Agenda – Council – February 26, 2014

Report – Standing Policy Committee on Property and Development – February 18, 2014

Item No. 6 Subdivision and Rezoning – Southeast Corner of Community Row and Rannock Avenue – Ridgewood South Area 10 (Charleswood – Tuxedo Ward) File DASZ 53/2013 [c/r DAV 178045/2013D]

STANDING COMMITTEE RECOMMENDATION:

On February 19, 2014, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and submitted the following to Council:

1. That the plan of subdivision under File DASZ 53/2013 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File DASZ 53/2013 dated January 22, 2014 with such minor changes as may be required, and for registration in the Winnipeg Land Titles Office, subject to the following:

    A. That the Developer be required to enter into a Servicing Agreement with the City containing all the conditions outlined in the report of the Administrative Coordinating Group dated January 22, 2014 which is Schedule "B" of this report.

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land as shown on Schedule "A" for File DASZ 53/2013 dated January 22, 2014 to 'R1-M' Residential Single Family Medium and 'PR1' Parks and Recreation,

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.

Report – Standing Policy Committee on Property and Development – February 18, 2014

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.

11. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

Report – Standing Policy Committee on Property and Development – February 18, 2014

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On February 19, 2014, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and the Assiniboia Community Committee, and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On February 18, 2014, the Standing Policy Committee on Property and Development concurred in the recommendation of the Assiniboia Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On February 4, 2014, the Assiniboia Community Committee concurred in the recommendation of the Winnipeg Public Service and forwarded to the Standing Policy Committee on Property and Development.

RE: **Subdivision and Rezoning – Southeast Corner of Community Row and Rannock Avenue – Ridgewood South Area 10**
File DASZ 53/2013

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

Prepared by: **Destiny Watt, Committee Clerk**
Assiniboia Community Committee

Report date: **February 6, 2014**

COMMUNITY COMMITTEE RECOMMENDATION:

On February 4, 2014, the Assiniboia Community Committee concurred in the recommendation of the Winnipeg Public Service and recommended to the Standing Policy Committee on Property and Development:

1. That the plan of subdivision proposed under File DASZ 53/2013 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File DASZ 53/2013 dated January 22, 2014 with such minor changes as may be required, and for registration in the Winnipeg Land Titles Office, subject to the following:

    A. That the Developer be required to enter into a Servicing Agreement with the City containing all the conditions outlined in the report of the Administrative Coordinating Group dated January 22, 2014 which is Schedule "B" of this report.

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land as shown on Schedule "A" for File DASZ 53/2013 dated January 22, 2014 to 'R1-M' Residential Single Family Medium and 'PR1' Parks and Recreation,

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.

The Assiniboia Community Committee provided the following supporting reason(s) for its recommendation:

1. A traffic study will be completed to ensure any issues are identified.
2. Some consideration will be given to naming either a street or green space after Jim Ernst.
3. Landscaping around 223 Glenbush Street will be taken into consideration to ensure the least amount of impact possible.

PUBLIC HEARING SUMMARY

File:	DASZ 53/2013
Before:	Assiniboia Community Committee Councillor Nordman, Chairperson Councillor Fielding Councillor Havixbeck
Public Hearing:	February 4, 2014 Council Building, 510 Main Street
Applicant:	Seekville Inc. (Lorne Sharfe)
Subject:	



ASSINIBOIA COMMUNITY

APPLICANT : SEEKVILLE INC.
FILE : DASZ 53/13
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 "R1-E" RESIDENTIAL SINGLE-FAMILY (ESTATE) DISTRICT and "R1-L" RESIDENTIAL SINGLE-FAMILY (LARGE) DISTRICT to an "R1-M" RESIDENTIAL SINGLE-FAMILY (MEDIUM) DISTRICT and a "PR1" PARKS AND RECREATION 1 DISTRICT to facilitate the development of the Ridgewood South Area 10 Neighbourhood lands by the creation of the lots and block plan along with the establishment of public right-of-ways for future residential development. **For information, phone Mr. J. Veitch, Principal Planner,at 204-986-7728.**

Premises Affected: Southeast Corner of Community Row and Rannock Avenue – Ridgewood South Area 10

Exhibits Filed:

1. Application dated December13, 2013
2. Notification of Public Hearing dated December 20, 2013
3. Manitoba Status of Titles 2020982/1, 2020984/1, 2020987/1, 2083565/1, 2083567/1, 2300441/1, 2590109/1
4. a. Letter of authorization dated August 23, 2012, from Abe and Marlene Friesen to Seekville Inc.
   b. Letter of authorization dated August 23, 2012, from Jack Morrow, President, Riverside Realty Construction Ltd., on behalf of G. J. Bock, to Seekville Inc.
5. Phase 1 Lot Information and Phase 2 Block data dated December 12, 2013
6. Plans (3 pages)
7. Report from the Urban Planning Division dated January 22, 2014
8. Inspection Report
9. Communication dated February 4, 2014, from Gail and Nicole Langdale in opposition to the application
10. Presentation titled "Seekville Subdivision" dated February 3, 2014, submitted by the applicant at the public hearing
11. Communication (undated) from Judy Taylor in opposition to the application, submitted at the public hearing
12. Presentation dated February 4, 2014 from Walter Czyrnyj in opposition to the application, submitted at the public hearing
13. Communication dated February 3, 2014, from Bran Adams and Heather Laurie in opposition to the application
14. Audio Recording of representations

REPRESENTATIONS:

In Support:

Abe Friesen
Don Hester, AECOM
Stan Hutton
Adam and Lorne Sharfe

In Opposition

Bran Adams and Heather Laurie
Otto Ament
Terry and Darlene Boettcher
A.E. Bowman
Jaclyn Clement
Deanne Coombs
Walter Czyrnyj and Laurie Wilson-Czyrnyj
Gerald G. Engel
Wendy Josephson
Nicole Langdale
Gail Langdale
Victoria Macdonald
Alan Roberts
Thomas Scott
Judy Taylor
Doug and Mary Warsaba
Rick Weind

