Minute No. 304
Report - Standing Policy Committee on Property and Development - June 2, 2009

Item No. 8 Subdivision and Rezoning - Burning Glass Road
File DASZ 12/2009

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

The Executive Policy Committee concurred in the recommendations of the Standing Policy Committee on Property and Development and the Riel Community Committee, as amended, and submits the following to Council:

1. That the plan of subdivision proposed under File DASZ 12/2009 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File DASZ 12/2009 dated May 18, 2009, for registration in the Winnipeg Land Titles Office subject to the following:

    A. That the Developer be required to enter into Addendum to Servicing Agreement AG 51/05 with the City containing all the conditions outlined in Schedule "B", the Report of the Administrative Coordinating Group dated May 8, 2009, with the following amendments:

        i. That Recommendation 2 under section B. Development Agreement Addendum be amended by deleting the words "building permits" and replacing with the words "occupancy permits".

        ii. That Recommendation 3 under section B. Development Agreement Addendum be amended by adding the words "Lot 1 of" after the word "add".

        iii. That Recommendation 5 under section B. Development Agreement Addendum be amended by adding the words "Lot 1 of" after the words "acre of".

2. That The Winnipeg Zoning By-law No. 200/06 be amended by rezoning all of the subject land as shown on Schedule "A" for Lot 1 for File DASZ 12/2009 dated May 18, 2009, to "RMF-M" Residential Multiple Family District - Medium, 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 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 (with the exception of the plans for the berming within the 10 metre buffer area adjacent to Lagimodière Boulevard) and signage to the area Councillor in this instance to expedite the process due to time constraints, 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 there be a minimum 50 foot (5.24 metres) noise attenuation setback established between any building constructed on the proposed "RMF-M" Multiple Family lands and the Lagimodiere Boulevard right-of-way and that said recommended setback extend along the full 244.1 meter (800 feet) frontage with Lagimodiere Boulevard.

iii. That in the context of the aforementioned required Plan Approval process, all detail with respect to any proposed new berming and naturalized landscaping treatment within the aforementioned fifty (50) foot buffer area, is to be subject to consultation with the Parks , Riverbanks and Community Initiatives Branch and the City Naturalist prior to the issuance of the first occupancy permit.

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

4. That in the event the application is not proceeded with expeditiously and the by-law is not enacted within twenty-four (24) months after adoption of the report by Council, the matter shall be deemed to be concluded and shall not be proceeded with unless an extension of time is applied for prior to the expiry of this twenty-four (24) month period and the extension is subsequently approved by Council.

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

6. That the subdivision section of the by-law shall come into force and effect upon execution by the City of Winnipeg of the Addendum to the Servicing Agreement.

Report - Standing Policy Committee on Property and Development - June 2, 2009

7. 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.

8. That the Plan of Subdivision shall be approved and signed by the Director of Planning, Property and Development within two (2) years of the date of passage of the aforementioned by-law.

9. That in the event the necessary City of Winnipeg mylar approval signatures have not been secured within twenty-four (24) months after adoption of the by-law, the matter shall be deemed to be concluded and shall not be proceeded with unless Council extends that time.

10. That the Acting City Solicitor/Manager of Legal Services be requested to do all thing necessary for implementation in accordance with the terms of The City of Winnipeg Charter.

Minutes - Executive Policy Committee - June 10, 2009

Report - Standing Policy Committee on Property and Development - June 2, 2009

DECISION MAKING HISTORY:

Moved by Councillor Fielding,

That the recommendations of the Standing Policy Committee on Property and Development and the Riel Community Committee, as amended, be concurred in and forwarded to Council.

Carried

STANDING COMMITTEE RECOMMENDATION:

On June 2, 2009, the Standing Policy Committee on Property and Development concurred in the recommendation of the Riel Community Committee with the following amendments, namely:

- Amend Recommendation 1. A. by adding the following:

    ii. That Recommendation 3 under section B. Development Agreement Addendum be amended by adding the words "Lot 1 of" after the word "add".

    iii. That Recommendation 5 under section B. Development Agreement Addendum be amended by adding the words "Lot 1 of" after the words "acre of",

and forwarded to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On May 25, 2009, the Riel Community Committee concurred in the recommendation of the Winnipeg Public Service, with the following amendments, namely:

- Amend Recommendation 1. A. by adding the following after the words "dated May 8, 2009", namely:

    "with the following amendment:

    i. That Recommendation 2 under section B. Development Agreement Addendum be amended by deleting the words "building permits" and replacing with the words "occupancy permits".

