Minutes – Executive Policy Committee – May 16, 2012

REPORTS

Minute No. 249 Subdivision and Rezoning – Southeast Corner of Des Hiverants Boulevard and Edward Turner Drive (St. Boniface Ward) File DASZ 5/2012

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

The Executive Policy Committee concurred in the recommendation of the Riel Community Committee, as amended, and recommends to Council:

1. That the plan of subdivision under File DASZ 5/2012 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "B" for File DASZ 5/2012 dated April 25, 2012 with such minor changes as may be required and for registration in the Winnipeg Land Titles Office.

2. That The Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the planned area as shown on Schedule "B" for File DASZ 5/2012 dated April 25, 2012 to an "RMF-S" Multi-Family District and a "C1" Commercial Neighbourhood District subject to the following:

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

        i That for the development of any building, and/or accessory parking area and/or signage within the lands zoned "RMF-S" Residential Multi-Family, or within the lands zoned "C1" Commercial Neighbourhood, plans shall be submitted showing the location and design of the proposed buildings, the location and design of accessory parking areas, private approaches, garbage enclosures, fencing, landscaping and signage to the Director of Planning, Property and Development and the Riel Community Committee for plan approval prior to the issuance of any building or development permit, and thereafter all to be maintained to the satisfaction of the Director of Planning, Property and Development.

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

4. That in the event the matter is not proceeded with expeditiously and the by-law is not passed within two (2) years after adoption of the report by Council, the matter shall be deemed to be concluded and shall not be proceeded with unless an extension of time is applied for prior to the expiry of the two (2)-year period and Council approves the extension.

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

6. That the subdivision section of the by-law shall come into force and effect upon registration of the Plan of Subdivision in the Winnipeg Land Titles Office.

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 (1) year from the date the by-law is passed, failing which the matter shall be deemed to be concluded and shall not be proceeded with unless an extension of time is applied for prior to the expiry of the one-year period and Council approves the extension.

9. That in the event the necessary City of Winnipeg mylar approval signatures have not been secured within twelve (12) months after adoption of the by-law, the matter shall be deemed to be concluded and shall not be proceeded with unless an extension of time is applied for prior to the expiry of this twelve (12) month period and the extension is subsequently approved by Council.

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

DECISION MAKING HISTORY:

Moved by Councillor Vandal,

That the recommendation of the Riel Community Committee be concurred in, with the following amendment:

- That Recommendation 3 be deleted in its entirety

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

    and the remaining recommendations be renumbered according,

and submitted the matter to Council.

Carried

COMMUNITY COMMITTEE RECOMMENDATION:

On May 7, 2012, the Riel Community Committee concurred in the recommendation of the Winnipeg Public Service and, via the Priority Rezoning Process, submitted its recommendation to the Executive Policy Committee.

RE: **Subdivision and Rezoning – Southeast Corner of Des Hiverants Boulevard and Edward Turner Drive**
File DASZ 5/2012

For submission to: **Executive Policy Committee**

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

Report date: **May 8, 2012**

COMMUNITY COMMITTEE RECOMMENDATION:

On May 7, 2012, the Riel Community Committee concurred in the recommendation of the Winnipeg Public Service and, via the Priority Rezoning Process, recommends to the Executive Policy Committee:

1. That the plan of subdivision under File DASZ 5/2012 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "B" for File DASZ 5/2012 dated April 25, 2012 with such minor changes as may be required and for registration in the Winnipeg Land Titles Office.

2. That The Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the planned area as shown on Schedule "B" for File DASZ 5/2012 dated April 25, 2012 to an "RMF-S" Multi-Family District and a "C1" Commercial Neighbourhood District subject to the following:

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

        i That for the development of any building, and/or accessory parking area and/or signage within the lands zoned "RMF-S" Residential Multi-Family, or within the lands zoned "C1" Commercial Neighbourhood, plans shall be submitted showing the location and design of the proposed buildings, the location and design of accessory parking areas, private approaches, garbage enclosures, fencing, landscaping and signage to the Director of Planning, Property and Development and the Riel Community Committee for plan approval prior to the issuance of any building or development permit, and thereafter all to be maintained to the satisfaction of the Director of Planning, Property and Development.

3. That in lieu of the requirement for land dedication, a sum of money, calculated as ten percent (10%) of the increase in market value of the land and the creation of additional

lots, be paid to the City for the purchase of land for purposes of the City other than streets.

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

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

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9. That the plan of subdivision shall be approved and signed by the Director of Planning, Property and Development within one (1) year from the date the by-law is passed, failing which the matter shall be deemed to be concluded and shall not be proceeded with unless an extension of time is applied for prior to the expiry of the one-year period and Council approves the extension.

10. That in the event the necessary City of Winnipeg mylar approval signatures have not been secured within twelve (12) months after adoption of the by-law, the matter shall be deemed to be concluded and shall not be proceeded with unless an extension of time is applied for prior to the expiry of this twelve (12) month period and the extension is subsequently approved by Council.

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

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

1. The Riel Community Committee agreed with the administrative comments contained in the report of the Planning and Land Use Division dated April 25, 2012.