For Information:

Verna Hane
Len A.W. Van Roon

For the City:

Mr. G. Jasper, Land Development Engineer, Planning, Property and Development
Mr. K. Raban, Land Development Administrator, Planning, Property and Development Department
Mr. J. Veitch, Principal Planner, Planning, Property and Development Department

Exhibit "7" referred to in File DASZ 53/2013

ADMINISTRATIVE REPORT

Title: DASZ 53/2013– SE Corner of Community Row and Rannock Ave. Ridgewood South Area '10'

Issue: An application for consideration at the Public Hearing to subdivide the site into six (6) blocks with Phase 1 consisting of thirty-one (31) lots and rezone the lands from 'R1-E' Residential Single Family Estate and 'R1-L' Residential Single Family Large, to 'R1-M' Residential Single Family Medium and 'PR1' Parks and Recreation.

Critical Path: Assiniboia 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
B. Smith	N/A	N/A	

RECOMMENDATIONS

1. That the plan of subdivision proposed under File DASZ 53/2013 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File DASZ 53/2013 dated January 22, 2014 with such minor changes as may be required, and for registration in the Winnipeg Land Titles Office, subject to the following:

    A. That the Developer be required to enter into a Servicing Agreement with the City containing all the conditions outlined in the report of the Administrative Coordinating Group dated January 22, 2014 which is Schedule "B" of this report.

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land as shown on Schedule "A" for File DASZ 53/2013 dated January 22, 2014 to 'R1-M' Residential Single Family Medium and 'PR1' Parks and Recreation,

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.

REASON FOR THE REPORT

- The applicant is proposing to subdivide the subject lands into six (6) separate blocks including Phase 1 of the development consisting of thirty-one (31) single family lots, rezoning all of the subject lands to 'R1-M' Residential Single Family Medium and 'PR1' Parks and Recreation.
- There is an accompanying variance application, (DAV 13-178045/D) with the rezoning file requesting relaxations to lot widths and areas,
- 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.

HISTORY

- **May 2011** - the Ridgewood South Precinct Plan project was launched by several of the major landowners within the Precinct Boundary.
- Introductory meetings were held with the landowners, their consultants and the Urban Planning Division.
- Three Public Open Houses were held (in April 2012, June 2012 and November 2012) to engage the community and solicit feedback to drive the planning and design process.
- Several Technical Advisory Committee (TAC) meetings were held to ensure details regarding servicing, roadways, transit, parks and open space, emergency services, accessibility and planning were addressed.

- The Ridgewood South Precinct Plan underwent two comprehensive reviews and recommended edits by the various departments that make up the City's Technical Advisory Committee for this project.
- **July 2012** - 1st Precinct Plan TAC Review and Revisions by consultant team,
- **April 2013** – 2nd Precinct Plan TAC Review and Revisions by consultant team
- **April 26, 2013** - Consultant team submitted the Final Ridgewood South Precinct Plan requesting first reading be given by the City of Winnipeg Council.
- **May 16, 2013** – consultants hold a Public Open House for subject rezoning and subdivision application,
- **May 29, 2013** - Council gave First Reading to By-Law No. 62/2013, to allow the Assiniboia Community Committee to conduct a public hearing with respect to the adoption of the Ridgewood South Precinct Plan.
- **June 27, 2013** – Assiniboia Community Committee Public Hearing;
    - SP 4/2012 Ridgewood South Precinct Plan adjourned to September 9, 2013 public hearing.
    - DASZ 24/2013, Area 1 of the Ridgewood South Precinct Plan adjourned to September 9, 2013 public hearing.
    - DASZ 27/2012 [c/r DAV 180359/2012D], Area 10 of the Ridgewood South Precinct Plan adjourned to September 9, 2013 public hearing.
    - DAZ 231/2012, Area 7 of the Ridgewood South Precinct Plan adjourned to September 9, 2013 public hearing.
- **September 9, 2013** – Assiniboia Community Committee Public Hearing;
    - SP 4/2012 Ridgewood South Precinct Plan recommended adoption of the associated By-law No. 62/2013 with amendments by forwarding to Council for second and third reading.
    - DASZ 24/2013, Area 1 of the Ridgewood South Precinct Plan withdrawn.
    - DASZ 27/2012 [c/r DAV 180359/2012D], Area 10 of the Ridgewood South Precinct Plan required reposting, adjourned to the October 15, 2013 Assiniboia Community Committee public hearing.
    - DAZ 231/2012, Area 7 of the Ridgewood South Precinct Plan withdrawn.
- **October 15, 2013** – Assiniboia Community Committee Public Hearing;
    - DASZ 27/2012 [c/r DAV 180359/2012D], Area 10 of the Ridgewood South Precinct Plan withdrawn.
    - Assiniboia Community Committee directed the Winnipeg Public Service to review and report back to the Community Committee within thirty (30) days on the following:
        - 1. A comprehensive review of the Charleswood Transportation Levy. The review shall include but not be limited to the following:
            - The balance of the levy account;
            - An overview of the levy including the scope and nature of the projects it can be used for;

- Options for repurposing the existing levy to fund improvements in the area to mitigate the impacts of new development;

- 2. The creation of a new transportation levy for the lands within the Ridgewood South Precinct Q, and forwarded to the Standing Policy Committee on Property and Development.

- **October 23, 2013** – City Council adopts the Ridgewood South Precinct Plan, (By-law No. 62/2013) with amendments as recommended by the Assiniboia Community Committee.
- **November 5, 2013** – Assiniboia Community Committee 'laid over' the Charleswood Transportation Levy Report to the January 7, 2014 public hearing.
- **January 7, 2014** – Assiniboia Community Committee concurred in the Public Service recommendation, (with one amendment) that a new levy be established for the Ridgewood South Precinct Plan area referred to as the Ridgewood Transportation Levy.