Report - Standing Policy Committee on Property and Development - June 2, 2009

DECISION MAKING HISTORY: (continued)

COMMUNITY COMMITTEE RECOMMENDATION: (continued)

- Amend Recommendation 2. A. i. as follows:
  - Add the words "(with the exception of the plans for the berming within the 10 metre buffer area adjacent to Lagimodière Boulevard)" after the word "landscaping".

  - Delete the words "Riel Community Committee" and replace with the words "area Councillor in this instance to expedite the process due to time constraints".

- Amend Recommendation 2. A. iii. by deleting the words "any building or development permits" and the last sentence of the paragraph and replacing with the words "the first occupancy permit",

and forwarded to the Standing Policy Committee on Property and Development.

RE: **Subdivision and Rezoning – Burning Glass Road**
File DASZ 12/2009

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

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

Report date: **May 26, 2009**

COMMUNITY COMMITTEE RECOMMENDATION:

On May 25, 2009, the Riel Community Committee concurred in the recommendation of the Winnipeg Public Service, as amended, and recommends to the Standing Policy Committee on Property and Development:

1. That the plan of subdivision proposed under File DASZ 12/2009 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File DASZ 12/2009 dated May 18, 2009, for registration in the Winnipeg Land Titles Office subject to the following:

    A. That the Developer be required to enter into Addendum to Servicing Agreement AG 51/05 with the City containing all the conditions outlined in Schedule "B", the Report of the Administrative Coordinating Group dated May 8, 2009, ***with the following amendment:***

        i. That Recommendation 2 under section B. Development Agreement Addendum be amended by deleting the words "building permits" and replacing with the words "occupancy permits".

2. That The Winnipeg Zoning By-law No. 200/06 be amended by rezoning all of the subject land as shown on Schedule "A" for Lot 1 for File DASZ 12/2009 dated May 18, 2009, to "RMF-M" Residential Multiple Family District - Medium, 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 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 (***with the exception of the plans for the berming within the 10 metre buffer area adjacent to Lagimodière Boulevard***) and signage to the ~~***Riel Community Committee***~~ ***area Councillor in this instance to expedite the process due to time constraints*** 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 there be a minimum 50 foot (5.24 metres) noise attenuation setback established between any building constructed on the proposed "RMF-M" Multiple Family lands and the Lagimodiere Boulevard right-of-way and that said recommended setback extend along the full 244.1 meter (800 feet) frontage with Lagimodiere Boulevard.

iii. That , in the context of the aforementioned required Plan Approval process, all detail with respect to any proposed new berming and naturalized landscaping treatment within the aforementioned fifty (50) foot buffer area, is to be subject to consultation with the Parks , Riverbanks and Community Initiatives Branch and the City Naturalist prior to the issuance of ***the first occupancy permit.*** ~~***any building or development permits. And that all berming within the aforementioned buffer area be consistent with the style and technical requirements of the berm(s) already constructed along the east side of Lagimodiere Boulevard south of Sage Creek Boulevard.***~~

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

4. That in the event the application is not proceeded with expeditiously and the by-law is not enacted within twenty-four (24) months after adoption of the report by Council, the matter shall be deemed to be concluded and shall not be proceeded with unless an extension of time is applied for prior to the expiry of this twenty-four (24) month period and the extension is subsequently approved by Council.

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

6. That the subdivision section of the by-law shall come into force and effect upon execution by the City of Winnipeg of the Addendum to the Servicing Agreement.

7. 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.

8. That the Plan of Subdivision shall be approved and signed by the Director of Planning, Property and Development within two (2) years of the date of passage of the aforementioned by-law.

9. That in the event the necessary City of Winnipeg mylar approval signatures have not been secured within twenty-four (24) months after adoption of the by-law, the matter shall be deemed to be concluded and shall not be proceeded with unless Council extends that time.

10. That the Acting City Solicitor/Manager of Legal Services be requested to do all thing necessary for implementation in accordance with the terms of The City of Winnipeg Charter.

Note: The wording in bold and italics denotes amendments made by the Community Committee.

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

1. The Riel Community Committee agreed with the administrative comments contained in the report of the Planning and Land Use Division dated May 18, 2009.

