Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – May 10, 2016

Item No. 2 Subdivision and Rezoning – Northwest and Northeast Corner of Philip Lee Drive and Ravelston Avenue West (Transcona Ward) File DASZ 7/2016

COUNCIL DECISION:

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

1. That the plan of subdivision under File DASZ 7/2016 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File DASZ 7/2016 dated April 6, 2016, with such minor changes as may be required, and for registration in the Winnipeg Land Titles Office, subject to the following:

    A. That the Plan of Subdivision be amended in accordance with Schedule "B," the report of the Administrative Coordinating Group, dated March 9, 2016.

    B. That the report of the Administrative Coordinating Group, dated March 9, 2016, be amended by adding the following new conditions:

        i. The Developer shall, at no expense to the City, construct a wastewater sewer along Ravelston Avenue West from the exiting connection at Peguis Street to the west limit of the planned area as determined by and to the satisfaction of the Director of Water and Waste.

        ii. The Developer shall, at no expense to the City, construct a 10 meter wide paved road, including all ancillary requirements as per collector road status, on Ravelston Avenue West from Philip Lee Drive westerly to the proposed north-south road which will connect Ravelston Avenue West to El Tassi Drive, to the satisfaction of the Director of Public Works.

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – May 10, 2016

COUNCIL DECISION (continued):

iii. The Developer shall, at no expense to the City, construct a Multi-Use Pathway on one side of Ravelston Avenue West from Philip Lee Drive westerly to the proposed north-south road which will connect Ravelston Avenue West to El Tassi Drive, to the satisfaction of the Director of Public Works.

iv. The Developer shall, at no expense to the City, construct a sidewalk on the opposite side of the Multi-Use Pathway, on Ravelston Avenue West from Philip Lee Drive westerly to the proposed north-south road which will connect Ravelston Avenue West to El Tassi Drive, to the satisfaction of the Director of Public Works.

v. The Developer shall submit plans showing the location of the Multi-Use Pathway and amenities, and sidewalk, to the East Kildonan-Transcona Community Committee for plan approval.

vi. The Developer shall, at no expense to the City, construct a traffic table on Ravelston Avenue West in order to connect the Multi-Use Pathway from the north side of the Ravelston Avenue West to its continued alignment south of Ravelston Avenue West.

vii. That in the event that Ravelston Avenue West is closed from a point just to the west of the future north-south roadway at Phillip Lee Drive at Ravelston Avenue West, the developer shall, at no expense to the City, construct a turnaround bulb at the western limit of Ravelston Avenue West, to the satisfaction of the Director of Public Works.

viii. The Developer shall submit plans for boulevard landscaping for the turnaround bulb, to the East Kildonan-Transcona Community Committee for plan approval.

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land shown on Schedule “A” for File DASZ 7/2016 dated April 6, 2016, to “R2” Residential Two-Family District.

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – May 10, 2016

COUNCIL DECISION (continued):

3. That in lieu of the dedication of land, the Developer shall provide a cash payment representing 10% of the appraised value of the Development Application, as determined by the City.

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

5. That, in the event the matter is not proceeded with expeditiously and the by-law is not passed within two (2) years after adoption of the report by Council, the matter shall be deemed to be concluded and shall not be proceeded with unless an extension of time is applied for prior to the expiry of the two (2) year period and Council approves the extension.

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

7. That the subdivision section of the by-law shall come into force and effect upon registration of the Plan of Subdivision in the Winnipeg Land Titles Office.

8. That the zoning section of the by-law shall come into force and effect when the Plan of Subdivision is registered in the Winnipeg Land Titles Office.

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

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

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

12. That the Proper Officer 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, Heritage and Downtown Development – May 10, 2016

DECISION MAKING HISTORY:

Moved by Councillor Orlikow,

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

Carried

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On May 11, 2016, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On May 10, 2016, the Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the East Kildonan-Transcona Community Committee, with the following amendment:

- Delete recommendation 1. B. ix.in its entirety.

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

COMMUNITY COMMITTEE RECOMMENDATION:

On April 25, 2016, the East Kildonan-Transcona Community Committee concurred in the recommendation of the Winnipeg Public Service with the following amendment:

- Add the following new recommendation 1. B.:

  "1.B. That the report of the Administrative Coordinating Group, dated March 9, 2016, be amended by adding the following new conditions:

    i. The Developer shall, at no expense to the City, construct a wastewater sewer along Ravelston Avenue West from the exiting connection at Peguis Street to the west limit of the planned area as determined by and to the satisfaction of the Director of Water and Waste.

