Agenda - Executive Policy Committee – March 14, 2012

Report - Standing Policy Committee on Property and Development – March 6, 2012

Item No. 1 Subdivision and Rezoning – 1326 and 1330 Ravelston Avenue West (Transcona Ward)
File DASZ 11/2011

STANDING COMMITTEE RECOMMENDATION:

On March 6, 2012, the Standing Policy Committee on Property and Development did not concur 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 11/2011 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "B" for File DASZ 11/2011 dated March 6, 2012, (as submitted at the meeting of the Standing Policy Committee on Property and Development on March 6, 2012), 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 February 13, 2012, (as submitted at the meeting of the Standing Policy Committee on Property and Development on March 6, 2012), with the following amendments:

        i. Amend Condition 11. by adding the words "Prior to the issuance of any building permits for housing within the subdivision" before the words "the Developer"

        ii. Amend Condition 11. a) and by inserting the following after the word "greater"

            ",with the exception of the following:
            i. That in lieu of a sidewalk, a 3.5 metre wide active transportation asphalt path be constructed, running the entire length of the south side of the collector road running east – west from Peguis Street"

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

"12. The Developer shall at no expense to the City, construct a 3.5 metre wide active transportation asphalt path on the east side of Peguis Street, extending from Reenders Drive to Regent Avenue"

iv. Amend Condition 26. by adding the words " Prior to the issuance of any building permits for housing within the subdivision," before the words "the Developer"

v. Delete Condition 27. in its entirety and renumber the remaining conditions accordingly;

vi. Amend Condition 28 by adding the words "sidewalk, and a" after the 2nd word concrete:

vii. Amend Condition 32. as follows:

- Amend the first bullet by adding the words "and Junior and Senior play structures to be paid for by the Developer", after the word "field"

- Add the following new bullet:
  - "The Developer shall contribute $20,000.00 for the planting of trees in the public reserve

B. That the Plan of Subdivision be amended in accordance with the report of the Administrative Coordinating Group dated February 13, 2012(as submitted at the meeting of the Standing Policy Committee on Property and Development on March 6, 2012).

2. That The Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land as shown on Schedule "B" for File DASZ 11/2011 dated March 6, 2012, (as submitted at the meeting of the Standing Policy Committee on Property and Development on March 6, 2012), to PR1 Parks and Recreation 1 (Neighbourhood) District; R1-M Residential Single-Family District – Medium; RMF- M Residential Multi-Family District – Medium; and RMF- L Residential Multi-Family District – Large, subject to the following:

Agenda - Executive Policy Committee – March 14, 2012

Report - Standing Policy Committee on Property and Development – March 6, 2012

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

i. That, for the development of any building or structure on lands zoned conditions for the lands zoned RMF- L Residential Multi-Family District – Large; and RMF- M Residential Multi-Family District – Medium, plans shall be submitted showing the location and design of proposed buildings, the location and design of accessory parking areas, garbage enclosures, fencing, and landscaping and signage to the Director of Planning, Property and Development and the East Kildonan-Transcona Community Committee for plan approval prior to the issuance of any building or development permit, and thereafter all to be maintained to the satisfaction of the Director of Planning, Property and Development.

ii. That prior to the issuance of any development permits for parks (public reserves), plans shall be submitted to the Director of Planning, Property and Development and the East Kildonan-Transcona Community Committee for plan approval.

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

iv. Where single and two family residential lots back onto Peguis Street, the said lots are to be established with minimum rear yards of 15.0 m (49.21 feet).

v. That the Developer shall erect a uniform wood fence (2 metre in height) within the rear yards of all single-family or two-family lots abutting Peguis Street, to the satisfaction of the Director of Planning, Property and Development. Future owners of the individual building lots along this fencing shall be responsible for maintaining this fencing to the satisfaction of the Director of Planning, Property and Development.

Report - Standing Policy Committee on Property and Development – March 6, 2012

B. That the Developer shall finance and construct the two lanes of Peguis Street from Regent Avenue West to Ravelston Avenue West; and the severing of the Almey – Lagimodiere intersection as determined by and to the satisfaction of the Director of Public Works.

The twinning of Peguis Street from Regent Avenue West to Ravelston Avenue West, and the severing of the Almey – Lagimodiere intersection shall be undertaken in accordance with the following:

i. Prior to the issuance of any building permits for housing within the subdivision, the improvements in Peguis Street from Regent Avenue West to Ravelston Avenue West shall be completed.

ii. Prior to the issuance of any building permits for housing within the subdivision, the severing of the Almey – Lagimodiere intersection connection shall be completed in the same construction season, concurrently with the opening of Reenders Drive.

The Developer's share of the cost of services above shall be determined in accordance with the provisions of the Memorandum of Understanding and the City shall reimburse the Developer for the difference as determined by a Strategic Economic Agreement.

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 amendment to Development Agreement.

Agenda - Executive Policy Committee – March 14, 2012

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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 (1) 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 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 thing necessary for implementation in accordance with the terms of The City of Winnipeg Charter.

Agenda - Executive Policy Committee – March 14, 2012

Report - Standing Policy Committee on Property and Development – March 6, 2012

DECISION MAKING HISTORY:

STANDING COMMITTEE RECOMMENDATION:

On March 6, 2012, the Standing Policy Committee on Property and Development did not concur in the recommendation of the East Kildonan-Transcona Community Committee and forwarded the following to the Executive Policy Committee and Council:

1. That the plan of subdivision proposed under File DASZ 11/2011 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "B" for File DASZ 11/2011 dated March 6, 2012 (as submitted at the meeting of the Standing Policy Committee on Property and Development on March 6, 2012), 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 February 13, 2012 (as submitted at the meeting of the Standing Policy Committee on Property and Development on March 6, 2012), with the following amendments:

        i. Amend Condition 11. by adding the words "Prior to the issuance of any building permits for housing within the subdivision" before the words "the Developer"

        ii. Amend Condition 11. a) and by inserting the following after the word "greater"

            ",with the exception of the following:
            i. That in lieu of a sidewalk, a 3.5 metre wide active transportation asphalt path be constructed, running the entire length of the south side of the collector road running east – west from Peguis Street"

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

Report - Standing Policy Committee on Property and Development – March 6, 2012

DECISION MAKING HISTORY: (continued)

STANDING COMMITTEE RECOMMENDATION: (continued)

"12. The Developer shall at no expense to the City, construct a 3.5 metre wide active transportation asphalt path on the east side of Peguis Street, extending from Reenders Drive to Regent Avenue"

iv. Amend Condition 26. by adding the words " Prior to the issuance of any building permits for housing within the subdivision," before the words "the Developer"

v. Delete Condition 27. in its entirety and renumber the remaining conditions accordingly;

vi. Amend Condition 28 by adding the words "sidewalk, and a" after the 2nd word concrete:

vii. Amend Condition 32. as follows:

- Amend the first bullet by adding the words "and Junior and Senior play structures to be paid for by the Developer", after the word "field"

- Add the following new bullet:
  - "The Developer shall contribute $20,000.00 for the planting of trees in the public reserve

B. That the Plan of Subdivision be amended in accordance with the report of the Administrative Coordinating Group dated February 13, 2012.

2. That The Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land as shown on Schedule "B" for File DASZ 11/2011 dated March 6, 2012 (as submitted at the meeting of the Standing Policy Committee on Property and Development on March 6, 2012), to PR1 Parks and Recreation 1 (Neighbourhood) District; R1-M Residential Single-Family District – Medium; RMF- M Residential Multi-Family District – Medium; and RMF- L Residential Multi-Family District – Large, subject to the following:

Report - Standing Policy Committee on Property and Development – March 6, 2012

DECISION MAKING HISTORY: (continued)

STANDING COMMITTEE RECOMMENDATION: (continued)

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

i. That, for the development of any building or structure on lands zoned conditions for the lands zoned RMF- L Residential Multi-Family District – Large; and RMF- M Residential Multi-Family District – Medium, plans shall be submitted showing the location and design of proposed buildings, the location and design of accessory parking areas, garbage enclosures, fencing, and landscaping and signage to the Director of Planning, Property and Development and the East Kildonan-Transcona Community Committee for plan approval prior to the issuance of any building or development permit, and thereafter all to be maintained to the satisfaction of the Director of Planning, Property and Development.

ii. That prior to the issuance of any development permits for parks (public reserves), plans shall be submitted to the Director of Planning, Property and Development and the East Kildonan-Transcona Community Committee for plan approval.

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

iv. Where single and two family residential lots back onto Peguis Street, the said lots are to be established with minimum rear yards of 15.0 m (49.21 feet).

Report - Standing Policy Committee on Property and Development – March 6, 2012

DECISION MAKING HISTORY: (continued)

STANDING COMMITTEE RECOMMENDATION: (continued)

v. That the Developer shall erect a uniform wood fence (2 metre in height) within the rear yards of all single-family or two-family lots abutting Peguis Street, to the satisfaction of the Director of Planning, Property and Development. Future owners of the individual building lots along this fencing shall be responsible for maintaining this fencing to the satisfaction of the Director of Planning, Property and Development.

B. That the Developer shall finance and construct the two lanes of Peguis Street from Regent Avenue West to Ravelston Avenue West; and the severing of the Almey – Lagimodiere intersection as determined by and to the satisfaction of the Director of Public Works.

The twinning of Peguis Street from Regent Avenue West to Ravelston Avenue West, and the severing of the Almey – Lagimodiere intersection shall be undertaken in accordance with the following:

i. Prior to the issuance of any building permits for housing within the subdivision, the improvements in Peguis Street from Regent Avenue West to Ravelston Avenue West shall be completed.

ii. Prior to the issuance of any building permits for housing within the subdivision, the severing of the Almey – Lagimodiere intersection connection shall be completed in the same construction season, concurrently with the opening of Reenders Drive.

