Agenda - Executive Policy Committee – December 7, 2011

Report - Standing Policy Committee on Property and Development – November 29, 2011

Item No. 3 Subdivision and Rezoning – 311 Grassie Boulevard (Transcona Ward) File DASZ 24/2011 [c/r DAV 141304/2011D]

STANDING COMMITTEE RECOMMENDATION:

On November 29, 2011, the Standing Policy Committee on Property and Development concurred in the recommendation of the East Kildonan-Transcona Community Committee and submits the following to Council:

1. That the plan of subdivision proposed under File DASZ 24/2011be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File DASZ 24/2011 dated September 14, 2011 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 September 12, 2011, with the following amendments:

        i. Delete Condition A.1.

        ii. Add the following new Condition B.12. and renumber the remaining Conditions accordingly:

            12. That at the time of development of the lots fronting onto Jacques Avenue, the Developer shall pay 50% of the costs of the terminus landscape requirements which would include emergency break-away bollards (landscape plan to be submitted to the East Kildonan - Transcona Community Committee for approval prior to the issuance of development permits).

2. That The Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land as shown on Schedule "A" for File DASZ 24/2011 dated September 14, 2011, to an "R1-L" Residential Single Family district and "R1-M" Residential Single Family district.

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

Report - Standing Policy Committee on Property and Development – November 29, 2011

4. That in the event the matter is not proceeded with expeditiously and the by-law is not passed within two 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-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 Development Agreement.

7. That the zoning section of the by-law shall come into force and effect 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 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 an extension of time is applied for prior to the expiry of the one-year period and Council approves the extension.

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.

Agenda - Executive Policy Committee – December 7, 2011

Report - Standing Policy Committee on Property and Development – November 29, 2011

DECISION MAKING HISTORY:

STANDING COMMITTEE RECOMMENDATION:

On November 29, 2011, the Standing Policy Committee on Property and Development concurred in the recommendation of the East Kildonan-Transcona Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On November 15, 2011, the East Kildonan-Transcona Community Committee concurred in the recommendation of the Winnipeg Public Service dated September 13, 2011 with the following amendments:

- Amend Recommendation 1. as follows:
  - delete "Schedule "C"" and replace it with "Schedule "A""
  - delete "September 13, 2011" and replace it with "September 14, 2011"

- Amend Recommendation 1.A. by adding the following after "September 12, 2011"

  ", with the following amendments:

  i. Delete Condition A.1.

  ii. Add the following new Condition B.12. and renumber the remaining conditions accordingly:

  12. That at the time of development of the lots fronting onto Jacques Avenue, the Developer shall pay 50% of the costs of the terminus landscape requirements which would include emergency break-away bollards (landscape plan to be submitted to the East Kildonan - Transcona Community Committee for approval prior to the issuance of development permits)."

- Amend Recommendation 2. as follows:
  - delete "Schedule "C"" and replace it with "Schedule "A""
  - delete "September 13, 2011" and replace it with "September 14, 2011"

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

Report - Standing Policy Committee on Property and Development – November 29, 2011

DECISION MAKING HISTORY: (continued)

COMMUNITY COMMITTEE RECOMMENDATION: (continued)

On October 18, 2011, the East Kildonan-Transcona Community Committee further adjourned the public hearing to its meeting on Tuesday, November 15, 2011 at 6:30 p.m. at the Transcona Legion, 117 Regent Avenue East.

On September 20, 2011, the East Kildonan-Transcona Community Committee adjourned the public hearing to its meeting on October 18, 2011 at the Bronx Park Community Centre, 720 Henderson Highway at 6:30 p.m. and requested the Winnipeg Public Service to work with the applicant to investigate options to allow the application to proceed as applied for (subdividing the subject property into four lots).

RE: **Subdivision and Rezoning – 311 Grassie Boulevard (Transcona Ward) File DASZ 24/2011 [c/r DAV 141304/2011D]**

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

Prepared by: **Carlos Gameiro, Senior Committee Clerk East Kildonan-Transcona Community Committee**

Report date: **September 17, 2011**

COMMUNITY COMMITTEE RECOMMENDATION:

On November 15, 2011, the East Kildonan-Transcona Community Committee concurred in the recommendation of the Winnipeg Public Service dated September 13, 2011 and recommends to the Standing Policy Committee on Property and Development:

1. That the plan of subdivision proposed under File DASZ 24/2011 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with ~~***Schedule "C"***~~ ***Schedule "A"*** for File DASZ 24/2011dated ~~***September 13, 2011***~~ ***"September 14, 2011"*** 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 September 12, 2011, ***with the following amendments:***

        i. Delete Condition A.1.

        ii. Add the following new Condition 12. and renumber the remaining Conditions accordingly:

            12. That at the time of development of the lots fronting onto Jaques Avenue, the Developer shall pay 50% of the costs of the terminus landscape requirements which would include emergency break-away bollards (landscape plan to be submitted to the East Kildonan - Transcona Community Committee for approval prior to the issuance of development permits).

2. That The Winnipeg Zoning By-law No. 200/06 be amended by rezoning the subject land as shown on ~~***Schedule "C"***~~ ***Schedule "A"*** for File DASZ 24/2011 dated ~~***September 13, 2011***~~ ***"September 14, 2011"*** to an "R1-L" Residential Single Family district and "R1-M" Residential Single Family district.

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 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-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 Development Agreement.

7. That the zoning section of the by-law shall come into force and effect 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 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 an extension of time is applied for prior to the expiry of the one-year period and Council approves the extension.

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.

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

The East Kildonan-Transcona Community Committee provided the following supporting reason for its recommendation:

1. This development is consistent with the neighbourhood.

PUBLIC HEARING SUMMARY

File: DASZ 24/2011 [c/r DAV 141304/2011D]

Before: East Kildonan-Transcona Community Committee
Councillor Wyatt, Chairperson
Councillor Browaty
Councillor Steen

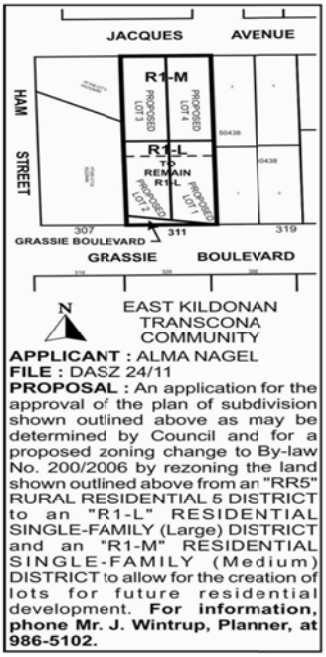
Public Hearing: November 15, 2011
The Royal Canadian Legion
Transcona Branch
117 Regent Avenue East

October 18, 2011
Bronx Park Community Centre
720 Henderson Highway

September 20, 2011
The Royal Canadian Legion
Transcona Branch
117 Regent Avenue East

Applicant: Alma Nagel

Subject:



Premises Affected: 311 Grassie Boulevard

Exhibits Filed:

1. Application dated June 20, 2011
2. Notification of Public Hearing dated July 6, 2011
3. Manitoba Status of Title 2526556
4. Surveyor's Building Location Certificate and sketch dated May 25, 2011
5. Caveat No. 4062638
6. Plans (2 pages)
7. Report from the Planning and Land Use Division dated September 13, 2011
8. Inspection Report
9. Audio Recording of representations of public hearing held on September 20, 2011
10. Notice of Adjournment dated September 22, 2011
11. Audio Recording of representations of public hearing held on October 18, 2011
12. Notice of Adjournment dated October 20, 2011
13. Revised Report from the Planning and Land Use Division dated November 8, 2011

REPRESENTATIONS:

In Support:

Alma Nagel

In Opposition

Nil

For Information:

Sandra Dueck

For the City:

Mr. K. Raban, Land Development Administrator,
Planning, Property and Development Department
Mr. M. Pyl, Planner, Planning, Property and Development Department

Exhibit "13" referred to in File DASZ 24/2011 [c/r DAV 141304/2011D]

ADMINISTRATIVE REPORT

Title: DASZ 24/2011 – 311 Grassie Blvd **REVISED**

Issue: For consideration at the public hearing to create three additional residential lots

Critical Path: East Kildonan-Transcona Community Committee → Standing Policy Committee on Property and Development → Executive Policy Committee → Council

AUTHORIZATION

Author	Department Head	CFO	CAO
P. Regan	n/a	n/a	

RECOMMENDATIONS

1. That the plan of subdivision proposed under File DASZ 24/2011 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "C" for File DASZ 24/2011 dated November 8, 2011 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 Servicing Agreement with the City containing all the conditions outlined in the report of the Administrative Coordinating Group dated November 8, 2011.

2. That The Winnipeg Zoning By-law No. 200/06 be amended by rezoning the subject land as shown on Schedule "C" for File DASZ 24/2011 dated November 8, 2011, to a "R1-L" Residential Single Family district and "R1-M" Residential Single Family district.

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 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-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 Development Agreement.

7. That the zoning section of the by-law shall come into force and effect 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 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 an extension of time is applied for prior to the expiry of the one-year period and Council approves the extension.