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – May 10, 2016

DECISION MAKING HISTORY (continued):

COMMUNITY COMMITTEE RECOMMENDATION (continued):

ii. The Developer shall, at no expense to the City, construct a 10 meter wide paved road, including all ancillary requirements as per collector road status, on Ravelston Avenue West from Philip Lee Drive westerly to the proposed north-south road which will connect Ravelston Avenue West to El Tassi Drive, to the satisfaction of the Director of Public Works.

iii. The Developer shall, at no expense to the City, construct a Multi-Use Pathway on one side of Ravelston Avenue West from Philip Lee Drive westerly to the proposed north-south road which will connect Ravelston Avenue West to El Tassi Drive, to the satisfaction of the Director of Public Works.

iv. The Developer shall, at no expense to the City, construct a sidewalk on the opposite side of the Multi-Use Pathway, on Ravelston Avenue West from Philip Lee Drive westerly to the proposed north-south road which will connect Ravelston Avenue West to El Tassi Drive, to the satisfaction of the Director of Public Works.

v. The Developer shall submit plans showing the location of the Multi-Use Pathway and amenities, and sidewalk, to the East Kildonan-Transcona Community Committee for plan approval.

vi. The Developer shall, at no expense to the City, construct a traffic table on Ravelston Avenue West in order to connect the Multi-Use Pathway from the north side of the Ravelston Avenue West to its continued alignment south of Ravelston Avenue West.

vii. That in the event that Ravelston Avenue West is closed from a point just to the west of the future north-south roadway at Phillip Lee Drive at Ravelston Avenue West, the developer shall, at no expense to the City, construct a turnaround bulb at the western limit of Ravelston Avenue West, to the satisfaction of the Director of Public Works.

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – May 10, 2016

DECISION MAKING HISTORY (continued):

COMMUNITY COMMITTEE RECOMMENDATION (continued):

viii. The Developer shall submit plans for boulevard landscaping for the turnaround bulb, to the East Kildonan-Transcona Community Committee for plan approval.

ix. That the City of Winnipeg immediately initiate an application for the purpose of a road closure from point of turnaround bulb to the future entrance of El Tassi Drive onto Ravelston Avenue West."

and forwarded to the Standing Policy Committee on Property and Development, Heritage and Downtown Development.

RE: **Subdivision and Rezoning – Northwest and Northeast Corner of Philip Lee Drive and Ravelston Avenue West**
File DASZ 7/2016

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

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

Report date: **April 27, 2016**

COMMUNITY COMMITTEE RECOMMENDATION:

On April 25, 2016, 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, Heritage and Downtown Development:

1. That the plan of subdivision under File DASZ 7/2016 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File DASZ 7/2016 dated April 6, 2016, with such minor changes as may be required, and for registration in the Winnipeg Land Titles Office, subject to the following:

    A. That the Plan of Subdivision be amended in accordance with Schedule "B," the report of the Administrative Coordinating Group, dated March 9, 2016.

    B. That the report of the Administrative Coordinating Group, dated March 9, 2016, be amended by adding the following new conditions:

        i. The Developer shall, at no expense to the City, construct a wastewater sewer along Ravelston Avenue West from the exiting connection at Peguis Street to the west limit of the planned area as determined by and to the satisfaction of the Director of Water and Waste.

        ii. The Developer shall, at no expense to the City, construct a 10 meter wide paved road, including all ancillary requirements as per collector road status, on Ravelston Avenue West from Philip Lee Drive westerly to the proposed north-south road which will connect Ravelston Avenue West to El Tassi Drive, to the satisfaction of the Director of Public Works.

        iii. The Developer shall, at no expense to the City, construct a Multi-Use Pathway on one side of Ravelston Avenue West from Philip Lee Drive westerly to the proposed north-south road which will connect Ravelston

Avenue West to El Tassi Drive, to the satisfaction of the Director of Public Works.

iv. The Developer shall, at no expense to the City, construct a sidewalk on the opposite side of the Multi-Use Pathway, on Ravelston Avenue West from Philip Lee Drive westerly to the proposed north-south road which will connect Ravelston Avenue West to El Tassi Drive, to the satisfaction of the Director of Public Works.

