Agenda – Council – October 28, 2015

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

Item No. 4 Subdivision and Rezoning – 761 North Drive
(Fort Rouge-East Fort Garry Ward)
File DASZ 13/2015 [c/r DAC 2/2015, DAV 125089/2015D]

STANDING COMMITTEE RECOMMENDATION:

On October 21, 2015, 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 13/2015 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File DASZ 13/2015 dated September 1, 2015 with such minor changes as may be required, and registration in the Winnipeg Land Titles Office, subject to the following:

    A. That the Developer be required to enter into a Servicing Agreement with the City containing all the conditions outlined in Schedule 'B' the report of the Administrative Coordinating Group dated September 8, 2015

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land as shown on Schedule "A" for File DASZ 13/2015 dated September 1, 2015 to an "RMF-M" Residential Multiple Family District, subject to the following conditions:

    A. That the applicant enters 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 or structure, plans showing the location and design of proposed buildings, accessory parking areas, fencing, landscaping, indoor and outdoor bicycle parking, garbage enclosures, signage, and site lighting shall be submitted to the City Centre Community Committee and the Director of Planning, Property and Development for plan approval prior to the issuance of any building or development permits, and thereafter all to be constructed and maintained to the satisfaction of the Director of Planning, Property and Development.

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

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

4. That in the event the application is not proceeded with expeditiously and the by-law is not enacted within twenty-four (24) months after adoption of the report by Council, the matter shall be deemed to be concluded and shall not be proceeded with unless an extension of time is applied for prior to the expiry of this twenty-four (24) month period and the extension is subsequently approved by Council.

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

6. That the subdivision section of the by-law shall come into force and effect upon execution by the City of Winnipeg of the Servicing Agreement.

7. That the zoning section of the by-law comes into force when the Zoning Agreement is registered in the Winnipeg Land Titles Office by caveat against the subject land within one year from the date the by-law is passed, failing which the by-law will expire and 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.'

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

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

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

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

12. That the subject City-owned property identified as "Subject City Property" on Misc. Plan No. 14876/1 be declared surplus to the needs of the City.

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

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

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

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On October 21, 2015, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and the City Centre Community Committee, and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On October 13, 2015, the Standing Policy Committee on Property and Development concurred in the recommendation of the City Centre Community Committee, with the following amendments:

- Amend Recommendation 12 by deleting "Two Thirds majority of Council approval is required to declare the subject City-owned parks property surplus to the needs of the City.".

- Delete Recommendation 13 in its entirety and renumber the remaining recommendation accordingly.

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

COMMUNITY COMMITTEE RECOMMENDATION:

On September 16, 2015, the City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service and forwarded the matter to the Standing Policy Committee on Property and Development.

RE: **Subdivision and Rezoning – 761 North Drive**
File DASZ 13/2015

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

Prepared by: **Ms K. McMillan, Committee Clerk**
City Centre Community Committee

Report date: **September 18, 2015**

COMMUNITY COMMITTEE RECOMMENDATION:

On September 16, 2015, the City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service and recommended to the Standing Policy Committee on Property and Development:

1. That the plan of subdivision proposed under File DASZ 13/2015 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File DASZ 13/2015 dated September 1, 2015 with such minor changes as may be required, and registration in the Winnipeg Land Titles Office, subject to the following:

    A. That the Developer be required to enter into a Servicing Agreement with the City containing all the conditions outlined in Schedule 'B' the report of the Administrative Coordinating Group dated September 8, 2015

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land as shown on Schedule "A" for File DASZ 13/2015 dated September 1, 2015 to an "RMF-M" Residential Multiple Family District, subject to the following conditions:

    A. That the applicant enters 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 or structure, plans showing the location and design of proposed buildings, accessory parking areas, fencing, landscaping, indoor and outdoor bicycle parking, garbage enclosures, signage, and site lighting shall be submitted to the City Centre Community Committee and the Director of Planning, Property and Development for plan approval prior to the issuance of any building or development permits, and thereafter all to be constructed and maintained to the satisfaction of the Director of Planning, Property and Development.

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

4. That in the event the application is not proceeded with expeditiously and the by-law is not enacted within twenty-four (24) months after adoption of the report by Council, the matter shall be deemed to be concluded and shall not be proceeded with unless an extension of time is applied for prior to the expiry of this twenty-four (24) month period and the extension is subsequently approved by Council.

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

6. That the subdivision section of the by-law shall come into force and effect upon execution by the City of Winnipeg of the Servicing Agreement.

7. That the zoning section of the by-law comes into force when the Zoning Agreement is registered in the Winnipeg Land Titles Office by caveat against the subject land within one year from the date the by-law is passed, failing which the by-law will expire and 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.'

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

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

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

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

12. That the subject City-owned property identified as "Subject City Property" on Misc. Plan No. 14876/1 be declared surplus to the needs of the City. Two Thirds majority of Council approval is required to declare the subject City-owned parks property surplus to the needs of the City.

13. Subject to Council approval of Recommendation 12, that the authority be delegated to the Director of Planning, Property and Development to finalize the terms and conditions of sale of the subject City-owned property to the adjoining owner of 761 North Drive in accordance with the City's standard terms and conditions of sale, and those additional conditions deemed necessary by the Director of Legal Services/City Solicitor considered necessary to protect the interests of the City.

