Minutes – Executive Policy Committee – March 18, 2015

Report – Standing Policy Committee on Property and Development – March 13, 2015

Item No. 1 Subdivision and Rezoning – Gunn Hewitson (Transcona Ward) File DASZ 18/2014

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

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 18/2014 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File DASZ 18/2014 dated September 9, 2013 with such minor changes as may be required, and registration in the Winnipeg Land Titles Office, subject to the following:

   A. That the Developer enter into a Development Agreement with the City of Winnipeg containing all the conditions outlined in the report of the Administrative Coordinating Group dated August 26, 2014, with the following amendments:

Plan Considerations

i. Add the following new conditions:

11. The Developer shall transfer and legally open property for additional right-of way to provide for a traffic roundabout on Redonda Street at proposed Public Road 13 as determined by and to the satisfaction of the Director of Public Works.

12. The Developer shall revise the plan to provide an additional access to the area west of Redonda, across from Public Road 2 and remove Public Road 16 as determined by and to the satisfaction of the Director of Public Works.

Agreement Conditions – Section I – Servicing

ii. Delete condition 1.b) in its entirety and replace it with the following:

1.b) If the Developer wishes to proceed prior to the installation of the wastewater interceptor sewer extension planned to be installed by others planned in 2017/2018, the Developer may construct and install the interceptor wastewater Sewer extension subject to the approval by the Director of Water and Waste.

Report – Standing Policy Committee on Property and Development – March 13, 2015

iii. *Deleted*

iv. Delete condition 6.a) in its entirety and replace it with the following:

6.a). The Developer shall construct 1.5m wide by 100mm thick Portland Cement sidewalks and 3.5m wide asphalt Active Transportation pathways as shown on the attached Sidewalk/AT Path location plan (Schedule "E"), with the exception of the struck out AT Path on the northeast side indicated in black ink, as approved and to the to the satisfaction of the Director of Public Works.

v. *Deleted*

vi. Delete condition 8.a) in its entirety.

vii. Add the following new condition 8.c):

8.c). The Developer shall pay to the City, on demand, 25% of the costs of the installation of traffic-control signals and all related works including, but not limited to, pedestrian and vehicular actuation and interconnection to adjacent traffic-control signals, countdown and audible pedestrian signals and road modifications at the intersection of Plessis Road and Gunn Road, prior to the issuance of building permits to the satisfaction of the Director of Public Works.

viii. Add the following new condition 8.d):

8.d). The Developer shall pay to the City, on demand, 50% of the costs of the installation of traffic-control signals at the intersection of Day Street and Gunn Road, prior to the issuance of building permits for phase 4 shown on Schedule "G", to the satisfaction of the Director of Public Works.

ix. Amend condition 9. by deleting "when and as determined by the", and replacing it with "by phase 1 shown on Schedule "G", to the satisfaction of the".

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x. Add the following new condition 9.b):

9.b) The Developer shall install three marked crosswalks on Wild Flower Trail at the locations indicated in blue ink, as outlined on Schedule "E".

xi. Amend condition 21.a) by adding "East Kildonan-Transcona Community Committee and the", after "in accordance with plans and specifications approved by the".

xii. Amend condition 22. by adding "as shown in Schedule "F"," after "The final location and configuration".

xiii. Amend condition 23. by adding "within the first three years of construction," after "The Developer shall,".

xiv. Add the following new condition 27:

27. The City shall pay to the Developer for the additional right of way required to widen Gunn Road upon final build out of the Planned Area, or sooner, if required and as determined by the Director of Public Works. Payment shall be made in accordance with the Land Value section of the Development Agreement parameters at the annual rate when payment is made.

xv. Add the following new condition 28:

28. <u>Roundabout</u>

a) The Developer shall, at no expense to the City, install a traffic roundabout at the intersection of Redonda Street and Public Road 13 in accordance with City of Winnipeg Standards and in conjunction with the first phase of development, to the satisfaction of Director of Public Works.

b) Plans for the landscaping within the interior of the roundabout shall be submitted and approved by the East Kildonan-Transcona Community Committee.

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xvi. Add the following new condition 29:

29. The Developer shall, at no expense to the City install 4 (non-heated) bus shelters at locations when and as determined by and to the satisfaction of the Director of Transit.

xvii. Add the following new condition 30:

30. Off Leash Dog Park

a) Subject to permitted use of land by Manitoba Hydro, the Developer shall, at no expense to the City, install fencing, pathways to access, signage, and other dog park amities, determined by the East Kildonan-Transcona Community Committee, to accommodate the proposed off leash dog park located within the Manitoba Hydro Transmission Corridor as shown on Schedule "D", to the satisfaction of the Director of Public Works and Manitoba Hydro.

b) Work shall be completed in the same construction season as the southern leg of Public Road 1 is constructed.

c) All plans shall be submitted and approved by the East Kildonan-Transcona Community Committee.

d) In the event that the public road is not construction by the second year of this development, the off leash dog park be installed with pathway access via the Transcona Trail.

e) In the event that Manitoba Hydro does not approve the off leash dog park on the Manitoba Hydro corridor, a similar size dog park be transferred to the 25 acre nature reserve lands outlined in Transcona North Precinct Plan By-law 1/2014, and conditions 30.a),b) and c), in terms of plan approval be applied.

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the planned area as shown on Schedule "A" for File DASZ 18/2014 dated September 9, 2014 to: "R1-S" and "R1-M" Residential Single-Family Districts; a "C2" Commercial Community District; and "PR1" Parks and Recreation Districts, subject to the following:

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

i. That, for the development of any building, and/or accessory parking area and/or signage within the lands zoned "C2" Community Commercial, 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 East Kildonan - Transcona Community Committee for plan approval prior to the issuance of any building or development permit, and thereafter all to be maintained to the satisfaction of the Director of Planning, Property and Development.

ii. The Developer shall, at no expense to the City, construct along the rear yards of all one and two family lots abutting Gunn Road and the perimeter, a uniform noise attenuation feature, at the apex of the berm within the rear property line, of no less than 4.00m in height, consisting of no less than a 1.52m in height landscaped berm and no less than a 1.8m in height solid noise attenuation fence, to the satisfaction of the East Kildonan-Transcona Community Committee and the Director of Public Works. The Developer is to permit the City to file a caveat against the title of each of these proposed lots abutting Gunn Road requiring the owner(s) to maintain and/or repair or replace the fence as originally constructed, to the satisfaction of the East Kildonan-Transcona Community Committee and the Director of Public Works. The berm is to be constructed as per Figure 5 of the Transcona North Precinct Plan, Schedule 1 of the By-law 1-2014 as approved by the Director of Public Works.

iii. The Developer shall, at no expense to the City, provide continuous chain link or other approved type of fencing along all properties abutting public reserve land. The Developer is to permit the City to file a caveat against the title of each of these proposed lots requiring the owner(s) to maintain and/or repair or replace the fence as originally constructed, to the satisfaction of the East Kildonan-Transcona Community Committee and the Director of Public Works.

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iv. Where single and two family residential lots back onto Gunn Road, the said lots are to be established with a minimum rear yard setback of 70.48m from the south limit of the existing Gunn Road right-of-way.

v. There shall be no billboard signs and mobile signs on the entire C2 zoned site.

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 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-year period and Council approves the extension.

5. That the Director of Legal Services and City Solicitor be request 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 execution by the City of Winnipeg of the Development Agreement.

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 year from the date the by-law is

8. That the plan of subdivision shall be approved and signed by the Director of Planning, Property and Development within one 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.

Report – Standing Policy Committee on Property and Development – March 13, 2015

DECISION MAKING HISTORY:

Moved by Councillor Orlikow,

That the recommendation of the Standing Policy Committee on Property and Development be concurred in and forwarded to Council.

Carried

STANDING COMMITTEE DECISION:

On March 13, 2015, the Standing Policy Committee on Property and Development rescinded its motion of March 10, 2015 to lay over the matter to its April 14, 2015 meeting.

STANDING COMMITTEE RECOMMENDATION:

On March 13, 2015, the Standing Policy Committee on Property and Development concurred in the recommendation of the East Kildonan-Transcona Community Committee, with the following amendments:

- Delete recommendation 1.A.ii. in its entirety and replace with the following:

  "1.b) If the Developer wishes to proceed prior to the installation of the wastewater interceptor sewer extension planned to be installed by others planned in 2017/2018, the Developer may construct and install the interceptor wastewater Sewer extension subject to the approval by the Director of Water and Waste."

- Delete recommendation 1.A.iii. in its entirety

- Delete recommendation 1.A.v. in its entirety,

and submitted the matter to the Executive Policy Committee and Council.

On March 10, 2015, the Standing Policy Committee on Property and Development laid over the matter to its meeting on April 14, 2015.

On February 3, 2015, the Standing Policy Committee on Property and Development laid over the matter to its meeting on March 10, 2015.

Report – Standing Policy Committee on Property and Development – March 13, 2015

DECISION MAKING HISTORY (continued):

COMMUNITY COMMITTEE RECOMMENDATION:

On January 19, 2015, the East Kildonan-Transcona Community Committee concurred in the recommendation of the Winnipeg Public Service with the following amendments:

- Amend recommendation 1.A. by adding the following after "August 26, 2014":

  ", with the following amendments:

  Plan Considerations

  i. Add the following new conditions:

     11. The Developer shall transfer and legally open property for additional right-of way to provide for a traffic roundabout on Redonda Street at proposed Public Road 13 as determined by and to the satisfaction of the Director of Public Works.

     12. The Developer shall revise the plan to provide an additional access to the area west of Redonda, across from Public Road 2 and remove Public Road 16 as determined by and to the satisfaction of the Director of Public Works.

  Agreement Conditions – Section I – Servicing

  ii. Delete condition 1.b) in its entirety and replace it with the following:

     1.b) If the Developer wishes to proceed prior to the installation of the Plessis/Gunn Wastewater Sewer extension to be installed by others, the Developer may construct and install the Plessis/Gunn Wastewater Sewer extension as approved by the Director of Water and Waste.

  iii. Delete condition 1.c) in its entirety and replace it with with following:

     1.c) The City shall reimburse the Developer the costs to construct and install the Plessis/Gunn Wastewater Sewer extension, with a 5 year payback including interest, at a rate acceptable to the Developer and the City of Winnipeg as determined by the Director of Water and Waste.

Report – Standing Policy Committee on Property and Development – March 13, 2015

DECISION MAKING HISTORY (continued):

COMMUNITY COMMITTEE RECOMMENDATION (continued):

iv. Delete condition 6.a) in its entirety and replace it with the following:

6.a). The Developer shall construct 1.5m wide by 100mm thick Portland Cement sidewalks and 3.5m wide asphalt Active Transportation pathways as shown on the attached Sidewalk/AT Path location plan (Schedule "E"), with the exception of the struck out AT Path on the northeast side indicated in black ink, as approved and to the to the satisfaction of the Director of Public Works.

v. Add the following new condition 6.c):

6.c). The Developer shall provide the City with a letter of credit, executable by the East Kildonan-Transcona Community Committee, for the AT paths at the locations on Gunn Road, as circled in black ink on Schedule "E".

vi. Delete condition 8.a) in its entirety.

vii. Add the following new condition 8.c):

8.c). The Developer shall pay to the City, on demand, 25% of the costs of the installation of traffic-control signals and all related works including, but not limited to, pedestrian and vehicular actuation and interconnection to adjacent traffic-control signals, countdown and audible pedestrian signals and road modifications at the intersection of Plessis Road and Gunn Road, prior to the issuance of building permits to the satisfaction of the Director of Public Works.