The Developer's share of the cost of services above shall be determined in accordance with the provisions of the Memorandum of Understanding and the City shall reimburse the Developer for the difference as determined by a Strategic Economic Agreement.

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 – March 6, 2012

DECISION MAKING HISTORY: (continued)

STANDING COMMITTEE RECOMMENDATION: (continued0

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 amendment to 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 (1) 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 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 thing necessary for implementation in accordance with the terms of The City of Winnipeg Charter.

Report - Standing Policy Committee on Property and Development – March 6, 2012

DECISION MAKING HISTORY: (continued)

STANDING COMMITTEE RECOMMENDATION: (continued0

On February 14, 2012, the Standing Policy Committee on Property and Development laid over the matter for 30 days.

On January 10, 2012, the Standing Policy Committee on Property and Development laid over the matter to February 14, 2012.

On November 29, 2011, the Standing Policy Committee on Property and Development laid over the matter to January 10, 2012.

On October 4, 2011, the Standing Policy Committee on Property and Development laid over the matter for up to 60 days

On July 5, 2011, the Standing Policy Committee on Property and Development laid over the matter to its meeting on October 4, 2011.

COMMUNITY COMMITTEE RECOMMENDATION:

On June 14, 2011, the East Kildonan-Transcona Community Committee did not concur in the recommendation of the Winnipeg Public Service and recommended to the Standing Policy Committee on Property and Development that the application for subdivision and rezoning under File DASZ11/2011 be rejected.

Report of the Administrative Coordinating Group submitted for the Meeting of the Standing Policy Committee on Property and Development on March 6, 2012

REPORT OF THE ADMINISTRATIVE CO-ORDINATING GROUP – February 13, 2012

RE: PROPOSED SUBDIVISION AND REZONING OF LAND AT 1326 AND 1330 RAVELSTON AVENUE, WEST - DASZ 11/2011

It is recommended that the approval of DASZ 11/2011, if granted, be subject to the aapplicant entering into a Development Agreement with the City of Winnipeg, containing the following conditions:

A. Plan Considerations

1. The Applicant dedicating and legally opening property required for a 0.942-m widening of the Ravelston Avenue West right-of-way abutting the Planned Area, as determined by, and to the satisfaction of, the Director of Public Works.

2. The Applicant dedicating and legally opening property required for a 2.134-m widening of the Peguis Street right-of-way abutting the Planned Area, as determined by, and to the satisfaction of, the Director of Public Works.

3. The Applicant dedicating and legally opening property for right-of-way corner cuts measuring 3.0 m by 3.0 m in the northwest and northeast corners of the intersection of Peguis Street with the proposed street entering the development, to the satisfaction of the Director of Public Works.

4. The Applicant providing right-of-way to accommodate each cul-de-sac turnaround consistent with the dimensions shown on Streets and Transportation Drawing ST-90 (revised) or ST-90-A.

B. Reports and Servicing Criteria

1. The Applicant providing, to the satisfaction of the Director of Water and Waste, a comprehensive servicing report, prepared by a qualified municipal engineer, outlining the provision of underground services for the Planned Area and adjacent lands.

2. The Applicant submitting, to the satisfaction of the Director of Water and Waste, servicing criteria sheets for water, wastewater, and land drainage facilities, including plans showing the ultimate service areas.

3. That the Developer be required to enter into a Strategic Economic Agreement with the City for the cost-sharing for the construction of the necessary transportation improvements and related land drainage works to be installed in the Transcona West Area as outlined in the Memorandum Of Understanding dated February 14, 2012.

C. Servicing Requirements and Payments

1. The Developer shall, at no expense to the City, install all wastewater sewers required to serve the Planned Area, as determined by, and to the satisfaction of, the Director of Water and Waste.

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

3. 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.

    a) 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.

    b) 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.

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

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

6. The Developer shall pay its share of the cost of the regional land drainage system for the Planned Area, as determined by the Director of Water and Waste, toward which the Developer shall receive credit for the cost of any regional land drainage facilities constructed by the Developer - including the value of the land for the stormwater retention basins. If the cost of the regional land drainage facilities constructed by the Developer exceeds the Developer's share of that cost, the City shall reimburse the Developer for the difference, as determined by the Director of Water and Waste, when the City collects from the benefitting property owners, in accordance with the Development Agreement Parameters in effect at that time, or upon approval of capital funding by City Council.

7. 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.

8. 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.

9. 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.

10. The Developer shall, at no expense to the City, construct 200-mm- and 150-mm-thick portland cement concrete pavements to widths of 10.0 m and 7.5 m, and all related works, including, but not limited to, drainage facilities, in all streets within the Planned Area, all as determined by, and to the satisfaction of, the Director of Public Works.

11. The Developer shall, at no expense to the City, construct 1.5-m-wide by 100-mm-thick portland cement concrete sidewalks:

    a) along both sides of all streets within the Planned Area with rights-of-way measuring 22.0 m in width or greater; and

    b) along both sides of the proposed street entering the Planned Area off Ravelston Avenue West, from Ravelston Avenue West south to the proposed collector street off Peguis Street

    all as determined by, and to the satisfaction of, the Director of Public Works.

12. The Developer shall construct all sidewalks concurrently with the pavements with which they share the right-of-way.

13. The City may file appropriate caveats in the Land Titles Office, notifying prospective homeowners of the proposed sidewalk locations.

14. The Developer shall, at no expense to the City, construct a paved cul-de-sac-style vehicle turnaround at the terminus of each temporarily paved dead-ended street and provide any rights-of-way or easements necessary to accommodate same, all as determined by, and to the satisfaction of, the Director of Public Works.

15. The Developer shall, at no expense to the City, erect and maintain barricades and signing across the full width of any temporarily dead-ended streets, due to phasing of development, immediately upon completion of the paving or when house construction has begun, whichever is sooner, as determined by, and to the satisfaction of, the Director of Public Works.

16. The Developer shall, at no expense to the City, sod boulevards and plant trees on all streets within the Planned Area, all in accordance with drawings and specifications to be prepared by the Developer and submitted to, and approved by, the Director of Public Works.

17. 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.

18. The Developer shall, at no expense to the City, ensure that two means of paved vehicular access are available at all times to each stage of development of the Planned Area, to the satisfaction of the Director of Public Works. This may require the construction of temporary paved roadways and the provision of easements or rights-of-way.

19. The Developer shall, at no expense to the City, cause to be installed standard, reflectorized, permanent street-name signs at each new intersection within or adjacent to the Planned Area, as determined by the Director of Public Works.

20. Prior to construction, the Developer shall, at no expense to the City, obtain approval of and install, and subsequently maintain, at the entrances to the Planned Area, development information signs, containing no advertising, and showing: the Planned Area, zoning information, and a north directional arrow; Peguis Street, and all proposed arterial and collector streets, public lanes, sidewalks, and active-transportation facilities; the proposed stormwater retention basin; and all natural tree stands, parks, and community mail-box sites - all with the approval of, and to the satisfaction of, the Director of Planning, Property and Development.

21. The Developer shall, at no expense to the City, cause to be installed ornamental street lights in all streets within the Planned Area, to the satisfaction of the Director of Public Works.

22. The Developer shall, at no expense to the City, cause underground electrical and telephone services to be installed to serve the Planned Area, to the satisfaction of the Director of Public Works.

23. 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, the works to be constructed by the Developer to serve the Planned Area, as determined by, and to the satisfaction of, the Director of Public Works.

24. There shall be no private approaches serving one and two-family residential development off residential collector streets (i.e. rights-of-way 22.0 m or wider), except where frontage roads are provided.

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

a) ensure that construction traffic uses access routes determined by the Director of Public Works;

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

c) 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 all as determined by, and to the satisfaction of, the Director of Public Works.

d) 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 completion of all construction, as determined by, and to the satisfaction of, the Director of Public Works.

26. The Developer shall, at no expense to the City, construct a10-m-wide, 200-mm- thick portland cement concrete pavement and all related works, including, but not limited to, sidewalk on the south side, ornamental street lighting, boulevard landscaping including trees on the south side and sod on both sides, drainage facilities, and asphaltic concrete transitions to the existing roadway at either end, in Ravelston Avenue West, from Peguis Street to the proposed street in the Planned Area connecting to Ravelston Avenue West - all as determined by, and to the satisfaction of, the Director of Public Works.

27. The City will endeavour, within the limits of its powers, to make recoveries from other benefiting privately-owned lands through subsequent agreements - or, alternatively, the Developer may request the City to endeavour to enact a Local Improvement By-Law - for the improvements described in a) above.

28. The Developer shall, at no expense to the City, construct an 8.3-m-wide, 200-mm-thick portland cement concrete pavement in either the existing (west side) Peguis Street right-of-way, or the proposed widened Peguis Street right-of-way (east side), from the existing terminus of the concrete pavement in Peguis Street (approximately 280 m North of Regent Avenue West) to Ravelston Avenue West, and all related works, including, but not limited to, street lighting, landscaping, drainage facilities, a 1.5-m-wide by 100-mm-thick portland cement concrete pavement transition north of Ravelston Avenue West, all as determined by, and to the satisfaction of, the Director of Public Works.

i. Should the Developer opt to construct the easternmost two lanes of Peguis Street described in a) above, the Developer shall obtain either the required (approximately 20-m) right-of-way for the widening of Peguis Street, or the required (approximately 20-m) easement on the private land adjacent to, and east of, Peguis Street, to accommodate the works identified in Paragraph 32 a) above.

ii. Should the Developer opt to construct the westernmost two lanes of the Peguis Street pavement described in a) above, the Developer shall effect the pavement re-alignment by terminating (south end) the concrete pavement adjacent to the northern terminus of the existing Peguis Street concrete pavement, and constructing a temporary asphalt concrete transition from the terminus of the new pavement, to connect to the existing concrete pavement at least 60 m South, to the satisfaction of the Director of Public Works.

