Agenda – Executive Policy Committee – March 15, 2017

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – March 7, 2017

Item No. 3 Subdivision and Rezoning – Starlite Village Phase 5: 1325/ 1375/1385 Ravelston Avenue West
(Transcona Ward)
File DASZ 35/2016 [c/r DAV 174685/2016D & DEMO 174712/2016]

STANDING COMMITTEE RECOMMENDATION:

On March 7, 2017, the Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the East Kildonan-Transcona Community Committee, as amended, and submitted the following to Council:

1. That the plan of subdivision under File DASZ 35/2016 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File DASZ 35/2016 dated February 2, 2017, 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, execute and deliver a Servicing Agreement with the City containing all the conditions outlined in the report of the Administrative Coordinating Group dated December 14, 2016, with the following amendments:

        i. Delete Servicing Requirement conditions 1, 2 and 5 and replace them with the following:

            1) Wastewater Sewers

                a) The Developer shall pay to the City on demand, their share of the 250mm and 375mm wastewater sewer installed or to be installed by others as determined by the Director of Water and Waste.

            2) Watermains

                a) The Developer shall pay to the City on demand, their share of the watermain required to serve the Planned Area as determined by the Director of Water and Waste.

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – March 7, 2017

5) Ravelston Avenue West

a) The Developer shall, pay to the City, in cash, on demand, its share of the costs of the following services installed/to be installed in Ravelston Avenue West, along the full length of the Planned Area abutting Ravelston Avenue West:

(i) A 7.5m in width by 200mm in thickness Portland cement concrete lane of pavement and all related works
(ii) Street lighting
(iii) Landscaping
(iv) 1.5m wide by 100mm thick Portland cement concrete sidewalks
(v) Land drainage sewer

all as determined by the Director of Public Works.

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 35/2016 dated February 2, 2017, to a "R1-M" Residential Single-Family (Medium) District and a "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, if required, and 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.

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – March 7, 2017

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 and execution of the City of the Servicing Agreement.

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 this one (1)-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.

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – March 7, 2017

DECISION MAKING HISTORY:

STANDING COMMITTEE RECOMMENDATION:

On March 7, 2017, the Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the East Kildonan-Transcona Community Committee and submitted the matter to the Executive Policy Committee and Council with the following amendments:

- Delete recommendations 1.A.i.1)b), 1.A.i.2)b), 1.A.i.5)b), and 1.A.ii., in their entirety.

- Delete the following from recommendation 2:

  ", subject to the following:

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

     i. That, for the development of any building and/or accessory parking area and/or freestanding signage on any property in an "R2" Residential Two-Family District, plans shall be submitted showing the location and design of the proposed buildings, the location and design of accessory parking areas, private approaches, garbage enclosures, fencing, landscaping, lighting, bicycle parking and free standing signage to the Director of Planning, Property and Development and the East Kildonan – Transcona Community Committee for plan approval prior to the issuance of any building or development permit, and thereafter all to be maintained to the satisfaction of the Director of Planning, Property and Development."

COMMUNITY COMMITTEE RECOMMENDATION:

On February 14, 2017, the East Kildonan-Transcona Community Committee concurred in the recommendation of the Winnipeg Public Service with the following amendments:

- Add the following to recommendation 1.A. after "December 14, 2016."

  ", with the following amendments:

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – March 7, 2017

DECISION MAKING HISTORY (continued):

COMMUNITY COMMITTEE RECOMMENDATION (continued):

i. Delete Servicing Requirement conditions 1, 2 and 5 and replace them with the following:

1) Wastewater Sewers

a) The Developer shall pay to the City on demand, their share of the 250mm and 375mm wastewater sewer installed or to be installed by others as determined by the Director of Water and Waste.

b) Within two years after substantial completion of any of the work referred to in clause a) that may be installed by the developer under this agreement or the parent agreement AG 15/2013, the city will reimburse the developer for the portion of the cost of that work, if any, which exceeds the Developer's share of the cost of that work.

2) Watermains

a) The Developer shall pay to the City on demand, their share of the watermain required to serve the Planned Area as determined by the Director of Water and Waste.

b) Within two years after substantial completion of any of the work referred to in clause a) that may be installed by the developer under this agreement or the parent agreement AG 15/2013, the city will reimburse the developer for the portion of the cost of that work, if any, which exceeds the Developer's share of the cost of that work.

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – March 7, 2017

DECISION MAKING HISTORY (continued):

COMMUNITY COMMITTEE RECOMMENDATION (continued):

5) Ravelston Avenue West

a) The Developer shall, pay to the City, in cash, on demand, its share of the costs of the following services installed/to be installed in Ravelston Avenue West, along the full length of the Planned Area abutting Ravelston Avenue West:

(i) A 7.5m in width by 200mm in thickness Portland cement concrete lane of pavement and all related works
(ii) Street lighting
(iii) Landscaping
(iv) A 1.5m wide by 100mm thick Portland cement concrete sidewalk
(v) Land drainage sewer

all as determined by the Director of Public Works.

b) Within two years after substantial completion of any of the work referred to in clause a) that may be installed by the developer under this agreement or the parent agreement AG 15/2013, the city will reimburse the developer for the portion of the cost of that work, if any, which exceeds the Developer's share of the cost of that work."

ii. Add the following new condition under Servicing Requirements – 7) Utilities:

c) That in the event that the Winnipeg Public Services determines that the existing overhead hydro poles need to be removed and the electrical buried, that the cost be shared as per the principle identified in DASZ 15/2013 namely, within two years after substantial completion of converting any existing overhead services within the proposed subdivision to underground, the city will reimburse the developer for the portion of the cost of that work, if any, which exceeds the Developer's share of the cost of that work.

