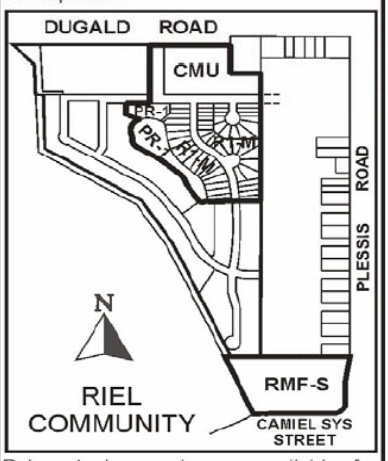
REVISED – TEXT CHANGED

Winnipeg

NOTICE OF PUBLIC HEARING
EXECUTIVE POLICY COMMITTEE

Date: Wednesday, November 26, 2008
Time: 9:00 a.m.
Location: Council Building, 510 Main Street
File: DASZ 20/2008
Applicant: Waterside Development Corporation (Bill McGarry)

TAKE NOTICE that the Executive Policy Committee will hold a public hearing to consider an application for the approval of a plan of subdivision and for a proposed zoning change to Winnipeg Zoning By-Law No. 200/2006 as follows and as shown outlined on the map below:



Relevant documents are available for inspection by contacting John Wintrup, Planner, Planning Property and Development Department, at 986-5102.

Persons wishing to make representation at the above hearing are requested to notify Jo-Ann Park, Manager of the Decision Making Process, Council Building, 510 Main Street, Winnipeg, R3B 1B9, telephone 986-3732, to assist in scheduling representations. Written submissions are requested in advance of the public hearing.

Simultaneous French/English translation will be available if requested.

Exhibit "3" referred to in File DASZ 20/2008 [c/r EP-1.1(PW 5/2008)]

DATE: 2008/05/27
TIME: 13:43

MANITOBA

STATUS OF TITLE

TITLE NO: 1922869
PAGE: 1

STATUS OF TITLE..... ACCEPTED
ORIGINATING OFFICE..... WINNIPEG
REGISTERING OFFICE..... WINNIPEG
REGISTRATION DATE..... 2002/12/17
COMPLETION DATE..... 2003/01/15

PRODUCED FOR.. C BERG
ADDRESS.....

PRODUCED BY... C.BERG

LEGAL DESCRIPTION:

THE CITY OF WINNIPEG

IS REGISTERED OWNER SUBJECT TO SUCH ENTRIES RECORDED HEREON IN THE FOLLOWING DESCRIBED LAND:

BLOCKS 9 AND 10 PLAN 13723 WLTO
IN LOTS 159 TO 166 AND LOTS 195 TO 201 ROMAN CATHOLIC MISSION PROPERTY

ACTIVE TITLE CHARGES:

186813 WPG ACCEPTED CAVEAT REG'D: 1972/10/17
FROM/BY: GREATER WINNIPEG GAS CO.
TO:
CONSIDERATION: NOTES: AFF: PT WTN LTS PL 7983

ACCEPTED THIS 17TH DAY OF DECEMBER, 2002
BY W.KNIGHT FOR THE DISTRICT REGISTRAR OF
THE LAND TITLES DISTRICT OF WINNIPEG.

CERTIFIED TRUE EXTRACT PRODUCED FROM THE LAND TITLES DATA STORAGE SYSTEM ON 2008/05/27 OF TITLE NUMBER 1922869.
THIS IS NOT A DUPLICATE TITLE.

X_____
FOR THE DISTRICT REGISTRAR

********** END OF STATUS OF TITLE FOR TITLE 1922869 WPG **********

Exhibit "4" referred to in File DASZ 20/2008 [c/r EP-1.1(PW 5/2008)]

Winnipeg

Planning, Property & Development Department • Service de l'urbanisme, des biens et de l'aménagement

Real Estate Division • Division des biens immobiliers

In reply please refer to / Référence à rappeler :

Barry Lucyk
(204) 986-3241
Fax / Téléc. : (204) 944-8476

June 20, 2008

Mr. Patrick Hamilton
Royal Lepage Stevenson Advisors
276A Colony Street
Winnipeg, Manitoba
R3C 1W3

Dear Mr. Hamilton:

RE: PROPOSED SALE OF CITY PROPERTY – SOUTH SIDE OF DUGALD ROAD, WEST OF PLESSIS RD – WATERSIDE DEVELOPMENT CORP.
FILE: 4707B V2 (PLEASE QUOTE WHEN REPLYING)

Patrick Hamilton and/or Royal Lepage Stevenson Advisors or Waterside Development Ltd. are hereby authorized to make application within 3 months from the date of this letter, for any conditional uses, variances, rezonings, subdivisions or development on the Subject City Property as shown on the attached Misc. Plan No 13179/3, and are also authorized to include the City of Winnipeg lands shown on Misc. Plan No. 13179/3 as "To Be Rezoned PR" in a rezoning application from M1 – Manufacturing – Light to PR – Parks and Recreation. You will be responsible for any and all associated costs of such applications.

You should provide a copy of this letter to the Zoning and Permits Branch when making the applications.

The enactment of any approved change in use, variance, rezoning or subdivision on either City owned property is conditional upon the finalization of the sale of the Subject City Property.

Should you require further clarification regarding the above, please contact Barry Lucyk, Senior Negotiator, at 986-3241.

Yours truly,

Ray Klassen, Manager of Real Estate Division
Encl.
V:\barry\4707B NSCorridordugald\authorization letterjune20.doc

Exhibit "5" referred to in File DASZ 20/2008 [c/r EP-1.1(PW 5/2008)]

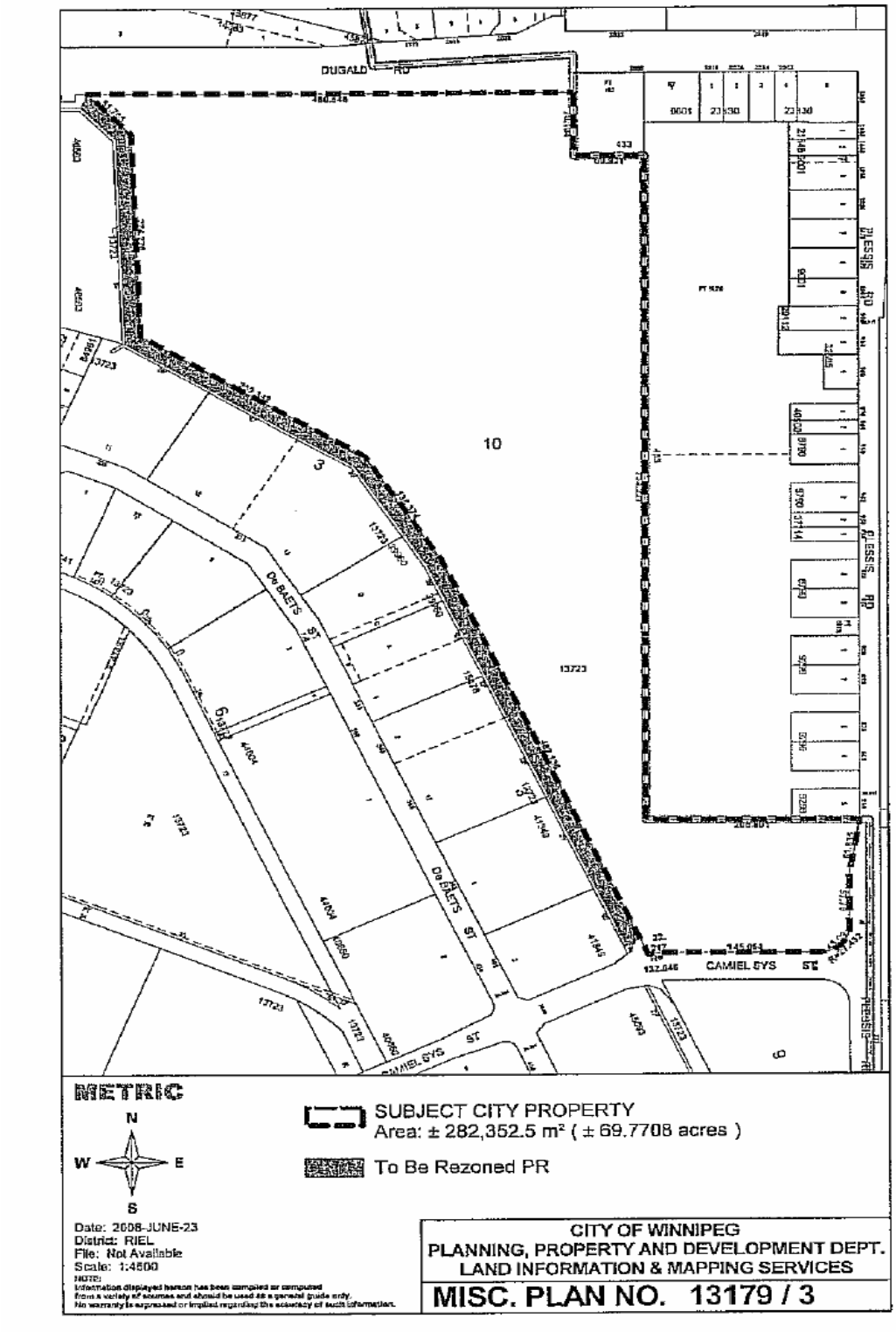


Exhibit "6" referred to in File DASZ 20/2008 [c/r EP-1.1(PW 5/2008)]

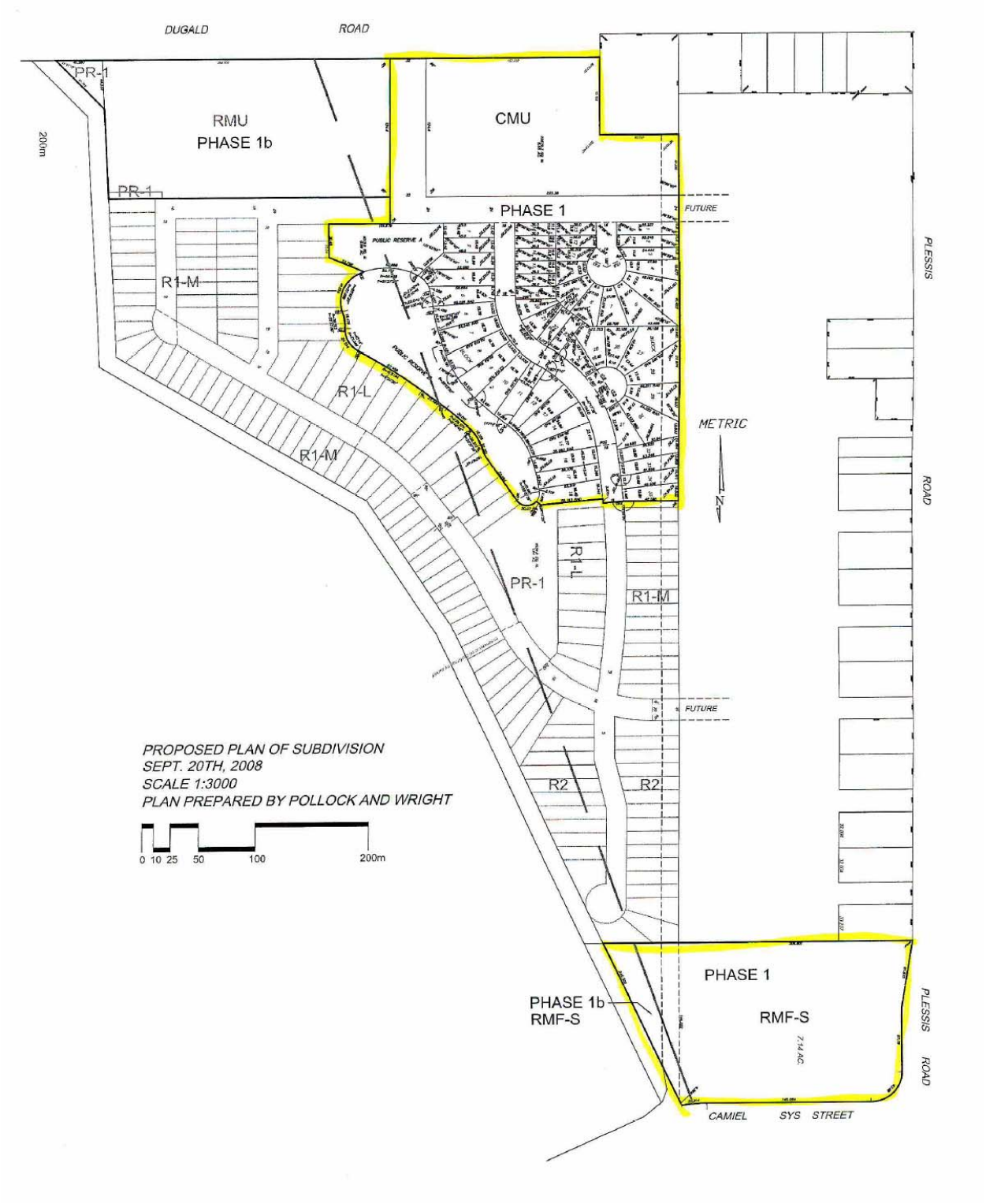


Exhibit "7" referred to in File DASZ 20/2008 [c/r EP-1.1(PW 5/2008)]

RE: DASZ 20 / 2008 - SOUTH SIDE OF DUGALD, WEST OF PLESSIS ROAD

FOR SUBMISSION TO: EXECUTIVE POLICY COMMITTEE

ORIGINAL REPORT SIGNED BY: Director of Planning, Property, and Development

REPORT DATE: November 20, 2008

RECOMMENDATION:

1. That the plan of subdivision under File DASZ 20/2008 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" dated November 19, 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 a Development Agreement with the City containing all the conditions outlined in the report of the Administrative Coordinating Group dated November 19, 2008.

    B. That the Plan of Subdivision be amended by reducing the west side of the PR-1 lands on the north side of the retention basin in the proposed subdivision as determined by and to the satisfaction of the Director of Planning, Property and Development.

2. That the applicant be required to enter into a Subdivision Agreement on the subject lands subject to the following:

    A. No building or development permits shall be issued on the subject lands zoned RMF-S Residential Multi-Family District - Small until:

        i. That the Developer, at no expense to the City, grant to the City an easement to maintain a pathway on the lands zoned "RMF-S" as determined by and to the satisfaction of the Director of Public Works.

3. That Council declare the City owned property shown in broken outline and identified as "Subject City Property to be Sold" shown on Misc. Plan No. 13475 as surplus to the City's needs.

4. That the Director of Planning, Property and Development be authorized to negotiate and approve the sale of the "Subject City Property to be Sold" as shown in broken outline on Misc. Plan No. 13475, to the applicant on terms and conditions satisfactory to the Director of Planning, Property and Development and the City Solicitor/Manager of Legal Services in order to protect the interests of the City and to achieve the intent of the Executive Policy Committee.