29. The Developer's share of improvements in a.) above shall be determined in accordance with the Strategic Economic Agreement for cost-sharing the construction of the necessary transportation improvements and related land drainage works to be installed in the Transcona West Area as earlier described.

30. The Developer shall pay, in cash, on demand, the full cost of a future northbound left turn storage lane at the intersection of Peguis Street and the collector street entering the Planned Area off of Peguis Street.

31. The Developer shall dedicate to the City, as Public Reserve, at least 8% of the land contained within the Planned Area; landscape the dedicated land; and pay its share of the cost of services in streets abutting the dedicated land - all in accordance with City policy, and site design plans and specifications approved, by the Directors of Public Works and Planning, Property, and Development.

32. The Public Reserve shall provide:

- at least one parcel sized to fully accommodate a 9 a side soccer field, and playground; and

- which shall be linked to the linear park pathway, or other means of providing Active Transportation connections, supplied and installed by the developer, in accordance with AT standards, and planned in anticipation of future development to the west and south that minimize intersections with vehicular traffic, all to the satisfaction of the Director of Planning, Property and Development.

33. Because the proposed Public Reserve adjacent to the retention pond will almost entirely comprise the side slopes of the pond, thereby restricting its use as park space, only 25% dedication credit shall be given for this space.

34. The long, narrow Public Reserve configuration provides street frontage in excess of that required for park development; therefore, the Developer shall receive no credit for excess serviced frontage.

35. The Developer, in accordance with the City's Development Agreement Parameters, is required to provide irrigation to the site. If the City determines that the provision of irrigation to the public open space is not required, the Developer shall provide compensation either in site amenities of equivalent value or in accrued credit.

36. The Developer shall, in consultation with the City Naturalist and Urban Designer, determine the viability, and, if necessary, implement the best methods, of protecting and preserving the existing natural areas within the proposed Public Reserve.

37. The Developer shall assume responsibility for the maintenance of all park sites until they are developed and accepted by the City as having reached Total Performance, and as-built drawings have been provided and approved as complete.

38. The Developer shall, at no expense to the City, maintain the public open space improvements for a period of two years in accordance with specifications approved by the Director of Public Works. The City also reserves the right to impose longer maintenance terms for amenities and features which the Director of Public Works considers to be beyond the standard scope of development.

39. Following completion of all major construction works, the Developer shall, at its cost, have the locations of the survey monuments within the Planned Area verified and, where the survey monuments have been disturbed, moved, covered, mutilated, or destroyed, have them replaced by a Manitoba Land Surveyor, who shall provide the Director of Planning, Property and Development with a certificate that all survey monuments within the Planned Area have been verified and/or replaced.

40. 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.

41. 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 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 11/2011
February 13, 2012

[Original Signed by K.T. Raban, P.Eng.]
K.T. Raban, P. Eng.
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

[Original Signed by D. Beaton, MLArch.]
D. Beaton, MLArch.
Parks, Riverbanks, & Community Initiatives Branch

Schedule "B" for File No. DASZ 11/2011 dated March 6, 2012, submitted at the meeting of the Standing Policy Committee on Property and Development on March 6, 2012.

By-Law No. _____

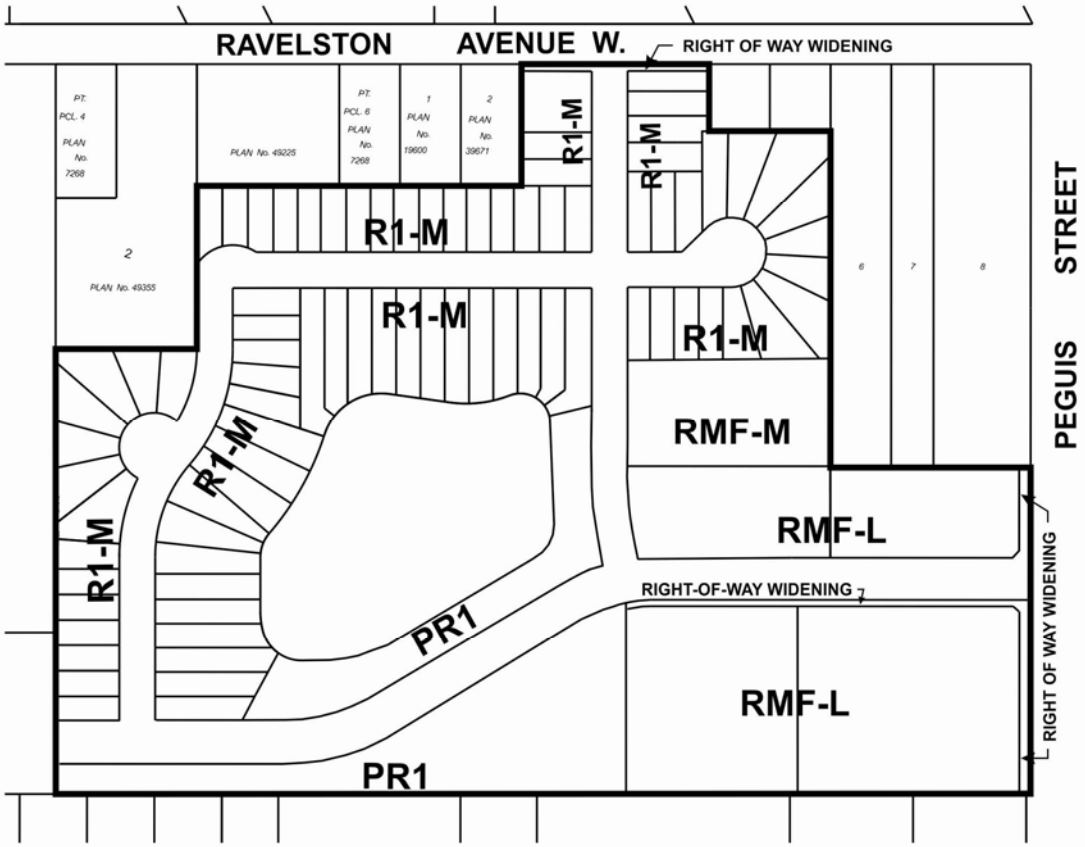
File No. **DASZ 11/11**

Atlas Sheet No. **Y31**

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 1326 & 1330 Ravelston Avenue West from an "RR5" RURAL RESIDENTIAL DISTRICT and an "R1-L" RESIDENTIAL SINGLE-FAMILY (Large) DISTRICT to an "R1-M" RESIDENTIAL SINGLE-FAMILY (Medium) DISTRICT, an "RMF-M" & "RMF-L" RESIDENTIAL MULTI-FAMILY (Medium & Large) DISTRICTS and a "PR1" PARKS AND RECREATION 1 (Neighbourhood) DISTRICT to allow for future residential development including the establishment of new public rights-of-ways as shown outlined below.



THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

Report of the Administrative Coordinating Group submitted for the Meeting of the Standing Policy Committee on Property and Development on November 29, 2011

ADMINISTRATIVE REPORT

Title: REPORT OF THE ADMINISTRATIVE COORDINATING GROUP - PROPOSED SUBDIVISION AND REZONING OF LAND AT 1326 AND 1330 RAVELSTON AVENUE, WEST – FILE DASZ 11/2011

Critical Path: Standing Policy Committee on Property and Development – Executive Policy Committee – Council

AUTHORIZATION

Author	Department Head	CFO	CAO
K. Raban	B. Thorgrimson	N/A	

RECOMMENDATION

1. That Appendix B - The Report of the Administrative Coordinating Group dated November 3, 2011 be appended to the Report of the Winnipeg Public Service dated June 8, 2011 forming part of Minute No. 238 of the Standing Policy Committee on Property and Development – October 4, 2011.

REASON FOR THE REPORT

The Report of the Administrative Coordinating Group outlines developer obligations related to this application.

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of this report are concurred with, Appendix B - The report of the Administrative Coordinating Group will be appended to the Report of the Winnipeg Public Service dated June 8, 2011

HISTORY

On June 8, 2011, the Winnipeg Public Service recommended to the East Kildonan-Transcona Community Committee that this application be adjourned.

On June 14, 2011, the East Kildonan-Transcona Community Committee did not concur in the
recommendation of the Winnipeg Public Service and recommended the application for subdivision and rezoning under File DASZ11/2011 be rejected, and forwarded to the Standing Policy Committee on Property and Development.

On July 5, 2011, the Standing Policy Committee on Property and Development laid over the
matter to its meeting on October 4, 2011.

On October 4, 2011 The Standing Policy Committee on Property and Development laid over the matter for up to 60 days.

Discussion:

The Report of the Administrative Coordinating Group is normally appended to the Planner's report and submitted to Community Committee. In this case however, the Winnipeg Public Service had recommended adjournment because of concerns with the engineering and park layout, which greatly affected the ability to generate appropriate ACG clauses. Community Committee however, recommended the application be rejected, and therefore it moved forward to Standing Policy Committee. The engineering and park related matters have since been addressed and it is now appropriate to submit Administrative Coordinating Group conditions.

FINANCIAL IMPACT

COMMENTS:

The recommendation contained in this report is that Appendix B - Report of the Administrative Coordinating Group be appended to the Report of the Winnipeg Public Service dated June 8, 2011 forming part of Minute No. 238 of the Standing Policy Committee on Property and Development – October 4, 2011

There are no direct financial implications associated with these recommendations.