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – March 7, 2017

DECISION MAKING HISTORY (continued):

COMMUNITY COMMITTEE RECOMMENDATION (continued):

- Add the following to recommendation 2. after "Residential Two-Family District":

  ", subject to the following:

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

     i. That, for the development of any building and/or accessory parking area and/or freestanding signage on any property in an "R2" Residential Two-Family District, plans shall be submitted showing the location and design of the proposed buildings, the location and design of accessory parking areas, private approaches, garbage enclosures, fencing, landscaping, lighting, bicycle parking and free standing signage to the Director of Planning, Property and Development and the East Kildonan – Transcona Community Committee for plan approval prior to the issuance of any building or development permit, and thereafter all to be maintained to the satisfaction of the Director of Planning, Property and Development."

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

RE: **Subdivision and Rezoning – Starlite Village Phase 5: 1325/ 1375/1385 Ravelston Avenue West**
File DASZ 35/2016

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: **February 15, 2017**

COMMUNITY COMMITTEE RECOMMENDATION:

On February 14, 2017, 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 35/2016 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File DASZ 35/2016 dated February 2, 2017, 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, execute and deliver a Servicing Agreement with the City containing all the conditions outlined in the report of the Administrative Coordinating Group dated December 14, 2016***, with the following amendments:***

        i. Delete Servicing Requirement conditions 1, 2 and 5 and replace them with the following:

            1) Wastewater Sewers

                a) The Developer shall pay to the City on demand, their share of the 250mm and 375mm wastewater sewer installed or to be installed by others as determined by the Director of Water and Waste.

b) Within two years after substantial completion of any of the work referred to in clause a) that may be installed by the developer under this agreement or the parent agreement AG 15/2013, the city will reimburse the developer for the portion of the cost of that work, if any, which exceeds the Developer's share of the cost of that work.

2) Watermains

a) The Developer shall pay to the City on demand, their share of the watermain required to serve the Planned Area as determined by the Director of Water and Waste.

b) Within two years after substantial completion of any of the work referred to in clause a) that may be installed by the developer under this agreement or the parent agreement AG 15/2013, the city will reimburse the developer for the portion of the cost of that work, if any, which exceeds the Developer's share of the cost of that work.

5) Ravelston Avenue West

a) The Developer shall, pay to the City, in cash, on demand, its share of the costs of the following services installed/to be installed in Ravelston Avenue West, along the full length of the Planned Area abutting Ravelston Avenue West:

- ***(i) A 7.5m in width by 200mm in thickness Portland cement concrete lane of pavement and all related works***
- ***(ii) Street lighting***
- ***(iii) Landscaping***
- ***(iv) 1.5m wide by 100mm thick Portland cement concrete sidewalks***
- ***(v) Land drainage sewer***

all as determined by the Director of Public Works.

b) Within two years after substantial completion of any of the work referred to in clause a) that may be installed by the developer under this agreement or the parent agreement AG 15/2013, the city will reimburse the developer for the portion of the cost of that work, if any, which exceeds the Developer's share of the cost of that work.

ii. Add the following new condition under Servicing Requirements – 7) Utilities:

c) That in the event that the Winnipeg Public Services determines that the existing overhead hydro poles need to be removed and the electrical buried, that the cost be shared as per the principle identified in DASZ 15/2013 namely, within two years after substantial completion of converting any existing overhead services within the proposed subdivision to underground, the city will reimburse the developer for the portion of the cost of that work, if any, which exceeds the Developer's share of the cost of that work.

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 35/2016 dated February 2, 2017, to a "R1-M" Residential Single-Family (Medium) District and a "R2" Residential Two-Family District, ***subject to the following:***

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

i. That, for the development of any building and/or accessory parking area and/or freestanding signage on any property in an "R2" Residential Two-Family District, plans shall be submitted showing the location and design of the proposed buildings, the location and design of accessory parking areas, private approaches, garbage enclosures, fencing, landscaping, lighting, bicycle parking and free standing signage to the Director of Planning, Property and Development and the East Kildonan – Transcona Community Committee for plan approval prior to the issuance of any building or development permit, and thereafter all to be maintained to the satisfaction of the Director of Planning, Property and Development."

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, if required, and 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 and execution of the City of the Servicing Agreement.

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 this one (1)-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.

