Agenda – Council – March 22, 2017

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

Item No. 2 **Subdivision and Rezoning – Sage Creek Phase 8 – Lands located at the southwest corner of Des Hivernants Boulevard and Edward Turner Drive**
(St. Boniface Ward)
File DASZ 19/2016

STANDING COMMITTEE RECOMMENDATION:

On March 15, 2017, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development and submitted the following to Council:

1. That the plan of subdivision under File DASZ 19/2016 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File DASZ 19/2016 dated November 25, 2016, 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 Schedule "B," the report of the Administrative Coordinating Group, dated October 12, 2016, with the following amendments:

        i. Delete condition 2 from Plan Considerations in its entirety and replace it with the following:

            2) Public lanes are to be established with a right-of-way width of 6.25m, between Block 5 & 6, Block 8 & 9, and Block 11 & 10/12, to the satisfaction of the Director of Public Works.

        ii. Delete condition 8 from Service Requirements in its entirety and replace it with the following:

            8) It is recommended that the Developer shall, at no expense to the City, construct a 1.5m wide Portland cement concrete sidewalk and related works, on the standard alignment, 0.3m off of the property line, as per Schedule "C", as determined by and to the satisfaction of the Director of Public Works.

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

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning and subdividing the planned area as shown on Schedule "A" for File DASZ 6/2014 dated November 25, 2016 to "RMF-S" and "RMF-M" Multi-Family Districts 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 conditions:

        i. That, for the development of any building, and/or accessory parking area and/or signage within the lands zoned "RMF-S" and "RMF-M" Residential Multi-Family, plans shall be submitted showing the location and design of the proposed buildings, the location and design of accessory parking areas, private approaches, garbage enclosures, fencing, landscaping and signage to the Director of Planning, Property and Development and the Riel 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 the Director of Planning, Property and Development be authorized to certify any documents in connection therewith.

4. That in the event the matter is not proceeded with expeditiously and the by-law is not passed within two (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.

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

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

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

7. That the zoning section of the by-law shall come into force and effect when the Plan of Subdivision is registered in the Winnipeg Land Titles Office and the Zoning Agreement is registered in the Winnipeg Land Titles Office by caveat against the subject lands, provided that the said effective date occurs within one year from the date the by-law is passed.

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

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On March 15, 2017, 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 March 7, 2017, the Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the Riel Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On February 6, 2017, the Riel Community Committee concurred in the recommendation of the Winnipeg Public Service with the following amendment:

- Add the following to recommendation 1.A. after "October 12, 2016":

  ", with the following amendments:

  iii. Delete condition 2 from Plan Considerations in its entirety and replace it with the following:

  2) Public lanes are to be established with a right-of-way width of 6.25m, between Block 5 & 6, Block 8 & 9, and Block 11 & 10/12, to the satisfaction of the Director of Public Works.

  iv. Delete condition 8 from Service Requirements in its entirety and replace it with the following:

  8) It is recommended that the Developer shall, at no expense to the City, construct a 1.5m wide Portland cement concrete sidewalk and related works, on the standard alignment, 0.3m off of the property line, as per Schedule "C", as determined by and to the satisfaction of the Director of Public Works."

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

DECISION MAKING HISTORY (continued):

COMMUNITY COMMITTEE RECOMMENDATION (continued):

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

On December 5, 2016, the Riel Community Committee adjourned the public hearing to its meeting on February 6, 2017, at 5:00 p.m. in the Council Chamber at 510 Main Street.