5. That The Winnipeg Zoning By-law No. 200/06 be amended by rezoning the subject land as shown on Schedule “A” for File DASZ 20 /2008 dated November 19, 2008 to a “R1-M Residential Single-Family District”; “PR1 Parks and Recreation 1 (Neighbourhood) District”; “RMF-S Residential Multi-Family District – Small” and “CMU Commercial Mixed Use District” subject to the following:

   A. That the applicant enter into a Zoning Agreement with the City pursuant to Section 240 (1) of The City of Winnipeg Charter to include the following conditions:

      i. That for the land zoned “CMU Commercial Mixed Use District”; and the land zoned “RMF-S Residential Multi-Family District – Small”, the development of any building, and/or accessory parking area and/or signage, plans shall be submitted showing the location and design of the proposed buildings, the location and design of accessory parking areas, private approaches, garbage enclosures, fencing, landscaping and signage, to the Director of Planning, Property and Development for plan approval prior to the issuance of any building or development permit, and thereafter all to be maintained to the satisfaction of the Director of Planning, Property and Development;

      ii. That for the land zoned “CMU Commercial Mixed Use District” be restricted as follows;

         1. That there shall be no advertising signs, mobile signs, poster signs and A-frame signs on the entire property, except that a mobile sign shall be permitted on the site for a period of thirty (30) days in association with a new occupancy permit;

         2. That no illuminated signage be erected on the south side of any buildings;

         3. That the Applicant shall erect one, 4 feet by 8 feet sign on the vacant subject property indicating the location and zoning of the commercial mixed use property within twelve (12) months from the

date that the said rezoning by-law is adopted by Council; and plans for the signs showing their location and design shall be submitted to Director of Planning, Property and Development for approval; and the signs shall be maintained to the satisfaction of the Director of Planning, Property and Development until such time as the land is either rezoned or developed as a commercial or residential land use;

iii. That for the lands zoned "R1-M Residential Single-Family District" the residential lots abutting the existing high pressure gas pipeline shall provide a minimum 50 foot setback between the high pressure gas pipeline and any principal dwellings;

iv. That for the lands zoned "RMF-S Residential Multi-Family District – Small" be restricted as follows:

1. That a landscaped setback of 50 feet be provided along Camiel Sys Street;

2. That a landscaped setback of 50 feet be provided along the west property line;

3. That a landscaped setback of 50 feet be provided along Plessis Road;

4. That residential building(s) abutting the existing high pressure gas pipeline shall provide a minimum 50 foot setback between the high pressure gas pipeline and any principal dwellings.

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

7. 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.

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

9. 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.

10. That the zoning section of the by-law comes into force when the plan of subdivision is registered in the Winnipeg Land Titles Office and the Zoning Agreement is registered in the Winnipeg Land Titles Office by caveat against the subject lands, provided that the said effective date occurs within one year from the date the by-law is passed.

11. 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.

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 Summary

Key Issues:

- Waterside Development Corporation has made concurrent rezoning applications (DASZ 20/08, DASZ 33/08) as the first two phases to permit the establishment of a residential / commercial development on the triangular area of City lands south of Dugald, north of Camiel Sys and west of Plessis Road.
- The westerly portion of the City Lands is designated Industrial Policy Area, zoned M1 – Manufacturing Light District, and is subject to a Plan Winnipeg Amendment (PW 5/08).
- DASZ 20/2008 does not require the Plan Winnipeg amendment as these lands are designated Neighbourhood Policy Area; however, it is contemplated that the entire portion of City lands be developed as an aggregate – a comprehensive planned neighbourhood.
- This application is for the creation of 53 single family lots; a 5.65 acre mixed use, commercial / residential lot along Dugald Road; and a 7.14 acre zoned lot for multiple family dwellings at the north west corner of Camiel Sys and Plessis Road.
- The Public Service supports residential developments as this will represent a logical completion and extension of the residential community between Plessis Road and the St. Boniface Industrial Park.

Implications of the Recommendation(s):

General Implications

(X) None
( ) For the organization overall and/or for other departments
( ) For the community and/or organizations external to the City
( ) Involves a multi-year contract
Comment(s):

Policy Implications

(X) No
( ) Yes
Comment(s):

Regulatory Implications

(X) None
( ) Eliminates or reduces regulatory impact
( ) Proposes regulatory impact
Comment(s):

Environmental Implications

(X) No
( ) Yes
Comment(s):

Human Resources Implications

(X) No
( ) Yes
Comment(s):

Financial Implications

(X) Within approved current and/or capital budget

( ) Current and/or capital budget adjustment required

Comment(s):

Report

REASON FOR THE REPORT:

Pursuant to the City of Winnipeg Charter, Executive Policy Committee is the designated hearing body responsible for Plan Winnipeg.

Sections 227 and 278 of the City of Winnipeg Charter provide that hearings required in respect to an amendment to Plan Winnipeg may be combined with another hearing.

Since the proposed amendment (By-law 149/2008) is running concurrently with an application for rezoning and subdivision (DASZ 20/08 and DASZ 33/2008), Executive Policy Committee will consider the Plan Winnipeg amendment and subdivision and rezoning together, at the November 26, 2008 public hearing.

HISTORY:

The lands are City-owned properties acquired in 1979 for the North/South Transportation Corridor Project.

The lands were intended to accommodate the Bradley Street Alignment – the eastern leg of the Inner Ring/Loop Route connecting Chief Peguis Trail to the north and the Trans-Canada Highway and Bishop Grandin Boulevard to the south – as shown on the Recommended Transportation System Plate of Plan Winnipeg Towards 2010.

The Bradley Street Alignment was altered in 2001 as part of the Plan Winnipeg process, shifting the Inner Ring / Loop Route onto Plessis Road and Plan Winnipeg 2020 Policy Plate C (Transportation Concept Plan) was adopted illustrating the revised alignment.

On April 26, 2006, Council adopted the recommendation of the Executive Policy Committee declaring that all the land south of Pandora Ave West that formed part of the North/South Transportation Corridor be surplus to the City's requirements

On May 2, 2006, the Standing Policy Committee on Property and Development directed the Planning, Property and Development Department to proceed to tender/sell the City-owned properties outlined in Schedule C - Misc. Plan No. 13179.

On June 20, 2008, Waterside Development Corporation was authorized to make application by the City of Winnipeg for development of the Bradley Street alignment lands, south of Dugald Road, north of Camiel Sys Street.

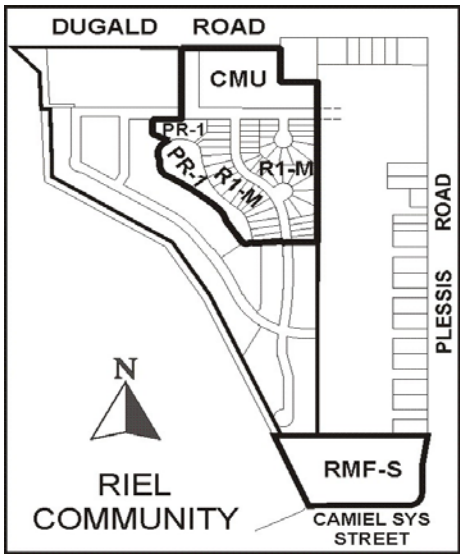
On October 10, 2008, Waterside Development Corporation made concurrent rezoning applications (DASZ 20/08, DASZ 33/08) as the first two phases to permit the establishment of a residential / commercial development the triangular area of City lands south of Dugald, north of Camiel Sys Street and west of Plessis Road.

DASZ 33/2008 is for approximately 9 acres along Dugald Road, just east of the new Winnipeg Police Service's Station, zoned M1 and designated Industrial Policy Area under Plan Winnipeg to be rezoned RMU. These lands are included in a Plan Winnipeg amendment to re-designate from the current Industrial Policy Area to a Neighbourhood Policy Area to facilitate residential development (PW 5/08).

DASZ 20/2008 does not require the Plan Winnipeg amendment as these lands are designated Neighbourhood Policy Area; however, it is contemplated that the entire portion of City lands be developed as an aggregate – a comprehensive planned neighbourhood – the Plan Winnipeg Amendment will facilitate this application as well.

DISCUSSION:

FILE:	DASZ 20/2008
LOCATION:	South of Dugald, North of Camiel Sys, West of Plessis
RELATED FILES:	DASZ 33/2008; PW 5/2008
LEGAL DESCRIPTION:	Blocks 9 and 10 Plan 13723 WLTO in Lots 159 and 166 and Lots 195 to 201 RCMP
APPLICANT:	Waterside Development Corporation (Bill McGarry)
OWNER:	City of Winnipeg



Site Description

Location: Dugald Road, south side, west of Plessis Road, north of Camiel Sys in the St. Boniface Industrial Park Neighbourhood and the Transcona South Neighbourhood, St.Boniface Ward, Riel Community Committee.

Size: 69.77 acres

Zoning: M1 Manufacturing Light (approximately 27.34 acres)

RR5 Rural Residential 5 (approximately 42.34 acres)

Plan Winnipeg: Industrial Policy Area (approximately 27.34 acres)

Neighbourhood Policy Area (approximately 42.34 acres)

Surrounding land uses and zoning:

North: across Dugald Road, are industrial zoned lands subject to Plan Winnipeg Amendment to Neighbourhood Policy Area (PW 4/08)

South: across Camiel Sys, is vacant City-owned property zoned RR5 Rural Residential 5

East: 28.9 acres of vacant privately owned lands zoned R1

West: St. Boniface Industrial Park zoned M1

Description of the Proposed Development

- This application is for the creation of 53 single family lots on three (3) new streets.
- There will also be a 5.65 acre mixed use, commercial / residential lot along Dugald Road that would allow 432 dwelling units.
- There will be a 9.0 acre lot zoned for multiple family dwellings at the north west corner of Camiel Sys and Plessis Road that would allow 314 dwelling units.
- A 0.99 acre open green space at the north end of the drainage lake will be rezoned PR1 under this application.
- A concept plan has been provided to indicate how the entire 70 acres of land will be developed under future subdivision / rezoning applications for single family dwellings and open green space.

Development Analysis and Issues

PLAN WINNIPEG

The proposed concept complies with Plan Winnipeg in that a residential rezoning is allowed in Neighbourhood Policy Areas. The westerly portion of the 70 acres of the City

Lands is designated Industrial Policy Area and zoned M1 – Manufacturing Light District - they are subject to a Plan Winnipeg Amendment (PW 5/08). The residential lots proposed under DASZ 20/2008 will need the Plan Winnipeg Amendment of the westerly industrially designated City lands in order to be logically connected to a neighbourhood.

ZONING

- **PR1 Parks and Recreation 1 (Neighbourhood) District** is intended for sites that are generally passive neighbourhood and community parks and facilities with predominantly pedestrian and cyclist access.
    - These sites may provide unstructured drop-in play and recreation opportunities, including play structures, passive parks, plazas and natural areas.
    - Generally, no parking facilities are associated with these uses.
    - These parks and open spaces typically occur in a residential neighbourhood or riverbank context and are generally accessed by residential streets.

- **R1-M Residential Single-Family District** minimum lot sizes of 3,500 square feet are required.
    - Side yards of 4 feet are required.
    - Front yard requirements are 15 feet; rear yard requirements are 25 feet.
    - Maximum building height is 35 feet.

- **RMF-S Residential Multi-Family District - Small** is intended to accommodate the development of multi-family units in neighbourhoods with medium to high residential densities.
    - There is a front & rear yard requirement of 25 feet and the maximum building height is 35 feet.
    - The minimum lot area per dwelling unit is 1,250 square feet per dwelling unit.
    - The size of the lot, 392,037 square feet at a density of 1,250 square feet per dwelling unit would allow 314 dwelling units.

- **CMU Commercial Mixed Use District** is intended to provide for community-serving mixed use development at a higher scale than is appropriate for neighbourhood locations.
    - The CMU district is intended for use along selected corridors and at important nodes in the city.
    - The district is intended to include attractive commercial, institutional, recreational, and service facilities needed to support surrounding neighbourhoods and the community at-large.
    - Although the area, site, or building should have a predominantly commercial character, multi-family housing may be incorporated within the

district, and development should facilitate pedestrian connections between residential and nonresidential uses.
    - There is no front or side yard requirement and maximum building height is 60 feet.
    - Multi-family residential structures in the CMU district must meet the requirements of the RMF-M zone.

- **RMF-M Residential Multi-Family District - Medium** is intended to accommodate the development of multi-family units in neighbourhoods with medium to high residential densities.
    - There is a front & rear yard requirement of 25 feet and the maximum building height is 60 feet.
    - The minimum lot area per dwelling unit is 800 square feet per dwelling unit.
    - The size of the lot, 346,112 square feet at a density of 800 square feet per dwelling unit would allow 432 dwelling units.

TRANSPORTATION AND SITE ACCESS

The submitted concept plan indicates that provisions have been made to extend street rights-of-ways to the 28.9 acres of privately held vacant land. This will allow the incorporation of these vacant lands into the larger, planned neighbourhood when the land owner chooses to develop them for residential land-uses. One of these rights-of-ways is being created as part of this application, and will be the east / west road separating the CMU lot on Dugald from the single family dwellings to the south.

Access to Dugald Road will be limited for the proposed RMU and CMU lots along this major arterial road.

A new north / south roadway into the Planned Area from Dugald will be constructed as a four lane, divided roadway to ensure secondary access for emergency vehicles. A new set of traffic lights will be installed at this intersection.

Sidewalks will be required on both sides of the new north / south roadway and new east / west roadway.

INFRASTRUCTURE IMPACTS

Manitoba Hydro has indicated in a letter dated February 10, 2006 provided to the City of Winnipeg in relation to their gas pipeline operations, that a 50 foot easement is required on both sides of a gas pipeline.

PATHWAYS / OPEN GREEN SPACE

- The submitted concept plan for the entire 70 acres provides for:

  - A 0.99 acre open green space at the north end of the drainage lake, which will be rezoned PR1 under this application.
  - An open space of 0.22 acres at the west end of the RMU lands is provided, which will be zoned PR1 under DASZ 33/2008.
  - An open green space of 1.94 acres is provided on the south end of the lake that will be created in future subdivision / rezoning applications.
- This will provide a total of 3.15 acres of open green space for this new neighbourhood.
- The Public Service prefers to see the PR-1 lands at the north end of the retention pond decreased in width slightly on the west side (and the residential lots increased in depth consistent with the ones to the south).
- The Public Service prefers a public walkway on lands zoned PR1, south of the RMU property, be created in subsequent applications that is 50 feet in width to ensure a safe, accessible pathway be built that connects this neighbourhood with a future pathway along the southside of Dugald Road.
- The Public Service prefers the to see the PR-1 lands at the south end of the retention pond increased in area to ensure recreational fields such as mini-soccer can be accommodated.
- The Public Service supports the portion of City owned land at the south end being added to the RMF-S lands, subject to:
  - The successful negotiations with Real Estate for acquisition of that portion of City owned land;
  - The developer also acquiring the strip of City owned land extending northward and incorporated into the residential properties, or provide a series of access points from the future residential subdivision to that strip (otherwise the northerly strip of land becomes a land locked parcel);
  - The assurance that a publicly accessible walkway will be extended through the RMF-S parcel linking the future residential homes in the subdivision to the north to Camiel Sys Street to the south.

LAND DEDICATION

The open green space provided in the concurrent applications and the concept plan total only 3.15 acres / 4.5 percent whereas 5.6 acres would meet the 8 percent land requirement. Therefore the applicant will be required to pay land dedication or provide additional land for open green space. The Public Service prefers additional open green space be provided as outlined under “Pathways / Open Green Space”.

Recommendation

The Public Service supports residential developments on the former North South Transportation Corridor lands as this will provide infill housing and represent a logical

completion of a residential community between Plessis Road and the St. Boniface Industrial Park.

The Public Service is recommending that an easement be provided across the multiple family lands on Camiel Sys. This easement will ensure community connectivity with a pathway from Camiel Sys, north to the proposed new single family subdivision.

The Public Service is recommending that a 50 foot wide strip of land the City of Winnipeg owns between the proposed single family dwellings and the St. Boniface Industrial Park be declared surplus and incorporated into the Developer's subdivision lands. Only a small section on the north and a small section on the south ends of this 50 foot wide strip are needed for a pathway - the stretch of 50 foot lands behind all the single family lots is not wanted / needed because:

- It will be costly to maintain;
- the configuration of the 50 foot strip land will not allow active use;
- retaining this strip would create a safety hazard, an in-accessible corridor behind industrial buildings and residential back yards;
- The lands can be incorporated into the single family lots to provide a buffer against the Industrial Park with deeper rear yards then the standard requirement of 25 feet.

The Public Service is recommending that a 50 foot setback be provided against the gas pipeline to ensure Manitoba Hydro's operation of this major utility does not conflict with habitable dwellings.

The Public Service is recommending that site plan approval for the multiple family buildings and potential commercial buildings along Dugald be reviewed by the Director of Planning, Property and Development. A guideline of design approval is provided in Appendix A.

The Public Service is recommending that signage, especially illuminated, be restricted on the south side of the CMU property to ensure future residents south of this property are not negatively affected.

The Public Service is recommending that setbacks be provided against Camiel Sys street because of the industrial truck traffic on this right-of-way; and setbacks against the St. Boniface Industrial Park to mitigate any impacts by the industrial users.