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

CONSULTATION

In preparing this report there was consultation with:

N/A

SUBMITTED BY

Department: Planning Property and Development Department
Division: Development and Inspections Division
Prepared by: Kim Raban, P.Eng
Date: November 25, 2011
File No. DASZ 11/2011

Attachments:
Appendix B – Report of the Administrative Coordinating Group

Filename: O:\Reports Directive\Development and Inspections\Land Development\dasz 11 11 acg RIS report3.doc

Appendix B

REPORT OF THE ADMINISTRATIVE CO-ORDINATING GROUP – November 24, 2011

RE: PROPOSED SUBDIVISION AND REZONING OF LAND AT 1326 AND 1330 RAVELSTON AVENUE, WEST - DASZ 11/2011

It is recommended that the approval of DASZ 11/2011, if granted, be subject to the applicant entering into a Development Agreement with the City of Winnipeg, containing the following conditions:

D. Plan Considerations

1. The Applicant dedicating and legally opening property required for a 0.942-m widening of the Ravelston Avenue West right-of-way abutting the Planned Area, as determined by, and to the satisfaction of, the Director of Public Works.

2. The Applicant dedicating and legally opening property required for a 2.134-m widening of the Peguis Street right-of-way abutting the Planned Area, as determined by, and to the satisfaction of, the Director of Public Works.

3. The Applicant dedicating and legally opening property for right-of-way corner cuts measuring 3.0 m by 3.0 m in the northwest and northeast corners of the intersection of Peguis Street with the proposed street entering the development, to the satisfaction of the Director of Public Works.

4. The Applicant providing right-of-way to accommodate each cul-de-sac turnaround consistent with the dimensions shown on Streets and Transportation Drawing ST-90 (revised) or ST-90-A.

E. Reports and Servicing Criteria

1. The Applicant providing, to the satisfaction of the Director of Water and Waste, a comprehensive servicing report, prepared by a qualified municipal engineer, outlining the provision of underground services for the Planned Area and adjacent lands.

2. The Applicant submitting, to the satisfaction of the Director of Water and Waste, servicing criteria sheets for water, wastewater, and land drainage facilities, including plans showing the ultimate service areas.

3. The Applicant entering into a Cost-sharing Agreement with the other benefitting underdeveloped lands bounded by Regent Avenue West, Lagimodiere Boulevard, the CPR Keewatin Subdivision, the future Edward Schreyer Parkway and the CEMR Pine Falls rail line. The Cost-sharing Agreement will be established for the purpose of collectively, on an area

basis, causing the necessary transportation improvements and related land drainage works to be installed and paid for in the benefiting area in a timely manner and constructed all to the satisfaction of the Director of Public Works and the Director of Water and Waste.

F. Servicing Requirements and Payments

1. The Developer shall, at no expense to the City, install all wastewater sewers required to serve the Planned Area, as determined by, and to the satisfaction of, the Director of Water and Waste.

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

3. 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.

    a) 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.

    b) 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.

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

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

6. The Developer shall pay its share of the cost of the regional land drainage system for the Planned Area, as determined by the Director of Water and Waste, toward which the Developer shall receive credit for the cost of any regional land drainage facilities constructed by the Developer - including the value of the land for the stormwater retention basins. If the cost of the regional land drainage

facilities constructed by the Developer exceeds the Developer's share of that cost, the City shall reimburse the Developer for the difference, as determined by the Director of Water and Waste, when the City collects from the benefitting property owners, in accordance with the Development Agreement Parameters in effect at that time, or upon approval of capital funding by City Council.

7. 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.

8. 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.

9. 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.

10. The Developer shall, at no expense to the City, construct 200-mm- and 150-mm-thick portland cement concrete pavements to widths of 10.0 m and 7.5 m, and all related works, including, but not limited to, drainage facilities, in all streets within the Planned Area, all as determined by, and to the satisfaction of, the Director of Public Works.

11. The Developer shall, at no expense to the City, construct 1.5-m-wide by 100-mm-thick portland cement concrete sidewalks:

    a) along both sides of all streets within the Planned Area with rights-of-way measuring 22.0 m in width or greater; and

    b) along both sides of the proposed street entering the Planned Area off Ravelston Avenue West, from Ravelston Avenue West south to the proposed collector street off Peguis Street

    all as determined by, and to the satisfaction of, the Director of Public Works.

12. The Developer shall construct all sidewalks concurrently with the pavements with which they share the right-of-way.

13. The City may file appropriate caveats in the Land Titles Office, notifying prospective homeowners of the proposed sidewalk locations.

14. The Developer shall, at no expense to the City, construct a paved cul-de-sac-style vehicle turnaround at the terminus of each temporarily paved dead-ended street and provide any rights-of-way or easements necessary to accommodate same, all as determined by, and to the satisfaction of, the Director of Public Works.

15. The Developer shall, at no expense to the City, erect and maintain barricades

and signing across the full width of any temporarily dead-ended streets, due to phasing of development, immediately upon completion of the paving or when house construction has begun, whichever is sooner, as determined by, and to the satisfaction of, the Director of Public Works.

16. The Developer shall, at no expense to the City, sod boulevards and plant trees on all streets within the Planned Area, all in accordance with drawings and specifications to be prepared by the Developer and submitted to, and approved by, the Director of Public Works.

17. 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.

18. The Developer shall, at no expense to the City, ensure that two means of paved vehicular access are available at all times to each stage of development of the Planned Area, to the satisfaction of the Director of Public Works. This may require the construction of temporary paved roadways and the provision of easements or rights-of-way.

19. The Developer shall, at no expense to the City, cause to be installed standard, reflectorized, permanent street-name signs at each new intersection within or adjacent to the Planned Area, as determined by the Director of Public Works.

20. Prior to construction, the Developer shall, at no expense to the City, obtain approval of and install, and subsequently maintain, at the entrances to the Planned Area, development information signs, containing no advertising, and showing: the Planned Area, zoning information, and a north directional arrow; Peguis Street, and all proposed arterial and collector streets, public lanes, sidewalks, and active-transportation facilities; the proposed stormwater retention basin; and all natural tree stands, parks, and community mail-box sites - all with the approval of, and to the satisfaction of, the Director of Planning, Property and Development.

21. The Developer shall, at no expense to the City, cause to be installed ornamental street lights in all streets within the Planned Area, to the satisfaction of the Director of Public Works.

22. The Developer shall, at no expense to the City, cause underground electrical and telephone services to be installed to serve the Planned Area, to the satisfaction of the Director of Public Works.

23. 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, the works to be constructed by the Developer to serve the Planned Area, as determined by, and to the satisfaction of, the Director of Public Works.

24. There shall be no private approaches serving one and two-family residential development off residential collector streets (i.e. rights-of-way 22.0 m or wider), except where frontage roads are provided.

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

a) ensure that construction traffic uses access routes determined by the Director of Public Works;

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

c) 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 all as determined by, and to the satisfaction of, the Director of Public Works.

d) 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 completion of all construction, as determined by, and to the satisfaction of, the Director of Public Works.

26. a) The Developer shall, at no expense to the City, construct a10-m-wide, 200-mm- thick portland cement concrete pavement and all related works, including, but not limited to, sidewalk on the south side, ornamental street lighting, boulevard landscaping including trees on the south side and sod on both sides, drainage facilities, and asphaltic concrete transitions to the existing roadway at either end, in Ravelston Avenue West, from Peguis Street to the proposed street in the Planned Area connecting to Ravelston Avenue West - all as determined by, and to the satisfaction of, the Director of Public Works.

b) The City will endeavour, within the limits of its powers, to make recoveries from other benefiting privately-owned lands through subsequent agreements - or, alternatively, the Developer may request the City to endeavour to enact a Local Improvement By-Law - for the improvements described in a) above.

27. a) The Developer shall pay its share of the cost of the following improvements on an area basis for the currently underdeveloped, but potentially developable lands within the area bounded by Regent Avenue West, Lagimodiere Boulevard, the CPR Keewatin Subdivision, the future Edward Schreyer Parkway, and the CEMR Pine Falls rail line as determined by the Director of Public Works:

i. Four lane divided roadways consisting of two 8.3m in width by 200mm in thickness portland cement concrete pavements in Peguis Street between Regent Avenue West and the CPR Keewatin Subdivision and in Reenders Drive between Stapon Road and Peguis Street.

ii. Two-lane roundabouts at the intersections of Reenders Drive and Peguis Street, the intersection of Peguis Street and Ravelston Avenue West/Kildare Avenue West, and the intersection of Peguis Street and Devonshire Drive.

iii. Intersection improvements as identified in the "Transcona West Area Structure Plan Transportation Review" Final Report by UMA Engineering Ltd. at the intersections of Reenders Drive and Lagimodiere Boulevard, and Peguis Street and Regent Avenue West.

iv. Ornamental street lighting, sidewalks, boulevard landscaping and any accessory land drainage works in conjunction with the above works.

b) The Developer shall, at no expense to the City, construct an 8.3-m-wide, 200-mm-thick portland cement concrete pavement in either the existing (west side) Peguis Street right-of-way, or the proposed widened Peguis Street right-of-way (east side), from the existing terminus of the concrete pavement in Peguis Street (approximately 280 m North of Regent Avenue West) to Ravelston Avenue West, and all related works, including, but not limited to, street lighting, landscaping, drainage facilities, a 1.5-m-wide by 100-mm-thick portland cement concrete pavement transition north of Ravelston Avenue West, all as determined by, and to the satisfaction of, the Director of Public Works.

ii. Should the Developer opt to construct the easternmost two lanes of Peguis Street described in a) above, the Developer shall obtain either the required (approximately 20-m) right-of-way for the widening of Peguis Street, or the required (approximately 20-m) easement on the private land adjacent to, and east of, Peguis Street, to accommodate the works identified in Paragraph 32 a) above.

iii. Should the Developer opt to construct the westernmost two lanes of the Peguis Street pavement described in a) above, the Developer shall effect the pavement re-alignment by terminating (south end) the concrete pavement adjacent to the northern terminus of the existing Peguis Street concrete pavement, and constructing a temporary asphalt concrete transition from the terminus of the new pavement, to connect to the existing concrete pavement at least 60 m South, to the satisfaction of the Director of Public Works.

c) The Developer's share of improvements as determined in a.) above shall be off-set against the cost of services to be constructed pursuant to b.) above and the City shall reimburse the Developer for the difference as it

collects from others and in accordance with a Cost-sharing Agreement to be entered into by the benefitting underdeveloped lands bounded by Regent Avenue West, Lagimodiere Boulevard, the CPR Keewatin Subdivision, the future Edward Schreyer Parkway and the CEMR Pine Falls rail line.