v. The Developer shall submit plans showing the location of the Multi-Use Pathway and amenities, and sidewalk, to the East Kildonan-Transcona Community Committee for plan approval.

vi. The Developer shall, at no expense to the City, construct a traffic table on Ravelston Avenue West in order to connect the Multi-Use Pathway from the north side of the Ravelston Avenue West to its continued alignment south of Ravelston Avenue West.

vii. That in the event that Ravelston Avenue West is closed from a point just to the west of the future north-south roadway at Phillip Lee Drive at Ravelston Avenue West, the developer shall, at no expense to the City, construct a turnaround bulb at the western limit of Ravelston Avenue West, to the satisfaction of the Director of Public Works.

viii. The Developer shall submit plans for boulevard landscaping for the turnaround bulb, to the East Kildonan-Transcona Community Committee for plan approval.

ix. That the City of Winnipeg immediately initiate an application for the purpose of a road closure from point of turnaround bulb to the future entrance of El Tassi Drive onto Ravelston Avenue West.

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land shown on Schedule "A" for File DASZ 7/2016 dated April 6, 2016, to "R2" Residential Two-Family District.

3. That in lieu of the dedication of land, the Developer shall provide a cash payment representing 10% of the appraised value of the Development Application, as determined by the City.

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

5. That, in the event the matter is not proceeded with expeditiously and the by-law is not passed within two (2) years after adoption of the report by Council, the matter shall be deemed to be concluded and shall not be proceeded with unless an extension of time is applied for prior to the expiry of the two (2) year period and Council approves the extension.

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

7. That the subdivision section of the by-law shall come into force and effect upon registration of the Plan of Subdivision in the Winnipeg Land Titles Office.

8. That the zoning section of the by-law shall come into force and effect when the Plan of Subdivision is registered in the Winnipeg Land Titles Office.

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

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

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

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

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 is crucial link in completing the inner loop of development starting at Prairie Crocus Drive.
2. We’re attempting to do this in a way that is orderly and planned.

PUBLIC HEARING SUMMARY

File:	DASZ 7/2016
Before:	East Kildonan-Transcona Community Committee Councillor Browaty, Chairperson Councillor Schreyer Councillor Wyatt
Public Hearing:	April 25, 2016 Council Building, 510 Main Street
Applicant:	Waterside Development Corp. (Robert Doolan)
Subject:	



Premises Affected: Northwest and Northeast Corner of Philip Lee Drive and Ravelston Avenue West

Exhibits Filed:

1. Application dated February 10, 2016
2. Notification of Public Hearing dated March 24, 2016
3. Manitoba Status of Titles 2733509/1 and 2733803/1
4. Caveats 4502233/1 and 4502235/1
5. Plans (3 pages)
6. Report from the Urban Planning Division dated April 6, 2016
7. Inspection Report
8. Drawing of subject property submitted by the Applicant at the public hearing
9. Recording of Representations

REPRESENTATIONS:

In Support:

Robert Doolan
Bill McGarry
Susan Russell
Donna Thordorson

In Opposition

Nil

For Information:

Nil

For the City:

Mr. G. Doney, Senior Planner, Planning, Property and Development Department
Mr. G. Jasper, Land Development Engineer, Planning, Property and Development Department

Exhibit "6" referred to in File DASZ 7/2016

ADMINISTRATIVE REPORT

Title: DASZ 7/2016, Phillip Lee and Ravelston Avenue W

Issue: Proposed Plan of Subdivision and Rezoning that would:

- create 18 lots; and
- rezone the subject site from "R1-L" Residential Single-Family Large District to "R2" Residential Two-Family District.

Critical Path: East Kildonan – Transcona Community Committee → Standing Policy Committee on Property and Development, Heritage and Downtown Development → Executive Policy Committee → Council as per the Development Procedures By-law and *The City of Winnipeg Charter.*

AUTHORIZATION

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

RECOMMENDATIONS

1. That the plan of subdivision proposed under File DASZ 7/2016 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File DASZ 7/2016 dated April 6, 2016, with such minor changes as may be required, and for registration in the Winnipeg Land Titles Office, subject to the following:

   A. That the Plan of Subdivision be amended in accordance with Schedule "B," the report of the Administrative Coordinating Group, dated March 9, 2016

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land shown on Schedule "A" for File DASZ 7/2016 dated April 6, 2016, to "R2" Residential Two-Family District.

