Agenda - Executive Policy Committee – July 13, 2011

Report - Standing Policy Committee on Property and Development – July 5, 2011

Item No. 9 Plan of Subdivision – Sage Creek, Phase 4B, east side of Edward Turner Drive, north of Sage Creek Boulevard (St. Boniface Ward) File DAS 13/2011

STANDING COMMITTEE RECOMMENDATION:

On July 5, 2011, the Standing Policy Committee on Property and Development concurred in the recommendation of the Riel Community Committee and submits the following to Council:

1. That the plan of subdivision under File DAS 13/2011 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File DAS 13/2011 dated June 1, 2011 with such minor changes as may be required, and for registration in the Winnipeg Land Titles Office subject to the following:

    A. That the Developer be required to enter into an addendum to Development Agreement AG 35/09 with the City containing all the conditions outlined in the report of the Administrative Coordinating Group dated May 24, 2011 (Schedule "B").

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

3. That in the event the matter is not proceeded with expeditiously and the by-law is not passed within two (2) years 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 the two (2)-year period and Council approves the extension.

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

5. 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 Development Agreement AG 35/09.

Report - Standing Policy Committee on Property and Development – July 5, 2011

6. That the plan of subdivision shall be approved and signed by the Director of Planning, Property and Development within one (1) 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 an extension of time is applied for prior to the expiry of the one-year period and Council approves the extension.

7. That in the event the necessary City of Winnipeg mylar approval signatures have not been secured within twelve (12) months after adoption of the by-law, 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 twelve (12) month period and the extension is subsequently approved by Council.

8. That the Director of Legal Services and City Solicitor be requested to do all things necessary for implementation in accordance with the terms of The City of Winnipeg Charter.

Agenda - Executive Policy Committee – July 13, 2011

Report - Standing Policy Committee on Property and Development – July 5, 2011

DECISION MAKING HISTORY:

STANDING COMMITTEE RECOMMENDATION:

On July 5, 2011, the Standing Policy Committee on Property and Development concurred in the recommendation of the Riel Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On June 13, 2011, the Riel Community Committee concurred in the recommendation of the Winnipeg Public Service with the following amendment:

- Delete Recommendation 2 in its entirety and renumber the remaining Recommendations accordingly,

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

RE: **Plan of Subdivision – Sage Creek, Phase 4B, East side of Edward Turner Drive, North of Sage Creek Boulevard (St. Boniface Ward) File DAS 13/2011**

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

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

Report date: **June 14, 2011**

COMMUNITY COMMITTEE RECOMMENDATION:

On June 13, 2011, 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 DAS 13/2011 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File DAS 13/2011 dated June 1, 2011 with such minor changes as may be required, and for registration in the Winnipeg Land Titles Office subject to the following:

    A. That the Developer be required to enter into an addendum to Development Agreement AG 35/09 with the City containing all the conditions outlined in the report of the Administrative Coordinating Group dated May 24, 2011 which is Schedule "B" of this report.

~~***2. That in lieu of the requirement for land dedication, a sum of money, calculated as ten percent (10%) of the increase in market value of the land and the creation of additional lots, be paid to the City for the purchase of land for purposes of the City other than streets.***~~

~~*3*~~2. That the Director of Planning, Property and Development be authorized to certify any documents in connection therewith.

~~*4*~~3. That in the event the matter is not proceeded with expeditiously and the by-law is not passed within two (2) years 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 the two (2)-year period and Council approves the extension.

~~*5*~~4. That the Director of Legal Services and City Solicitor be requested to prepare the necessary by-law in accordance with the above.

~~6~~5. 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 Development Agreement AG 35/09.

~~7~~6. That the plan of subdivision shall be approved and signed by the Director of Planning, Property and Development within one (1) 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 an extension of time is applied for prior to the expiry of the one-year period and Council approves the extension.

~~8~~7. That in the event the necessary City of Winnipeg mylar approval signatures have not been secured within twelve (12) months after adoption of the by-law, 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 twelve (12) month period and the extension is subsequently approved by Council.

~~9~~8. That the Director of Legal Services and City Solicitor be requested to do all things 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 June 1, 2011.