PUBLIC HEARING SUMMARY

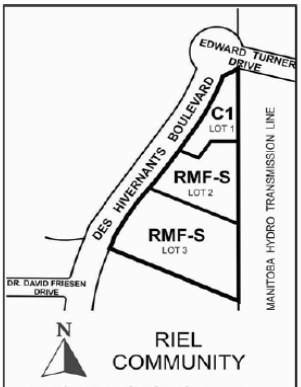
File: DASZ 5/2012

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

Public Hearing: May 7, 2012
Council Chamber
Council Building, 510 Main Street

Applicant: Jeff Pratte

Subject:



APPLICANT : SAGE CREEK DEVELOPMENT CORPORATION
FILE : DASZ 5/12
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 5 DISTRICT to an "RMF-S" RESIDENTIAL MULTI-FAMILY DISTRICT and a "C1" COMMERCIAL NEIGHBOURHOOD DISTRICT. **For information, phone Mr. R. Kostiuk, Planner, at 986-7367.**
DEMANDEUR : SAGE CREEK DEVELOPMENT CORPORATION
N° DE RÉFÉRENCE : DALZ 5/12
PROJET : Demande d'approbation par le Conseil du plan de lotissement indiqué ci-dessus et proposition de modification du Règlement municipal no 200/2006 visant à changer le zonage des sols délinéés ci-dessus qui passeraient de la catégorie RR5 (SECTEUR RÉSIDENTIEL EN MILIEU RURAL 5) aux catégories RMF-S (SECTEUR DE PETITES HABITATIONS MULTIFAMILIALES) et C1 (SECTEUR COMMERCIAL DE QUARTIER). **Pour plus de renseignements, veuillez communiquer avec M. R. Kostiuk, urbaniste, au 986-7367.**

Premises Affected:	Lot along Boulevard des Hivernants, at the Southeast corner of Boulevard des Hivernants and Edward Turner Drive

Exhibits Filed:

1. Application dated March 16, 2012
2. Notification of Public Hearing dated March 26, 2012
3. Manitoba Status of Title 2527128/1
4. Plans (3 pages)
5. Report from the Planning and Land Use Division dated April 25, 2012
6. Inspection Report
7. Communication dated May 7, 2012, from Jeff Pratte with respect to Condition 3 in the report from the Planning and Land Use Division dated April 25, 2012
8. Audio Recording of representations

REPRESENTATIONS:

In Support:

Jeff Pratte
Eric Vogan

In Opposition

Nil

For the City:

Kim Raban, Land Development Engineer, Planning, Property and Development Department
Robert Kostiuk, Planner, Planning, Property and Development Department

ADMINISTRATIVE REPORT

Title: DASZ 5/2012 – SE Corner of Des Hiverants Boulevard and Edward Turner Drive Public Hearing

Issue: An application for consideration at the Public Hearing to subdivide the site into three (3) lots and rezone the site from RR5 to C1 (Lot 1) and RMF-S (Lots 2 and 3).

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

AUTHORIZATION

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

RECOMMENDATIONS

1. That the plan of subdivision proposed under File DASZ 5/2012 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "B" for File DASZ 5/2012 dated April 25, 2012 with such minor changes as may be required, and for registration in the Winnipeg Land Titles Office.
2. That The Winnipeg Zoning By-law No. 200/06 be amended by rezoning the planned area as shown on Schedule "B" for File DASZ 5/2012 dated April 25, 2012 to an "RMF-S" Multi-Family District and a "C1" Commercial Neighbourhood District subject to the following:
    A. That the applicant enter into a Zoning Agreement with the City pursuant to Section 240 (1) of The City of Winnipeg Charter to include the following conditions:
        i) That, for the development of any building, and/or accessory parking area and/or signage within the lands zoned "RMF-S" Residential Multi-Family, or within the lands zoned "C1" Commercial Neighbourhood, plans shall be submitted showing the location and design of the proposed buildings, the location and design of accessory parking areas, private approaches, garbage enclosures, fencing, landscaping and signage to the Director of Planning, Property and Development and the Riel Community Committee for plan approval prior to the issuance of any building or development permit, and thereafter all to be maintained to the satisfaction of the Director of Planning, Property and Development.
3. That in lieu of the requirement for land dedication, a sum of money, calculated as ten percent (10%) of the increase in market value of the land and the creation of additional lots, be paid to the City for the purchase of land for purposes of the City other than streets.

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

REASON FOR THE REPORT

- The applicant is proposing to subdivide the site into three (3) lots and rezone the property from “RR5” Rural Residential 5 to “C1” Commercial Neighbourhood (Lot 1) and “RMF-S” Residential Multi-Family Small (Lots 2 and 3).
- Subdivisions and rezonings require a Public Hearing as per the *Development Procedures By-law* and *The City of Winnipeg Charter.*
- The Report is being submitted for the Committee’s consideration of the development application at the Public Hearing.

IMPLICATIONS OF THE RECOMMENDATIONS

- If the recommendations of the Urban Planning Division are concurred in, the subject site will be subdivided into three (3) lots and rezoned from RR5 to C1 and RMF-S.

