Agenda – Council – September 28, 2016

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – September 20, 2016

Item No. 6 Servicing Agreement – Subdivision of Land Located at 558 Jamison Avenue (Elmwood – East Kildonan Ward) File DASSF 522/2016

STANDING COMMITTEE RECOMMENDATION:

On September 20, 2016, the Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the Winnipeg Public Service and submitted the following to Council:

1. That the Applicant enter into a Servicing Agreement with the City to fulfill all the requirements outlined in Schedule B the report of the Administrative Coordinating Group, attached hereto.

2. 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, Heritage and Downtown Development – September 20, 2016

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On September 21, 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 September 20, 2016, the Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the Winnipeg Public Service and submitted the matter to the Executive Policy Committee and Council.

ADMINISTRATIVE REPORT

Title: Proposed Servicing Agreement - DASSF 522/2016 Proposed Subdivision of Land Located at 558 Jamison Avenue

Critical Path: Standing Policy Committee on Property and Development, Heritage and Downtown Development – Executive Policy Committee – Council

AUTHORIZATION

Author	Department Head	CFO	CAO
M. Pittet	J. Kiernan	N/A	D. McNeil

EXECUTIVE SUMMARY

The Winnipeg Public Service has identified servicing requirements resulting from the proposed short form subdivision application. Standing Policy Committee approvals are necessary for the City to enter into a Servicing Agreement to fulfill the servicing conditions. The servicing conditions are in keeping with standard development practice.

RECOMMENDATIONS

1. That the Applicant enter into a Servicing Agreement with the City to fulfill all the requirements outlined in Schedule B the report of the Administrative Coordinating Group, attached hereto.

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

REASON FOR THE REPORT

Standing Policy Committee on Property and Development, Heritage and Downtown Development approval is required for the City to enter into Servicing Agreements that are conditions of Development Application Subdivision Short Form (DASSF) applications.

IMPLICATIONS OF THE RECOMMENDATIONS

Concurrence with this recommendation will enable servicing conditions to be applied to this application.

HISTORY

An application has been received from the property owner Mr. Adam Tougas to subdivide the lot at 558 Jamison Avenue into two separate lots as shown in Schedule A attached.

The application has been circulated for review and comments to internal and external stakeholder departments. The Water and Waste Department have provided the following comments:

> There is a catch basin lead crossing the existing lot and a land drainage sewer easement is registered for this City of Winnipeg asset. Based on earlier correspondence, the applicant is willing to relocate the catch basin lead as part of the proposed development.
>
> The applicant shall:
>
> - relocate, at no expense to the City, the catch basin lead pipe as determined by and to the satisfaction of the Director of Water and Waste
> - replace, at no expense to the City, the current land drainage sewer easement with a 2.4 m wide land drainage sewer easement centered along the new pipe alignment
> - construct, at no expense to the City, lot line service connections as determined by and to the satisfaction of the Director of Water and Waste

It is therefore recommended that the applicant enter into a Servicing Agreement with the City to fulfill the conditions outlined in Schedule B, the report of the Administrative Coordinating Group attached hereto.

FINANCIAL IMPACT

Financial Impact Statement Date: August 22, 2016

Project Name:

PROPOSED SERVICING AGREEMENT - DASSF 522/2016 PROPOSED SUBDIVISION OF LAND LOCATED AT 558 JAMISON AVENUE

COMMENTS:

There are no direct financial implications to the City resulting from the recommendations contained within this report.

"Original Signed By"
Mike McGinn, CPA, CA
Manager of Finance

CONSULTATION

In preparing this Report there was consultation with:

Water and Waste Department

OURWINNIPEG POLICY ALIGNMENT

01-1a OurWinnipeg;s Approach to City Building
Direction 3: Promote Compact Urban Form and Manage the Extension of Municipal Services for New Growth