PUBLIC HEARING SUMMARY

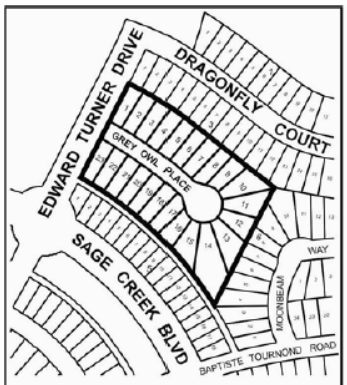
File: DAS 13/2011

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

Public Hearing: June 13, 2011
Council Chamber
Council Building, 510 Main Street

Applicant: Sage Creek Development Corporation (Tara Reid)

Subject:



APPLICANT : SAGE CREEK DEVELOPMENT CORPORATION
FILE : DAS 13/11
PROPOSAL: An application for the approval of the plan of subdivision shown outlined above as may be determined by Council by subdividing the land shown outlined above which includes a new public right-of-way. **For information, phone Mr. R. Kostiuk, Planner at 986-7367.**
DEMANDEUR : SAGE CREEK DEVELOPMENT CORPORATION
N° DE RÉFÉRENCE : DAL 13/11
PROJET : Demande d'approbation par le Conseil du plan de lotissement indiqué ci-dessus par la subdivision du bien-fonds indiqué ci-dessus qui prévoit une nouvelle emprise publique. **Pour plus de renseignements, veuillez communiquer avec M. R. Kostiuk, urbaniste, au 986-7367.**

Premises Affected:	Sage Creek, Phase 4B, East side of Edward Turner Drive, North of Sage Creek Boulevard
Exhibits Filed:	1. Application dated April 7, 2011 2. Notification of Public Hearing dated May 6, 2011 3. Manitoba Status of Title 2495094 4. Site Plan 5. Plans (2 pages) 6. Report from the Planning and Land Use Division dated June 1, 2011 7. Inspection Report 8. Architectural Guidelines for Sage Creek Phase 4 submitted by Eric Vogan at the Public Hearing

REPRESENTATIONS:

In Support:

Eric Vogan

In Opposition

Nil

For Information:

Christian Benhamou

For the City:

Ms. S. Matille, Land Development Engineer, Planning, Property and Development Department
Mr. R. Kostiuk, Planner, Planning, Property and Development Department

Exhibit "6" referred to in File DAS 13/2011

ADMINISTRATIVE REPORT

Title: DAS 13/2011 – Sage Creek East Side of Edward Turner Drive (Phase 4B) Public Hearing

Issue: For consideration at the Public Hearing for the subdivision of an existing RMF-S site into twenty-three (23) single-family lots.

Critical Path: Riel Community Committee – Standing Policy Committee on Property and Development – Executive Policy Committee – Council as per the *Development Procedures By-law* and *The City of Winnipeg Charter*.

AUTHORIZATION

Author	Department Head	CFO	CAO
P. Regan	N/A	N/A	

RECOMMENDATIONS

1. That the plan of subdivision proposed under File DAS 13/2011 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File DAS 13/2011 dated June 1, 2011 with such minor changes as may be required, and for registration in the Winnipeg Land Titles Office subject to the following:

   A. That the Developer be required to enter into an addendum to Development Agreement AG 35/09 with the City containing all the conditions outlined in the report of the Administrative Coordinating Group dated May 24, 2011 which is Schedule "B" of this report.

2. That in lieu of the requirement for land dedication, a sum of money, calculated as ten percent (10%) of the increase in market value of the land and the creation of additional lots, be paid to the City for the purchase of land for purposes of the City other than streets.

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

4. That in the event the matter is not proceeded with expeditiously and the by-law is not passed within two (2) years 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 the two (2)-year period and Council approves the extension.

5. That the Director of Legal Services and City Solicitor 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 Development Agreement AG 35/09.

7. That the plan of subdivision shall be approved and signed by the Director of Planning, Property and Development within one (1) 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 an extension of time is applied for prior to the expiry of the one-year period and Council approves the extension.

8. That in the event the necessary City of Winnipeg mylar approval signatures have not been secured within twelve (12) months after adoption of the by-law, 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 twelve (12) month period and the extension is subsequently approved by Council.

9. That the Director of Legal Services and City Solicitor be requested to do all things necessary for implementation in accordance with the terms of The City of Winnipeg Charter.

REASON FOR THE REPORT

- The applicant is proposing to subdivide the site into twenty-three (23) single-family lots and create a cul-de-sac named Grey Owl Place.
- The zoning for the site will remain RMF-S.
- Single-family lots and structures developed in RMF zones must meet the requirements of the R1-M zoning district.
- The proposed lot widths will range from approximately 42 feet wide to 52 feet wide. Lot areas will range from approximately 5,100 square feet to 8,100 square feet.
- The proposed development is consistent with the zoning by-law. A public hearing is required for this application only because the subdivision requires the creation of a new street.
- The Planning and Land Use Division recommends supporting this subdivision application.
- Subdivisions require a Public Hearing as per the *Development Procedures By-law* and *The City of Winnipeg Charter.*
- The Report is being submitted for the Committee's consideration of the development application at the Public Hearing.

IMPLICATIONS OF THE RECOMMENDATIONS

- If the recommendations of the Planning and Land Use Division are concurred in, the subject RMF-S site will be subdivided into twenty-three (23) single-family lots.