HISTORY

- In April 2005, the Standing Policy Committee on Property and Development identified the South St. Boniface Area Structure Plan as a priority project within the Planning, Property and Development Department's 2005 Secondary Plan Work Program. The department implemented a collaborative planning process in partnership with Qualico Developments and their consulting team to prepare the area structure plan. This process also included close consultation with all affected City departments to address any issues related to the development of the subject lands and to ensure that the City's requirements were incorporated into the plan's policies.
- On September 28, 2005, Council gave first reading to By-law 158/05 to adopt the South St. Boniface Area Structure Plan as a Secondary Plan for 918 acres of land bounded by the Bishop Grandin Boulevard extension to the north, Lagimodiere Boulevard and the Island Lakes residential community to the west, the Perimeter Highway to the south and Plessis Road (the City Boundary) to the east; and directed that the Riel Community Committee conduct a public hearing respecting the proposed by-law and plan. It was ultimately passed by Council November 23, 2005.
- On February 22, 2006, Council adopted the plan of subdivision proposed under File DASZ 51/2005 Phase 1 Sage Creek to rezone and subdivide 103 acres and is situated at the N.E. corner of the future Warde Avenue extension and Lagimodiere Blvd. It is bounded on the east by the Manitoba Hydro Power Transmission Line. The northernmost periphery of the Phase I plan area adjacent to the intersection of Lagimodiere and Sage Creek Boulevards was identified as the Village Centre of 18.4 acres. A small portion of this area will be zoned to a Multiple Family category while the remainder (approx.16 acres) will be zoned C2 Commercial.
- On July 11, 2007, Executive Policy Committee recommended the filing of the plan of subdivision proposed under File DASZ 10/2007 to rezone and subdivide a 3.12 acre parcel on the north side of Sage Creek Boulevard just east of Lagimodiere Blvd. The primary purpose of the rezoning is to accommodate the establishment of an office building, essentially the corporate head office of Qualico Developments. On May 15, 2007, the Riel Community Committee concurred in the administrative recommendation to create a 3.12 acre (1.26 hectare) lot and rezone it to "C2" Commercial category in order to facilitate development of an office building.
- On September 26, 2007 Council adopted the plan of subdivision proposed under DASZ 21/2007 Phase 2 Sage Creek to rezone and subdivide 79.2 acres of land east of the Manitoba Hydro right-of-way to extend Sage Creek Blvd and Warde Avenue to construct over 213 single family units and 118 multiple family dwelling units.
- On November 21, 2007 Council adopted the plan of subdivision proposed under DASZ 32/2007 Phase 3 north of Sage Creek Blvd. and west of the Manitoba Hydro Transmission Line to rezone and subdivide 4.49 acres of linear public reserve and three water storage areas, which total of 7.4 acres. Boulevard des Hivernants and Burning Glass Road were extended north of Burning Glass Road in order to connect with Dr. David Friesen Drive being constructed in between.
- On July 16, 2008 Council adopted the plan of subdivision proposed under File DAS 17/2008 Phase 3 Sage Creek to subdivide the existing "C2" Commercial site (created under DASZ 24/2007) on the west side of Burning Glass Road and North Side of Sage Creek, into two commercial parcels, and separate these parcels with a public lane against a multiple family parcel of 5.3 acres. The C2 Commercial sites have an area of

2.38 acres, and 3.18 acres, with Qualico's corporate offices established on the most northerly commercial parcel.

- On June 24, 2009 Council adopted the plan of subdivision proposed under File DASZ 12/2009 to rezone the northern half of an approximately twenty four (24) acre parcel north of Sage Creek boulevard between Lagimodiere Boulevard and Burning Glass Road from its current "RR-5" Rural Residential category to an "RMF-M" Multiple Family category and a "PR-1" Parks and Recreation category. Lot 1 the 9.44 acre "RMF-M" site was to facilitate development of an approximately 300 unit multiple family housing complex. The proposed .60 acre "PR-1" lands are to be set aside as a green space buffer strip adjacent to Lagimodiere Boulevard. Lot 2 was the remaining thirteen (13) acres adjoining to the south that remain vacant and retain its "RR-5" Rural Residential zoning.
- On February 24, 2010, Council adopted the plan of subdivision proposed under File DASZ 35/2009 Phase 4 Sage Creek to rezone and subdivide 39.9 gross acres of land situated at the N.E. corner of Warde Avenue and Sage Creek Boulevard to construct approximately 40 multiple family units and 179 single family units.
- On April 28, 2010, Council approved File DASZ 3/2010 for the subdivision and rezoning of the northwest corner of Burning Glass Road and Sage Creek Boulevard (27 Sage Creek Boulevard) to a "C2" Commercial Community District, subject to the developer providing an addendum to the existing development agreement for the site (AG 51/05) and a entering into a zoning agreement with the City.
- On September 22, 2010, Council approved the subdivision and rezoning proposed under File DASZ 12/2010, which was Phase 5 of the Sage Creek Development. Phase 5 is situated immediately east of the Manitoba Hydro Power Transmission Line and is accessed via Boulevard Des Hivernants and Sage Creek Boulevard. It encompasses an area of approximately 64.5 acres. The land was rezoned from RR5 to RMF-S, R1-M, R1-S, and PR1 in order to facilitate new parks areas, a future school site and single family residential development in Phase 5 of the South St. Boniface Area Structure Plan for Sage Creek. Phase 5 will provide for the development of approximately 200 single-family housing lots.
- On December 15, 2010, Council approved File SPA 2/2010 to amend the South St. Boniface Area Structure Plan (Secondary Plan) in order to relocate proposed school sites within the plan.
- On June 22, 2011, Council recommended approval for the subdivision and rezoning of a 71 acre site in Sage Creek from RR5 to blocks zoned R1-M, R1-S, RMF-S, and PR1 under file DASZ 3/11. This subdivision is considered Phase 6 of the Sage Creek development and connects to Phases 2 and 4, which are located to the north and west.
- On July 20, 2011, Council approved file DAS 13/11, which created a cul-de-sac and allowed for the subdivision of an existing RMF-S zoned site into twenty-three (23) single-family lots.

