Agenda - Executive Policy Committee – July 10, 2013

Report - Standing Policy Committee on Property and Development – July 2, 2013

Item No. 14 Rezoning – 840 Ravelston Avenue West
(Transcona Ward)
File DAZ 206/2013 [c/r DAV 109698/2013D]

STANDING COMMITTEE RECOMMENDATION:

On July 2, 2013, the Standing Policy Committee on Property and Development concurred in the recommendation of the East Kildonan-Transcona Community Committee and submitted the following to Council:

1. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land as shown on Schedule "A" for file DAZ 206/2013 dated June 18, 2013, to an "RMU" Residential Mixed Use district subject to the following:

    A. That the applicant enter into a zoning agreement with the City of Winnipeg pursuant to Subsection 240(1) of The City of Winnipeg Charter to provide for the following:

        i. That, for the development of any building or structure, 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 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.

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land as shown on Schedule "A" for file DAZ 206/2013 dated June 18, 2013, to an "RMU" Residential Mixed Use district 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 May 22, 2013, with the following amendments:

Agenda - Executive Policy Committee – July 10, 2013

Report - Standing Policy Committee on Property and Development – July 2, 2013

1. That sidewalks be installed, by the City, in 2015 on the east side of Chrislind Street, between Ravelston Avenue West and a point approximately 200 metres south to connect to the existing sidewalk and on the south side of Ravelston Avenue West from Chrislind Street to Plessis Road, with funding from the Transcona share of the Sidewalk and Local Streets Capital Budget.

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

8. The Developer shall pay the full cost of engineering services provided by the City in connection with the installation of the services required to serve the Planned Area. The Developer shall ensure that the as-built drawings showing the services required to serve the Planned Area are provided to the City by the engineering consultant on or before March 31 of the year following completion of substantial performance of the services

3. That in the event the application is not proceeded with expeditiously and the by-law is not enacted within twenty-four (24) months 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 this twenty-four (24) month period and the extension is subsequently approved by Council.

4. That the Director of Legal Services and City Solicitor be requested to prepare the necessary rezoning by-law and forward same to Council for all three (3) readings.

5. That the zoning section of the by-law comes into force when the Zoning Agreement is registered in the Winnipeg Land Titles Office by caveat against the subject lands, provided that the said effective date occurs within one year from the date the by-law is passed.

6. That the Proper Officers of the City are hereby authorized to execute said Zoning Agreement.

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

Agenda - Executive Policy Committee – July 10, 2013

Report - Standing Policy Committee on Property and Development – July 2, 2013

DECISION MAKING HISTORY:

STANDING COMMITTEE RECOMMENDATION:

On July 2, 2013, the Standing Policy Committee on Property and Development concurred in the recommendation of the East Kildonan-Transcona Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On June 25, 2013, the East Kildonan-Transcona Community Committee concurred in the recommendation of the Winnipeg Public Service with the following amendments:

Planner's Report

- Delete Recommendation 3 in its entirety
- Renumber the remaining recommendations accordingly

Administrative Coordinating Group's Report

- Delete Recommendation 1 in its entirety and replace with the following:
  "1. That sidewalks be installed, by the City, in 2015 on the east side of Chrislind Street, between Ravelston Avenue West and a point approximately 200 metres south to connect to the existing sidewalk and on the south side of Ravelston Avenue West from Chrislind Street to Plessis Road, with funding from the Transcona share of the Sidewalk and Local Streets Capital Budget. "
- Delete Recommendation 4 in its entirety
- Recommendation 5
  Delete the words "street lights and other"
- Recommendation 9
  Delete the words "or on behalf of"
- Renumber all the recommendations accordingly

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

RE: **Rezoning – 840 Ravelston Avenue West**
File DAZ 206/2013 [c/r DAV 109698/2013D]

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

Prepared by: **Josie Marques, Senior Committee Clerk**
East Kildonan-Transcona Community Committee

Report date: **June 25, 2013**

COMMUNITY COMMITTEE RECOMMENDATION:

On June 25, 2013, the East Kildonan-Transcona Community Committee concurred in the recommendation of the Winnipeg Public Service, as amended, and recommended to the Standing Policy Committee on Property and Development:

1. That the Winnipeg Zoning By-law No. 200/06 be amended by rezoning the subject land as shown on Schedule "A" for file DAZ 206/2013 dated June 18, 2013, to an "RMU" Residential Mixed Use district subject to the following:

    A. That the applicant enter into a zoning agreement with the City of Winnipeg pursuant to Subsection 240(1) of The City of Winnipeg Charter to provide for the following:

        i. That, for the development of any building or structure, 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 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.