Financial Impact Statement Date: November 19, 2008

Project Name:

DASZ 20 / 2008 SOUTH OF DUGALD, WEST OF PLESSIS ROAD

COMMENTS:

There are no financial implications associated with the recommendations contained in this report.

"Original Signed By"
Mike McGinn, CA
Manager of Finance

IN PREPARING THIS REPORT THERE WAS:

Internal Consultation With and Concurrence By:
N/A

External Consultation With:
N/A

THIS REPORT SUBMITTED BY:

Planning, Property, and Development Department
Planning and Land Use Division
Prepared by: John S Wintrup
PPD File No. DASZ 20/08

Attachments:
1. Schedule “A” for File No. DASZ 20/08, Executive Policy Committee, dated November 19, 2008
2. Schedule “B” – Administrative Coordinating Group Report File No. AG 20/08, dated November 19, 2008.
3. Schedule “C” - Misc. Plan No. 13179.
4. Schedule “D” - Misc. Plan No. 13475.
5. Figure 1 – Existing Land-Uses for subject property and Surrounding Area
6. Figure 2 – Existing Zoning for subject property and Surrounding Area.
7. Appendix A – Design Guidelines for Plan Approval

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SCHEDULE “A” to the report to the Executive Policy Committee for File DASZ 20/2008, November 19, 2008

By–Law No. _____

File No. **DASZ 20/08**

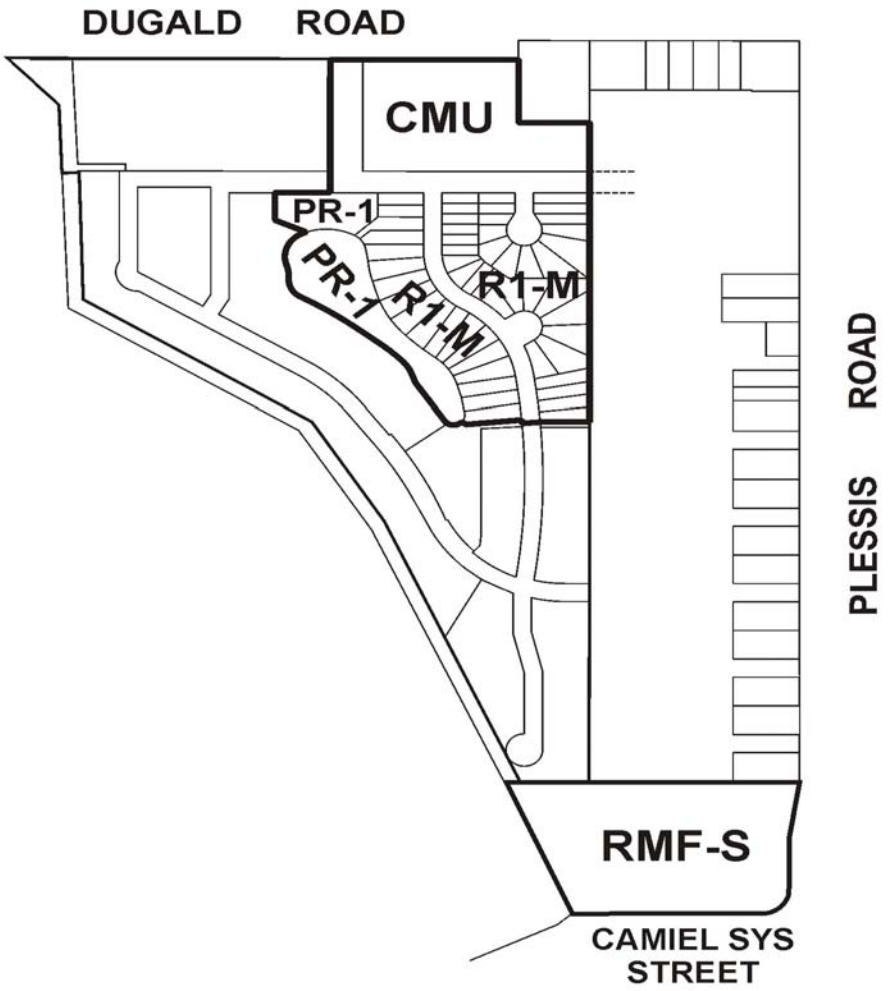
Atlas Sheet No.

N

AA32
RIEL
COMMUNITY

Explanation

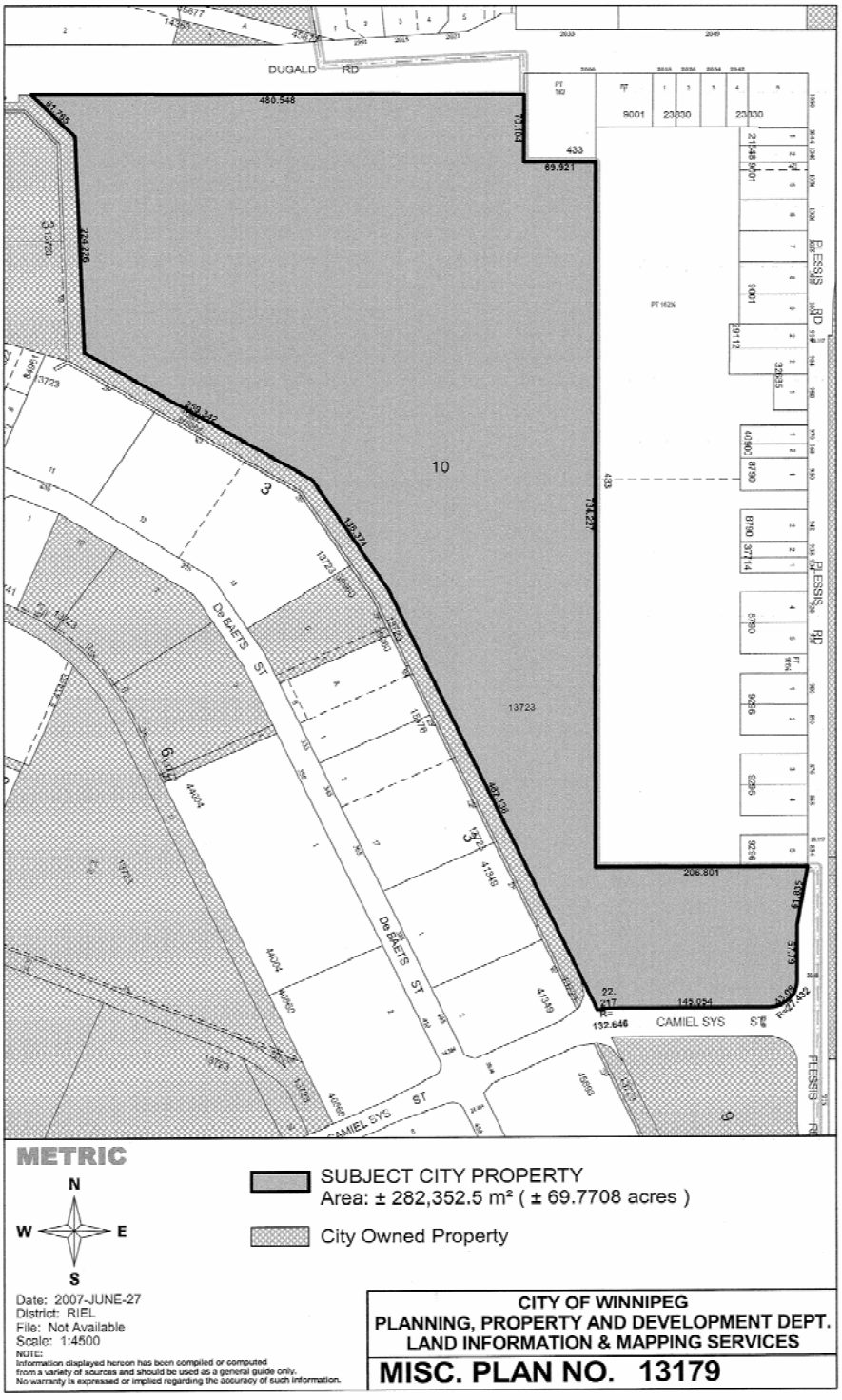
An application for the approval of the plan of subdivision shown outlined below and for a proposed zoning change to By-law No. 200/2006 by rezoning the land located south of Dugald Road, west of Plessis Road and north of Camel Sys Street from “RR5” RURAL RESIDENTIAL DISTRICT to an “R1-M” RESIDENTIAL SINGLE-FAMILY DISTRICT, a “PR1” PARKS AND RECREATION 1 (NEIGHBOURHOOD) DISTRICT, an “RMF-S” RESIDENTIAL MULTI-FAMILY DISTRICT-SMALL and “CMU” COMMERCIAL MIXED USE DISTRICT as shown outlined below.



THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

SCHEDULE “C” – MISC. Plan 13179



SCHEDULE “D” – MISC. Plan 13475

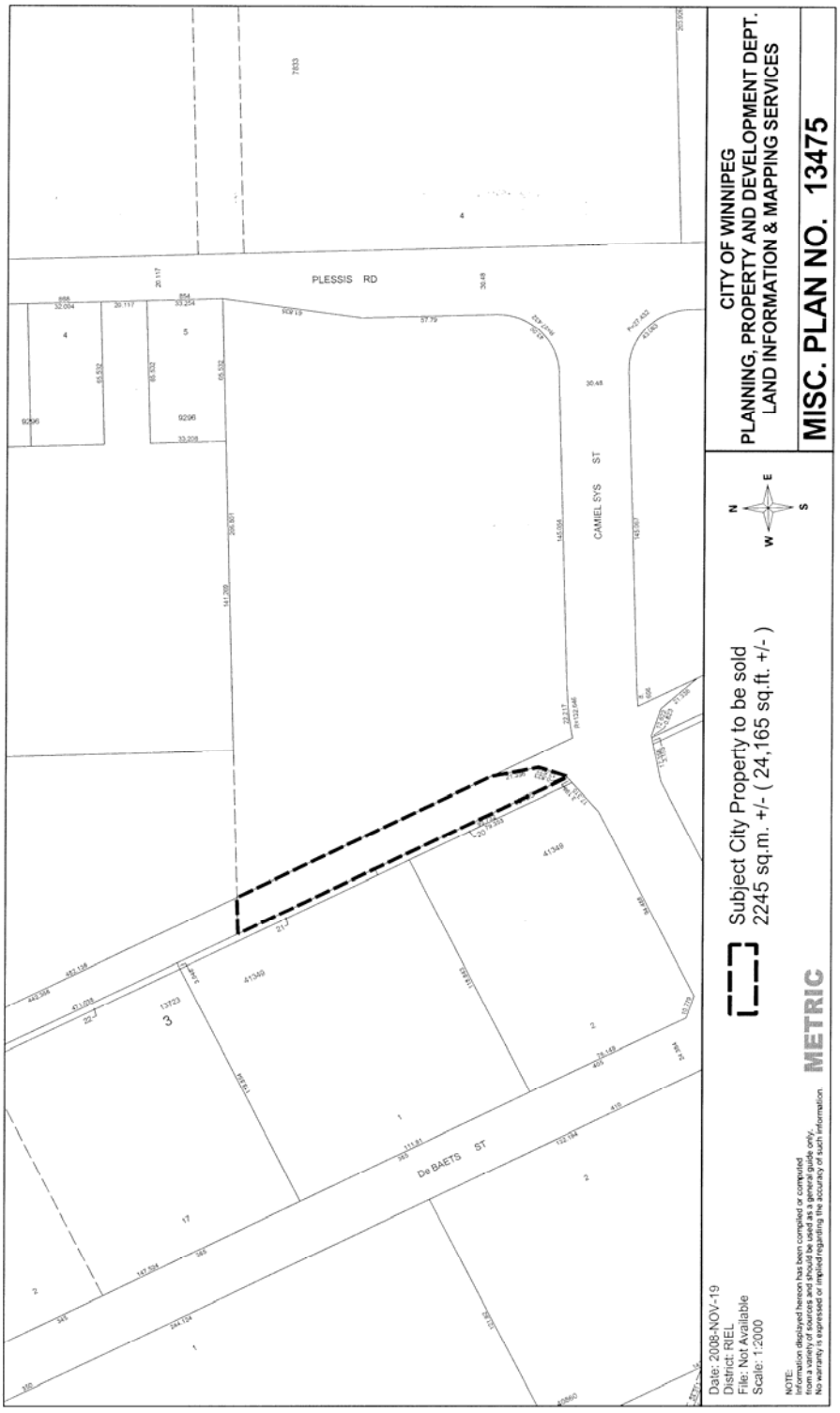


FIGURE 1 - ***Existing Land-Uses for subject property and Surrounding Area.***

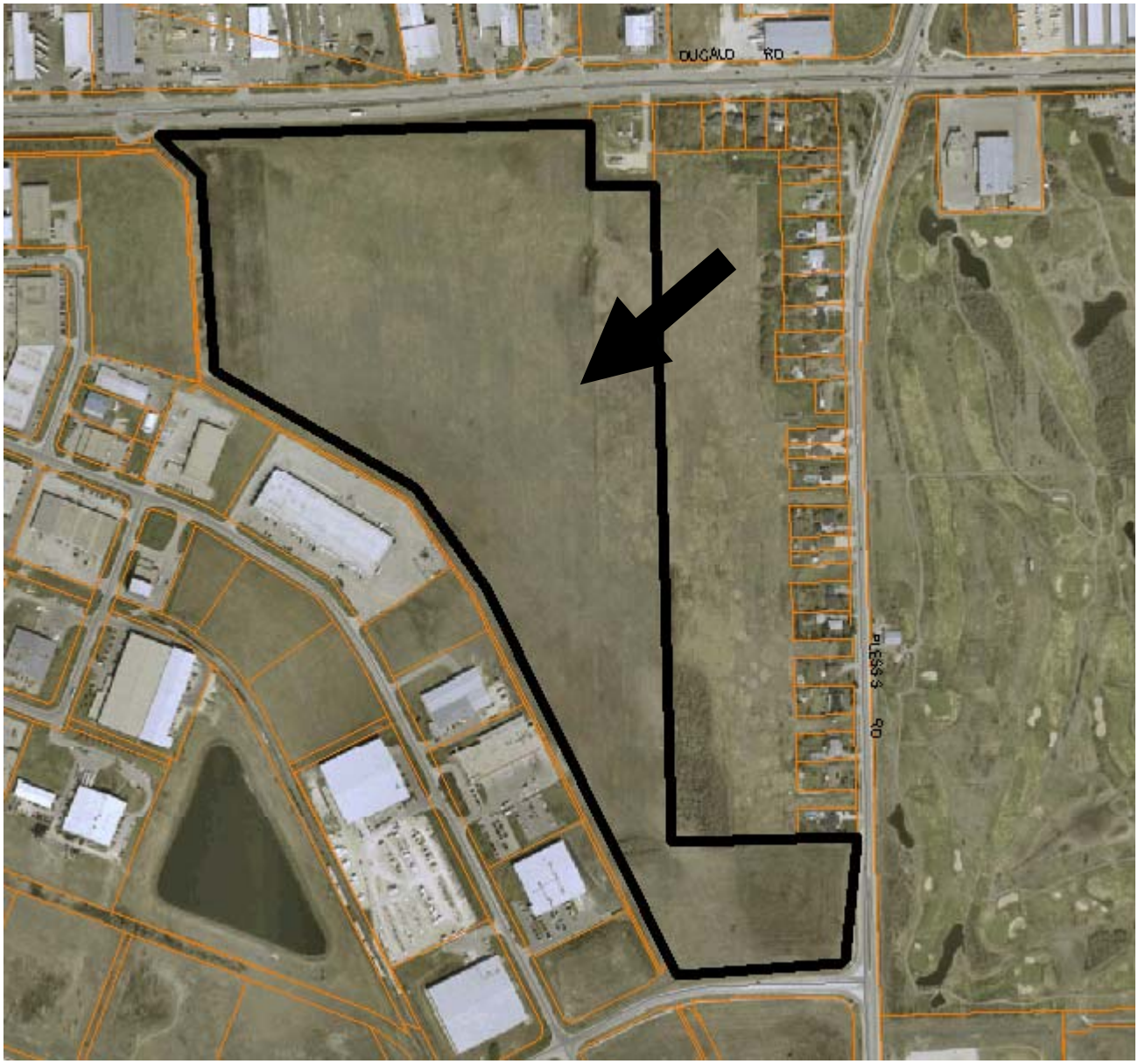
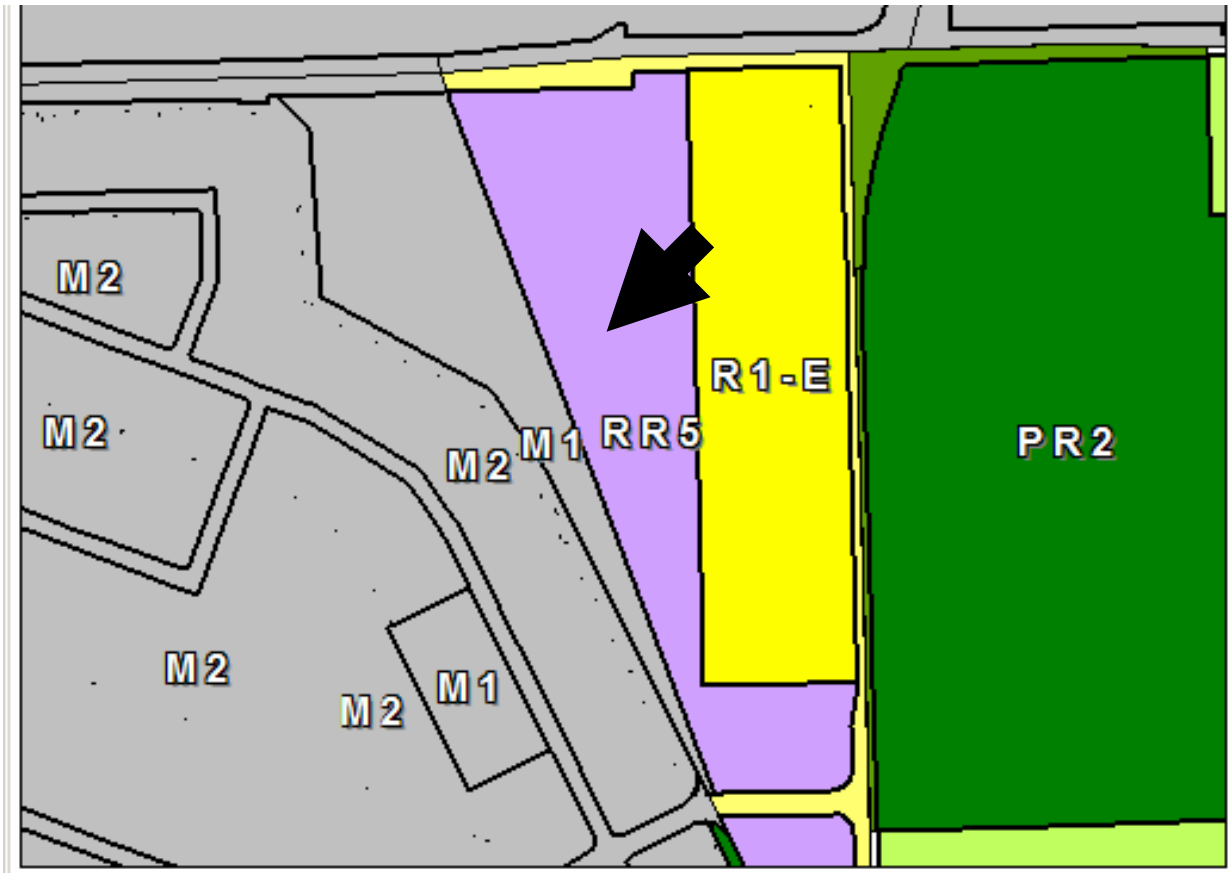


FIGURE 2 - ***Existing Zoning for subject property and Surrounding Area.***



APPENDIX "A" - ***Design Guidelines for RMU, CMU and RMF properties in DASZ 20/08 and DASZ 33/08***

Purpose: To be used as guidelines when reviewing the final plan submittals for multiple family and/or commercial buildings south of Dugald, north of Camiel Sys, west of Plessis Road.

Lighting

A. Night lighting and security lighting shall be shielded to ensure that there is no off-site glare or skyward illumination for the adjacent single family dwellings to the south of the new east / west road.
B. Parking lot and landscape lighting shall be low to the ground, to reduce glare and illuminate all pedestrian walkways.
C. Within 50 ft. of the property boundary, light fixtures shall be full cutoff.
D. All other outdoor lighting fixtures may be semi-cutoff or full-cutoff
E. Location and type of lighting should be submitted in a lighting plan.

Buffering

That a minimum 25 foot separation space/buffer be provided along the south property lines of the CMU and RMU Parcels across the new east / west street from the future residential dwellings.

Parking

A. To the maximum extent possible, parking areas should be internalized in building groupings and oriented away from street frontages.
B. Consider breaking up large parking areas into smaller blocks of parking with landscape islands.
C. Consider separating parking areas from each other by a landscape strip +10 feet in width.
D. Parking areas abutting the right of way should be set back from the property line with enough space for soft berming and landscaping around the perimeter to provide screening and an attractive visual presentation for the property
E. Parking areas abutting the building should be set back a minimum of 10 feet with berming or hedging to screen headlight glare.

Site Planning

Consider setting aside an area of common open space on the Multiple Family lot that can be easily accessed by building residents and that provides a focal point for the residents to interact, and adds to the overall quality of life for residents. It should be purposefully integrated into the overall design of the development and not merely residual areas left over after the buildings and parking lot are sited.

Common open space can include gardens, courtyards, recreation, or play areas and may include some of the following features:

- Seasonal planting areas
- Large, flowering trees
- Seating
- Pedestrian scaled lighting
- Gazebos or other decorative shelters
- Play structures for children
- On-site recreation amenities

Building Design

A. Provide a distinctive, quality, architectural character and style that give character to each building, allowing some similar theme / design to run through each building but also marking each individually.
B. New buildings should respect the context of adjacent residential neighbourhoods including the height, scale, mass, form, and character of surrounding development
C. Front doors / entrances should be clearly marked with distinct design elements such as porticoes, benches, canopies, etc.
D. Masonry used to enhance the façade of buildings.

Pedestrian Connections

A. Consider providing pedestrian connections from each building entrance to an internal sidewalk system which connects to the external sidewalk system.
B. Where these sidewalks cross a parking lot, connections should be marked through the use of a change in paving materials and height as a signal to motorists that they should slow down upon approaching.

Corner and entryways

A gate way feature of landscaping and/or architectural element is recommended to anchor the corner of Dugald and the new north / south street as a significant entrance into the proposed subdivision to assist in creating a neighbourhood identity.

Screening

A. Mixture of deciduous and coniferous trees is recommended along the property lines adjoining the new right-of-ways internal to the subdivision plan. This is especially important along the west side of the proposed CMU and east side of the proposed RMU, where the proposed building is oriented parallel to the main street into the new residential community and could potential house a number of commercial uses.
B. Mixture of deciduous and coniferous trees is recommended along the east property line of the CMU to provide some visual separation against Manitoba Hydro's major gas pipeline utility to the east.

C. Mixture of deciduous and coniferous trees is recommended along the west property line of the RMU to provide some visual separation Winnipeg Police Service Station and St. Boniface Industrial Park to the west.
D. Mixture of deciduous and coniferous trees is recommended along the south property line of the RMF-S to provide some visual separation against Camiel Sys Street.
E. Mixture of deciduous and coniferous trees and berming is recommended along the west property line of the RMF-S to provide some visual separation against St. Boniface Industrial Park.
F. Mixture of deciduous and coniferous trees and berming is recommended along the east property line of the RMF-S to provide some visual separation against Plessis Road.

Exhibit "8" referred to in File DASZ 20/2008 [c/r EP-1.1(PW 5/2008)]

SCHEDULE B - REPORT OF THE ADMINISTRATIVE CO-ORDINATING GROUP

RE: Proposed Subdivision and Rezoning of land south of Dugald Road, west of Plessis Road – Waterside Development Corp. - Phase 1

Application DASZ 20/08 has been submitted by Waterside Development Corp. to subdivide and rezone Phase 1 of the land south of Dugald Road, west of Plessis Road.

It is recommended that the approval of DASZ 20/08 be subject to the following:

A. Plan Considerations

1. The applicant providing a plan of subdivision for the entire parcel of land under consideration (identified under Misc Plan #13179), showing the extent of public reserve (PR) lands (ideally at least 8% of the total area), which shall include a reasonably central active park space, subject to approval of the Director of Planning and Land Use.

2. The applicant modifying the proposed Public Reserve areas for DASZ 20/08 by decreasing the width along the west end of the Public Reserve north of the retention pond and increasing the depths of the associated residential lots to the west of that Public Reserve, to make them consistent with the lots to the south.

3. The applicant providing a public pathway connection, to accommodate a 1.8-m asphaltic concrete path, from the north limit of the development through to Camiel Sys Street, to facilitate pedestrian access to bus routes.

B. Servicing Report

The preparation and submission of a comprehensive servicing report, prepared by a qualified municipal engineer, including Servicing Criteria Sheets and plans showing the service areas, which addresses the underground servicing of the entire parcel as well as the adjacent lands to the east, and demonstrates that the existing systems can adequately meet the needs of the proposed development and adjacent lands,

and that the proposed land drainage/stormwater retention system can meet the more stringent design standards imposed on this area.

C. Development Agreement

The Developer entering into a Development Agreement with the City for applications DASZ 20/08 and DASZ 33/08, with the following conditions pertaining to application DASZ 20/08:

1. That the Developer construct all watermains, wastewater sewers, land drainage sewers (including stormwater retention facilities) and water and wastewater sewer lot line connections required to serve the Planned Area, as determined by, and to the satisfaction of, the Director of Water & Waste.

2. That the Developer dedicate all land and provide all easements necessary to accommodate the required stormwater retention and land drainage facilities, as determined by the Director of Water & Waste, in accordance with the City's Development Agreements Parameters.

3. That the Developer pay the current lateral land drainage sewer rate (2008 rate $40.00/ft) for its frontage in Camiel Sys Street.

4. That the Developer provide a lot grading plan, prepared by a municipal engineer, to the satisfaction of the Director of Water & Waste, for the proposed development, and install, and provide all required easements for, all drainage works necessitated by the design.

5. That the Developer pay to the City the Regional Street charges for the frontages of the planned area along Dugald Road and Plessis Road.

6. That the Developer finance and construct all works associated with the new intersection of Dugald Road and the north-south roadway in the Planned Area, including eastbound and westbound turning lanes, channelization, and a median opening.

7. That the Developer pay all costs associated with the installation of traffic control signals at the intersection of Dugald Road and the new north-south roadway and all related works, including, but not limited to, pedestrian and vehicle actuation and interconnection with the adjacent signalized intersections when, and as determined by, the Director of Public Works.

8. That the Developer finance and construct, in the proposed north-south roadway

which intersects with Dugald Road, two 8.0-m-wide by 200-mm-thick portland cement concrete pavements and all related works, including, but not limited to, drainage works, sidewalks on both sides, street lighting, and boulevard landscaping.

9. That the Developer finance and construct, in the east-west roadway south of Dugald Road, a 10.0-m-wide by 200-mm-thick Portland cement concrete pavement and all related works, including, but not limited to, drainage works, sidewalks on both sides, street lighting, and boulevard landscaping

10. That the Developer construct, in all other streets within the Planned Area, 150-mm-thick, 7.5-m-wide Portland cement concrete pavements and all related works including, but not limited to, street lighting, boulevard landscaping, and land drainage works, all as determined by, and to the satisfaction of, the Director of Public Works.

11. That the Developer pay to the City its share of the cost of services previously installed by others in Camiel Sys Street on the basis of Local Improvement rates prevailing at the time payment is received.

12. That the Developer construct a 1.5-m-wide by 150-mm-thick Portland cement concrete sidewalk on the north side of Camiel Sys Street abutting the full length of the Planned Area.

13. That the Developer provide two means of vehicular access, at all times, to each stage of development within the Planned Area, including, if necessary, the construction of temporary streets and the provision of rights-of-way or easements, to the satisfaction of the Director of Public Works.

14. That the Developer construct a cul-de-sac vehicular turnaround at the terminus of any temporarily dead-ended street and provide any required related right-of-way or easement, all as determined by, and to the satisfaction of, the Director of Public Works.

15. That the Developer erect and maintain barricades and signing across 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.

16. That the Developer cause ornamental street lighting to be installed in all streets within the Planned Area.

17. That the Developer cause to be installed standard, reflectorized, permanent street-name signs at all new street intersections being created as a result of the subdivision.

18. That the Developer cause underground electrical and telephone services to be installed to serve the proposed subdivision, to the satisfaction of the Director of Public Works.

19. That the Developer pay all costs associated with the relocation of street lights and other utilities made necessary as a result of, or required to accommodate, the works to be constructed by the Developer to serve the Planned Area, as determined by, and to the satisfaction of, the Director of Public Works.

20. That the Developer initiate, control, and pay all costs associated with the regular 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 houses, until completion of all construction, all as determined by, and to the satisfaction of, the Director of Public Works.

21. That the Developer ensure that construction traffic uses access routes determined by the Director of Public Works; maintain those access routes, at no expense to the City, in a clean, dust-free condition, free of dropped and tracked-on mud; and undertake the regular cleaning of streets – all until building construction, including landscaping, is complete, and all as determined by, and to the satisfaction of, the Director of Public Works.

22. That no private approaches will be permitted off Dugald Road or Plessis Road to serve the Planned Area with the exception of a right-in/right-out on Dugald Road to serve the proposed commercial development fronting Dugald Road.

23. That the cul-de-sac island be hard-surfaced to minimize maintenance.

24. That the Developer 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 Planned Area.

25. That the Developer pay $1,200.00 plus GST per acre to defray the City's administration and related costs associated with the preparation and implementation of the Development Agreement.

26. That the Developer dedicate to the City as public open space at least 8% of the land contained within the overall development area, landscape the dedicated land, and pay its share of the cost of services in streets abutting the dedicated

land, in accordance with City policy, and as determined by, and to the satisfaction of, the Directors of Public Works and Property, Planning & Development. If the Developer is unable to dedicate a full 8% of the land, the Developer shall dedicate an amount of land satisfactory to the Directors of Public Works and Property, Planning & Development, pay to the City the value of the difference between 8% of the land and the land actually dedicated, the value of the servicing of the land not dedicated, and the value of the landscaping of the land not dedicated.

27. That the Developer, in exchange for the strip of City-owned land to the west, provide to the City a minimum 3-m-wide easement and construct a minimum 1.8-m-wide sidewalk, to provide safe public access from the north limit of the Planned Area (which shall connect to public space in a future phase) through to Camiel Sys St.

28. That the Developer assume responsibility for the maintenance of all park sites until they are developed and turned over to the City for maintenance.

THIS REPORT SUBMITTED BY:

Administrative Co-ordinating Group
File No. DASZ 20/08
November 19, 2008

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

"original signed by D. Emerson"
D. Emerson, P. Eng.
Public Works Department, Transportation Division

"original signed by F. Mazur"
F. Mazur, P. Eng.
Water & Waste Department

Exhibit "9" referred to in File DASZ 20/2008 [c/r EP-1.1(PW 5/2008)]

Winnipeg

Planning, Property & Development Department
Service de l'urbanisme, des biens et de l'aménagement
Main Floor, 65 Garry Street • 65, rue Garry, rez-de-chaussée
• Winnipeg • Manitoba R3C 4K4

"A" referred to in the Affidavit of Ron Laubmann sworn before me this 25th day of November A.D. 2008

A COMMISSIONER FOR OATHS IN AND FOR THE PROVINCE OF MANITOBA. MY COMMISSION EXPIRES 08/05/24

Exhibit "A"

INSPECTION REPORT

INSPECTION DECLARATION OF PUBLIC NOTICE FOR:

File Number	:	DASZ 20/08 / DASZ 33/08
Date of Public Hearing	:	Wednesday, November 26, 2008 at 9:00 a.m.
Applicant - name	:	Waterside Development Corp. (Attn: Bill McGarry)
- phone	:	999-4967
Posters - to be erected	:	1 Enhanced Poster
Posters - erected by	:	Applicant ___X___ City of Winni

PREMISES: South side of Dugald Road, west of Plessis Road

1. City posted premises on: ✓
   Number of Posters erected: ✓
   (delete where not applicable)
2. Premises Inspected on: November 21, 2008
   Number of Posters on premises: 1
3. Premises Inspected on: N/R
   Number of Posters on premises: ✓

I, Ron Laubmann, Development Application Inspector of the City of Winnipeg, in the Province of Manitoba, do solemnly declare that I did on the 21st day of November, A.D. 2008, post/inspect the posting of the public notice as stated above, and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of the Canada Evidence Act.

