Minute No. 517
Report – Standing Policy Committee on Property and Development – May 13, 2014

Item No. 18 **Subdivision and Rezoning – Sage Creek Boulevard**
(Block 16, Plan 47635)
(St. Boniface Ward)
File DASZ 6/2014

COUNCIL DECISION:

Council concurred in the recommendation of the Standing Policy Committee on Property and Development and adopted the following:

1. That the plan of subdivision under File DASZ 6/2014 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File DASZ 6/2014 dated April 28, 2014 with such minor changes as may be required, and for registration in the Winnipeg Land Titles Office.

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning and subdividing the planned area as shown on Schedule "A" for File DASZ 6/2014 dated April 28, 2014 to "RMF-S", "RMF-M" and "RMF-L" Multi-Family Districts subject to the following:

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

      i. That the maximum height of any building on the land zoned RMF-L (Lot 1) shall not exceed 100 feet.

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

Report – Standing Policy Committee on Property and Development – May 13, 2014

COUNCIL DECISION (continued):

iii. That the Developer and all successors in title to Lot 1 and Lot 2 in the subdivision shall enter into, and register and maintain in perpetuity by way of caveat or master or declaratory easement against the titles to the lots, private cross-access agreements with the owners of the other lots so as to ensure access to every lot at all times, via streets or internal roads, by vehicles, including but not limited to City emergency service vehicles, and pedestrians. The Developer and owners must submit the agreements or easements to the City Solicitor for approval prior to execution.

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.

Report – Standing Policy Committee on Property and Development – May 13, 2014

COUNCIL DECISION (continued):

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.

Report – Standing Policy Committee on Property and Development – May 13, 2014

DECISION MAKING HISTORY:

Moved by Councillor Browaty,

That the recommendation of the Standing Policy Committee on Property and Development be adopted by consent.

Carried

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On May 21, 2014, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and the Riel Community Committee, and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On May 13, 2014, the Standing Policy Committee on Property and Development concurred in the recommendation of the Riel Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On May 5, 2014, the Riel Community Committee concurred in the recommendation of the Winnipeg Public Service with the following amendment:

- Delete Recommendation 3 in its entirety and renumber the remaining recommendations accordingly.

and forwarded to Standing Policy Committee on Property and Development.

RE: **Subdivision and Rezoning – Sage Creek Boulevard (Block 16, Plan 47635) File DASZ 6/2014**

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

Prepared by: **Visa Hutter, Senior Committee Clerk Riel Community Committee**

Report date: **May 8, 2014**

COMMUNITY COMMITTEE RECOMMENDATION:

On May 5, 2014, the Riel 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 plan of subdivision proposed under File DASZ 6/2014 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File DASZ 6/2014 dated April 28, 2014 with such minor changes as may be required, and for registration in the Winnipeg Land Titles Office.

2. That The Winnipeg Zoning By-law No. 200/2006 be amended by rezoning and subdividing the planned area as shown on Schedule "A" for File DASZ 6/2014 dated April 28, 2014 to "RMF-S", "RMF-M" and "RMF-L" Multi-Family Districts subject to the following:

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

        i. That the maximum height of any building on the land zoned RMF-L (Lot 1) shall not exceed 100 feet.

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

        iii. That the Developer and all successors in title to Lot 1 and Lot 2 in the subdivision shall enter into, and register and maintain in perpetuity by way of caveat or master or declaratory easement against the titles to the lots,

private cross-access agreements with the owners of the other lots so as to ensure access to every lot at all times, via streets or internal roads, by vehicles, including but not limited to City emergency service vehicles, and pedestrians. The Developer and owners must submit the agreements or easements to the City Solicitor for approval prior to execution.

~~***3. That in lieu of the requirement for land dedication, the Developer shall provide a cash payment representing 10% of the appraised value of the Development Application, as determined by the City and prior to the release of subdivision mylars by the City.***~~

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

4. ~~***5.***~~ 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. ~~***6.***~~ That the Director of Legal Services and City Solicitor be requested to prepare the necessary by-law in accordance with the above.

6. ~~***7.***~~ 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. ~~***8.***~~ 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. ~~***9.***~~ That the plan of subdivision shall be approved and signed by the Director of Planning, Property and Development within one (1) year from the date the by-law is passed, failing which the matter shall be deemed to be concluded and shall not be proceeded with unless an extension of time is applied for prior to the expiry of the one-year period and Council approves the extension.

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

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

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

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

1. The Riel Community Committee agreed with the administrative comments contained in the report of the Planning and Land Use Division dated April 28, 2014.