PUBLIC HEARING SUMMARY

File: DASZ 12/2009

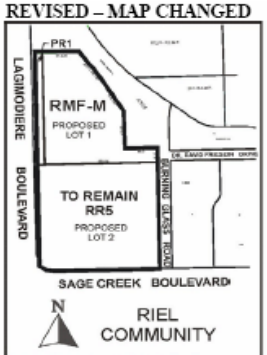
Before: Riel Community Committee
Councillor Steeves, Chairperson
Councillor Swandel
Councillor Vandal

Public Hearing: May 25, 2009
Council Chamber
Council Building, 510 Main Street

Applicant: Sage Creek Development Corporation (Glen Halldorson)

Subject:

REVISED – MAP CHANGED



APPLICANT : SAGE CREEK DEVELOPMENT CORPORATION
FILE : DASZ 12/09
PROPOSAL: An application for the approval of the plan of subdivision shown outlined above as may be determined by Council and for a proposed zoning change to By-law No. 200/2006 by rezoning the land shown outlined above rom an "RR5" RURAL RESIDENTIAL 5 DISTRICT to an "RMF-M" RESIDENTIAL MULTI-FAMILY and a "PR1" PARKS AND RECREATION 1 (NEIGHBOURHOOD) DISTRICT to allow for multi-family development. **For information, phone Mr. J. Wintrup, Planner at 986-5102.**
DEMANDEUR : SAGE CREEK DEVELOPMENT CORPORATION
N° DE RÉFÉRENCE : DALZ 12/09
PROJET : Demande d'approbation par le Conseil du plan de lotissement indiqué ci-dessus et proposition de modification du Règlement municipal n° 200/2006 visant à changer le zonage des sols délinéés ci-dessus qui passeraient de la catégorie RR5 (SECTEUR RÉSIDENTIEL EN MILIEU RURAL 5) à la catégorie RMF-M (SECTEUR RÉSIDENTIEL D'HABITATIONS MULTIFAMILIALES) et à la catégorie PR1 (SECTEUR DES PARCS ET DES LOISIRS 1 [Quartier]). **Pour obtenir des renseignements, veuillez communiquer avec M. J. Wintrup, urbaniste, au 986-5102.**

Premises Affected: Burning Glass Road
5092

Exhibits Filed:

1. Application dated April 8, 2009
2. Notification of Public Hearing dated April 22, 2009
3. Manitoba Status of Title 2334786
4. Plan
5. Report from the Planning and Land Use Division dated May 18, 2009
6. Inspection Report
7. Supporting documentation submitted by Eric Vogan at the Public Hearing
8. Audio Recording of representations of public hearing held on May 25, 2009

REPRESENTATIONS:

In Support:

Lyne Jones
Eric Vogan

In Opposition

Nil

For the City:

Ms. S. Matille, Land Development Engineer, Planning, Property and Development Department
Mr. J. Wintrup, Senior Planner, Planning, Property and Development Department

Exhibit "5" referred to in File DASZ 12/2009

ADMINISTRATIVE REPORT

ISSUE: Sage Creek (Burning Glass Rd) - DASZ 12/2009

Critical Path: RIEL Community Committee

AUTHORIZATION

Author	Department Head	CFO	CAO
Kevin Lalor Senior Planner			

RECOMMENDATIONS

1. That the plan of subdivision proposed under File DASZ 12/2009 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File DASZ 12/2009 dated May 18, 2009, for registration in the Winnipeg Land Titles Office subject to the following:

    A. That the Developer be required to enter into Addendum to Servicing Agreement AG 51/05 with the City containing all the conditions outlined in Schedule "B", the Report of the Administrative Coordinating Group dated May 8, 2009.

2. That The Winnipeg Zoning By-law No. 200/06 be amended by rezoning all of the subject land as shown on Schedule "A" for Lot 1 for File DASZ 12/2009 dated May 18, 2009, to "RMF-M" Residential Multiple Family District - Medium 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, 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 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 there be a minimum 50 foot (5.24 metres) noise attenuation setback established between any building constructed on the proposed “RMF-M” Multiple Family lands and the Lagimodiere Boulevard right-of-way and that said recommended setback extend along the full 244.1 meter (800 feet) frontage with Lagimodiere Boulevard.

iii. That , in the context of the aforementioned required Plan Approval process, all detail with respect to any proposed new berming and naturalized landscaping treatment within the aforementioned fifty (50) foot buffer area, is to be subject to consultation with the Parks , Riverbanks and Community Initiatives Branch and the City Naturalist prior to the issuance of any building or development permits. And that all berming within the aforementioned buffer area be consistent with the style and technical requirements of the berm(s) already constructed along the east side of Lagimodiere Boulevard south of Sage Creek Boulevard.