RE: **Subdivision and Rezoning – Sage Creek Phase 8 – Lands located at the southwest corner of Des Hivernants Boulevard and Edward Turner Drive**
File DASZ 19/2016

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

Prepared by: **Rochelle Viray, Assistant Committee Clerk**
Riel Community Committee

Report date: **February 8, 2017**

COMMUNITY COMMITTEE RECOMMENDATION:

On February 6, 2017, the Riel 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 proposed under File DASZ 19/2016 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File DASZ 19/2016 dated November 25, 2016, 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 Schedule "B," the report of the Administrative Coordinating Group, dated October 12, 2016, ***with the following amendments:***

        i. Delete condition 2 from Plan Considerations in its entirety and replace it with the following:

            2) Public lanes are to be established with a right-of-way width of 6.25m, between Block 5 & 6, Block 8 & 9, and Block 11 & 10/12, to the satisfaction of the Director of Public Works.

ii. Delete condition 8 from Service Requirements in its entirety and replace it with the following:

8) It is recommended that the Developer shall, at no expense to the City, construct a 1.5m wide Portland cement concrete sidewalk and related works, on the standard alignment, 0.3m off of the property line, as per Schedule "C", as determined by and to the satisfaction of the Director of Public Works.

2. That The Winnipeg Zoning By-law No. 200/2006 be amended by rezoning and subdividing the planned area as shown on Schedule "A" for File DASZ 6/2014 dated November 25, 2016 to "RMF-S" and "RMF-M" Multi-Family Districts 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 conditions:

      i. That, for the development of any building, and/or accessory parking area and/or signage within the lands zoned "RMF-S" and "RMF-M" Residential Multi-Family, plans shall be submitted showing the location and design of the proposed buildings, the location and design of accessory parking areas, private approaches, garbage enclosures, fencing, landscaping and signage to the Director of Planning, Property and Development and the Riel 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 the Director of Planning, Property and Development be authorized to certify any documents in connection therewith.

4. That in the event the matter is not proceeded with expeditiously and the by-law is not passed within two (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.

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

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

7. That the zoning section of the by-law shall come into force and effect when the Plan of Subdivision is registered in the Winnipeg Land Titles Office and the Zoning Agreement is registered in the Winnipeg Land Titles Office by caveat against the subject lands, provided that the said effective date occurs within one year from the date the by-law is passed.

8. That the plan of subdivision shall be approved and signed by the Director of Planning, Property and Development within one (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 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 Riel Community Committee provided the following supporting reasons for its recommendation:

1. Sage Creek is a thriving community that is building out nicely.
2. We have had an application from Qualico to complete another part of the development and have come to an agreement on the application as amended; proponent, administration and the community are happy.
3. Some of the concerns for snow storage, on street parking, and pedestrian safety have been addressed through the changes.
4. This is going to be a positive development for Sage Creek.

PUBLIC HEARING SUMMARY

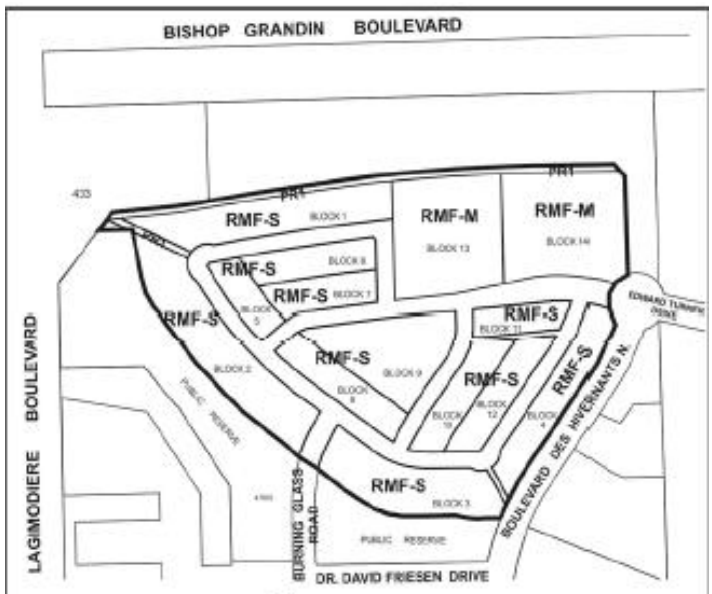
File: DASZ 19/2016

Before: Riel Community Committee
Councillor Lukes, Chairperson
Councillor Allard
Councillor Mayes

Public Hearing: February 6, 2017
December 5, 2016
Council Building, 510 Main Street