2. The Sage Creek Secondary Plan was adopted by Council in 2005, it is developing in an orderly fashion according to the Master Plan.

PUBLIC HEARING SUMMARY

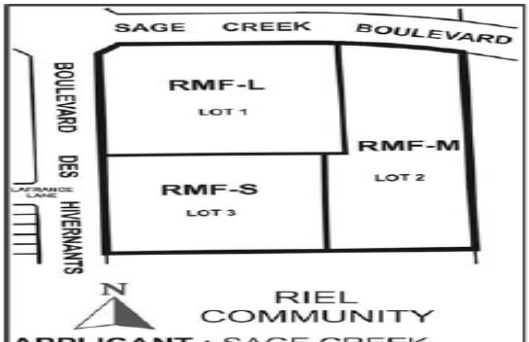
File: DASZ 26/2014

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

Public Hearing: May 5, 2014
Council Building, 510 Main Street

Applicant: Sage Creek Development Corporation (Jeff Pratte)

Subject:



APPLICANT : SAGE CREEK DEVELOPMENT CORPORATION
FILE : DASZ 6/14
PROPOSAL: An application for the approval of the plan of subdivision shown outlined above as may be determined by Council and for a proposed zoning change to By-law No. 200/2006 by rezoning the land shown outlined above from an "RR5" RURAL RESIDENTIAL 5 DISTRICT to an "RMF-S" RESIDENTIAL MULTI-FAMILY (Small) DISTRICT, "RMF-M" RESIDENTIAL MULTI-FAMILY (Medium) DISTRICT and an "RMF-L" RESIDENTIAL MULTI-FAMILY (Large) DISTRICT to allow for future multi-family development. **For information, phone Mr. R. Kostiuk, Planner, at 204-986-7367.**
DEMANDEUR : SAGE CREEK DEVELOPMENT CORPORATION
N° DE RÉFÉRENCE : DALZ 6/14
PROJET : Demande d'approbation par le Conseil du plan de lotissement indiqué ci-dessus et proposition de modification du Règlement municipal no 200/2006 visant à changer le zonage des sols délinéés ci-dessus qui passeraient des catégories RR5 (secteur résidentiel en milieu rural 5) aux catégories RMF-S (secteur de petites habitations multifamiliales), RMF-M (secteur d'habitations multifamiliales moyennes) et RMF-L (secteur de grandes habitations multifamiliales) afin de permettre la construction de futurs ensembles d'habitations multifamiliales. **Pour plus de renseignements, veuillez communiquer avec M. R. Kostiuk, urbaniste, au 204-986-7367.**

Premises Affected: Sage Creek Boulevard (Block 16, Plan 47635)

Exhibits Filed:

1. Application dated March 13, 2014
2. Notification of Public Hearing dated March 18, 2014
3. Manitoba Status of Title 2334780/1
4. Caveat No. 3702300 dated August 26, 2008
5. Plans (5 pages)
6. Report from the Urban Planning Division dated April 28, 2014
7. Inspection Report

REPRESENTATIONS:

In Support:

Mike Armstrong
Jeff Pratte, Sage Creek Development Corp.
Eric Vogan, Sage Creek Development Corp.

In Opposition:

Nil

For Information:

Nil

For the City:

Mr. G. Jasper, Land Development Engineer, Planning, Property and Development Department
Mr. R. Kostiuk, Planner, Planning, Property and Development Department
Mr. G. Doney, Planner, Planning, Property and Development Department
Mr. R. Mahé, Planner, Planning, Property and Development Department
Mr. B. Buyachok, Real Property Officer, Planning, Property and Development Department

Exhibit "6" referred to in File DASZ 6/2014

ADMINISTRATIVE REPORT

Title: DASZ 6/2014 – Sage Creek Phase 2 – Lands located at the southeast side of Sage Creek Boulevard & Des Hivernants Boulevard Public Hearing

Issue: An application for consideration at the Public Hearing to subdivide and rezone approximately 9.4 acres of land in Sage Creek