3. That in lieu of the dedication of land, the Developer shall provide a cash payment representing 10% of the appraised value of the Development Application, as determined by the City.

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

5. That, in the event the matter is not proceeded with expeditiously and the by-law is not passed within two (2) years after adoption of the report by Council, the matter shall be deemed to be concluded and shall not be proceeded with unless an extension of time is applied for prior to the expiry of the two (2) year period and Council approves the extension.

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8. That the zoning section of the by-law shall come into force and effect when the Plan of Subdivision is registered in the Winnipeg Land Titles Office.

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

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

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

12. 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

This report provides information, and makes recommendations, regarding the subject application (DASZ 7/2016), in terms of compliance with *OurWinnipeg*, *Complete Communities* and the *Transcona West Area Structure Plan.* It is available for consideration by Council and committees of Council and is on the City's website.

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Urban Planning Division are concurred in, the process of creating the plan of subdivision, and rezoning the subject site, can proceed.

CONSULTATION

The City's Administrative Coordinating Group was consulted in the preparation of this report.

SUBMITTED BY

Department	Planning, Property and Development
Division	Urban Planning
Prepared by	Glen Doney
Date	April 6, 2016
File No.	DASZ 7/2016

Attachments

Appendix "A," Planning Discussion

Schedule "A" for File DASZ 7/2016, East Kildonan – Transcona Community Committee, dated April 6, 2016

Schedule "B," Report of The Administrative Coordinating Group, dated March 9, 2016

Appendix "A," Planning Discussion

DATE:	April 6, 2016
FILE:	DASZ 7/2016
COMMUNITY:	East Kildonan - Transcona
NEIGHBOURHOOD #:	4.417
SUBJECT:	Proposed Plan of Subdivision and Rezoning that would: • create 18 lots; and • rezone the subject site from "R1-L" Residential Single-Family Large District to "R2" Residential Two-Family District.
LOCATION:	NW and NE corners of Phillip Lee and Ravelston West
LEGAL DESCRIPTION:	Lot 60, Block 1 and Lot 4, Block 8, Plan 56081 WLTO



APPLICANT:	Waterside Development Corp. 3615 Roblin Blvd. Winnipeg R3R 0C6
OWNERS:	Waterside Development Corp. and the City of Winnipeg
RECOMMENDATION:	Approval with Conditions

SITE DESCRIPTIONS

Figures 1 and 2 show that there are two sites. One is at the northwest corner of Ravelston West and Phillip Lee and the other is at the northeast corner of same. Both sites are

- in the Peguis Neighbourhood and the Transcona Ward;
- undeveloped;
- in an "R1-L" Residential Single-Family Large District of Zoning By-law 200/2006;
- in a Recent Communities policy area, which is a type of Areas of Stability policy area of *OurWinnipeg* and *Complete Communities*; and

- in a Low Density Residential policy area and the Special Planning Area of the *Transcona West Area Structure Plan* (Transcona West Plan).