CONSULTATION

In preparing this report there was consultation with: N/A

SUBMITTED BY

Department	Planning, Property and Development
Division	Urban Planning
Prepared by:	Robert Kostiuk
Date:	April 25, 2012
File No.	DASZ 5/2012

List of Schedules and Attachments

1. Appendix A — Planning Discussion
2. Schedule “A” — Advertised Subdivision and Rezoning for Planned Area
3. Schedule “B” — Recommended File No. DASZ 5/2012 Riel Community Committee, dated April 25, 2012.

APPENDIX 'A'

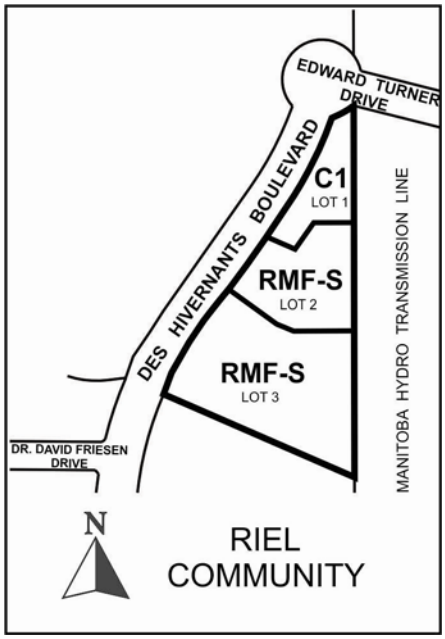
DATE: April 25, 2012

FILE: DASZ 5/2012
RELATED FILES: DASZ 3/2011, DAS 3/2011, SPA 2/2010, DASZ 12/2010, DASZ 3/2010, DASZ 35/2009, DASZ 12/2009, DAS 17/2008, DASZ 32/2007, DASZ 21/2007, DASZ 10/2007, DASZ 51/2005, By-law 158/05

COMMUNITY: Riel
NEIGHBOURHOOD #: 5.553

SUBJECT: An application to subdivide the site into three (3) lots and rezone the site from RR5 to C1 (Lot 1) and RMF-S (Lots 2 and 3).

LOCATION: SE Corner of Des Hiverants Boulevard and Edward Turner Drive
LEGAL DESCRIPTION: PT 185 & PT 186 PLAN 433 RCMP



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

OWNER: Sage Creek Development Corporation
1 Dr. David Friesen Drive
Winnipeg, MB R3X 0G8

RECOMMENDATION: Approval with Conditions

REPORT SUMMARY

- The applicant is proposing to subdivide the site into three (3) lots and rezone the property from “RR5” Rural Residential 5 to “C1” Commercial Neighbourhood and “RMF-S” Residential Multi-Family Small.
- Lot 1 will be about 0.89 acres in area and will be the proposed C1 site, which is intended for the development of a daycare. Lots 2 and 3 combined are about 4.59 acres and will be zoned RMF-S.
- The Urban Planning Division recommends supporting this application.

SITE DESCRIPTION

- The subject site is located on the southeast corner of the Des Hiverants Boulevard and Edward Turner Drive intersection in the Sage Creek neighbourhood of the St. Boniface Ward.
- The site is vacant and is approximately **238,785 square feet (5.48 acres) in area.**
- The site is within the Areas of Stability – Recent Communities Policy Area under the Complete Communities Direction Strategy.
- The site is also located adjacent to a Neighbourhood Node within the South St. Boniface Secondary Plan and is zoned “RR5” Rural Residential 5.