2. That the Winnipeg Zoning By-law No. 200/06 be amended by rezoning the subject land as shown on Schedule "A" for file DAZ 206/2013 dated June 18, 2013, to an "RMU" Residential Mixed Use district 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 May 22, 2013, ***with the following amendments***:

        ~~***1. The Developer shall construct, at no expense to the City, 1.5m in width by 100mm in thickness Portland cement concrete sidewalks along the south side of Ravelston Avenue West between Chrislind Street and Plessis Road and along the east side of Chrislind Street between Ravelston Avenue West and the terminus of the existing sidewalk located approximately 200 metres south***~~

~~*thereof, as determined by and to the satisfaction of the Director of Public Works.*~~ ***That sidewalks be installed, by the City, in 2015 on the east side of Chrislind Street, between Ravelston Avenue West and a point approximately 200 metres south to connect to the existing sidewalk and on the south side of Ravelston Avenue West from Chrislind Street to Plessis Road, with funding from the Transcona share of the Sidewalk and Local Streets Capital Budget.***

~~***4. The Developer shall, at no expense to the City, plant trees along the full frontages of Ravelston Avenue West (± 8 trees) and Chrislind Street (± 10 trees) at spacings of approximately 12 metres, as determined by and to the satisfaction of the Director of Public Works. Trees to be maintained by the Developer for a period of two (2) years.***~~

~~***5.*** ***4.*** The Developer shall pay all costs associated with the installation and/or relocation of ~~***street lights and other***~~ utilities made necessary as a result of or required to accommodate works, which are required by the Developer to serve the Planned Area, as determined by and to the satisfaction of the Director of Public Works.

~~***9.*** ***8.*** The Developer shall pay the full cost of engineering services provided by ~~***or on behalf of***~~ the City in connection with the installation of the services required to serve the Planned Area. The Developer shall ensure that the as-built drawings showing the services required to serve the Planned Area are provided to the City by the engineering consultant on or before March 31 of the year following completion of substantial performance of the services

~~***3. That a ten percent (10%) dedication be made by a payment of a sum of money to the City in lieu of the requirement for land dedication based on the increase in market value of the land.***~~

4. 3. That in the event the application is not proceeded with expeditiously and the by-law is not enacted within twenty-four (24) months 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 this twenty-four (24) month period and the extension is subsequently approved by Council.

~~***5***~~. 4. That the Director of Legal Services and City Solicitor be requested to prepare the necessary rezoning by-law and forward same to Council for all three (3) readings.

6. 5. That the zoning section of the by-law comes into force when the Zoning Agreement is registered in the Winnipeg Land Titles Office by caveat against the subject lands, provided that the said effective date occurs within one year from the date the by-law is passed.

~~*7*~~. 6. That the Proper Officers of the City are hereby authorized to execute said Zoning Agreement.

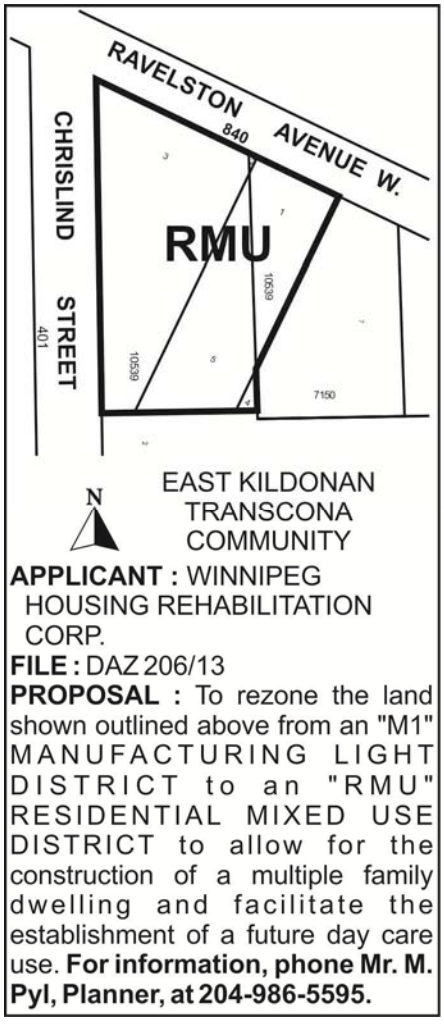
~~*8*~~. 7. That the Director of Legal Services and City Solicitor be requested to do all things necessary for implementation in accordance with the terms of the City of Winnipeg Charter.

