Minute No. 449
Report - Standing Policy Committee on Property and Development – June 8, 2010

Item No. 1 Winnipeg Zoning By-law Amendment – Landscaping Requirements eFile EZ-DAZ

COUNCIL DECISION:

Council concurred in the recommendation of the Standing Policy Committee on Property and Development and adopted the following:

1. That the April 28, 2010 Council Motion regarding amendments to landscaping requirements in The Winnipeg Zoning By-law No. 200/2006, be referred to the Winnipeg Zoning By-law review.

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

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DECISION MAKING HISTORY:

Moved by Councillor Steeves,

That the recommendation of the Standing Policy Committee on Property and Development be adopted by consent.

Carried

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On June 16, 2010, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On June 8, 2010, the Standing Policy Committee on Property and Development recommended that the April 28, 2010 Council Motion regarding amendments to landscaping requirements in The Winnipeg Zoning By-law 200/2006, be referred to the Winnipeg Zoning By-law review.

On May 4, 2010, the Standing Policy Committee on Property and Development referred the April 28, 2010 Council motion to the Winnipeg Public Service for report back.

COUNCIL DECISION:

On April 28, 2010, Council ruled automatic referral of the following motion to the Standing Policy Committee on Property and Development:

WHEREAS landscaping is important to the well being of City of Winnipeg residents, beautifies our City, and actively combats heat island effect and greenhouse gas emissions, by sequestering carbon and contributing to vital pedestrian environments and beautiful streetscapes;

AND WHEREAS the existing City of Winnipeg Zoning By-law No. 200/2006 requires that:

a) a landscape plan be submitted as part of any development application subject to the requirements of Part 5: Development and Design Standards – Landscaping and Buffering;
b) installation of required landscaping and buffering be completed before the City will issue a Zoning Compliance Certificate for the principal building;

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DECISION MAKING HISTORY (continued)

COUNCIL DECISION (continued)

c) the owner maintain the required landscaping and buffering areas in conformance with set standards;

AND WHEREAS the existing Zoning By-law implies enforcement by the City of Winnipeg and thus the onus is not on the developer to obtain professional certification that landscaping has been completed and maintained in accordance with approved plans;

AND WHEREAS the City of Winnipeg has difficulty doing enforcement as this city only has five (5) Zoning Field Officers and therefore, only reactive enforcement, instead of proactive enforcement, is possible;

AND WHEREAS other Canadian cities including Mississauga, Windsor, Barrie, Woodstock and Stratford reverse the onus of enforcement of landscape requirements onto the developer by requiring:

a) landscape plans prepared by a Landscape Architect;
b) landscape work securities (letter of credit);
c) Certificate of Inspection, prepared by a Landscape Architect.

THEREFORE BE IT RESOLVED THAT the City of Winnipeg revise Zoning By-law No. 200/2006 to require:

a) landscape plans prepared by a member of the Manitoba Association of Landscape Architects (MALA);
b) landscape work securities (letter of credit), based on the cost of landscape works and installation, as shown on the approved landscape plans;
c) inspection of the final landscape works by a member of MALA and submission of a Certificate of Inspection, for the installation, that is embossed with the MALA seal and signed by the Landscape Architect;
d) inspection of final landscape works one (1) year after installation by a member of MALA and submission of a Certificate of Inspection, for the end of one year maintenance and warranty, that is embossed with the MALA seal and signed by the Landscape Architect.