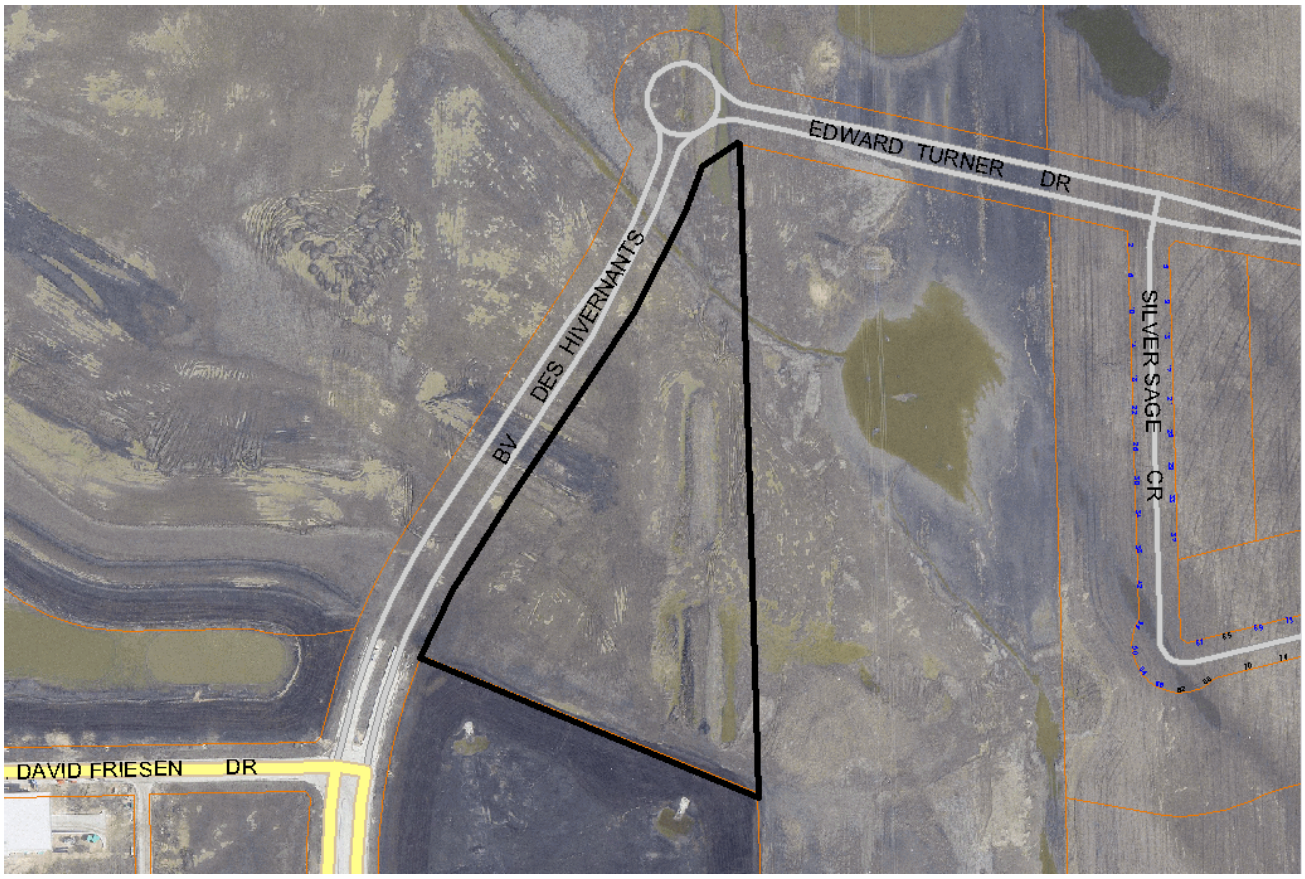


Figure 1: Aerial photograph showing approximate area of the subject site and surrounding area (2009)

SURROUNDING LAND USES AND ZONING (See Figure 2)

North: A roundabout and vacant land zoned RR5.

South: Public Reserve land zoned RR5.

East: A Manitoba Hydro transmission corridor zoned RR5.

West: Vacant land zoned RR5.