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

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

1. There is demand for affordable housing in the community.
2. The City is contributing land for $1 for the development.
3. The application is consistent with Transcona Area Plan
4. The site ideally located close to transit, the Transcona Access Center, commercial amenities, transit.
5. Winnipeg Housing Rehabilitation Corporation has a reputation for affordable quality housing providing human dignity and self-respect

PUBLIC HEARING SUMMARY

File:	DAZ 206/2013
Before:	East Kildonan-Transcona Community Committee Councillor Browaty, Chairperson Councillor Wyatt
Public Hearing:	June 25, 2013 Council Building, 510 Main Street
Applicant:	Winnipeg Housing Rehabilitation Corporation (Stephanie Haight)
Subject:	
Premises Affected:	840 Ravelston Avenue West

Exhibits Filed:

1. Application dated May 8, 2013
2. Notification of Public Hearing dated May 13, 2013
3. Manitoba Status of Title 1877140/1
   Certificate of Title 2437641
4. Letter of authorization dated July 6, 2012 from The City of Winnipeg to Shephanie Haight
5. Surveyor's Building Location Certificate and sketch dated March 20, 2012
6. Plans (6 pages)
7. Report from the Urban Planning Division dated June 18, 2013
8. Inspection Report
9. Revised Report from the Urban Planning Division dated June 18, 2013
10. Audio Recording of representations

REPRESENTATIONS:

In Support:

Michael Chan
Stephanie Haight
Jason Oomah
Menno Peters
Ray Wan
Jackie Wilkie

In Opposition:

Nil

For Information:

Nil

For the City:

Mr. M. Pyl, Planner, Planning, Property and Development Department
Mr. G. Jasper, Land Development Engineer, Planning, Property and Development Department

Exhibit "9" referred to in File DAZ 206/2013

ADMINISTRATIVE REPORT

Title: DAZ 206/13 – 840 Ravelston Av W

Issue: For consideration at the public hearing to rezone to establish a multifamily residential building with future consideration of establishing a day care

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

AUTHORIZATION

Author	Department Head	CFO	CAO
B. Smith	n/a	n/a	

RECOMMENDATIONS

1. That the Winnipeg Zoning By-law No. 200/06 be amended by rezoning the subject land as shown on Schedule "A" for file DAZ 206/2013 dated June 18, 2013, to an "RMU" Residential Mixed Use district subject to the following:

    A. That the applicant enter into a zoning agreement with the City of Winnipeg pursuant to Subsection 240(1) of The City of Winnipeg Charter to provide for the following:

        i. That, for the development of any building or structure, 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 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.

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    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 May 22, 2013.

3. That a ten percent (10%) dedication be made by a payment of a sum of money to the City in lieu of the requirement for land dedication based on the increase in market value of the land.

4. That in the event the application is not proceeded with expeditiously and the by-law is not enacted within twenty-four (24) months 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 this twenty-four (24) month period and the extension is subsequently approved by Council.

5. That the Director of Legal Services and City Solicitor be requested to prepare the necessary rezoning by-law and forward same to Council for all three (3) readings.

6. That the zoning section of the by-law comes into force when the Zoning Agreement is registered in the Winnipeg Land Titles Office by caveat against the subject lands, provided that the said effective date occurs within one year from the date the by-law is passed.

7. That the Proper Officers of the City are hereby authorized to execute said Zoning Agreement.

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

REASON FOR THE REPORT

- The applicant is proposing to build a 92 unit affordable housing complex on the subject property with 47 affordable housing units for seniors and 45 for families.
- The applicant has requested an “RMU” zoning to allow for future amenity expansions which may include an on-site daycare, hairdressing shop, and/or resource office.
- The subject property is zoned “M1” Manufacturing Light district.

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Urban Planning Division are concurred in, the subject property will be rezoned.

