Agenda – Executive Policy Committee – November 19, 2014

REPORTS

Item No. 3 Subdivision and Rezoning – 150 and 154 Murray Rougeau Crescent (Transcona Ward)
File DASZ 16/2014

COMMUNITY COMMITTEE RECOMMENDATION:

On September 16, 2014, the East Kildonan-Transcona Community Committee concurred in the recommendation of the Winnipeg Public Service and, via the Priority Rezoning Process, recommended to the Executive Policy Committee:

1. That the plan of subdivision proposed under File DASZ 16/2014 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File DASZ 16/2014 dated September 9, 2014 with such minor changes as may be required, and registration in the Winnipeg Land Titles Office.

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 16/2014 dated September, 9, 2014, to a "PR2" Parks and Recreation 2 District.

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 has been registered in the Winnipeg Land Titles Office.

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

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

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

DECISION MAKING HISTORY:

COMMUNITY COMMITTEE RECOMMENDATION:

On September 16, 2014, the East Kildonan-Transcona Community Committee concurred in the recommendation of the Winnipeg Public Service and, via the Priority Rezoning Process, submitted its recommendation to the Executive Policy Committee.

RE: **Subdivision and Rezoning – 150 and 154 Murray Rougeau Crescent File DASZ 16/2014**

For submission to: **Executive Policy Committee**

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

Report date: **September 17, 2014**

COMMUNITY COMMITTEE RECOMMENDATION:

On September 16, 2014, the East Kildonan-Transcona Community Committee concurred in the recommendation of the Winnipeg Public Service and, via the Priority Rezoning Process, recommended to the Executive Policy Committee:

1. That the plan of subdivision proposed under File DASZ 16/2014 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File DASZ 16/2014 dated September 9, 2014 with such minor changes as may be required, and registration in the Winnipeg Land Titles Office.

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 16/2014 dated September, 9, 2014, to a "PR2" Parks and Recreation 2 District.

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 has been registered in the Winnipeg Land Titles Office.

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.

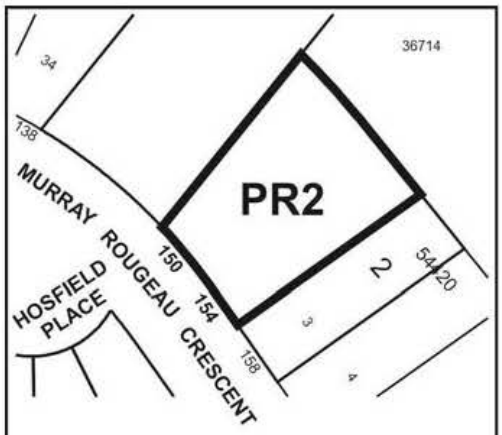
The East Kildonan-Transcona Community Committee provided the following supporting reason(s) for its recommendation:

1. This application is to extend the exiting park known as Ronald Houston Park.

2. The extension will allow the accommodation of a soccer field.

PUBLIC HEARING SUMMARY

File:	DASZ 16/2014
Before:	East Kildonan-Transcona Community Committee Councillor Steen, Chairperson Councillor Browaty Councillor Wyatt
Public Hearing:	September 16, 2014 Council Building, 510 Main Street
Applicant:	The City of Winnipeg (Director of Planning, Property and Development)
Subject:	



APPLICANT: CITY OF WINNIPEG
FILE : DASZ 16/14
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 "R1-M" RESIDENTIAL SINGLE-FAMILY (Medium) DISTRICT to a "PR2" PARKS AND RECREATION 2 DISTRICT to facilitate the consolidation of lands. **For information, phone Mr. R. Mahé, Planner, at 204-986-8631.**

Premises Affected: 150 and 154 Murray Rougeau Crescent

Exhibits Filed:

1. Application dated June 9, 2014
2. Notification of Public Hearing dated July 7, 2014
3. Manitoba Status of Titles 2632831/1, 2667082/1 and 2667083/1
4. Letter of authorization dated September 18, 2013 from Novamet Development Corporation to The City of Winnipeg
5. Caveat 4294977
6. Plan (1 page)
7. Report from the Urban Planning Division dated September 9, 2014
8. Inspection Report

REPRESENTATIONS:

In Support:

John Wintrup, Richard Wintrup & Associates

In Opposition

Nil

For Information:

Nil

For the City:

Mr. R. Mahe, Planner, Planning, Property and Development Department
Mr. G. Jasper, Land Development Engineer, Planning, Property and Development Department

Exhibit "7" referred to in File DASZ 16/2014

ADMINISTRATIVE REPORT

Title: DASZ 16/2014 – Canterbury Park – Lots 1 and 2, Block 2, Plan 54420 Public Hearing

Issue: An application for consideration at the Public Hearing to rezone lots 1 and 2 and consolidate the lots into the adjacent PR2 lands.