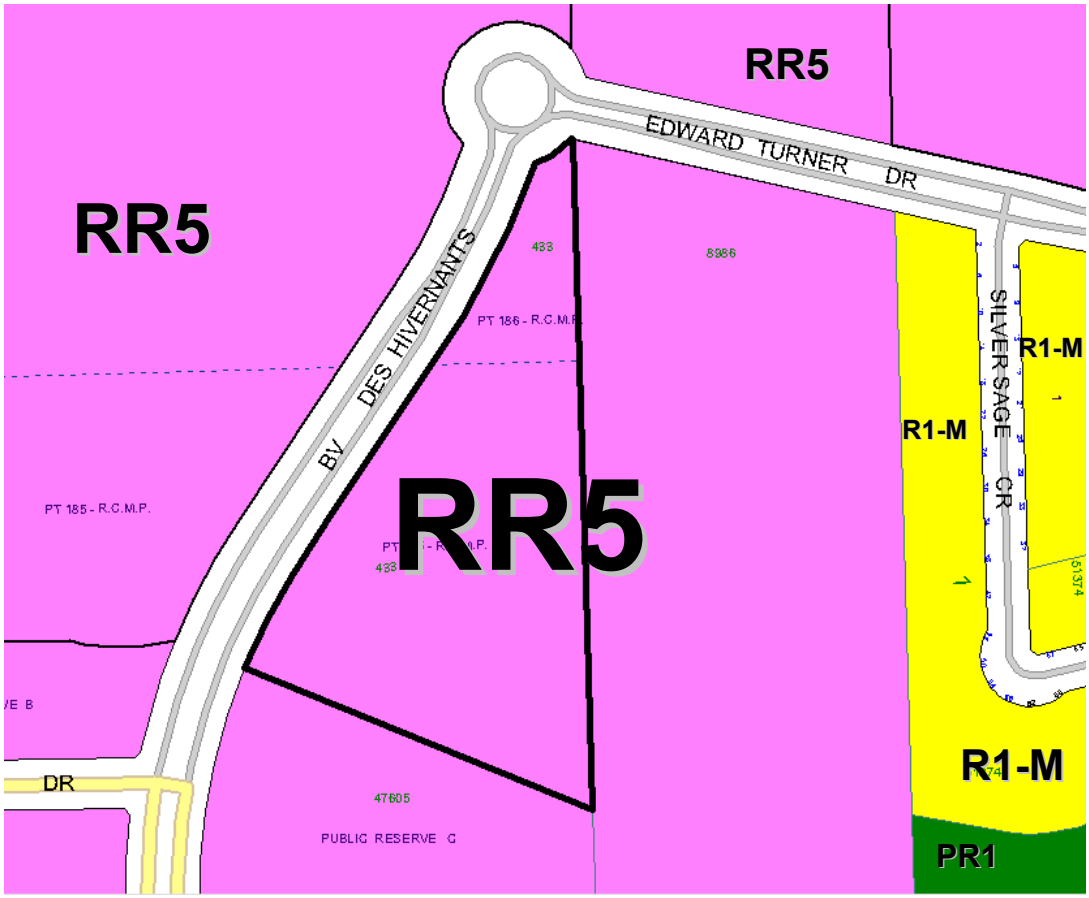


Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing to subdivide the site into three (3) lots and rezone the property from "RR5" Rural Residential 5 to "C1" Commercial Neighbourhood and "RMF-S" Residential Multi-Family Small.
- Lot 1 will be the proposed C1 site. This lot is about 0.89 acres (38,768 square feet) in area and is intended for the development of a daycare.
- Lots 2 and 3 will be zoned RMF-S. Originally, the applicant proposed Lot 2 to be about 1.62 acres (70,567 square feet) and Lot 3 to be about 2.97 acres (129,373 square feet) in area (see Schedule "A"). However, the applicant has submitted a revised drawing to the Urban Planning Division requesting that Proposed Lot 2 be about 1.40 acres (60,984 square feet) and Lot 3 to be about 3.19 acres (138,956 square feet) in area. The proposed change is accommodated through a slight modification to the property line between Proposed Lots 2 and 3 (shown in Schedule "B"). A re-advertising or variance is not required as a result of this change.

- The applicant states that each of these lots (Lots 2 and 3) will be used for the future development of twenty-five (25) to thirty (30) unit condominium developments.

ANALYSIS AND ISSUES

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

SOUTH ST. BONIFACE AREA STRUCTURE PLAN (SECONDARY PLAN)

- The subject site is located adjacent to a Neighbourhood Node within the South St. Boniface Secondary Plan. Relevant policies to this application include:

5.2.2 Neighbourhood Node Policies

1) Composition of Neighbourhood Nodes

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

(i) shall contain

(A) one or more transit stops, and

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

And

(ii) where determined appropriate may contain,

(A) a park,

(B) a school, and/or,

(C) institutional, recreational, community, local commercial, or other uses determined to be transit supportive.

3) Density of Neighbourhood Nodes

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

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

4) Design of Neighbourhood Nodes

A Neighbourhood Node should be complementary to the surrounding neighbourhood while maintaining a distinct and identifiable character.

5) Connections to Neighbourhood Nodes

(a) The road pattern and pedestrian routes from the surrounding residential area should converge at the Neighbourhood Node providing multiple and convenient connections to the node from the surrounding residential area.

(b) A Neighbourhood Node should be located

(i) along a collector road system in the general vicinity of the area shown on the Land Use Concept map, and

(ii) in an appropriate location relative to the surrounding neighbourhood.

ZONING

"RR5" Rural Residential 5 District

- The RR5 district is intended to provide areas for large-lot rural residential development along with limited agricultural uses. The RR5 district requires: a minimum lot width of 25 feet, a minimum lot area of 5 acres, side yards of 25 feet, a front yard of 25 feet, and a rear yard of 25 feet. The maximum building height is 35 feet and the maximum lot coverage is 30%.

"RMF-S" Residential Multi-Family Small

- The RMF-S zone is intended to accommodate the development of multi-family units in neighbourhoods with medium to high residential densities. The dimensional standards for multi-family structures in the RMF-S zone are: a minimum front yard of 20 feet; a minimum rear yard of 25 feet; a minimum side yard of 4 feet and, a maximum building height of 35 feet. The minimum lot area is 9,000 square feet and the minimum lot area per dwelling unit is 1,250 square feet.

"C1" Commercial Neighbourhood District

- The C1 district is intended to accommodate small, compact commercial uses within or surrounded by residential areas that are attractive and compatible in scale and character with surrounding residential uses, to serve the convenience needs of the surrounding neighbourhood. This district is not intended to accommodate businesses sized or designed to serve a trade area more than one-half mile from the business. C1 districts are generally located along local streets or at local/collector intersections. There are no minimum front, rear or side yards in this zone; however, there is a maximum front yard of 10 feet for properties in the Urban Infill Area. The maximum building height is 39 feet and the maximum floor area ratio is 1.0.