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 originally intended to subdivide the subject property to create four residential lots, two of which will front onto an extended Jacques Av. She also intended to rezone the property whereby the two southernmost lots will be zoned “R1-L” and the two northernmost lots would be zoned “R1-M”.
- Now, after the applicant has given more consideration to the costs and expertise involved in extending Jacques Av, a requirement to create lots fronting onto Jacques, she wishes to simply create lots along Grassie and leave a residual lot in the rear for future development. This residual lot would remain zoned “RR5” Rural Residential 5 district.

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Planning and Land Use Division are concurred in, proposed Lots 1 and 2 will be subdivided and rezoned. This will leave a residual lot in the rear zoned “RR5” Rural Residential 5 district. This is illustrated in Schedule “C”.

CONSULTATION

In preparing this report there was consultation with:

N/A

SUBMITTED BY

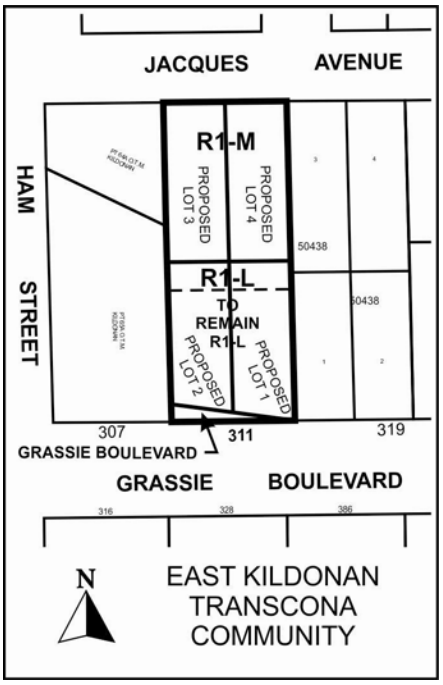
Department	Planning, Property and Development
Division	Planning and Land Use
Prepared by	Michael Pyl
Date:	November 8, 2011
File No.	DASZ 24/11

APPENDIX 'A'

DATE: November 8, 2011
FILE: DASZ 24/2011
RELATED FILES: DAV 11-141304C
COMMUNITY: East Kildonan-Transcona
NEIGHBOURHOOD #: 4.424

SUBJECT: To create three additional residential lots and to rezone from "RR5" Rural Residential 5 and "R1-L" Residential Single-Family district to "R1-M" Residential Single-Family district and "R1-L".

LOCATION: 311 Grassie Blvd



APPLICANT: Alma Nagel
389 McLeod Ave
Winnipeg, MB R2K 0B1

OWNER: (Same as above)

RECOMMENDATION: Approval as per Schedule "C"

REPORT SUMMARY

- The applicant originally intended to subdivide the subject property to create four residential lots, two of which will front onto an extended Jacques Av. She also intended to rezone the property

whereby the two southernmost lots will be zoned “R1-L” and the two northernmost lots would be zoned “R1-M”.

- Now, after the applicant has given more consideration to the costs and expertise involved in extending Jacques Av, a requirement to create lots fronting onto Jacques, she wishes to simply create lots along Grassie and leave a residual lot in the rear for future development. This residual lot would remain zoned “RR5” Rural Residential 5 district.

SITE DESCRIPTION

- The subject property is located on the north side of Grassie Blvd between Ham St and Silverfields Ln in the Grassie neighbourhood of the Transcona ward.
- The subject property is split-zoned. The northernmost 155 ft. is zoned “RR5” Rural Residential 5 district, while the rest of the property is zoned “R1-L” Residential Single Family district. The subject property is occupied by one storey, 1,694 sq. ft. single family dwelling in the southeast corner of the property with a front-loading driveway onto Grassie. There is also a 205 sq. ft. intermodal shipping container located towards the middle of the property. It is 104.5 ft. wide, 269 ft. deep, and 28,110.5 sq. ft. in area.
- Adjacent properties include single family dwellings on all sides, zoned either “R1-L”, “R1-M”, or “RR5”.

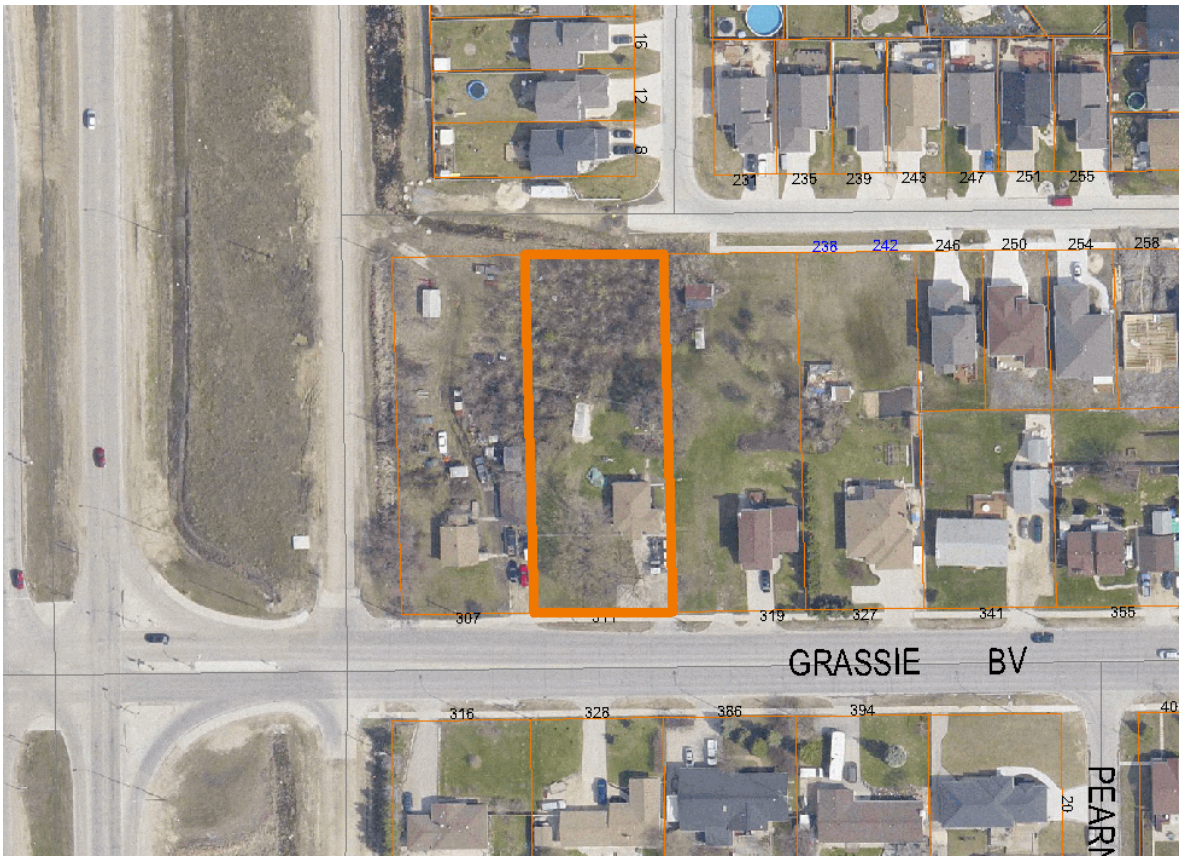


Figure 1: Site map of subject property and surrounding neighbourhood

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant originally intended to subdivide the subject property to create four residential lots, two of which would front onto an extended Jacques Av. They also intended to rezone the property whereby the two southernmost lots would be zoned “R1-L” and the two northernmost lots would be zoned “R1-M”.
- Now, after the applicant has given more consideration to the costs and expertise involved in extending Jacques Av, a requirement to create lots fronting onto Jacques, she wishes to simply create lots along Grassie and leave a residual lot in the rear for future development. This residual lot will remain zoned “RR5” Rural Residential 5 district.
- The proposed subdivision will also remove a 686 sq. ft. triangle fronting Grassie Blvd that was recently purchased by the City of Winnipeg for the widening of Grassie.
- Proposed Lot 1 will be 6,824 sq. ft. in area and will be located in the southeast corner of the property. It will house the existing dwelling. Proposed Lot 2 will be 6,490 sq. ft. in area and will be located in the southwest corner of the property.
- At the time of application, the applicant has not submitted plans for the development of the additional lot.

ANALYSIS AND ISSUES

OurWinnipeg and Complete Communities Direction Strategy

- The Complete Communities Direction Strategy is one of four direction strategies supporting OurWinnipeg, the city’s new long-range development plan, and is intended to gain statutory authority as a secondary plan. The strategy is intended to serve as a “playbook” to guide land use and development in Winnipeg. It received third reading at City Council on July 20, 2011, and became effective on August 17, 2011.
- The subject property is classified as an “Area of Stability” is Complete Communities’ Urban Structure map. Areas of Stability will accommodate low to moderate density infill development to support more efficient use of land, infrastructure, and services as well as enhance housing choice and affordability.
- Supporting Direction and Enabling Strategies for Areas of Stability include:
    - Support low to moderate change in low-density neighbourhoods through development and redevelopment that is complementary to the existing scale, character, and built form.
    - Support the subdivision of a parcel of land into two or more lots when it is done in a context sensitive manner.
- Within Areas of Stability, the subject property is further designated as a “Recent Community”. These are areas that were planned after 1950, and are primarily residential areas and contain a mix of low and medium density housing with nearby retail amenities. They can accommodate some infill development to increase housing choice, increase options for ‘aging in place’, and to maximize the use of existing infrastructure.