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

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

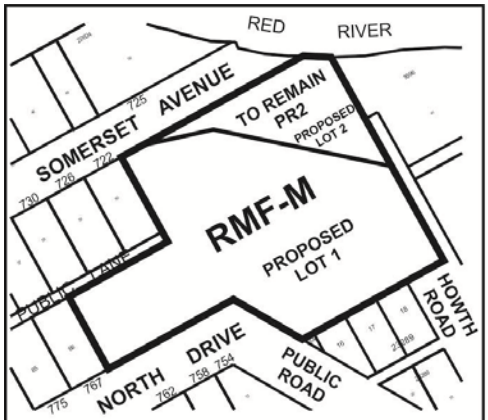
1. I really appreciate the level of consultation and the approach that was taken with the community, especially considering what has happened in the past. It is very important and you can see that the project was modified in response to concerns from the community and was sensitive to those concerns.

2. Some concerns are always going to be there, and that's very reasonable, but overall there seems to be a significant amount of support and that's pretty remarkable for a very stable neighbourhood like this.

3. It is what the City needs. We need housing for people at different stages of their life and maybe they want to stay in their own community, if they can afford to, they can have that opportunity.

4. The application seems to have respected the general concerns of the community.

PUBLIC HEARING SUMMARY

File:	DASZ 13/2015
Before:	City Centre Community Committee Councillor Orlikow, Chairperson Councillor Gerbasi Councillor Gilroy
Public Hearing:	September 16, 2015 Council Building, 510 Main Street
Applicant:	McGowan Russell Group Inc. (Jackie Wilkie)
Subject:	

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CITY CENTRE COMMUNITY

APPLICANT : McGOWAN RUSSELL GROUP INC.

FILE : DASZ 13/15

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 a "PR2" PARKS AND RECREATION COMMUNITY DISTRICT to an "RMF-M" RESIDENTIAL MULTI-FAMILY (MEDIUM) DISTRICT to allow for the construction of a multiple family dwelling complex. **For information, phone Mr. M. Robinson, Planner, at 204-986-3213.**

Premises Affected: 761 North Drive

Exhibits Filed:

1. Application dated May 27, 2015
2. Notification of Public Hearing dated June 30, 2015
3. Manitoba Status of Titles 2748918/1, 1072411/1, 1140234/1
4a. Letter of authorization dated April 21, 2015 from Ross McGowan, President, 6981420 Manitoba Ltd. (Operating as Wildewood Village) to McGowan Russell Group Inc.
4b. Letter of authorization dated May 22, 2015 from the Director of Planning, Property and Development, City of Winnipeg to McGowan Russell Group Inc.
5. Surveyor's Building Location Certificate and sketch dated February 20, 1998
6. Drawing of subject property
7. Plans (6 pages)
8. Report from the Planning and Land Use Division dated September 9, 2015
9. Inspection Report
10. Communication dated September 8, 2015, from Kathy Bentley, Wildewood Golf (6959297 Manitoba Inc.) in support of the application
11. Communication dated September 11, 2015, from Peter Somers, President, Winnipeg Lawn Tennis Club Inc., in support of the application
12. Revised Plans (2 pages)
13. Communication dated September 16, 2015, from Denise English in opposition to the application
14. Recording of Representations

REPRESENTATIONS:

In Support:

Jackie Wilkie, McGowan Russell Group Inc.
Ross McGowan, McGowan Russell Group Inc.
Kathy Bentley, Wildewood Golf (6959297 Manitoba Inc.)
Iris Callis
Jana-Lea Callis
Alan Crocker
Bob Dyment
Robert Fabro
Maria Funston
Donna Hasinoff
Lorne Hasinoff
James Roy

Peter Somers, President, Winnipeg Lawn Tennis Club Inc.
Ray Wan
Rick Wiebe
Carol Yamron

In Opposition:

Jennifer Altemeyer
Anna Bosica
Dorothea Crocker
John Crocker
Denise English
Brian Friesen
Jacqueline Lambert
Francis Neaman, on behalf of Hamish Barrit

For Information:

Laurie Alexiuk
Steve Demmings
Erin Fast
Mallory Fast
Liz Hutchings
Richard Hutchings
Darryl Labiuk
Kathryn Labiuk
Jo-Anne Peltz
Judi Valentine

For the City:

Mr. M. Robinson, Senior Planner, Planning, Property and Development Department
Mr. G. Jasper, Land Development Engineer, Planning, Property and Development Department
Mr. B Buyachok, Real Property Officer, Planning, Property and Development Department

Exhibit "8" referred to in File DASZ 13/2015

ADMINISTRATIVE REPORT

Title: DASZ 13/2015 – 761 North Drive

Issue: For consideration at the public hearing for a Rezoning and Subdivision for DASZ 13/2015 – 761 North Drive

Critical Path: City Centre Community Committee as per the Development Procedures By-law and *The City of Winnipeg Charter.*

AUTHORIZATION

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

RECOMMENDATIONS

1. That the plan of subdivision proposed under File DASZ 13/2015 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File DASZ 13/2015 dated September 1, 2015 with such minor changes as may be required, and registration in the Winnipeg Land Titles Office, subject to the following:

   A. That the Developer be required to enter into a Servicing Agreement with the City containing all the conditions outlined in Schedule 'B' the report of the Administrative Coordinating Group dated September 8, 2015