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

AUTHORIZATION

Author	Department Head	CFO	CAO
B. Smith	N/A	N/A	

RECOMMENDATIONS

1. That the plan of subdivision proposed under File DASZ 6/2014 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File DASZ 6/2014 dated April 28, 2014 with such minor changes as may be required, and for registration in the Winnipeg Land Titles Office.
2. That The Winnipeg Zoning By-law No. 200/2006 be amended by rezoning and subdividing the planned area as shown on Schedule "A" for File DASZ 6/2014 dated April 28, 2014 to "RMF-S", "RMF-M" and "RMF-L" Multi-Family Districts subject to the following:
    A. That the applicant enter into a Zoning Agreement with the City pursuant to Section 240 (1) of The City of Winnipeg Charter to include the following conditions:
        i) That the maximum height of any building on the land zoned RMF-L (Lot 1) shall not exceed 100 feet.
        ii) That, for the development of any building, and/or accessory parking area and/or signage within the lands zoned "RMF-S", "RMF-M" and "RMF-L" Residential Multi-Family, plans shall be submitted showing the location

and design of the proposed buildings, the location and design of accessory parking areas, private approaches, garbage enclosures, fencing, landscaping and signage to the Director of Planning, Property and Development and the Riel Community Committee for plan approval prior to the issuance of any building or development permit, and thereafter all to be maintained to the satisfaction of the Director of Planning, Property and Development.

iii) That the Developer and all successors in title to Lot 1 and Lot 2 in the subdivision shall enter into, and register and maintain in perpetuity by way of caveat or master or declaratory easement against the titles to the lots, private cross-access agreements with the owners of the other lots so as to ensure access to every lot at all times, via streets or internal roads, by vehicles, including but not limited to City emergency service vehicles, and pedestrians. The Developer and owners must submit the agreements or easements to the City Solicitor for approval prior to execution.

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5. 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.

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

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

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

REASON FOR THE REPORT

- The applicant is proposing to subdivide and rezone the subject 9.4 acre site from "RR5" Rural Residential 5 to "RMF-S", "RMF-M" and "RMF-L" Multi-Family Districts in order to finish the development of phase 2 for Sage Creek.
- Subdivisions and rezonings require a Public Hearing as per the *Development Procedures By-law* and *The City of Winnipeg Charter.*
- The Report is being submitted for the Committee's consideration of the development application at the Public Hearing.

IMPLICATIONS OF THE RECOMMENDATIONS

- If the recommendations of the Urban Planning Division are concurred in, the subject site will be subdivided and rezoned consistent with the map provided in Schedule "A" of this report.

HISTORY

Summary of Major By-laws and Subdivision and Rezonings Relevant to the Subject Application

- In April 2005, the Standing Policy Committee on Property and Development identified the South St. Boniface Area Structure Plan as a priority project within the Planning, Property and Development Department's 2005 Secondary Plan Work Program. The department implemented a collaborative planning process in partnership with Qualico Developments and their consulting team to prepare the area structure plan. This process also included close consultation with all affected City departments to address any issues related to the development of the subject lands and to ensure that the City's requirements were incorporated into the plan's policies.
- On September 28, 2005, Council gave first reading to By-law 158/05 to adopt the South St. Boniface Area Structure Plan as a Secondary Plan for 918 acres of land bounded by the Bishop Grandin Boulevard extension to the north, Lagimodière Boulevard and the Island Lakes residential community to the west, the Perimeter Highway to the south and Plessis Road (the City Boundary) to the east; and directed that the Riel Community Committee conduct a public hearing respecting the proposed by-law and plan. It was ultimately passed by Council November 23, 2005.
- On September 26, 2007 Council adopted the plan of subdivision proposed under DASZ 21/2007, which was considered Phase 2 of the Sage Creek development. The

application involved the subdivision and rezoning of 79.2 acres of land east of the Manitoba Hydro right-of-way and extended Sage Creek Blvd and Warde Avenue. This subdivision is considered to complete Phase 2 of the Sage Creek development

- On June 22, 2011, Council recommended approval for the subdivision and rezoning of a 71 acre site in Sage Creek from RR5 to blocks zoned R1-M, R1-S, RMF-S, and PR1 under file DASZ 3/11.

CONSULTATION

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

SUBMITTED BY

Department	Planning, Property and Development
Division	Urban Planning
Prepared by:	Richard Mahé, MCIP
Date:	April 28, 2014
File No.	DASZ 6/2014

List of Schedules and Attachments

1. Appendix A — Planning Discussion
2. Schedule “A” — Recommended File No. DASZ 6/2014 Riel Community Committee, dated April 28, 2014

APPENDIX 'A'