HISTORY

- 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 for 918 acres of land bounded by the Bishop Grandin Boulevard extension to the north, Lagimodiere Boulevard and the Island Lakes residential community to the west, the Perimeter Highway to the south and Plessis Road (the City Boundary) to the east; 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, 2005.
- On February 22, 2006, Council adopted the plan of subdivision proposed under File DASZ 51/2005 Phase 1 Sage Creek to rezone and subdivide 103 acres and is situated at the N.E. corner of the future Warde Avenue extension and Lagimodiere Blvd. It is bounded on the east by the Manitoba Hydro Power Transmission Line. The northernmost periphery of the Phase I plan area adjacent to the intersection of Lagimodiere and Sage Creek Boulevards was identified as the Village Centre of 18.4 acres. A small portion of this area will be zoned to a Multiple Family category while the remainder (approx.16 acres) will be zoned C2 Commercial.
- On July 11, 2007, Executive Policy Committee recommended the filing of the plan of subdivision proposed under File DASZ 10/2007 to rezone and subdivide a 3.12 acre parcel on the north side of Sage Creek Boulevard just east of Lagimodiere Blvd. The primary purpose of the rezoning is to accommodate the establishment of an office building, essentially the corporate head office of Qualico Developments. On May 15, 2007, the Riel Community Committee concurred in the administrative recommendation to create a 3.12 acre (1.26 hectare) lot and rezone it to "C2" Commercial category in order to facilitate development of an office building.
- On September 26, 2007 Council adopted the plan of subdivision proposed under DASZ 21/2007 Phase 2 Sage Creek to rezone and subdivide 79.2 acres of land east of the Manitoba Hydro right-of-way to extend Sage Creek Blvd and Warde Avenue to construct over 213 single family units and 118 multiple family dwelling units.

- On November 21, 2007 Council adopted the plan of subdivision proposed under DASZ 32/2007 Phase 3 north of Sage Creek Blvd. and west of the Manitoba Hydro Transmission Line to rezone and subdivide 4.49 acres of linear public reserve and three water storage areas, which total of 7.4 acres. Boulevard des Hivernants and Burning Glass Road were extended north of Burning Glass Road in order to connect with Dr. David Friesen Drive being constructed in between.
- On July 16, 2008 Council adopted the plan of subdivision proposed under File DAS 17/2008 Phase 3 Sage Creek to subdivide the existing "C2" Commercial site (created under DASZ 24/2007) on the west side of Burning Glass Road and North Side of Sage Creek, into two commercial parcels, and separate these parcels with a public lane against a multiple family parcel of 5.3 acres. The C2 Commercial sites have an area of 2.38 acres, and 3.18 acres, with Qualico's corporate offices established on the most northerly commercial parcel.
- On June 24, 2009 Council adopted the plan of subdivision proposed under File DASZ 12/2009 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. Lot 1 the 9.44 acre "RMF-M" site was to 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. Lot 2 was the remaining thirteen (13) acres adjoining to the south that remain vacant and retain its "RR-5" Rural Residential zoning.
- On February 24, 2010, Council adopted the plan of subdivision proposed under File DASZ 35/2009 Phase 4 Sage Creek to rezone and subdivide 39.9 gross acres of land situated at the N.E. corner of Warde Avenue and Sage Creek Boulevard to construct approximately 40 multiple family units and 179 single family units.
- On April 28, 2010, Council approved File DASZ 3/2010 for the subdivision and rezoning of the northwest corner of Burning Glass Road and Sage Creek Boulevard (27 Sage Creek Boulevard) to a "C2" Commercial Community District, subject to the developer providing an addendum to the existing development agreement for the site (AG 51/05) and a entering into a zoning agreement with the City.
- On September 22, 2010, Council approved the subdivision and rezoning proposed under File DASZ 12/2010, which was Phase 5 of the Sage Creek Development. Phase 5 is situated immediately east of the Manitoba Hydro Power Transmission Line and is accessed via Boulevard Des Hivernants and Sage Creek Boulevard. It encompasses an area of approximately 64.5 acres. The land was rezoned from RR5 to RMF-S, R1-M, R1-S, and PR1 in order to facilitate new parks areas, a future school site and single family residential development in Phase 5 of the South St. Boniface Area Structure Plan for Sage Creek. Phase 5 will provide for the development of approximately 200 single-family housing lots.
- On December 15, 2010, Council approved File SPA 2/2010 to amend the South St. Boniface Area Structure Plan (Secondary Plan) in order to relocate proposed school sites within the plan.
- On May 16, 2011, the Riel Community Committee recommended approval for the subdivision and rezoning of a 71 acre site in Sage Creek from RR5 to blocks zoned R1-

M, R1-S, RMF-S, and PR1 under file DASZ 3/11. This subdivision is considered Phase 6 of the Sage Creek development and will connect to Phases 2 and 4, which are located to the north and west.