Critical Path: East Kildonan - Transcona 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 16/2014 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File DASZ 16/2014 dated September 9, 2014 with such minor changes as may be required, and registration in the Winnipeg Land Titles Office.
2. That The Winnipeg Zoning By-law No. 200/06 be amended by rezoning the subject land as shown on Schedule "A" for File DASZ 16/2014 dated September, 9, 2014, to a "PR2" Parks and Recreation 2 District.
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 has been registered in the Winnipeg Land Titles Office.

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 rezone and consolidate Lots 1 and 2 of Block 2, Plan 5440 with the PR2 lands to the northeast.
- 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 consolidated and rezoned consistent with the map provided in Schedule "A" of this report.

HISTORY

- **DASZ 42/1987** on August 2, 1989 Canterbury Park was approved in principle by Council. The subdivision plan provides for approximately 1300 single family lots, two school sites and 26 acres of park land covering 238 acres of land.
- **DASZ 27/05** on July 26, 2006 Council approved a rezoning and subdivision of four (4) lots into fifty (55) single family lots. George Reshaur Bay & Edmund Gale. The applicant is proposing to develop fifty-five (55) single family residential lots fronting Edmund Gale and George Reshaur Bay as part of Canterbury Park. A new 11.84 acre park on the north side of Edmund Gale will be developed.
- **ZAA 05/2010** on June 23, 2010 Council approved an amendment to the Zoning Agreement restricting lot depths and rear yard setbacks along Pandora Avenue.
- **Plan Approval – Pandora Walkway Site Plan - Canterbury Park (West of Ravenhurst, North of Pandora Avenue)** on July 27, 2010 as per the May 25, 2010 - Amendment to Development Agreement AG 42/87 – Public Walkways/Openings to Pandora Avenue East – Canterbury Park, the site plan of the landscaping for the multi-use active transportation corridor along Pandora Avenue East must be submitted to the East Kildonan - Transcona Community

Committee for approval. The site plans indicate that Standard City Concrete Sidewalks of 5 feet (1.5 metre) wide will lead from the Pandora Avenue Active Transportation Path into Harlow, Hiley and Ed Golding Bays within Canterbury Park.

- **BY-LAW NO. 127/2010** on December 15, 2010 Council approved a By-law of The City Of Winnipeg to approve a plan of subdivision and amend Winnipeg Zoning Bylaw No. 200/2006 to rezone lands located north of Pandora Avenue, between Ravenhurst Street and Redonda Street (DASZ 42/1987 – Phase 10) in the East Kildonan-Transcona Community and to repeal By-Law No. 98/2010. This by-law created blocks zoned "R1-M" and open streets for the vacant land south of John Duncan Drive, west of Ravenhurst, east of Redonda and south of Ronald Houston Park in Canterbury Park.
- **DASZ 25/0211** Council approved a rezoning and subdivision application proposing to develop single family dwellings within the planned area: the developer wanted to re-align Hosfield Bay to connect on Rothshire Drive across from Edmond Gale Drive.

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:	September 9, 2014
File No.	DASZ 16/2014

List of Schedules and Attachments

1. Appendix A — Planning Discussion
2. Schedule "A" — Recommended File No. DASZ 16/2014 East Kildonan - Transcona Community Committee, dated September 9, 2014

APPENDIX 'A'

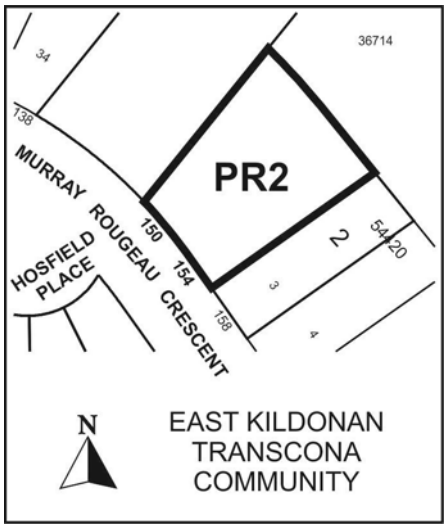
DATE: September 9, 2014

FILE: DASZ 16/2014
RELATED FILES: DASZ 25/2011, DASSF 538/2012, DASZ 42/1987, B/L 36/2012, B/L 6680/1995

COMMUNITY: East Kildonan - Transcona
NEIGHBOURHOOD #: 4.414

SUBJECT: An application to rezone two R1-M properties to PR2 and consolidate properties.