DATE: **April 28, 2014**

FILE: **DASZ 6/2014**

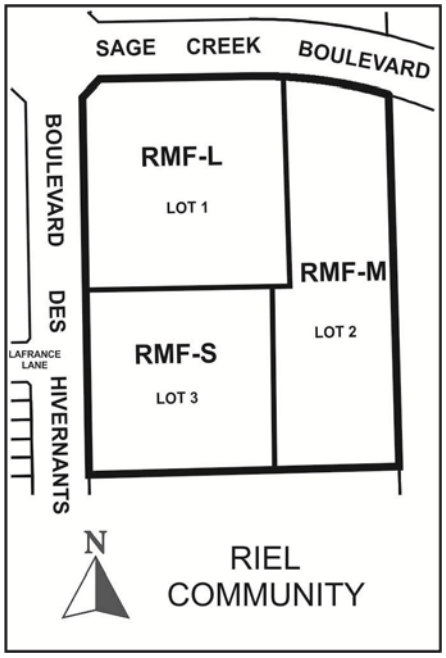
RELATED FILES: **SP 8**/2013 (c/r), DASZ 36/2012, DASZ 30/2012, **DASZ 5/2012, DASZ 3/2011, DAS 3/2011,** SPA 2/2010, DASZ 12/2010, DASZ 3/2010, DASZ 35/2009, DASZ 12/2009, DAS 17/2008, DASZ 32/2007, DASZ 21/2007, DASZ 10/2007, DASZ 51/2005,

COMMUNITY: **Riel**

NEIGHBOURHOOD #: 5.553

SUBJECT: An application to subdivide the 9.4 acre site in Sage Creek from RR5 and to 3 lots zoned RMF-L, RMF-M and RMF-S.

LOCATION: Southeast side of Sage Creek Boulevard & Des Hivernants Boulevard (see map below)



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

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

RECOMMENDATION: Approval with Conditions

SITE DESCRIPTION

- The subject plan area is located at the southeast side of Sage Creek Boulevard & Des Hivernants Boulevard in the Sage Creek neighbourhood of the St. Boniface Ward.
- The plan area is vacant and approximately 9.4 acres in area.
- The site is zoned "RR5" Rural Residential 5 and is located within the Areas of Stability – Recent Communities Policy Area under the Complete Communities Direction Strategy.
- The site is also located within the Village Centre Policy Area and includes a Neighbourhood Node under the South St. Boniface Secondary Plan.