Transcona West Area Structure Plan

- The subject property falls within the boundaries of the Transcona West Area Structure Plan.
- The subject property is designated “Existing Low Density Residential”. The purpose of Residential Areas is to provide for low density residential development.
- The Transportation Policies section of the plan illustrates a “cul-de-sac”-style road terminus in the Ham St right-of-way, as the long term plan is to close Ham St.

Zoning

- The “R1” Residential Single Family district is intended to accommodate primarily single-family residential development in lower-density neighbourhoods.
- The “RR5” Rural Residential 5 district is intended to provide areas for large-lot rural residential development, along with limited agricultural uses.

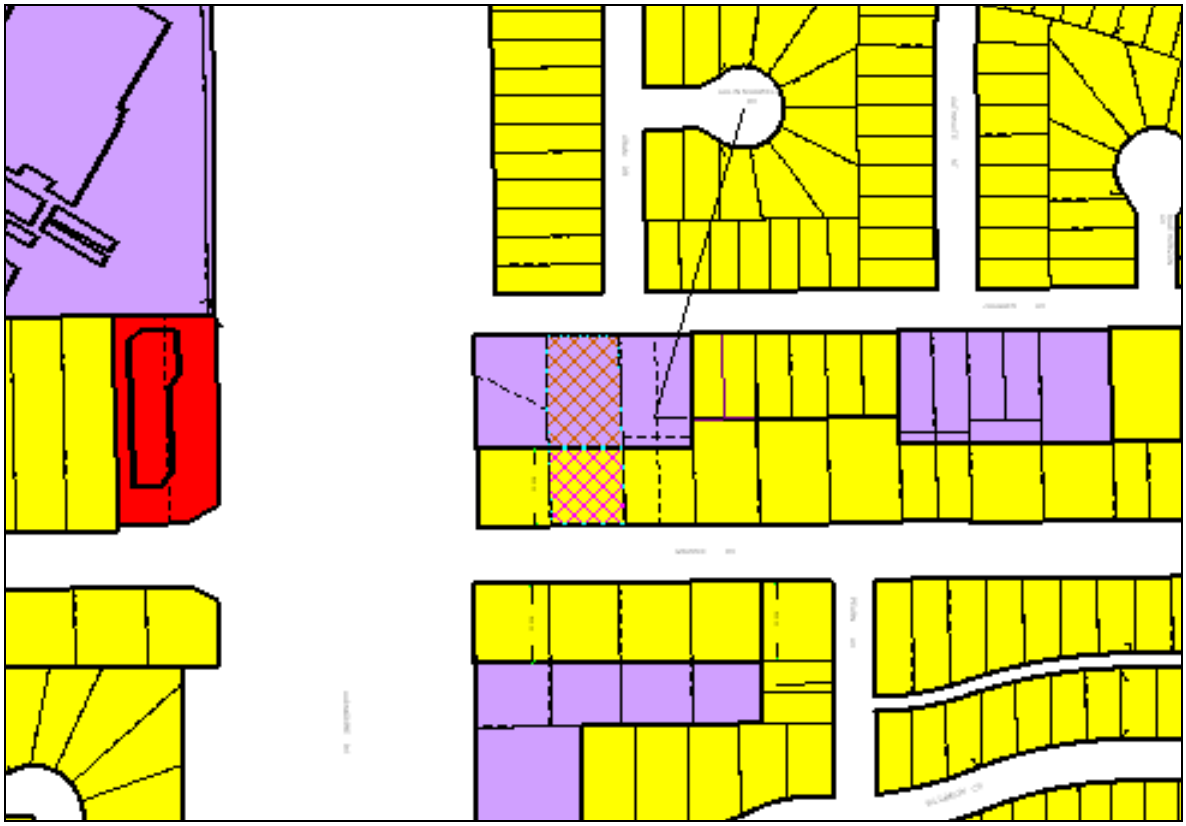


Figure 2: Zoning map of subject property and surrounding neighbourhood

- Section 137 of the zoning by-law prescribes the following dimensional standards for the “R1-L” and “R1-M” districts:

	Min. Lot Area (sq. ft.)	Min. Lot Width (sq. ft.)	Min. Front Yard (ft.)	Min. Rear Yard (ft.)	Min. Side Yard (ft.)	Min. Reverse Corner Street Side Yard	Max. Height of Building (ft.)	Max. Lot Coverage (%)
R1-M	3,500	25	15*	25	4	4	35	45
R1-L	5,500	25	20	25	4	10	35	40
* - Portions of the front façade that do not include garages or carports must have a minimum front yard of 15 feet; where a driveway leads from the street to a garage or carport located on the front façade of the house, such driveway must be a minimum of 18 feet in length, unless s.140(2) *Auto Courts* apply.								

Figure 3: Dimensional standards for the "R1-M" and "R1-L" districts

Report of the Administrative Coordinating Group

- The Administrative Coordinating Group is supportive of the new subdivision that the applicant has requested as per Schedule "C". As a condition of approval however, the applicant must transfer a 1 ft. control strip along the north property line to ensure development cannot occur on the residual lot until Jacques Av can be extended.

Compatibility with the surrounding neighbourhood

- The proposal is consistent with previous development applications along Grassie and Jacques, particularly over the last six years. As Figures 4 and 5 illustrate, these applications have created similar sized lots to what is being proposed.

File	Address	Detail
DASSF 580/94	375 Grassie	Created 3 lots – two 50 foot wide lots fronting Jacques, and one 100 foot wide lot fronting Grassie.
DASZ 14/05	387 Grassie	Created 3 lots – two 50 foot wide lots fronting Jacques 110 feet in depth, and one 100 foot wide lot fronting Grassie 159 feet in depth.
DASZ 33/05	341 Grassie	Created 3 lots – two 50 foot wide lots fronting Jacques 110 feet in depth, and one 100 foot wide lot fronting Grassie 159 feet in depth.
DASZ 39/05	355 Grassie	Created 3 lots – two 50 foot wide lots fronting Jacques 120 feet in depth, and one 100 foot wide lot fronting Grassie 149 feet in depth.
DASZ 3/06	327 Grassie	Created 3 lots – two 45 foot wide lots fronting Jacques 120 feet in depth, and one 90 foot wide lot fronting Grassie 149 feet in depth.
DASZ 27/06	319 Grassie	Created 4 lots – two 100 foot wide lots fronting Jacques 144 feet in depth, and two 100 foot wide lots fronting Grassie 125 feet in depth.
DASZ 5/07	401 Grassie	Created 3 lots – two 50 foot wide lots fronting Jacques 120 feet in depth, and one 100 foot wide lot fronting Grassie 149 feet in depth.
DASZ 28/09	393 Grassie	Created 4 lots – two 50 foot wide lots fronting Jacques 145 feet in depth, and one 52 foot wide lot and one 48 foot wide lot fronting Grassie 124 feet in depth.