IMPLICATIONS OF THE RECOMMENDATIONS

- If the recommendations of the Urban Planning Division are concurred in, the subject site will be subdivided and rezoned from 'R1-E' Residential Single Family Estate and 'R1-L' Residential Single Family Large to 'R1-M' Residential Single Family Medium and 'PR1' Parks and Recreation.

CONSULTATION

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

SUBMITTED BY

Department	Planning, Property and Development
Division	Urban Planning
Prepared by:	James Veitch
Date:	January 22, 2014
File No.	DASZ 53/2013

List of Schedules and Attachments

1. Appendix A — Planning Discussion
2. Schedule "A" — File No. DASZ 53/2013 Assiniboia Community Committee, dated January 22, 2014.
3. Schedule "B" — Report of the Administrative Coordinating Group

APPENDIX 'A'

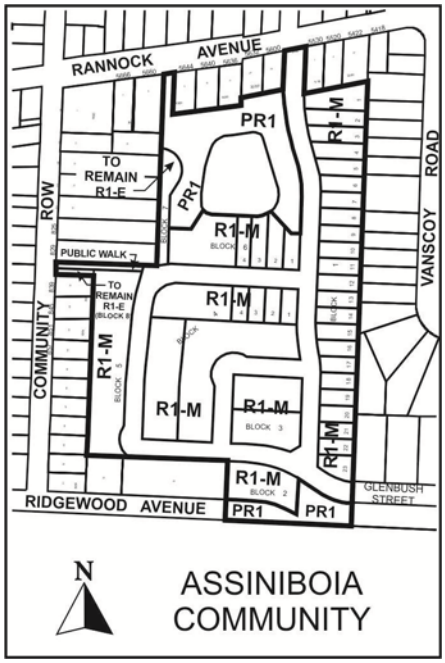
DATE: January 22, 2014

FILE: **DASZ 53/2013**
RELATED FILE(S): DAV 13-178045/D (c/r)

COMMUNITY: Assiniboia
NEIGHBOURHOOD #: 2.633 (Betsworth)

SUBJECT: An application to subdivide the site into six (6) blocks with Phase 1 consisting of thirty-one (31) lots and rezone the lands from 'R1-E' Residential Single Family Estate and 'R1-L' Residential Single Family Large to 'R1-M' Residential Single Family Medium and 'PR1' Parks and Recreation to allow for single family residential development

LOCATION: SE Corner Community Row and Rannock Avenue
LEGAL DESCRIPTION: SP Lots 17, 18, 21, 22, 25, 26, Plan 20291 WLTO in RL 55 – 60 Parish of St. Charles



APPLICANT: AECOM (Don Hester)
99 Commerce Drive
WINNIPEG MB R3P 0Y7

OWNERS: George Jacob Bock/Riverside Reality and Construction Ltd. (half interest each) Abraham Edward Friesen, Lorne Sharfe

RECOMMENDATION: Approval with conditions

REPORT SUMMARY

- The applicant is proposing to subdivide the subject lands into six (6) separate blocks including Phase 1 of the development consisting of thirty-one (31) single family lots, rezoning all of the subject lands to 'R1-M' Residential Single Family Medium and 'PR1' Parks and Recreation.
- The development proposal includes the opening of public rights-of-way and park lands, as well as a stormwater retention basin.
- There is an accompanying variance application, (DAV 13-178045/D) with the rezoning file requesting relaxations to lot widths and areas, as they do not conform to the Special Boundary Conditions clause of the Zoning By-law.
- The Urban Planning Division recommends supporting this application.

SITE DESCRIPTION

- The subject lands are located south of Rannock Avenue, west of Vanscoy Road and east of existing single family residential fronting onto Community Row. The Harte Trail and a portion of Ridgewood Avenue, (unimproved right of way) is the southern boundary.
- The lands are vacant and are approximately **22 acres in total area.**
- The subject lands are also known as Area "10" in the Ridgewood South Precinct Plan.
- The lands are within the Ridgewood South Neighbourhood of the Charleswood - Tuxedo Ward.
- The site is identified as a **New Community** within a **Transformative Area** of the *Complete Communities* Urban Structure Map as well as part of **Precinct Q, Ridgewood South**.