CONSULTATION

In preparing this report there was consultation with:

N/A

SUBMITTED BY

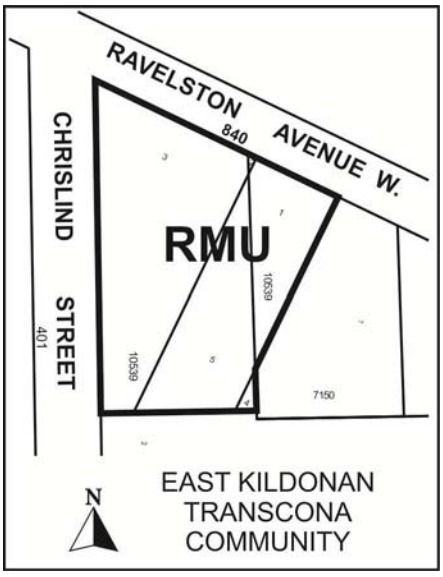
Department	Planning, Property and Development
Division	Urban Planning Division
Prepared by	Michael Pyl
Date:	June 18, 2013
File No.	DAZ 206/13

APPENDIX 'A'

DATE: June 18, 2013
FILE: DAZ 206/13
RELATED FILES:
COMMUNITY: East Kildonan-Transcona
NEIGHBOURHOOD #: 4.433

SUBJECT: To rezone the subject property from "M1" Manufacturing Light district to "RMU" Residential Mixed Use district to allow for the establishment of a multifamily residential building with future consideration of establishing a day care

LOCATION: 840 Ravelston Av W



APPLICANT: Winnipeg Housing Rehabilitation Corp.
Stephanie Haight
60 Frances St
Winnipeg MB R3A 1B5

OWNER: City of Winnipeg
3rd Floor – 65 Garry St
Winnipeg MB R3C 4K4

RECOMMENDATION: Approval

REPORT SUMMARY

- The applicant is proposing to build a 92 unit affordable housing complex on the subject property with 47 affordable housing units for seniors and 45 for families.
- The applicant has requested an "RMU" zoning to allow for future amenity expansions which may include an on-site daycare, hairdressing shop, and/or resource office.

- The subject property is zoned “M1” Manufacturing Light district.

SITE DESCRIPTION

- The subject property is located at the southeast corner of Ravelston Av W and Chrislind St in the Regent neighbourhood of the Transcona ward.
- The subject property is 1.9 acres in area, with 325 ft. of frontage along Ravelston. It is currently vacant and zoned “M1” Manufacturing Light district.
- Adjacent properties include a City of Winnipeg Public Works yard to the north zoned “M1”, an industrial warehouse use to the west zoned “M1”, an auto sales and service use to the east zoned “C3” Commercial Corridor district, and an undeveloped rear portion of a lot housing a church along Plessis to the south zoned “C3”.



Figure 1: Site map of subject property and surrounding neighbourhood

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing to build a 92 unit affordable housing complex on the subject property.

- Preliminary building plans submitted with the application suggest that the proposed building will be L-shaped and have two distinct wings: the wing along the Ravelston frontage will be four storeys and will provide 47 affordable housing units for seniors. The portion of the building along the east property line will be six storeys and will provide 45 affordable units for families. Shared indoor amenity space will be provided at the northeast corner of the site where the two wings meet.
- There will be 56 vehicular parking spaces provided outside of the building with access off Chrislind St. There will also be 29 parking spaces being provided within the interior of the building on the first floor of the wing along the east property line.
- The applicant has requested an "RMU" zoning to allow for future amenity expansions which may include an on-site daycare, hairdressing shop, and/or resource office.

BACKGROUND

Site history

- This property was used as staff parking for the Public Works yard across the street and, more recently, for the siting of a recycling depot.
- On June 6, 2006, the subject property was declared surplus by Council and made available for non-industrial uses.
- On September 28, 2011, Council approved the sale of the subject property to the Winnipeg Housing Rehabilitation Corporation for the purchase price of $1.00.
    - It also waived the requirement for properties sold at less than market value to non-profit organizations revert back to the City at the conclusion of the economic life of the project.

DAV 13-109698D

- In concurrence with this application, the applicant has also applied to vary the proposed "RMU" dimensional standards of the zoning by-law as follows:
    - For the construction of a multifamily dwelling to permit a corner side yard of 13.7 ft. instead of 20 ft.
    - For the establishment of an accessory parking area to permit the following:
        - Open parking in the required front and side yards.
        - 85 spaces instead of 138 spaces.