Figure 4: Recent subdivisions along Grassie

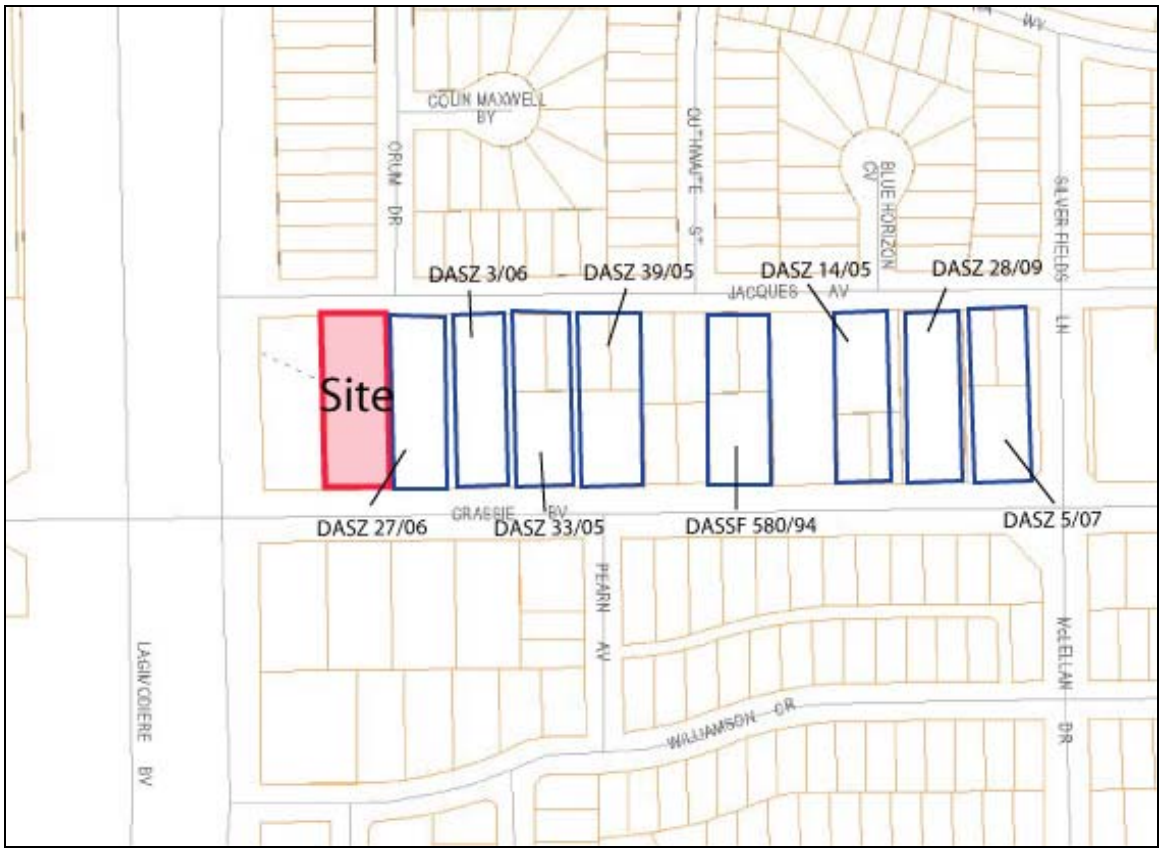


Figure 5: Map illustrating recent subdivisions along Grassie

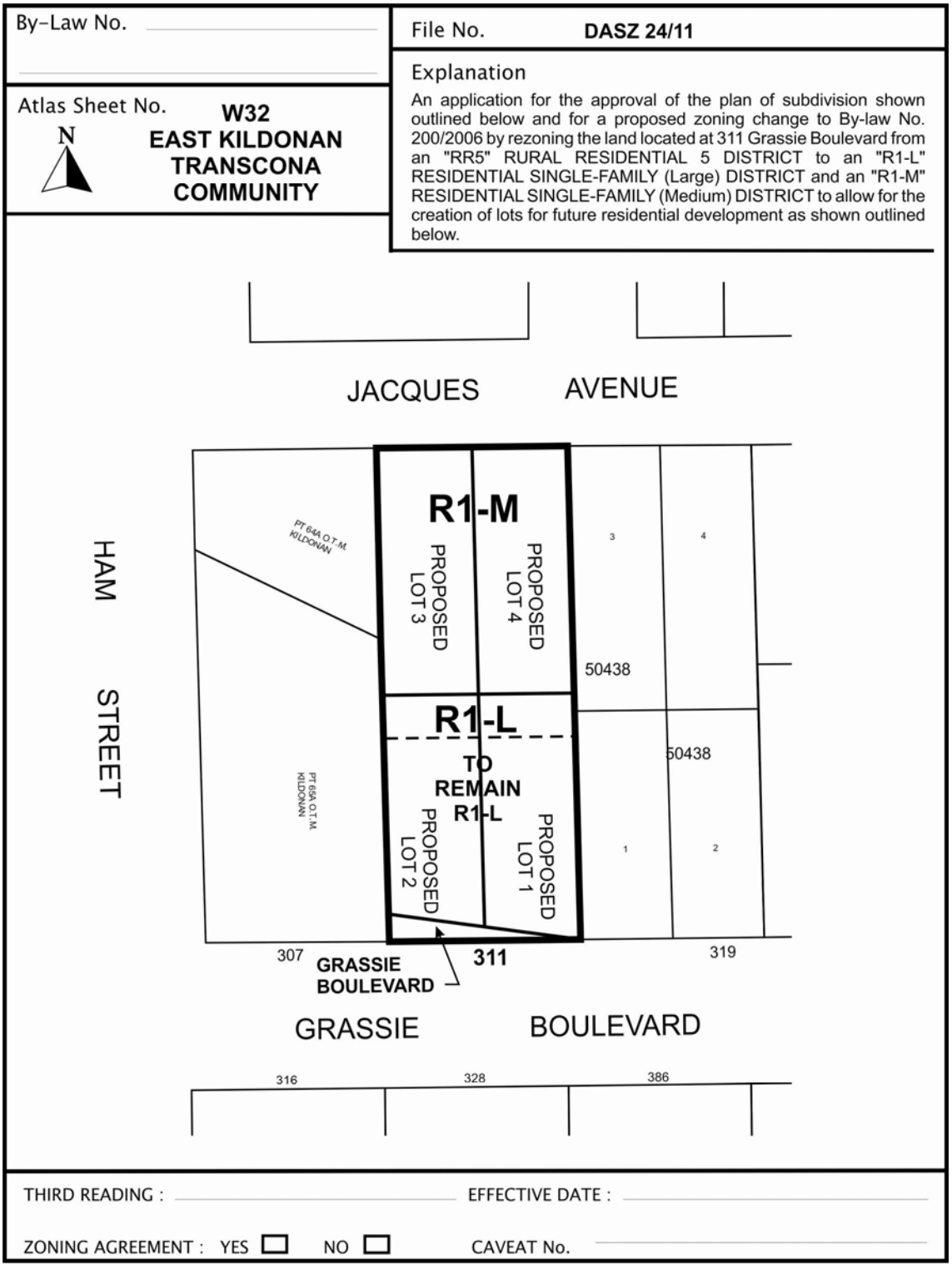
RECOMMENDATION

The Planning and Land Use Division is broadly supportive of infill development, as it minimizes the spatial use of land and provides a wider range of housing options in the neighbourhood. There have been seven similar applications along Grassie and Jacques dating back to 2005; the proposed lots are consistent with these previous applications, and represent the continued orderly development of the area.

The creation of lots along Jacques will require either the extension of Jacques to the west property line (with a vehicular turnaround created in the Ham St ROW), or the creation of a cul-de-sac similar to what is illustrated in Appendix A of Schedule “B”. However, in further discussions with the applicant, she has indicated she is not willing to fulfill these obligations. As a result, she would like to create an addition lot along Grassie and leave a residual lot in the rear as illustrated in Schedule “C”. The Planning and Land Use Division is supportive of this.

This Report Submitted by: Michael Pyl
Planning, Property and Development Department
Planning and Land Use Division
Report Prepared by: PPD File # DASZ 24/2011

Schedule "A" for File No. DASZ 24/11, East Kildonan - Transcona Community Committee, dated November 8, 2011.



Schedule "B" – Report of the Administrative Coordinating Group

REPORT OF THE ADMINISTRATIVE CO-ORDINATING GROUP – November 8, 2011

RE: PROPOSED SUBDIVISION AND REZONING ON LAND LOCATED AT 311 GRASSIE BOULEVARD – DASZ 24/11

It is recommended that the approval of DASZ 24/11 be subject to the applicant entering into a Servicing Agreement with the City of Winnipeg containing the following conditions:

A. Plan Considerations

1. The applicant shall:

    a. Pursuant to Schedule "C", transfer to the City, for $1.00, a development control strip 0.3 metres in width across the subject property fronting Jacques Avenue. It is understood that no building permits would be issuable for lots fronting on Jacques Avenue and that the subject property will not be accessible from Jacques Avenue unless and until the applicant or its successors in title pays its proportionate share of services installed or to be installed by others in Jacques Avenue or,

    b. If Committee recommends that a buildable lot(s) be created fronting Jacques Avenue, then the Applicant shall acquire, dedicate, and legally open property required to accommodate a modified cul-de-sac turnaround consistent with the configuration generally shown on the Public Works Sketch Figure F05-04 attached as appendix "A", or an approved configuration as determined by, and to the satisfaction of, the Director of Public Works.

B. Servicing Requirements and Payments

1. The Developer shall, prior to release of subdivision mylars, pay its share of the cost of surface works previously installed by the City and others in Grassie Blvd, as determined by the Director of Public Works.

2. The Developer shall, prior to release of subdivision mylars, pay its share of the cost of watermains, wastewater sewers and land drainage sewers installed by others in Grassie Boulevard as determined by the Director of Water and Waste.

3. If applicable, the Developer shall, prior to release of subdivision mylars, pay its share of the cost of surface works previously installed by the City and others in Jacques Avenue, as determined by the Director of Public Works.

4. If applicable, the Developer shall, prior to release of subdivision mylars, pay its share of the cost of watermains, wastewater sewers and land drainage sewers installed by others in Jacques Avenue as determined by the Director of Water and Waste.

5. If applicable, the Developer shall, prior to release of subdivision mylars, pay the land drainage trunk charge for the proposed lot(s) fronting Jacques Avenue (2011 Rate = $9,557/acre)..

6. The Developer shall, at no expense to the City, construct and install wastewater and water building services from the wastewater sewer and watermain, to service the lots within the Planned Area, as applicable, and as determined by, and to the satisfaction of, the Director of Water and Waste.

    i. The Developer shall ensure that each sewer service remains plugged from installation until the foundation excavation has been backfilled and the roof of the dwelling has been sheathed, after which the house sewer may be connected. The Developer hereby indemnifies the City against all actions, claims, demands, damages, losses, and costs, including legal and court costs, suffered or incurred by the City arising out of any failure to do so.

    ii. The Developer shall replace or repair any water or sewer service found to be defective within one year following the date the waters is turned on for domestic use, and shall pay the City any cost incurred by the City arising out of any such defect.