2. That The Winnipeg Zoning By-law No. 200/06 be amended by rezoning the subject land as shown on Schedule "A" for File DASZ 13/2015 dated September 1, 2015 to an "RMF-M" Residential Multiple Family District, subject to the following conditions:

   A. That the applicant enters 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 or structure, plans showing the location and design of proposed buildings, accessory parking areas, fencing, landscaping, indoor and outdoor bicycle parking, garbage enclosures, signage, and site lighting shall be submitted to the City Centre Community Committee and the Director of Planning, Property and Development for plan approval prior to the issuance of any building or

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

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

4. That in the event the application is not proceeded with expeditiously and the by-law is not enacted within twenty-four (24) months after adoption of the report by Council, the matter shall be deemed to be concluded and shall not be proceeded with unless an extension of time is applied for prior to the expiry of this twenty-four (24) month period and the extension is subsequently approved by Council.

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

6. That the subdivision section of the by-law shall come into force and effect upon execution by the City of Winnipeg of the Servicing Agreement.

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

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

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

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

12. That the subject City-owned property identified as "Subject City Property" on Misc. Plan No. 14876/1 be declared surplus to the needs of the City. Two Thirds majority of Council approval is required to declare the subject City-owned parks property surplus to the needs of the City.

13. Subject to Council approval of Recommendation 12, that the authority be delegated to the Director of Planning, Property and Development to finalize the terms and conditions of sale of the subject City-owned property to the adjoining owner of 761 North Drive in accordance with the City's standard terms and conditions of sale, and those additional conditions deemed necessary by the Director of Legal Services/City Solicitor considered necessary to protect the interests of the City.

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

REASON FOR THE REPORT

The Report is being submitted for the Committee's consideration of the development application at the Public Hearing.

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Planning and Land Use Division are concurred in, the property will be rezoned and may be subdivided.

CONSULTATION

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

SUBMITTED BY

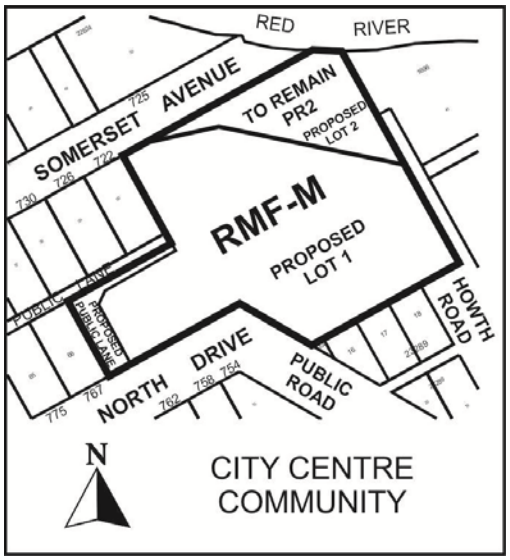
Department	*Planning, Property and Development*
Division	*Planning and Land Use*
Prepared by	Michael Robinson, MCIP
Date:	September 9, 2015
File No.	DASZ 13/2015

APPENDIX 'A'

DATE: September 9, 2015
FILE: DASZ 13/2015
RELATED FILES: DAV 15-125089/D
COMMUNITY: City Centre Community
NEIGHBOURHOOD #: 1.609

SUBJECT: To rezone the subject land from a "PR-2" Parks and Recreation District to an "RMF-M" Residential Multiple-Family District for the construction of a multiple family complex

LOCATION: 761 North Drive
LEGAL DESCRIPTION: SP Lot 67 Plan 22624 RL 9 & 10 St. B; SP Lots 15A, 16, 17 Plan 23289 RL 6-9 St. B



APPLICANT: McGowan Russell Group Inc.

OWNER: 6981420 Manitoba Ltd. & The City of Winnipeg

RECOMMENDATION: Approval, with conditions

SITE DESCRIPTION

The subject property, which is currently zoned "PR2" Parks and Recreation District, is located at 761 North Drive (corner of North Drive and Netley Street) in the Wildwood neighbourhood of the Fort Rouge – East Fort Garry ward.

North: Red River and residences zoned "R1-L" Residential Single-Family District
South: Netley Street and residences zoned "R1-L" Residential Single-Family District
East: Golf course and tennis courts zoned "PR2" Parks and Recreation District
West: Residences zoned "R1-L" Residential Single-Family District

DESCRIPTION OF THE PROPOSED DEVELOPMENT
This application encompasses an approximately 2 acre parcel of land situated at 761 North Drive that is commonly known as the 'Wildewood Club'. The project includes the demolition of the existing building and the construction of a multi-family complex, which includes 14 townhouses and a 5 storey, 41 unit multi-family building.

The specifics are as follows:

Proposed Lot 1

- Purchase land from the City of Winnipeg
- Consolidate proposed Lot 1 lands and rezone to "RMF-M"

Proposed Lot 2

- Subdivide Lot 2 and transfer to the City of Winnipeg as Public Reserve

Remaining lands

- Undertake various road closures and create a new public lane west of Lot 1

Reason for application
Multi-family residential uses are not permitted in the "PR2" Parks and Recreation District. Consequently, to accommodate the proposed use, a rezoning to "RMF-M" is required.