ANALYSIS AND ISSUES

OurWinnipeg and Complete Communities Direction Strategy

- The Complete Communities Direction Strategy is one of four direction strategies supporting OurWinnipeg, the city's new long-range development plan, and has gained statutory authority as a secondary plan. The strategy serves as a "playbook" to guide land use and development in Winnipeg. It received third reading at City Council on July 20, 2011, and became effective on August 17, 2011.
- According to the Complete Communities Urban Structure Map, the land across Ravelston Av W to the north is designated as a "Major Redevelopment Site", identified as "Ravelston and Plessis". These sites will provide transformative opportunities for the development of Complete Communities with significant residential and employment densities and attractive urban design, capitalizing on vacant or underutilized sites within the existing urban fabric.

Transcona West Area Structure Plan

- The subject property falls within the boundaries of the Transcona West Area Structure Plan, which was adopted by Council on July 16, 2008.
- The subject property is designated as “Existing Industrial” in Map 3 of the plan. Further to this, Section 4.2 of the plan states that policies contained within the plan apply primarily to those uses and plan elements identified as “proposed”. As a result, there are no specific policies included in the Plan that speak to this land use designation.
- Adjacent designations include “Proposed Commercial” to the north across Ravelston, “Proposed Residential Mixed Use” further north of that across the Kildare Av E extension, “Existing Industrial” to the south and west south of Ravelston, and “Existing Commercial” for those properties with frontage along Plessis Rd south of Ravelston.
- Also of note is that the plan calls for Kildare Av to be extended through the middle of the “Ravelston and Plessis” Major Redevelopment Site north of the subject property, connecting with the existing Ravelston right-of-way at approximately the railway crossing. Bienvenue St will be extended north to the Kildare extension. This is detailed in Map 5 of the plan, located in Section 7.0.
- A rapid transit station will be approximately located at the Kildare and Plessis intersection. This is detailed in Map 6 of the plan, also located in Section 7.0.

Zoning

- The Manufacturing Light (M1) district is intended to provide for light manufacturing, processing, service, storage, wholesale, and distribution operations with all operations contained within an enclosed building with some limited outside storage.
- The Residential Mixed Use (RMU) district is intended to facilitate the development of primarily medium- to higher-density residential development, though it also may contain limited small-scale commercial, institutional, recreational, and service facilities needed to support residential development. The area, site, or building should retain a predominantly residential character. Development in the RMU district should facilitate and encourage pedestrian travel between residential and nonresidential uses. This district is often adjacent and incidental to a town centre, neighbourhood commercial centre, or other type of mixed use or major employment centre.