7. The Developer shall, at no expense to the City, install all land drainage facilities required to serve the Planned Area, as determined by, and to the satisfaction of, the Director of Water and Waste.

8. The Developer shall, at no expense to the City, provide a lot grading plan, prepared by a municipal engineer, for the Planned Area, and construct all drainage works necessitated by the design.

9. The Developer shall, at no expense to the City, construct all swales, catchbasins, and leads required to provide lot drainage prior to the issuance of building permits.

10. The Developer shall, at no expense to the City, provide all easements with respect to the installation, maintenance, and replacement of swales, catchbasins, and leads for lot drainage upon registration of the approved subdivision mylars in the Land Titles Office.

11. The Developer shall, prior to release of subdivision mylars, pay its share of the cost of portland cement concrete pavement previously constructed by others at and in the vicinity of the intersection of Grassie Boulevard and Lagimodiere Boulevard, as determined by the Director of Public Works.

12. The Developer shall, prior to release of subdivision mylars, pay its share of the cost of traffic control signals previously installed at the intersections of Grassie Blvd and Lagimodiere Blvd and McLellan Drive as determined by the Director of Public Works.

13. If applicable, the Developer shall, at no expense to the City, construct a 150 mm in thickness Portland cement concrete pavement and all related works to service the

proposed Jacques Avenue lots. The works shall include, but not limited to, sidewalk extension on the south side of Jacques Avenue from its current location, boulevard landscaping, land drainage facilities including any accessory land drainage works in conjunction with the above works.

14. The Developer shall, at no expense to the City, maintain the boulevard improvements for one year, in accordance with specifications approved by the Director of Public Works.

15. The Developer shall, at no expense to the City:

    i. ensure that construction traffic uses access routes determined by the Director of Public Works;

    ii. maintain those access routes in a clean, dust-free condition, free of dropped and tracked-on mud; and

    iii. undertake the regular cleaning, including, but not limited to, scraping and sweeping of those access routes and all streets within the Planed Area,

    until building construction, including landscaping, is complete, and all as determined by, and to the satisfaction of, the Director of Public Works.

16. The Developer shall, at no expense to the City, cause underground electrical and telephone services to be installed to serve the Planned Area and pay the full cost to convert any existing overhead services within the Planned Area, to the satisfaction of the Director of Public Works.

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

18. The Developer shall, at no expense to the City, initiate and control the regular cleanup 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 buildings, until substantial completion of all construction. The clean up of litter and refuse shall be done on a regular basis, as determined by, and to the satisfaction of, the Director of Public Works.

19. In lieu of dedication of land for public open space, the Developer shall pay to the City, prior to the release of the subdivision mylars for registration in the Land Titles Office, 8% of the appraised increase in value of the land plus the cost of landscaping and services which it would have contributed to the City if public open space had been dedicated.

20. The Developer shall pay the full cost of engineering services provided by or on behalf of the City in connection with the installation of, and provision of as-built drawings by March 31 of the year following substantial performance showing, the services required to serve the Planned Area.

21. The Developer shall 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 Development Agreement.

THIS REPORT SUBMITTED BY:

Administrative Co-ordinating Group
File No. DASZ 24/11
November 8, 2011

"original signed by K.T. Raban, P. Eng"
K.T. Raban, 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 & Waste Department

/rd

Appendix "A"


DR.
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SCALE: 1:500
F05-04

Schedule "C" for File No. DASZ 24/11, East Kildonan - Transcona Community Committee, dated November 8, 2011.

By-Law No. _____

File No. **DASZ 24/11**

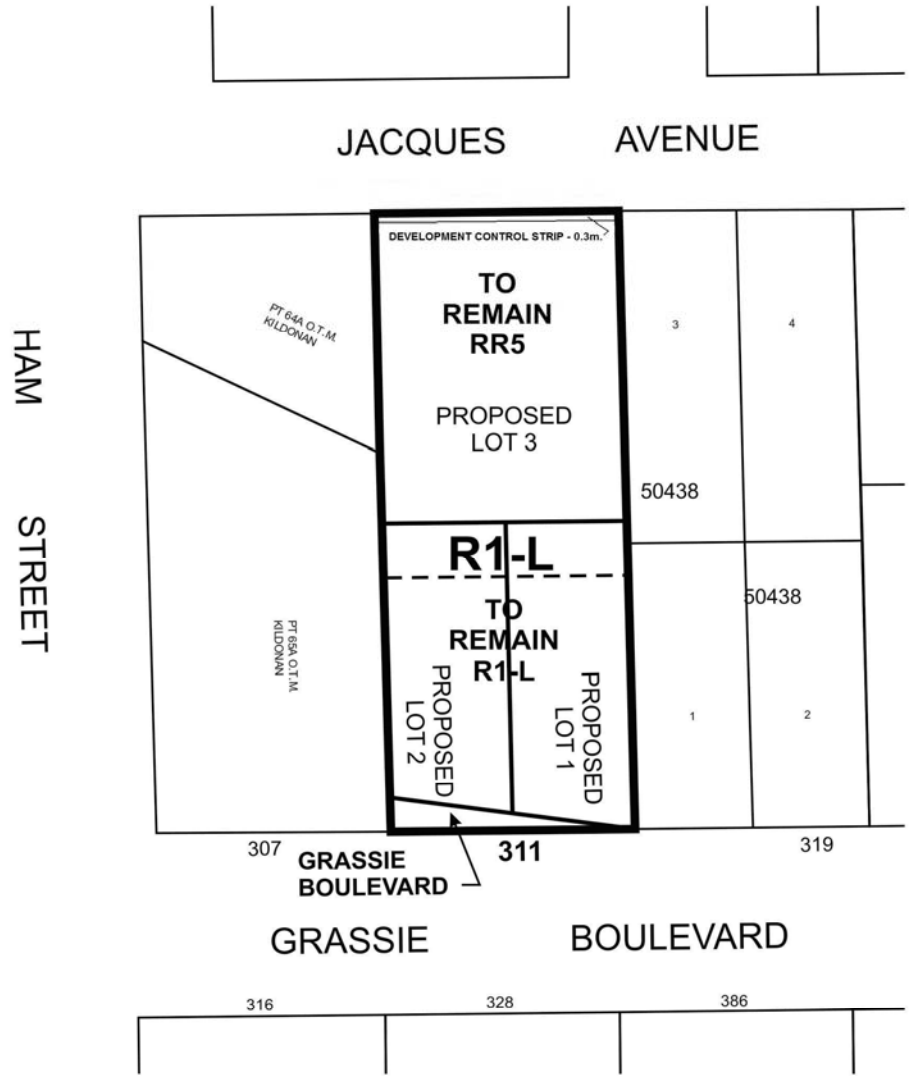
Atlas Sheet No. **W32**

N

EAST KILDONAN TRANSCONA 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 at 311 Grassie Boulevard from an "RR5" RURAL RESIDENTIAL 5 DISTRICT to an "R1-L" RESIDENTIAL SINGLE-FAMILY (Large) DISTRICT to allow for the creation of lots for future residential development as shown outlined below.



THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

Exhibit "7" referred to in File DASZ 24/2011 [c/r DAV 141304/2011D]

ADMINISTRATIVE REPORT

Title: DASZ 24/2011 – 311 Grassie Blvd

Issue: For consideration at the public hearing to create three additional residential lots

Critical Path: East Kildonan-Transcona Community Committee → Standing Policy Committee on Property and Development → Executive Policy Committee → Council

AUTHORIZATION

Author	Department Head	CFO	CAO
P. Regan	n/a	n/a	

RECOMMENDATIONS

1. That the plan of subdivision proposed under File DASZ 24/2011be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "C" for File DASZ 24/2011dated September 13, 2011 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 September 12, 2011.

2. That The Winnipeg Zoning By-law No. 200/06 be amended by rezoning the subject land as shown on Schedule "C" for File DASZ 24/2011 dated September 13, 2011, to a "R1-L" Residential Single Family district and "R1-M" Residential Single Family district.

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 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-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 Development Agreement.

7. That the zoning section of the by-law shall come into force and effect 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 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 an extension of time is applied for prior to the expiry of the one-year period and Council approves the extension.

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 intends to subdivide the subject property to create four residential lots, two of which will front onto an extended Jacques Av. They also intend to rezone the property whereby the two southernmost lots will be zoned “R1-L” and the two northernmost lots will be zoned “R1-M”.
- Proposed Lot 1 will be 6,824 sq. ft. in area and will be located in the southeast corner of the property. It will house the existing dwelling. Proposed Lot 2 will be 6,490 sq. ft. in area and will be located in the southwest corner of the property. Proposed Lot 3 will be 7,050 sq. ft. in area and will be located in the northwest corner of the property fronting onto Jacques. Proposed Lot 4 will also be 7,050 sq. ft. in area and will be located in the northeast corner of the property fronting onto Jacques.