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:	Robert Kostiuk
Date:	June 1, 2011
File No.	DAS 13/11

List of Schedules and Attachments

1. Appendix A – Planning Discussion
2. Schedule “A” for File No. DAS 13/11
3. Schedule “B” – Report of the Administrative Coordinating Group

APPENDIX 'A'

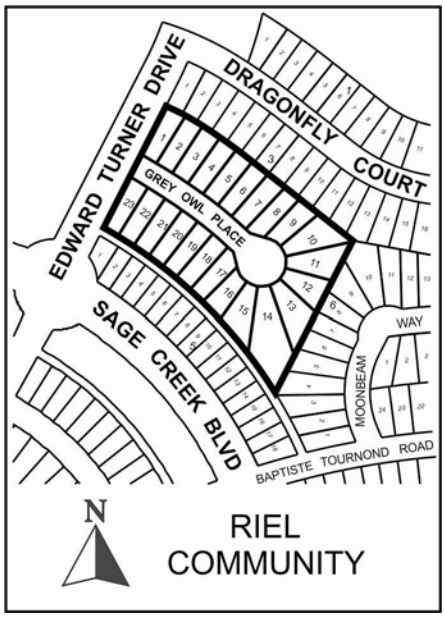
DATE: June 1, 2011

FILE: DAS 13/11
RELATED FILES: DASZ 3/11, SPA 2/2010, DASZ 12/2010, DASZ 3/2010, DASZ 35/2009, DASZ 12/2009, DAS 17/2008, DASZ 32/2007, DASZ 21/2007, DASZ 10/2007, DASZ 51/2005, By-law 158/05

COMMUNITY: Riel
NEIGHBOURHOOD #: 5.553

SUBJECT: An application to create a cul-de-sac and subdivide an existing RMF-S zoned site into twenty-three (23) single-family lots.

LOCATION: East Side of Edward Turner Drive (Phase 4B)



APPLICANT: Sage Creek Development Corporation (Tara Reid)
1 Dr. David Friesen Drive
Winnipeg, MB R3X 0G8

OWNER: Same

RECOMMENDATION: Approval with Conditions

REPORT SUMMARY

- The applicant is proposing to subdivide the site into twenty-three (23) single-family lots and create a cul-de-sac named Grey Owl Place.
- The zoning for the site will remain RMF-S.
- Single-family lots and structures developed in RMF zones must meet the requirements of the R1-M zoning district.
- The proposed lot widths will range from approximately 42 feet wide to 52 feet wide. Lot areas will range from approximately 5,100 square feet to 8,100 square feet.
- The proposed development is consistent with the zoning by-law. A public hearing is required for this application only because the subdivision requires the creation of a new street.
- The Planning and Land Use Division recommends supporting this subdivision application.

SITE DESCRIPTION

- The subject site is located on the east side of Edward Turner Drive, between Sage Creek Boulevard and Dragonfly Court in the Sage Creek neighbourhood of the St. Boniface Ward.
- The property is vacant and approximately **4.15 acres (180,650 square feet) in area**.
- The site is within Plan Winnipeg 2020's Neighbourhood Land Use Policy Area and within the Areas of Stability – Recent Communities Policy Area under the *Draft* Complete Communities Direction Strategy.
- The site is also located within the Residential Policy Area of the South St. Boniface Secondary Plan and is zoned "RMF-S" Residential Multi-Family Small.