28. The Developer shall pay, in cash, on demand, the full cost of a future northbound left turn storage lane at the intersection of Peguis Street and the collector street entering the Planned Area off of Peguis Street.

29. The Developer shall dedicate to the City, as Public Reserve, at least 8% of the land contained within the Planned Area; landscape the dedicated land; and pay its share of the cost of services in streets abutting the dedicated land - all in accordance with City policy, and site design plans and specifications approved, by the Directors of Public Works and Planning, Property, and Development.

30. The Public Reserve shall provide:

- at least one parcel sized to fully accommodate a 9 a side soccer field, and playground; and

- which shall be linked to the linear park pathway, or other means of providing Active Transportation connections, supplied and installed by the developer, in accordance with AT standards, and planned in anticipation of future development to the west and south that minimize intersections with vehicular traffic, all to the satisfaction of the Director of Planning, Property and Development.

31. Because the proposed Public Reserve adjacent to the retention pond will almost entirely comprise the side slopes of the pond, thereby restricting its use as park space, only 25% dedication credit shall be given for this space.

32. The long, narrow Public Reserve configuration provides street frontage in excess of that required for park development; therefore, the Developer shall receive no credit for excess serviced frontage.

33. The Developer, in accordance with the City's Development Agreement Parameters, is required to provide irrigation to the site. If the City determines that the provision of irrigation to the public open space is not required, the Developer shall provide compensation either in site amenities of equivalent value or in accrued credit.

34. The Developer shall, in consultation with the City Naturalist and Urban Designer, determine the viability, and, if necessary, implement the best methods, of protecting and preserving the existing natural areas within the proposed Public Reserve.

35. The Developer shall assume responsibility for the maintenance of all park sites until they are developed and accepted by the City as having reached Total

Performance, and as-built drawings have been provided and approved as complete.

36. The Developer shall, at no expense to the City, maintain the public open space improvements for a period of two years in accordance with specifications approved by the Director of Public Works. The City also reserves the right to impose longer maintenance terms for amenities and features which the Director of Public Works considers to be beyond the standard scope of development.

37. Following completion of all major construction works, the Developer shall, at its cost, have the locations of the survey monuments within the Planned Area verified and, where the survey monuments have been disturbed, moved, covered, mutilated, or destroyed, have them replaced by a Manitoba Land Surveyor, who shall provide the Director of Planning, Property and Development with a certificate that all survey monuments within the Planned Area have been verified and/or replaced.

38. 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.

39. 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 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 11/2011
November 24, 2011

[Original Signed by K.T. Raban, P.Eng.]
K.T. Raban, P. Eng.
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

[Original Signed by D. Beaton, MLArch.]
D. Beaton, MLArch.
Parks, Riverbanks, & Community Initiatives Branch

RE: **Subdivision and Rezoning – 1326 and 1330 Ravelston Avenue West**
File DASZ 11/2011

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

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

Report date: **June 15, 2011**

COMMUNITY COMMITTEE RECOMMENDATION:

On June 14, 2011, the East Kildonan-Transcona Community Committee did not concur in the recommendation of the Winnipeg Public Service and recommends to the Standing Policy Committee on Property and Development that the application for subdivision and rezoning under File DASZ 11/2011 be rejected.

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

1. This area has not been developed yet due to the unique challenges we are facing regarding transportation. The Transcona West Area Structure Plan identified a plan for development. Out of that plan came a compromise regarding the closing of the intersection of Ravelston Avenue and Almey Avenue, specifically to address the issue of heavy traffic on Ravelston Avenue and Almey Avenue. There was a need to supply an alternative to Almey Avenue, and that alternative was identified as Reenders Drive, which would be the connection through to Peguis Street. We could close Almey Avenue, but it would break that compromise and intent that was established through the Transcona West Area Structure Plan.

   There have been discussions with City officials to try to resolve this issue, but it has not been resolved yet. The Applicant chose to file their application prior to this issue being resolved. This issue has to be resolved before we can see development happening in this area. If we allow development to happen before the transportation issues are dealt with it will be extremely difficult to address them after the fact.

PUBLIC HEARING SUMMARY

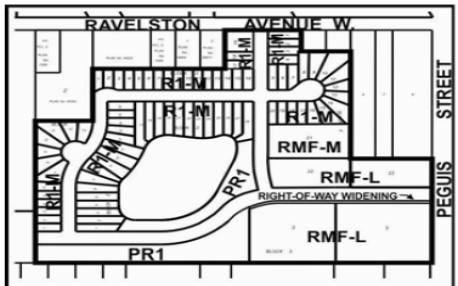
File: DASZ 11/2011

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

Hearing: June 14, 2011
Bronx Park Community Centre
720 Henderson Highway

Applicant: Shirley Timm-Rudolph

Subject:



EAST KILDONAN
TRANSCONA
COMMUNITY

APPLICANT : SHIRLEY
TIMM-RUDOLPH

FILE : DASZ 11/11

PROPOSAL : An application for the approval of the plan of subdivision shown outlined above as may be determined by Council and for a proposed zoning change to By-law No. 200/2006 by rezoning the land shown outlined above from an "RR5" RURAL RESIDENTIAL DISTRICT and an "R1-L" RESIDENTIAL SINGLE-FAMILY (Large) DISTRICT to an "R1-M" RESIDENTIAL SINGLE-FAMILY (Medium) DISTRICT, an "RMF-M" & "RMF-L" RESIDENTIAL MULTI-FAMILY (Medium & Large) DISTRICTS and a "PR1" PARKS AND RECREATION 1 (Neighbourhood) DISTRICT to allow for future residential development including the establishment of new public rights-of-ways. **For information, phone Mr. J. Wintrup, Planner at 986-5102.**

Premises Affected: 1326 and 1330 Ravelston Avenue West

Exhibits Filed:

1. Application dated March 29, 2011
2. Notification of Public Hearing dated May 12, 2011
3. Manitoba Status of Titles 2401753 and 2413255
4. Letter of authorization dated March 25, 2011, from North Grassie Properties Inc. to Shirley Timm-Rudolph

5a. Surveyor's Building Location Certificate and sketch for 1330 Ravelston Avenue West dated September 26, 2007

5b. Surveyor's Building Location Certificate and sketch for 1380 Ravelston Avenue West dated December 5, 2008

5c. Surveyor's Building Location Certificate and sketch for 1362 Ravelston Avenue West dated July 28, 2008

6. Surveyor's Sketch showing Conceptual Design of Proposed Subdivision
7. Drawing of subject property
8. Development Lot Width and Area Calculations
9. Zoning Development Information
10. Caveat No. 3851792 registered in the Winnipeg Land Titles Office on November 3, 2009
11. Report from the Planning and Land Use Division dated June 8, 2011
12. Inspection Report
13. Presentation in support of the application, submitted at the Public Hearing by Shirley Timm-Rudolph
14. Petition purporting to contain the signatures of 21 area residents in support of the application, submitted at the Public Hearing by Shirley Timm-Rudolph
15. Communication dated June 14, 2011 from Mike Malyk in support of the application, submitted at the public hearing by Mike Malyk
16. Petition in opposition to the application purporting to contain the signatures of 51 area residents, submitted at the public hearing by Christine Piotrowski
17. Communication dated June 14, 2011 in opposition to the application from Frank Fiorentino, submitted at the public hearing by Frank Fiorentino
18. Audio Recording of representations

REPRESENTATIONS:

In Support:

Adolph Boyko
Robert Brosi
Henry Fehr
George R. Hartwig
Lilita Klavins
Mike Malyk
Edward Miller
Edward Miller
Nadine Miller
Teresita Miller
Hannelore Rexer
Reuben James Shiuo
Albert Toews

In Opposition:

Noni Bodnar
Bob Bucholz
Patricia Bucholz
Stan and Judy Burym
Marcel and Sonya Carriere
Frank Fiorentino
Rosina Gauolio
Troy Hildebrand
John Lechow
Anne Michalyna
Ted Nestor
Judy Pshednovak
Peter Pshednovak
Christine Piotrowski
Melody Rogan
Joyce Tschmier
Sarah Jay Tschmier
Terry Tschmier
James Walsh

For Information:

Beany Chura
George Sumka
Mary K. Sumka

For the City:

Mr. J. Wintrup, Senior Planner, Planning,
Property and Development

Exhibit "12" referred to in File DASZ 11/2011

ADMINISTRATIVE REPORT

Title: DASZ 11/2011 – south of Ravelston Ave W, west of Peguis.