SUBMITTED BY

Department:	Planning, Property and Development
Division:	Land Development, Geomatics and Land Information Systems
Prepared by:	G.V. Jasper, P.Eng.
Date:	August 23, 2016
File No.	DASSF 522/2016
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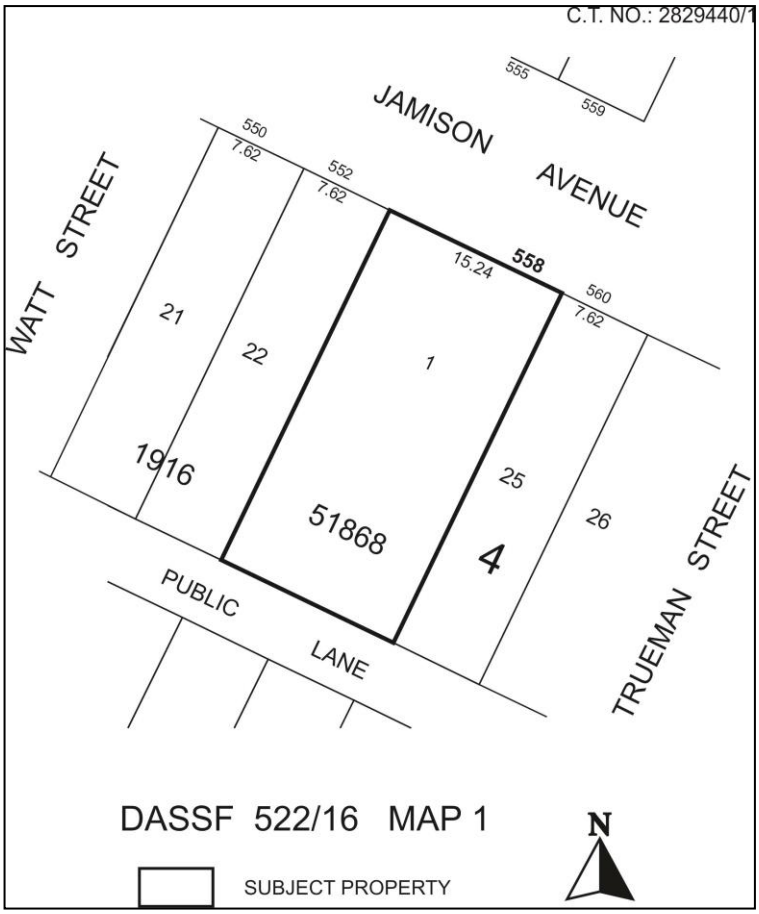
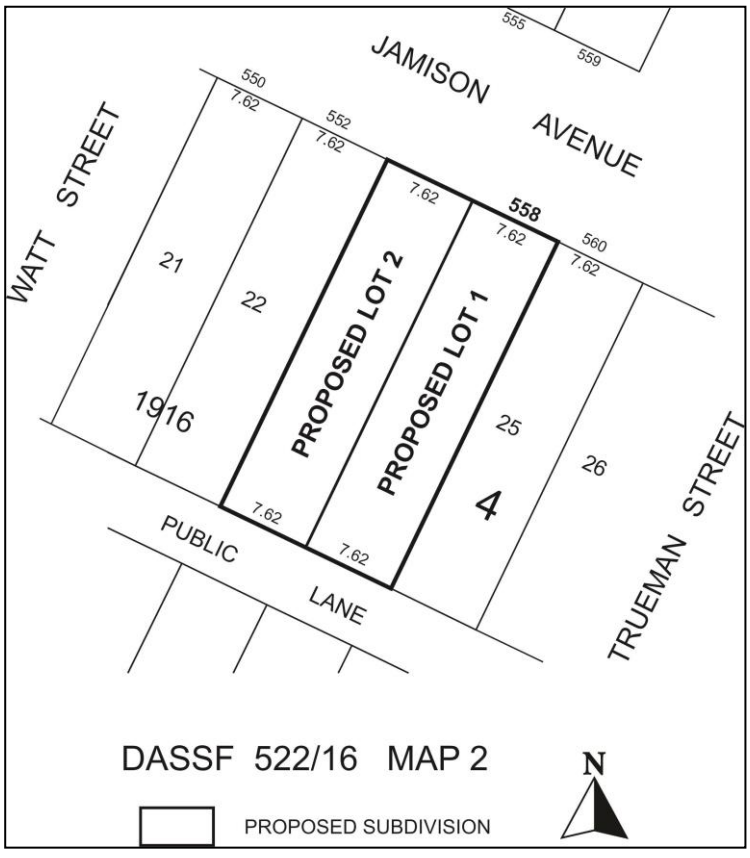
Schedule A – Proposed Plan of Subdivision
Schedule B – Report of the Administrative Coordinating Group

SCHEDULE A - PROPOSED PLAN OF SUBDIVISION





SCHEDULE B – REPORT OF THE ADMINISTRATIVE COORDINATING GROUP

REPORT OF THE ADMINISTRATIVE CO-ORDINATING GROUP – August 10, 2016

RE: PROPOSED SUBDIVISION OF LAND LOCATED AT 558 JAMISON AVENUE – DASSF 522/2016

It is recommended that the approval of DASSF 522/2016, if granted, be subject to the Developer entering into a Servicing Agreement addressing the following items:

SECTION I – INSTALLATION OF SERVICES

1. The Developer shall;

    a. relocate, at no expense to the City, the catch basin lead pipe as determined by and to the satisfaction of the Director of Water and Waste

    b. replace, at no expense to the City, the current land drainage sewer easement with a 2.4 m wide land drainage sewer easement centered along the new pipe alignment

    c. construct, at no expense to the City, lot line service connections or, in lieu of servicing the lots, and in the event that either or both of the lots are sold, the developer shall undertake to advise the new owners of their responsibility to service the lots.

    all as determined by and to the satisfaction of the Director of Water and Waste

SECTION II – COSTS AND FEES

1. Letters of Credit

    The Developer shall, prior to the execution by the City, of this Servicing Agreement, provide Letters of Credit in amounts acceptable to the Director of Water and Waste to guarantee performance of those works described in SECTION I above and for the provision of as-built drawings as described in item 3.below.

2. Land Dedication

    The Developer shall pay land dedication based on the creation of a new residential infill zoning lot.

3. Engineering Design 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 plan 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 this Agreement and the physical development of the Planned Area.

a. The Developer shall pay the full cost of all design services, including servicing reports, construction drawings and specifications, and grading plans and specifications, to be provided by a Consulting Engineer 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 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 the date of substantial performance of the work, and all other engineering services related to the installation and acceptance of municipal services and all associated works to serve the Planned Area.

4. Administration Fee

The Developer shall, prior to the release of the subdivision mylars for registration in the Land Titles Office, pay to the City, to help defray the City's administration and related costs associated with the preparation and implementation of the Servicing Agreement, a lump sum administration fee of $2,138.00 plus GST.

THIS REPORT SUBMITTED BY:

Administrative Co-ordinating Group
August 10, 2016
File No. DASSF 522/2016

"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