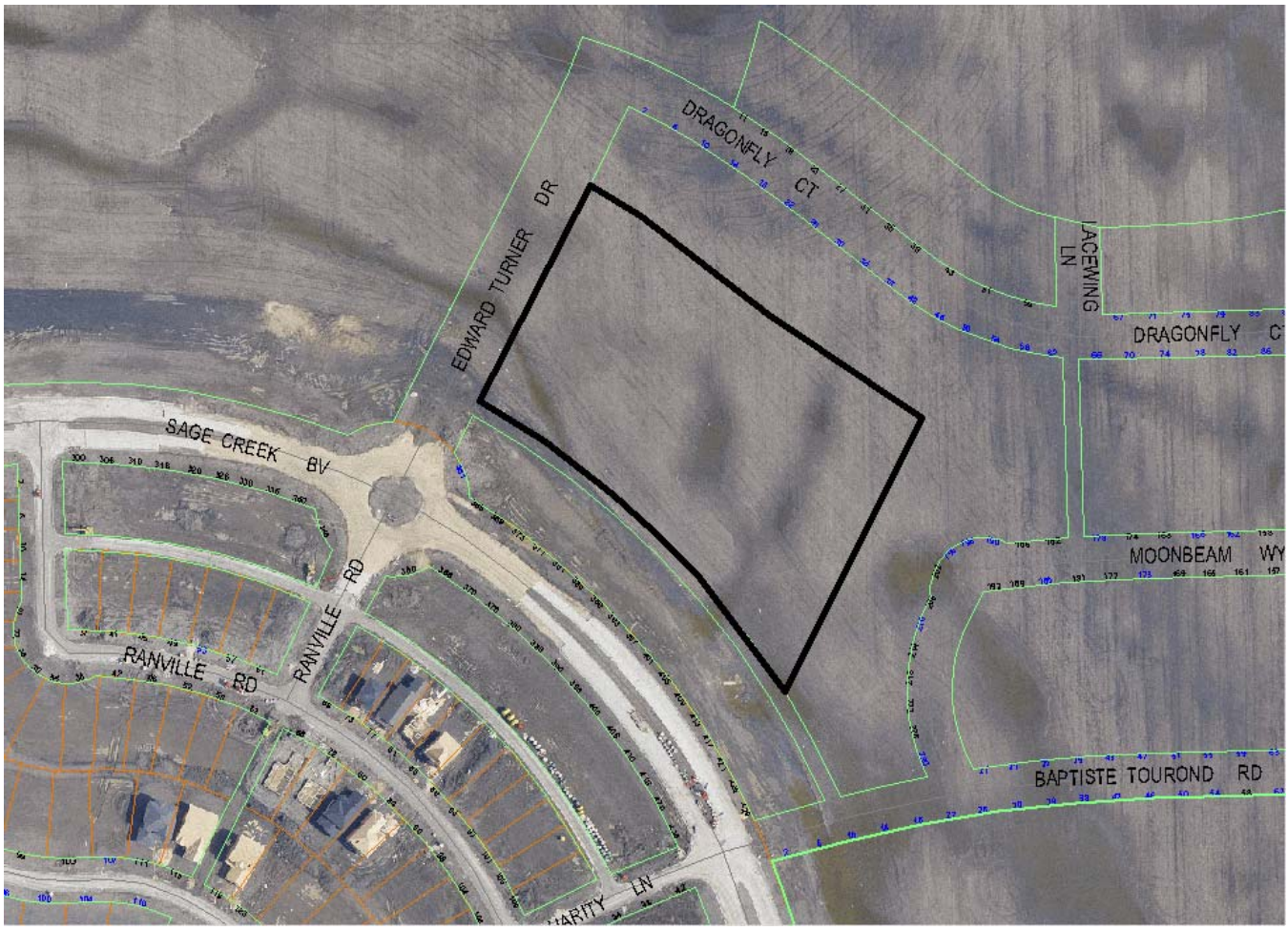


Figure 1: Aerial photograph showing approximate area of subject property (flown 2009)

SURROUNDING LAND USES & ZONING (See Figure 2)

North: Predominantly vacant land that is zoned R1-M and intended for detached single-family homes.

South: Vacant land that is zoned R1-S and intended for detached single-family homes.

East: Predominantly vacant land that is zoned R1-M and intended for detached single-family homes.

West: Phase 5 of the Sage Creek development, which includes a large site zoned RMF-S, but intended for the potential future development of a school.