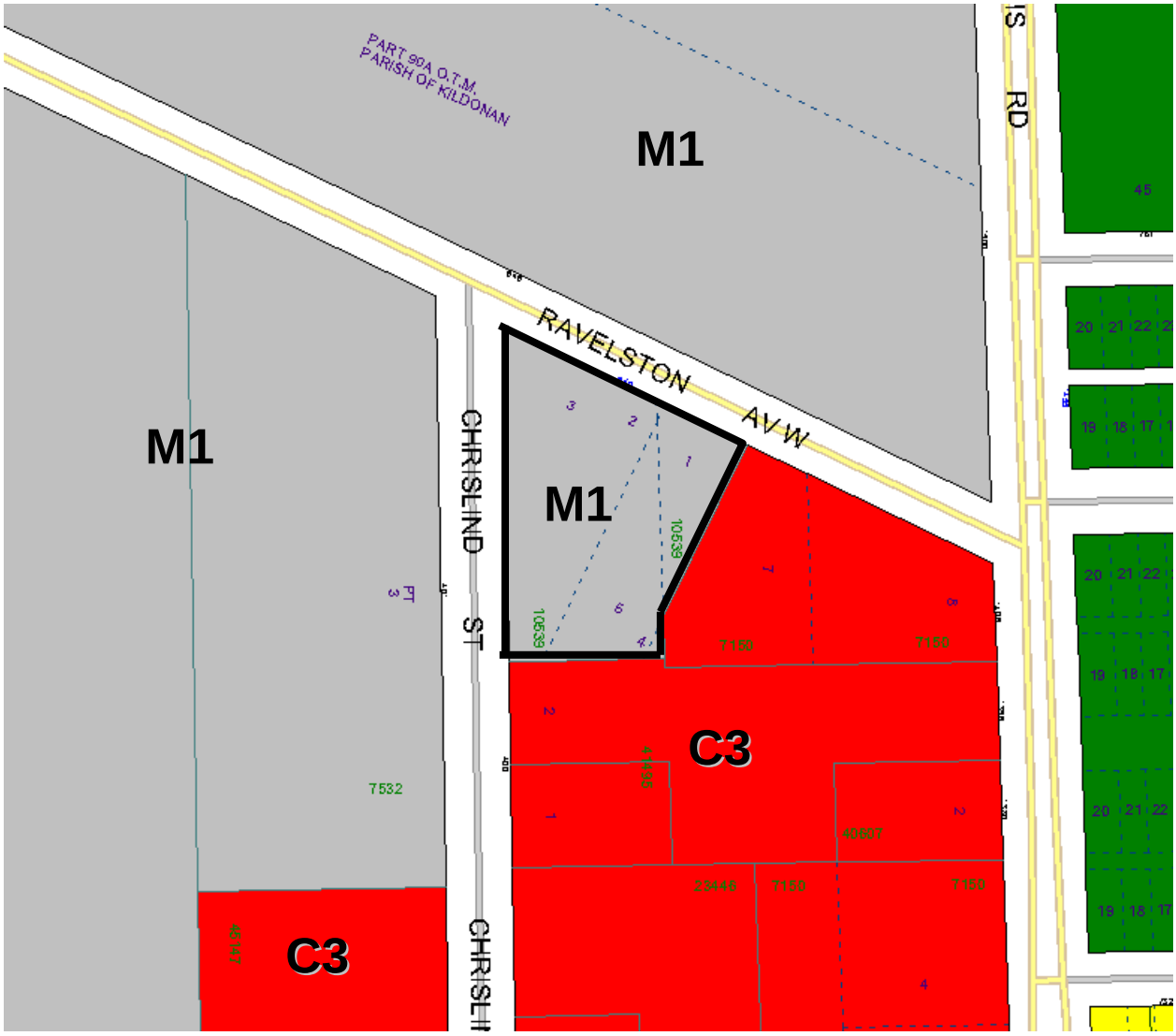


Figure 2: Zoning map of subject property and surrounding neighbourhood

- Section 143 of the zoning by-law prescribes the following dimensional standards for the “RMU” district:

Min. Lot Area (sq. ft.)	Min. Lot Area Per Dwelling Unit (sq. ft.)	Min. Front Yard (ft.)	Min. Rear Yard (ft.)	Min. Interior Side Yard (ft.)	Min. Corner Side Yard (ft.)	Principal Building Separation (ft.)*	Max. Building Height (ft.)
9,000	500	20	25	5*	20	8**	100
* - Where a building is more than one storey in height, the required interior side yard increases by 2 feet for each storey above the ground floor to a maximum of 20 feet. ** - For buildings taller than 35 ft, the principal building separation distance must be 50% of the height of the taller building to a maximum of 25 feet.							

Figure 3: Dimensional standards for the "RMU" district

- Section 161 of the zoning by-law prescribes parking requirements for each land use. A multifamily residential use requires 1.5 parking spaces per unit.
    - Ten percent of the required parking spaces must be unassigned guest parking, designated as such, to the satisfaction of the Director, and readily available to the entrance of the building served.
    - Sections 161 and 169 require that the owner must provide 1 lockable bicycle space per 10 required automobile parking spaces.

Land use by-law issues

- This administrative report only speaks to issues relating to the rezoning and subdivision of the subject property. Further discussion relating to the variances will be addressed in the concurrent variance report.

Compatibility with the surrounding neighbourhood

- The Urban Planning Division is supportive of a multifamily residential use on the subject property. It recognizes that this area is in the early stages of a transition from an industrial character to one that is more residential mixed use. This is reflected in City policy by the designation of the "Ravelston and Plessis" area as a Major Redevelopment Site in Complete Communities and "Commercial" and "Residential Mixed Use" designations in the Transcona West Area Structure Plan. While the subject property falls just outside these boundaries, its adjacency suggests a multifamily residential use is compatible with the future vision of the area.