Applicant: Sage Creek Development Corporation (Elliott Hannam)

Subject:



APPLICANT : SAGE CREEK DEVELOPMENT CORPORATION
FILE : DASZ 19/16
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 "RR5" RURAL RESIDENTIAL 5 DISTRICT to an "RMF-M" RESIDENTIAL MULTI-FAMILY (MEDIUM) DISTRICT, "RMF-S" RESIDENTIAL MULTI-FAMILY (SMALL) DISTRICT and a "PR1" PARKS AND RECREATION 1 (NEIGHBOURHOOD) DISTRICT to facilitate the continuation of the Sage Creek Neighbourhood Plan by the creation of the block plan, public reserve and public right-of-ways for future residential development. **For information, phone Mr. R. Mahé, Planner, at 204-986-8631.**
DEMANDEUR : SAGE CREEK DEVELOPMENT CORPORATION
N° DE DOSSIER : DALZ 19/16
PROJET : Demande d'approbation par le Conseil du plan de lotissement indiqué ci-dessus et proposition de modification du Zoning By-law No. 200/2006 (règlement municipal sur le zonage) visant à changer le zonage des sols délinéés ci-dessus qui passeraient de la catégorie RR5 (secteur résidentiel en milieu rural 5) à la catégorie RMF-M (secteur d'habitations multifamiliales moyennes) à la catégorie RMF-S (secteur de petites habitations multifamiliales) et à la catégorie PR1 (SECTEUR DES PARCS ET DES LOISIRS 1 [QUARTIER]) afin de faciliter la continuation du plan du quartier Sage Creek par la création du plan de quartier, de la réserve publique et des emprises publiques en vue d'un lotissement résidentiel futur. **Pour plus de renseignements, communiquez avec M. R. Mahé, urbaniste, au 204-986-8631.**

Premises Affected:	Sage Creek Phase 8 – Lands located at the southwest corner of Des Hivernants Boulevard and Edward Turner Drive

Exhibits Filed:

1. Application dated April 11, 2016
2. Notification of Public Hearing dated October 18, 2016
3. Manitoba Status of Titles 2509326/1, 2641322/1
4. Surveyor's Building Location Certificate and sketch dated August 7, 2014
5. Caveats 4610043, 3945783, 4094662
6. Proposed plan of development with lotting table highlighting proposed lot widths and areas
7. Title plot highlighting the location of the Certificate of Title
8. Sketch outlining the proposed development's location within Sage Creek
9. By-law No. 158/2005 the South St. Boniface Area Structure Plan, and By-law No. 2/2014 (amendment to by-law 158/2005)
10. Report from the Urban Planning Division dated November 25, 2016
11. Plan in support of the application submitted by the Eric Vogan and Lyne Jones at the public hearing
12. Plan in support of the application submitted by the Eric Vogan and Lyne Jones at the public hearing
13. Inspection Report
14. Schedule "C"

REPRESENTATIONS:

In Support:

Mike Armstrong
Frank Capasso
Trevor Grafton
Lyne Jones
Jordan Sodomsky
Eric Vogan
Lang Wong

In Opposition:

Nil

For Information:

Nil

For the City:

G. Jasper, Land Development Administrator, Planning, Property and Development Department
J. Veitch, Principal Planner, Planning, Property and Development Department
R. Mahé, Planner, Planning, Property and Development Department
E. Finnigan, Planner, Planning, Property and Development Department
S. Jerez, Planner, Planning, Property and Development Department

Exhibit “14” referred to in File DASZ 19/2016 – Schedule “C”