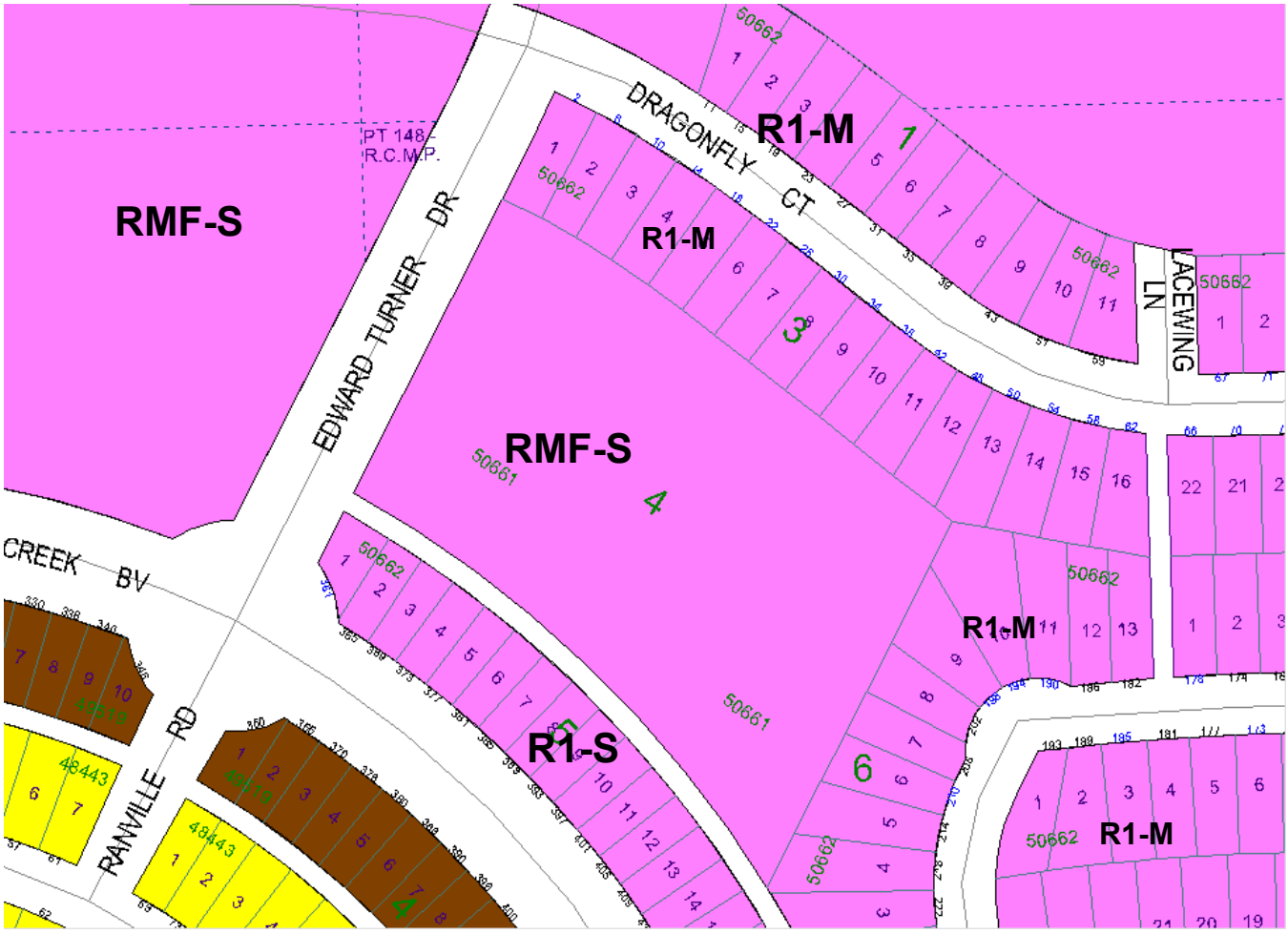


Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing to subdivide the site into twenty-three (23) single-family lots and create a cul-de-sac named Grey Owl Place.
- The zoning for the site will remain RMF-S.
- Single-family lots and structures developed in RMF zones must meet the requirements of the R1-M zoning district.
- The proposed lot widths will range from approximately 42 feet wide to 52 feet wide. Lot areas will range from approximately 5,100 square feet to 8,100 square feet.

ANALYSIS AND ISSUES

PLAN WINNIPEG

- The proposed development is within the Neighbourhood Policy Area and complies with *Plan Winnipeg 2020*.

DRAFT COMPLETE COMMUNITIES DIRECTION STRATEGY

- Under the *Draft Complete Communities Direction Strategy* the proposed development is within the Areas of Stability – Recent Communities policy area. Key relevant policies guiding development within Areas of Stability include:
    - Support low to moderate change in low-density neighbourhoods through development and redevelopment that is complimentary to the existing scale, character and built form.
    - Promote the form of buildings and spaces that are sensitive to the community context and address the transition between new and existing developments.
    - Focus housing growth to areas that have municipal service capacity to support intensification, in addition to commercial and recreational amenities.
    - In order to meet the full life-cycle of housing needs within the community, promote a mix of housing type and tenure, such as duplexes, low rise apartments, secondary suites, semi-detached homes, townhouses.
    - Provide opportunities to increase multi-modal connectivity when redevelopment occurs.
    - Support a mix of commercial services and employment uses that serve the local community.
    - Ensure that existing public open spaces meet the neighbourhood's current and future requirements.

SOUTH ST. BONIFACE AREA STRUCTURE PLAN (SECONDARY PLAN)

- The subject site is located within the Residential Policy Area of the South St. Boniface Secondary Plan. Relevant Residential policies to this application include:

    5.1.2 Residential Area Policies

    1) Composition of Residential Area

    (a) Subject to the policies of this Plan,

    (i) single family and two family residential uses shall be the predominant use of land within the Residential Area

    (ii) alternative housing forms, including multi-unit and special needs housing, institutional uses, recreational uses, public uses, and local commercial sites, and other similar and accessory uses to the above, may be allowed within the Residential Area where determined to be compatible and appropriate, and

    (iii) open space shall be provided throughout the Residential Area to meet the active and passive recreational needs of residents.