Site design issues

- It is recommended that the City enter into a Zoning Agreement with the applicant whereby plan approval would be required. It is recommended that site plans be approved by both the Director of Planning, Property, and Development and the East Kildonan-Transcona Community Committee.
    - Given the future vision for the "Ravelston and Plessis" Major Redevelopment Site, the Urban Planning Division strongly encourages a strong pedestrian-oriented interface with Ravelston Av W. Pedestrian connections should be maximized, the building façade should be designed with a fine-grained level of articulation which may include glazing, change in cladding materials, projections and offsets, enhanced building entrances, etc., and additional landscaping should be provided to enhance the Ravelston Av streetscape. This is consistent with the TOD Handbook and the Infill Guidelines for Multiple-Family Development.
    - A landscaping plan should be provided detailing a list of different species. It should provide a mix of both coniferous and deciduous trees and shrubs.
    - Any fencing along the Ravelston and Chrislind yards should be pedestrian-oriented in nature. The Urban Planning Division is strongly encourages ornamental elements such as wrought iron-style material and brick pillars. It also encourages the incorporation of brick pillars in the most visible locations of the 6 ft. high wood screen fence.
    - Refuse storage areas and other building services should be located internal to the building or screened from view with appropriate fencing/landscaping.

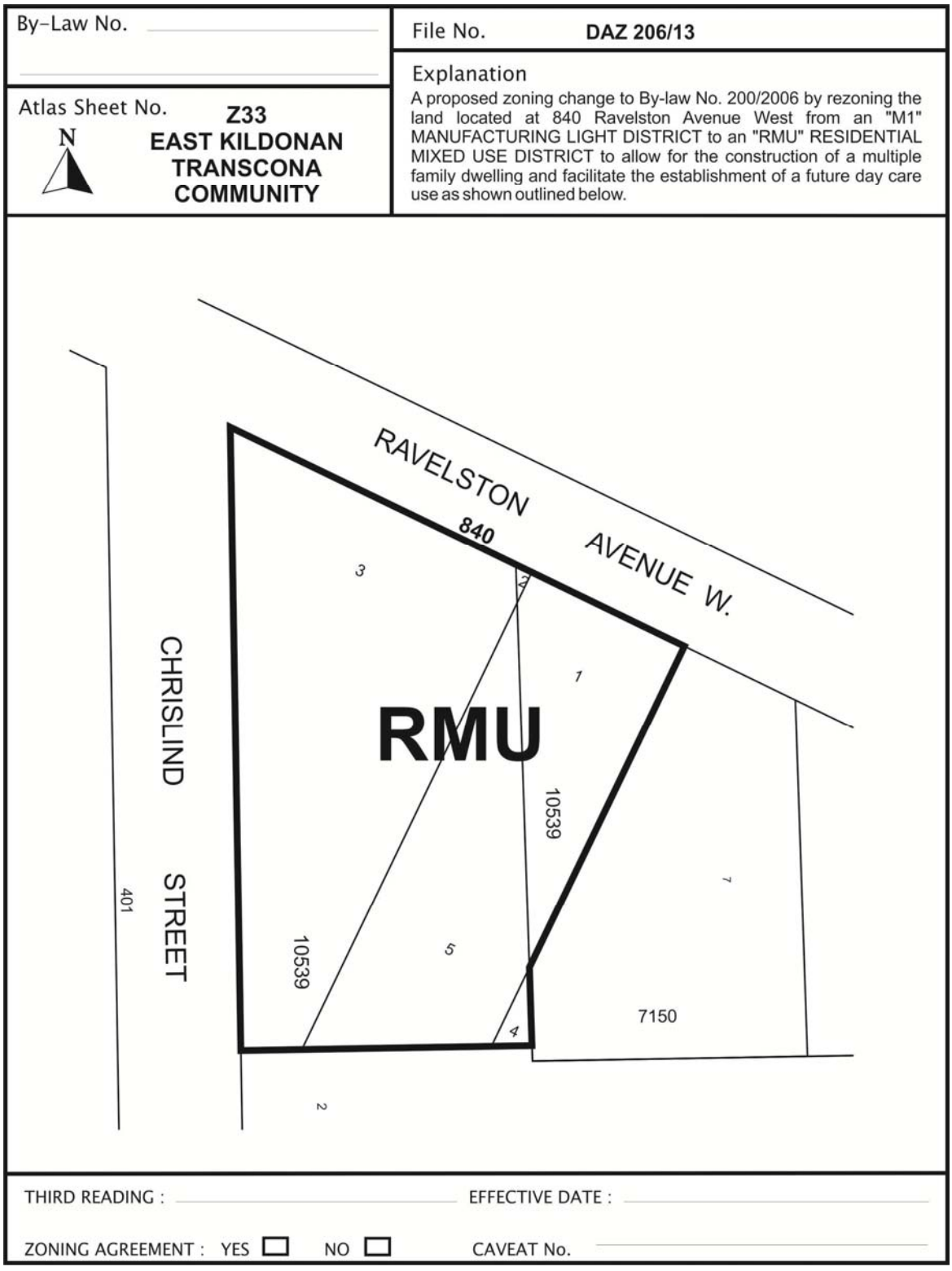
RECOMMENDATION

The Urban Planning Division is supportive of the proposed rezoning application, recognizing that this area is in the early stages of a transition from an industrial character to one that is more residential mixed use. This is reflected in City policy by the designation of the “Ravelston and Plessis” area as a Major Redevelopment Site in Complete Communities and “Commercial” and “Residential Mixed Use” designations in the Transcona West Area Structure Plan.

This Report Submitted by: Michael Pyl
Planning, Property and Development Department
Urban Planning Division
Report Prepared by: PPD File # DAZ 206/2013

APPENDIX 'B'

Schedule "A" for File No. DAZ 206/13, East Kildonan-Transcona Community Committee, dated June 18, 2013.



Schedule “B”

REPORT OF THE ADMINISTRATIVE CO-ORDINATING GROUP – MAY 22, 2013

RE: PROPOSED REZONING OF LAND LOCATED AT 840 RAVELSTON AVENUE - DAZ 206/2013

It is recommended that the approval of DAZ 206/2013, if granted, be subject to the applicant entering into a Servicing Agreement addressing the following items:

1. The Developer shall construct, at no expense to the City, 1.5m in width by 100mm in thickness Portland cement concrete sidewalks along the south side of Ravelston Avenue West between Chrislind Street and Plessis Road and along the east side of Chrislind Street between Ravelston Avenue West and the terminus of the existing sidewalk located approximately 200 metres south thereof, as determined by and to the satisfaction of the Director of Public Works.