ANALYSIS AND ISSUES

OurWinnipeg/Complete Communities
A. Policies
i. OurWinnipeg (Complete Communities Direction Strategy)
This portion of the Wildwood neighbourhood is designated as an Area of Stability. Policies which are relevant to this application are as follows:

1) Support low to moderate change in low-density neighbourhoods through development and redevelopment that is complimentary to the existing scale, character, and built form

2) Promote the form of buildings and spaces that are sensitive to the community context and address the transition between new and existing developments

3) In order to meet the full life cycle of housing needs within the community, promote a mix of housing type and tenure, such as duplexes, low rise apartments, secondary suites, semi-detached homes, and townhouses.

The proposed land use and site plan is consistent with OurWinnipeg and the Complete Communities Direction Strategy

Design
A checklist provided in Appendix "C" identifies the applicable guidelines for this project from draft *City of Winnipeg Infill Guidelines for Multiple-Family Development in Areas of Stability* and indicates how they have been addressed by the applicant. Items that require more elaboration are explained at the bottom of the checklist.

In summary, **the applicant complies with all applicable draft infill guidelines**, which can be evaluated at this stage of approval. Further design details, as noted in Appendix "C" (where applicable) will be reviewed at the plan approval stage.

Open Space
The applicant is proposing to transfer riverbank land to the City of Winnipeg, including the existing riverbank pathway along the dike. This land would remain zoned "PR2" Parks and Recreation District.

Riverbank
Prior to building permits being issued, a waterways permit will be required.[1] The waterways permit protects the public from construction that may endanger the stability of the riverbank, impede water flow, or adversely alter the waterway.

Servicing
Public lane
The applicant is proposing to construct a public lane on the west side of the development, which will tie into the existing east/west public lane between Somerset Avenue and North Drive.

In addition, the applicant will be widening the existing public lane that abuts their property by 6 feet. This will increase the width of the lane from 16 feet to 20 feet.

Public Sidewalk
The Public Works Department is recommending that the applicant construct a public sidewalk on the north side of North Drive, starting at the new public lane, and terminating at the existing driveway approximately 60 metres south of North Drive. This sidewalk will tie into the existing sidewalk on the south side of North Drive

Underground services
Underground servicing requirements are detailed in the attached ACG report (Schedule B).

Public Consultation
The applicant has undertaken significant public consultation for this proposal. Highlights of the public consultation program are as follows:

- A public open house was conducted on April 15 between 4:30 - 8:00 pm. Between 300-400 people attended this event. A second public open house was held on September 3, 2015.

- A presentation and open house for golf members was held on April 18, 2015. Approximately 200 people were in attendance.

[1] This is required for all development within 350 feet of the Red River

- Numerous meetings were conducted with adjoining residents to address specific issues. The applicant formed an informal working committee of this group which was used as a sounding board for tweaking the plan. Three meeting where held with this group.

- Meetings with the Winnipeg Lawn Tennis Club were held

- The plans and elevations have been displayed at the current club house and in the restaurant and available to the community on a regular basis over the last 4 months. Anyone could view the plans and make comment.

Other issues
The Conference Board of Canada has projected a substantial shift in the share of new units, away from single-family, and towards apartment/condo multiple-family units, over the next 20+ years. As per the Conference Board forecast from 2009 to 2031

- Single-family is projected to decrease from a 71% share to a 35% share of housing starts
- Multiple-family is projected to rise from a 29% share to a 65% share of housing starts.

A key assumption in the Conference Board projections is that, as the 'boomer' generation ages, they will generally leave their single-family homes and move into condos or apartments.

By providing a variety of different housing types in each neighbourhood, people have an opportunity to "age in place" – staying in familiar surroundings and keeping the same networks of friends.
The proposed development helps to meet this growing trend in the City.

Plan Approval
The Winnipeg Public Service is recommending plan approval, prior to the issuance of any development permits. It should be noted that there is currently a retaining wall shown on the plans, which encroaches on City property. This will require formal approval from the City, in conjunction with the plan approval.

Summary
The Winnipeg Public Service recommends approval of this application. The proposed development meets all applicable draft infill guidelines and is consistent with the City's land use and development plan, Complete Communities. In addition, it also provides an opportunity for people to live close to and enjoy an active, healthy lifestyle with all of the available recreational amenities which are in close proximity.

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

- The proposed development is consistent with the City's land use and development plan, Complete Communities.

- The proposed development helps to meet a growing need for condo/multiple-family units in the City.

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

Report Prepared by: Michael Robinson, AICP, MCIP
PPD File # DASZ 13/2015

SCHEDULE B

REPORT OF THE ADMINISTRATIVE CO-ORDINATING GROUP – July 22, 2015

RE: PROPOSED SUBDIVISION AND REZONING OF LAND LOCATED AT 761 NORTH DRIVE – DASZ 13/2015

It is recommended that the approval of DASZ 13/2015, if granted, be subject to the applicant entering into a Servicing Agreement addressing the following items:

A. PLAN CONSIDERATIONS

1) The Developer shall, at no expense to the City, transfer and legally open, property required for a 7.25m wide north-south public lane right-of-way at the west limit of the Planned Area between North Drive and the existing east-west public lane to the north, as determined by and to the satisfaction of the Director of Public Works.