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

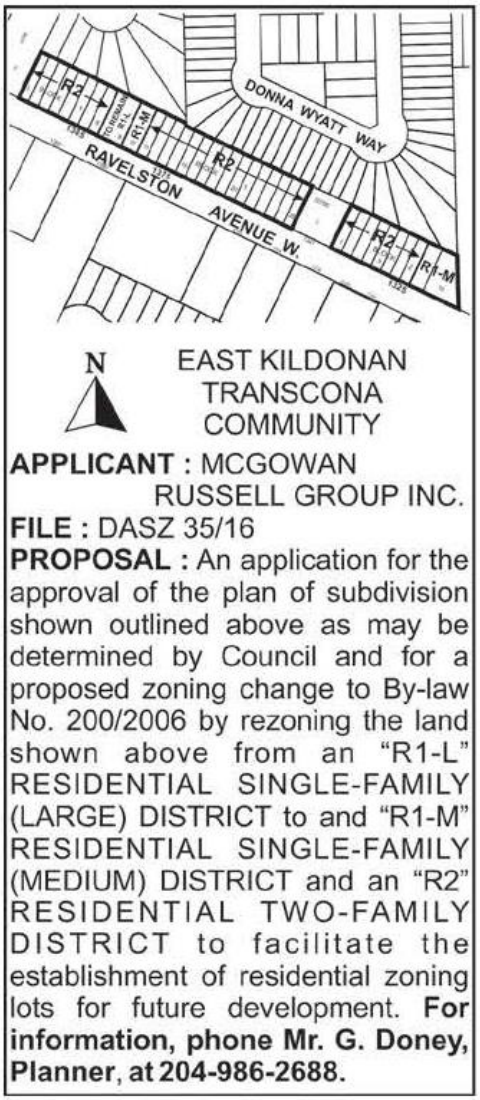
The East Kildonan-Transcona Community Committee provided the following supporting reasons for its recommendation:

1. This is consistent with development taking place in the area.
2. It is infill in an area that was typically large lot construction but is now moving to infill with greater density, specifically with R2 zoning.
3. This will upgrade the services in the neighbourhood.
4. This will be a modern cross section roadway with full level municipal services.

5. This represents orderly development.
6. It is a continuation of development that is occurring to the north, south and east of this site.
7. The road is being deemed a local street and not a collector as per the Transcona West Area Structure plan.
8. It's a development that is going in the right direction and it is consistent with the Council adopted plan for the area.
9. It will add to the tax base of the City of Winnipeg.
10. It is a progressive infill development.

PUBLIC HEARING SUMMARY

File:	DASZ 35/2016
Before:	East Kildonan-Transcona Community Committee Councillor Browaty, Chairperson Councillor Wyatt
Public Hearing:	February 14, 2017 Council Building, 510 Main Street
Applicant:	McGowan Russell Group Inc. (Cathy Shendroski)
Subject:	



Premises Affected:	1325, 1375 & 1385 Ravelston Ave W

Exhibits Filed:

1. Application dated November 28, 2017
2. Revised Application dated January 18, 2017
3. Notification of Public Hearing dated December 19, 2016
4. Manitoba Status of Title(s) 2708520/1, 2733773/1, 2733774/1, 2850912/1
5. Letter of authorization dated June 17, 2016 from Waterside Development Corporation to McGowan Russell Group Inc.
6. Caveats 4502233/1, 45022335/1
7. Conceptual Development Plan (5 pages)
8. Corrected Plan (1 page)
9. Report from the Urban Planning Division dated February 2, 2017
10. Inspection Report
11. Recording of Representations

REPRESENTATIONS:

In Support:

Susan Russell
Bill McGarry
Donna Thordarson

In Opposition

Nil

For Information:

Nil

For the City:

G. Doney, Senior Planner, Planning, Property and Development Department
K. Raban, Land Development Engineer, Planning, Property and Development Department

Exhibit "9" referred to in File DASZ 35/2016

ADMINISTRATIVE REPORT

Title: DASZ 35/2016, 1325 Ravelston Avenue West

Issue: Proposed plan of subdivision and rezoning that would create 36 lots, rezone 32 of the proposed lots to "R2" Residential Two-Family and rezone three of the proposed lots to "R1-M" Residential Single-Family (Medium)

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

AUTHORIZATION

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

RECOMMENDATIONS

1. That the plan of subdivision proposed under File DASZ 35/2016 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File DASZ 35/2016 dated February 2, 2017, 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, execute and deliver a Servicing Agreement with the City containing all the conditions outlined in the report of the Administrative Coordinating Group dated December 14, 2016.

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 35/2016 dated February 2, 2017, to a "R1-M" Residential Single-Family (Medium) District and a "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, if required, and 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 and execution of the City of the Servicing Agreement.

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 this one (1)-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.

REASON FOR THE REPORT

This report describes the proposed subdivision and rezoning and the associated development and makes recommendations based on compliance with *OurWinnipeg*, *Complete Communities* and the *Transcona West Area Structure Plan.*

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Urban Planning Division are concurred in, the proposed plan of subdivision and rezoning 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: February 2, 2017

File No: DASZ 35/2016

Attachments

Appendix “A,” Planning Discussion

Schedule “A” for File DASZ 35/2016, East Kildonan – Transcona Community Committee, dated February 2, 2017

Schedule “B,” Report of The Administrative Coordinating Group

Appendix "A," Planning Discussion

DATE:	February 2, 2017
FILE:	DASZ 35/2016
RELATED FILES:	DAV 16-174685D and DEMO 16-174712
COMMUNITY:	East Kildonan - Transcona
NEIGHBOURHOOD #:	4.417
SUBJECT:	proposed plan of subdivision and rezoning that would create 36 lots, rezone 32 of the proposed lots to "R2" Residential Two-Family and rezone three of the proposed lots to "R1-M" Residential Single-Family (Medium)
LOCATION:	1325+ Ravelston Avenue W