Declared before me at Winnipeg)
in the Province of Manitoba this)
25th day of November A.D. 2008.)
)
)

Development Application Inspector

A COMMISSIONER FOR OATHS IN AND FOR THE PROVINCE OF MANITOBA. MY COMMISSION EXPIRES 08/05/24

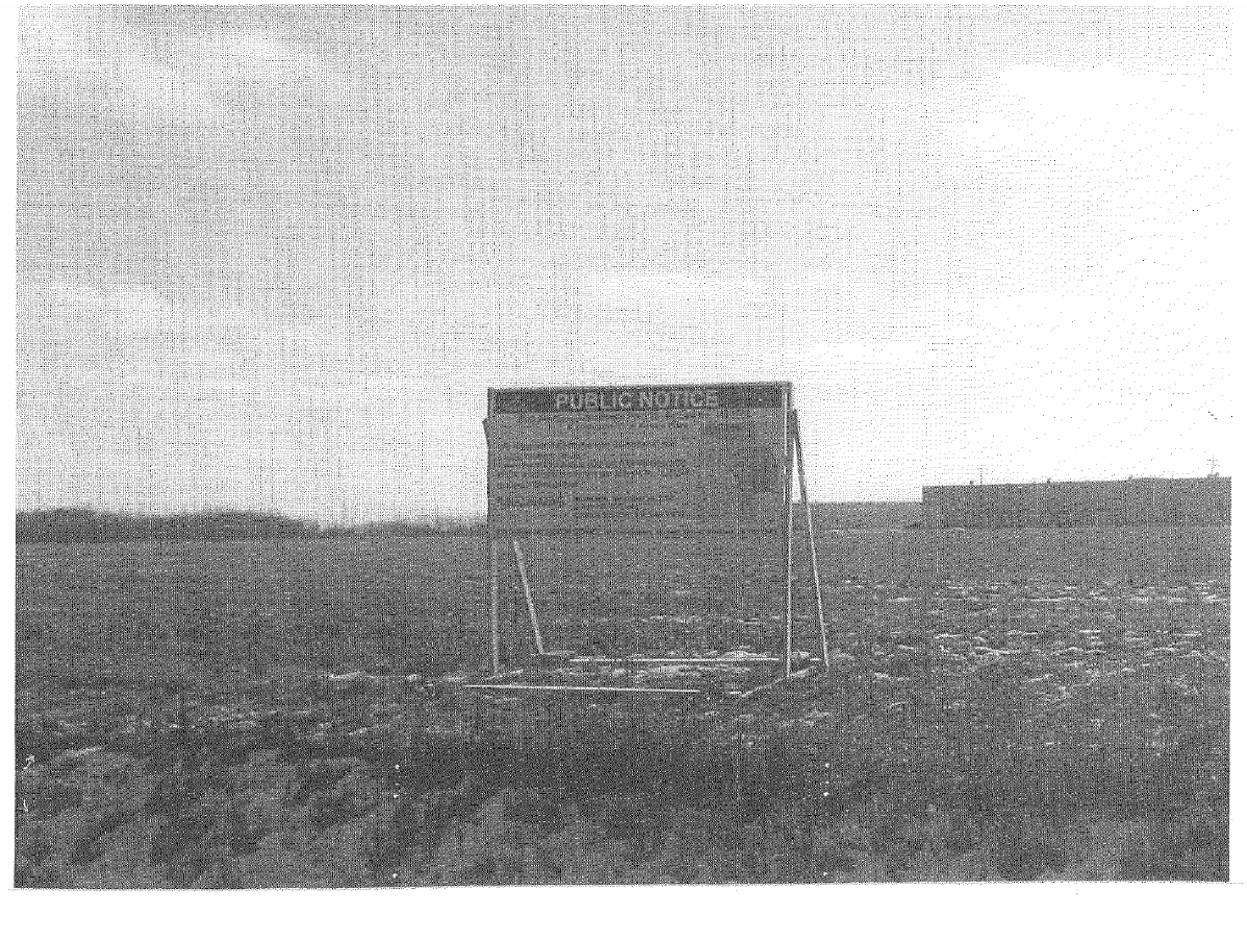

PUBLIC NOTICE

Exhibit "10" referred to in File DASZ 20/2008 [c/r EP-1.1(PW 5/2008)]

McGOWAN·RUSSELL

November 25, 2008

City of Winnipeg
City Clerk's Department
Council Building, 510 Main Street
Winnipeg, Manitoba R3B 1B9

ATTENTION: MS. JO-ANN PARK, MANAGER OF THE DECISION-MAKING PROCESS

Dear Ms. Park:

RE: DASZ 20/2008 AND DASZ 33/2008 – SOUTH SIDE OF DUGALD, WEST OF PLESSIS ROAD

Given that the agenda for the public hearing was published on Friday, November 21, 2008, our first opportunity to view the Planner's Report and ACG Report was Monday morning. The applicant would like additional time to allow for review and analysis of the engineering requirements.

On behalf of Waterside Development Corporation, we respectfully request adjournment to February 2009.

Yours truly

MCGOWAN RUSSELL GROUP INC.

S. Russell

Susan Russell, M.A.L.A., C.S.L.A.
President

Strategic Planning • Landscape Architecture • Urban Design
200 - 120 Fort St. Winnipeg, MB, R3C 1C7 • Telephone (204) 956-0396 • Fax (204) 956-1265 • info@mcgowanrussell.com
McGowan Russell Group Inc.

Exhibit "11" referred to in File DASZ 20/2008 [c/r EP-1.1(PW 5/2008)]

Winnipeg
City Clerk's Department • Bureau du greffier

November 26, 2008

Files EP-1.1 (PW 5/2008), DASZ 20/2008 and DASZ 33/2008

TO WHOM IT MAY CONCERN

Application for Plan Winnipeg Amendment - St. Boniface Industrial Park and Applications for Subdivision and Rezoning - South Side of Dugald Road, west of Plessis Road (Phases 1 and 1b)

On November 26, 2008, the Executive Policy Committee considered a request from McGowan Russell Group Inc., on behalf of the applicant, Waterside Development Corporation, that the Subdivision and Rezoning applications under Files DASZ 20/2008 and DASZ 33/2008 be adjourned to February 2009.

Accordingly, Executive Policy Committee adjourned the public hearings in the above connection to its meeting to be held on February 4, 2009, at 9:00 a.m. in the Council Building, 510 Main Street.

Additional information on this matter can be accessed via the City Clerk's Department Decision Making Information System at www.winnipeg.ca/CLKDMIS in Committee's Minute documents.

JPark

Jo-Ann Park
Manager of the Decision Making Process
Telephone 986-3732

Exhibit "12" referred to in File DASZ 20/2008 [c/r EP-1.1(PW 5/2008)]

RE: DASZ 20 / 2008 - SOUTH SIDE OF DUGALD, WEST OF PLESSIS ROAD

FOR SUBMISSION TO: EXECUTIVE POLICY COMMITTEE

ORIGINAL REPORT SIGNED BY: Director of Planning, Property, and Development

REPORT DATE: January 28, 2009

RECOMMENDATION:

1. That the plan of subdivision under File DASZ 20/2008 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" dated January 28, 2009 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 a Development Agreement with the City containing all the conditions outlined in the report of the Administrative Coordinating Group dated January 27, 2009.

    B. That the Plan of Subdivision be amended by reducing the west side of the PR1 lands on the north side of the retention basin in the proposed subdivision as determined by and to the satisfaction of the Director of Planning, Property and Development.

2. That Council declare the City owned property shown in broken outline and identified as "Subject City Property to be Sold" shown on Misc. Plan No. 13475/1 as surplus to the City's needs.

3. That the Director of Planning, Property and Development be authorized to negotiate and approve the sale of the "Subject City Property to be Sold" as shown in broken outline on Misc. Plan No. 13475/1 to the applicant on terms and conditions satisfactory to the Director of Planning, Property and Development and the City Solicitor/Manager of Legal Services in order to protect the interests of the City and to achieve the intent of the Executive Policy Committee.

4. That The Winnipeg Zoning By-law No. 200/06 be amended by rezoning the subject land as shown on Schedule "A" for File DASZ 20 /2008 dated January 28, 2009 to a "R1-M Residential Single-Family District"; "PR1 Parks and Recreation 1 (Neighbourhood) District"; "RMF-S Residential Multi-Family District – Small" and "CMU Commercial Mixed Use District" subject to the following:

A. That the applicant enter into a Zoning Agreement with the City pursuant to Section 240 (1) of The City of Winnipeg Charter to include the following conditions:

i. That for the land zoned “CMU Commercial Mixed Use District”; and the land zoned “RMF-S Residential Multi-Family District – Small”, the development of any building, and/or accessory parking area and/or signage, plans shall be submitted showing the location and design of the proposed buildings, the location and design of accessory parking areas, private approaches, garbage enclosures, fencing, landscaping and signage, to the East Kildonan – Transcona Community Committee and the Director of Planning, Property and Development for plan approval prior to the issuance of any building or development permit, and thereafter all to be maintained to the satisfaction of the Director of Planning, Property and Development;

ii. That for the land zoned “CMU Commercial Mixed Use District” be restricted as follows;

1. That there shall be no advertising signs, mobile signs, poster signs and A-frame signs on the entire property, except that a mobile sign shall be permitted on the site for a period of thirty (30) days in association with a new occupancy permit;

2. That no illuminated signage be erected on the south side of any buildings;

3. That the Applicant shall erect one, 4 feet by 8 feet sign on the vacant subject property indicating the location and zoning of the commercial mixed use property within twelve (12) months from the date that the said rezoning by-law is adopted by Council; and plans for the signs showing their location and design shall be submitted to the Director of Planning, Property and Development for approval; and the signs shall be maintained to the satisfaction of the Director of Planning, Property and Development until such time as the land is either rezoned or developed as a commercial or residential land use;

iii. That for the lands zoned “R1-M Residential Single-Family District” the residential lots abutting the existing high pressure gas pipeline shall provide a minimum 50 foot setback between the high pressure gas pipeline and any principal dwellings;

iv. That for the lands zoned “RMF-S Residential Multi-Family District – Small” be restricted as follows:

1. That a landscaped setback of 20 feet be provided along Camiel Sys Street;

2. That a landscaped setback of 50 feet be provided along Plessis Road;

3. That residential building(s) abutting the existing high pressure gas pipeline shall provide a minimum 50 foot setback between the high pressure gas pipeline and any principal dwellings.

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

6. 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.

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

8. 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.

9. That the zoning section of the by-law comes into force when the plan of subdivision is registered in the Winnipeg Land Titles Office and the Zoning Agreement is registered in the Winnipeg Land Titles Office by caveat against the subject lands, provided that the said effective date occurs within one year from the date the by-law is passed.

10. 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.

11. 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 Summary

Key Issues:

- Waterside Development Corporation has made concurrent rezoning applications (DASZ 20/08, DASZ 33/08) as the first two phases to permit the establishment of a residential / commercial development on the triangular area of City lands south of Dugald, north of Camiel Sys and west of Plessis Road.
- The westerly portion of the City Lands is designated Industrial Policy Area, zoned M1 – Manufacturing Light District, and is subject to a Plan Winnipeg Amendment (PW 5/08).
- DASZ 20/2008 does not require the Plan Winnipeg amendment as these lands are designated Neighbourhood Policy Area; however, it is contemplated that the entire portion of City lands be developed as an aggregate – a comprehensive planned neighbourhood.
- This application is for the creation of 53 single family lots; a 5.65 acre mixed use, commercial / residential lot along Dugald Road; and a 7.14 acre zoned lot for multiple family dwellings at the north west corner of Camiel Sys and Plessis Road.
- The Public Service supports residential developments as this will represent a logical completion and extension of the residential community between Plessis Road and the St. Boniface Industrial Park.

Implications of the Recommendation(s):

General Implications

(X) None

( ) For the organization overall and/or for other departments

( ) For the community and/or organizations external to the City

( ) Involves a multi-year contract

Comment(s):

Policy Implications

(X) No

( ) Yes

Comment(s):

Regulatory Implications

(X) None

( ) Eliminates or reduces regulatory impact

( ) Proposes regulatory impact

Comment(s):

Environmental Implications

(X) No

( ) Yes

Comment(s):

Human Resources Implications

(X) No

( ) Yes

Comment(s):

Financial Implications

(X) Within approved current and/or capital budget

( ) Current and/or capital budget adjustment required

Comment(s):

Report

REASON FOR THE REPORT:

Pursuant to the City of Winnipeg Charter, Executive Policy Committee is the designated hearing body responsible for Plan Winnipeg.

Sections 227 and 278 of the City of Winnipeg Charter provide that hearings required in respect to an amendment to Plan Winnipeg may be combined with another hearing.

Since the proposed amendment (By-law 149/2008) is running concurrently with an application for rezoning and subdivision (DASZ 20/08 and DASZ 33/2008), Executive Policy Committee will consider the Plan Winnipeg amendment and subdivision and rezoning together, at the February 4, 2009 public hearing.

DASZ 33/2008 is for approximately 9 acres along Dugald Road, just east of the new Winnipeg Police Service's Station, zoned M1 and designated Industrial Policy Area under Plan Winnipeg to be rezoned RMU. These lands are included in a Plan Winnipeg amendment to re-designate from the current Industrial Policy Area to a Neighbourhood Policy Area to facilitate residential development (PW 5/08).

DASZ 20/2008 does not require the Plan Winnipeg amendment as these lands are designated Neighbourhood Policy Area; however, it is contemplated that the entire portion of City lands be developed as an aggregate – a comprehensive planned neighbourhood – the Plan Winnipeg Amendment will facilitate this application as well.

HISTORY:

The lands are City-owned properties acquired in 1979 for the North/South Transportation Corridor Project.

The lands were intended to accommodate the Bradley Street Alignment – the eastern leg of the Inner Ring/Loop Route connecting Chief Peguis Trail to the north and the Trans-Canada Highway and Bishop Grandin Boulevard to the south – as shown on the Recommended Transportation System Plate of Plan Winnipeg Towards 2010.

The Bradley Street Alignment was altered in 2001 as part of the Plan Winnipeg process, shifting the Inner Ring / Loop Route onto Plessis Road and Plan Winnipeg 2020 Policy Plate C (Transportation Concept Plan) was adopted illustrating the revised alignment.

On April 26, 2006, Council adopted the recommendation of the Executive Policy Committee declaring that all the land south of Pandora Ave West that formed part of the North/South Transportation Corridor be surplus to the City's requirements

On May 2, 2006, the Standing Policy Committee on Property and Development directed the Planning, Property and Development Department to proceed to tender/sell the City-owned properties outlined in Schedule C - Misc. Plan No. 13179.

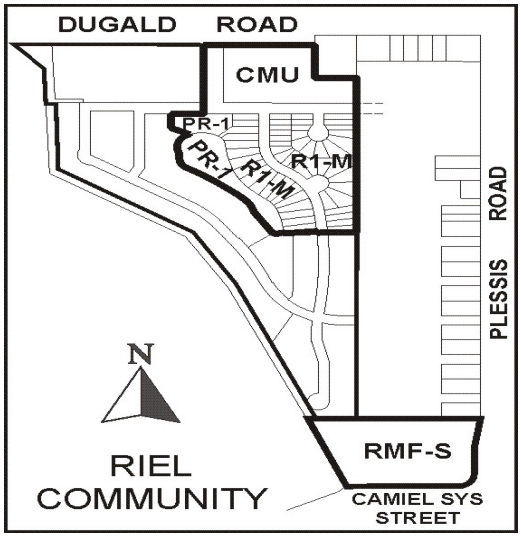
On June 20, 2008, Waterside Development Corporation was authorized to make application by the City of Winnipeg for development of the Bradley Street alignment lands, south of Dugald Road, north of Camiel Sys Street.