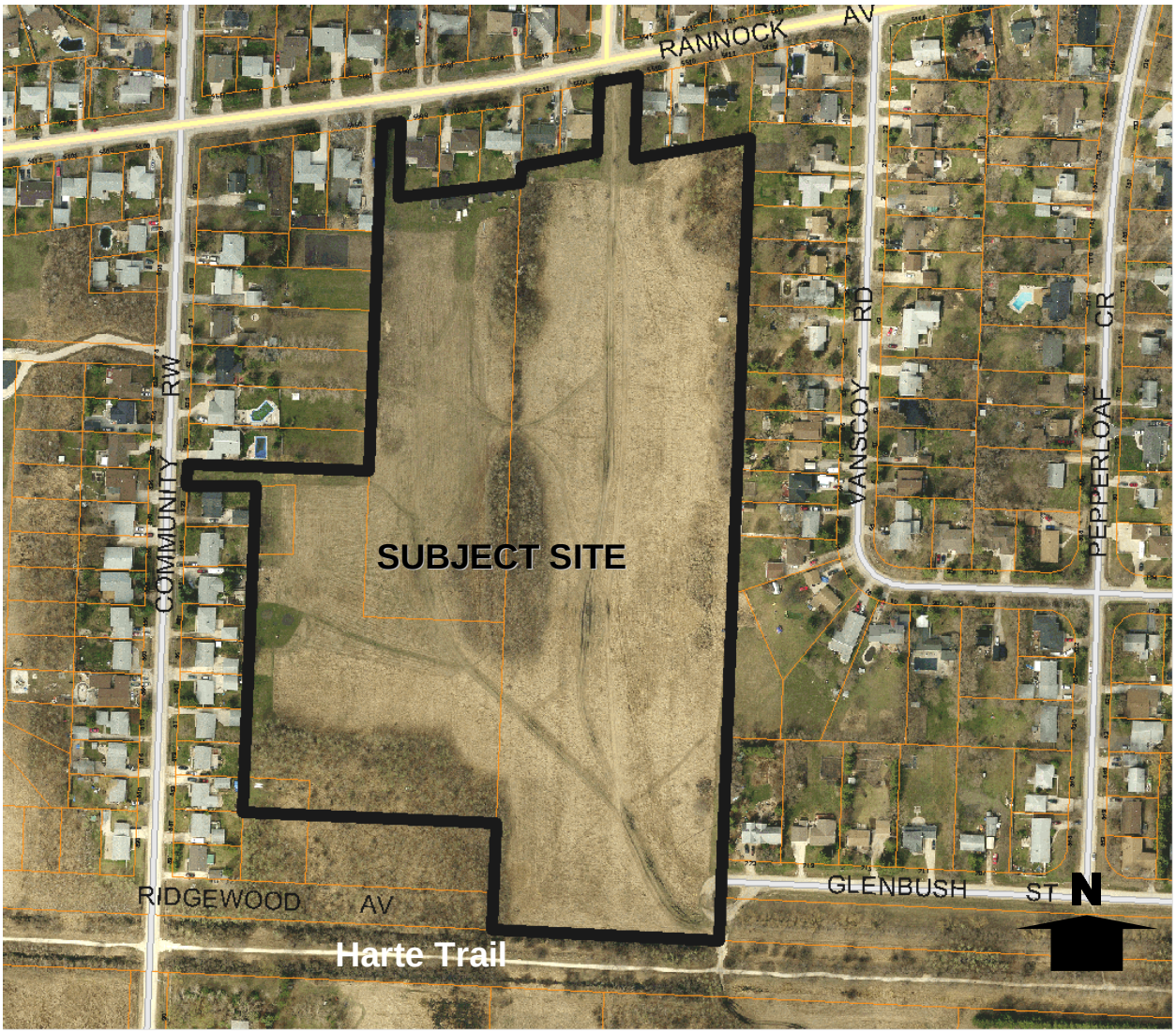


Figure 1: Subject Site and Surrounding Area (Aerial Flown 2012)

SURROUNDING LAND USES AND ZONING

North: Rannock Avenue then 'R1-E' & 'R1-M' Residential Single Family Estate and Large,

South: Portion of Ridgewood Avenue and 'A' Agricultural (Harte Trail),

East: 'R1-L' Residential Single Family Large then Vanscoy Road,

West: 'R1-E' & 'R1-M' Residential Single Family Estate and Large then Community Row.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing to subdivide the subject lands into six (6) separate blocks including Phase 1 of the development consisting of thirty-one (31) single family lots, rezoning all of the subject lands to 'R1-M' Residential Single Family Medium and 'PR1' Parks and Recreation.
- The applicant is proposing to develop the planned area into a predominantly low density residential community.
- The development proposal includes the opening of public rights of way and park lands, as well as a stormwater retention basin.

- There is an accompanying Variance application, (DAV 113-178045/D) with the rezoning file, requesting relaxations to the proposed lot widths and areas as they do not conform to the Special Boundary Conditions, (average lot width and area of existing adjacent lots).

Residential Development

- The proposed development is intended to be low density, single family residential. The proposal intends to develop 12.57 acres of the 21.88 gross acres for residential purposes;
    - 12.57 net acres – 'R1-M' Residential Single Family, Medium, (79 lots)
    - 31 lots proposed for Phase 1,
    - Average lot width – 52 feet, (15.85 metres).

Commercial Development

- There are no proposed rezoning categories that would facilitate the establishment of commercial development within the subject lands comprising Area 10.

Parks and Greenway Network

- The design illustrates a total of approximately 1.77 acres of public reserve lands, ('PR1' Parks and Recreation) which makes up 8.1% of the total acreage in the planned area;
    - 1.90 acres – water retention pond and freeboard.
    - 1.77 acres – park lands.
- The proposed park lands are intended to provide passive parks, linear parks and a connection from north to south through the planned area to the Harte Trail.
- An additional parks connection to the west from Community Row is proposed within the future phases.

Streets

- The development is proposing all roads within the subject lands, (Area 10) are 59 foot, (18 metres) right-of-way width,
- The main north south residential road takes access off Rannock Avenue at the northerly edge of the subject lands aligning with the existing Scotswood Drive S. to the north. The north south road then connects with the existing Glenbush Street to the south which heads east into the existing residential development,

Transit

- Existing transit service is available on Rannock Avenue.
- The south end of the proposed development is just over 400 metres from the Transit service along Rannock Avenue. (400 metres is considered a reasonable 5 minute walking distance to transit).

School Site

- As per the precinct plan consultations with the school division stakeholders, a school site is not required within the 21.88 acres subject lands, (Area 10).

Servicing

- A full-range of municipal services (water, sewer, land drainage, and urban standard roadway) will be provided in the development entirely at the developer's cost.

ANALYSIS AND ISSUES

OURWINNIPEG / COMPLETE COMMUNITIES

- Under the *Complete Communities Direction Strategy* of *OurWinnipeg,* the proposed development is considered a **New Community** within a **Transformative Area** of the *Complete Communities* Urban Structure Map as well as part of **Precinct Q, Ridgewood South**, (based on the Director's Precinct Q boundary adjustment based on the interrelated servicing relationships with the lands to the south).
- Key relevant Directions and policies guiding development within **New Communities** include:
    - **Key Direction** – New communities will continue to play an important role in accommodating the City's projected population growth. These New Communities will be planned as complete from the outset and will continue to achieve a high standard of sustainability in planning, design, construction and management.
    - **Vision –** New Communities are inclusive neighbourhoods with a variety of housing types within walking distance of mixed use districts that offer opportunities for shopping, employment and entertainment. These neighbourhoods are part of a larger community with interconnected open spaces, walking and cycle paths, community facilities, employment opportunities and multimodal transportation connections with the rest of the City.