LEGAL DESCRIPTION:	Part Lots 89, 90 and Park Lot N of Parish of Kildonan, Lots 83 and 84 of Block 5, Plan 56081 WLTO
APPLICANT:	Cathy Shendroski, McGowan Russell 825 St. Joseph St. Winnipeg, MB R2H 3A8
OWNERS:	Waterside Development Corp.
RECOMMENDATION:	Approval with Conditions

SITE DESCRIPTION

The subject site, identified on Figures 1 and 2:

- is in the Peguis Neighbourhood and the Transcona Ward;
- consists of Lots 83 and 84 of Block 5, Plan 56081 and land that is to become a Block 4 of the plan of subdivision proposed under DASZ 8/2016 and approved by Council on May 18, 2016;
- is in an "R1-L" Residential Single-Family (Large) District and an area to be rezoned to "R1-L" under DASZ 8/2016;

- consists of a 1.8 acre area that is immediately west of 1340 Ravelston Avenue West and a 0.8 acre area that is immediately east of 1340 Ravelston West;
- encompasses two single-family dwellings and accessory structures;
- is in a Recent Communities policy area, which is a type of Areas of Stability policy area of *OurWinnipeg* and *Complete Communities*; and
- is in the Almey – Ravelston Special Planning Area and a Low Density Residential policy area of the *Transcona West Area Structure Plan.*

SURROUNDING LAND USE AND ZONING

The site context is also shown on Figures 1 and 2.

Between the two areas comprising the site is a single-family dwelling in an "R1-L" Residential Single-Family (Large) District.

To the west are single-family dwellings on lots partly in a "R1-L" Residential Single-Family (Large) District and partly in a "RR5" Rural Residential 5 District.

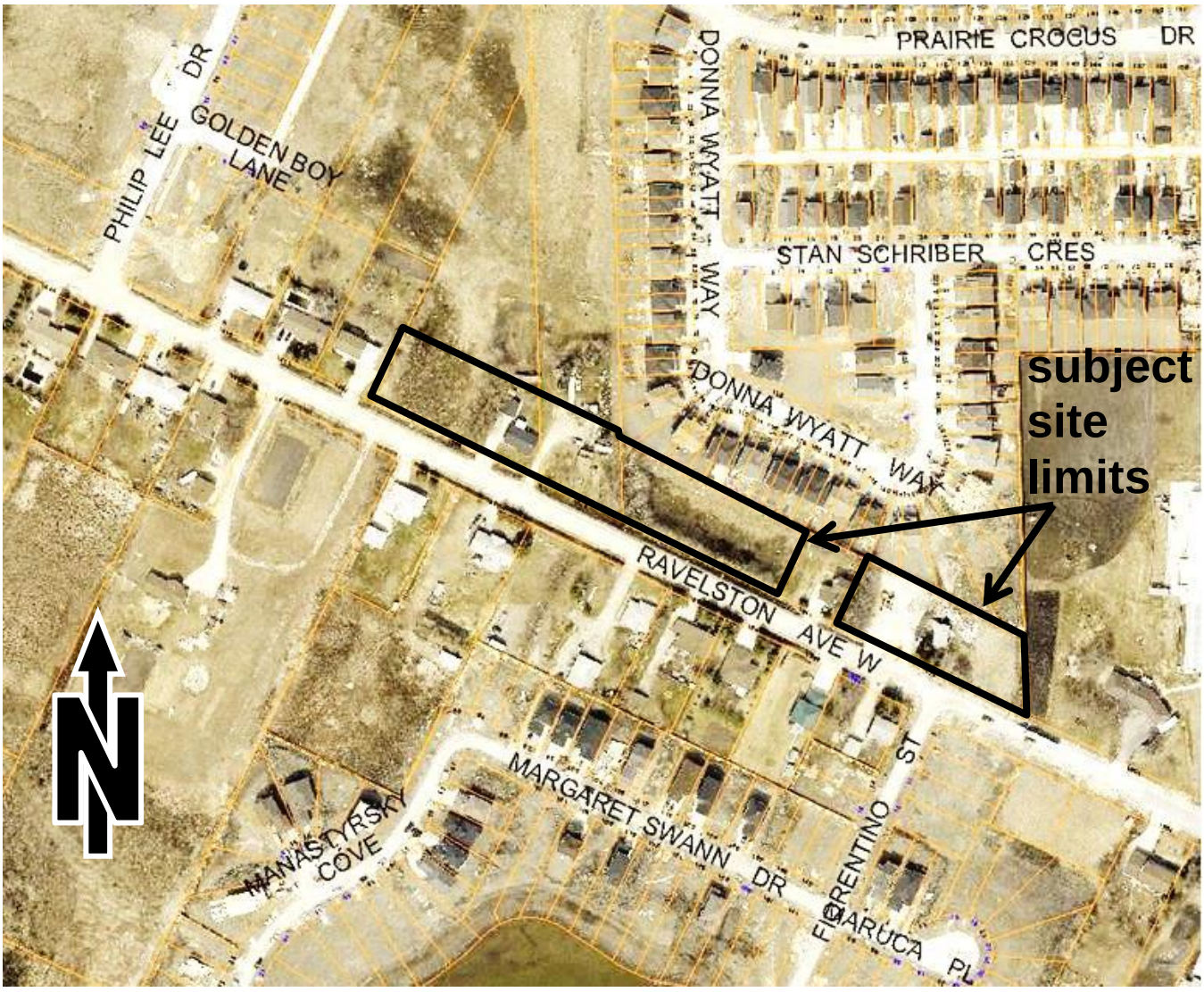


Figure 1: 2016 Aerial Photography

To the south, across Ravelston Avenue West, are:

- single-family dwellings on lots partly in a “R1-L” Residential Single-Family (Large) District and partly in a “RR5” Rural Residential 5 District.; and
- single-family dwellings on lots in a “R1-L” Residential Single-Family (Large) District.