2) The Developer shall, at no expense to the City, transfer and legally open property required for a 1.154m widening of the existing east-west public lane right-of-way, along the full length of the east-west public lane, abutting the Planned Area, as determined by and to the satisfaction of the Director of Public Works.

3) The Developer shall, at no expense to the City, transfer and legally open, property required for a 3.0m x 3.0m corner cut in the south-east quadrant of the proposed north-south public lane and the existing east-west public lane, as determined by and to the satisfaction of the Director of Public Works.

B. SERVICING REQUIREMENTS

1) Drainage

   a) The Developer shall, at no expense to the City construct land drainage works to serve the planned area, as determined by and to the satisfaction of the Director of Water and Waste.

   b) The Developer shall, at no expense to the City, ensure drainage from Netley Street through City owned land immediately south of the planned area is adequately conveyed to the satisfaction of the Director of Water and Waste.

2) Public Lane

   a) The Developer shall, at no expense to the City, construct Portland cement concrete pavement to 6.0m wide by 150mm thick and all related works, in the proposed north-south public lane at the west limit of the Planned Area between North Drive and the existing east-west public lane to the north, as determined by and to the satisfaction of the Director of Public Works.

   b) The Developer shall, at no expense to the City, construct Portland cement concrete

pavement to 6.0m wide by 150mm thick and all related works, in the existing east-west public lane between the proposed north-south public lane and the east limit of the existing east-west public lane, abutting the Planned Area, as determined by and to the satisfaction of the Director of Public Works.

3) Public Reserve

a) The Developer shall dedicate as Public Reserve, the riverbank lands representing at least 8% of the land contained within the overall development area and shall, at no expense to the City, undertake landscape improvements in accordance with plans and specifications approved by the Director of Public Works. It is noted that there is no park frontage, thus that value shall be applied to the acquisition of additional riverbank lands, deemed to be in excess of the dedication requirements.

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, land drainage and ground cover of sod and/or an approved naturalized seed mix (the species composition to be determined in consultation with the City naturalist). Given that the City will not require irrigation for this site that value shall factor into any acquisition costs for the riverbank lands.

c) The Developer shall restore, at no expense to the City, the riverbank pathway through the development, the relocation and details of which shall be subject to review and approval by the Director of Public Works and the Director of Water and Waste.

d) The Developer shall, at no expense to the City, ensure measures are taken to preserve and protect the natural riverbank vegetation.

e) The Developer shall assume responsibility for all Public Reserve lands 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.

4) Sidewalk/Multi-use Path

The Developer shall, at no expense to the City, construct a 1.5m wide by 100mm thick Portland cement concrete sidewalk, or alternatively a 3.5m wide asphaltic concrete multi-use path, on an alignment as determined by the Director of Public Works, on the north side of North Drive and the east side of Public Road (also known as Netley Street) between the proposed north-south public lane and the existing private approach located approximately 60m south of North Drive, and associated works, all as determined by and to the satisfaction of the Director of Public Works.

5) Litter and Refuse Control and Clean-Up

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.

6) 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.

7) 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.

C. COSTS AND FEES

1. By-laws and Approvals

The Developer shall pay all of its and the City's costs, fees, and expenses associated with the preparation and attainment of approval for registration of the Zoning By-law(s) and plan(s) of subdivision, including all Municipal Board, Land Titles Office and other fees and expenses, all

survey, engineering and advertising fees and costs, and all expenses incidental to the preparation of the Agreement and the physical development of the Planned Area.

2. Professional Fees

   a) The Developer shall pay 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;

   b) 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 (Minimum $1,650.00) to help defray the City's administration and related costs associated with the preparation and implementation of the Servicing Agreement.

THIS REPORT SUBMITTED BY:

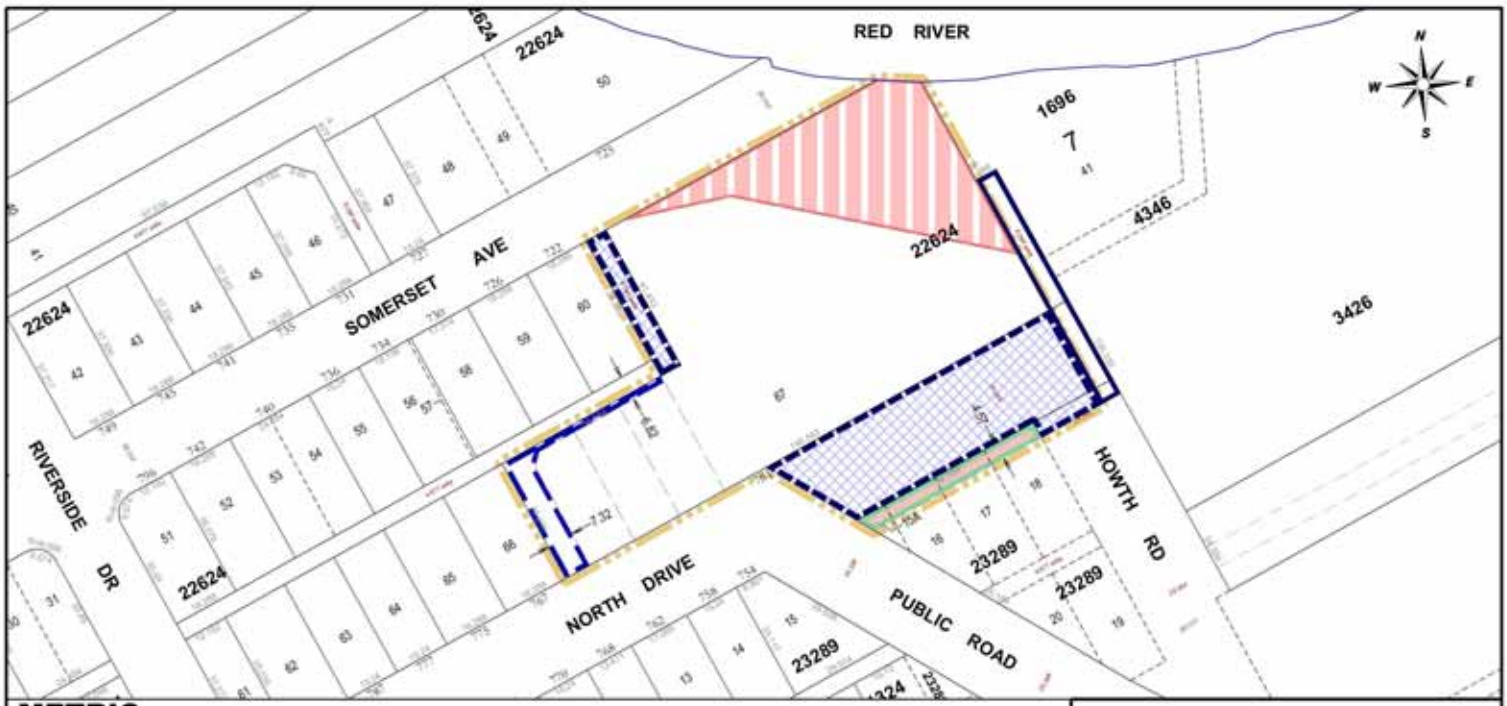
Administrative Co-ordinating Group
File No. DASZ 13/2015
September 8, 2015

"*Original Signed by G. Jasper"*
G.V. Jasper P. Eng.,
Land Development Branch

"*Original Signed by M. Gajda"*
M. Gajda, P. Eng.
Water & Waste Department

"*Original Signed by C. Desjardine"*
C.J. Desjardine P. Eng.
Public Works Department

GJ/gj



METRIC

Date: 2015-APRIL-20
District: CC
File: 5099/52 (V4)
Scale: 1:1200
Requested by: NG
Drawn by: MS
Reference Dwg. No.: Wildewood Village Site Plan March 23, 2015

NOTE: Information displayed hereon has been compiled or computed from a variety of sources and should be used as a general guide only. No warranty is expressed of implied regarding the accuracy of such information.

- SUBJECT CITY PROPERTY
- PROPOSED LAND TO BE SOLD TO CITY
- PROPOSED ROAD CLOSING
- PROPOSED ROAD OPENING
- EXISTING RIGHT OF WAY TO BE MAINTAINED
- DEVELOPMENT BOUNDARY

CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPARTMENT
LAND INFORMATION & MAPPING SERVICES

MISC. PLAN NO. 14876

APPENDIX 'B'
Schedule "A" for File No. DASZ 13/2015, City Centre Community Committee, dated September 9, 2015

By-Law No. _____

File No. **DASZ 13/15**

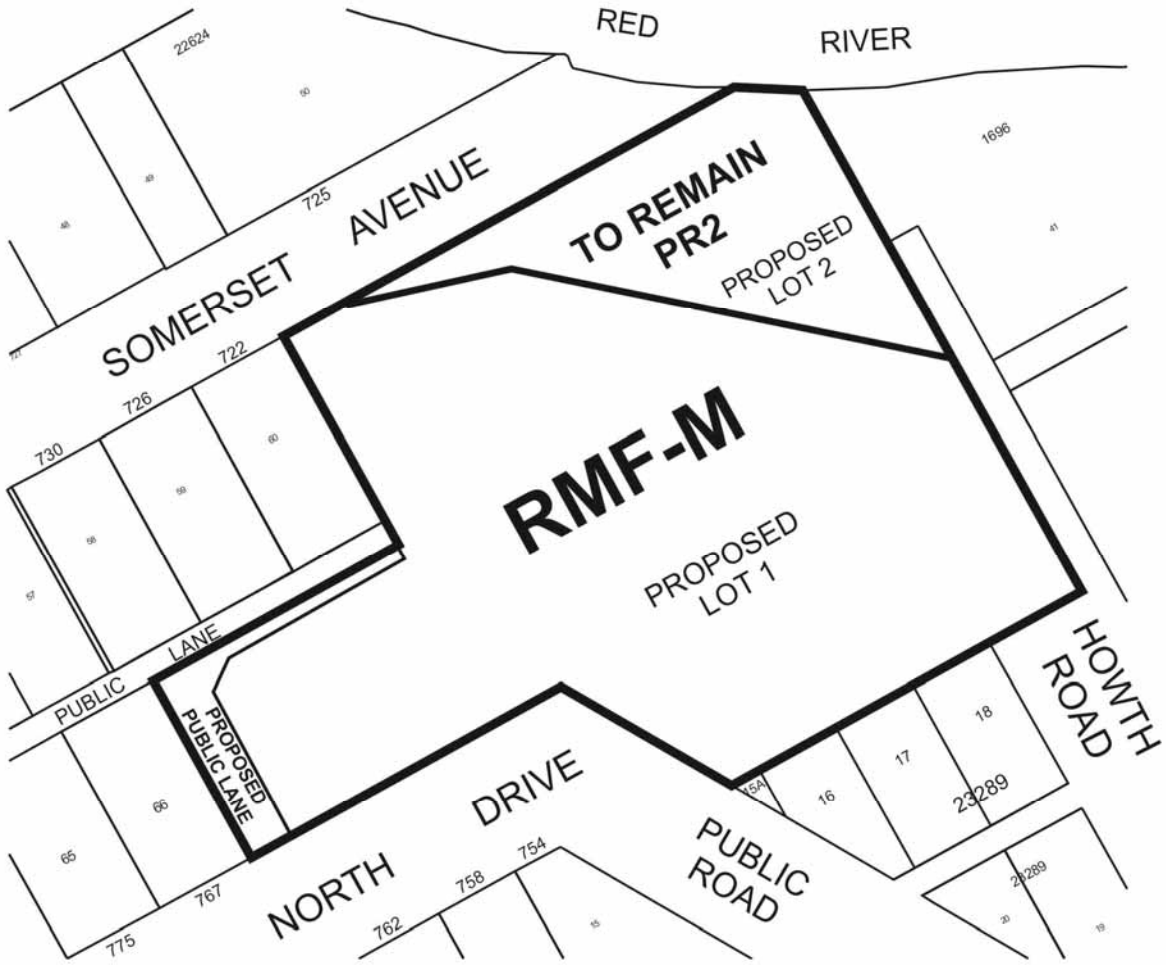
Atlas Sheet No.