- The site is also near a Neighbourhood Node as identified in the Plan. Key policies regarding Neighbourhood Nodes include:

5.2.2 Neighbourhood Node Policies

1) Composition of Neighbourhood Nodes

(a) Subject to the policies of this plan, a Neighbourhood Node

(i) shall contain

(A) one or more transit stops, and

(B) a concentration of housing which may include multi-unit residential,

3) Density of Neighbourhood Nodes

(a) A Neighbourhood Node shall contain a minimum of 1.6 net developable hectares (4.0 net developable acres) of residential land developed at a minimum density of 24.7 units per hectare (10 units per acre) located immediately adjacent to the transit stop(s).

(b) At the Development Application stage, detailed information shall be submitted addressing the boundaries and zoning of the residential development within the Neighbourhood Node.

ZONING

"RMF-S" Residential Multi-Family Small

- The RMF-S zone is intended to accommodate the development of multi-family units in neighbourhoods with medium to high residential densities. The dimensional standards for multi-family structures in the RMF-S zone are: a minimum front yard of 20 feet; a minimum rear yard of 25 feet; a minimum side yard of 4 feet and, a maximum building height of 35 feet. The minimum lot area is 9,000 square feet and the minimum lot area per dwelling unit is 1,250 square feet.
- Single-family lots and structures developed in the RMF zone must meet the requirements of the R1-M zoning district. The R1-M district requires: a minimum lot width of 25 feet, a minimum lot area of 3,500 square feet, side yards of 4 feet, a front yard of 15 feet, and a rear yard of 25 feet. The maximum building height is 35 feet and the maximum lot coverage is 45%.

LAND USE BY-LAW

- The proposed development is consistent with the zoning by-law. A public hearing is required for this application only because the subdivision requires the creation of a new street.

COMPATIBILITY WITH THE SURROUNDING NEIGHBOURHOOD

- The proposed subdivision is consistent with the Residential policies of the secondary plan and the proposed development does not require a rezoning as it meets the provisions of the Zoning By-Law. A public hearing is required for this subdivision because it includes the creation of a new street.

- Among the key features of Sage Creek is the proposed diversity in housing types, which is stated as a plan goal in the South St. Boniface Secondary Plan:
    - accommodate a diversity of housing types.
- Although a range of housing types can still be accommodated within Sage Creek, this proposed subdivision for the creation of single-family lots on land zoned primarily for multi-family development is unfortunate in that it reduces the opportunity to have a greater mix of housing types within the areas located away from the Village Centre.
- The conversion of the land to single-family lots is also less than ideal from a Transit perspective because it reduces the potential density for the site, which is located near a Neighbourhood Node and should include a Transit stop. A key element of Transit Oriented Development is to have higher densities nearest to transit stops.
- Although the proposed subdivision is not ideal from some perspectives, it is consistent with Residential policies of the Secondary Plan and is also permitted under the Zoning By-Law.
- The applicant has also provided a map to the Division showing how the existing development around the Node satisfies the area and density policies for Neighbourhood Nodes.
- It should be noted that when the land was rezoned to RMF-S under DASZ 35/09, a zoning agreement was included as a condition of approval. A key condition affecting this property is the requirement for plan approval by the Director and Riel Community Committee prior to the issuance of building permits. In the past, building plans for all single-family lots within and RMF zone have been submitted at one time to the Director and Community Committee for a “blanket” plan approval in order to satisfy the plan approval requirement (see minutes of the March 15, 2010 Riel Community Committee Meeting for plan approvals for DASZ 21/07).

LAND DEDICATION

- When a developer rezones and/or subdivides a parcel of land, they are required to put in an application with the City of Winnipeg.
- As a condition of rezoning or subdivision, a developer is required to contribute a portion of the land to be developed to the City for parks purposes.
- The amount of land is not less than 10%.
- The developer is to provide land or ‘cash in lieu’ as determined by the Planning, Property and Development Department.
- The City is requesting cash in lieu for this application.

RECOMMENDATION

The Planning and Land Use Division recommends **approval** for the following reason:

- The proposed subdivision is consistent with the Residential policies of the secondary plan and the proposed development does not require a rezoning as it meets the provisions of the Zoning By-Law.

This Report Submitted by:
Planning, Property and Development Department
Planning and Land Use Division

Report Prepared By: Robert Kostiuk
PPD File # DAS 13/11

Schedule "A" for File No. DAS 13/2011, Riel Community Committee, dated June 1, 2011