To the east are a single-family dwelling and a greenhouse on a 7.7 acre property that is partly in a “R1-L” Residential Single-Family (Large) District and partly in a “RR5” Rural Residential 5 District.

To the north are:

- land that is to become five “R1-M” Residential Single-Family (Medium) lots by means of DASZ 8/2016 (which was approved by Council on May 18, 2016); and
- side-by-side duplexes in an “R2” Residential Two-Family District.

Public transit stops are at Ravelston Avenue West and Peguis Street. The routes that stop here extend past commercial amenities along Regent Avenue West. The subject site ranges from

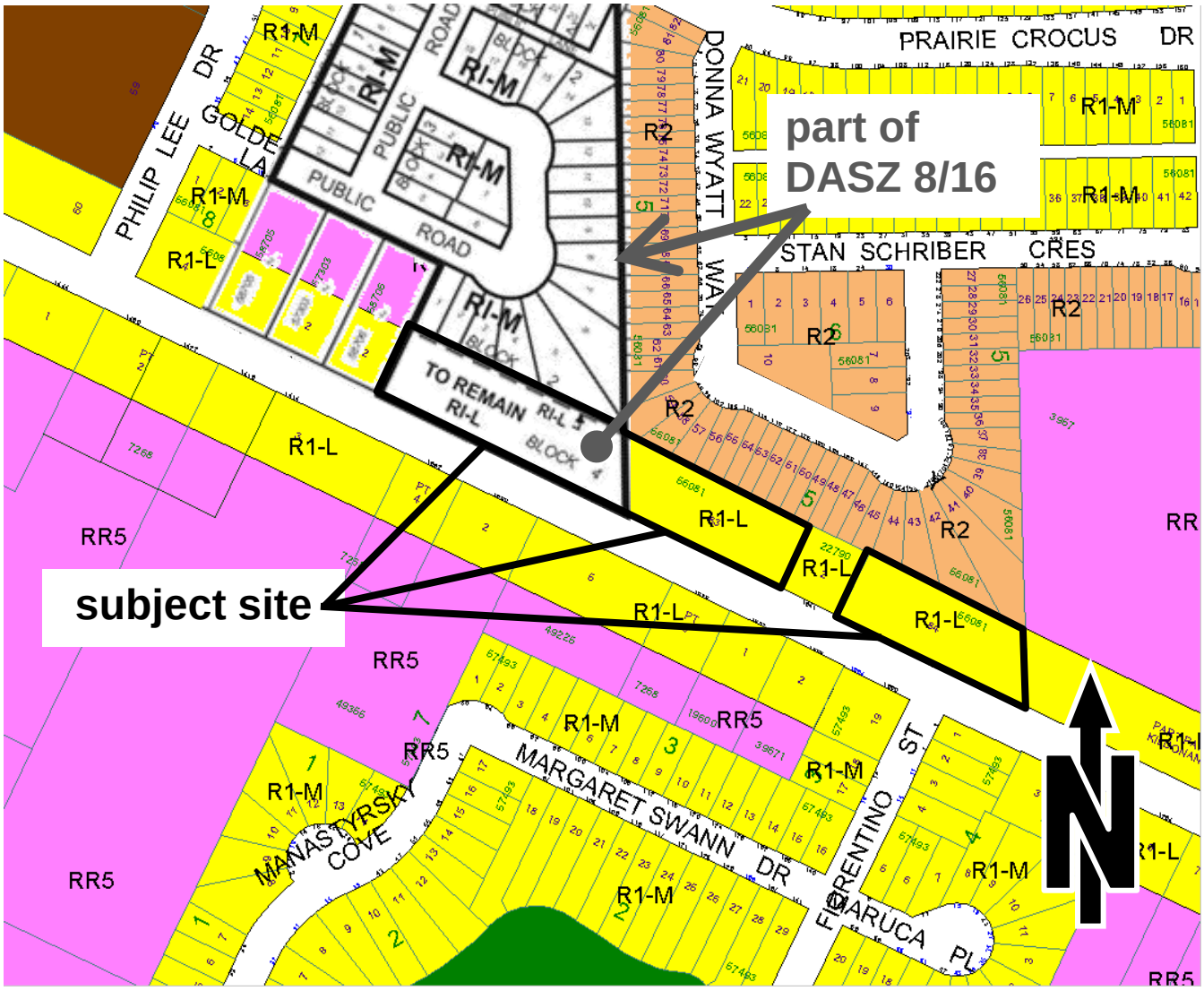


Figure 2: Approved and Existing Zoning and Plans of Subdivision

approximately 550 feet to 1680 feet from these stops.

Three public parks are also near the subject site – alongside Fiorentino Street, Phillip Lee Drive and Prairie Crocus Drive.