    - Direction 1 – New Communities will be developed in a sustainable manner;
        - Only approve new development when a full range of municipal services, as defined in *OurWinnipeg*, can be provided in an environmentally-sound, economical and timely manner.
        - Only approve new development when there is a reasonable relationship between the supply of land and the projected demand.
        - Support new development that is adjacent to, and compatible with, existing development and which is designed to minimize the spatial use of land.
    - Direction 2 – New Communities will be established through a planning process;
        - The development of New Communities will be supported by a planning process and organized within planning precincts.
    - Direction 3 – New Communities will increase opportunities to live, work, learn and plan in the same neighbourhood;
        - Encourage greater choices in housing type, density, style and tenure.
        - Provide parks at the neighbourhood and community level that address both active and passive requirements for recreation, sport and leisure and that promote connectivity and walkability between park sites and neighbourhood features.
    - Direction 4 – New Communities will be developed with complete streets enabling safe and convenient spaces for pedestrians, bicyclists, public transit ridership and motorists to promote physical activity, health and active transportation;
        - Promote the design of all streets to maximize connectivity, visual appeal, amenity space and safety where practical and cost effective.
    - Direction 5 – Encourage green development and conserve natural areas to develop new communities in a sustainable manner;
    - Direction 6 – Reflect local heritage in the development of New Communities;

- Key relevant Directions and policies guiding development within Precincts include:
    - Direction 1 – New Communities will be developed in a sustainable manner;
        - Only approve new development when a full range of municipal services, as defined in *OurWinnipeg*, can be provided in an environmentally-sound, economical and timely manner.
        - Only approve new development when there is a reasonable relationship between the supply of land and the projected demand.
        - Support new development that is adjacent to, and compatible with, existing development and which is designed to minimize the spatial use of land.

RIDGEWOOD SOUTH PRECINCT PLAN

- The Ridgewood South Precinct Plan was adopted by Council, (October 23, 2013) and provides the overall planning guidance for the development of Ridgewood South.
- The proposed subdivision and rezoning application is generally consistent with the adopted Ridgewood South Precinct Plan, By-law No. 62/2013).
- However, the proposed development of the subject lands within Area 10 does not include an uninterrupted Greenway Network connection as per Figure 6 Conceptual Greenway Network and the Greenway network policies in the Ridgewood South Precinct Plan. The Urban Planning Division is supportive of a portion of the proposed north south pathway being developed within the proposed neighbourhood street right of way. Although not ideal, the use of the right of way for the path is not in direct contradiction with the precinct plan policies.

REZONING

- The subject lands are currently zoned 'R1-E' Residential Single Family Estate,
- The applicant is proposing to rezone the land from 'R1-E' Residential Single Family Estate to 'PR1' Parks and Recreation and 'R1-M' Residential Single Family – Medium in order to create a fully-serviced suburban neighbourhood within Area 10 of the Ridgewood South Precinct.
- The proposed single family lots actually meet the Zoning By-law 200/06 bulk regulations for 'R1M-L' Residential Single Family Large. However the applicants wanted the option of the increased lot coverage requirement offered in the 'R1-M' zoning district of 45% instead of 40%.

"PR1" Parks and Recreation 1 (Neighbourhood) District

- The PR1 district 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.

"R1-M" Residential Single-Family Medium District

- The R1-M district requires: a minimum lot width of 25 feet, a minimum lot area of 3,500 square feet, side yards of 4 feet, a front yard of 15 feet, and a rear yard of 25 feet. The maximum building height is 35 feet and the maximum lot coverage is 45%.

COMPATIBILITY WITH THE SURROUNDING AREA

- The subject lands are bounded on the east and west sides by existing single family residential development.
- The key compatibility issues with the proposed development of the subject lands, (Area 10) are:
    - Increased traffic generation and its effect on the existing road system.
    - The relationship / fit with the existing single family residential development to the east and west.
    - Impacts to existing overland surface drainage in the immediate area.
    - Issues related to connecting and adding to the existing waste water and water lines.
- In terms of proposed lot sizes for the subject application, there is an associated variance, (DAV 13-178045/D) to allow relaxations to the 'Special Boundary Conditions' clause in Zoning By-law 200/06. Lot sizes will be discussed in more detail in the Planner's report for the associated variance.
- The City completed its Ecologically Significant Natural Lands Strategy for Area 10 and the report does not recommend mandatory preservation of any of the existing natural lands within the subject area.

SUBDIVISION DESIGN

Streets and Sidewalks

- The proposed development proposes a new north/south residential road connecting Rannock Avenue to the north with Glenbush Street to the south-east.
- Two 'bay like' residential streets will be added looping towards the west of the subject lands in the proposed future phases of development.
- The design illustrates the potential of a future north/south cul-de-sac located at the north-west quadrant of the subject lands to allow the potential rear lots splits of the large existing lots along the east side of Community Row.
- There will not be any sidewalks proposed within the residential streets except for the potential active transportation connection running north south through the site connecting Rannock Avenue, the proposed park land within the Planned Area and the Harte Trail to the south.

Parks and Active Transportation

- The development application proposes a water retention basin at the north end of the development area with an associated linear parkway connecting to Rannock Avenue.
- The parkway heads south then connects into the proposed north-south street where it will become a sidewalk within the proposed street right-of-way transitioning at the southernmost end of the subject lands back into park space and connecting to the existing Harte Trail.
- The street crossings with the proposed east west streets in the development are not a major concern as these will be local residential streets with low level traffic volumes.

Public Transit

- The proposed lots within the Planned Area will be typically located within a 5 minute walk, (400 metres) of the existing Transit service on Rannock Avenue.