On October 10, 2008, Waterside Development Corporation made concurrent rezoning applications (DASZ 20/08, DASZ 33/08) as the first two phases to permit the establishment of a residential / commercial development the triangular area of City lands south of Dugald, north of Camiel Sys Street and west of Plessis Road.

On November 26, 2008, the Executive Policy Committee did not hear any representation on the application and adjourned the public hearing to its meeting on Wednesday, February 4, 2009 at 9:00 a.m., in the Council Building, 510 Main Street.

DISCUSSION:

FILE:	DASZ 20/2008
LOCATION:	South of Dugald, North of Camiel Sys, West of Plessis
RELATED FILES:	DASZ 33/2008; PW 5/2008
LEGAL DESCRIPTION:	Blocks 9 and 10 Plan 13723 WLTO in Lots 159 and 166 and Lots 195 to 201 RCMP
APPLICANT:	Waterside Development Corporation (Bill McGarry)
OWNER:	City of Winnipeg



Site Description

Location: Dugald Road, south side, west of Plessis Road, north of Camiel Sys in the St. Boniface Industrial Park Neighbourhood and the Transcona South Neighbourhood, St.Boniface Ward, Riel Community Committee.

Size: 69.77 acres

Zoning: M1 Manufacturing Light (approximately 27.34 acres)

RR5 Rural Residential 5 (approximately 42.34 acres)

Plan Winnipeg: Industrial Policy Area (approximately 27.34 acres)

Neighbourhood Policy Area (approximately 42.34 acres)

Surrounding land uses and zoning:

North: across Dugald Road, are industrial zoned lands subject to Plan Winnipeg Amendment to Neighbourhood Policy Area (PW 4/08)

South: across Camiel Sys, is vacant City-owned property zoned RR5 Rural Residential 5

East: 28.9 acres of vacant privately owned lands zoned R1

West: St. Boniface Industrial Park zoned M1

Description of the Proposed Development

- This application is for the creation of 53 single family lots on three (3) new streets.
- There will also be a 5.65 acre mixed use, commercial / residential lot along Dugald Road that would allow 432 dwelling units.
- There will be a 9.0 acre lot zoned for multiple family dwellings at the north west corner of Camiel Sys and Plessis Road that would allow 314 dwelling units.
- A 0.99 acre open green space at the north end of the drainage lake will be rezoned PR1 under this application.
- A concept plan has been provided to indicate how the entire 70 acres of land will be developed under future subdivision / rezoning applications for single family dwellings and open green space.

Development Analysis and Issues

PLAN WINNIPEG

The proposed concept complies with Plan Winnipeg in that a residential rezoning is allowed in Neighbourhood Policy Areas. The westerly portion of the 70 acres of the City Lands is designated Industrial Policy Area and zoned M1 – Manufacturing Light District - they are subject to a Plan Winnipeg Amendment (PW 5/08). The residential lots proposed under DASZ 20/2008 will need the Plan Winnipeg Amendment of the westerly industrially designated City lands in order to be logically connected to a neighbourhood.

ZONING

- **PR1 Parks and Recreation 1 (Neighbourhood) Distric**t is intended for sites that are generally passive neighbourhood and community parks and facilities with predominantly pedestrian and cyclist access.
    - These sites may provide unstructured drop-in play and recreation opportunities, including play structures, passive parks, plazas and natural areas.
    - Generally, no parking facilities are associated with these uses.
    - These parks and open spaces typically occur in a residential neighbourhood or riverbank context and are generally accessed by residential streets.

- **R1-M Residential Single-Family District** minimum lot sizes of 3,500 square feet are required.
    - Side yards of 4 feet are required.
    - Front yard requirements are 15 feet; rear yard requirements are 25 feet.
    - Maximum building height is 35 feet.

- **RMF-S Residential Multi-Family District - Small** is intended to accommodate the development of multi-family units in neighbourhoods with medium to high residential densities.
    - There is a front & rear yard requirement of 25 feet and the maximum building height is 35 feet.
    - The minimum lot area per dwelling unit is 1,250 square feet per dwelling unit.
    - The size of the lot, 392,037 square feet at a density of 1,250 square feet per dwelling unit would allow 314 dwelling units.

- **CMU Commercial Mixed Use District** is intended to provide for community-serving mixed use development at a higher scale than is appropriate for neighbourhood locations.
    - The CMU district is intended for use along selected corridors and at important nodes in the city.
    - The district is intended to include attractive commercial, institutional, recreational, and service facilities needed to support surrounding neighbourhoods and the community at-large.
    - Although the area, site, or building should have a predominantly commercial character, multi-family housing may be incorporated within the district, and development should facilitate pedestrian connections between residential and nonresidential uses.
    - There is no front or side yard requirement and maximum building height is 60 feet.
    - Multi-family residential structures in the CMU district must meet the requirements of the RMF-M zone.

- **RMF-M Residential Multi-Family District - Medium** is intended to accommodate the development of multi-family units in neighbourhoods with medium to high residential densities.
    - There is a front & rear yard requirement of 25 feet and the maximum building height is 60 feet.
    - The minimum lot area per dwelling unit is 800 square feet per dwelling unit.
    - The size of the lot, 346,112 square feet at a density of 800 square feet per dwelling unit would allow 432 dwelling units.

TRANSPORTATION AND SITE ACCESS

The submitted concept plan indicates that provisions have been made to extend street rights-of-ways to the 28.9 acres of privately held vacant land. This will allow the incorporation of these vacant lands into the larger, planned neighbourhood when the land owner chooses to develop them for residential land-uses. One of these rights-of-

ways is being created as part of this application, and will be the east / west road separating the CMU lot on Dugald from the single family dwellings to the south.

Access to Dugald Road will be limited for the proposed RMU and CMU lots along this major arterial road.

A new north / south roadway into the Planned Area from Dugald will be constructed as a four lane, divided roadway to ensure secondary access for emergency vehicles. A new set of traffic lights will be installed at this intersection.

Sidewalks will be required on both sides of the new north / south roadway and new east / west roadway.

INFRASTRUCTURE IMPACTS

Manitoba Hydro has indicated in a letter dated February 10, 2006 provided to the City of Winnipeg in relation to their gas pipeline operations, that a 50 foot easement is required on both sides of a gas pipeline.

PATHWAYS / OPEN GREEN SPACE

- The submitted concept plan for the entire 70 acres provides for:
    - A 0.99 acre open green space at the north end of the drainage lake, which will be rezoned PR1 under this application.
    - An open space of 0.22 acres at the west end of the RMU lands is provided, which will be zoned PR1 under DASZ 33/2008.
    - An open green space of 1.94 acres is provided on the south end of the lake that will be created in future subdivision / rezoning applications.
- This will provide a total of 3.15 acres of open green space for this new neighbourhood.
- The Public Service prefers to see the PR-1 lands at the north end of the retention pond decreased in width slightly on the west side (and the residential lots increased in depth consistent with the ones to the south).
- The Public Service prefers a public walkway on lands zoned PR1, south of the RMU property, be created in subsequent applications that is 50 feet in width to ensure a safe, accessible pathway be built that connects this neighbourhood with a future pathway along the southside of Dugald Road.
- The Public Service prefers the to see the PR-1 lands at the south end of the retention pond increased in area to ensure recreational fields such as mini-soccer can be accommodated.
- The Public Service supports the portion of City owned land that is shown in broken outline on Misc. Plan No. 13475/1 as being added to the lands in Misc. Plan No. 13179 subject to:
    - The successful negotiations with Real Estate for acquisition of that portion of City owned land;

- The developer incorporates these lands into the new residential lots, or provides a series of access points from the future residential subdivision to that strip (otherwise the strip of land becomes a land locked parcel);
- The assurance that a publicly accessible walkway will be extended from Camiel Sys Street to the vacant lands north of the RMF-S lands, linking the future residential homes in the subdivision to the asphalt pathway pn PR1 lands west of the RMF-S lands.

LAND DEDICATION

The Developer will be required to dedicate to the City as public open space at least 8% of the land contained within the overall development area, landscape the dedicated land, and pay its share of the cost of services in streets abutting the dedicated land, in accordance with City policy, and as determined by, and to the satisfaction of, the Directors of Public Works and Property, Planning & Development.

If the Developer is unable to dedicate a full 8% of the land, the Developer shall dedicate an amount of land satisfactory to the Directors of Public Works and Property, Planning & Development, pay to the City the value of the difference between 8% of the land and the land actually dedicated, the value of the servicing of the land not dedicated, and the value of the landscaping of the land not dedicated.

Recommendation

The Public Service supports residential developments on the former North South Transportation Corridor lands as this will provide infill housing and represent a logical completion of a residential community between Plessis Road and the St. Boniface Industrial Park.

The Public Service is recommending that a 50 foot wide strip of land the City of Winnipeg owns between the proposed RMF-S lot and the St. Boniface Industrial Park be retained, zoned PR1, and an asphalt path installed.

The Public Service is recommending that a 50 foot wide strip of land the City of Winnipeg owns between the proposed single family dwellings and the St. Boniface Industrial Park be declared surplus and incorporated into the Developer's subdivision lands. Only a small section on the north and a small section on the south end of this 50 foot wide strip are needed for a pathway - the stretch of 50 foot wide lands behind all the single family lots is not wanted / needed because:

- It will be costly to maintain;
- the configuration of the 50 foot strip land will not allow active use;

- retaining this strip would create a safety hazard, an in-accessible corridor behind industrial buildings and residential back yards;
- The lands can be incorporated into the single family lots to provide a buffer against the Industrial Park with deeper rear yards then the standard requirement of 25 feet.

The Public Service is recommending that a 50 foot setback be provided against the gas pipeline to ensure Manitoba Hydro's operation of this major utility does not conflict with habitable dwellings.

The Public Service is recommending that site plan approval for the multiple family buildings and potential commercial buildings along Dugald be reviewed by the East Kildonan – Transcona Community Committee and the Director of Planning, Property and Development. A guideline of design approval is provided in Appendix A.

The Public Service is recommending that signage, especially illuminated, be restricted on the south side of the CMU property to ensure future residents south of this property are not negatively affected.

The Public Service is recommending that setbacks be provided against Camiel Sys street because of the industrial truck traffic on this right-of-way; and setbacks against Plessis Road to mitigate any impacts of the future North – South Transportation Corridor.

Financial Impact Statement Date: January 28, 2009

Project Name:

DASZ 20 / 2008 - SOUTH SIDE OF DUGALD, WEST OF PLESSIS ROAD

COMMENTS:

There are no financial implications associated with the recommendations contained in this report.

"Original Signed By"
Mike McGinn, CA
Manager of Finance

IN PREPARING THIS REPORT THERE WAS:

Internal Consultation With and Concurrence By:
N/A

External Consultation With:
N/A

THIS REPORT SUBMITTED BY:

Planning, Property, and Development Department
Planning and Land Use Division
Prepared by: John S Wintrup
PPD File No. DASZ 20/08

Attachments:
1. Schedule “A” for File No. DASZ 20/08, Executive Policy Committee, dated January 28, 2009
2. Schedule “B” – Administrative Coordinating Group Report File No. AG 20/08, dated January 27, 2009
3. Schedule “C” - Misc. Plan No. 13179.
4. Schedule “D” - Misc. Plan No. 13475/1.
5. Figure 1 – Existing Land-Uses for subject property and Surrounding Area
6. Figure 2 – Existing Zoning for subject property and Surrounding Area.
7. Appendix A – Design Guidelines for Plan Approval

SCHEDULE "A" to the report to the Executive Policy Committee for File DASZ 20/2008, January 28, 2009

By–Law No. _____

File No. **DASZ 20/08**

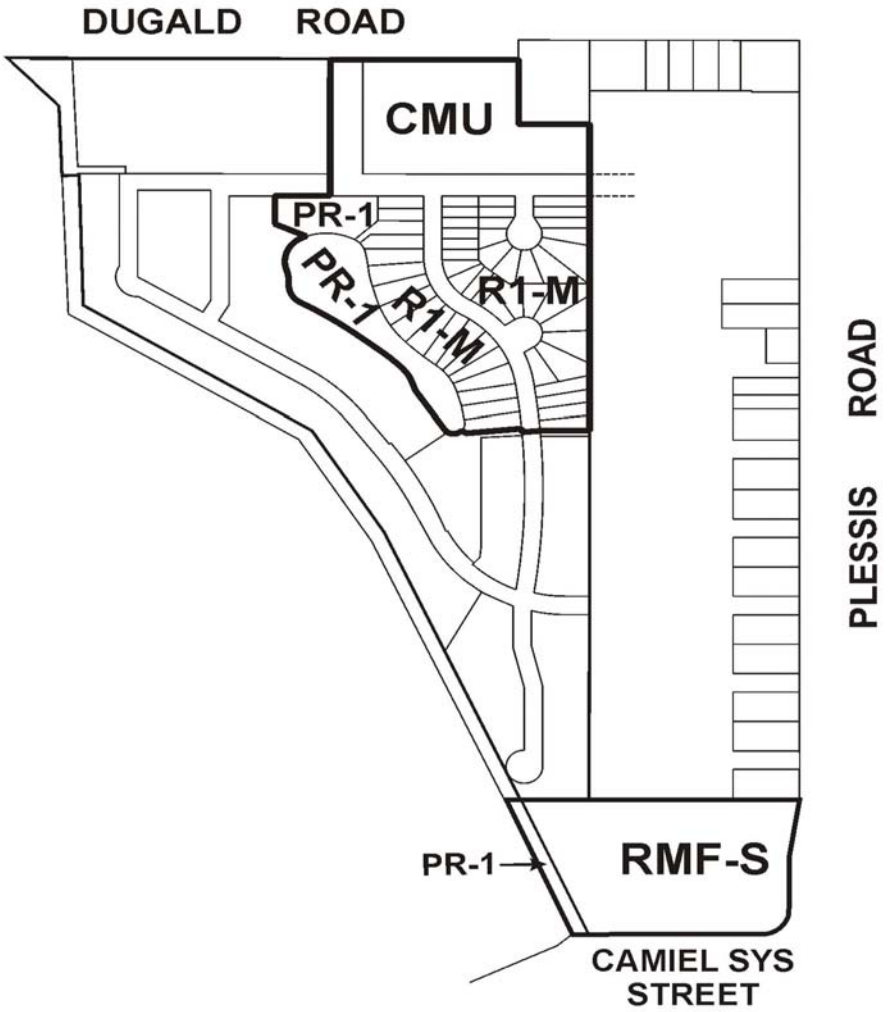
Atlas Sheet No.

N

AA32
RIEL
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. 200/2006 by rezoning the land located south of Dugald Road, west of Plessis Road and north of Camel Sys Street from "RR5" RURAL RESIDENTIAL DISTRICT to an "R1-M" RESIDENTIAL SINGLE-FAMILY DISTRICT, a "PR1" PARKS AND RECREATION 1 (NEIGHBOURHOOD) DISTRICT, an "RMF-S" RESIDENTIAL MULTI-FAMILY DISTRICT-SMALL and "CMU" COMMERCIAL MIXED USE DISTRICT as shown outlined below.



THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

SCHEDULE B - REPORT OF THE ADMINISTRATIVE CO-ORDINATING GROUP

RE: Proposed Subdivision and Rezoning of land south of Dugald Road, west of Plessis Road – Waterside Development Corp. - Phase 1

Application DASZ 20/08 has been submitted by Waterside Development Corp. to subdivide and rezone Phase 1 of the land south of Dugald Road, west of Plessis Road.