It is of note that the subject site is in an area transitioning from large single-family lots accessed by roads having a rural cross-section to urban-size single-, two-family and multi-family lots accessed by roads having an urban cross-section.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

As shown on Schedule "A" to this report (and on Figure 3), the proposed plan of subdivision and rezoning would create:

- one "R1-L" Residential Single-Family (Large) lot;
- three "R1-M" Residential Single-Family (Medium) lots; and

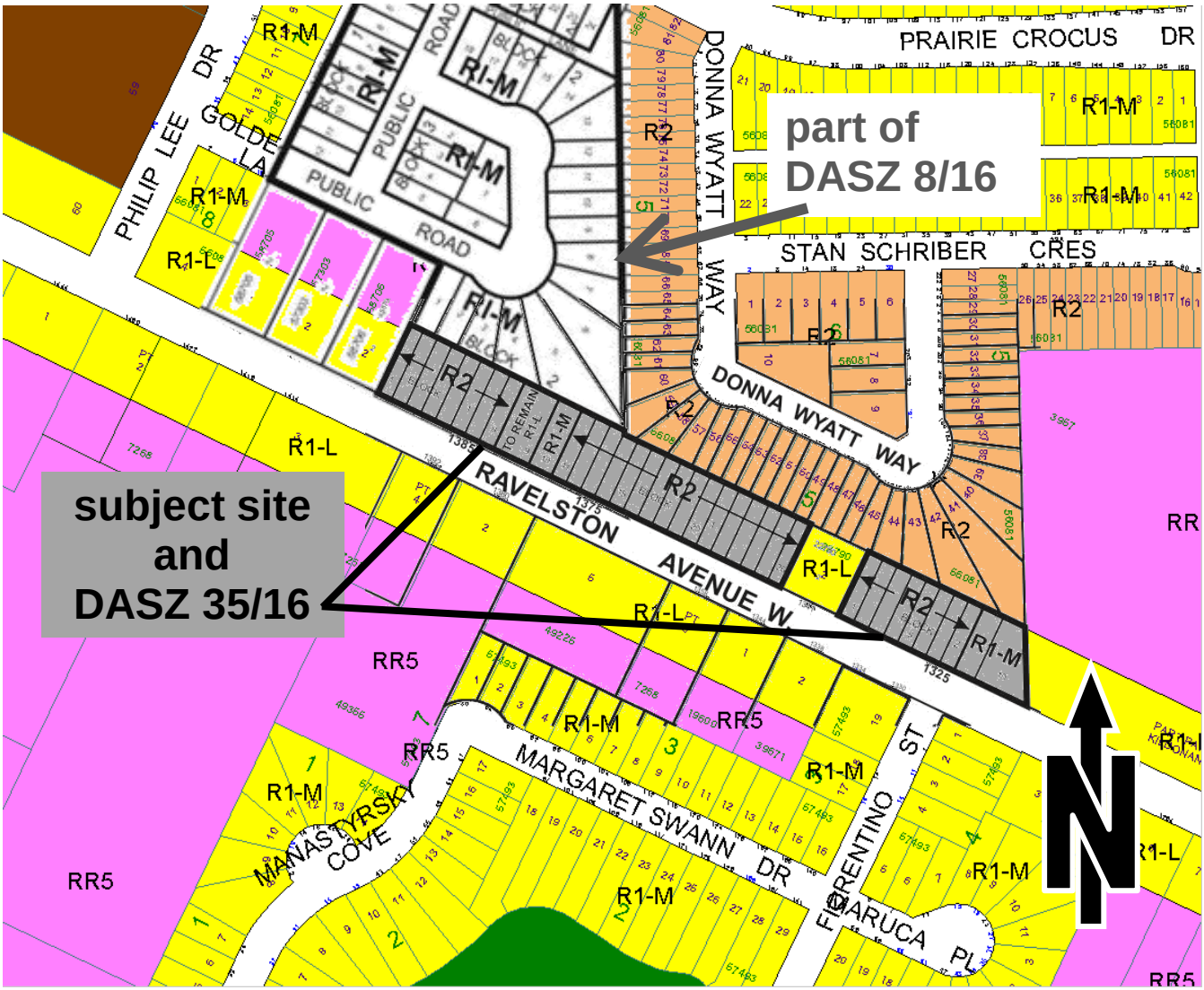


Figure 3: Proposed, Approved and Existing Zoning and Plans of Subdivision

- 32 “R2” Residential Two-Family lots.

One of the two existing single-family dwellings and some other structures would be removed. The the proposed “R1-L” Residential Single-Family (Large) lot would encompass the remaining single-family dwelling.

Sixteen side-by-side duplexes would be built on the “R2” Residential Two-Family lots and a single-family dwelling would be developed on each “R1-M” Residential Single-Family (Medium) lot.

The density of development would be approximately 11 dwelling units per gross developable acre. The number of gross developable acres is the total site area plus half the area of the portion of the Ravelston Avenue West Public Right-of-Way that is abutting the site.

ANALYSIS AND ISSUES

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 *Transcona West Area Structure Plan* is a local area plan with a planning area that includes the subject site.

OurWinnipeg

The Key Direction of *OurWinnipeg* 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 plan of subdivision and rezoning would facilitate the development of single- and two-family dwellings. This would add to the supply of new dwellings of this type in the neighbourhood. These dwellings would be between 550 feet and 1680 feet from the public transit stops at Peguis and Ravelston West, close enough to be transit-supportive development.