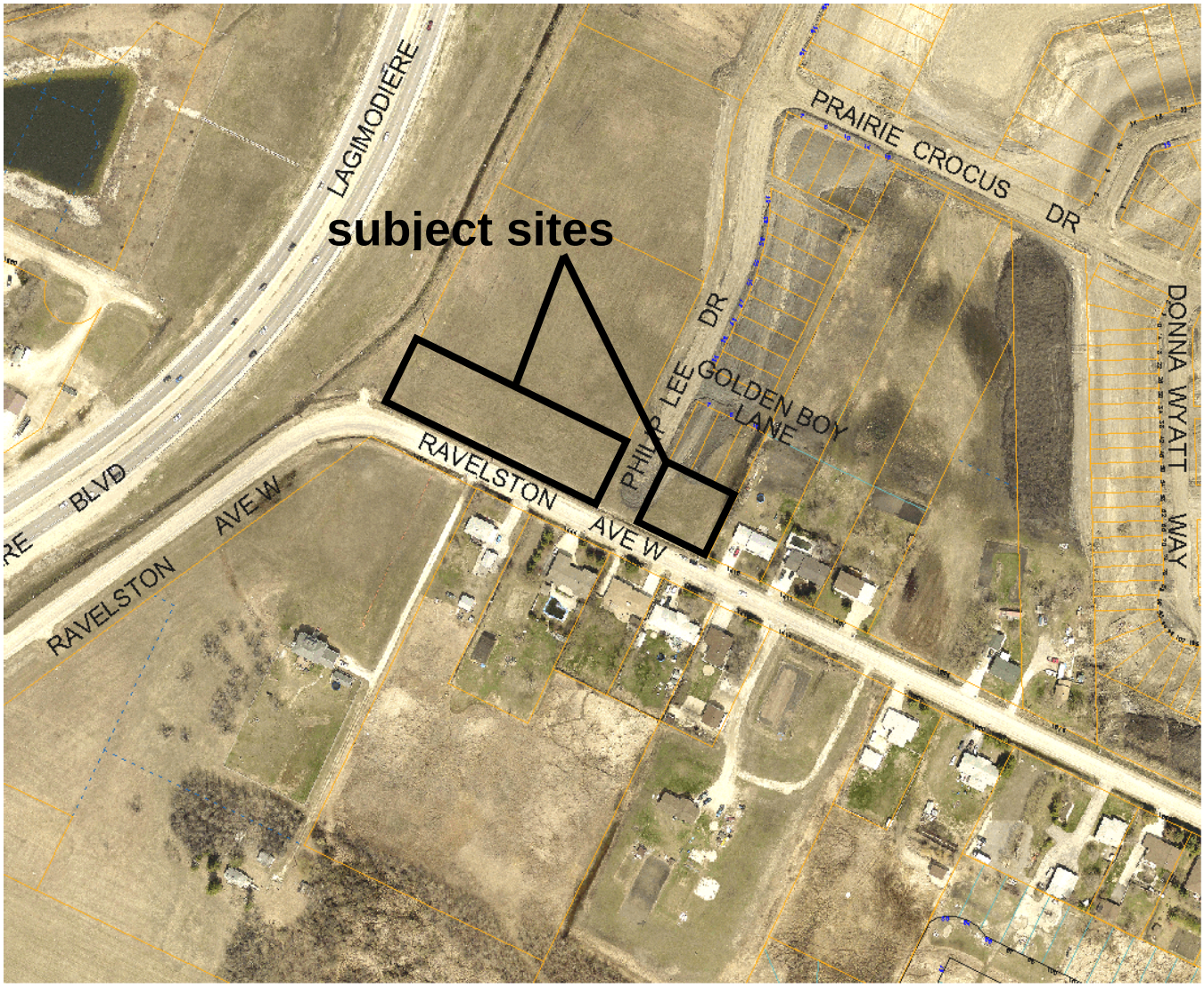
The westerly site is approximately 392 feet wide and 1.0 acres. The easterly site is approximately 115 feet wide, assuming it fronts onto Phillip Lee Drive, and 14,781 square feet.

SITE CONTEXT

Figure 1 shows 2014 aerial photography and Figure 2 shows existing zoning of the site and its context. South and southeast of the sites are single-family dwellings in "R1-L" Districts and "RR5" Rural Residential 5 Districts. Lagimodière Boulevard is west of the sites.

North of the westerly site are two undeveloped lots in an "RMF-M" Residential Multi-Family Medium District. Four storey multi-family dwellings are proposed to be built on these lots. Some ynits in these buildings would face south.

Figure 1: 2014 Aerial Photography **North↑**



North of the easterly site are undeveloped lots in an “R1-L” District. East of this site is an “RR5” District in which there is no development. However, this area is proposed to be subdivided and rezoned into “R1-M” Residential Single-Family Medium lots.

DESCRIPTION OF THE PROPOSED SUBDIVISION, REZONING AND DEVELOPMENT

Schedule “A” to this report shows that the proposed plan of subdivision and rezoning would create create 18 “R2” lots. Lots would range in size from 2871 square feet to 4174 square feet. Lot widths would range from 25 feet to 34.3 feet.

The letter of intent states that 9 two-unit side-by-sides would be built on the proposed lots. Each two-family side-by-side would be built on two lots and the party wall would be coincident with the boundary between the two lots.