Density

- The proposed 'Net Density' for the planned area appears to be approximately 6.28 units per acre, based on the applicant's letter of intent;
    - 79 total lots by 12.57 net developable acres – 6.28 units per acre net,
- The lower than normal density is likely due to the fact that the designers and their clients wanted the development to accommodate wider and deeper lots than today's typical single family development standards to more closely reflect and fit with the existing large single family lots along the east side of Community Row and the west side of Vanscoy Street backing onto the Planned Area.

PUBLIC CONSULTATION

- An Open House was held on May 16, 2013; presentation boards illustrating the proposal were on display, a formal presentation including a question and answer period was facilitated by the project consultants.
- A sign in sheet and questionnaire were on hand for the attendees.
- The applicants have not submitted a synopsis / consultation report of the May 16, 2013 Open House to the City.

PHASING

- In terms of the subject application's alignment with the overall phasing for the Ridgewood Precinct Plan, Area '10' has been identified as;
    - *'Areas can be serviced independent of other precinct area with minor extension of external services.'* and,
    - *'Detailed technical analysis required to show Area '10' land drainage can be rerouted to the Civic – McCallum outfall sewer system with the inclusion of storage.'*
- The applicant has submitted a plan of subdivision and rezoning application creating lots, blocks, park lands and public right of ways for review at the Public Hearing for the entire subject lands comprising Area '10'.
- Thirty-one (31) lots are proposed for Phase 1 of the development.
- An additional 48 lots and associated roadways will be developed in the future phases via short-form subdivision (DASSF) applications through the City for each residential phase.

EXISTING LANDLOCKED PARCEL

- There is a City owned landlocked parcel of approximately 18,513 square feet in area located adjacent to the south east corner of the planned area.
- The City's Real Estate department has indicated the lot was acquired in a tax sale and thus does not require Council's approval for sale.
- The City's Real Estate department has contacted the adjacent land owners and has entered into discussions regarding the opportunity of purchasing this parcel and consolidating it with their adjacent lots.

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.
- Land dedication for this application is identified in the Report of the ACG.

RECOMMENDATION

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

- The proposed development is consistent with the *Complete Communities Direction Strategy* and the Ridgewood South Precinct Plan (By-law 62/2013).
- Although the subject neighbourhood development will be below the standard 7 dwelling units per net acre, the design looks to acknowledge and respect the existing large lot development of old Charleswood it shares boundaries with.
- The pathway system proposed for the development effectively connects the planned area to other amenities within the neighbourhood, (i.e. Rannock Avenue to the north and the Harte Trail to the south).

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

Report Prepared By: James Veitch
PPD File # DASZ 53/2013

Schedule "A" for File No. DASZ 53/2013, Assiniboia Community Committee, dated January 22, 2014

By-Law No. _____

File No. **DASZ 53/13**

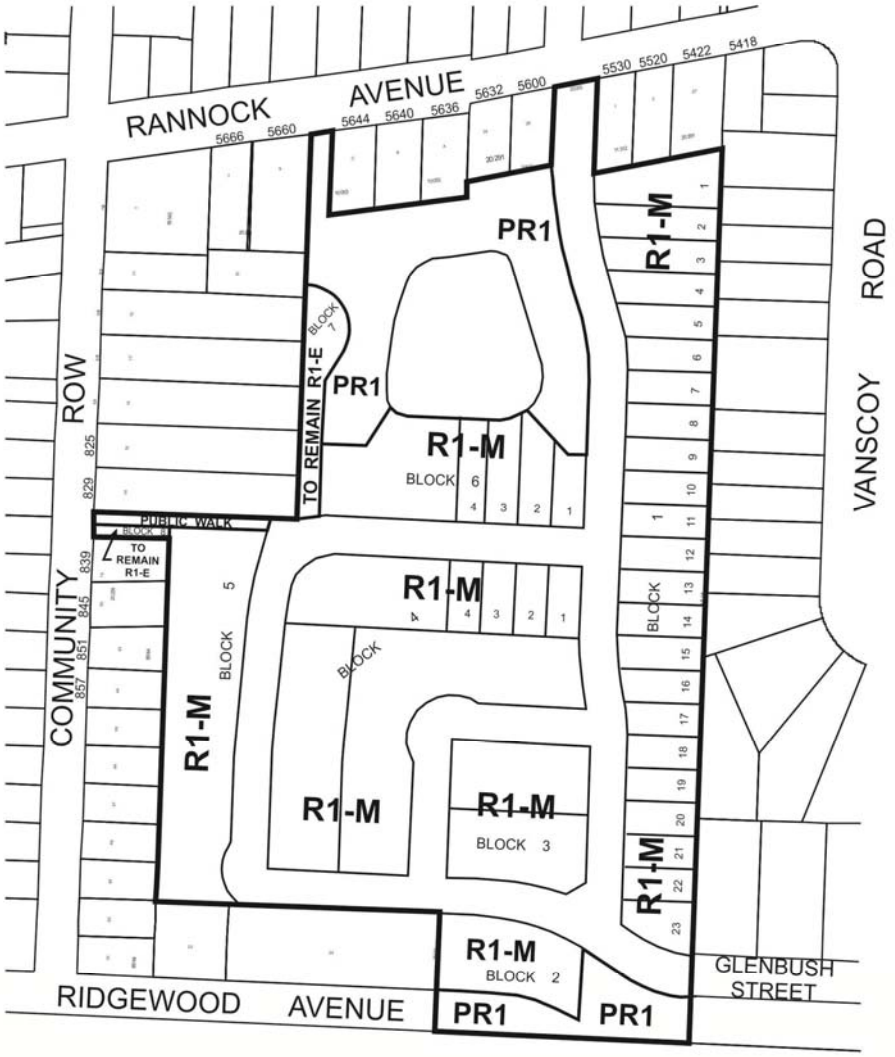
Atlas Sheet No.