Therefore, the proposed plan of subdivision, rezoning and development would be consistent with the Key Direction of *OurWinnipeg* that applies to the Areas of Stability and, therefore, with *OurWinnipeg* in general.

Complete Communities

Six of the policies of Direction 1 of Section 04 of *Complete Communities* apply directly to the proposed subdivision and rezoning and associated development. These policies state:

> *Support low to moderate change in low-density neighbourhoods through development and redevelopment that is complementary to the existing scale, character and built form.*
>
> *Promote the form of buildings and spaces that are sensitive to the community context and address the transition between new and existing developments.*
>
> *Focus housing growth to areas that have municipal service capacity to support intensification, in addition to commercial and recreational amenities.*
>
> *Support Complete Communities by ensuring diverse and high quality housing stock.*

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, townhouses.

Support the subdivision of a parcel of land into two or more lots when it is done in a context sensitive manner.

Figures 2 and 3 show that the proposed subdivision and rezoning and the associated development would:

- be complementary to the area and sensitive to the community context; and
- add to the diversity of new dwellings in the area.

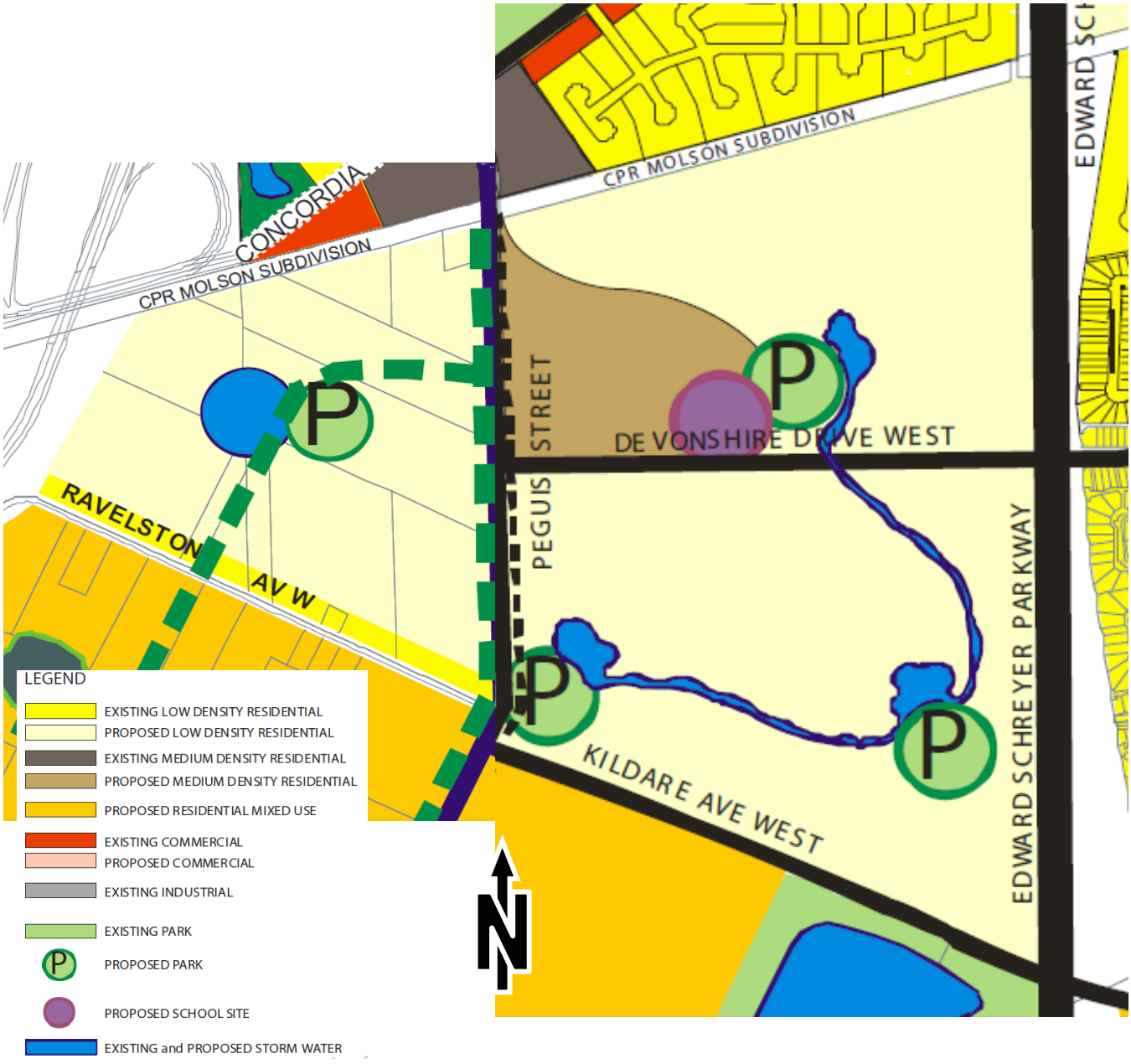


Figure 4: Transcona West Area Structure Plan, select portions of policy maps

The Administrative Coordinating Group Report, Schedule "B" to this report, articulates the servicing requirements attributed to the proposal. Also of note is that the site is near three public parks and public transit stops that connect residents to commercial amenities along Regent Avenue West.