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

4. That in the event the application is not proceeded with expeditiously and the by-law is not enacted within twenty-four (24) months after adoption of the report by Council, the matter shall be deemed to be concluded and shall not be proceeded with unless an extension of time is applied for prior to the expiry of this twenty-four (24) month period and the extension is subsequently approved by Council.

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

6. That the subdivision section of the by-law shall come into force and effect upon execution by the City of Winnipeg of the Addendum to the Servicing Agreement.

7. 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.

8. That the Plan of Subdivision shall be approved and signed by the Director of Planning, Property and Development within two (2) years of the date of passage of the aforementioned by-law.

9. That in the event the necessary City of Winnipeg mylar approval signatures have not been secured within twenty-four (24) months after adoption of the by-law, the matter shall be deemed to be concluded and shall not be proceeded with unless Council extends that time.

10. That the City Solicitor/Manager of Legal Services be requested to do all thing necessary for implementation in accordance with the terms of The City of Winnipeg Charter.

IMPLICATIONS OF THE RECOMMENDATIONS

- The purpose of the subject application is to:
    a. rezone 10.04 acres of the land north of Sage Creek Boulevard, between Burning Glass Road and Lagimodiere Boulevard, from the current "RR-5" Residential category to a "RMF-M" Multiple Family category.
    b. There are no specific site plans for the multiple family component as yet, but what is known is that number of dwelling units (rental) will not exceed three hundred (300) overall.
    c. It is also known that there will eventually be a number of individual buildings on the site with building heights not to exceed four (4) stories.
    d. Access to and from the site is to restricted to Burning Glass Road.
    e. Specific details with respect to building location, on site parking, fencing/landscaping, exterior lighting and garbage enclosure locations etc. will be addressed in the context of the plan approval process required under the recommended zoning agreement.

HISTORY

APPLICANT:	Sage Creek Development Corporation
OWNER:	Sage Creek Development Corporation
LOCATION:	North of Sage Creek Blvd and East of Lagimodiere and West of Burning Glass Road in the South St. Boniface Neighbourhood (5.553) of the St. Boniface Ward.
LEGAL DESCRIPTION:	Part Lot 211 & Part Lot 212, Plan 433
SITE DESCRIPTION:	
Size:	10.04 acres (Planned Area)
Plan Winnipeg:	Neighbourhood Policy Area
Zoning:	RR5 Rural Residential
CURRENT LAND USE:	Under developed land (Attachment "1").

SURROUNDING LAND USES AND ZONING:

North: To the north are open agricultural lands, zoned "RR-5" Rural Residential and set aside for future phasing of the Sage Creek Development.

South: To the immediate south is a zoned "C2" Commercial area that will constitute the proposed 18.4 acre Village Centre of the first phase of development .

West: To the west is Lagimodiere Boulevard and the Island Lakes residential neighbourhood zoned "R1-5" single family residential.

East: To the east are large undeveloped open areas zoned "RR-5" Rural Residential and set

aside under the Area Structure Plan for future phases of development. And to the immediate east are several “C2” commercial parcels and a multiple family site between
Dr. David Friesen Drive and Sage Creek Boulevard. An office complex is currently under
construction on one of the commercial parcels.

DESCRIPTION OF THE DEVELOPMENT:

- The application proposes to rezone the northern half of an approximately twenty four (24) acre parcel north of Sage Creek boulevard between Lagimodiere Boulevard and Burning Glass Road from its current “ RR-5” Rural Residential category to an “ RMF-M” Multiple Family category and a “ PR-1” Parks and Recreation category.
- The 9.44 acre “RMF-M” site will facilitate development of an approximately 300 unit multiple family housing complex.
- The proposed .60 acre “PR-1” lands are to be set aside as a green space buffer strip adjacent to Lagimodiere Boulevard.
- The remaining approximately thirteen (13) acres adjoining to the south will remain vacant and will retain its “RR-5” Rural Residential zoning.