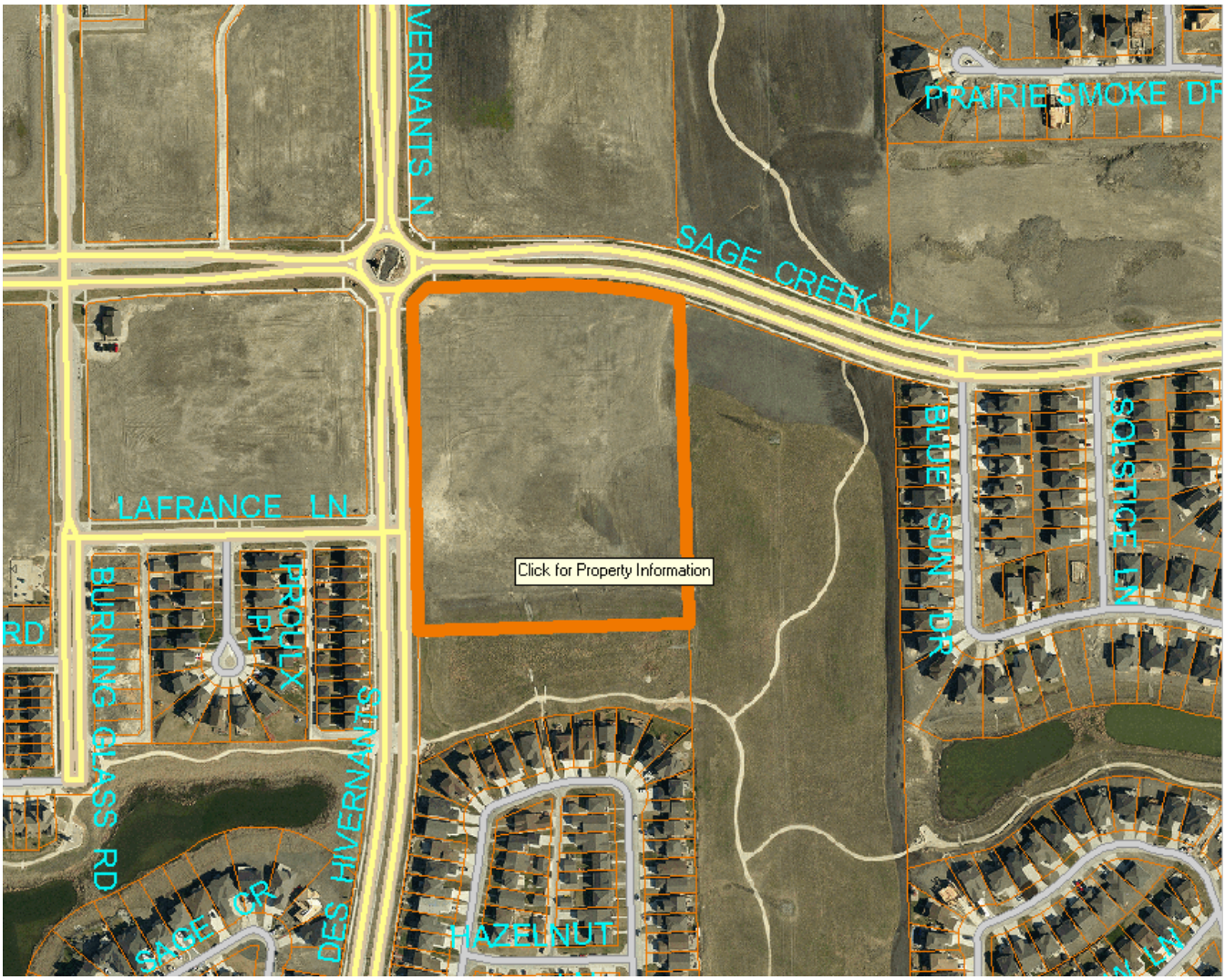


Figure 1: Aerial photograph showing approximate area of the subject site (2012)

SURROUNDING LAND USES AND ZONING (See Figure 2)