2. The Developer shall, at no expense to the City, construct and extend from its existing terminus in Chrislind Street a 300mm watermain and a 250 mm wastewater sewer to the north, as required, to service 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, remove existing private approach(es) to the Planned Area from Ravelston Avenue West and Chrislind Street that are not required for the proposed development and restore the concrete curb and boulevard, as determined by and to the satisfaction of the Director of Public Works..

4. The Developer shall, at no expense to the City, plant trees along the full frontages of Ravelston Avenue West (± 8 trees) and Chrislind Street (± 10 trees) at spacings of approximately 12 metres, as determined by and to the satisfaction of the Director of Public Works. Trees to be maintained by the Developer for a period of two (2) years.

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

6. The Developer shall be responsible to control and to initiate the clean-up of litter and refuse from the contractors and builders for this development, both on-site and off-site, during the installation of services and construction of buildings, until substantial completion of all construction. The clean-up of litter and refuse shall be done on a regular basis as determined by the Director of Public Works. This shall include initiating action and assuming any costs in remedying the situation to the satisfaction of the Director of Public Works.

7. The Developer shall ensure that construction traffic uses access routes as determined by the Director of Public Works. The Developer shall maintain, at no expense to the City, the access routes in a clean, dust free and safe condition, free of dropped and tracked-on mud, and shall undertake regular scraping and sweeping of streets until building construction, including landscaping is complete, all as determined by and to the satisfaction of the Director of Public Works.

8. 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.

9. The Developer shall pay the full cost of engineering services provided by or on behalf of the City in connection with the installation of the services required to serve the Planned Area. The Developer shall ensure that the as-built drawings showing the services required to serve the Planned Area are provided to the City by the engineering consultant on or before March 31 of the year following completion of substantial performance of the services.

10. 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 Servicing Agreement.

THIS REPORT SUBMITTED BY:

Administrative Co-ordinating Group
File No. DAZ 206/2013
May 22, 2013

"Original Signed by R.Deighton, P.Eng."
R. R. Deighton, P. Eng.,
Land Development Branch

"Original Signed by C.Desjardine, P.Eng."
C.Desjardine, P.Eng.
Public Works Department, Transportation Division

"Original Signed by F. Mazur, P.Eng."
F. C. Mazur, P. Eng.
Water & Waste Department