LAND USE BY-LAW

Rezoning

- The RR5 zoning district is intended for rural, single-family residential development with a minimum lot area of five acres. The applicant is proposing to rezone the land from RR5 to C1 and RMF-S in order to allow for local commercial development and multi-family buildings to be constructed on the lots.

COMPATIBILITY WITH THE SURROUNDING NEIGHBOURHOOD

- The proposed development is located near a Neighbourhood Node under the South St. Boniface Secondary Plan. Key components of Neighbourhood Nodes include multi-family developments and local commercial services, which can both help support Transit service in the area. As such, the proposed development is consistent with the Secondary Plan.
- Inclusion of the RMF-S sites near the Neighbourhood Node can help future development in the area meet the minimum density requirement of 10 dwelling units per acre for a Neighbourhood Node.
- The subject site is bordered to the east by the Manitoba Hydro transmission corridor and to the south by a Public Reserve, which was originally earmarked for a school site. This school site was removed and changed under the Secondary Plan Amendment SPA 2/2010 (By-law 101/2010).
- Road access for the subject site was created under DASZ 12/2010. This subdivision and rezoning extended both Edward Turner Drive and Des Hiverants Boulevard and created the roundabout located immediately north of the subject site.
- Des Hiverants Boulevard and Edward Turner Drive are to be developed as collectors, which can adequately support the traffic demands for the lots under their proposed zoning designations (C1 and RMF-S).

RECOMMENDED ZONING AGREEMENT

Plan Approval

- Building elevations and landscaping plans were not included in the subject application. The Urban Planning Division is recommending that final plans be submitted to the Director of Planning, Property and Development and Riel Community Committee for review prior to the issuance of a development permit on the site. The inclusion of this clause will allow the Urban Planning Division and the Riel Community Committee to review final plans before development takes place for the proposed development and for any future developments on the site.

- In addition to the design guideline provided in the Neighbourhood Node policies within the South St. Boniface Secondary Plan, the following guidelines should also be used for future developments proposed on the C1 and RMF-S sites:
    - The site layout and building orientation should ensure that the buildings relate appropriately to the street (Des Hiverants Bouelvard) and surrounding developments and create a cohesive visual identity for the neighbourhood.
    - Parking areas should be located behind or beside principal buildings and should be well-screened with landscaping.
    - Universally accessible connections should be linked to the existing sidewalk(s).
    - Locate refuse storage areas and other building services internal to buildings or screened from view with appropriate fencing/landscaping.
    - The overall design should be made up of a distinctive, quality, architectural character and style that also avoids monotonous and featureless building massing and design.
    - Landscaping should enhance the overall development in key areas such as the development perimeter, corners, common areas, areas along pathways, and entryways.

LAND DEDICATION

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

RECOMMENDATION

The Urban Planning Division recommends **approval** for the following reasons:

- The proposed development is consistent with the South St. Boniface Secondary Plan.
- Local commercial and multi-family developments are key components of Neighbourhood Nodes under the Secondary Plan.
- Inclusion of local commercial and multi-family development along collectors and near Neighbourhood Nodes can help support Transit service in Sage Creek.

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

Report Prepared By: Robert Kostiuk, MCIP
PPD File # DASZ 5/2012

Schedule "A" Advertised Subdivision and Rezoning for Planned Area

By-Law No. _____

File No. **DASZ 5/12**

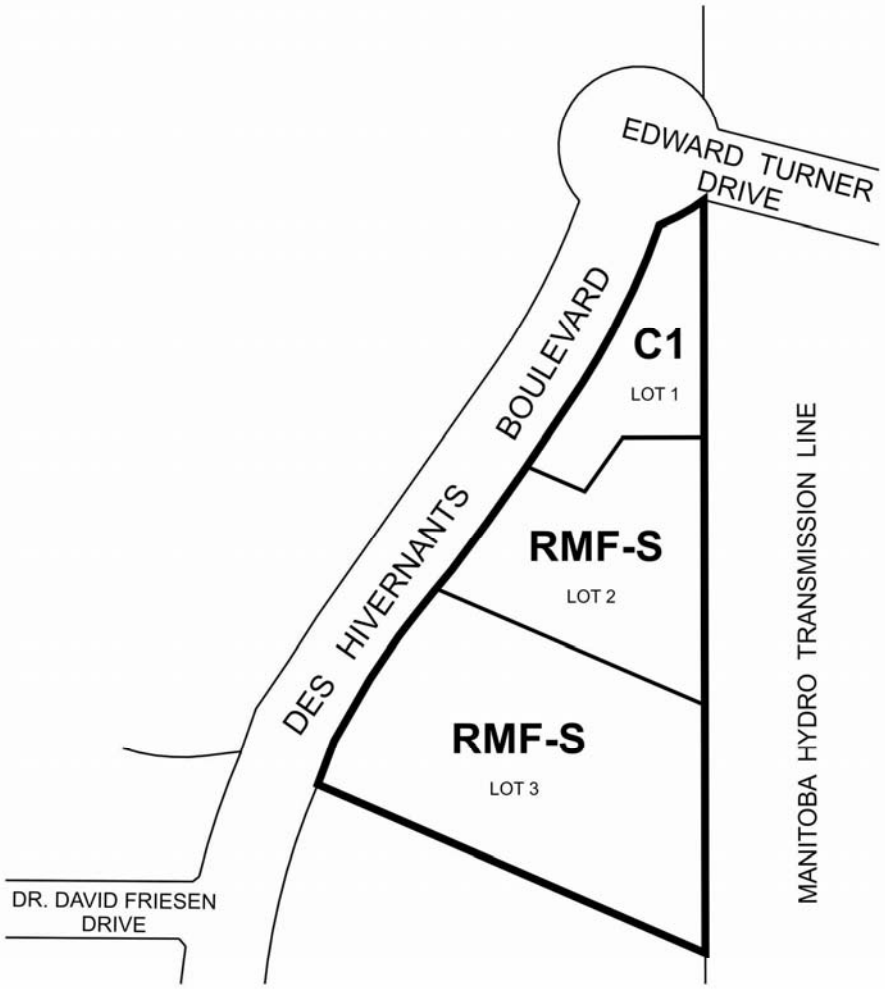
Atlas Sheet No.