North: Vacant lands zoned RR5

South: PR1 lands

East: Vacant land zoned RR5

West: Vacant land zoned RMF-M and R2 lots

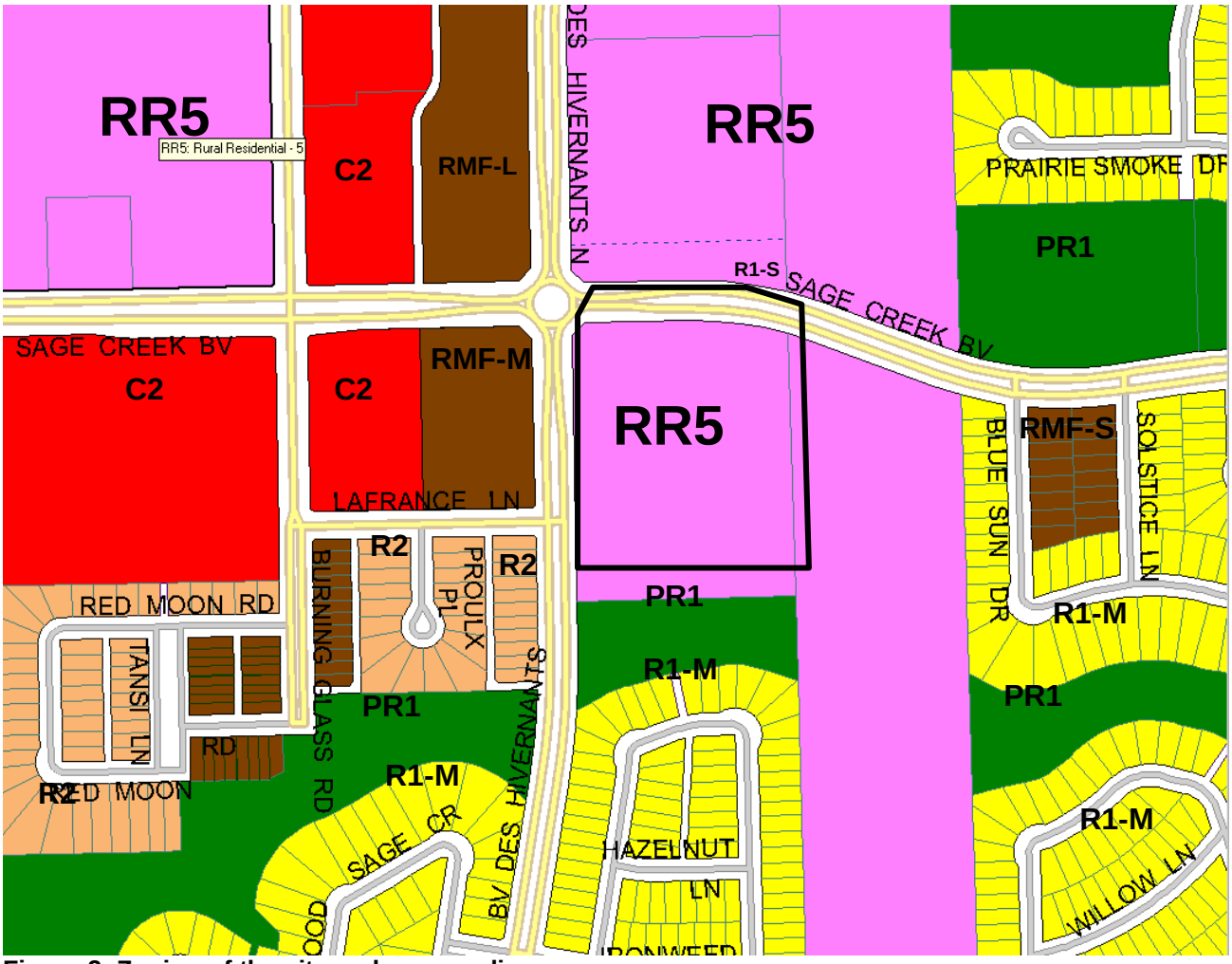


Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing to subdivide and rezone the subject 9.4 acre site from "RR5" Rural Residential 5 to 3 lots zoned "RMF-L", "RMF-M" and "RMF-S" in order to create the next residential development phase for Sage Creek.
- This subdivision is the last parcel to be rezoned as part of Phase 2 (DASZ 21/2007) of the Sage Creek development.
- The applicant is proposing to create a 3.3 acre lot zoned RMF-L (proposed Lot 1), a 3.3. acre lot zoned RMF-M (proposed Lot 2), and a 3.6 acre lot zoned RMF-S (proposed Lot 3).
- The applicant proposes no new public rights-of-way be created through this application.
- The applicant intends to have proposed Lots 1 and 2 be accessed from Sage Creek Boulevard through a common approach and proposed Lot 3 be accessed via Boulevard des Hivernants.

ANALYSIS AND ISSUES

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

SOUTH ST. BONIFACE AREA STRUCTURE PLAN (SECONDARY PLAN)

- The subject site is located within the Village Centre Policy Area of the South St. Boniface Secondary Plan and includes a Neighbourhood Node as identified in the Plan. Relevant policies to this application include:

5.1.2 Village Centre Area Policies

1) Composition of the Village Centre

(a) Subject to the policies of this Plan,

(i) a significant use of land within the Village Centre shall be retail and service commercial uses located within a comprehensively planned Village Centre,

(ii) in order to create a cohesive shopping, living and leisure environment within the Village Centre

(A) institutional, office, recreational or public uses that complement and support the Village Centre may be allowed, and

(B) multi-unit residential shall be required and, subject to adequate demand, it is the intent to be the predominant residential housing form,

(iii) a site for a retail food store of no greater than 5,110 square metres (55,000 square feet) shall be allowed within the Village Centre.

(2) Transit Service in the Village Centre

(a) The Village Centre shall be served by public transit.

(b) Public transit service shall be centrally located adjacent to the arterial road.

(c) The Village Centre shall contain convenient and well-defined pedestrian connections to public transit service.

(3) Size of the Village Centre

(a) The Village Centre as shown generally on the Land Use Concept map shall comprise a minimum of 20.2 net developable hectares (50 net developable acres) and a maximum of 36.4 net developable hectares (90 net developable acres).

(b) Subject to subsection (3)(a), the size of the commercial component shall be compatible with community-scale commercial.

(4) Design of the Village Centre

(a) The Village Centre shall contain as part of its design a well-defined pedestrian-oriented component. The Village Centre shall emphasize such elements as

(i) A highly visible and accessible location,

(ii) Internal pedestrian routes to buildings and amenities,

(iii) A pedestrian precinct that integrates mixed use buildings (commercial and residential) with adjacent related uses and includes walking, entertainment, and meeting areas,

(v) Strong and convenient pedestrian connections to other uses on the site

(b) In conjunction with the initial Development Application in the Village Centre, a design concept for the entire site shall be submitted showing the overall design in relation to subsection 4(a).