Figure 2: Existing Zoning **North↑**

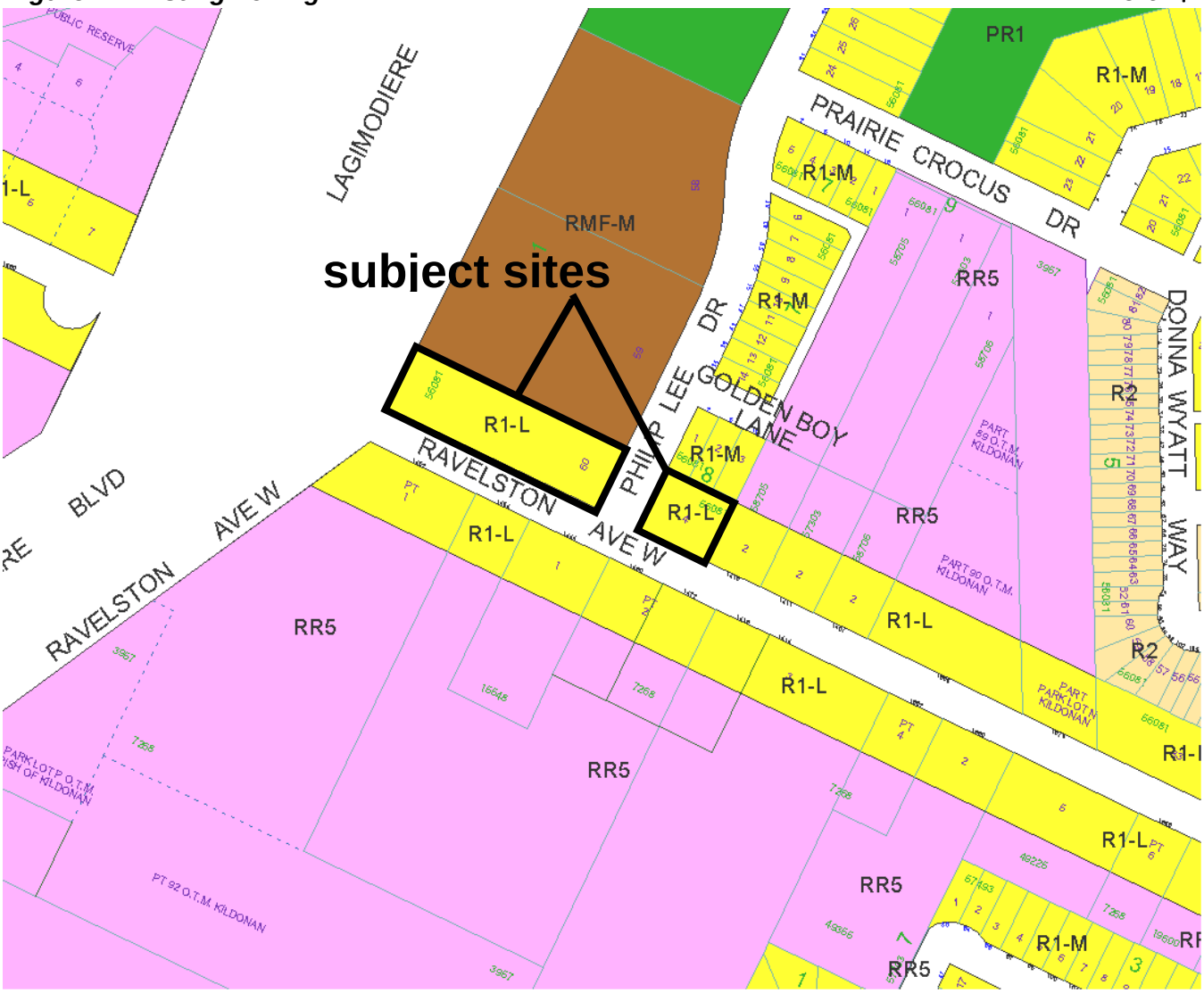


Table 1 shows the key use regulations of the "R2" District. The minimum lot area requirement in the "R2" District is 5,000 square feet or 800 square feet per dwelling unit, whichever is greater. The maximum height requirement is 35 feet in the "R2" District, which is the same as in the "R1" Districts.

It is of note that Schedule "B," the report of the Administrative Coordinating Group, dated March 9, 2016, recommends that the Developer either install frontage roads to access the proposed lots fronting Phillip Lea Boulevard or realign the said lots to front onto Ravelston Blvd. This is recommended because Phillip Lee Boulevard is to be developed into a collector road.

ANALYSIS AND ISSUES

OurWinnipeg* and *Complete Communities

OurWinnipeg is the City's development plan and *Complete Communities* is a "Direction Strategy" of *OurWinnipeg* that provides additional directions and policies on land use and development in the city.