By-Law No. _____

File No. **DAS 13/11**

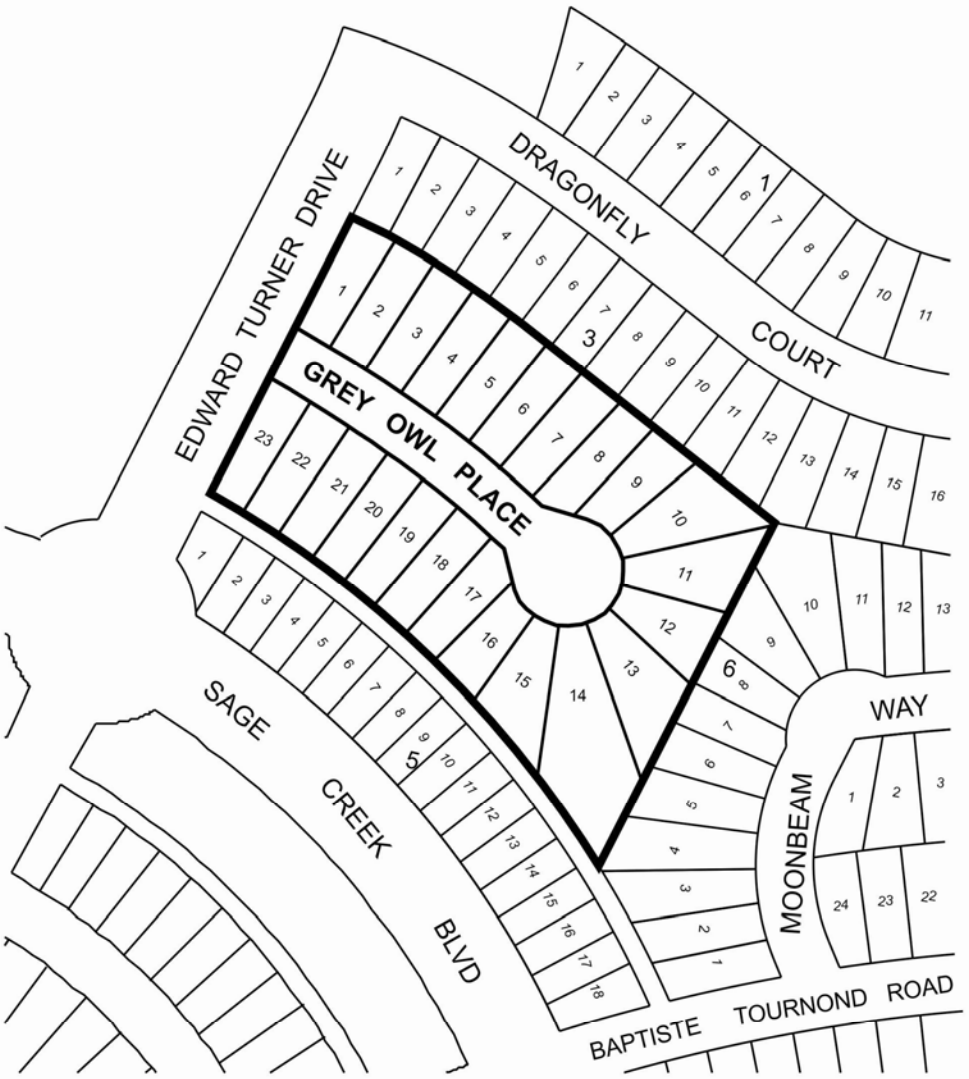
Atlas Sheet No.

N

AG32
RIEL
COMMUNITY

Explanation

An application for the approval of the plan of subdivision shown outlined below on the land located on the east side of Edward Turner Drive, north of Sage Creek Boulevard known as Block 4, Plan 50662 which includes a new public right-of-way as shown outlined below.



THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

Schedule "B" Report of the Administrative Coordinating Group dated May 24, 2011

SCHEDULE B
REPORT OF THE ADMINISTRATIVE CO-ORDINATING GROUP – MAY 24, 2011

RE: PROPOSED SUBDIVISION AND REZONING OF RMF-S SITE EAST OF EDWARD TURNER DRIVE, NORTH OF SAGE CREEK BOULEVARD – GREY OWL PLACE – SAGE CREEK PHASE 4B – DAS 13/11

It is recommended that the approval of DAS 13/11, to subdivide a multi-family residential site in Sage Creek Phase 4B into a cul-de-sac with single-family lots, be subject to the Applicant's entering into an **Addendum to Development Agreement AG 35/09** with the City of Winnipeg, to incorporate the proposed re-subdivision into Phase 4B of the Sage Creek development, as follows:

1. Including a new Schedule B-1, showing the proposed Plan of Re-subdivision.

2. Including a new Schedule E-1, showing the conceptual services and lot grades for the Planned Area.

3. Including the requirement that the Developer pay to the city, prior to the release of the subdivision mylars for registration in the Land Titles Office, $1,200.00 plus GST per acre of the Planned Area (minimum $1,650.00), to defray the City's administration and related costs associated with the preparation and implementation of the Addendum Development Agreement.

It is also recommended that the dedication of land for public open space for this application be considered as having been satisfied under Development Agreement AG 35/09.

THIS REPORT SUBMITTED BY:
Administrative Co-Ordinating Group
File No. DAS 13/11
May 24, 2011

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

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

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

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Parks, Riverbanks, & Community Initiatives Branch

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