Report – Standing Policy Committee on Property and Development – March 13, 2015

DECISION MAKING HISTORY (continued):

COMMUNITY COMMITTEE RECOMMENDATION (continued):

viii. Add the following new condition 8.d):

8.d). The Developer shall pay to the City, on demand, 50% of the costs of the installation of traffic-control signals at the intersection of Day Street and Gunn Road, prior to the issuance of building permits for phase 4 shown on Schedule "G", to the satisfaction of the Director of Public Works.

ix. Amend condition 9. by deleting "when and as determined by the", and replacing it with "by phase 1 shown on Schedule "G", to the satisfaction of the".

x. Add the following new condition 9.b):

9.b) The Developer shall install three marked crosswalks on Wild Flower Trail at the locations indicated in blue ink, as outlined on Schedule "E".

xi. Amend condition 21.a) by adding "East Kildonan-Transcona Community Committee and the", after "in accordance with plans and specifications approved by the".

xii. Amend condition 22. by adding "as shown in Schedule "F"," after "The final location and configuration".

xiii. Amend condition 23. by adding "within the first three years of construction," after "The Developer shall,".

xiv. Add the following new condition 27:

27. The City shall pay to the Developer for the additional right of way required to widen Gunn Road upon final build out of the Planned Area, or sooner, if required and as determined by the Director of Public Works. Payment shall be made in accordance with the Land Value section of the Development Agreement parameters at the annual rate when payment is made.

Report – Standing Policy Committee on Property and Development – March 13, 2015

DECISION MAKING HISTORY (continued):

COMMUNITY COMMITTEE RECOMMENDATION (continued):

xv. Add the following new condition 28:

28. Roundabout

a) The Developer shall, at no expense to the City, install a traffic roundabout at the intersection of Redonda Street and Public Road 13 in accordance with City of Winnipeg Standards and in conjunction with the first phase of development, to the satisfaction of Director of Public Works.

b) Plans for the landscaping within the interior of the roundabout shall be submitted and approved by the East Kildonan-Transcona Community Committee.

xvi. Add the following new condition 29:

29. The Developer shall, at no expense to the City install 4 (non-heated) bus shelters at locations when and as determined by and to the satisfaction of the Director of Transit.

xvii. Add the following new condition 30:

30. Off Leash Dog Park

a) Subject to permitted use of land by Manitoba Hydro, the Developer shall, at no expense to the City, install fencing, pathways to access, signage, and other dog park amities, determined by the East Kildonan-Transcona Community Committee, to accommodate the proposed off leash dog park located within the Manitoba Hydro Transmission Corridor as shown on Schedule "D", to the satisfaction of the Director of Public Works and Manitoba Hydro.

b) Work shall be completed in the same construction season as the southern leg of Public Road 1 is constructed.

c) All plans shall be submitted and approved by the East Kildonan-Transcona Community Committee.

Report – Standing Policy Committee on Property and Development – March 13, 2015

DECISION MAKING HISTORY (continued):

COMMUNITY COMMITTEE RECOMMENDATION (continued):

d) In the event that the public road is not construction by the second year of this development, the off leash dog park be installed with pathway access via the Transcona Trail.

e) In the event that Manitoba Hydro does not approve the off leash dog park on the Manitoba Hydro corridor, a similar size dog park be transferred to the 25 acre nature reserve lands outlined in Transcona North Precinct Plan By-law 1/2014, and conditions 30.a),b) and c), in terms of plan approval be applied."

- Delete recommendation 2.A.ii. in its entirety and replace it with the following:

  2.A.ii. The Developer shall, at no expense to the City, construct along the rear yards of all one and two family lots abutting Gunn Road and the perimeter, a uniform noise attenuation feature, at the apex of the berm within the rear property line, of no less than 4.00m in height, consisting of no less than a 1.52m in height landscaped berm and no less than a 1.8m in height solid noise attenuation fence, to the satisfaction of the East Kildonan-Transcona Community Committee and the Director of Public Works. The Developer is to permit the City to file a caveat against the title of each of these proposed lots abutting Gunn Road requiring the owner(s) to maintain and/or repair or replace the fence as originally constructed, to the satisfaction of the East Kildonan-Transcona Community Committee and the Director of Public Works. The berm is to be constructed as per Figure 5 of the Transcona North Precinct Plan, Schedule 1 of the By-law 1-2014 as approved by the Director of Public Works.

- Amend recommendation 2.A.iii. by adding "East Kildonan-Transcona Community Committee and the" before "Director of Public Works".

- Add the following new recommendation 2.A.v.:

  2.A.v. There shall be no billboard signs and mobile signs on the entire C2 zoned site.

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

RE: **Subdivision and Rezoning – Gunn Hewitson**
File DASZ 18/2014

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

Prepared by: **Andrew Poitras, Senior Committee Clerk**
East Kildonan-Transcona Community Committee

Report date: **January 23, 2015**

COMMUNITY COMMITTEE RECOMMENDATION:

On January 19, 2015, the East Kildonan-Transcona Community Committee concurred in the recommendation of the Winnipeg Public Service, as amended, and recommended to the Standing Policy Committee on Property and Development:

1. That the plan of subdivision under File DASZ 18/2014 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File DASZ 18/2014 dated September 9, 2013 with such minor changes as may be required, and registration in the Winnipeg Land Titles Office, subject to the following:

    A. That the Developer enter into a Development Agreement with the City of Winnipeg containing all the conditions outlined in the report of the Administrative Coordinating Group dated August 26, 2014***, with the following amendments:***

    <u>Plan Considerations</u>
    i. Add the following new conditions:

    11. The Developer shall transfer and legally open property for additional right-of way to provide for a traffic roundabout on Redonda Street at proposed Public Road 13 as determined by and to the satisfaction of the Director of Public Works.

    12. The Developer shall revise the plan to provide an additional access to the area west of Redonda, across from Public Road 2 and remove Public Road 16 as determined by and to the satisfaction of the Director of Public Works.

    <u>Agreement Conditions – Section I – Servicing</u>
    ii. Delete condition 1.b) in its entirety and replace it with the following:
    1.b) If the Developer wishes to proceed prior to the installation of the Plessis/Gunn Wastewater Sewer extension to be installed by others, the Developer may construct and install the Plessis/Gunn Wastewater Sewer extension as approved by the Director of Water and Waste.

iii. Delete condition 1.c) in its entirety and replace it with with following:

1.c) The City shall reimburse the Developer the costs to construct and install the Plessis/Gunn Wastewater Sewer extension, with a 5 year payback including interest, at a rate acceptable to the Developer and the City of Winnipeg as determined by the Director of Water and Waste.

iv. Delete condition 6.a) in its entirety and replace it with the following:

6.a). The Developer shall construct 1.5m wide by 100mm thick Portland Cement sidewalks and 3.5m wide asphalt Active Transportation pathways as shown on the attached Sidewalk/AT Path location plan (Schedule "E"), with the exception of the struck out AT Path on the northeast side indicated in black ink, as approved and to the to the satisfaction of the Director of Public Works.

v. Add the following new condition 6.c):

6.c). The Developer shall provide the City with a letter of credit, executable by the East Kildonan-Transcona Community Committee, for the AT paths at the locations on Gunn Road, as circled in black ink on Schedule "E".

vi. Delete condition 8.a) in its entirety.

vii. Add the following new condition 8.c):

8.c). The Developer shall pay to the City, on demand, 25% of the costs of the installation of traffic-control signals and all related works including, but not limited to, pedestrian and vehicular actuation and interconnection to adjacent traffic-control signals, countdown and audible pedestrian signals and road modifications at the intersection of Plessis Road and Gunn Road, prior to the issuance of building permits to the satisfaction of the Director of Public Works.

viii. Add the following new condition 8.d):

8.d). The Developer shall pay to the City, on demand, 50% of the costs of the installation of traffic-control signals at the intersection of Day Street and Gunn Road, prior to the issuance of building permits for phase 4 shown on Schedule "G", to the satisfaction of the Director of Public Works.

ix. ***Amend condition 9 by deleting "when and as determined by the", and replacing it with "by phase 1 shown on Schedule "G", to the satisfaction of the".***

x. ***Add the following new condition 9.b):***

9.b) The Developer shall install three marked crosswalks on Wild Flower Trail at the locations indicated in blue ink, as outlined on Schedule "E".

xi. ***Amend conditions 21.a) by adding "East Kildonan-Transcona Community Committee and the", after "in accordance with plans and specifications approved by the".***

xii. ***Amend condition 22 by adding "as shown in Schedule "F",", after "The final location and configuration".***

xiii. ***Amend condition 23 by adding "within the first three years of construction,", after "The Developer shall,".***

xiv. ***Add the following new condition 27:***

27. The City shall pay to the Developer for the additional right of way required to widen Gunn Road upon final build out of the Planned Area, or sooner, if required and as determined by the Director of Public Works. Payment shall be made in accordance with the Land Value section of the Development Agreement parameters at the annual rate when payment is made.

xv. ***Add the following new condition 28:***

28. <u>Roundabout</u>

a) The Developer shall, at no expense to the City, install a traffic roundabout at the intersection of Redonda Street and Public Road 13 in accordance with City of Winnipeg Standards and in conjunction with the first phase of development, to the satisfaction of Director of Public Works.

b) Plans for the landscaping within the interior of the roundabout shall be submitted and approved by the East Kildonan-Transcona Community Committee.

xvi. ***Add the following new condition 29:***

29. The Developer shall, at no expense to the City install 4 (non-heated) bus shelters at locations when and as determined by and to the satisfaction of the Director of Transit.

xvii. Add the following new condition 30:

30. <u>Off Leash Dog Park</u>

a) Subject to permitted use of land by Manitoba Hydro, the Developer shall, at no expense to the City, install fencing, pathways to access, signage, and other dog park amities, determined by the East Kildonan-Transcona Community Committee, to accommodate the proposed off leash dog park located within the Manitoba Hydro Transmission Corridor as shown on Schedule "D", to the satisfaction of the Director of Public Works and Manitoba Hydro.

b) Work shall be completed in the same construction season as the southern leg of Public Road 1 is constructed.

c) All plans shall be submitted and approved by the East Kildonan-Transcona Community Committee.

d) In the event that the public road is not construction by the second year of this development, the off leash dog park be installed with pathway access via the Transcona Trail.

e) In the event that Manitoba Hydro does not approve the off leash dog park on the Manitoba Hydro corridor, a similar size dog park be transferred to the 25 acre nature reserve lands outlined in Transcona North Precinct Plan By-law 1/2014, and conditions 30.a),b) and c), in terms of plan approval be applied.