The Key Direction of *OurWinnipeg* and *Complete Communities* that applies to the Areas of Stability policy area states: "Enhance the quality, diversity, completeness and sustainability of stable neighbourhoods and expand housing options for Winnipeg's changing population."

The proposed subdivision plan, rezoning and development would be consistent with the Key Direction stated above by increasing the supply of semi- detached dwelling units in the area. And, the small lots, relative to typical single-family lots, would result in a correspondingly higher residential density, which generally means greater use of public transit.

Table 1: Principal Uses Allowed in the R2 District, Select Regulations

principal use	regulation
dwelling, live-work	C*
dwelling, multi-family	C
dwelling, single-family detached	P
dwelling, two-family	P
care home	P*
neighbourhood rehabilitation home	C*
community/recreation centre	C
library	C
elementary or junior high school	C*
senior high school	C*
community gardens	P
park/plaza/square/playground	P*
day care centre	C*
place of worship	C*
utility facility, minor	P*
"C" = conditional use; "P" = permitted use; "*" = use specific standard applies	
care home use specific standard: maximum 6 people	

The policy under Direction 1 of Subsection 04-2 of *Complete Communites* pertains to the Recent Communities policy area of *OurWinnipeg* and *Complete Communities*. It states: "Improve the sustainability of recent residential neighbourhoods by promoting better walking… access to retail, employment and community facilities. If garages will be attached to two-family dwellings, the streetscape would be more pedestrian friendly if the garages do not project more than just a few feet in front of the dwellings to which they are attached. This is because the dwellings would be more prominent, and those inside would have a better view of the street, than would otherwise be the case, as shown in Figure 3. While Urban Planning is not recommending this form of development be required, it is encouraged.

Regarding the other pertinent directions and policies of *OurWinnipeg* and *Complete Communities*, the proposal generally complies with those directions and policies.

Transcona West Area Structure Plan

Sub-subsection 5.2.2 of the Transcona West Plan states:

"(2) Subdivision
(a) The rezoning and subdivision of land within the Special Planning Area will be considered by the Community Committee through the Development Application process in accordance with the following additional requirements:
(i) any application for subdivision shall be accompanied by a Concept Plan that demonstrates how the subdivision may be integrated into the re-subdivision of adjacent and surrounding parcels in order to ensure that the future potential for adjacent subdivision is not compromised"

A concept plan was not submitted with the application that is the subject of this report because, as shown on Figures 1 and 2 and Schedule "A" to this report, it is clear that the proposed subdivisions would not compromise the potential for subdividing abutting or nearby properties.

Figure 3: Front of Attached Garages near Front of Dwellings
Source: Calgary Herald, July 31, 2015



The minimum and maximum residential densities allowed in the Low Density Residential policy area are four dwellings and seven dwellings per acre of gross developable area.

The size of the gross developable area encompassing the two sites is the area of the two sites, plus the area of half the width of the public right-of-ways abutting each site. The area is 2.02 acres. Given that 18 dwelling units are proposed, the density would be 8.9 dwelling units per acre of gross developable area.

The proposed development would comply with the Transcona West Plan if future developments in the same Low Density Residential policy area would have residential densities lower than the maximum allowed in order to lower the average density to no more than seven dwelling units per acre.

REASONS FOR THE RECOMMENDATIONS

The Urban Planning Division recommends approval because, subject to conditions, the proposed plan of subdivision, rezoning and development are consistent with *OurWinnipeg*, *Complete Communities* and the *Transcona West Area Structure Plan.*

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

Report Prepared by Glen Doney
PPD File # DASZ 7/2016

Schedule "A" for File DASZ 7/2016, East Kildonan – Transcona Community Committee, dated April 6, 2016