N

AG32
RIEL
COMMUNITY

Explanation

An application for the approval of the plan of subdivision shown outlined below and for a proposed zoning change to By-law No. 200/2006 by rezoning the land located on the southeast corner of Des Hivernants Boulevard & Edward Turner Drive from an "RR5" RURAL RESIDENTIAL 5 DISTRICT to an "RMF-S" RESIDENTIAL MULTI-FAMILY DISTRICT and a "C1" COMMERCIAL NEIGHBOURHOOD DISTRICT as shown outlined below.



THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

Schedule "B" for File No. DASZ 5/2012, Riel Community Committee, dated April 25, 2012

By-Law No. _____

File No. **DASZ 5/12**

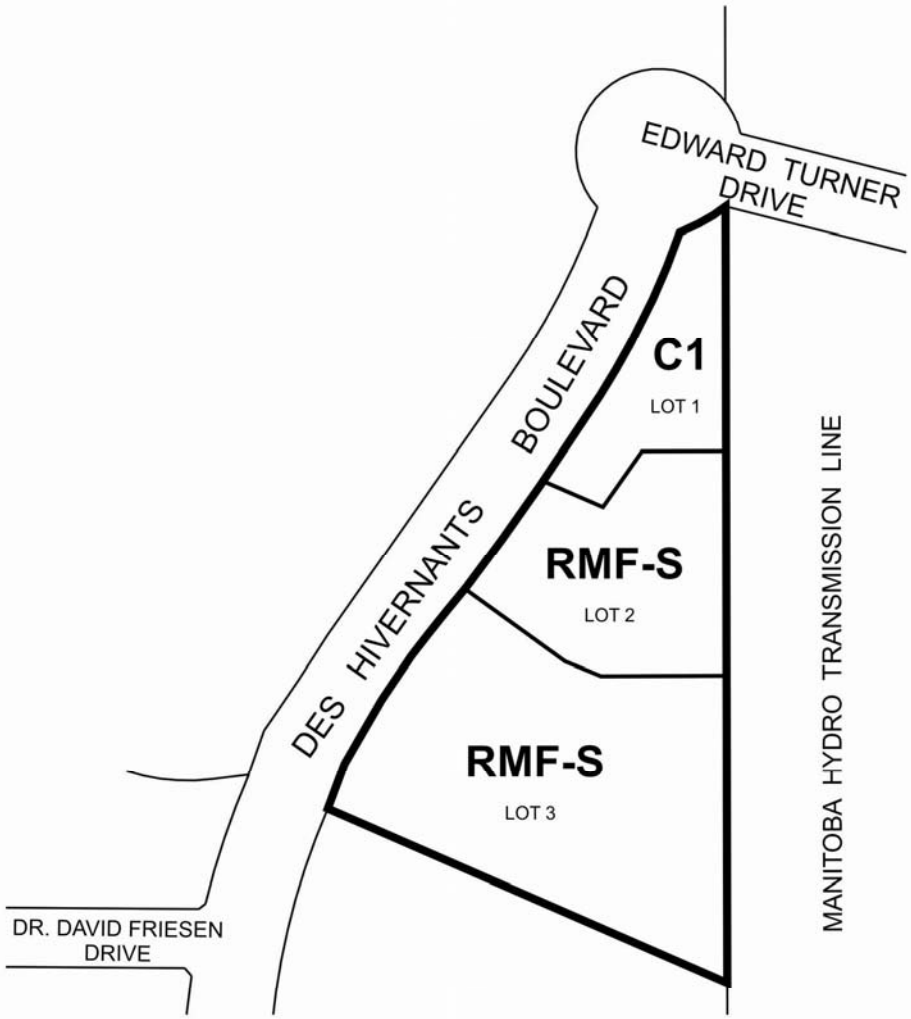
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Atlas Sheet No.

N

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COMMUNITY



THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____