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the planned area as shown on Schedule "A" for File DASZ 18/2014 dated September 9, 2014 to: "R1-S" and "R1-M" Residential Single-Family Districts; a "C2" Commercial Community District; and "PR1" Parks and Recreation 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, for the development of any building, and/or accessory parking area and/or signage within the lands zoned "C2" Community Commercial, 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 East Kildonan - Transcona Community Committee for plan approval prior to the issuance of any building or development permit, and thereafter all to be maintained to the satisfaction of the Director of Planning, Property and Development.

ii. ***The Developer shall, at no expense to the City, construct along the rear yards of all one and two family lots abutting Gunn Road and the perimeter, a uniform noise attenuation feature, at the apex of the berm within the rear property line, of no less than 4.00m in height, consisting of no less than a 1.52m in height landscaped berm and no less than a 1.8m in height solid noise attenuation fence, to the satisfaction of the East Kildonan-Transcona Community Committee and the Director of Public Works. The Developer is to permit the City to file a caveat against the title of each of these proposed lots abutting Gunn Road requiring the owner(s) to maintain and/or repair or replace the fence as originally constructed, to the satisfaction of the East Kildonan-Transcona Community Committee and the Director of Public Works. The berm is to be constructed as per Figure 5 of the Transcona North Precinct Plan, Schedule 1 of the By-law 1-2014 as approved by the Director of Public Works.***

iii. The Developer shall, at no expense to the City, provide continuous chain link or other approved type of fencing along all properties abutting public reserve land. The Developer is to permit the City to file a caveat against the title of each of these proposed lots requiring the owner(s) to maintain and/or repair or replace the fence as originally constructed, to the satisfaction of the ***East Kildonan-Transcona Community Committee and the*** Director of Public Works.

iv. Where single and two family residential lots back onto Gunn Road, the said lots are to be established with a minimum rear yard setback of 70.48m from the south limit of the existing Gunn Road right-of-way.

v. There shall be no billboard signs and mobile signs on the entire C2 zoned site.

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 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-year period and Council approves the extension.

5. That the Director of Legal Services and City Solicitor be request 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 execution by the City of Winnipeg of the Development Agreement.

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 year from the date the by-law is

8. That the plan of subdivision shall be approved and signed by the Director of Planning, Property and Development within one 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.

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

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

1. This has been a very extensive process including the public consultation.
2. The site was challenging with the industry across the street.
3. The city worked with the applicant, industry and neighbouring Rural Municipality.
4. The applicant is including a 25 acre nature reserve which will act as a buffer between neighbouring industries.
5. There is significant setback with a berm which will improve issues with noise and traffic.
6. This will be a major improvement.

7. This development offers opportunity for the City to work cooperatively with the Rural Municipality to offer proper fire suppression services where they don't currently exist. It also offers the Rural Municipality the ability upgraded their sewer services to a level which doesn't currently exist.
8. The development offers a unique formula to deal with industrial, the perimeter highway, hydro lines and the Cordite Ditch.
9. The interconnectivity of the development is unique with the path/sidewalk system potentially connecting with the floodway and the Transcona Trail.
10. The commercial land in the development is a positive.
11. The parks are well placed.
12. There is a roundabout is a feature which will improve the use of the road and ensure good traffic flow.

PUBLIC HEARING SUMMARY

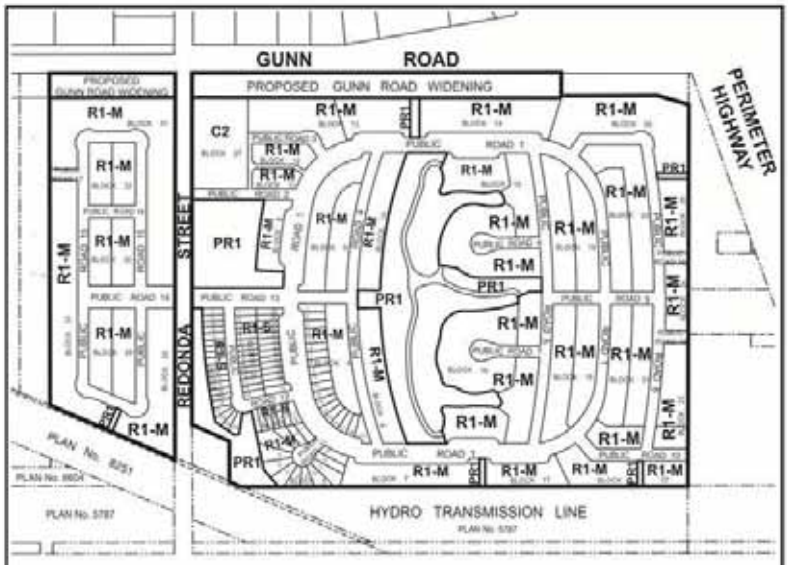
File: DASZ 18/2014

Before: East Kildonan-Transcona Community Committee
Councillor Browaty, Chairperson
Councillor Schreyer
Councillor Wyatt

Public Hearing: January 19, 2015
December 15, 2014
November 18, 2014
September 16, 2014
Council Building, 510 Main Street

Applicant: McGowan Russell Group (Jackie Wilkie)

Subject:



APPLICANT : MCGOWAN RUSSELL GROUP
FILE : DASZ 18/14
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 "A" AGRICULTURAL DISTRICT to the following zoning districts: "R1-S" RESIDENTIAL SINGLE-FAMILY (Small) DISTRICT, "R1-M" RESIDENTIAL SINGLE-FAMILY (Medium) DISTRICT, "C2" COMMERCIAL COMMUNITY DISTRICT and "PR1" PARKS AND RECREATION 1 DISTRICT to facilitate the creation of the Northwoods Neighbourhood by the creation of the block plan, Phase 1 lot plan and public right-of-ways for future residential development. **For information, phone Mr. R. Mahé, Planner, at 204-986-8631.**

Premises Affected:	Area bounded by Gunn Road, Hewitson Road and Redonda Street

Exhibits Filed:

1. Application dated July 15, 2014
2. Notification of Public Hearing dated August 14, 2014
3. Manitoba Status of Title 2243983/1 and 2324657/1
4. Letter of authorization dated June 18, 2014 from North Grassie Properties Inc. to McGowan Russell Group
5. Surveyor's Building Location Certificate and sketch dated May 31, 2012
6. Plans (3 pages)
7. Report from the Urban Planning Division dated September 9, 2014
8. Inspection Report
9. Notice of Adjournment dated September 18, 2014
10 Revised Report from the Urban Planning Division dated September 9, 2014
11. Notice of Adjournment dated November 21, 2014
12. Communication dated November 21, 2014, from Mike Malyk with respect to the application
13. Communication dated December 15, 2014, from Mike Malyk with respect to the application
14. Communication dated December 15, 2014, from Ria Dubrow in opposition to the application
15. Submission filed by Applicant at the public hearing
16. Audio Recording of representations of public hearing held on December 15, 2014
17. Notice of Adjournment dated December 22, 2014
18. Audio Recording of representations of public hearing held on January 15, 2015

REPRESENTATIONS:

In Support:

Norm Boyle
Lilita Klavins
Susan Russell
Jackie Wilkie

In Opposition:

Ria Dubrow
Donna Kochie-Gillespie

For Information:

Barry MacBride
Mike Malyk

For the City:

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

Exhibit “10” referred to in File DASZ 18/2014

ADMINISTRATIVE REPORT

Title: DASZ 18/14 – Gunn Hewitson

Issue: For consideration at the public hearing to facilitate the development of Phase 1 of Northwoods through the creation of single family lots (zoned R1-S and R1-M), including one (1) C2 block, as well as public reserve lands and public rights-of-way. Phase 1 includes approximately 88 single family lots with both R1-S and R1-M zoning on blocks 1 through 5 inclusive.

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

AUTHORIZATION

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

RECOMMENDATIONS

1. That the plan of subdivision proposed under File DASZ 18/2014 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule “A” for File DASZ 18/2014 dated September 9, 2013 with such minor changes as may be required, and registration in the Winnipeg Land Titles Office, subject to the following:

    A. That the Developer enter into a Development Agreement with the City of Winnipeg containing all the conditions outlined in the report of the Administrative Coordinating Group dated August 26, 2014.

2. That The Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the planned area as shown on Schedule “A” for File DASZ 18/2014 dated September 9, 2014 to: “R1-S” and “R1-M” Residential Single-Family Districts; a “C2” Commercial Community District; and “PR1” Parks and Recreation 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, for the development of any building, and/or accessory parking area and/or signage within the lands zoned “C2” Community Commercial, 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 East Kildonan - Transcona Community Committee for plan approval prior to the issuance of any building or development permit, and

thereafter all to be maintained to the satisfaction of the Director of Planning, Property and Development.

ii) The Developer shall, at no expense to the City, construct within the rear yards of all one and two family lots abutting Gunn Road, a uniform noise attenuation feature of no less than 4.00m in height, consisting of no less than a 1.52m in height landscaped berm and no less than a 1.8m in height solid noise attenuation fence, to the satisfaction of the Director of Public Works. The Developer is to permit the City to file a caveat against the title of each of these proposed lots abutting Gunn Road requiring the owner(s) to maintain and/or repair or replace the fence as originally constructed, to the satisfaction of the Director of Public Works. The berm is not to be constructed within the future widening of Gunn Road.

(iii) The Developer shall, at no expense to the City, provide continuous chain link or other approved type of fencing along all properties abutting public reserve land. The Developer is to permit the City to file a caveat against the title of each of these proposed lots requiring the owner(s) to maintain and/or repair or replace the fence as originally constructed, to the satisfaction of the Director of Public Works.

iii) Where single and two family residential lots back onto Gunn Road, the said lots are to be established with a minimum rear yard setback of 70.48m from the south limit of the existing Gunn Road right-of-way.

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 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-year period and Council approves the extension.

5. That the Director of Legal Services and City Solicitor be request 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 execution by the City of Winnipeg of the Development Agreement.

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 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 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 intends to subdivide and rezone the subject property into 88 single family lots and 1 "C2" Community Commercial District. This development will comprise the first phase of "Northwoods".
- The subject property falls within the boundaries of the Transcona North Precinct Plan (formerly Precinct I).