N

AE13
ASSINIBOIA
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 in the Ridgewood South Area from an "R1-E" RESIDENTIAL SINGLE-FAMILY (ESTATE) DISTRICT and "R1-L" RESIDENTIAL SINGLE-FAMILY (LARGE) DISTRICT to an "R1-M" RESIDENTIAL SINGLE-FAMILY (MEDIUM) DISTRICT and a "PR1" PARKS AND RECREATION 1 DISTRICT to facilitate the development of the Ridgewood South Area 10 Neighbourhood lands by the creation of the lots and block plan along with the establishment of public right-of-ways for future residential development as shown outlined below.



THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

SCHEDULE B

REPORT OF THE ADMINISTRATIVE CO-ORDINATING GROUP – January 22, 2014

RE: PROPOSED SUBDIVISION AND REZONING OF LAND LOCATED AT RIDGEWOOD SOUTH AREA 10, ASSINIBOIA COMMUNITY COMMITTEE – DASZ 53/2013

It is recommended that the approval of DASZ 53/2013, if granted, be subject to the applicant entering into a Development Agreement addressing the following items:

A. Plan Considerations

1. The Developer shall, at no expense to the City transfer to the City the parcel shown on Schedule 'A' for File No. DASZ 53/2013, Assiniboia Community Committee, dated January 22, 2014 identified as Block 7 for the future potential north south cul-de-sac as determined by and to the satisfaction of the Director of Public Works.

2. The Developer shall provide a right of way width of 6.00m to accommodate the proposed Public Walk, to the satisfaction of the Director of Public Works.

3. The Developer shall, at no expense to the City transfer to the City the parcel shown on Schedule 'A' for File No. DASZ 53/2013, Assiniboia Community Committee, dated January 22, 2014 identified as Block 8 as determined by and to the satisfaction of the Director of Public Works.

4. The Developer shall provide a right-of-way width of 6.00m to accommodate the proposed Public Walk, to the satisfaction of the Director of Public Works.

B. ENGINEERING REPORTS AND SERVICING CRITERIA

1. The Developer shall submit a Traffic Impact Study, to the Public Works Department, prior to the application proceeding to Standing Policy Committee for their consideration and shall construct any upgrades to the street system, at no cost to the City; and/or limit development of the Planned Area to a predetermined number of units , as recommended in the Traffic Impact Study and approved by the Public Works Department, and all as determined by and to the satisfaction of the Director of Public Works. The Ridgewood Transportation Levy shall be responsible for the costs of any permanent works, if any modifications are required.

2. The Developer shall, provide, to the satisfaction of the Director of Water and Waste, a comprehensive servicing report, prepared by a qualified municipal engineer which will outline the provision of underground services for the proposed subdivision and adjacent lands. The report shall

include an engineer's estimate of the cost to construct the regional land drainage facilities in order to determine the trunk service rate.

3. The Developer shall submit, to the satisfaction of the Director of Water and Waste, servicing criteria sheets for water, wastewater, and land drainage facilities, including plans showing the current and ultimate service areas.

C. AGREEMENT CONDITIONS

SECTION I – SERVICING

1. Wastewater Sewers

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

2. Watermains

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

3. Lot Line Servicing

   a) 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.

   b) 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 agrees to indemnify 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.

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

4. Land Drainage

   a) The Developer shall, at no expense to the City, construct and install land drainage sewers and naturalized stormwater retention facilities (including a piped outfall) required to serve the Planned Area and adjacent lands, as determined by and to the satisfaction of the Director of Water and Waste.

   b) 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.

c) 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 and, the cost of regional land drainage facilities constructed by the Developer (including the value of the land for the stormwater retention basins) shall be credited against this charge.

5. Lot Grading

a) Upon registration of the approved plan of subdivision mylars in the Land Titles Office, the Developer shall, at no expense to the City, provide to the City all easements the City considers necessary with respect to the installation, construction, maintenance, and replacement of swales, catchbasins, and leads for drainage of the Planned Area.

b) Prior to the issuance of building permits, the Developer shall, at no expense to the City:

   i. Submit to the City, for approval, a lot grading plan for the Planned Area, prepared by a municipal engineer; and

   ii. Construct all swales, catchbasins, and leads necessitated by the approved lot grading plan

6. Pavement

The Developer shall, at no expense to the City, construct Portland cement concrete pavements to a width of 7.5m by 150mm in thickness in all streets within the Planned area and all related works including, but not necessarily limited to street lighting, boulevard landscaping and land drainage sewer all as determined by and to the satisfaction of the Director of Public Works.

7. Transportation Levy

The Developer shall, pay to the City in cash, its share of the Ridgewood Transportation Levy.

8. Sidewalks

a) The Developer shall, at no expense to the City construct a 1.5m wide by 100mm thick Portland cement concrete sidewalk on the west side of the proposed north/south street between Glenbush Street and Rannock Avenue as determined by and to the satisfaction of the Director of Public Works.

b) The Developer shall construct the sidewalk concurrently with the pavement with which they share the right-of-way.

9. Walkways

The Developer shall, at no expense to the City, construct within the proposed Public Walkway:

a) a 1.5m in width by 100mm Portland cement concrete sidewalk;

b) sodding along both sides of the sidewalk to the side property lines;

c) chain link fence along the side property lines; and

d) post and chain fencing, with appropriate sidewalk opening, at both street ends of the Public Walk;

all as determined by and to the satisfaction of the Director of Public

10. Temporary Dead-End Streets

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

    b) The Developer shall, at no expense to the City, erect and maintain barricades and signage, across the full width of any streets which are temporarily dead-ended 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.

11. Boulevards

    a) The Developer shall, at no expense to the City, sod, and plant trees on, all boulevards within and fronting on the Planned Area, all in accordance with City specifications and guidelines and, where required, with concept plans prepared by the Developer and submitted to, and approved by, the Director of Public Works.

    b) The Developer shall, at no expense to the City, maintain the sod for one year and the trees for two years, in accordance with specifications approved by the Director of Public Works.

12. Two Means of Vehicle Access

    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 by the Developer and the provision of easements or rights-of-way by the Developer to the City.

13. Construction Traffic

    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.