(5) Suggested Criteria for a Design Concept of the Village Centre

(a) The Village Centre Design Concept should

(i) Provide for the compatible interface treatment with adjacent development,

(ii) Minimize the intermixing of commercial and residential traffic on internal roads within an adjacent residential area,

(iii) Contain a visually appealing site design and landscape treatment particularly when visible from roads with higher volumes of traffic,

(iv) Be suitably integrated with any residential, institutional, recreational, and public uses within or adjacent to the site,

(v) Connect to local pedestrian trails, and be conveniently and directly accessible to pedestrians both within and adjacent to the site, and

(vi) Ensure convenient and efficient road, pedestrian, and pathway connections that converge on the Village Centre from the surrounding residential areas are provided.

(vii) Contain parking areas that are designed to maximize direct access to adjacent uses while not to visually overwhelm the landscape. Methods by which this can be implemented include, but are not limited to the following:

(A) Appropriate landscaping through earth berms, tree/shrub planting, and/or fencing,
(B) On-street parking,
(C) Parking areas between buildings

(viii) Minimize building setbacks along major roadways in order to create an “urban setting” to encourage a strong pedestrian environment. The facades of these buildings should be made

attractive through various methods including appropriate articulation, glazing, and use of a variety of building materials.

(ix) Illustrate and locate the various categories of uses within the Village Centre.

5.2.2 Neighbourhood Node Policies

1) Composition of Neighbourhood Nodes

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

(i) shall contain

(A) one or more transit stops, and

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

3) Density of Neighbourhood Nodes

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

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

ZONING

"RMF-L" Residential Multi-Family Large District

- The RMF-L district requires: a minimum lot area of 20,000 square feet, minimum lot area per dwelling unit of 400 square feet, minimum front yard of 25 feet, a minimum rear yard of 25 feet, a minimum interior side yard of 8 feet that increases by 2 feet for every storey above 1 feet and to a maximum of 20 feet, and a minimum corner side yard of 20 feet. The principle building separation is 8 feet, but where a building is taller than 35 feet, the principal building separation distance must be 50% of the height of the taller building to a maximum of 25 feet. The maximum building height is 150 feet.

"RMF-M" Residential Multi-Family Medium District

- The RMF-M district requires: a minimum lot area of 9,000 square feet, minimum lot area per dwelling unit of 800 square feet, minimum front yard of 25 feet, a minimum rear yard of 25 feet, a minimum interior side yard of 8 feet that increases by 2 feet for every storey above 1 feet and to a maximum of 20 feet, and a minimum corner side yard of 20 feet. The principle building separation is 8 feet, but where a building is taller than 35 feet, the principal building separation distance must be 50% of the height of the taller building to a maximum of 25 feet. The maximum building height is 60 feet.

"RMF-S" Residential Multi-Family Small District

- The RMF-S district requires: a minimum lot area of 9,000 square feet, minimum lot area per dwelling unit of 1,250 square feet, minimum front yard of 20 feet, a minimum rear yard of 25 feet, a minimum interior side yard of 4 feet, and a minimum corner side yard of 5 feet. The maximum building height is 35 feet.

LAND USE BY-LAW

Rezoning

- The RR5 zoning district is intended for large-lot (5 acre minimum) rural development. The applicant is proposing to rezone the land from RR5 to RMF-L, RMF-M, and RMF-S in order to create a fully-serviced residential subdivision that is part of the Sage Creek development.

COMPATIBILITY WITH THE SURROUNDING NEIGHBOURHOOD

- The proposed subdivision and rezoning conforms to the South St. Boniface Area Structure Plan and the Complete Communities Direction Strategy.
- The proposed subdivision and rezoning represents a logical connection to existing approved subdivision and rezonings within Sage Creek, notably the surrounding portions of Phase 2 (DASZ 21/2007).
- The PR1 land proposed in the eastern portion of the site is consistent with the South St. Boniface Area Structure Plan and facilitates the Public Service's requirements for maintaining unobstructed sightlines through the park space. The park space between the Hydro transmission corridor and Robert Bockstael Drive is also consistent with the parkway concept shown in the South St. Boniface Area Structure Plan.

- The subject planned area contains a Neighbourhood Node. The applicant has provided a concept that generally shows how the proposed development can meet the required minimum land area and density requirements of 5.2.2(3) of the South St. Boniface Area Structure Plan (see Figure 3 below). Future development for the Neighbourhood Node must comply with the Neighbourhood Node policies of the South St. Boniface Area Structure Plan.