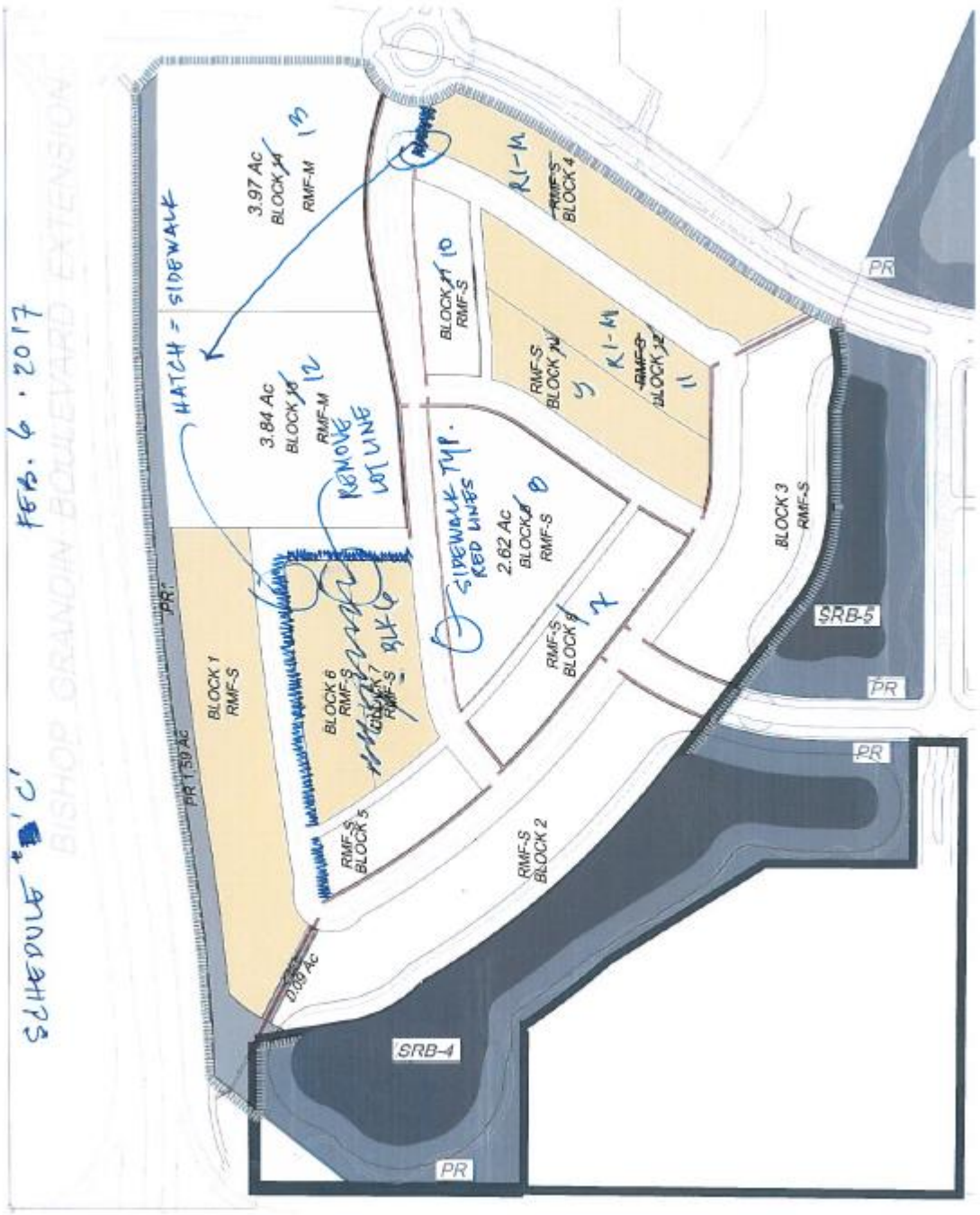


Exhibit "10" referred to in File DASZ 19/2016

ADMINISTRATIVE REPORT

Title: DASZ 19/2016 – Sage Creek Phase 8 – Lands located at the southwest corner of Des Hivernants Boulevard and Edward Turner Drive - Public Hearing

Issue: An application for consideration at the Public Hearing to subdivide and rezone approximately 38 acres of land in Sage Creek to RMF-M, RMF-S and PR1 from RR5.

Critical Path: Riel 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 19/2016 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File DASZ 19/2016 dated November 25, 2016, 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 Schedule "B," the report of the Administrative Coordinating Group, dated October 12, 2016.