A. DEVELOPMENT CONSIDERATIONS

1. Background

- In April 2005, the Standing Policy Committee on Property and Development identified the South St. Boniface Area Structure Plan as a priority project within the Planning, Property and Development Department’s 2005 Secondary Plan Work Program.
- The department implemented a collaborative planning process in partnership with Qualico Developments and their consulting team to prepare the area structure plan. This process also included close consultation with all affected City departments to address any issues related to the development of the subject lands and to ensure that the City’s requirements were incorporated into the plan’s policies.
- On September 28, 2005, Council gave first reading to By-law 158/05 to adopt the South St. Boniface Area Structure Plan as a Secondary Plan and directed that the Riel Community Committee conduct a public hearing respecting the proposed by-law and plan. It was ultimately passed by Council November 23/05.
- In the early part of 2006, City Council endorsed the 1st phase of Sage Creek (DASZ 51/05), which encompasses 103 acres overall and lies to the immediate south of Sage Creek Boulevard.
- In the interim, new applications (i.e. DASZ 32/07) have created several small “C2” parcels and one multiple family parcel north of Sage Creek Boulevard between Burning Glass Road and Boulevard des Hivernants.
- The new corporate offices of Qualico Developments are situated on the most northernmost aforementioned “C2” parcel.

2. Land Use Analysis

- The subject parcel is situated in an area designated under the Area Structure Plan for future commercial and/or residential use. It will eventually be part of what is described as an expanded village centre complex. Specifically, the requested “RMF-M” zoning will allow for the establishment of a multi –building multiple family (rental) development.

- File information indicates that there will be a maximum of 300 dwelling units on the site and no individual structure will have a height of more than four (4) stories.
- Access to and from the site will be via Burning Glass Road and there will be no connection to Lagimodiere Boulevard.
- Based on the overall square footage of the site, the requested zoning category could permit, as of right, over 400 dwelling units and a maximum building height of 60 feet (6 stories).
- The proposed development will be well within those ranges and final plans will ultimately be subject to review by both Qualico Developments and the City of Winnipeg under the Plan Approval process outlined in the suggested zoning agreement.
- The initial plans called for the dedication of a 10 meter (32 ft.) wide buffer strip along the entire 244 meter western boundary of the subject property which would be rezoned to a "PR-1" Parks and Recreation category and administered by the City of Winnipeg.
- It has since been determined that the City does not want or need the strip of land in question and Qualico has similarly concluded that it would not be in its long term interests to relinquish frontage land along this stretch of Lagimodiere Boulevard.
- It is therefore the consensus of the City and Qualico that the lands advertised for "PR-1" not be rezoned to a "PR-1" category but be included in the proposed "RMF-M" Multiple Family zoning.
- It is therefore recommended that the area to be rezoned to "RMF-M" Multiple Family be expanded from the initial 9.44 acres to 10.04 acres.

B. REASONS FOR RECOMMENDATION

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

- The proposed use is consistent with the overall plans approved under the Area Structure Plan.
- The proposed use, a multiple family complex, is appropriately situated and of a height and density that will be in character with adjoining land uses.

C. CONDITIONS OF RECOMMENDATION

- In order to ensure an adequate buffer zone between proposed housing development on the site and Lagimodiere Boulevard, the zoning agreement will specify that a minimum fifty (50) foot landscaped buffer be established and maintained between the Lagimodiere right-of-way and any new buildings constructed on the subject land.
- The recommended fifteen meter (50 ft.) buffer zone is in accordance with noise attenuation guidelines established by Public Works for proposed new multiple family developments along Lagimodiere Boulevard.
- Specific details with respect to building location, on site parking, fencing/landscaping, exterior lighting and garbage enclosure locations etc. will be addressed in the context of the plan approval process required under the recommended zoning agreement.
- Appendix "A" outlines some of the guidelines that will be used to analysis the future site plan for the new multiple family dwellings.

FINANCIAL IMPACT

Financial Impact Statement

Date:

Project Name:

First Year of Program

	0	1	2	3	4
Capital					
Capital Expenditures Required	$ -	$ -	$ -	$ -	$ -
Less: Existing Budgeted Costs	-	-	-	-	-
Additional Capital Budget Required	$ -	$ -	$ -	$ -	$ -
Funding Sources:					
Debt - Internal	$ -	$ -	$ -	$ -	$ -
Debt - External	-	-	-	-	-
Grants (Enter Description Here)	-	-	-	-	-
Reserves, Equity, Surplus	-	-	-	-	-
Other - Enter Description Here	-	-	-	-	-
Total Funding	$ -	$ -	$ -	$ -	$ -
Total Additional Capital Budget Required	$ -				
Total Additional Debt Required	$ -				
Current Expenditures/Revenues					
Direct Costs	$ -	$ -	$ -	$ -	$ -
Less: Incremental Revenue/Recovery	-	-	-	-	-
Net Cost/(Benefit)	$ -	$ -	$ -	$ -	$ -
Less: Existing Budget Amounts	-	-	-	-	-
Net Budget Adjustment Required	$ -	$ -	$ -	$ -	$ -