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Planning and Land Use Division are concurred in, proposed Lots 1 and 2 will be subdivided and rezoned. Proposed Lots 3 and 4 would not be subdivided as per Schedule “A”, as future subdivision would have to accommodate the vehicular turnaround as illustrated in Appendix “A” of Schedule “B”.

If Council chooses to approve the proposed subdivision as per Schedule “C”, the above-noted conditions should apply. However, it is worth noting that the applicant could withdraw this DASZ application and create two lots along Grassie through a DASSF application.

CONSULTATION

In preparing this report there was consultation with:

N/A

SUBMITTED BY

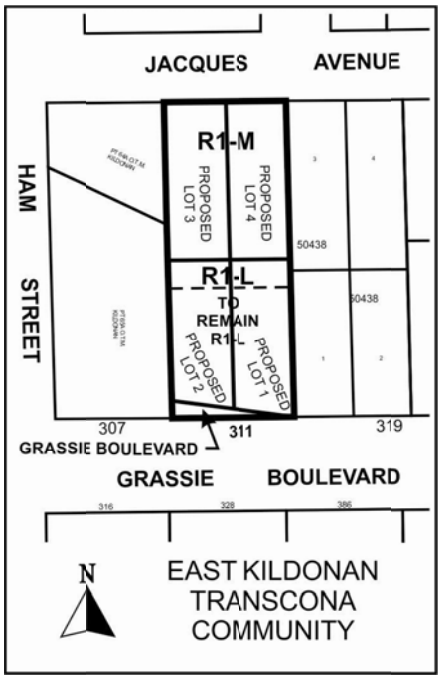
Department	Planning, Property and Development
Division	Planning and Land Use
Prepared by	Michael Pyl
Date:	September 13, 2011
File No.	DASZ 24/11

APPENDIX 'A'

DATE: September 13, 2011
FILE: DASZ 24/2011
RELATED FILES: DAV 11-141304C
COMMUNITY: East Kildonan-Transcona
NEIGHBOURHOOD #: 4.424

SUBJECT: To create three additional residential lots and to rezone from "RR5" Rural Residential 5 and "R1-L" Residential Single-Family district to "R1-M" Residential Single-Family district and "R1-L".

LOCATION: 311 Grassie Blvd



APPLICANT: Alma Nagel
389 McLeod Ave
Winnipeg, MBR2K 0B1

OWNER: (Same as above)

RECOMMENDATION: Approval as per Schedule "C"

REPORT SUMMARY

- The applicant intends to subdivide the subject property to create four residential lots, two of which will front onto an extended Jacques Av. They also intend to rezone the property whereby the two southernmost lots will be zoned "R1-L" and the two northernmost lots will be zoned "R1-M".

- Proposed Lot 1 will be 6,824 sq. ft. in area and will be located in the southeast corner of the property. It will house the existing dwelling. Proposed Lot 2 will be 6,490 sq. ft. in area and will be located in the southwest corner of the property. Proposed Lot 3 will be 7,050 sq. ft. in area and will be located in the northwest corner of the property fronting onto Jacques. Proposed Lot 4 will also be 7,050 sq. ft. in area and will be located in the northeast corner of the property fronting onto Jacques.
- Administration is supportive of the two lots along Grassie Blvd. However, it is not supportive of the current configuration of the two lots along Jacques; the report of the Administrative Coordinating Group is recommending that the creation of any lots along Jacques should comply with the vehicular cul-de-sac turnaround as illustrated in Appendix “A” of Schedule “B”. As a result, the subdivision and rezoning would proceed according to Schedule “C”.
- That being said, it is worth noting that the applicant could withdraw this DASZ application and create two lots along Grassie through a DASSF application.

SITE DESCRIPTION

- The subject property is located on the north side of Grassie Blvd between Ham St and Silverfields Ln in the Grassieneighbourhood of the Transcona ward.
- The subject property is split-zoned. The northernmost 155 ft. is zoned “RR5” Rural Residential 5 district, while the rest of the property is zoned “R1-L” Residential Single Family district. The subject property is occupied by one storey, 1,694 sq. ft. single family dwelling in the southeast corner of the property with a front-loading driveway onto Grassie. There is also a 205 sq. ft. intermodal shipping container located towards the middle of the property. It is 104.5 ft. wide, 269 ft. deep, and 28,110.5 sq. ft. in area.
- Adjacent properties include single family dwellings on all sides, zoned either “R1-L”, “R1-M”, or “RR5”.



Figure 1: Site map of subject property and surrounding neighbourhood

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant intends to subdivide the subject property to create four residential lots, two of which will front onto an extended Jacques Av. They also intend to rezone the property whereby the two southernmost lots will be zoned “R1-L” and the two northernmost lots will be zoned “R1-M”.
- The proposed subdivision will also remove a 686 sq. ft. triangle fronting Grassie Blvd that was recently purchased by the City of Winnipeg for the widening of Grassie.
- Proposed Lot 1 will be 6,824 sq. ft. in area and will be located in the southeast corner of the property. It will house the existing dwelling. Proposed Lot 2 will be 6,490 sq. ft. in area and will be located in the southwest corner of the property. Proposed Lot 3 will be 7,050 sq. ft. in area and will be located in the northwest corner of the property fronting onto Jacques. Proposed Lot 4 will also be 7,050 sq. ft. in area and will be located in the northeast corner of the property fronting onto Jacques.
- At the time of application, the applicant has not submitted plans for the development of the additional three lots.

ANALYSIS AND ISSUES

OurWinnipeg and Complete Communities Direction Strategy

- The Complete Communities Direction Strategy is one of four direction strategies supporting OurWinnipeg, the city’s new long-range development plan, and is intended to gain statutory

authority as a secondary plan. The strategy is intended to serve as a "playbook" to guide land use and development in Winnipeg. It received third reading at City Council on July 20, 2011, and became effective on August 17, 2011.

- The subject property is classified as an "Area of Stability" is Complete Communities' Urban Structure map. Areas of Stability will accommodate low to moderate density infill development to support more efficient use of land, infrastructure, and services as well as enhance housing choice and affordability.
- Supporting Direction and Enabling Strategies for Areas of Stability include:
    - Support low to moderate change in low-density neighbourhoods through development and redevelopment that is complementary to the existing scale, character, and built form.
    - Support the subdivision of a parcel of land into two or more lots when it is done in a context sensitive manner.
- Within Areas of Stability, the subject property is further designated as a "Recent Community". These are areas that were planned after 1950, and are primarily residential areas and contain a mix of low and medium density housing with nearby retail amenities. They can accommodate some infill development to increase housing choice, increase options for 'aging in place', and to maximize the use of existing infrastructure.

Transcona West Area Structure Plan

- The subject property falls within the boundaries of the Transcona West Area Structure Plan.
- The subject property is designated "Existing Low Density Residential". The purpose of Residential Areas is to provide for low density residential development.
- The Transportation Policies section of the plan illustrates a "cul-de-sac"-style road terminus in the Ham St right-of-way, as the long term plan is to close Ham St.

Zoning

- The "R1" Residential Single Family district is intended to accommodate primarily single-family residential development in lower-density neighbourhoods.
- The "RR5" Rural Residential 5 district is intended to provide areas for large-lot rural residential development, along with limited agricultural uses.