IMPLICATIONS OF THE RECOMMENDATIONS

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

CONSULTATION

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

SUBMITTED BY

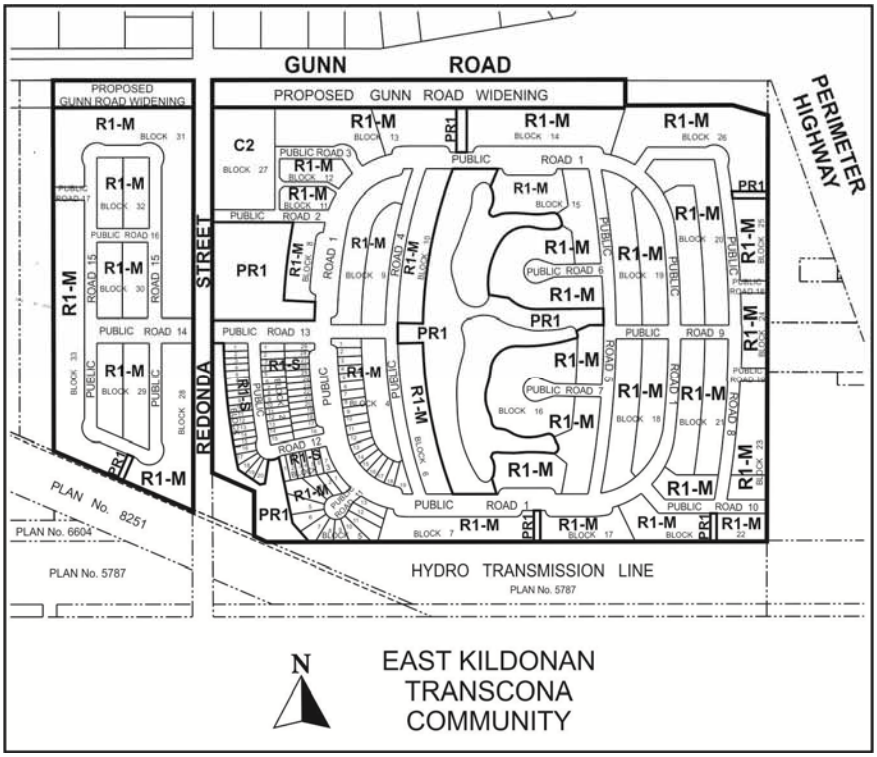
Department	Planning, Property and Development
Division	Urban Planning Division
Prepared by	Richard Mahé
Date:	September 9, 2014
File No.	DASZ 18/14

APPENDIX 'A'

DATE: September 9, 2013
FILE: DASZ 18/14
RELATED FILES:
COMMUNITY: East Kildonan - Transcona
NEIGHBOURHOOD #: 4.435

SUBJECT: To establish approximately 88 single family lots (zoned R1-S and R1-M) over 33 blocks, including one (1) C2 block, as well as public reserve lands and public rights-of-way. Phase 1 includes single family lots with both R1-S and R1-M zoning on blocks 1 through 5 inclusive.

LOCATION: Southwest corner of Gunn Road and Hewitson Road



APPLICANT: Jackie Wilkie
McGowan Russel Group
825 St. Joseph St.
Winnipeg MB R2H 3A8

OWNER: North Grassie Properties Inc. (John E. Wiebe)
Box 25094, Mission Park P.O.
Kelowna, British Columbia V1W 3Y7

RECOMMENDATION: Approved with conditions

SITE DESCRIPTION

- The subject property is situated in the Transcona ward at a location south of Gunn Road, west of the Perimeter Highway, north of the Hydro right-of-way at the northern limit of the Canterbury Park neighbourhood, and on the western edge includes the approximately 29 acre lot that fronts onto Redonda Street.
- This subdivision and rezoning application represents the first major subdivision and rezoning application within the Transcona North neighbourhood.
- The subject property is zoned “A” Agriculture and is mainly vacant. The entire site is approximately 132 acres in area.
- Adjacent properties include:
    - on the eastern edge: the farm house on Hewitson Road and lands owned by HMQ Manitoba.
    - on the northern edge: Gunn Road and the City of Winnipeg and RM of Springfield boundary.
    - on the western edge: five (5) single family homes on river lot configured parcels
    - on the southern edge: a Manitoba Hydro right-of-way and the northerly limits of the Canterbury Park and Kildare-Redonda neighbourhoods.



Figure 1: Site map of subject property and surrounding neighbourhood

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant intends to develop the subject property into Phase I of a development called "Northwoods".
- The application encompasses approximately 159 acres of land, situated south of Gunn Road.
- Land Use
    - This development will accommodate approximately 700 single family lots (zoned R1-S and R1-M) over 33 blocks, including one (1) C2 block, as well as public reserve lands and public rights-of-way. Phase 1 includes approximately 88 single family lots with both R1-S and R1-M zoning on blocks 1 through 5 inclusive.
- Vehicular Access
    - There is approximately 42.22 acres of road right of way.
    - The subject lands will only be connected to adjacent lands via Redonda Street.
    - The proposal only provides one (1) means of access for the 29 acre subdivision to the west of Redonda Street.
    - The large subdivision on the east side of Redonda will only have one (1) principal means of access and a minor secondary means of access.
- Parks and Open Space
    - This development includes approximately 12.86 acres of public reserve for active and passive parks and open spaces. Additionally, there are approximately 8.75 acres dedicated for storm water retention pond with impoundment.
- Land Drainage
    - The subdivision will be served by two (2) storm water retention ponds located east of Redonda Street.
- Building and Site Design
    - The applicant has not submitted building plans with this application; it only establishes land for future development.

BACKGROUND

Precinct I (Transcona North Precinct Plan – By law 1/2014)

- These lands were designated as *New Communities* within the *Complete Communities* Direction Strategy.
- To ensure that planning for *New Communities* is comprehensive, complete and aligns with citywide goals and objectives, *New Communities* were divided into planning precincts. Lands as part of this subdivision and rezoning application form part of Precinct I.
- Precinct I was established through Direction 2 of Transformative Areas – New Communities, which states that:
    - *"New Communities will be established through a planning process."*
- Precinct I was formally adopted as a statutory precinct plan on July 16, 2014.The Transcona North Precinct Plan was developed in consultation with a wide range of stakeholders including various City Departments, the principal land owner and developer and interested citizens. Two Public Open Houses were held as part of this process.
- Transcona North is located in the northeast part of the City of Winnipeg and comprises approximately 174 hectares (430 acres) of land. The precinct is bounded by Gunn Road on the north, the Transcona Trail on the south, the Perimeter Highway on the east, and the Central Manitoba Railway (CEMR) Pine Falls rail line on the west. Approximately 116.5 hectares (287.8 acres) of Transcona North are developable. The balance of the land is occupied by Manitoba Hydro Transmission Corridors (34.9 hectares; 86.1 acres), the Cordite Drain (10.1 hectares; 25.0 acres), Manitoba Infrastructure & Transportation (MIT) lands (5.8 hectares; 14.3 acres) and the Transcona Trail (6.8 hectares; 16.8 acres).
- The Rural Municipality of Springfield adjoins Transcona North on the north side of Gunn Road. Adjacent City of Winnipeg neighbourhoods include Canterbury Park and Kildare-Redonda residential neighbourhoods to the south and the Griffin industrial area to the west.
- All development applications submitted with respect to any lands within the plan area are to be reviewed for compliance with the policies of this precinct plan.



Figure 2: Boundaries of Transcona North Precinct Plan

ANALYSIS AND ISSUES

OURWINNIPEG AND COMPLETE COMMUNITIES DIRECTION STRATEGY

- The Complete Communities Direction Strategy is one of four direction strategies supporting OurWinnipeg, the city's new long-range development plan, and has gained statutory authority as a secondary plan. The strategy serves as a "playbook" to guide land use and development in Winnipeg. It received third reading at City Council on July 20, 2011, and became effective on August 17, 2011.
- New Communities
    - *Complete Communities* designates North Transcona as a "New Community." New Communities are large, un-developed or under-developed land areas identified for future urban development. *Complete Communities* envisions these new areas as:
        - *…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 a part of a larger community with interconnected open spaces, walking and cycling paths, community facilities, employment opportunities, and multi-modal transportation connections to the rest of the city.* (*Complete Communities,* Page 70.)
- Precinct Plans
    - *Complete Communities* identifies greenfield areas within the City that are slated for new development but are not currently provided with a full range of municipal services. *Complete Communities* identifies these areas as Precincts and assigns a letter designation to each area.
    - The Transcona North New Community is identified as Precinct "I" *Complete Communities* requires that New Communities undergo a planning process in order to ensure that their development aligns with the document's objectives. The planning process will lead to the formulation of Precinct Plans for each of the New Communities. Until a precinct plan is complete, lands designated as New Communities must conform with policies that apply to Rural and Agricultural lands.
- Authority of the Plan
    - The Transcona North Precinct Plan (the Plan) is a statutory "secondary" plan enabled through *The City of Winnipeg Charter Act*:

TRANSCONA NORTH PRECINCT PLAN

- The subject property falls within the boundaries of the Transcona North Precinct Plan, which was adopted by Council on July 16, 2014.
- The Precinct Plan identifies:
    - The Land Use Concept in Section 4.0 (see figure 3 below)
    - Land Use Policies in Section 5.0 for Residential Areas, Industrial Areas, Commercial Areas, Parks and Open Spaces, School Sites and Residential Buffers.
    - Transportation Policies in Section 6.0 for the External Road Network; the Internal Road Network; Transit Service and Equitable Payment of Intersection Improvements.
    - Servicing Policies in Section 7.0 for Utility Infrastructure; Water Distribution; Sanitary Sewer; Storm Water Management.

LAND USE

- The Northwoods development is primarily designated as “Proposed Low Density Residential” with a small area designated as “Commercial/Multi-Family” (see figure 3 below).
    - The purpose of the Residential Area is to provide for low density residential development. Secondary suites will be allowed within the residential area subject to the necessary zoning approvals. Multi-family housing is also permitted within the plan area.
    - The purpose of the Commercial Area is to provide for small scale commercial development and could include small-scale retail and service uses as well as office uses. Multi-family development shall also be allowed in the Commercial Area.