Issue: For consideration at the Public Hearing for a subdivision and rezoning to create single and multiple family lots that will have full municipal services.

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

That the application for subdivision and rezoning (DASZ 11/2011) be adjourned.

REASON FOR THE REPORT

- The subject property is **32.23 acres** located between Almey, Ravelston and Peguis in the Peguis neighbourhood of the Transcona ward.
- The development will include104 fully serviced single family residential lots; 8.68 acres of multiple family zoned lands; 3.66 acres of open space; and a 3.62 acre retention pond.
- The proposed street configurations differ only slightly from those presented under DASZ 10/10; there has been no change in stormwater retention pond size, shape, or location; that a small piece of land has been added to the assemblage; and that the single- and multi-family re-zonings, and park space, have been shifted around compared to the previous application.
- The Public Service, in general, supports the development of the subject lands with higher-density residential and/or single family residential that is appropriate in terms of scale, and orientation.
- The proposed open space dimensions, sizes and locations is problematic:
    - the amount of park area, there is virtually no useable park space;
    - the PR land adjacent to the retention pond will be mostly retention pond side slopes, with almost no flat area;

    - the PR land south of the collector street is too narrow to enable any kind of meaningful park development, and while linear in scale and configuration it doesn't provide the type of linkages characteristic of linear parks;
    - the collector street crosses most of the highest-quality natural area; and
    - far too much serviced park frontage is being provided.
- Open Space provisions needs to be further addressed to ensure the specific design and land-uses proposed on the subject lands will continue to encourage the re-investment in the surrounding area and provide recreational opportunities for the residents.
- The Division is recommending this application be adjourned at this time, though is prepared to collaborate with the applicant to ensure the application enables mixed use development of the site with suitable open space.

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Planning and Land Use Division are concurred in, the subdivision and rezoning will be laid over.

HISTORY

History of Residential Development – Almey Avenue:
Almey Avenue, east of Lagimodiere Blvd and west of Peguis Street has a total of 56 single-family dwellings on 65 lots. Most of these lots were created well before Plan Winnipeg established clear standards for municipal infrastructure. The last two plans of subdivision approved were in 1987 (DASSF 54/87) and 2007 (DASSF 547/2007) for the creation of two lots each.

The City of Winnipeg has rejected a number of enquiries and applications for subdivisions in the Almey / Ravelston / Lagimodiere area based on the Plan Winnipeg policy requiring a full range of municipal infrastructure.

The rejections included two previous applications (DAZ 214/92 and DAZ 201/93) to develop the property at the Almey / Ravelston/ Lagimodiere intersection due to the lack of piped municipal infrastructure.

In 1999, the City of Winnipeg approved a development application (DASZ 14/1999) at the Almey / Ravelston / Lagimodiere intersection. A full range of municipal infrastructure was available for that site because an on-site storage facility for land drainage was provided and water and sewer were extended along Almey in 2005 as a Local Improvement to serve this commercial development. A full range of municipal infrastructure (piped water, piped sewer, piped land drainage, and concrete road) need be provided in an environmentally-sound, economical and timely manner, prior to the City approving any residential development along Almey Avenue.

Future Access to Land Drainage System:
Municipal piped water, sanitary sewer and land drainage are being progressively extended westward. It is anticipated that further residential developments will provide future land drainage

to the Almey / Ravelston area, with the planned construction of two new impoundments to be inter-connected to the Transcona 'deep' pond and the Kildare Avenue trunk. One new lake will be located west of Peguis Street, north of Ravelston and one lake located between Almey and Ravelston.

In 2005, the level of servicing required for the Almey / Ravelston area was reviewed with residents as part of the 'Transcona West Secondary Plan' process. Proposed land-use concept plans, including retention lakes and policies requiring a full range of municipal infrastructure, had public input at two (2) public open houses. An exit survey of residents indicated that the neighbourhood supported the changes / improvements as proposed.

Transcona West Secondary Plan:
In April 2005, the Standing Policy Committee on Property and Development identified the Transcona West Area Structure Plan as a priority project within the Planning, Property and Development Department's 2005 Secondary Plan Work Program.

On June 23, 2005 a public open house was held, in the community to gather preliminary comments on two alternative land use and road network configurations for the plan area. Approximately 50 members of the public attended. In general, the majority of the attendees, through conversation and the exit survey, indicated a positive response to a development concepts for the area. Specific public concerns were related to downstream traffic impacts and the need for the extension of major roads through the area, and how large lot fragmented land holdings within the plan area would be integrated into the plan.

On May 24, 2006 a public open house was held, in the community to gather input on the proposed land use and road network configuration for the Transcona West Area and the Almey - Ravelston Special Planning Area. The event was attended by approximately 40 people including: representation from the River East Transcona School Division, Transcona Trails Association and the local MP who also lives near the Plan Area. Twenty-three (23) people filled out the survey with the majority being residents of the Almey - Ravelston Special Planning Area (11 people). At least 4 people asked for copies of the survey to send in at a later date. The results of the survey indicate a clear majority support developing the Transcona West Area (78 %); and for the Transcona West Area Structure Plan (78 %). The most mentioned reason for positive support: that the neighbourhood needs the changes/improvements.

On September 17, 2007 the East-Kildonan –Transcona Community Committee held a Public Hearing to consider the Transcona West Secondary Plan.

On October 15, 2007, the East Kildonan-Transcona Community Committee concurred in the recommendation of the Winnipeg Public Service, as amended, and recommend to the Standing Policy Committee on Property and Development the adoption of the Transcona West Secondary Plan as a by-law.

On July 16, 2008 Council adopted By-law No. 215/2006, a Secondary Plan for the Transcona West neighbourhood. The 'Transcona West Area' eastern boundary is Plessis Road; southern boundary is Regent Avenue; western boundary is Lagimodiere Blvd; and northern boundary is Cordite Road (see Appendix B for relevant policies).

DASZ 10/10:
On December 9, 2010, the applicant withdrew the application and, as such, the item was filed.

On December 8, 2010 the Executive Policy Committee concurred in the recommendations of the Standing Policy Committee on Property and Development and the East Kildonan-Transcona Community Committee and submits the following to Council That the application for rezoning under File DAZ 10/2010 be rejected.

On September 28, 2010, the East Kildonan-Transcona Community Committee did not concur in the recommendation of the Winnipeg Public Service recommended to the recommended to the Standing Policy Committee on Property and Development that the application for subdivision and rezoning under File DASZ 10/2010 be rejected. The East Kildonan-Transcona Community Committee provided the following supporting reasons for its recommendation:

1. There are significant issues outstanding, you are not just dealing with vacant lands, you are dealing with existing homes and an existing neighbourhood.

2. If we do not deal with the long standing issues of transportation in this area the situation will only get worse.

3. There is a need to connect Reenders to Peguis and to deal with the Almey intersection. There was an assumption made that this will happen with this application…that's not the case.

4. The proposed road network does not allow for this and future developments to be adequately serviced by transit

On July 13, 2010, the East Kildonan-Transcona Community Committee adjourned the public hearing to its meeting on September 28, 2010.

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	*John Wintrup*
Date:	*June 8, 2011*
File No.	*DASZ 11/11*

List of Schedules and Attachments

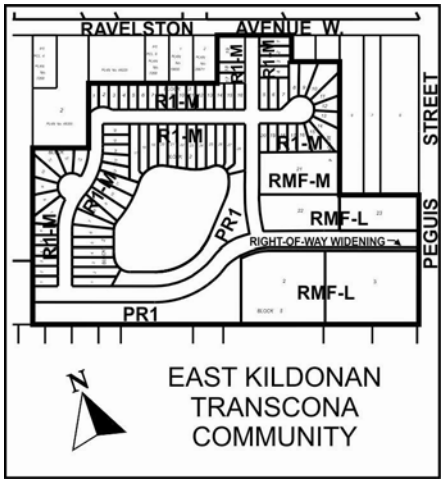
1. Appendix A – Planning Discussion
2. Schedule “A” for File No. DASZ 11/2011

APPENDIX 'A'

DATE: June 8, 2011
FILE: DASZ 11/11
RELATED FILES: DASZ 14/1999; DASZ 10/10
COMMUNITY: Transcona
NEIGHBOURHOOD #: 4.417

SUBJECT: Subdivision and Rezoning to create include104 fully serviced single family residential lots; 8.68 acres of multiple family zoned lands; 3.66 acres of open space; and a 3.62 acre retention pond.

LOCATION: West of Peguis, between Almey and Ravelston



APPLICANT: Shirley Timm - Rudolph
1036 McIvor Avenue
WINNIPEG MB R2G 2J9

OWNER: North Grassie Properties
Box 25094
Mission, BC V1W 3Y7

RECOMMENDATION: **Adjourn**

REPORT SUMMARY

- The subject property is **32.23 acres** located between Almey, Ravelston and Peguis in the Peguis neighbourhood of the Transcona ward.
- The development will include104 fully serviced single family residential lots; 8.68 acres of multiple family zoned lands; 3.66 acres of open space; and a 3.62 acre retention pond.
- The proposed street configurations differ only slightly from those presented under DASZ 10/10; there has been no change in stormwater retention pond size, shape, or location;

that a small piece of land has been added to the assemblage; and that the single- and multi-family re-zonings, and park space, have been shifted around compared to the previous application.