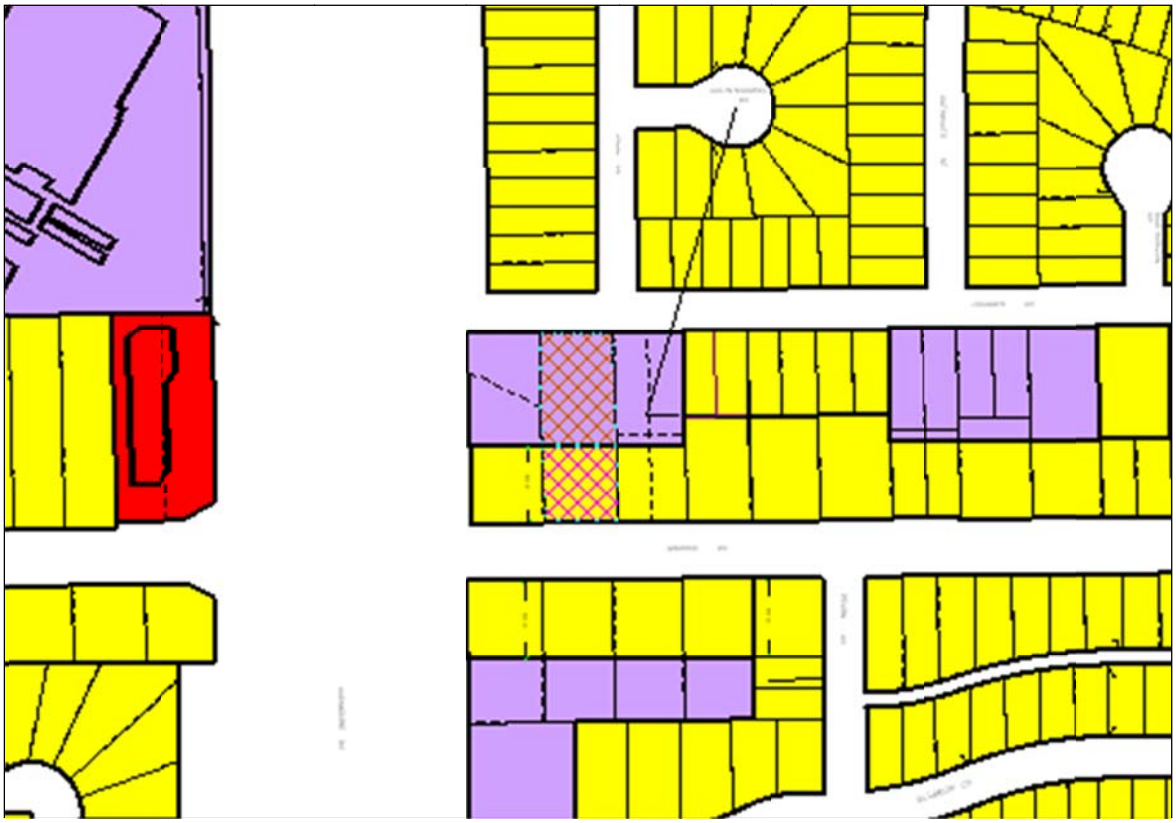


Figure 2: Zoning map of subject property and surrounding neighbourhood

- Section 137 of the zoning by-law prescribes the following dimensional standards for the "R1-L" and "R1-M" districts:

	Min. Lot Area (sq. ft.)	Min. Lot Width (sq. ft.)	Min. Front Yard (ft.)	Min. Rear Yard (ft.)	Min. Side Yard (ft.)	Min. Reverse Corner Street Side Yard	Max. Height of Building (ft.)	Max. Lot Coverage (%)
R1-M	3,500	25	15*	25	4	4	35	45
R1-L	5,500	25	20	25	4	10	35	40
* - Portions of the front façade that do not include garages or carports must have a minimum front yard of 15 feet; where a driveway leads from the street to a garage or carport located on the front façade of the house, such driveway must be a minimum of 18 feet in length, unless s.140(2) *Auto Courts* apply.								

Figure 3: Dimensional standards for the "R1-M" and "R1-L" districts

Report of the Administrative Coordinating Group

- The Administrative Coordinating Group is does not support the creation of two lots along Jacques as they are currently configured. Rather, they are recommending that if any lots are created at 311

and 307 Grassie, they should be configured to accommodate the cul-de-sac design as illustrated in Appendix “A” of Schedule “B”.

Compatibility with the surrounding neighbourhood

- The proposal is consistent with previous development applications along Grassie and Jacques, particularly over the last six years. As Figures 4 and 5 illustrate, these applications have created similar sized lots to what is being proposed.

File	Address	Detail
DASSF 580/94	375 Grassie	Created 3 lots – two 50 foot wide lots fronting Jacques, and one 100 foot wide lot fronting Grassie.
DASZ 14/05	387 Grassie	Created 3 lots – two 50 foot wide lots fronting Jacques 110 feet in depth, and one 100 foot wide lot fronting Grassie 159 feet in depth.
DASZ 33/05	341 Grassie	Created 3 lots – two 50 foot wide lots fronting Jacques 110 feet in depth, and one 100 foot wide lot fronting Grassie 159 feet in depth.
DASZ 39/05	355 Grassie	Created 3 lots – two 50 foot wide lots fronting Jacques 120 feet in depth, and one 100 foot wide lot fronting Grassie 149 feet in depth.
DASZ 3/06	327 Grassie	Created 3 lots – two 45 foot wide lots fronting Jacques 120 feet in depth, and one 90 foot wide lot fronting Grassie 149 feet in depth.
DASZ 27/06	319 Grassie	Created 4 lots – two 100 foot wide lots fronting Jacques 144 feet in depth, and two 100 foot wide lots fronting Grassie 125 feet in depth.
DASZ 5/07	401 Grassie	Created 3 lots – two 50 foot wide lots fronting Jacques 120 feet in depth, and one 100 foot wide lot fronting Grassie 149 feet in depth.
DASZ 28/09	393 Grassie	Created 4 lots – two 50 foot wide lots fronting Jacques 145 feet in depth, and one 52 foot wide lot and one 48 foot wide lot fronting Grassie 124 feet in depth.