2. That The Winnipeg Zoning By-law No. 200/2006 be amended by rezoning and subdividing the planned area as shown on Schedule "A" for File DASZ 6/2014 dated November 25, 2016 to "RMF-S" and "RMF-M" Multi-Family Districts 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 conditions:

        i) That, for the development of any building, and/or accessory parking area and/or signage within the lands zoned "RMF-S" and "RMF-M" Residential Multi-Family, plans shall be submitted showing the location and design of

the proposed buildings, the location and design of accessory parking areas, private approaches, garbage enclosures, fencing, landscaping and signage to the Director of Planning, Property and Development and the Riel 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 the Director of Planning, Property and Development be authorized to certify any documents in connection therewith.

4. That in the event the matter is not proceeded with expeditiously and the by-law is not passed within two (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 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 Director of Legal Services and City Solicitor be requested to do all things necessary for implementation in accordance with the terms of The City of Winnipeg Charter.

REASON FOR THE REPORT

- The applicant is proposing to subdivide and rezone the subject 38 acre site from “RR5” Rural Residential 5 to “RMF-S” and “RMF-M” Multi-Family Districts in order to finish the development of phase 8 for Sage Creek.
- Subdivisions and rezonings require a Public Hearing as per the *Development Procedures By-law* and *The City of Winnipeg Charter.*

- 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 Urban Planning Division are concurred in, the subject site will be subdivided and rezoned consistent with the map provided in Schedule "A" of this report.

HISTORY

Summary of Major By-laws and Subdivision and Rezonings Relevant to the Subject Application

- In April 2005, the Standing Policy Committee on Property and Development identified the South St. Boniface Area Structure Plan as a priority project within the Planning, Property and Development Department's 2005 Secondary Plan Work Program. The department implemented a collaborative planning process in partnership with Qualico Developments and their consulting team to prepare the area structure plan. This process also included close consultation with all affected City departments to address any issues related to the development of the subject lands and to ensure that the City's requirements were incorporated into the plan's policies.
- On September 28, 2005, Council gave first reading to By-law 158/05 to adopt the South St. Boniface Area Structure Plan as a Secondary Plan for 918 acres of land bounded by the Bishop Grandin Boulevard extension to the north, Lagimodière Boulevard and the Island Lakes residential community to the west, the Perimeter Highway to the south and Plessis Road (the City Boundary) to the east; and directed that the Riel Community Committee conduct a public hearing respecting the proposed by-law and plan. It was ultimately passed by Council November 23, 2005.
- On September 26, 2007 Council adopted the plan of subdivision proposed under DASZ 21/2007, which was considered Phase 2 of the Sage Creek development. The application involved the subdivision and rezoning of 79.2 acres of land east of the Manitoba Hydro right-of-way and extended Sage Creek Blvd and Warde Avenue. This subdivision is considered to complete Phase 2 of the Sage Creek development
- On June 22, 2011, Council recommended approval for the subdivision and rezoning of a 71 acre site in Sage Creek from RR5 to blocks zoned R1-M, R1-S, RMF-S, and PR1 under file DASZ 3/11.

CONSULTATION

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

SUBMITTED BY

Department	Planning, Property and Development
Division	Urban Planning
Prepared by:	Richard Mahé
Date:	November 25, 2016
File No.	DASZ 19/2016

List of Schedules and Attachments

1. Appendix A — Planning Discussion
2. Schedule “A” — Recommended File No. DASZ 19/2016 Riel Community Committee, dated November 25, 2016
3. Schedule “B” — Report of the Administrative Coordinating Group (ACG), dated October 12, 2016

APPENDIX 'A'