LOCATION: 150 & 154 Murray Rougeau Crescent (see map below)



APPLICANT: Joedi Pruden
City of Winnipeg
65 Garry Street
Winnipeg, MB R3C 4K4

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

RECOMMENDATION: Approval with Conditions

SITE DESCRIPTION

- The subject lands are 150 & 154 Murray Rougeau Crescent within the Canterbury Park neighbourhood of the Transcona Ward.
- The two lots are currently zoned “R1-M” Residential Single Family – Medium are located within the Areas of Stability – Recent Communities Policy Area under the Complete Communities Direction Strategy.

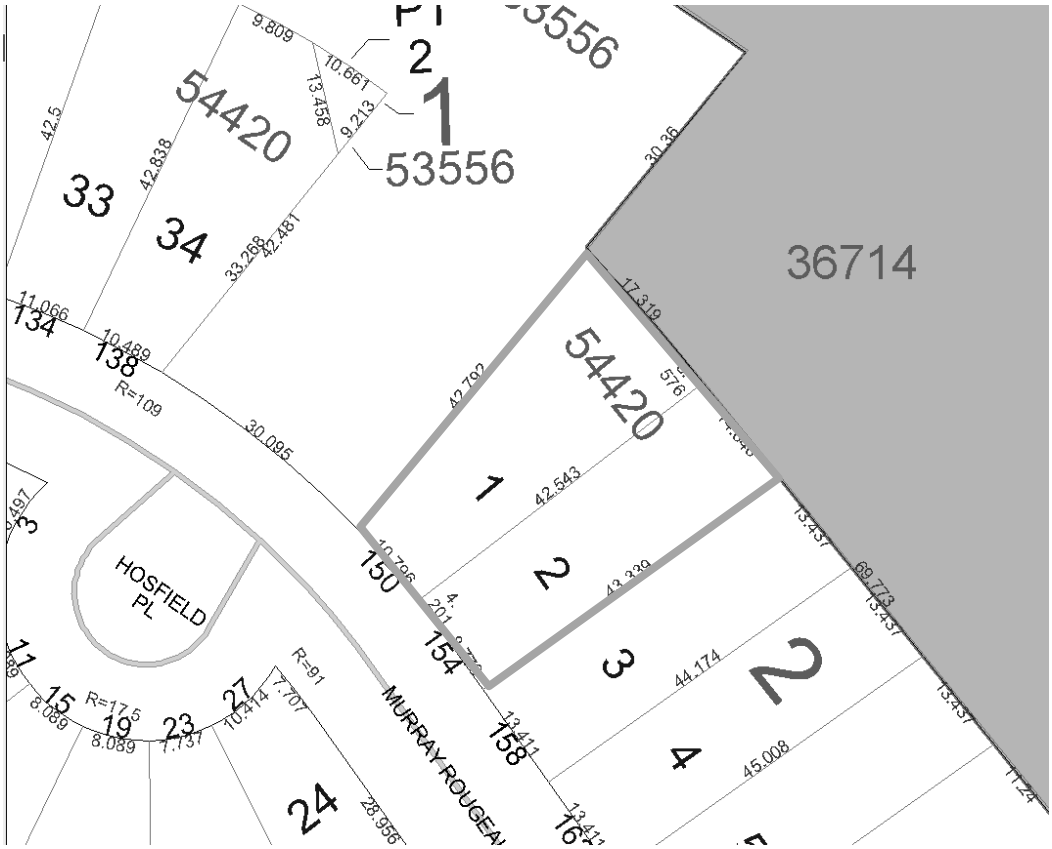


Figure 1: Aerial photograph showing approximate area of the subject site (2012)

SURROUNDING LAND USES AND ZONING (See Figure 2)