Lastly, the Key Direction of *Complete Communities* and the Key Direction of *OurWinnipeg* that apply to the Areas of Stability policy area are the same, indicating that the proposal complies with *Complete Communities* in general.

Transcona West Area Structure Plan

The Almey – Ravelston Special Planning Area, 5.2.2(2)(a)(i) of the *Transcona West Area Structure Plan* states:

> *…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*

Figure 2 shows that a Concept Plan is not warranted because the proposal would not compromise the potential for other properties to subdivide.

Section 6.1.2(1)(a) of the *Transcona West Area Structure Plan* states that the residential density in the low density residential policy area shall range from four to seven dwellings per gross developable acre. Given that the residential density of the proposed development is approximately 11 dwellings per gross developable acre, the current proposal will only comply with the density policy if one or more future phases of development lowers the average down to seven or less dwelling units per gross developable acre.

Figure 4 shows that the average residential density can be applied to the total area designated "low density residential" that is in the area bounded by the CPR Molson Subdivision, the Edward Schreyer Parkway Right-of-Way, Kildare Avenue West, Peguis Street, Ravelston Avenue West and Lagimodière Boulevard. Based on what is existing and what has been approved to-date, the average density is only approximately 2 dwelling units per gross developable acre.

RECOMMENDATIONS

The Urban Planning Division recommends approval because 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 35/2016

Schedule "A" for File DASZ 35/2016, East Kildonan – Transcona Community Committee, dated February 2, 2017

SCHEDULE B

By-Law No. _____

File No. **DASZ 35/16**

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 1325, 1375 & 1385 Ravelston Avenue West from an "R1-L" RESIDENTIAL SINGLE-FAMILY (LARGE) DISTRICT to and "R1-M" RESIDENTIAL SINGLE-FAMILY (MEDIUM) DISTRICT and an "R2" RESIDENTIAL TWO-FAMILY DISTRICT to facilitate the establishment of residential zoning lots for future development as shown outlined below.



THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

REPORT OF THE ADMINISTRATIVE CO-ORDINATING GROUP – December 14, 2016

RE: PROPOSED SUBDIVISION AND REZONING OF LAND LOCATED AT 1325, 1375,1385 RAVELSTON AVENUE WEST – STARLIGHT VILLAGE PHASE 5 – DASZ 35/2016

It is recommended that the approval of DASZ 35/2016, if granted, be subject to the applicant entering into a Servicing Agreement addressing the following items:

PLAN CONSIDERATIONS

The Developer shall, at no expense to the City, legally open property required for a 0.942m widening of the Ravelston Avenue West right-of-way abutting the Planned Area, to the satisfaction of the Director of Public Works.

SERVICING REQUIREMENTS

1) Wastewater Sewers

The Developer shall pay to the City on demand, their share of the 250mm and 375mm wastewater sewer installed or to be installed by others as determined by the Director of Water and Waste.

2) Watermains

The Developer shall pay to the City on demand, their share of the watermain required to serve the Planned Area as determined by the Director of Water and Waste.

3) Lot Grading

a) Upon registration of the approved plan of subdivision mylars in the Land Titles Office, the Developer shall, at no expense to the City, provide to the City all easements the City considers necessary with respect to the installation, construction, maintenance, and replacement of swales, catchbasins, and leads for drainage of the Planned Area.

b) Prior to the issuance of building permits, the Developer shall, at no expense to the City:

i. Submit to the City, for approval, a lot grading plan for the Planned Area, prepared by a municipal engineer; and

ii. Construct all swales, catchbasins, and leads necessitated by the approved lot grading plan

4) Private Approaches

Private approaches serving two-family homes shall be joint use and there shall be approximately 6.1 metres between the edge of the private approach flares between lots, measured at the curb, as determined by and to the satisfaction of the Director of Public Works.

5) Ravelston Avenue West

The Developer shall be responsible for the services to be installed in Ravelston Avenue West, along the full length of the Planned Area abutting Ravelston Avenue West:

a) A 7.5m in width by 200mm in thickness Portland cement concrete lane of pavement and all related works
b) Street lighting
c) Landscaping
d) A 1.5m wide by 100mm thick Portland cement concrete sidewalk
e) Land drainage sewer

all as determined by the Director of Public Works.

6) Construction Traffic

The Developer shall ensure that construction traffic uses access routes as determined by the Director of Public Works. The Developer shall maintain, at no expense to the City, the access routes in a clean, dust free and safe condition, free of dropped and tracked-on mud, and shall undertake regular scraping and sweeping of streets until building construction, including landscaping is complete, all as determined by and to the satisfaction of the Director of Public Works.

7) 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.

8) 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.

9) Survey Monuments

a) Subsequent to completion of the Planned Area, as determined by the Director of Planning, Property and Development, the Developer shall pay the full costs of having all survey monuments within the Planned Area verified and/or restored by a Manitoba Land Surveyor and shall prepare a Plan of Survey Perpetuating Certain Monuments, confirming the position of all the survey monumentation within the Planned Area, for filing in The Property Registry.

b) In certain circumstances where all the survey monuments within the Planned Area have been found or restored to their original positions, upon approval by the Director of Planning, Property and Development, the requirements for Plan of Survey Perpetuating Certain Monuments may be waived.

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, $2138.00/acre of the planned area 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 35/2016
February 5, 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

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

GJ/gj