Additional Comments:

original signed by
Department Controller

CONSULTATION

In preparing this Report there was consultation with:

N/A

SUBMITTED BY

Department	Planning, Property and Development
Division	Planning and Land Use
Prepared by:	Kevin Lalor
Date:	May 18, 2009
File No.	DASZ 12/09

Appendix:
1. Schedule “A” for File No. DASZ 12/09, Riel Community Committee, dated May 18, 2009.
2. Schedule “B” Administrative Coordinating Group Addendum to Servicing Agreement AG 51/05 dated May 8, 2009.
3. Attachment “1” – Existing Land-Uses for ‘Planned Area’ and Surrounding Lands
4. Attachment “2” – Existing Zoning for ‘Planned Area’ and Surrounding Lands.
5. Appendix A – Design Guidelines for Plan Approval

KL/jsw

5100

SCHEDULE “A” for File No. DASZ 12/09, Riel Community Committee, dated May 18, 2009.

By-Law No. _____

File No. **DASZ 12/09**

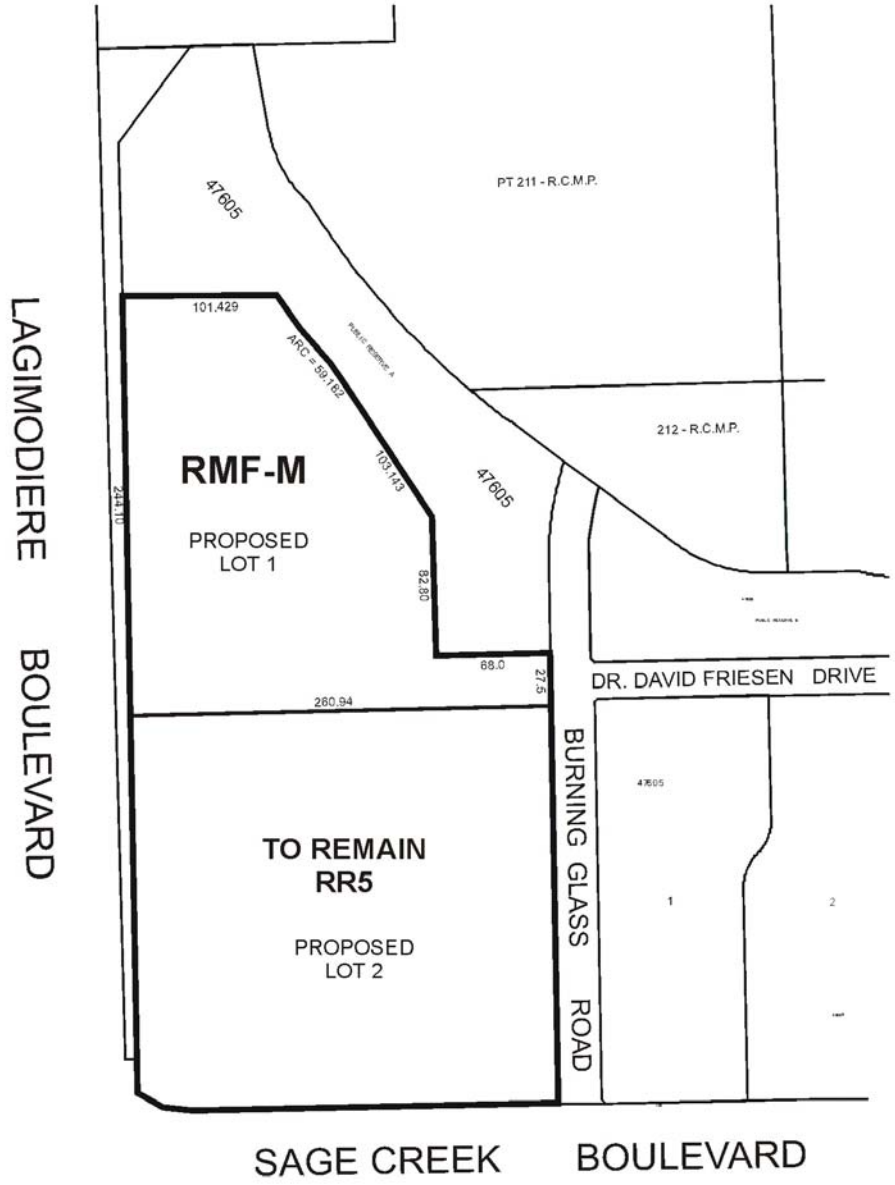
Atlas Sheet No.