N

AE24
CITY CENTRE COMMUNITY

Explanation

An application for the approval of the plan of subdivision shown outlined below and for a proposed zoning change to By-law No. 200/2006 by rezoning the land located at 761 North Drive from a "PR2" PARKS AND RECREATION COMMUNITY DISTRICT to an "RMF-M" RESIDENTIAL MULTI-FAMILY (MEDIUM) DISTRICT to allow for the construction of a multiple family dwelling complex and for the establishment of a public lane as shown outlined below.



THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____



Figure 1: Aerial Photo (Flown in 2014)

Appendix "C" – Infill Guidelines

Guideline	Comply (Yes or No)
Section 2 - Site Planning	
2.2.1 Site Selection	
i) Encourage development along streets with sufficient capacity to accommodate the anticipated traffic generated by the development	**Yes**
ii) Encourage development on sites with reasonable access to Transit, active transportation pathways, public green space, and other services and amenities	**Yes**
2.2.2 Setbacks	
i) Where the proposed building is taller than the maximum allowable height for the adjacent, existing zoning district, achieve an appropriate side yard setback based on a 45 degree angular plane	**Yes**
ii) Establish rear yard setbacks that are consistent with the pattern of the neighbourhood	**Yes**
iii) Front yard setbacks should respect the established street pattern by providing setbacks typical of the neighbourhood	**Yes**
2.2.3 Building Orientation	
i) The main building façade should be oriented to face the public street	**Yes, where applicable**
ii) Main building entries should be clearly identifiable, visible, and accessible from the public street	**Yes, where applicable**
iii) Building design should consider opportunities for enhancing personal security and safety, incorporating CPTED principles	**Will be addressed at plan approval**
2.2.4 Site Characteristics	
i) The design should take into consideration specific conditions such as significant natural, historical, and cultural elements…	**Yes**
ii) Preserve established, healthy, and mature landscape including mature trees where beneficial to the project and viable	**Yes**

Section 3 - Pedestrian Access and Circulation	
i) Layout universally accessible walkways along potential desire lines….	**Will be addressed at plan approval**
ii) Provide easy, universally accessible and direct access to public sidewalks	**Yes**
iii) Locate walkways to minimize potential conflict with vehicular and service areas	**Will be addressed at plan approval**
iv) Incorporate landscaping and lighting into the pedestrian system where feasible	**Will be addressed at plan approval**
v) Provide clear site lines to encourage comfortable and safe pedestrian use	**Will be addressed at plan approval**
vi) The design of the pedestrian access and circulation system should consider CPTED principles	**Will be addressed at plan approval**
Section 4 - Vehicular Access, Circulation, and Parking	
4.2.1 Vehicular Access and Circulation	
i) Vehicular access and egress for medium-density multi-family should be located on Arterial or Collector streets	**Yes**
ii) The location and orientation of vehicle access and egress should minimize the impact on the pedestrian environment, pedestrian safety, and adjacent properties	**Yes**
iii) Limit the width and quantity of curb cuts as much as possible	**Yes**
4.2.2 Parking and Service Area	
i) Ensure adequate on-site parking	**Yes**
ii) Reduce the prominence of parking areas	**Yes**
iii) Allow for greater amounts of landscaped open space by making driveways, garages, and parking lots as compact and discrete as possible	**Yes**
Section 5 - Built Form	
5.2 Guidelines	
i) Massing and height of new buildings should take into consideration the area context	**Yes**
ii) Encourage building design and use details that emphasize human scale and are pedestrian friendly at grade	**Yes**
iii) Reduce the perception of mass and height of large multiple-family buildings…	**Yes**
iv) Ensure accessory structures are compatible in design with the primary buildings they serve	**NA**