North: lands zoned PR2

South: single family lots zoned R1-M

East: single family lots zoned R1-M and parks space zoned PR2

West: single family lots zoned R1-M and parks space zoned PR2

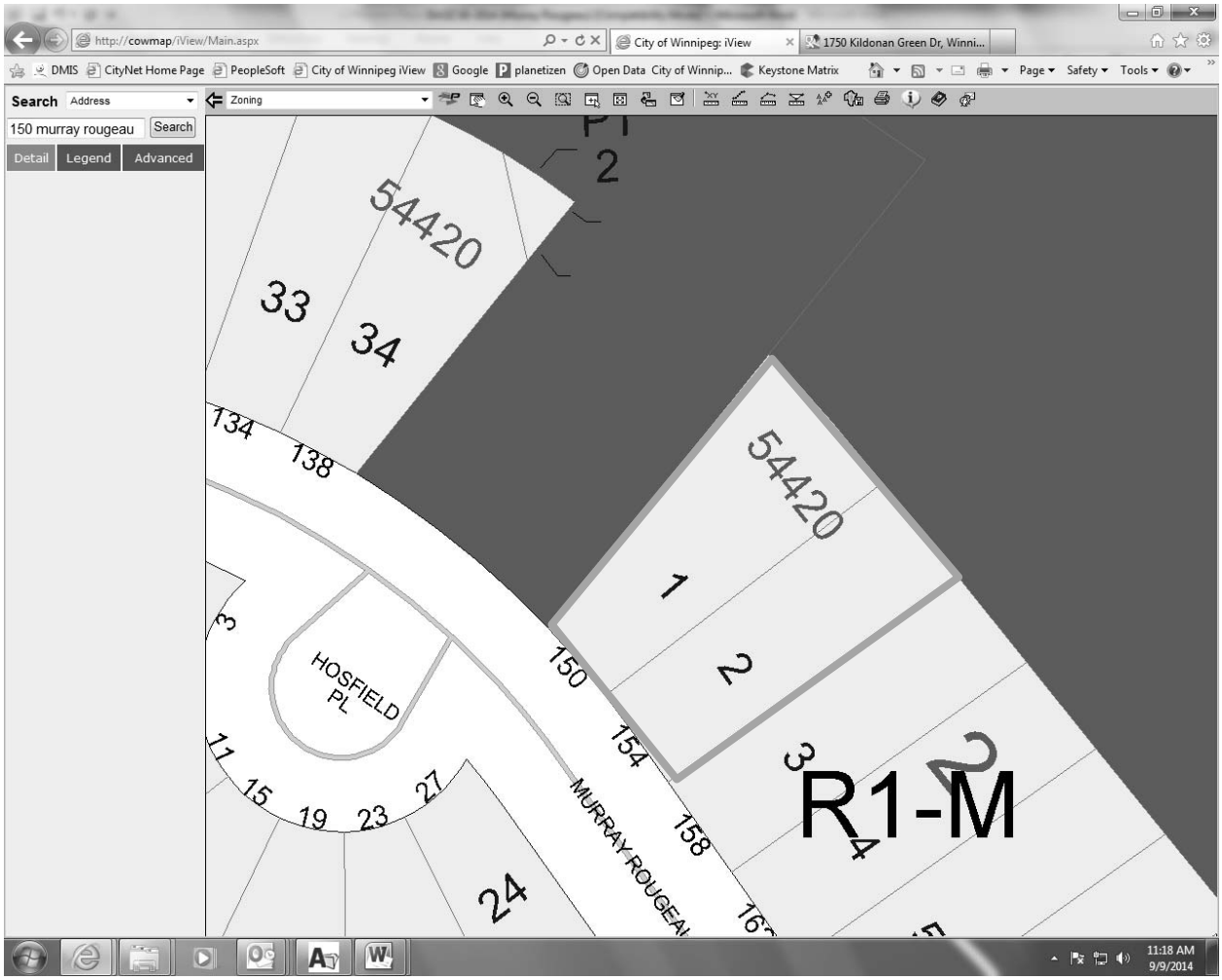


Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The City of Winnipeg is proposing to subdivide and rezone the two lots (150 & 154 Murray Rougeau Crescent), which is owned by Novamet Development Corporation from R1-M to PR2. These two lots are to be consolidated with the PR2 land to the northeast.

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.
    - Ensure that existing public open spaces meet the neighbourhood's current and future requirements.

COMPATIBILITY WITH THE SURROUNDING NEIGHBOURHOOD

- The proposed rezoning and consolidation with adjoining parks space conforms with the context of the neighbourhood and the Complete Communities Direction Strategy.
- The subject site is part of the former Ronald Houston Park, part of which had been sold to Qualico for development and part retained as park. The final plans submitted and approved as mylars did not conform to the configuration that was anticipated and approved by Community Committee. As a result Qualico sold two parcel back to the City (for a nominal amount), which are to be dedicated as PR and added to the existing PR parcel as a widened window from the west.

PARKS COMMENTS

- The Parks Department had encouraged this application and therefore support the addition.

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 by ensuring that existing public open spaces meet the neighbourhood's current and future requirements.

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 16/2014, East Kildonan – Transcona Community Committee, dated September 9, 2014

By-Law No. _____

File No. **DASZ 16/14**

Atlas Sheet No. **Z37**

N

EAST KILDONAN TRANSCONA COMMUNITY

Explanation

An application for the approval of the plan of subdivision shown outlined below and for a proposed zoning change to By-law No. 200/2006 by rezoning the land located at 150 & 154 Murray Rougeau Crescent from an "R1-M" RESIDENTIAL SINGLE-FAMILY (Medium) DISTRICT to a "PR2" PARKS AND RECREATION 2 DISTRICT to facilitate the consolidation of lands as shown outlined below.



THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____