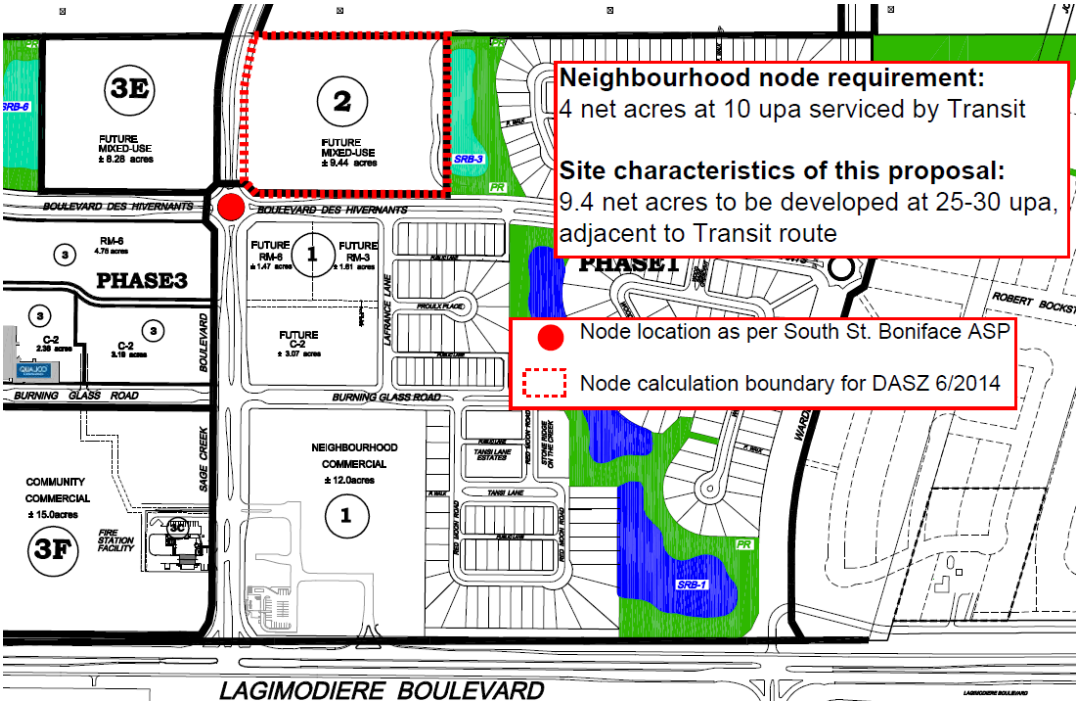


Figure 3: Proposed land area and density for Neighbourhood Node

RECOMMENDED ZONING AGREEMENT

- Building elevations and landscaping plans were not included in the subject application. The Urban Planning Division is recommending that final plans be submitted to the Director of Planning, Property and Development and Riel Community Committee for review prior to the issuance of a development permit on the site. The inclusion of this clause will allow the Urban Planning Division and the Riel Community Committee to review final plans before development takes place for the proposed development and for any future developments on the site.
- In addition to the design guidelines provided in the Neighbourhood Node policies within the south St. Boniface Secondary Plan, the following guidelines should also be used for future developments proposed on the C1 and RMF-S sites:
    - The site layout and building orientation should ensure that the buildings relate appropriately to the street and surrounding developments and create a cohesive visual identity for the neighbourhood.

- Parking areas should be located behind or beside principal buildings and should be well-screened with landscaping
- Universally accessible connections should be linked to the existing sidewalk(s).
- Locate refuse storage areas and other building services internal to buildings or screened from view with appropriate fencing/landscaping.
- The overall design should be made up of a distinctive, quality, architectural character and style that also avoids monotonous and featureless building massing and design.
- Landscaping should enhance the overall development in key areas such as the development perimeter, corners, common areas, areas along pathways, and entryways.

- Because the applicant intends to have proposed Lots 1 and 2 be accessed from Sage Creek Boulevard through a common approach, the Urban Planning Division is recommending that a cross access agreement be registered as a caveat on Lots 1 and 2 as to ensure access to every lot at all times via streets or internal roads, by vehicles and pedestrians.

LAND DEDICATION

- The Public Service is requesting cash-in-lieu for this application.

RECOMMENDATION

The Urban Planning Division recommends approval for the following reasons:

- The proposed development is consistent with the policies of the Complete Communities Direction Strategy and the South St. Boniface Secondary Plan.
- The proposed subdivision and rezoning represents a logical connection to existing approved subdivisions within Sage Creek.

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

Report Prepared By: Richard Mahé, MCIP
PPD File # DASZ 6/2014

Schedule "A" for File No. DASZ 6/2014, Riel Community Committee, dated April 28, 2014