Section 6 - Landscaping	
i) Provide landscaping as an integral part of the development…	**Will be addressed at plan approval**
ii) Use landscaping to define the development's pedestrian and vehicular entry ways, walkways, and driveways	**Will be addressed at plan approval**
iii) Use landscaping to break-up or buffer the visual impacts of the development's paved areas, service areas…	**Will be addressed at plan approval**
iv) Landscaping should not obstruct site lines or create isolated areas, especially adjacent to walkways	**Will be addressed at plan approval**
Section 7 - Lighting	
i) Develop a unified exterior lighting design…	**Will be addressed at plan approval**
ii) Provide exterior lighting that promotes safe vehicular and pedestrian access and circulation	**Will be addressed at plan approval**
iii) Light spill over and glare should be minimized	**Will be addressed at plan approval**

2.2.1 Site Selection

i. A traffic study prepared by Stantec concludes that the proposed development will generate the same number of trips as the Wildewood Club in the winter months (during afternoon peak period) and 14 additional trips, compared to existing land uses, during the summer months.

It concludes that both the existing and proposed land uses generate an extremely small number of trips and is not anticipated to cause any significant impacts on local streets.

ii. The development will be immediately adjacent to a golf course, tennis club, fitness centre, and active transportation trails.

2.2.2 Setbacks

Multi-family building
The five storey multi-family building will be a maximum of 60 feet high and will be setback approximately 200 feet from the closest adjacent residence. This setback easily complies with the infill guidelines requirement for a minimum 45 degree angular plane.

Two storey townhouses
The two storey townhouses on North Drive will be approximately 39 feet from the closest adjacent residence to the west. This setback also easily complies with the infill guidelines.

Four storey townhouses
The four storey townhouses (±42 feet) at the rear of the property will be setback approximately 36 feet from the property line. The townhouses are designed so that the tallest portion of the building has an additional setback from the property line.

It should also be noted that there is dense brush between the residence to the west and these townhouses – which will provide significant buffering between the two properties.

ii. & iii. These guidelines are most applicable to the townhouses that front onto North Drive, as they have the most direct relationship to adjoining residences and to North Drive. The rear yard setback of these units meets the Winnipeg Zoning By-law requirement of 25 feet and is consistent with the adjoining neighbourhood and similarly, the front yard setback (25 feet) is consistent with typical front yard setbacks on the north side of North Drive.

2.2.3 Building Orientation

i. & ii. The property, given its size and orientation, has limited frontage on the public street. The portion that fronts onto the public street does orient the buildings to the public street and locates the entrances on the public street.

iii. This will be reviewed at the plan approval stage once the design details are completed

2.2.4 Site Characteristics

i. The development proposes maintaining the existing pathway on top of the berm and will not touch the existing riparian zone between the top of the bank and the river.

ii. Some trees will have to be removed to accommodate the development. However, the developer, where possible, can add trees within the new development. This will be addressed through plan approval.

3.0 Pedestrian Access and Circulation

i. – vi. The site plan shows an internal pedestrian walkway connecting the front of the multi-family building to North Drive. In addition, a public sidewalk will connect the development to the existing public sidewalk on North Drive.

Further internal pedestrian access and circulation will be detailed at plan approval.

4.2.1 Vehicular Access and Circulation

i. North Drive/Point Road is classified as a residential collector street.

ii. Access to the two storey townhouses will be off the back lane and the proposed access point for the remainder of the development will have no negative impact on pedestrians. The proposed development will actually improve pedestrian circulation in the area, with the addition of a public sidewalk on the north side of North Drive abutting this development.

iii. Only one new curb cut will be required for this development

4.2.2 Parking and Service Areas

i. The development will provide 74 designated parking stalls for 55 dwelling units as well as 14 additional stalls which are tandem spaces in garages (one car parked behind the other), or in driveways.

This adds up to a total of 88 parking stalls, which is 1.6 stalls per unit. The Winnipeg By-law requirement is 1.5 stalls per unit for multi-family developments.

The applicant has indicated that they are also considering the purchase of a car share vehicle, which would be available to residents. This would provide another option for people to get around and could cause some residents to reduce the number of vehicles they own or get rid of their vehicle entirely.

ii. The majority of the parking will be located inside the building or in garages. Some visitor parking, which will be provided outdoors, will be screened and will have very minimal visual impact

iii. Outdoor parking will be discreet and will have minimal visual impact

5.2 Built Form Guidelines

i-iii. The multi-family building is being constructed approximately 10 feet below the grade of North Drive and the existing residences to the west. Consequently, it will appear as a four storey structure from that vantage point.

Additionally, the multi-family building will include variable roof lines, balconies, a partial upper level setback, and a variety of different cladding materials, in order to provide visual interest and to break up the massing.

It should also be noted that only the side profile of the building will be visible from properties fronting onto North Drive.

6.0 Landscaping

Landscaping, which is a visible indicator of quality development, should be an integral part of the development. The conceptual landscaping plan shows that a variety of landscaping will be provided throughout the development. Final landscaping details will be addressed at the plan approval stage.

7.0 Lighting

Lighting must be kept at a reasonable level and deflected in such a way that it does not spill over onto adjacent properties. Lighting details will be addressed at the plan approval stage.