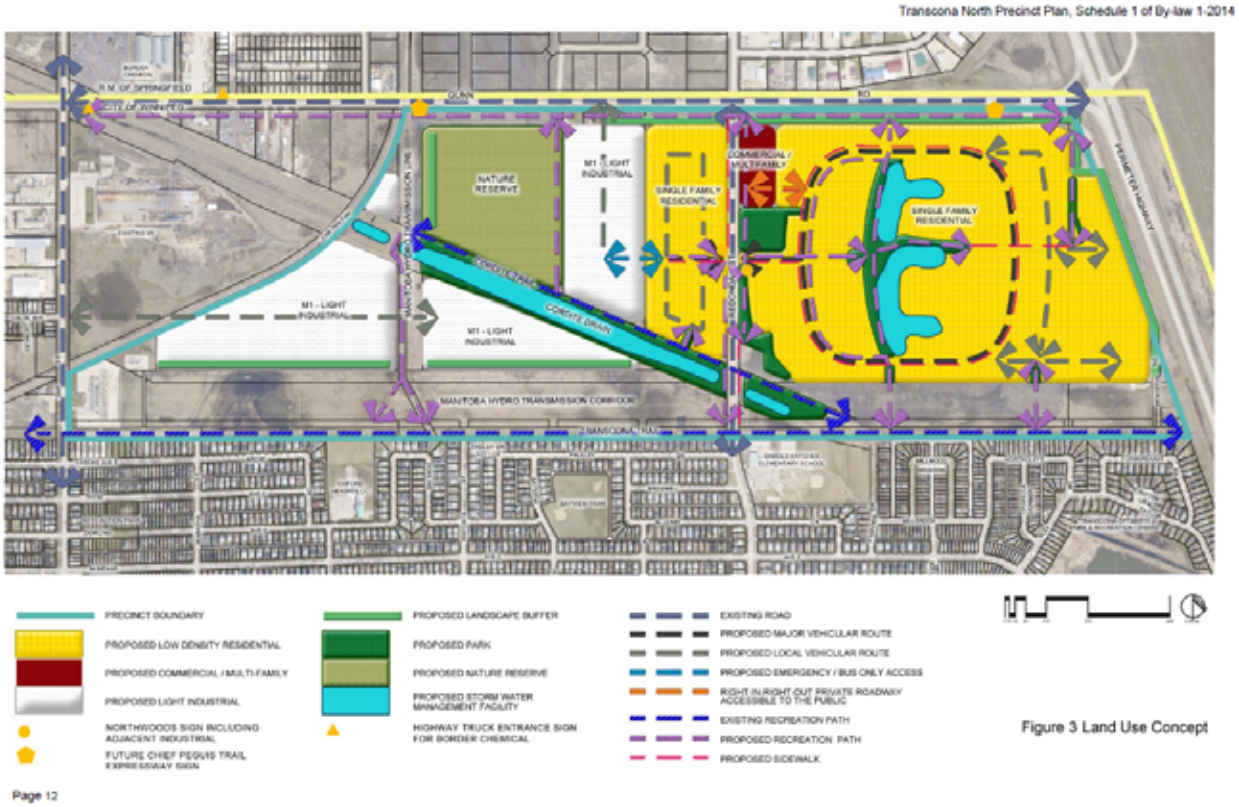


Figure 3: Land Use Concept

- Section 5.6.2 provides background on how residential buffers will be designed to mitigate the impacts of major transportation facilities:
    - *"Transportation Facilities: A combination of development setbacks and landscaped berms/buffers will mitigate potential impacts from the major transportation facilities bounding the precinct including the CEMR rail line, Gunn Road and the Perimeter Highway. The Gunn Road Buffer is conceptually illustrated in Figure 5. A similar type of treatment is expected along the west limit of the Perimeter Highway, the details of which will be determined at the development approval stage."*

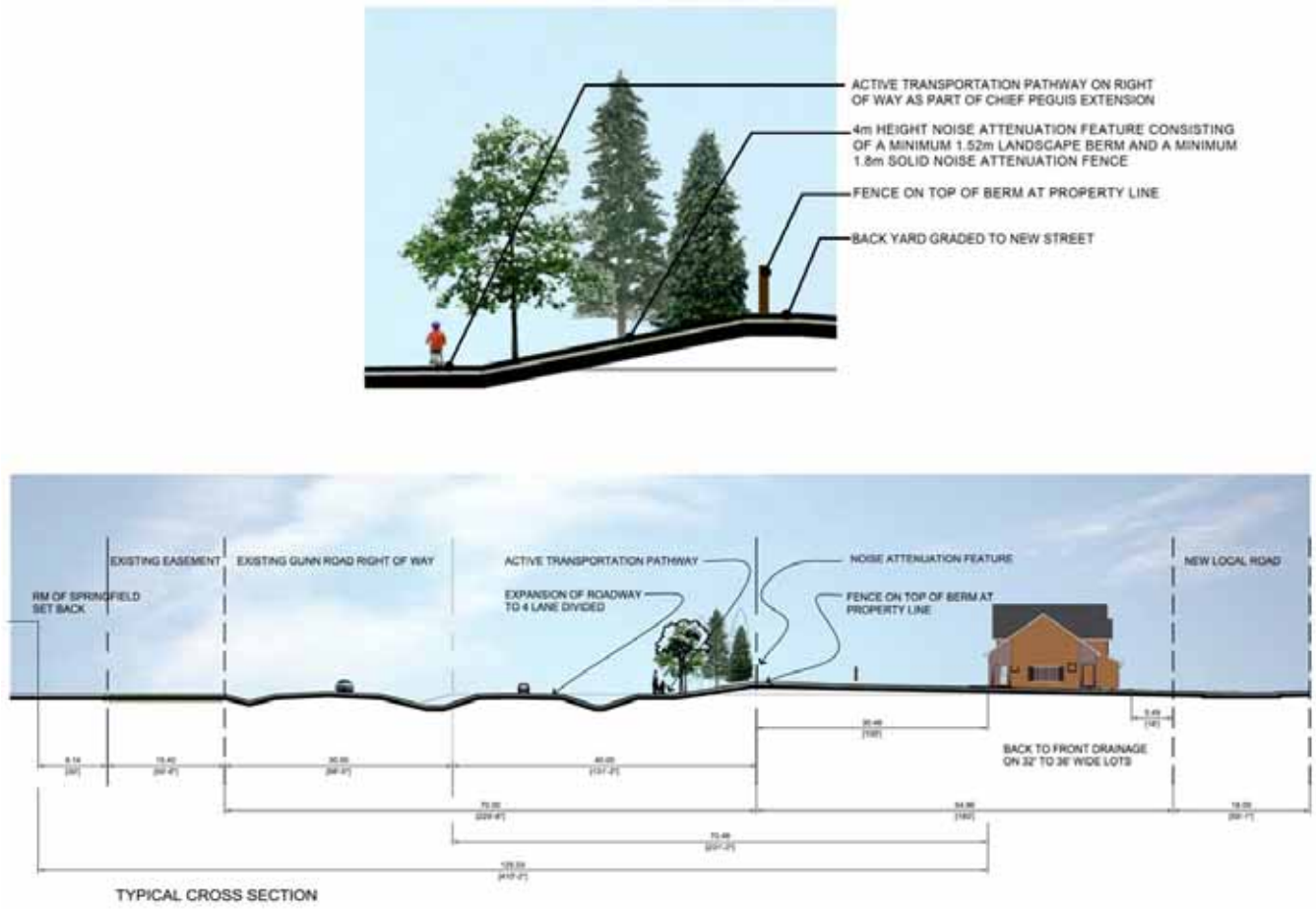


Figure 4: Gunn Road Buffer

ZONING

- Existing zoning:
    - The Agriculture (A) district is intended to provide areas for rural and open land for agricultural purposes until such time as it is required for future urban development and for general agricultural activities.

- Proposed zoning:
    - The “R1” Residential Single Family district is intended to accommodate primarily single-family residential development in lower-density neighbourhoods.
    - The “C2” Commercial Community district is intended to accommodate more intensive commercial sites that do not have a local or neighbourhood orientation. The district is intended to include attractive commercial, institutional, recreational, and service facilities needed to support the surrounding neighbourhoods and the broader community. C2 districts are generally located in Community or Regional mixed use centres or along Community or Regional mixed use corridors.
    - The Parks and Recreation 1 (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, there are no parking facilities 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.

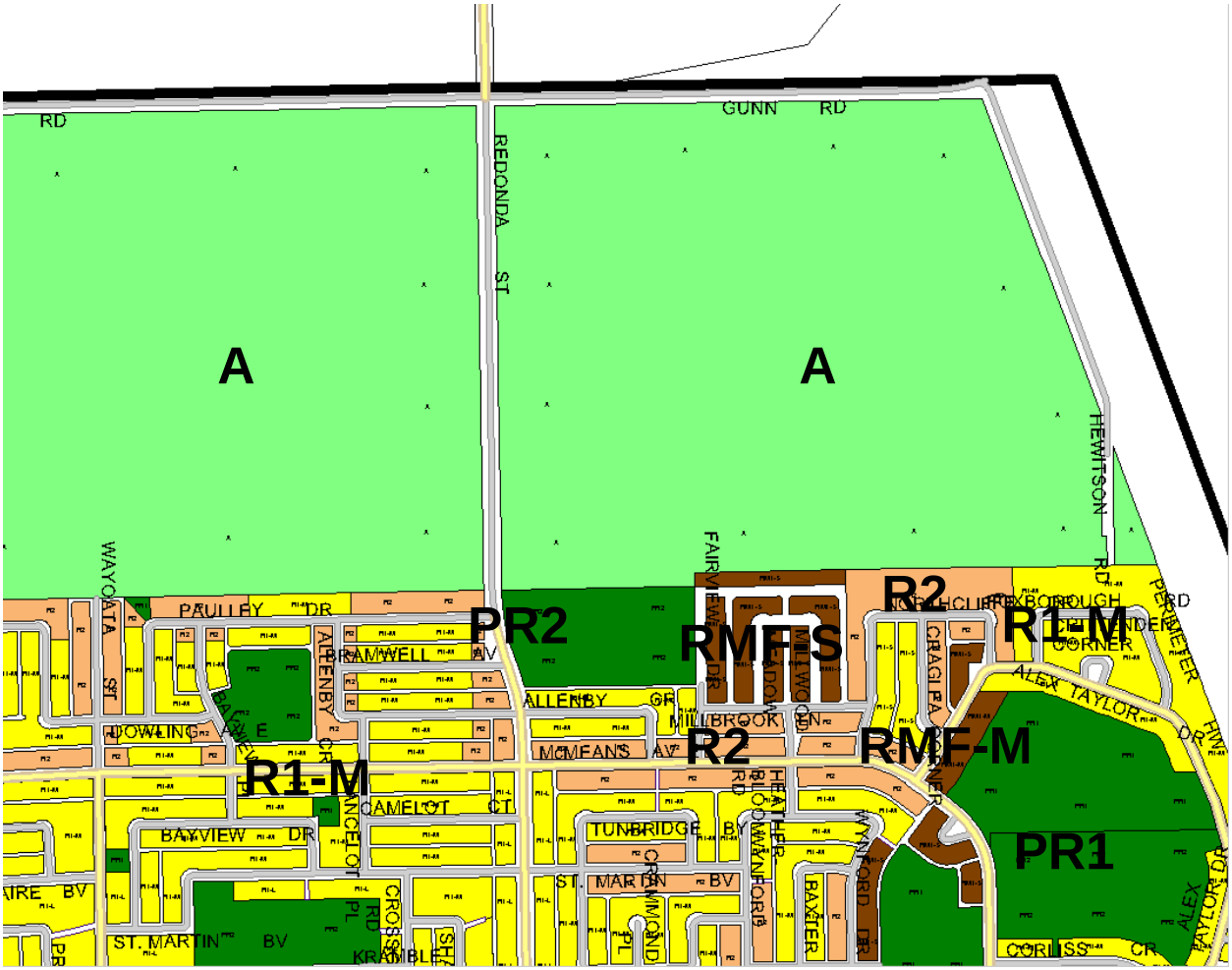


Figure 5: Existing zoning map of subject property and surrounding neighbourhood

TRANSIT AND ROADWAYS

- The Precinct Plan outlines goals and policies guiding how transit service will be incorporated within the Northwoods development.
    - Section 3.3 of the Planning Goals within the Transcona North Precinct plan calls for Balanced Transportation, where:
        - *"The design of the planned area will provide for an efficient transportation network that minimizes conflict between different modes of transport by providing route and mode choices that balance the needs of pedestrians, cyclists, transit users and motorists."*
    - Within the Residential Area Policies, Section 5.1.3.3 states that:
        - *"The Residential Area will be designed with streets that can accommodate future public transit."*
    - Within the Internal Road Network (Section 6.2), the Road Network Design policies (6.2.3.2) state that:
        - *a. the design of the internal road network shall take into account the following:*
            - *i. convenient connections and multiple route choices by pedestrians, cyclists and drivers to origin/destination points and residential areas within the community;*
            - *ii. walkway connections between streets to meet transit coverage requirements;*
            - *iii. efficient transit routes, and;*
            - *iv. safe and convenient circulation for pedestrians and cyclists.*
- At this time, Winnipeg Transit cannot firmly state when service will be provided in this area, but it would be based on a number of factors including the number of occupied housing units and the availability of resources (buses, operators).
- Winnipeg Transit would likely run transit service through the area along Redonda Street and east of Redonda Street through the subdivision along the Proposed Major Vehicular Route (see figure 6 below). This route would need to be of a collector size in width in order to accommodate buses and to minimize conflicts between different modes of transportation as per Section 3.3 of the Planning Goals within the Precinct Plan.
- Transit will likely not be routing buses through local streets of this development; a primary reason for Transit to generally avoid utilizing local streets is the potential for clearance issues between buses and other vehicles on these narrower roads. This can create scheduling delay and the potential for conflicts.
- The subdivision and rezoning application as provided does not meet the stated goals of the Precinct Plan of creating a balanced transportation. To meet those goals and policies, Winnipeg Transit would require a collector road to run along the entire Proposed Major Vehicular Route as shown in Figure 7 within the Precinct Plan and Figure 6 below.
- Consequently, the Administration has concerns that "Public Road 1" is not shown as a collector in its entirety. As such, in the Plan Considerations section of the ACG Report, the Administration is requesting that "Public Road 1", in its entirety, shall be classified and constructed as a residential