14. Signage

    Developer shall, at no expense to the City, obtain approval of and install, prior to construction, and subsequently maintain, at the entrances to the Planned Area, development information signs, containing no advertising, and showing the Planned Area, zoning information, a north directional arrow, proposed sidewalks, walkways, community mail boxes, parks, the Harte Trail, land drainage retention facilities, Rannock Avenue, Community Row, Vanscoy Road and Glenbush Street , all to the satisfaction of the Director of Planning, Property and Development.

15. Street Name Signs

The Developer shall, at no expense to the City, cause to be installed standard reflectorized permanent street name signs to be installed at all new street intersections being created as a result of the subdivision.

16. Public Reserve

a). The Developer shall dedicate as Public Reserve at least 8% of the land contained within the overall development area and shall, at no expense to the City, undertake site improvements per the Development Agreement Parameters, and pay its share of the cost of services in streets abutting the dedicated land all in accordance with plans and specifications approved by the Director of Public Works. If the Developer is unable to dedicate a full 8% of the land, the Developer shall dedicate an amount of land satisfactory to the Directors of Public Works and Property, Planning & Development, and compensate the City for any shortfalls in the amount of land, servicing and improvements not provided, at the then current values, by payment of cash, or, by the provision of and equivalent value of additional site amenities in the public reserves within the planned area, as approved by the Directors of Public Works and Planning Property and Development.

b). The Developer shall provide, at no cost to the City, 2.4m paths, the surfacing of which shall be determined through the site plan approval process, within the public reserves where the primary function of the area is to provide pedestrian and/or bicycle connectivity, all to the satisfaction and approval of the by the Director of Public Works.

c). The Developer shall, at no expense to the City, undertake site improvements to the same standard as the adjacent park within the future potential north south cul-de-sac area known as Block 7.

d). The Developer shall, at no expense to the City, where planned paths must cross a ditch between the park and the street, supply and install the appropriate crossing infrastructure to allow for proper drainage, as approved by and to the satisfaction of the Director of Public Works.

e). Partial credit (maximum 25%) only shall be granted for the linear park flanking three sides of the retention ponds where the width and sloped grade restricts multi-use opportunities, the determination of which shall be to the satisfaction of the Director of Planning, Property and Development.

f). If the City deems that the provision of irrigation or water service to the public reserve is not required, the Developer shall provide compensation in the form of site amenities of predetermined equivalent value.

g). The City will not compensate the Developer for public reserve frontage in exess of 100 feet per acre of public reserve land.

h). The Developer shall, at no cost to the city, provide continuous fencing for properties with side or rear yards abutting public reserve land, or where trails are anticipated to be within 10 feet of the residential property line. The fencing to be located within private property and established by caveat to be the responsibility thereafter of the private property owner.

i). Park space development should be undertaken by the time the build out has reached 80% and

completed prior to 100% build out, within that phase of the development, unless an extension of time has been previously approved by the Director of Public Works.

j). The Developer shall assume responsibility for all public reserve sites until they are developed and throughout the maintenance period.

k). 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 reserves the right to impose longer maintenance terms for amenities and features, such as naturalized areas, that the Director of Public Works deems to be beyond the standard scope of development. Commencement of the maintenance period will correspond with the issuance of Total Performance for Parks and shall be deemed complete by the issuance of a Final Acceptance Certificate for Parks.

l). Securities for public reserve improvements may be reduced following issuance of Total Performance, and shall not be released in full until Final Acceptance has been issued and as-built drawings have been received and accepted as complete by the Director of Public Works.

m). The Developer shall, as deemed necessary by, and at no expense to, the City, supply and install trail network signage and trail related traffic signage, on pathways and Active Transportation corridors, consistent with standards and specifications applied to similar citywide networks, and as determined by, and to the satisfaction of, the Directors of Public Works and Planning, Property, and Development.

17. Utilities

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

b) 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, 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.

18. Litter and Refuse Control and Clean-Up

a) The Developer shall, at no expense to the City, and of its own volition, initiate and control the regular cleanup of litter and refuse from the contractors and builders for this development, both on-site and off-site, during the installation of services and construction of buildings, until substantial completion of all construction, as determined by and to the satisfaction of the Director of Public Works.

b) The cleanup 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.

19. Survey Monuments

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, shall have them replaced by a Manitoba Land Surveyor. The Developer shall ensure that the Manitoba Land Surveyor provides the Director of Planning, Property and Development with a certificate stating that all survey monuments within the Planned Area have been verified and/or replaced, as the case may be.

SECTION II – COSTS AND FEES

1. By-laws and Approvals

   The Developer shall pay all of its and the City's costs, fees, and expenses associated with the preparation and attainment of approval for registration of the Zoning By-law(s) and plan(s) of subdivision, including all Municipal Board, Land Titles Office and other fees and expenses, all survey, engineering and advertising fees and costs, and all expenses incidental to the preparation of the Agreement and the physical development of the Planned Area.

2. Professional Fees

   a) The Developer shall pay to the city in cash, its share of the cost of consulting fees for the preparation of the Precinct Plan, as determined by the Director of Planning, Property and Development.

   b) The Developer shall pay the full cost of all design services, including preliminary engineering studies, servicing reports, servicing criteria, construction drawings and specifications, and grading and landscaping plans and specifications, to be provided by Consulting Engineer(s) approved by the City, for the design of the municipal services, and associated works required to serve the Planned Area;

   c) The Developer shall pay the full cost of construction and landscaping supervision services provided by or on behalf of the City for field inspection, preparation of progress estimates, provision of as-built drawings by March 31 of the year following substantial performance of the work, and all other engineering consulting services related to the installation and acceptance of municipal services, and all associated works to serve the Planned Area.

3. Administration Fees

   The Developer shall, prior to the release of the subdivision mylars for registration in the Land Titles Office, pay to the City, $1200.00/acre of the planned area to help 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 53/2013
January 22, 2014

"Original signed by G. Jasper, P.Eng."

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Land Development Branch

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