It is recommended that the approval of DASZ 20/08 be subject to the following:

A. Plan Considerations

1. The applicant providing a plan of subdivision for the entire parcel of land under consideration (identified under Misc. Plan #13179), showing the extent of public reserve (PR) lands (ideally at least 8% of the total area), which shall include a reasonably central active park space, subject to approval of the Director of Planning and Land Use, and public reserve as required to provide a pedestrian connection, complete with a 1.8-m-wide asphaltic concrete path, from the south limit of the R1-M parcel, through the City-owned land west of the RMF-S parcel, to Camiel Sys Street.

2. The applicant modifying the proposed Public Reserve areas for DASZ 20/08 by: slightly decreasing the width of, and realigning the west line of, the Public Reserve north of the retention pond, to improve site lines/vistas along the length of the retention pond.

B. Servicing Report

The preparation and submission of a comprehensive servicing report, prepared by a qualified municipal engineer, including Servicing Criteria Sheets and plans showing the service areas, which addresses the underground servicing of the entire parcel as well as the adjacent lands to the east, and demonstrates that the existing systems can adequately meet the needs of the proposed development and adjacent lands, and that the proposed land drainage/stormwater retention system can meet the more stringent design standards imposed on this area.

C. Development Agreement

The Developer entering into a Development Agreement with the City for applications DASZ 20/08 and DASZ 33/08, with the following conditions pertaining to application DASZ 20/08:

1. That the Developer construct all watermains, wastewater sewers, land drainage sewers (including stormwater retention facilities) and water and wastewater sewer lot line connections required to serve the Planned Area, as determined by, and to the satisfaction of, the Director of Water & Waste.

2. That the Developer dedicate all land and provide all easements necessary to accommodate the required stormwater retention and land drainage facilities, as determined by the Director of Water & Waste, in accordance with the City's Development Agreements Parameters.

3. That the Developer pay the current lateral land drainage sewer rate (2008 rate $40.00/ft) for its frontage in Camiel Sys Street.

4. That the Developer provide a lot grading plan, prepared by a municipal engineer, to the satisfaction of the Director of Water & Waste, for the Planned Area, and install, and provide all required easements for, all drainage works necessitated by the design.

5. That the Developer provide a lot grading and drainage plan, prepared by a municipal engineer or landscape architect, for lands within or affecting public reserve/park lands within the Planned Area, to the satisfaction of the Parks, Riverbanks and Community Initiatives Branch, to ensure conformity with long-term park development plans.

6. That the Developer finance and construct all works associated with the new intersection of Dugald Road and the north-south roadway in the Planned Area, including eastbound and westbound turning lanes, channelization, and a median opening.

7. That the Developer pay all costs associated with the installation of traffic control signals at the intersection of Dugald Road and the new north-south roadway and all related works, including, but not limited to, pedestrian and vehicle actuation and interconnection with the adjacent signalized intersections when, and as determined by, the Director of Public Works.

8. That the Developer finance and construct, in the proposed north-south roadway which intersects with Dugald Road, two 8.0-m-wide by 200-mm-thick portland cement concrete pavements and all related works, including, but not limited to, drainage works, sidewalks on both sides, street lighting, and boulevard landscaping.

9. That the Developer finance and construct, in the east-west roadway south of Dugald Road, a 10.0-m-wide by 200-mm-thick Portland cement concrete pavement and all related works, including, but not limited to, drainage works, sidewalks on both sides, street lighting, and boulevard landscaping.

10. That the Developer construct, in all other streets within the Planned Area, 150-mm-thick, 7.5-m-wide Portland cement concrete pavements and all related works including, but not limited to, street lighting, boulevard landscaping, and land drainage works, all as determined by, and to the satisfaction of, the Director of Public Works.

11. That the Developer construct a 1.5-m-wide by 150-mm-thick Portland cement concrete sidewalk on the north side of Camiel Sys Street abutting the full length of the Planned Area.

12. That the Developer provide two means of vehicular access, at all times, to each stage of development within the Planned Area, including, if necessary, the construction of temporary streets and the provision of rights-of-way or easements, to the satisfaction of the Director of Public Works.

13. That the Developer construct a cul-de-sac vehicular turnaround at the terminus of any temporarily dead-ended street and provide any required related right-of-way or easement, all as determined by, and to the satisfaction of, the Director of Public Works.

14. That the Developer erect and maintain barricades and signing across 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.

15. That the Developer cause ornamental street lighting to be installed in all streets within the Planned Area.

16. That the Developer cause to be installed standard, reflectorized, permanent street-name signs at all new street intersections being created as a result of the subdivision.

17. That the Developer cause underground electrical and telephone services to be installed to serve the proposed subdivision, to the satisfaction of the Director of Public Works.

18. That the Developer pay all costs associated with the relocation of street lights and other utilities made necessary as a result of, or required to accommodate, the works to be constructed by the Developer to serve the Planned Area, as determined by, and to the satisfaction of, the Director of Public Works.

19. That the Developer initiate, control, and pay all costs associated with the regular 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 houses, until completion of all construction, all as determined by, and to the satisfaction of, the Director of Public Works.

20. That the Developer ensure that construction traffic uses access routes determined by the Director of Public Works; maintain those access routes, at no expense to the City, in a clean, dust-free condition, free of dropped and tracked-on mud; and undertake the regular cleaning of streets – all until building construction, including landscaping, is complete, and all as determined by, and to the satisfaction of, the Director of Public Works.

21. That no private approaches will be permitted off Dugald Road or Plessis Road to serve the Planned Area with the exception of a right-in/right-out on Dugald Road to serve the proposed commercial development fronting Dugald Road.

22. That the cul-de-sac island be hard-surfaced to minimize maintenance.

23. That the Developer 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 Planned Area.

24. That the Developer pay $1,200.00 plus GST per acre to defray the City's administration and related costs associated with the preparation and implementation of the Development Agreement.

25. That the Developer dedicate to the City as public open space at least 8% of the land contained within the overall development area, landscape the dedicated land, and pay its share of the cost of services in streets abutting the dedicated

land, in accordance with City policy, and as determined by, and to the satisfaction of, the Directors of Public Works and Property, Planning & Development. If the Developer is unable to dedicate a full 8% of the land, the Developer shall dedicate an amount of land satisfactory to the Directors of Public Works and Property, Planning & Development, pay to the City the value of the difference between 8% of the land and the land actually dedicated, the value of the servicing of the land not dedicated, and the value of the landscaping of the land not dedicated.

26. That the Developer landscape, and construct a 1.8-m-wide asphaltic path through, the entire length of the City-owned land from the southwest limit of the boundary for ‘Subject City Property' shown in broken outline on Misc. Plan No. 13475/1, to Camiel Sys Street. This pathway will be on land retained by the City to facilitate the provision of a linear connection and public walk linking the southernmost street (in the vacant lands being sold under Misc. Plan No. 13179) to Camel Sys Street.

27. That the Developer assume responsibility for the maintenance of all park sites until they are developed and turned over to the City for maintenance.

THIS REPORT SUBMITTED BY:
Administrative Co-ordinating Group
File No. DASZ 20/08
January 27, 2009

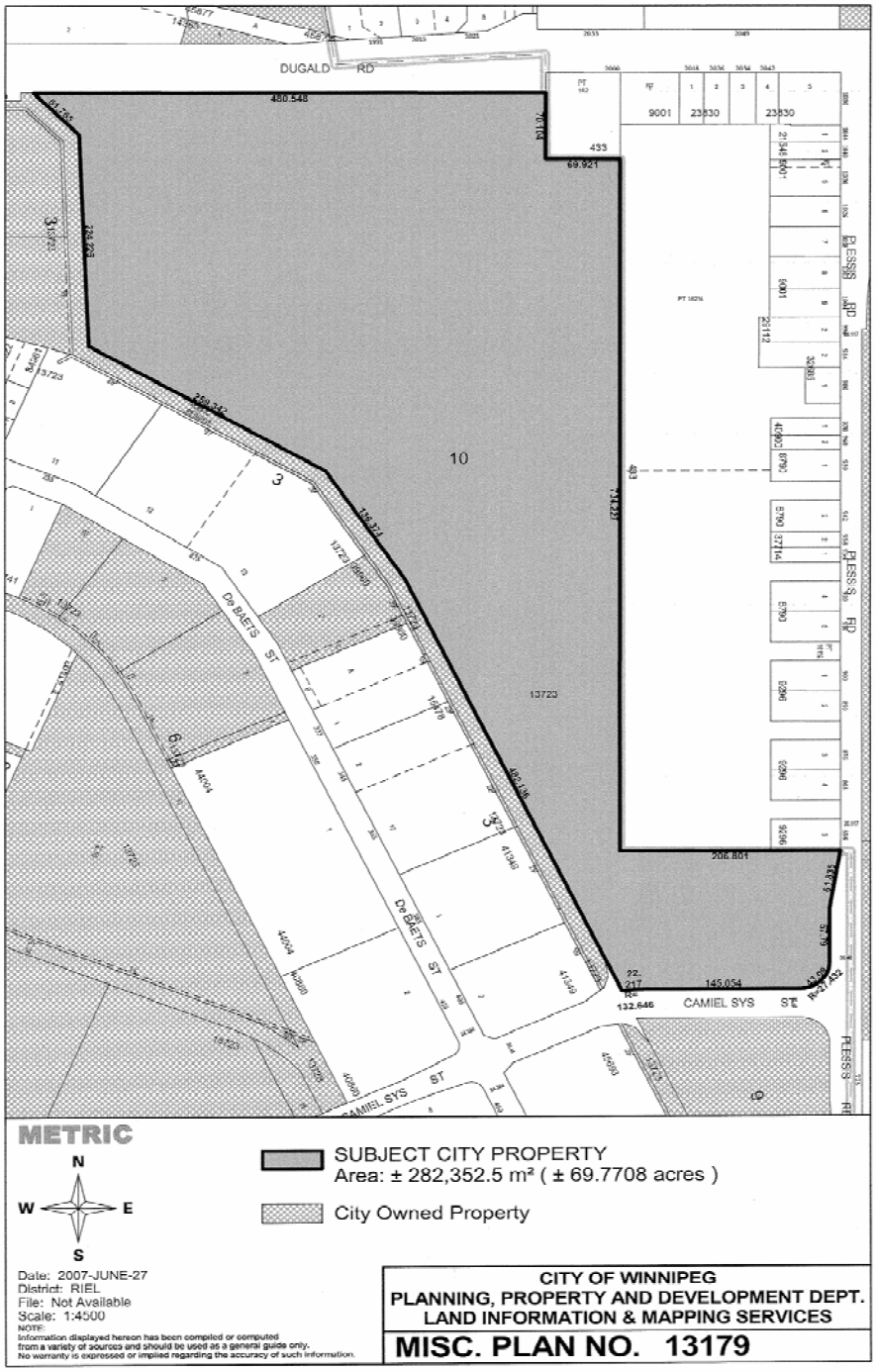
“original signed by S. Matile”
S. Matile, P. Eng., Chair
Land Development Branch

“original signed by R. Hartmann”
R. Hartmann, P. Eng.
Public Works Department, Transportation Division

“original signed by F. Mazur”
F. Mazur, P. Eng.
Water & Waste Department

“original signed by D. Beaton”
D. Beaton, MLArch
Riverbanks, Parks, & Community Initiatives Branch