collector street, including sidewalks on both sides and no private approaches serving single or two family residential development.

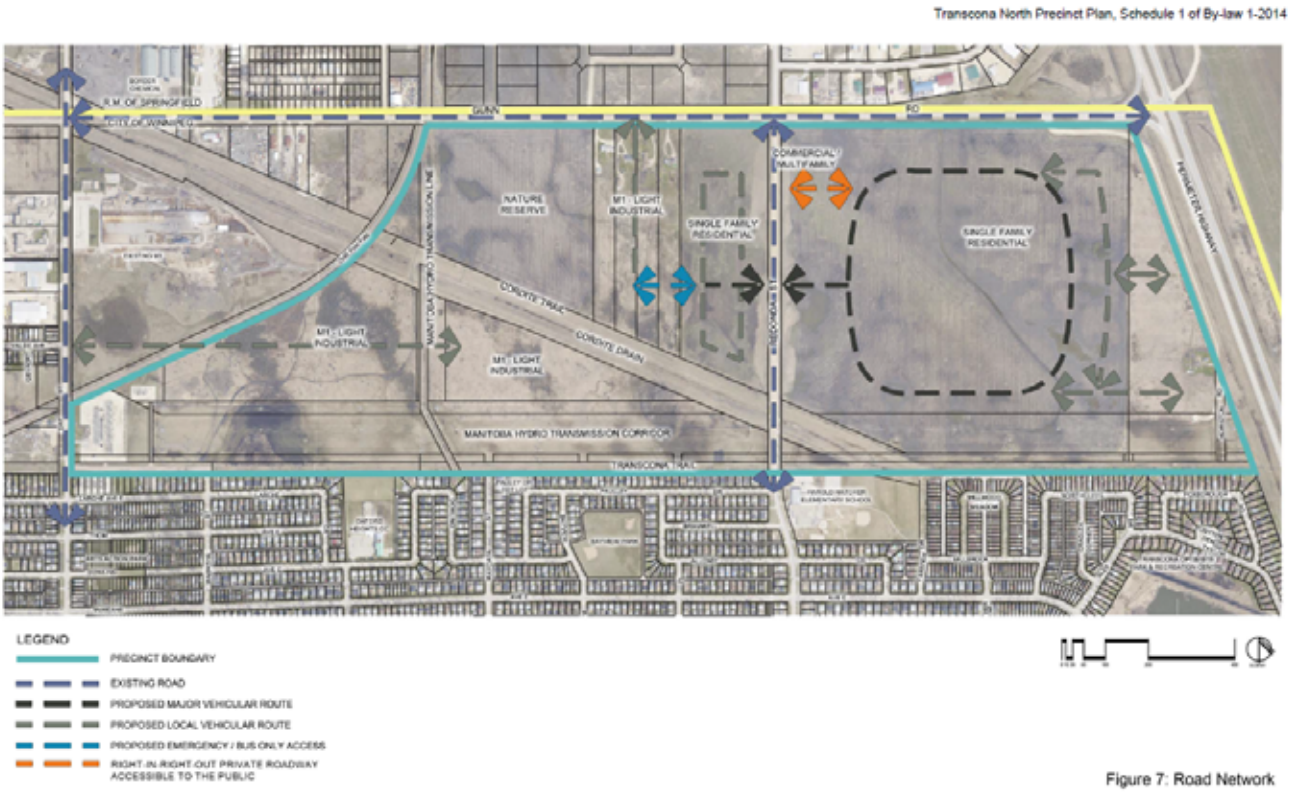


Figure 6: Road Network

WATER AND WASTE

- The wastewater Interceptor Sewer extension has been included in the Draft 2017 Capital Budget. If the budget is approved, construction would likely occur in the Winter of 2017-18.
- If the Developer wishes to proceed prior to this, he would have to bridge-finance the construction cost. Reimbursement would be in accordance with the Development Agreement Parameters when Capital funding is approved by Council.

PARKS AND OPEN SPACES

- Parks and open space policies guide the creation of active, passive spaces as well as the linear park network.
- Relevant Parks and Open Space policies (Section 5.4.3) include:
    - *"provide residents with active recreation facilities like playgrounds and sports fields"*
    - *"provide residents with spaces for passive recreation and leisure activities like quiet contemplation, nature enjoyment, gardening and picnicking"*
    - *"provide linear park space for walking, running, cycling and cross country skiing"*
    - *"provide parks and recreation facilities for year-round activities and enjoyment by people of all ages and abilities"*
    - *"should be located such that at least 95% of dwellings are within approximately 400 metres (1,312 feet) from a park or open space"*
    - *"design parks so that the location, size, orientation, configuration and quality of the space is appropriate for the intended use(s) and equitably distributed throughout the neighbourhood"*
- Relevant policies guiding Active Parks include (Section 5.4.3.2):
    - *"sized to accommodate sport fields and related amenities and space for proper site drainage facilities"*
    - *"associated with the linear park network, and/or accessible by pedestrian and cycling path, public transit and sidewalks"*
    - *"located on, or having direct access to, a collector street; active parks shall amount to a minimum of 25% of the gross area required for park dedication"*
- Relevant policies guiding Passive Parks include (Section 5.4.3.3):
    - *"comprise a minimum of 30% of the gross area required for park dedication which amount shall include linear parks"*
    - *"contain a minimum of 0.4 hectares (1.0 acre) in area as a stand-alone facility or a minimum of 0.2 hectares (0.5 acre) if integrated into a linear park system or used as a window or node."*
- Relevant policies guiding Linear Park Network include (Section 5.4.3.4):
    - *"constructed with surface material appropriate to the context as determined, in consideration of City guidelines and standards, at the development approval stage"*
- In order to fulfill their requirements for parks, the applicant is proposing a 4.0 acre park on the northeast corner of Redonda Street and "Public Road 1", 2.5 acre park between Block 1 and Block 3 adjacent to the Hydro Transmission Line, and a 4.7 acre linear park adjacent to the retention ponds.[1]
- No parks have been provided on the west side of Redonda Street.
- In order to delineate private and public spaces and to mitigate possible encroachments onto park spaces, the Urban Planning Division is recommending that the Developer provide continuous chain link or other approved type of fencing along all properties abutting public reserve land.

[1] All figures approximate.

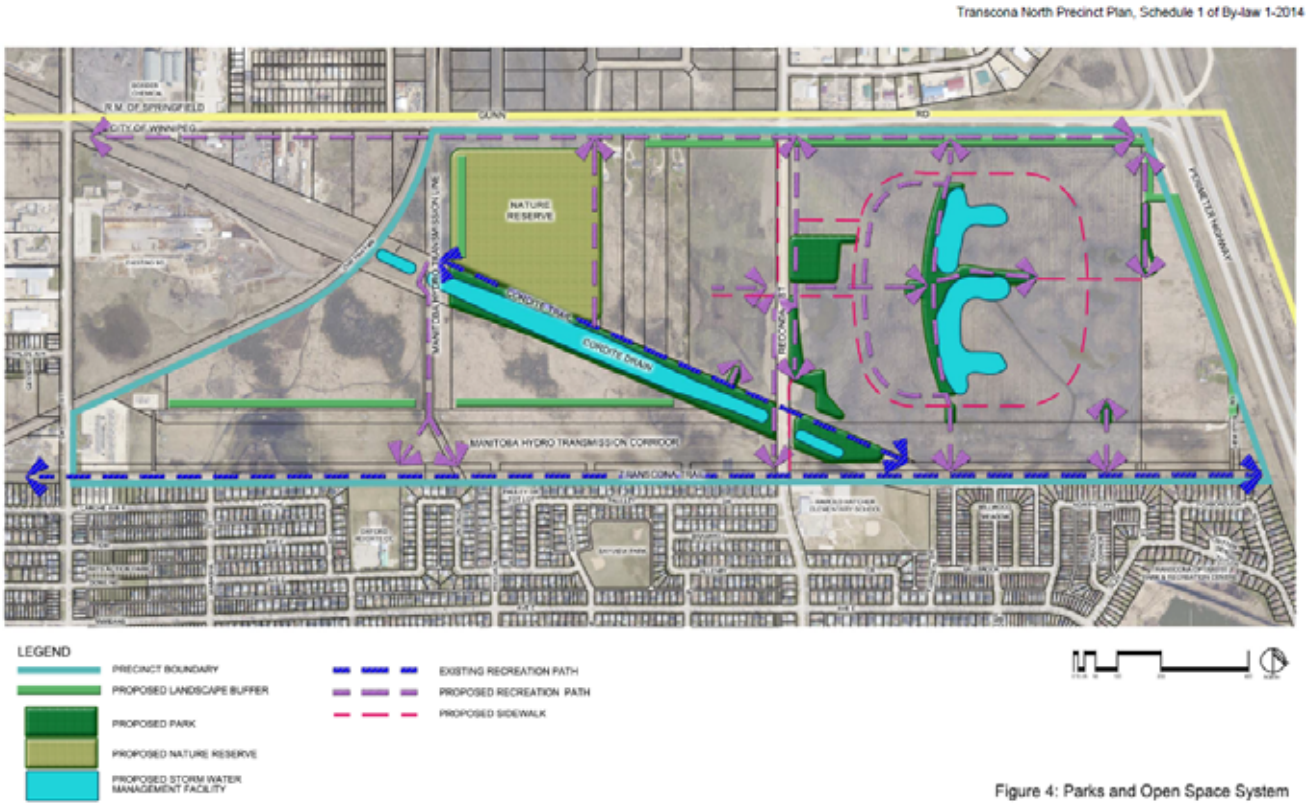


Figure 7: Parks and Open Space System

SCHOOLS

- The River East-Transcona School Division was consulted with by the applicant they've indicated that there was no need for a school within the subject area, given the proximity of the Harold Hatcher Elementary School.
- The Precinct Plan does have policies for the provision of a school site, if required.