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AG31
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 on Burning Glass Road from an "RR5" RURAL RESIDENTIAL 5 DISTRICT to an "RMF-M" RESIDENTIAL MULTI-FAMILY to allow for multi-family development 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 OF LAND EAST OF LAGIMODIERE BLVD., WEST OF BURNING GLASS ROAD, SOUTH OF THE PUBLIC RESERVE, AND NORTH OF DR. DAVID FRIESEN DRIVE (SAGE CREEK DEVELOPMENT)

Sage Creek Development Corporation has submitted an application to subdivide and rezone an approximately ten-acre parcel of land between Burning Glass Road and Lagimodiere Boulevard, from the westward projection of the south line of Dr. David Friesen Drive north to the Public Reserve created under AG 32/07 (Sage Creek Phase 3).

This land is contiguous with Phase 3 of, and was originally intended to comprise part of Phase 3B of, the Sage Creek Development.

Phase 1 of the Sage Creek Development was developed under AG 51/05. The adjacent lands in Phase 3 were developed under AG 32/07 (an addendum to AG 51/05), and subsequently amended per AG 17/08 (an addendum to AG 32/07). Phase 2 of the Sage Creek Development was developed under AG 21/07 (also an addendum to AG 51/05).

It is recommended that the approval of DASZ 12/09 be subject to the following:

A. Plan Considerations

The re-zoning of the PR1 parcel to RMF-M, and the requirement that the landowner establish and maintain a rear-yard landscaped setback (“buffer”) as required under a zoning agreement.

B. Development Agreement Addendum

Because the proposed subdivision and re-zoning do not entail the creation of any new public right-of-way, the Developer’s entering into a second addendum to Development Agreement AG 32/07 (i.e. a fourth addendum to AG 51/05) with the City of Winnipeg, as follows:

1. By adding to AG 32/07 (and therefore AG 51/05) a copy of the Plan of Subdivision approved under DASZ 12/09;

2. By adding to AG 32/07 (and therefore AG 51/05) the requirement that no building permits for multi-family development be issued until at least one

sidewalk has been constructed on Burning Glass Road between Sage Creek Boulevard and Dr. David Friesen Drive, including proper curb cuts and paraplegic ramps for the north-south crossing of Sage Creek Boulevard at Burning Glass Road, and, if necessary, proper curb cuts and paraplegic ramps for the east-west pedestrian crossing of Burning Glass Boulevard at Dr. David Friesen Drive;

3. By revising AG 51/05 and its addenda (AG 21//07, AG 32/07, and AG 17/08), as required, to add the Planned Area for DASZ 12/09 to the ongoing calculation of the dedication of public open space for the Sage Creek Development;

4. By adding to AG 32/07 (and therefore AG 51/05) the requirement that a berm be constructed on the westernmost 10-15 m of the Planned Area for DASZ 12/09, consistent with the style and treatment of the existing berm fronting Lagimodiere Boulevard south of the Sage Creek Boulevard, and landscaped to incorporate naturalized surfacing and plantings, the specifics of which shall be established and maintained to the satisfaction of the Director of Planning, Property, & Development and the Director of Public Works; and

5. By adding to AG 32/07 (and therefore AG 51/05) the requirement that the Developer be required to pay $1,200.00 plus GST per acre of the Planned Area for DASZ 12/09 to defray the City's administration and related costs associated with the preparation and implementation of the new Addendum.

THIS REPORT SUBMITTED BY:
Administrative Co-ordinating Group
File No. DASZ 12/09
May 8, 2009