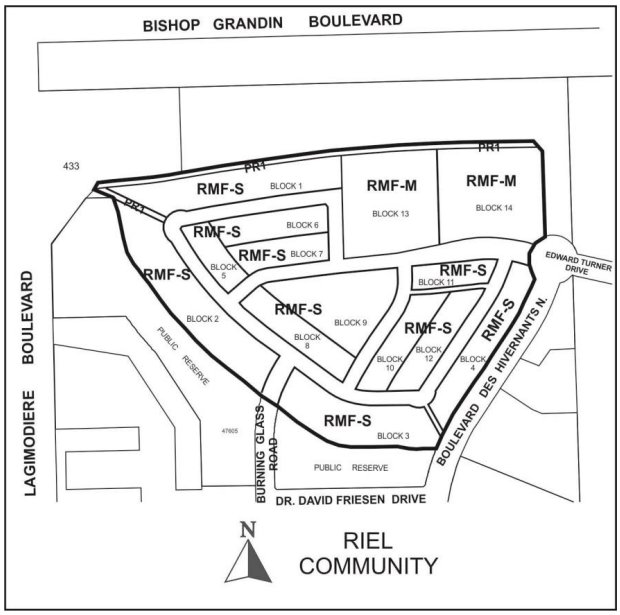
DATE: November 25, 2016

FILE: DASZ 19/2016
RELATED FILES: SP 8/2013 (c/r), DASZ 36/2012, DASZ 30/2012, DASZ 5/2012, DASZ 3/2011, DAS 3/2011, SPA 2/2010, DASZ 12/2010, DASZ 3/2010, DASZ 35/2009, DASZ 12/2009, DAS 17/2008, DASZ 32/2007, DASZ 21/2007, DASZ 10/2007, DASZ 51/2005, DASZ 6/14

COMMUNITY: Riel
NEIGHBOURHOOD #: 5.553

SUBJECT: An application to subdivide the 38 acre site in Sage Creek from RR5 and to 14 blocks zoned RMF-S, RMF-M and PR1.

LOCATION: Southwest corner of Des Hivernants Boulevard and Edward Turner Drive (see map below)



APPLICANT: Sage Creek Development Corporation (Elliott Hannam)
1 Dr. David Friesen Drive
Winnipeg, MB R3X 0G8

OWNER: Sage Creek Development Corporation
1 Dr. David Friesen Drive
Winnipeg, MB R3X 0G8

RECOMMENDATION: Approval with Conditions

SITE DESCRIPTION

- The subject plan area is located at the southeast side of Sage Creek Boulevard & Des Hivernants Boulevard in the Sage Creek neighbourhood of the St. Boniface Ward.
- The plan area is vacant and approximately 38 acres in area.
- The site is zoned “RR5” Rural Residential 5 and is located within the Areas of Stability – Recent Communities Policy Area under the Complete Communities Direction Strategy.
- The site is also located within the Residential Policy Area and includes a Neighbourhood Node under the South St. Boniface Secondary Plan.



Figure 1: Aerial photograph showing approximate area of the subject site (2016)

SURROUNDING LAND USES AND ZONING (See Figure 2)