ACTIVE TRANSPORTATION

- The map below illustrates the active transportation infrastructure recommended by the Applicant.
- The red lines denote pathway and the blue denotes sidewalk.
- The Winnipeg Public Service is requesting that “Public Road 1” be built to a collector standard in its entirety, including providing sidewalks on both sides of the street.

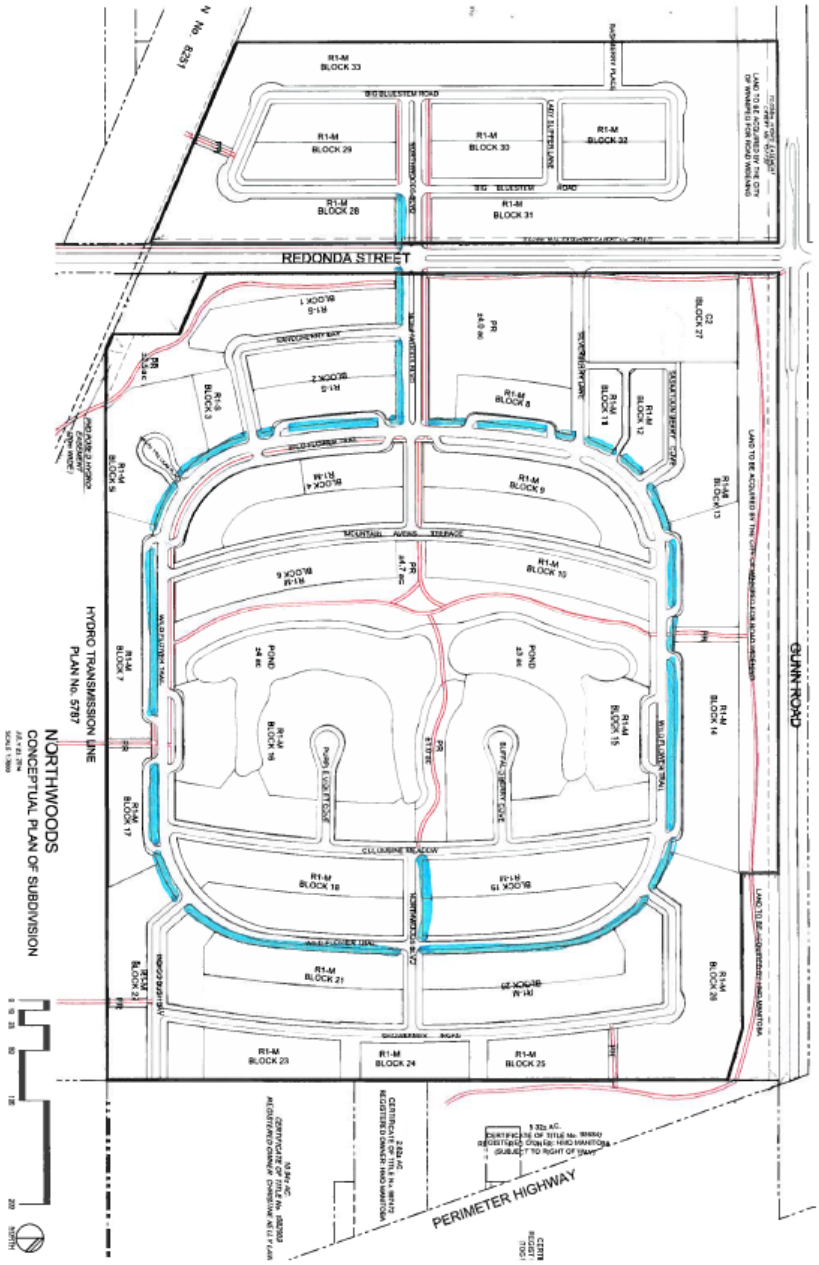


Figure 8: The Applicant’s proposed active transportation infrastructure

SOUND ATTENUATION

- The Public Works Department expressed concern over the proximity of residential dwellings adjacent to the future extension of Chief Peguis Trail (Gunn Road).
- In the report of the Administrative Coordinating Group, it is recommended that the Developer should construct within the rear yards of all one and two family lots abutting Gunn Road, a uniform noise attenuation feature of no less than 4.00m in height, consisting of no less than a 1.52m in height landscaped berm and no less than a 1.8m in height solid noise attenuation fence. The berm is not to be constructed within the future widening of Gunn Road.

RECOMMENDED ZONING AGREEMENT

Berm & Fencing Gunn Road

- In order to ensure that sound attenuation is incorporated into the design of the future extension of Chief Peguis Trail (Gunn Road). The Urban Planning Division is recommending that the developer construct within the rear yards of all one and two family lots abutting Gunn Road, a uniform noise attenuation feature of no less than 4.00m in height, consisting of no less than a 1.52m in height landscaped berm and no less than a 1.8m in height solid noise attenuation fence. The berm is not to be constructed within the future widening of Gunn Road

Fencing along PR Space

- The Urban Planning Division is recommending that the Developer provide continuous chain link or other approved type of fencing along all properties abutting public reserve land in order to delineate private and public spaces and to mitigate possible encroachments onto park spaces.

Plan Approval

- Building elevations and landscaping plans were not included in the subject application for the commercially-zoned land. The Urban Planning Division is recommending that final plans be submitted to the Director of Planning, Property and Development and East Kildonan - Transcona Community Committee for the C2 zoned lots 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 East Kildonan - Transcona Community Committee to review final plans before development takes place for the proposed development and for any future developments on the site.

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 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 of the proposed development, as it is consistent with the Transcona North Precinct Plan.

This Report Submitted by: Richard Mahé
Planning, Property and Development Department
Urban Planning Division
Report Prepared by: PPD File # DASZ 18/2014

Schedule “A” for File No. DASZ 18/2014, East Kildonan-Transcona Community Committee, dated September 9, 2013.

By-Law No. _____

File No. **DASZ 18/14**

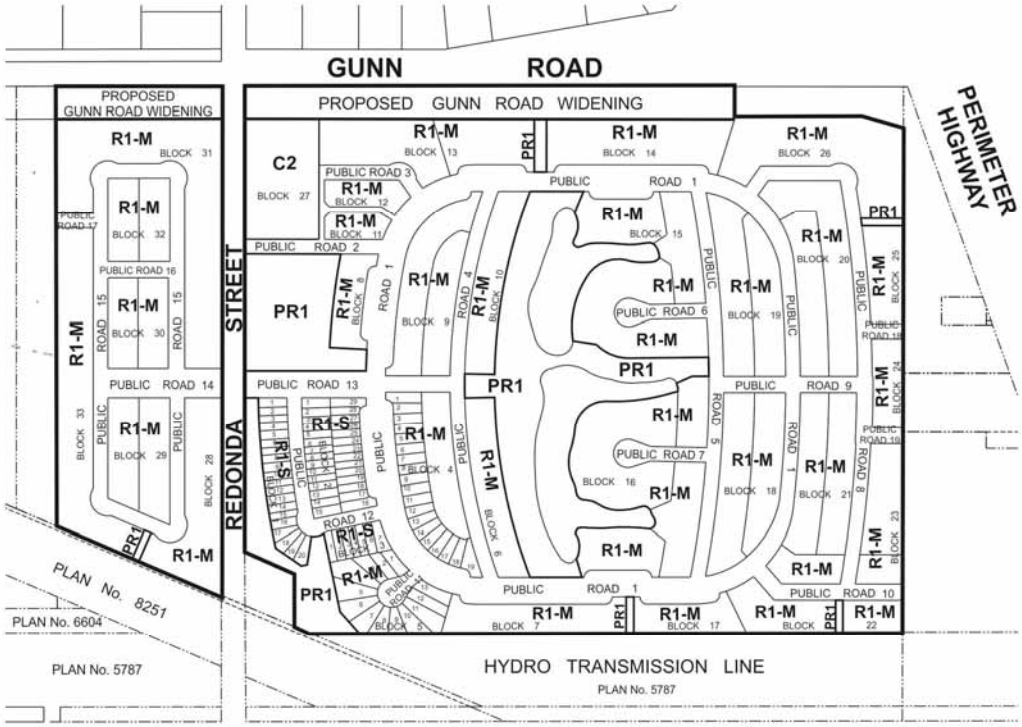
Atlas Sheet No. **X37**

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 on Gunn Road, Hewitson Road & Redonda Street from an "A" AGRICULTURAL DISTRICT to the following zoning districts: "R1-S" RESIDENTIAL SINGLE-FAMILY (Small) DISTRICT, "R1-M" RESIDENTIAL SINGLE-FAMILY (Medium) DISTRICT, "C2" COMMERCIAL COMMUNITY DISTRICT and "PR1" PARKS AND RECREATION 1 DISTRICT to facilitate the creation of the Northwoods Neighbourhood by the creation of the block plan, Phase 1 lot plan and 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 – August 26,2014

RE: PROPOSED SUBDIVISION AND REZONING ON LAND LOCATED IN THE NORTHWOOD NEIGHBOURHOOD, LAND BOUNDED BY GUNN ROAD, HEWITSON ROAD AND REDONDA STREET – DASZ 18/2014

It is recommended that the approval of DASZ 18/2014, if granted, be subject to the applicant entering into a Development Agreement addressing the following items:

A. Plan Considerations

1. The Developer shall transfer and legally open, property required for a 2.825m widening of the Redonda Street right-of-way along the full length of Redonda Street abutting the Planned Area, including corner cuts where Redonda Street intersects with “Public Road 13/Public Road 14”, as determined by and to the satisfaction of the Director of Public Works.

2. The Developer shall transfer and legally open, property required for the required corner cuts in the south-east and south-west quadrants of the intersection of Redonda Street and Gunn Road, as determined by and to the satisfaction of the Director of Public Works.

3. The Developer shall provide a minimum right of way of 22.0 m for “Public Road 1”, in its entirety, as to the satisfaction of the Director of Public Works.

4. The Developer shall transfer and legally open property for right-of-way corner cuts measuring 2.0m by 2.0m in each corner of the intersection of two streets measuring 22.0m in width or greater. Right-of-way corner cuts measuring 3.0m by 3.0m are to be provided at each corner of any intersection where the angle is less than 80°, to the satisfaction of the Director of Public Works.

5. The Developer providing minimum right-of-way widths of 9.0m for all proposed frontage roads, with frontage-road terminus points to be located and designed to the satisfaction of the Director of Public Works.

6. The Developer providing right-of-way widths of 6.25m for each public lane serving single or two-family residential development, and 7.25m for each public lane serving

multi-family residential and commercial development, to the satisfaction of the Director of Public Works.

7. Intersections of local streets within the Planned Area are to be designed such that the angle of intersection is no less than 70° as measured in the quadrant with the acute angle.