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

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

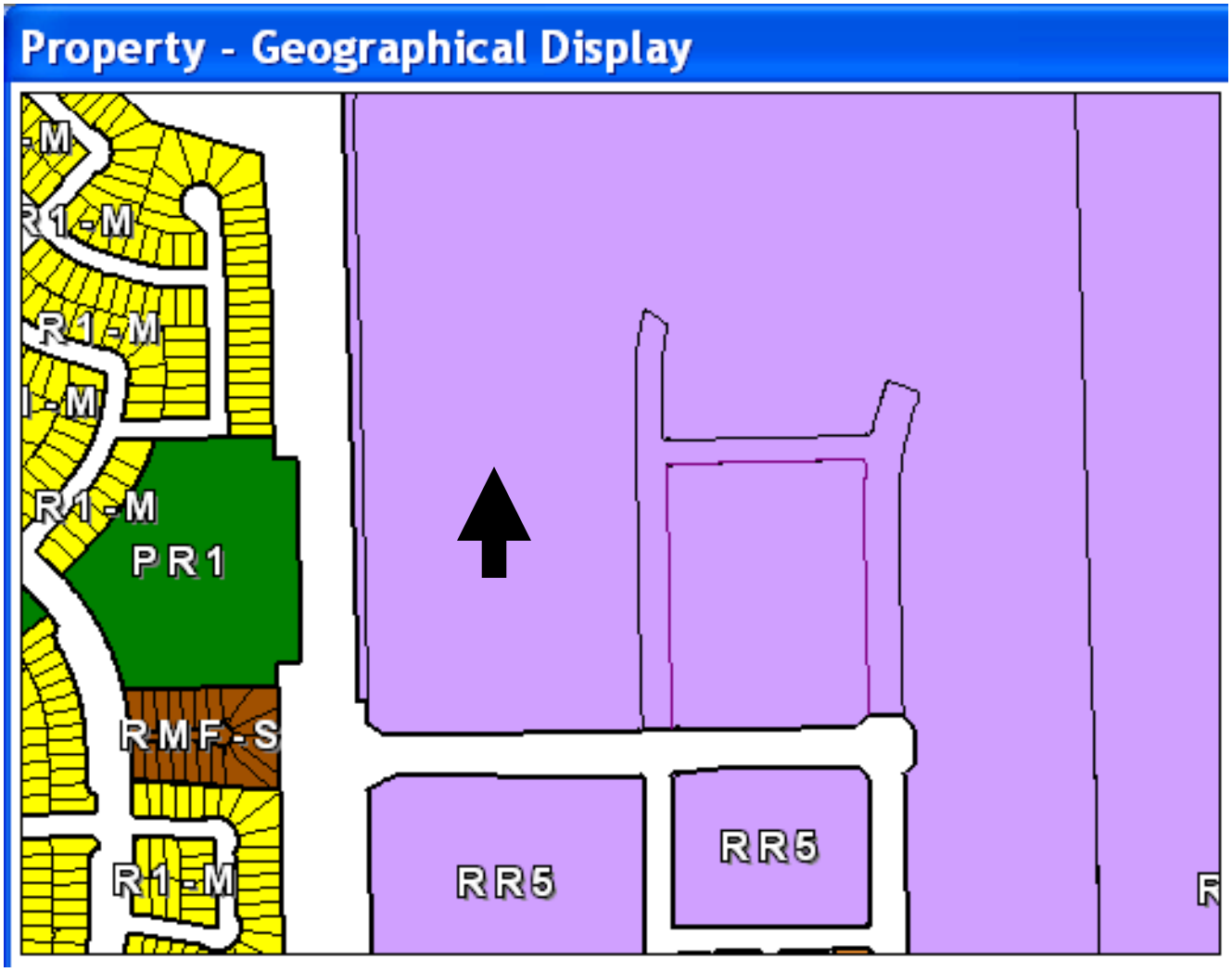
"original signed by F. C. Mazur"
F. C. Mazur, P. Eng.
Water & Waste Department

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

Attachment “1” – Existing Land-Uses for ‘Planned Area’ and Surrounding Lands.



Attachment “2” – Existing Zoning for ‘Planned Area’ and Surrounding Lands.



APPENDIX "C" - Design Guidelines for RMF properties in DASZ 12/09

Purpose: To be used as guidelines when reviewing the final plan submittals for multiple family development north of Sage Creek Blvd, east of Lagimodiere Blvd.

Lighting

A. Night lighting and security lighting shall be shielded to ensure that there is no off-site glare or skyward illumination.
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 50 foot separation space/buffer be provided along the west property line of the RMF (Lot 1) parcel that is landscaped / bermed in consultation with the Parks, Riverbanks and Community Initiatives Branch and the City Naturalist.

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 street termination view from westbound Dr. David Friesen Drive as a significant entrances into the proposed multiple family development to assist in creating a neighbourhood identity.

Screening

A. Mixture of deciduous and coniferous trees is recommended along the south and east property lines, where the proposed nearby commercial lands uses could potentially cause issues.

Cycling

A. Provide distinctive, quality, lockable bike racks on the exterior of the building near main entrances that is easily accessible and highly visible.
B. Consider providing enclosed bike cages on the exterior and/or Indoor Bicycle Parking (Bike Room) dedicated securing bicycles.