By-Law No. _____

File No. **DASZ 7/16**

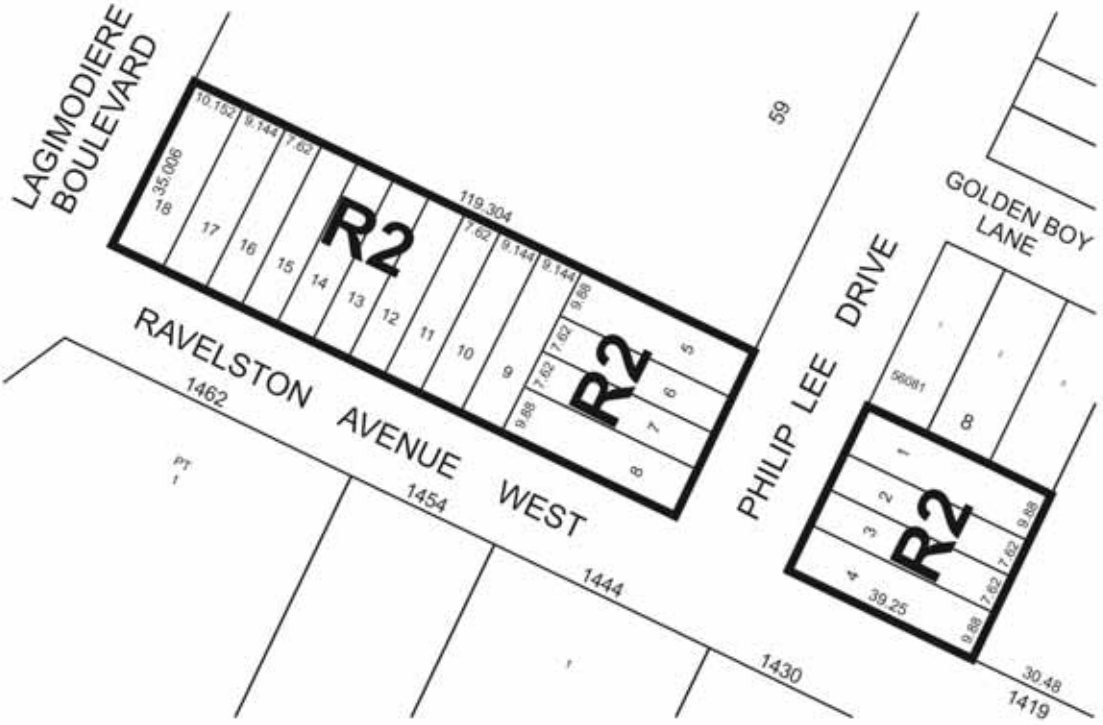
Atlas Sheet No. **Y31**

N

EAST KILDONAN TRANSCONA COMMUNITY

Explanation

An application for the approval of the plan of subdivision shown outlined below and for a proposed zoning change to By-law No. 200/2006 by rezoning the land located at the north west & north east corner of Philip Lee Boulevard & Ravelston Avenue West from an "R1-L" RESIDENTIAL SINGLE-FAMILY (LARGE) DISTRICT to an "R2" RESIDENTIAL TWO-FAMILY DISTRICT to allow for the establishment of lots and the construction of two-family dwellings as shown outlined below.



THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

SCHEDULE B

REPORT OF THE ADMINISTRATIVE CO-ORDINATING GROUP (ACG) – March 9, 2016

RE: PROPOSED SUBDIVISION AND REZONING OF LAND LOCATED ON THE NORTH-WEST AND NORTH-EAST CORNER OF PHILIP LEE BOULEVARD AND RAVELSTON AVENUE WEST, CROCUS MEADOWS – DASZ 7/16

The above noted application was reviewed by the ACG Group on March 9, 2016. The application was determined to be within the planned area of the Crocus Meadows development (DASZ 15/2013) and therefore this application is subject to the terms and conditions as outlined in the Development Agreement for AG 15/2013.

Upon review of the application, the following was noted:

Clause 21 Schedule "C" contained in AG 15/2013 reads as follow:
"*There shall be no private approaches serving single-family or two-family residential development off residential collector streets (i.e. rights-of-way 22.0m or wider)".*

Philip Lea Boulevard has a right of way in excess of 24 meters and therefore no approaches would be allowed to serve lots fronting Phillip Lea Boulevard. It is therefore recommended that the Developer either install frontage roads to access the proposed lots fronting Phillip Lea Boulevard or realign the said lots to front onto Ravelston Blvd.

In addition, The Developer shall dedicate and legally open property for right-of-way corner cuts measuring 2.0m by 2.0m in the north-east and north-west corners of the intersection of Philip Lee Drive and Ravelston Avenue West, to the satisfaction of the Director of Public Works.

THIS REPORT SUBMITTED BY:

Administrative Co-ordinating Group
File No. DASZ 7016
April 15, 2016

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