8. The Developer ensuring that, where two local residential streets intersect with a residential collector street on opposite sides of the collector, the centerlines of the local streets either coincide with one another at their intersection with the collector, or are offset by a minimum of 45.0m along the collector.

9. The Developer ensuring that, where any local residential street is aligned to curve within 20.0m of its intersection with a residential collector street, that curve have a minimum centerline radius of 60.0m.

10. The Developer ensuring that entrances and exits to/from proposed frontage roads along any collector street are coincident with, or a minimum of 20.0m from, intersections on the opposite side of the collector street, to the satisfaction of the Director of Public Works.

B. ENGINEERING REPORTS AND SERVICING CRITERIA

1. The Developer shall, at no expense to the City, provide 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.

2. The Developer shall submit 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. <u>Wastewater Sewers</u>

a) The Developer shall, at no expense to the City, construct and install wastewater sewers required to serve the Planned Area, as determined by and to the satisfaction of the Director of Water and Waste.

b) If the Developer wishes to proceed prior to the installation of the wastewater interceptor sewer extension planned to be installed by others, the Developer may construct and install the interceptor wastewater Sewer extension subject to the approval by the Director of Water and Waste.

c) The City shall reimburse the Developer the costs to construct and install the interceptor wastewater sewer extension, if constructed by the Developer, in accordance with the Development Agreement Parameters when Capital funding is approved by Council.

2. Watermains

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

3. Lot Line Servicing

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 one and two family lots within the Planned Area, as determined by, and to the satisfaction of, the Director of Water and Waste.

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 pay for their share of the regional land drainage system. The 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. Pavement

a) The Developer shall, at no expense to the City, construct Portland cement concrete pavements to widths of 7.5m, 8.0m and 10.0m and thickness of 150mm and 200mm

respectively in all streets within the proposed subdivision, and all related works including, but not necessarily limited to ornamental street lighting, boulevard landscaping and land drainage sewer, as determined by and to the satisfaction of the Director of Public Works.

b) The Developer shall, at no expense to the City, construct, within the proposed public lanes within the Planned Area serving single or two-family residential development, 5.0m wide by 150mm thick Portland cement concrete pavements, and, within the proposed public lanes within the Planned Area serving multi-family residential and commercial development, 6.0-m-wide by 150-mm-thick Portland cement concrete pavements, as determined by, and to the satisfaction of, the Director of Public Works

c) The Developer shall, at no expense to the City, construct 150mm thick Portland cement concrete pavements to widths of 6.0m within the proposed frontage roads within the Planned Area and all related works including, but not limited to, boulevard landscaping and drainage works, all as determined by, and to the satisfaction of, the Director of Public Works.

6. Sidewalks

The Developer shall, at no expense to the City:

a) construct a 1.5m wide by 100mm thick Portland cement concrete sidewalks, on a standard alignment 0.3m from the property line, on both sides of all streets with a right-of-way width of 22.0m. or greater, except where multi-use pathways are constructed; and

b) construct all sidewalks concurrently with the pavements with which they share the right-of-way;

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

7. Redonda Street

a) The Developer shall, at no expense to the City, construct the following and all related works, in Redonda Street from Gunn Road to the existing terminus of the urban cross-section;

i. 2-8.0m wide by 200mm thick reinforced Portland cement concrete lanes of pavement complete with land drainage sewers and a median with landscaping and splash strip, and all related works in Redonda Street from Gunn Road to Public Road 13/Public Road 14,with an appropriate transition south of Public Road 13/Public Road 14 to a 10m wide by 200mm thick reinforced Portland cement

concrete complete with land drainage sewer to the existing terminus of the urban cross-section;

ii. a 1.5m in width by 100mm in thickness Portland cement concrete sidewalk on one side and an asphalt multi-use path on the other side, on a standard alignment 0.3m from the property line from Gunn Road and the existing terminus of the sidewalks;

iii. ornamental street lighting on both sides;

iv. boulevard landscaping (sod and trees) on both sides;

v. pay the full cost to convert any existing overhead services along Redonda Street, abutting the Planned Area to underground; and

vi. pay all costs associated with the relocation of street lights and other utilities along Redonda Street, abutting the Planned Area;

All as determined by and to the satisfaction of the Director of Public Works.

8. Traffic Control Signals

a) The Developer shall pay to the City, on demand, 100% of the costs of the installation of traffic-control signals and all related works including, but not limited to, pedestrian and vehicular actuation and interconnection to adjacent traffic-control signals, countdown and audible pedestrian signals at the proposed intersection of Redonda Street and Public Road 13/Public Road 14, when and as determined by the Director of Public Works.

b) The Developer shall pay to the City, on demand, 100% of the costs of the installation of traffic-control signals and all related works including, but not limited to, pedestrian and vehicular actuation and interconnection to adjacent traffic-control signals, countdown and audible pedestrian signals at the intersection of Redonda Street and Gunn Road, when and as determined by the Director of Public Works.

9. Pedestrian Crossing Control

The Developer shall pay to the City, on demand, 50% of the costs of the installation of the appropriate pedestrian crossing control and all related works, where Redonda Street intersects with the Transcona Trail, when and as determined by the Director of Public Works.

10. Temporary Dead-End Street

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, install a combination of shrubs and trees along the Gunn Road berm to aid in sound attenuation and dust suppression as to the satisfaction and approval of the Director of Public Works.

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

12. Private Approaches

a) There are to be no private approaches serving single or two family residential development off residential collector streets. (i.e. rights-of-way measuring 22.0m or greater in width)

b) There are to be no private approaches off of Gunn Road.

13. 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.

14. 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.

15. Development Information Signage

Prior to construction, the Developer shall, at no expense to the City, obtain the approval of and install, and subsequently maintain, at the entrances to the Planned Area, development information signs, containing no advertising, and showing the Planned Area and adjacent heavy industrial area, zoning information, a north directional arrow, proposed sidewalks, walkways, active transportation facilities, community mail boxes, parks, land drainage retention facilities, natural tree stands, and multiple family sites, commercial sites, CEMR Pine Falls subdivision, collector and arterial streets, the future Chief Peguis Trail and the Perimeter Highway; all with the approval of the East Kildonan-Transcona Community Committee, and to the satisfaction of, the Director of Planning, Property and Development.

16. Future Chief Peguis Trail Signage

Upon commencement of construction, the Developer shall, at no expense to the City, install, at the east and west ends of the Planned Development Area within the Gunn Road right-of-way, two-8ft.X8ft. signs identifying Gunn Road as the future extension of the Chief Peguis Trail Expressway subject to the approval of the East Kildonan-Transcona Community Committee.

The Developer shall maintain the signs until full build out of the residential development.

17. Truck Entrance Signage

The Developer shall, at no expense to the City upon commencement of construction, install two truck entrance signs, in accordance with the Manual of Uniform Traffic Control Devices for Canada, A-3.7.4 truck entrance sign (WC-8) standards or the latest manual thereof, identifying the Border Chemical entrance on Gunn Road. These signs are subject to the approval of the East Kildonan-Transcona Community Committee and to the satisfaction of the Director of Public Works.

18. Street Name Signs

The Developer shall, at no expense to the City, cause to be installed standard reflectorized permanent street name signs at each new intersection within or adjacent to the Planned area, as determined by the Director of Public Works.

19. Berm/Fencing

a) The Developer shall, at no expense to the City, construct within the rear yards of all one and two family lots abutting Gunn Road, a uniform noise attenuation feature of no less than 4.00m in height, consisting of no less than a 1.52m in height landscaped berm and no less than a 1.8m in height solid noise attenuation fence, to the satisfaction of the Director of Public Works. The Developer is to permit the City to file a caveat against the title of each of these proposed lots abutting Gunn Road requiring the owner(s) to maintain and/or repair or replace the fence as originally constructed, to the satisfaction of the Director of Public Works. The berm is not to be constructed within the future widening of Gunn Road.

b) The Developer shall, at no expense to the City, provide continuous chain link or other approved type of fencing along all properties abutting public reserve land. The Developer is to permit the City to file a caveat against the title of each of these proposed lots requiring the owner(s) to maintain and/or repair or replace the fence as originally constructed, to the satisfaction of the Director of Public Works.

c) The Developer shall, at no expense to the City and prior to the development of the light industrial park and the Nature Reserve open space area , construct a fence that would restrict access to Griffin Wheel Property as a location and to the satisfaction of the Director of Public Works. The City shall endeavor to obtain payback to the Developer of all benefitting property owners through future Development Agreements.

20. Lot Setbacks

Where single and two family residential lots back onto Gunn Road, the said lots are to be established with a minimum rear yard setback of 70.48m from the south limit of the existing Gunn Road right-of-way.

21. 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 landscape improvements 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 an 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) Landscape improvements of the Public Reserve lands shall be done in accordance with plans and specifications provided by the Developer and approved, prior to the commencement of construction, by the Director of Public Works. The scope of landscaping shall include grading, sodding, land drainage, and irrigation in accordance with the Development Agreement Parameters. If the City deems the provision of irrigation is not required, the Developer shall provide compensation in the form of site amenities of a predetermined equivalent value.

c) The Developer shall provide, at no expense to the City, pathways through the development and at walkway connections to provide pedestrian and/or bicycle connectivity, as determined and approved by the Director of Public Works.

d) In circumstances where a path is intended to cross over a berm the Developer shall ensure the grading is designed to accommodate the pathway and still comply with Universal Design requirements.

e) The Developer shall assume responsibility for all Public Reserve sites until they are developed, and throughout the maintenance period until Final Acceptance Certificate for Parks has been issued by the Director of Public Works.

f) The Developer shall, at no expense to the City, maintain Public Reserve improvements, in accordance with specifications approved by the Director of Public Works, for a period of two years following the issuance of a Construction Completion Certificate. 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 public reserve improvements.

g) Securities for Public Reserve improvements shall be reduced following the issuance of a Construction Completion Certificate and site inspection and approval by the City, but shall not be released in full until Final Acceptance certificate for parks has been issued and as-built drawings have been received and accepted as complete by the Director of Public Works.

22. Nature Reserve

The Developer shall, upon registration of the plan of subdivision, transfer at no cost to the City no less than 25 acres of land designated as Public Reserve to be used for the establishment of a Nature Reserve open space area. The final location and configuration shall be approved by the Director of Property, Planning and Development.

23. Nature Reserve Berm

The Developer shall, at no expense to the City, install a minimum 4.1m high noise attenuation berm along the west edge of the Nature Reserve lands as approved and to the satisfaction of the Director of Public works.

24. 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 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.

25. 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.

26. 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 provide a summary of all costs incurred for the preparation of Precinct Plan "I" in order to establish an Area Charge for the Precinct Plan, as determined and approved by the Director of Property, Planning and Development. The City shall reimburse the Developer the amount in excess of the Developer's Area Charge as monies are collected from benefitting lands.

   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 the implementation of the Development Agreement.

THIS REPORT SUBMITTED BY:
Administrative Co-ordinating Group
File No. DASZ 18/2014
September 5, 2014

Original Signed by G.V. Jasper

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Land Development Branch

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