- The Public Service, in general, supports the development of the subject lands with higher-density residential and/or single family residential that is appropriate in terms of scale, and orientation.
- The proposed open space dimensions, sizes and locations is problematic:
    - the amount of park area, there is virtually no useable park space;
    - the PR land adjacent to the retention pond will be mostly retention pond side slopes, with almost no flat area;
    - the PR land south of the collector street is too narrow to enable any kind of meaningful park development, and while linear in scale and configuration it doesn't provide the type of linkages characteristic of linear parks;
    - the collector street crosses most of the highest-quality natural area; and
    - far too much serviced park frontage is being provided.
- Open Space provisions needs to be further addressed to ensure the specific design and land-uses proposed on the subject lands will continue to encourage the re-investment in the surrounding area and provide recreational opportunities for the residents.
- The Division is recommending this application be adjourned at this time, though is prepared to collaborate with the applicant to ensure the application enables mixed use development of the site with suitable open space.

SURROUNDING LAND USES AND ZONING

- The subject property is **32.23 acres** located between Almey, Ravelston and Peguis in the Peguis neighbourhood of the Transcona ward.
- The site is zoned **RR 5 Rural Residential District** and is under-developed lands.
- Adjacent properties include single family dwellings to the south and north along Almey and Ravelston that are split-zoned "R1-L" Single Family Residential and "RR5" Rural Residential 5.
- Surrounding lands include:
    - 125 acres of under-developed lands to the east of Peguis, south of Ravelston;
    - 163 acres east of Peguis, north of Ravelston – all of which is controlled by a major land developer; and
    - +1,000,000 square feet of retail at the Regent / Lagimodiere intersection designated as an Area of Regional Commercial and Mixed-Use Concentration under *Plan Winnipeg*.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant intends to consolidate a number of lots and then subdivide the planned area into new lots for single family dwellings and multiple family dwellings with a new residential collector street being extended east from Peguis Street.
- The development will include104 fully serviced single family residential lots; 8.68 acres of multiple family zoned lands; 3.66 acres of open space; and a 3.62 acre retention pond.
- A full range of municipal services (piped sewer, piped water, piped land drainage, and paved rights-of-way) will be extended into the planned area.
- A future right-of-way is provided to extend west into adjacent lands to ensure future development can occur for these under-developed parcels.
- No new lots will be created along Peguis, Ravelston or Almey Avenue.

ANALYSIS AND ISSUES

PLAN WINNIPEG

- *Plan Winnipeg 2020 Vision* is our primary planning policy document that guides all land use, development and planning matters within the City of Winnipeg;

- All versions of *Plan Winnipeg*, (1986, 1993 and 2001) have included policies limiting the subdivision of un-serviced lots;

TRANSCONA WEST SECONDARY PLAN

- The Secondary Plan provides policies to guide land development within the Transcona West area over a 15 to 20 year time frame.
- The Area Structure Plan applies to those lands comprising Transcona West, approximately 607 hectares (1500 acres) of land bounded by Cordite Road to the north, Regent Avenue to the south, Plessis Road to the east and Lagimodiere Boulevard to the west.
- The Plan outlines the future transportation infrastructure works for a 5 to 20 year timeline for the creation of an interconnected and efficient road network while facilitating alternative mode choices.
- A land use plan is provided to guide the overall direction for the Transcona West Area and facilitate residential and commercial developments.
- Policies in the Transcona West ASP specify the location, type and form of future development within the planning area.
- The Secondary Plan encourages the orderly development of the planned area in consideration of the municipal infrastructure requirements and needs.
- The Secondary Plan identifies the area between Reenders, Lagimodiere, Peguis and CPR Molson Subdivision as the 'Almey – Ravelston Special Planning Area', which includes the subject lands being considered under this application.
- The Secondary Plan classifies the subject lands under consideration in this application as 'Residential Mixed Use Area' - a significant use of land within Residential Mixed Use Areas will incorporate low, medium and higher density residential uses.

ZONING (BY-LAW 200/2006)

- **R1-S Single Family Residential District - Small** is intended to accommodate primarily single family residential development in lower-density neighbourhood.
    - There is a minimum lot size of 2,500 square feet.
    - A side yard of 4 feet is required.
    - Maximum building height is 35 feet.

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

- **R1-L Residential Single-Family District – Large** minimum lot sizes of 5,500 square feet are required.
    - Side yards of 4 feet are required.
    - Front yard requirements are 15 feet;
    - rear yard requirements are 25 feet.

    - Maximum building height is 35 feet.

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

- **RMF- M Residential Multi-Family District - Medium** is intended to accommodate the development of multi-family units in neighbourhoods with medium to high residential densities.
    - There is a front & rear yard requirement of 25 feet and the maximum building height is 60 feet.
    - The minimum lot area per dwelling unit is 800 square feet per dwelling unit.
- **RMF- L Residential Multi-Family District - Large** is intended to accommodate the development of multi-family units in neighbourhoods with medium to high residential densities.
    - There is a front & rear yard requirement of 25 feet and the maximum building height is 150 feet.
    - The minimum lot area per dwelling unit is 500 square feet per dwelling unit.

- **RR 5 Rural Residential District** minimum lot sizes of 5 acres are required.
    - Side yards of 25 feet are required.
    - Front yard requirements are 100 feet;
    - Rear yards are 25 feet.
    - Maximum building height is 35 feet.
    - Agricultural cultivation is a permitted use:, Stable or riding academy, Landscape/garden contractor or production, and Apiary are ‘conditional’ uses.

LAND USE BY-LAW

- The proposed single family zoning category are consistent with residential subdivisions in Winnipeg such as Eaglemere, Amber Trails, Canterbury Park, Whyte Ridge, Riverbend South, Kildonan Green and Arrow wood.
- A number of developers have stated today’s main market is willing to purchase the 35 - 48 foot wide lots, and a minority of the market is willing to purchase 50 foot wide lots.
- The range of lot sizes permit the construction of a variety of new single family dwellings that diversify the housing stock and provide residents with different housing options.
- The multiple family zone is consistent with residential subdivisions such as Harbourview South Phase 2 and Kildonan Green in the Transcona West Area.

TRANSPORTATION AND SITE ACCESS

- The Developer will be required to provide two (2) lanes of concrete pavement in Peguis Street (which will be a four lane major collector) from the terminus of the existing concrete pavement near Costco and extend it north to Ravelston Avenue West.

- The Developer will be required to provide two (2) lanes of concrete pavement in Ravelston Avenue West at a collector street status (10.0 metres) from Peguis to their new north/south street that goes into the Planned Area.
- The Developer will be required to provide a residential collector street connecting to Peguis Street and a secondary point vehicular access.
- Reenders is not required to be extended to Peguis Street as part of this application: the City of Winnipeg only has about a 16.0 metre wide right-of-way for most of the length of the street.
- Almey Avenue is not required to be disconnected at Lagimodiere as part of this application and will not occur until Reenders is extended.

UNDERGROUND MUNICIPAL SERVICES

- A full range of municipal services (piped water, piped sewer, piped land drainage, and paved roadway) will be extended along the new street into the planned area. Whatever water and sewer pipes need to be extended from the existing network, will be extended.
- a 3.62 acre retention pond will be constructed that will be connected to the Deep Water Pond to the east via an underground pipe under Ravelston Avenue West.
- The catchment area for the retention pond will be 118 acres and will be all the lands south of Ravelston Avenue west; west of Peguis; north of the most northerly property line of the lots fronting the north side of Almey; and the lands developed under DASZ 14/1999 at the Almey / Ravelston / Lagimodiere intersection.
- A future pond will be required north of Ravelston Ave, west of Peguis, south of the CPR tracks to service the 93 acres of land in this area of Transcona West.

FUTURE DEVELOPMENT

As per the Transcona West Area Secondary Plan, *Policy 5.2.2 (2) Subdivision* a Concept Plan that demonstrates how the subdivision may be integrated into the re-subdivision of adjacent and surrounding parcels in order to ensure that the future potential for adjacent subdivision is not compromised - a future right-of-way is provided to extend west into the adjacent lands to ensure development can occur for these under-developed parcels.

NATUARAL LANDS

The City in following Council's adopted policy the *Ecological Significant Natural Lands Strategy*: *Step 2 – Planning for ESNL 4.2.2 The Development Review Process (Subdivisions, Rezoning, etc.)* used a panel to evaluate the lands under the 'Multi-Criteria Evaluation Matrix' .

The panel, including the City Naturalist and Parks Planner, determined these lands are not Environmentally Sensitive Natural Lands that require protection: the lands are a very wet aspen forest, sedge meadow and willow thicket area with limited connectivity for humans and/or animals. Many of the trees have succumbed to flooding. Dead poplars are throughout the area. The site has seen some disturbances and dumping in the past, especially along the north edge. There is an abundance of willows and wet grassland species, and a mixture of natives and non native species. Both European Buckthorn and Purple Loosestrife were observed within this area.

The City did conduct a detailed assessment to see if there are some higher quality areas that would be more valuable as part of the land dedication as per Step Three – *4.3.3 Acquisition of*

Natural Areas under Land Dedication. Under this step, the City is requesting the developer to provide lands that have been identified as part of the 'Land Dedication'. These lands are where the PR-1 Park space is located and the portion of this area (the western quarter) that has the higher quality aspen will be included – under Schedule B *A. Plan Consideration # 6* - the developer will be required to widen the open space area that is aligned to the location of this aspen tree area.

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 lands is not less than 10%. The developer will provide land or 'cash in lieu' as determined by the Planning, Property and Development Department.
- If dedication is 'cash in lieu' of land, then the developer is required to pay the City its share of the costs of landscaping and services that it would have expended had a dedication of the land been made, which will equal 10 %.
- Land will be required instead of cash under this development application.

PUBLIC INPUT

On May 25, 2011 the applicant held a Public Open House at Canad Inn Club Regent Casino at 7:00 pm.