SCHEDULE "C" – MISC. Plan 13179



SCHEDULE "D" – MISC. Plan 13475/1

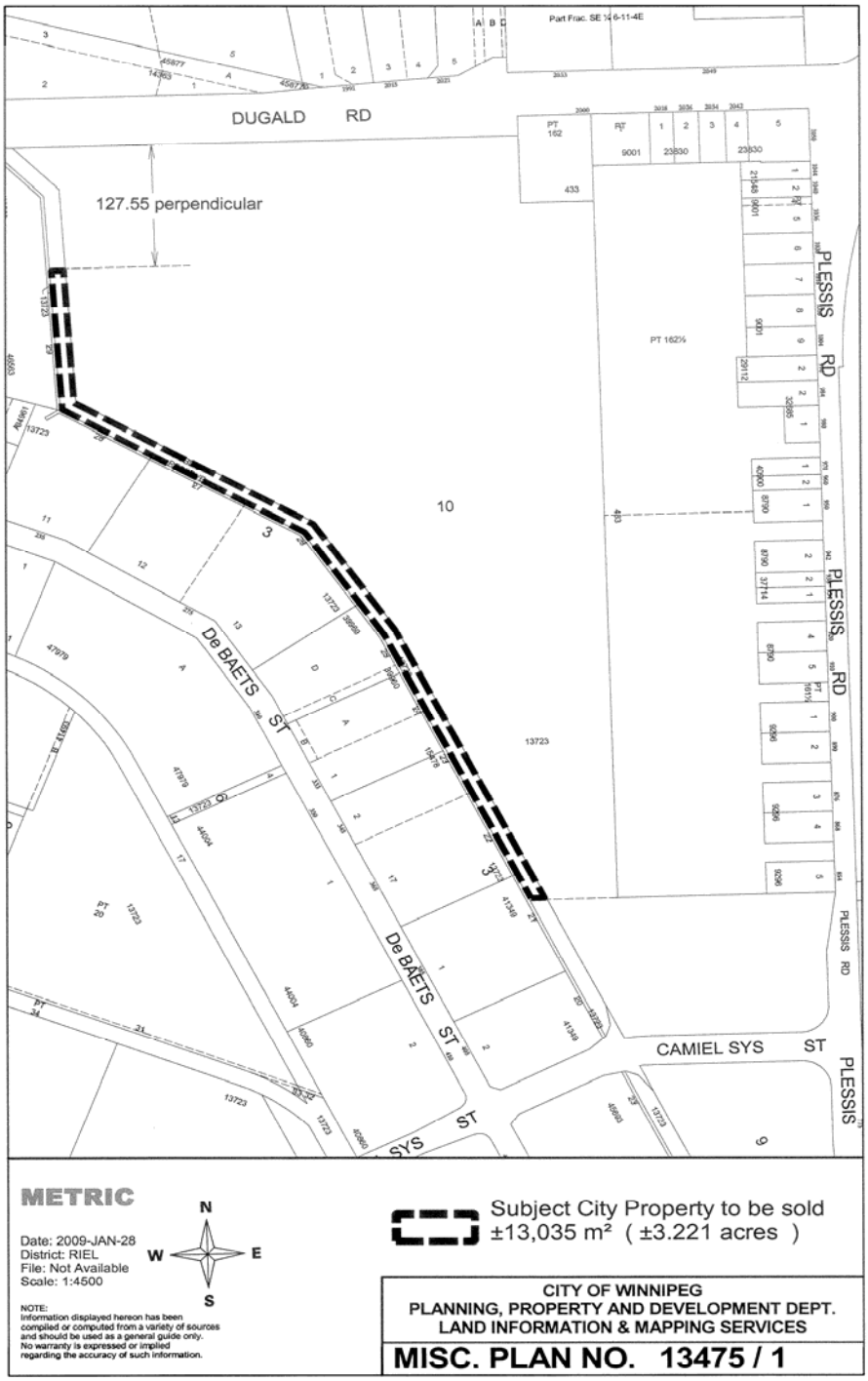


FIGURE 1 - ***Existing Land-Uses for subject property and Surrounding Area.***

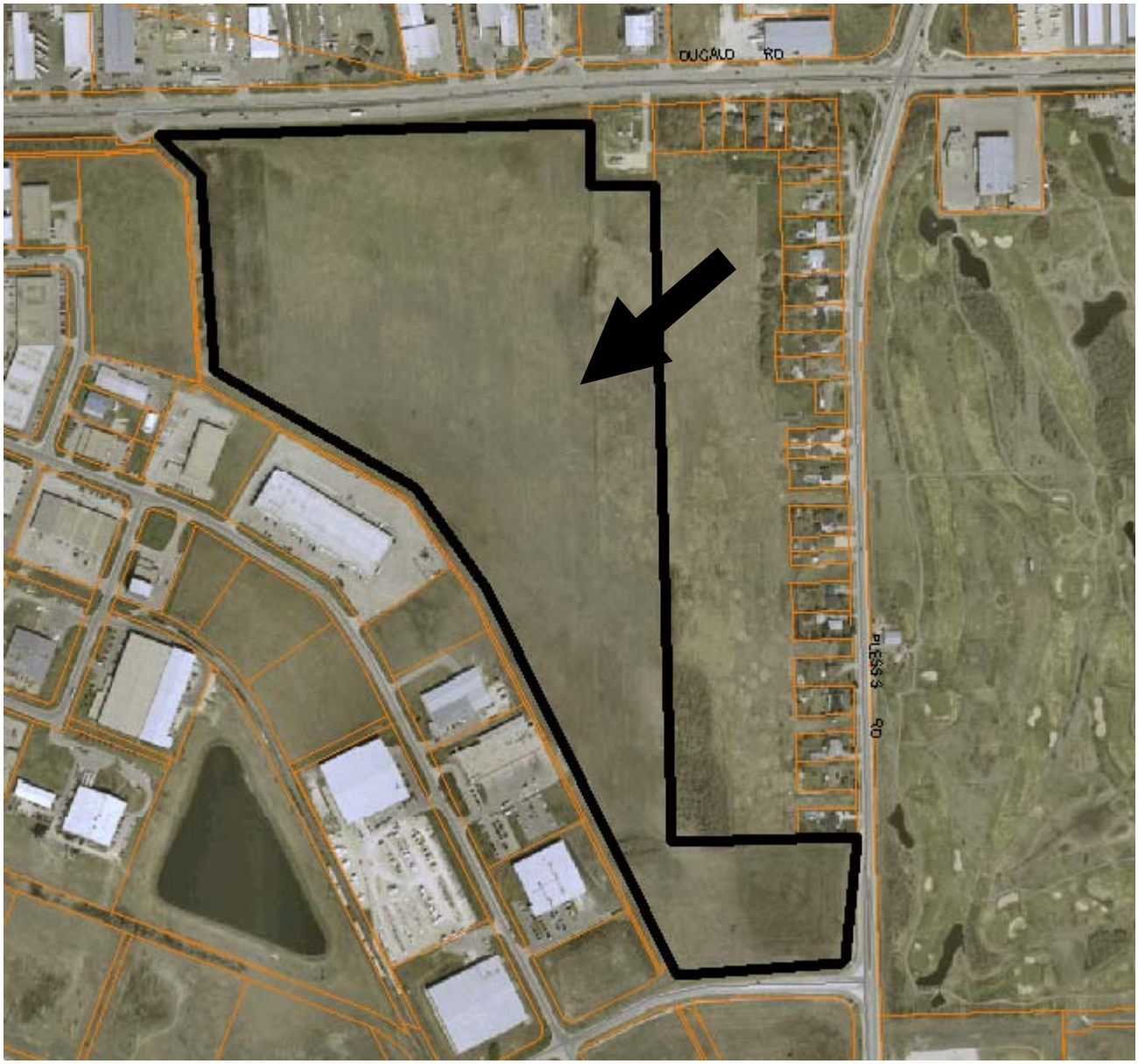
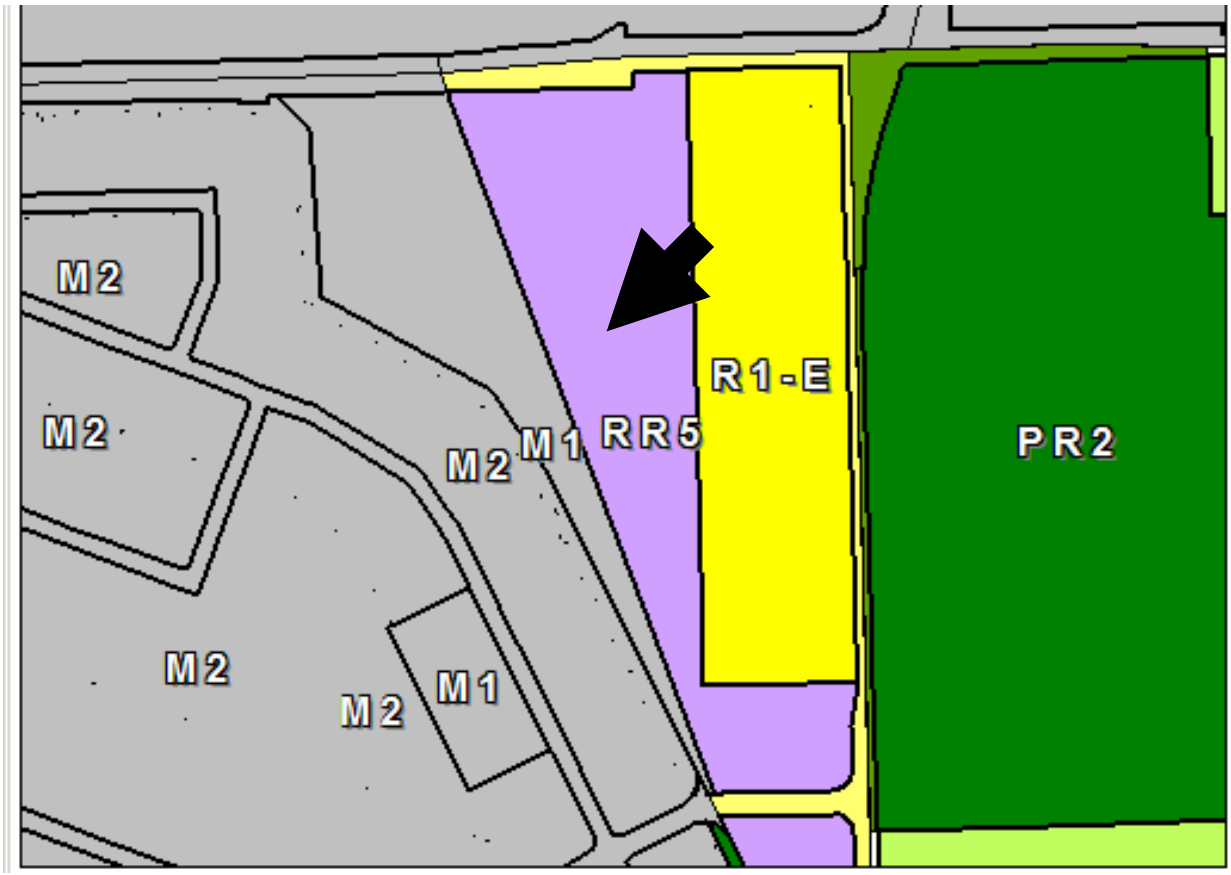


FIGURE 2 - ***Existing Zoning for subject property and Surrounding Area.***



APPENDIX "A" - ***Design Guidelines for RMU, CMU and RMF properties in DASZ 20/08 and DASZ 33/08***

Purpose: To be used as guidelines when reviewing the final plan submittals for multiple family and/or commercial buildings south of Dugald, north of Camiel Sys, west of Plessis Road.

Lighting

A. Night lighting and security lighting shall be shielded to ensure that there is no off-site glare or skyward illumination for the adjacent single family dwellings to the south of the new east / west road.
B. Parking lot and landscape lighting shall be low to the ground, to reduce glare and illuminate all pedestrian walkways.
C. Within 50 ft. of the property boundary, light fixtures shall be full cutoff.
D. All other outdoor lighting fixtures may be semi-cutoff or full-cutoff
E. Location and type of lighting should be submitted in a lighting plan.

Buffering

That a minimum 25 foot separation space/buffer be provided along the south property lines of the CMU and RMU Parcels across the new east / west street from the future residential dwellings.

Parking

A. To the maximum extent possible, parking areas should be internalized in building groupings and oriented away from street frontages.
B. Consider breaking up large parking areas into smaller blocks of parking with landscape islands.
C. Consider separating parking areas from each other by a landscape strip +10 feet in width.
D. Parking areas abutting the right of way should be set back from the property line with enough space for soft berming and landscaping around the perimeter to provide screening and an attractive visual presentation for the property
E. Parking areas abutting the building should be set back a minimum of 10 feet with berming or hedging to screen headlight glare.

Site Planning

Consider setting aside an area of common open space on the Multiple Family lot that can be easily accessed by building residents and that provides a focal point for the residents to interact, and adds to the overall quality of life for residents. It should be purposefully integrated into the overall design of the development and not merely residual areas left over after the buildings and parking lot are sited.

Common open space can include gardens, courtyards, recreation, or play areas and may include some of the following features:

- Seasonal planting areas
- Large, flowering trees
- Seating
- Pedestrian scaled lighting
- Gazebos or other decorative shelters
- Play structures for children
- On-site recreation amenities

Building Design

A. Provide a distinctive, quality, architectural character and style that give character to each building, allowing some similar theme / design to run through each building but also marking each individually.
B. New buildings should respect the context of adjacent residential neighbourhoods including the height, scale, mass, form, and character of surrounding development
C. Front doors / entrances should be clearly marked with distinct design elements such as porticoes, benches, canopies, etc.
D. Masonry used to enhance the façade of buildings.

Pedestrian Connections

A. Consider providing pedestrian connections from each building entrance to an internal sidewalk system which connects to the external sidewalk system.
B. Where these sidewalks cross a parking lot, connections should be marked through the use of a change in paving materials and height as a signal to motorists that they should slow down upon approaching.

Corner and entryways

A gate way feature of landscaping and/or architectural element is recommended to anchor the corner of Dugald and the new north / south street as a significant entrance into the proposed subdivision to assist in creating a neighbourhood identity.

Screening

A. Mixture of deciduous and coniferous trees is recommended along the property lines adjoining the new right-of-ways internal to the subdivision plan. This is especially important along the west side of the proposed CMU and east side of the proposed RMU, where the proposed building is oriented parallel to the main street into the new residential community and could potential house a number of commercial uses.
B. Mixture of deciduous and coniferous trees is recommended along the east property line of the CMU to provide some visual separation against Manitoba Hydro's major gas pipeline utility to the east.

C. Mixture of deciduous and coniferous trees is recommended along the west property line of the RMU to provide some visual separation Winnipeg Police Service Station and St. Boniface Industrial Park to the west.
D. Mixture of deciduous and coniferous trees is recommended along the south property line of the RMF-S to provide some visual separation against Camiel Sys Street.
E. Mixture of deciduous and coniferous trees and berming is recommended along the west property line of the RMF-S to provide some visual separation against St. Boniface Industrial Park.
F. Mixture of deciduous and coniferous trees and berming is recommended along the east property line of the RMF-S to provide some visual separation against Plessis Road.

Exhibit "13" referred to in File DASZ 20/2008 [c/r EP-1.1(PW 5/2008)]

Mrs. J. Park, Manager of the Decision Making Process
EXECUTIVE POLICY COMMITTEE
Council Building
510 Main Street
Winnipeg, MB R3B 1B9

Dear Mrs. J. Park:

REZONING DASZ 20 / 2008 & DASZ 33 / 2008 - SOUTH SIDE OF DUGALD, WEST OF PLESSIS ROAD

- We would like to see some changes to the ACG Report found at the back of Planner's Reports under Appendix 'A'
- The changes deal mostly with proposed pathways and sidewalks; and the addition of a water feature in the drainage pond.
- We would like to see an Active Tranportation trail constructed along the south side of Dugald Road and we are prepared to faciliate our piece of this trail in the immediate future.
- In exchange we would like to:
    - defer the construction of a modified trail on the south end of the community to later applications,
    - eliminate our requirement to construct an asphalt pathway along the northwest corner of the planned area, and
    - elminate a sidewalk along the east side of the new north-south road intersecting with Dugald Road and leading into the planned area.
- We would also like the required sidewalk on the north side of Camel Sys to be constructed to City of Winnipeg standards instead of the 150 mm dimension requested in the ACG report.
- We would like to see constructed a water fountain in the drainage pond.
- We also reguest that a clause in the Planner's report regarding a setback along Plessis Road for the proposed RMF-S site be modified from 50 feet to 30 feet.

Changes to the ACG Reports (Appendix 'A')
1. Add a clause into DASZ 33/2008:

That the Developer landscape with sod and construct a 3.5 m wide asphaltic concrete path along the entire length of the RMU and PR1 Lands abutting Dugald Road, from the western limit of the lands to be retained by the City to the proposed north-south roadway which abuts the Planned Area to the east and intersects with Dugald Road. This excludes the cost of any major ditch/land drainage and/or roadway modifications that may be required to install the path.

2. Delete from DASZ 33/2008 and DASZ 20/2008 all clauses requiring the construction of a 1.8m wide asphaltic concrete path on the City owned land to be zoned PR1 abutting the proposed RMU in DASZ 33/08 and RMF-S in DASZ 20/2008. Add a clause requiring a gravel pathway abutting the RMF-S site when a right-of-way to the north is added and this pathway connects to a right-of-way.

a) Delete from DASZ 33/08 the following Clause.

21. That the Developer, at no expense to the City, construct a 1.8-m-wide asphaltic concrete path from Dugald Road to the street south of the RMU parcel.

b) Delete from DASZ 20/08 the following Clause.

26. That the Developer landscape, and construct a 1.8-m-wide asphaltic path through, the entire length of the City-owned land from the southwest limit of the boundary for 'Subject City Property' shown in broken outline on Misc. Plan No. 13475/1, to Camiel Sys Street. This pathway will be on land retained by the City to facilitate the provision of a linear connection and public walk linking the southernmost street (in the vacant lands being sold under Misc. Plan No. 13179) to Camel Sys Street.

c) Add to DASZ 20/08 the following Clause.

That the Developer landscape, and construct a 1.8-m-wide gravel path through the entire length of the City-owned land being rezoned to PR1 from the southwest limit of the boundary for 'Subject City Property' shown in broken outline on Misc. Plan No. 13475/1, to the paved sidewalk on the northside of Camiel Sys Street when the southernmost street in the vacant lands being sold under Misc. Plan No. 13179 are legally opened under subsequent applications.

3. Modify for DASZ 33/2008 and DASZ 20/2008 all clauses requiring 'sidewalks on both sides' and replace with 'sidewalk on west side only' for the proposed new north-south roadway intersecting with Dugald Road.

a) Modify from DASZ 33/08 the following Clause:

*8. That, should the Developer proceed with DASZ 33/08 prior to DASZ 20/08, prior to the issuance of building permits for DASZ 33/08, the Developer finance and construct, in the proposed north-south roadway which abuts the Planned Area to the east and intersects with Dugald Road, two 8.0-m-wide by 200-mm-thick portland cement concrete pavements and all related works, including, but not limited to, drainage works, sidewalks on ~~both~~ **west** sides, street lighting, and boulevard landscaping.*

b) Modify from DASZ 20/08 the following Clause:

*8. That, should the Developer proceed with DASZ 33/08 prior to DASZ 20/08, prior to the issuance of building permits for DASZ 33/08, the Developer finance and construct, in the proposed north-south roadway which abuts the Planned Area to the east and intersects with Dugald Road, two 8.0-m-wide by 200-mm-thick portland cement concrete pavements and all related works, including, but not limited to, drainage works, sidewalks on ~~both~~ **west** sides, street lighting, and boulevard landscaping.*

4. Revise in DASZ 20/2008 ACG Report, Clause 11 to construct a 1.5m wide Portland cement concrete sidewalk 'to City of Winnipeg standards' instead of '150mm thick'

a) Modify from DASZ 20/08 the following Clause:

11. That the Developer construct a 1.5-m-wide by ~~150-mm-thick~~ Portland cement concrete sidewalk ***to a thickness required under City of Winnipeg Standards*** on the north side of Camiel Sys Street abutting the full length of the Planned Area.

5. Add a clause into DASZ 33/2008;

The Developer may cause to be installed a fountain in the the proposed land drainage/stormwater retention system.

Changes to the Planner's Recommendations

We also ask that the following clause in the Planner's report be modified. This clause affects the setback along Plessis Road for the proposed multiple family site being zoned RMF-S at the northwest corner of Plessis and Camel Sys Street.

1. Modify from DASZ 20/2008 the clause to allow a 30 ft landscape setback along Plessis Road instead of 50 ft.

*3. A. iv. 2. That a landscaped setback of ~~50~~ **30** feet be provided along Plessis Road;*

Susan Russell, MALA, CSLA
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200-120 Fort Street
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