Figure 4: Recent subdivisions along Grassie

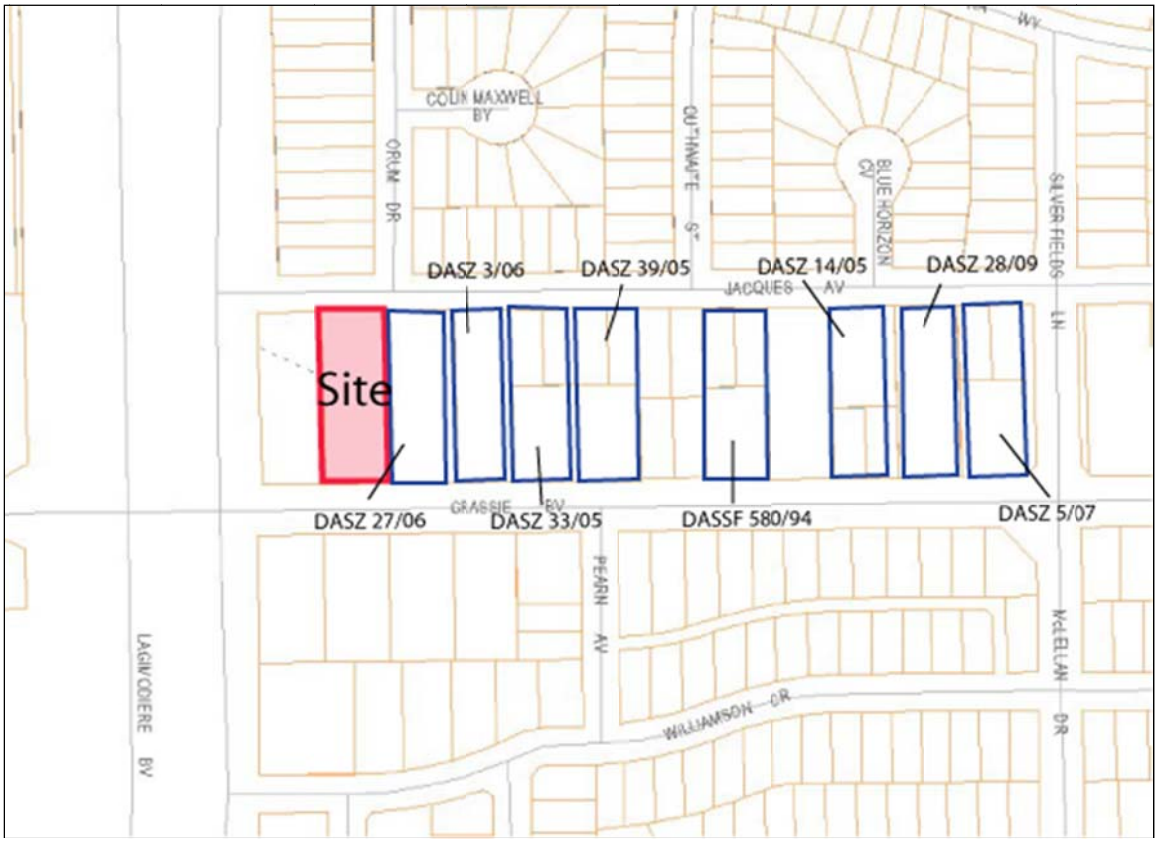


Figure 5: Map illustrating recent subdivisions along Grassie

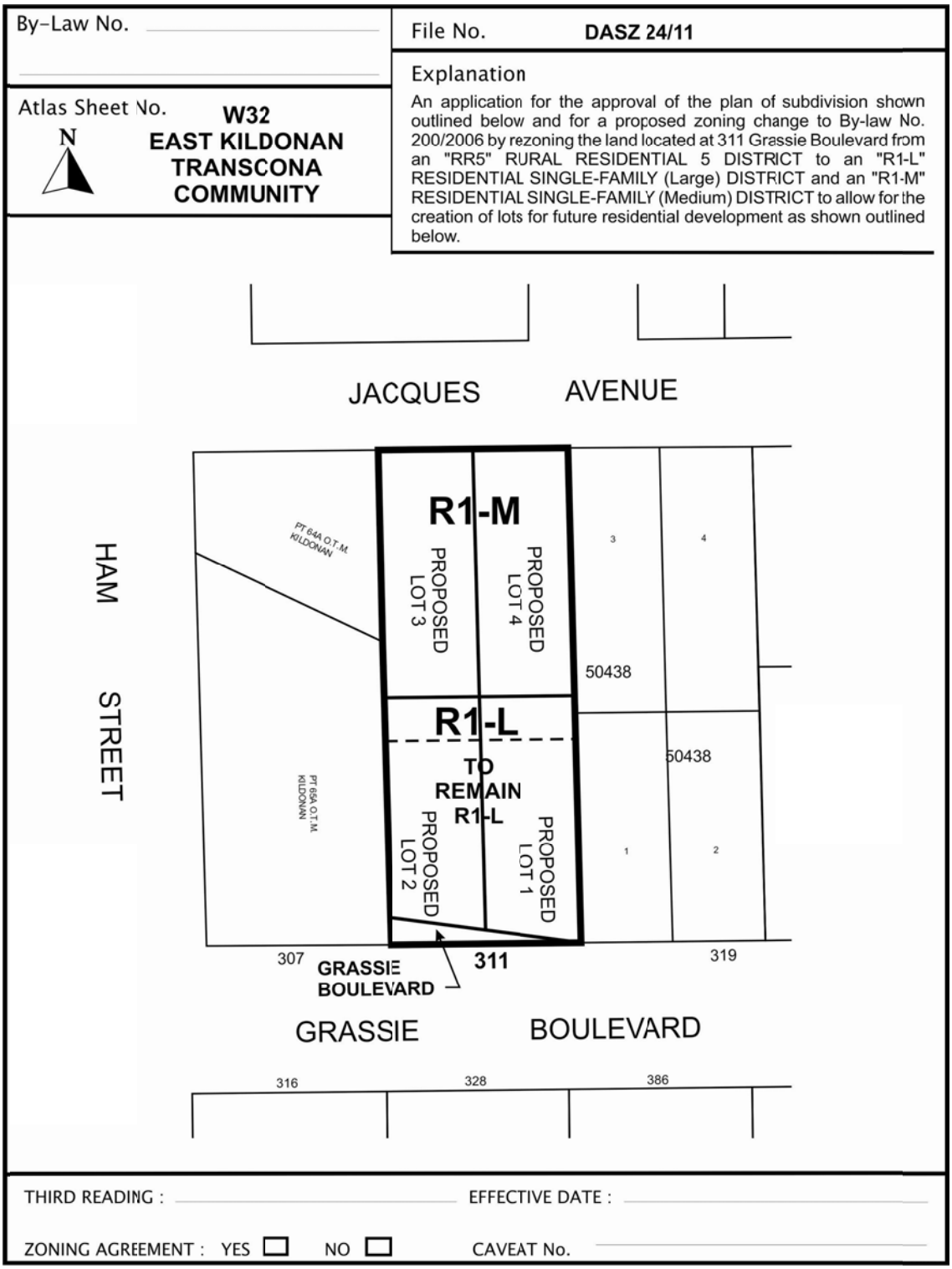
RECOMMENDATION

The Planning and Land Use Division is broadly supportive of infill development, as it minimizes the spatial use of land and provides a wider range of housing options in the neighbourhood. There have been seven similar applications along Grassie and Jacques dating back to 2005; the proposed lots are consistent with these previous applications, and represent the continued orderly development of the area.

However, it is recommended that the creation of residential lots along Jacques Ave not proceed as per the current configuration. Rather, any lots created at 311 and 307 Grassieshould be configured to accommodate the cul-de-sac design as illustrated in Appendix “A” of Schedule “B”; as a result, it is recommended that this proceed according to Schedule “C”. That being said, it is worth noting that the applicant could withdraw this DASZ application and create two lots along Grassie through a DASSF application.

This Report Submitted by: Michael Pyl
Planning, Property and Development Department
Planning and Land Use Division
Report Prepared by: PPD File # DASZ 24/2011

Schedule "A" for File No. DASZ 24/11, East Kildonan - Transcona Community Committee, dated September 14, 2011.



Schedule "B" – Report of the Administrative Coordinating Group

REPORT OF THE ADMINISTRATIVE CO-ORDINATING GROUP – September 12, 2011

RE: PROPOSED SUBDIVISION AND REZONING ON LAND LOCATED AT 311 GRASSIE BOULEVARD– DASZ 24/11

It is recommended that the approval of DASZ 24/11 be subject to the applicant entering into a Development Agreement with the City of Winnipeg, containing the following conditions:

A. Plan Considerations

1. If Committee recommends that a lot, or lots be created fronting Jacques Avenue, then the Applicant shall acquire, dedicate, and legally open property required to accommodate a modified cul-de-sac turnaround consistent with the configuration generally shown on the Public Works Sketch Figure F05-04 attached as appendix "A", or an approved configuration as determined by, and to the satisfaction of, the Director of Public Works.

B. Servicing Requirements and Payments

1. The Developer shall, prior to release of subdivision mylars, pay its share of the cost of surface works previously installed by the City and others in Jacques Avenue and in Grassie Blvd, as determined by the Director of Public Works.

2. The Developer shall, prior to release of subdivision mylars, pay its share of the cost of watermains, wastewater sewers and land drainage sewersinstalled by others in Jacques Avenue and in Grassie Boulevard as determined by the Director of Water and Waste.

3. The Developer shall, prior to release of subdivision mylars, pay the land drainage trunk charge for lots 3 and 4 (2011 Rate = $9,557/acre), if applicable.

4. The Developer shall, at no expense to the City, construct and install wastewater and water building services from the wastewater sewer and watermain, to service all lots within the Planned Area, as determined by, and to the satisfaction of, the Director of Water and Waste.

    i. The Developer shall ensure that each sewer service remains plugged from installation until the foundation excavation has been backfilled and the roof of the dwelling has been sheathed, after which the house sewer may be connected. The Developer hereby indemnifies the City against all actions, claims, demands, damages, losses, and costs, including legal and court costs, suffered or incurred by the City arising out of any failure to do so.

    ii. The Developer shall replace or repair any water or sewer service found to be defective within one year following the date the waters is turned on for domestic use, and shall pay the City any cost incurred by the City arising out of any such defect.

5. The Developer shall, at no expense to the City, install all land drainage facilities required to serve the Planned Area, as determined by, and to the satisfaction of, the Director of Water and Waste.

6. The Developer shall, at no expense to the City, provide a lot grading plan, prepared by a municipal engineer, for the Planned Area, and construct all drainage works necessitated by the design.

7. The Developer shall, at no expense to the City, construct all swales, catchbasins, and leads required to provide lot drainage prior to the issuance of building permits.

8. The Developer shall, at no expense to the City, provide all easements with respect to the installation, maintenance, and replacement of swales, catchbasins, and leads for lot drainage upon registration of the approved subdivision mylars in the Land Titles Office.

9. The Developer shall, prior to release of subdivision mylars, pay its share of the cost of portland cement concrete pavement previously constructed by others at and in the vicinity of the intersection of Grassie Boulevard and Lagimodiere Boulevard, as determined by the Director of Public Works.

10. The Developer shall, prior to release of subdivision mylars, pay its share of the cost of traffic control signals previously installed at the intersections of Grassie Blvd and Lagimodiere Blvd and McLellan Drive as determined by the Director of Public Works.

11. If applicable, the Developer shall, at no expense to the City, construct a 150 mm in thickness Portland cement concrete pavement and all related works to service the proposed Jacques Avenue lots. The works shall include, but not limited to, sidewalk extension on the south side of Jacques Avenue from its current location, boulevard landscaping, land drainage facilities including any accessory land drainage works in conjunction with the above works.

12. The Developer shall, at no expense to the City, maintain the boulevard improvements for one year, in accordance with specifications approved by the Director of Public Works.

13. The Developer shall, at no expense to the City:

    i. ensure that construction traffic uses access routes determined by the Director of Public Works;

    ii. maintain those access routes in a clean, dust-free condition, free of dropped and tracked-on mud; and

    iii. undertake the regular cleaning, including, but not limited to, scraping and sweeping of those access routes and all streets within the Planed Area,

    until building construction, including landscaping, is complete, and all as determined by, and to the satisfaction of, the Director of Public Works.

14. The Developer shall, at no expense to the City, cause underground electrical and telephone services to be installed to serve the Planned Area and pay the full cost to

convert any existing overhead services within the Planned Area, to the satisfaction of the Director of Public Works.

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

16. The Developer shall, at no expense to the City, initiate and control the regular cleanup 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 buildings, until substantial completion of all construction. The clean up of litter and refuse shall be done on a regular basis, as determined by, and to the satisfaction of, the Director of Public Works.

17. In lieu of dedication of land for public open space, the Developer shall pay to the City, prior to the release of the subdivision mylars for registration in the Land Titles Office, 8% of the appraised increase in value of the land plus the cost of landscaping and services which it would have contributed to the City if public open space had been dedicated.

18. The Developer shall pay the full cost of engineering services provided by or on behalf of the City in connection with the installation of, and provision of as-built drawings by March 31 of the year following substantial performance showing, the services required to serve the Planned Area.

19. The Developer shall 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 Development Agreement.

THIS REPORT SUBMITTED BY:

Administrative Co-ordinating Group
File No. DASZ 24/11
September 12, 2011

"original signed by K.T. Raban, P. Eng"
K.T. Raban, 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 & Waste Department

/rd

Appendix “A”



Schedule "C" for File No. DASZ 24/11, East Kildonan - Transcona Community Committee, dated September 14, 2011.