RECOMMENDATIONS

The Planning and Land-Use Division supports rezoning and subdividing the property to residential to allow the construction of a residential dwellings:

- The proposed land-use is consistent with the adjacent properties on the nearby streets of residential land uses.
- The proposed development will enable the future development of the under-serviced lands between Almey / Ravelston – and better facilitate the development of the under-serviced lands north of Ravelston.
- Municipal services will be extended into the area including land drainage with the construction of a new retention pond that will enable the future extension of land drainage pipes for existing residents.
- The location of residential development will be within walking distance of Winnipeg's second largest regional commercial concentration, thus decreasing the required travel times to acquire goods & services, and enabling multiple transportation choices for people to reach commercial / employment destinations.
- A diversity of housing types will accommodate all stages of life (from 'new families' to 'aging in place').

However, The Division is recommending this application be adjourned at this time: the proposed open space dimensions, sizes and locations is problematic:

  - the amount of park area, there is virtually no useable park space;
  - the PR land adjacent to the retention pond will be mostly retention pond side slopes, with almost no flat area;

- the PR land south of the collector street is too narrow to enable any kind of meaningful park development, and while linear in scale and configuration it doesn't provide the type of linkages characteristic of linear parks;
- the collector street crosses most of the highest-quality natural area; and
- far too much serviced park frontage is being provided.

Open Space provisions needs to be further addressed to ensure the specific design and land-uses proposed on the subject lands will continue to encourage the re-investment in the surrounding area and provide recreational opportunities for the residents.

This Report Submitted by: John Wintrup
Planning, Property and Development Department
Planning and Land Use Division
Report Prepared by:
PPD File # DASZ 11/11

Schedule “A” for File No. DASZ 11/11, East Kildonan – Transcona Community Committee, dated June 8, 2011.

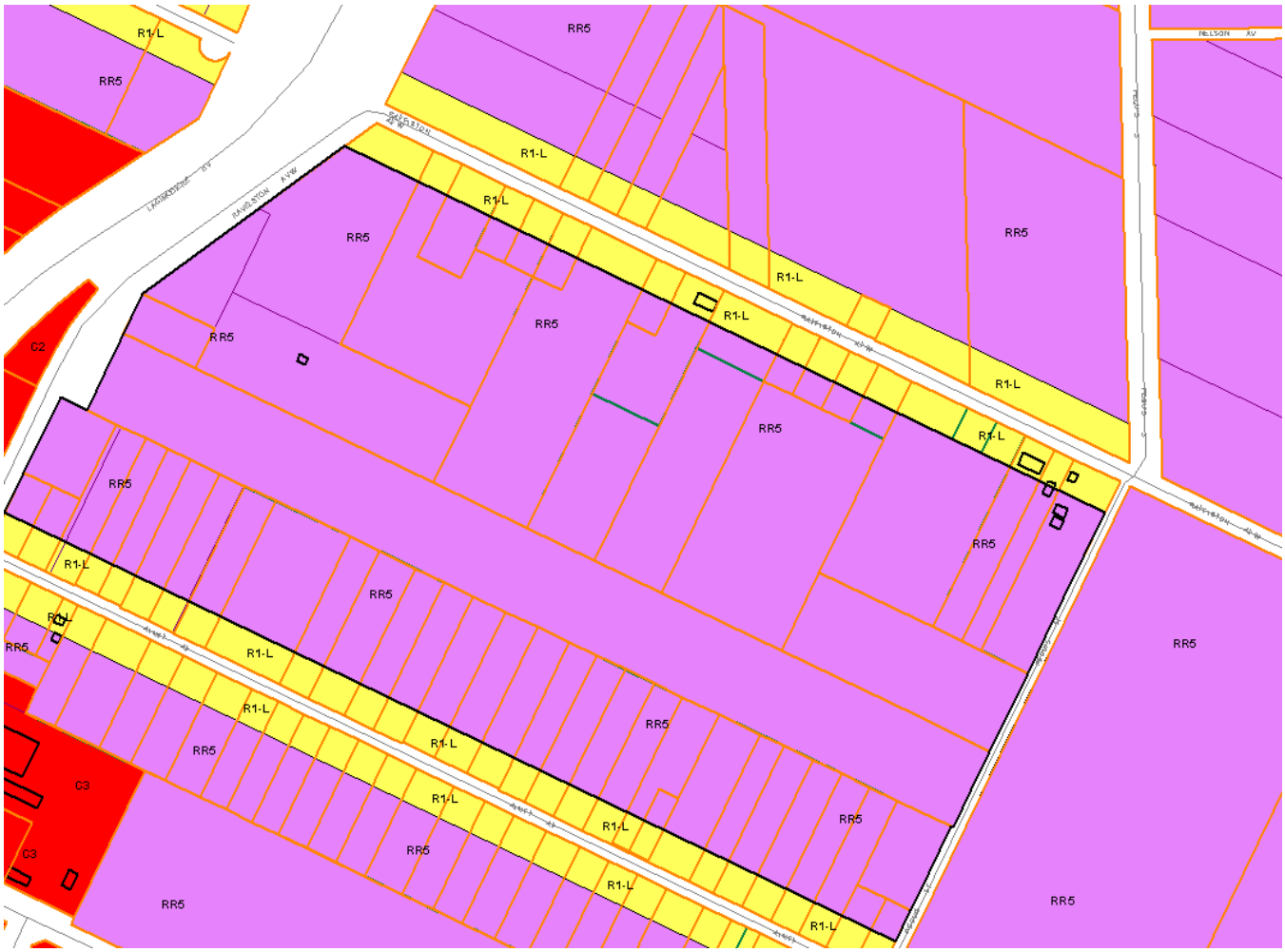


Figure 1: Existing Zoning for subject property and Surrounding Area.

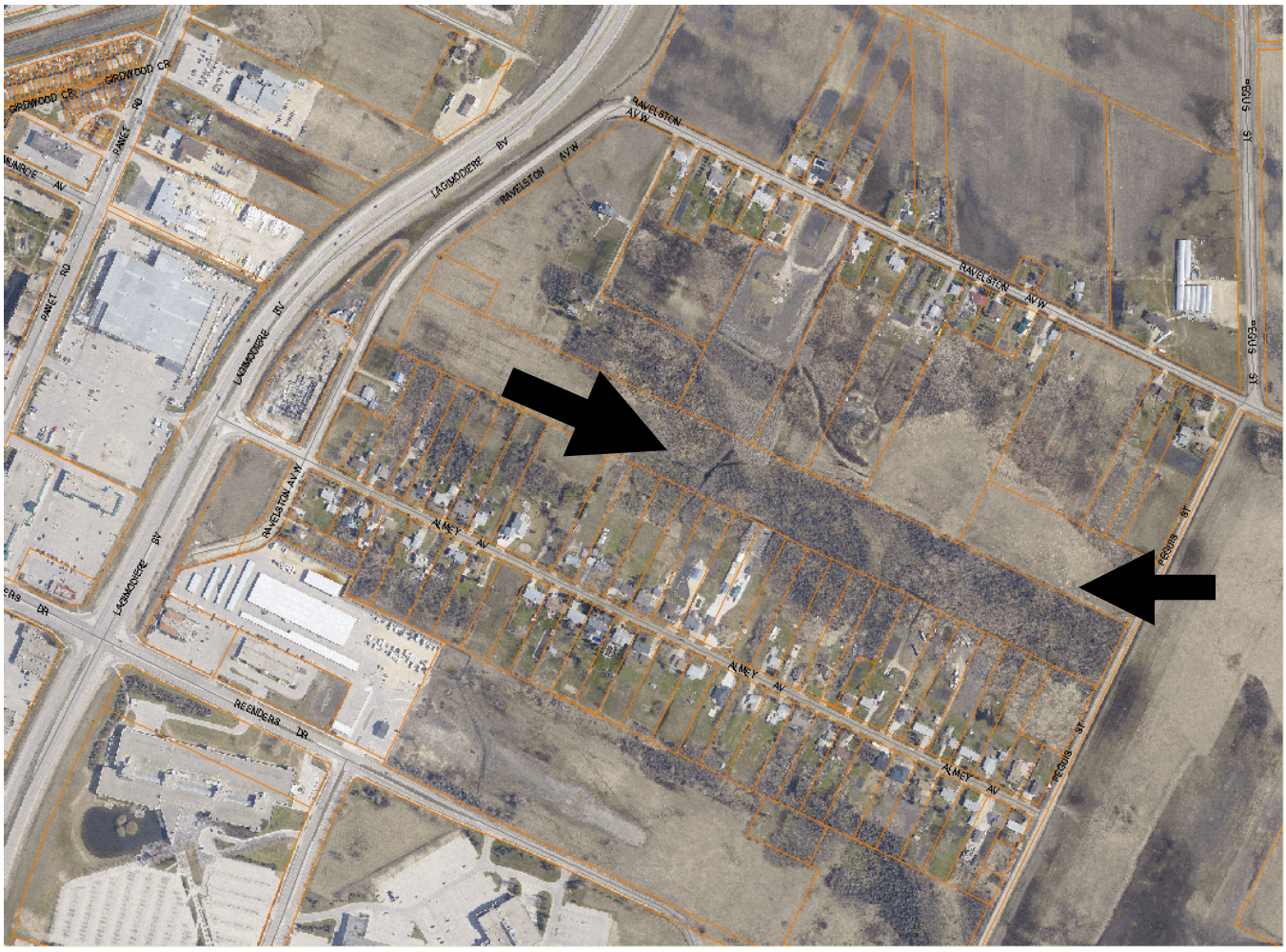


Figure 2: Existing Land-Uses for subject property and Surrounding Area.