North: Vacant lands zoned RR5

South: PR1 lands

East: Vacant land zoned RR5

West: Vacant land zoned RMF-M and R2 lots

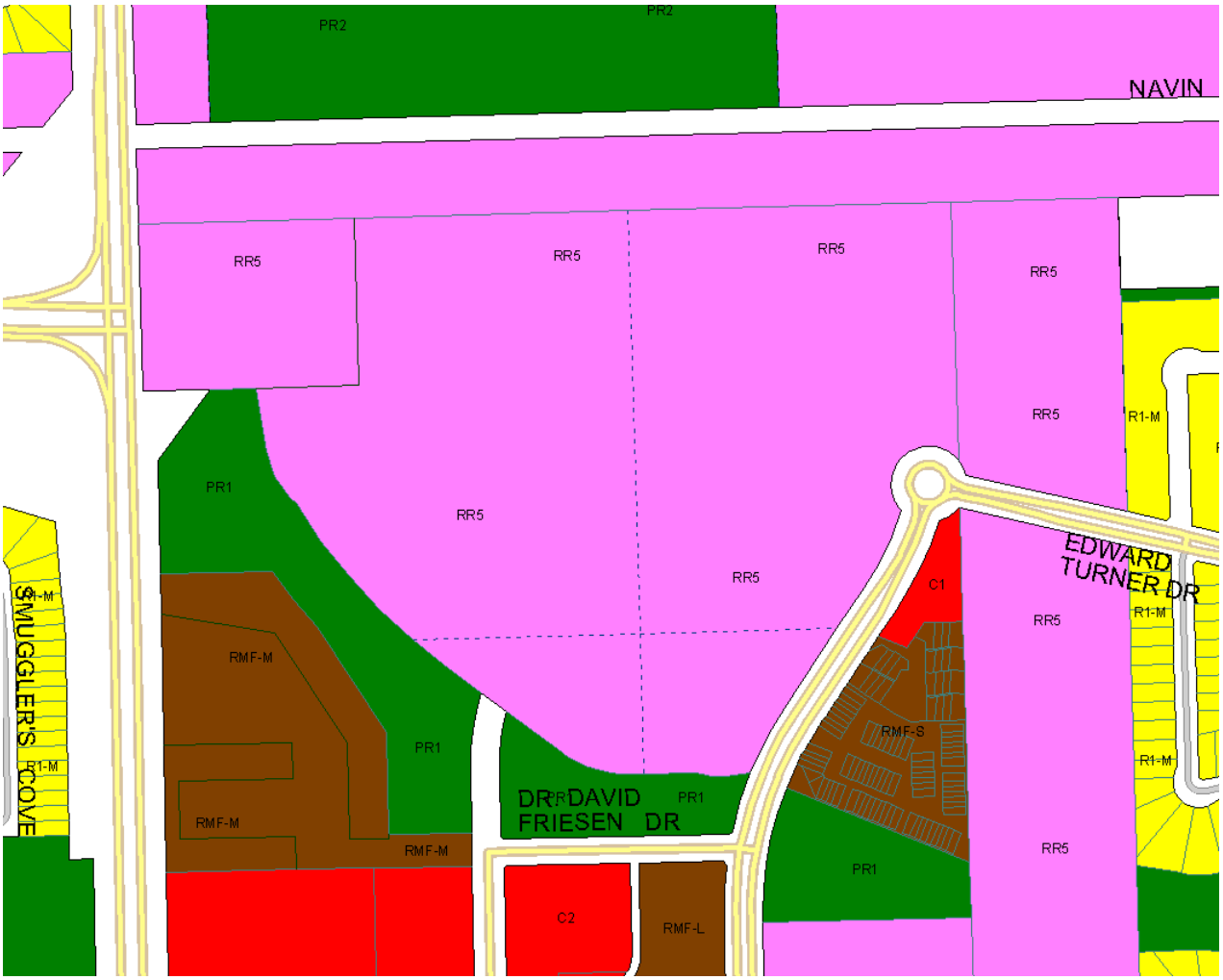


Figure 2: Zoning of the site and surrounding area (2016).

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing to subdivide and rezone the subject 38 acre site from “RR5” Rural Residential 5 to 14 blocks zoned “RMF-S” and “RMF-M” in order to create the next residential development phase for Sage Creek.
- There will also be lands zoned PR1 to accommodate pathways.
- The applicant is proposing to create approximately 427 dwelling units over the following blocks:
  - Block 1 – 50 townhouses zoned RMF-S

- Block 2 – 24 townhouses zoned RMF-S
- Block 3 – 18 townhouses zoned RMF-S
- Block 4 – 17 single family dwellings zoned RMF-S
- Block 5 – 12 townhouses zoned RMF-S
- Block 6 – 16 townhouses zoned RMF-S
- Block 7 – 12 townhouses zoned RMF-S
- Block 8 – 16 townhouses zoned RMF-S
- Block 9 – 22-30 unit condo zoned RMF-S
- Block 10 – 10 single family homes zoned RMF-S
- Block 11 – 10 single family homes zoned RMF-S
- Block 12 – 10 single family homes zoned RMF-S
- Block 13 – approximately 100 units zoned RMF-M (3.84 acres) – 209 maximum total unit potential given RMF-M zoning.
- Block 14 – approximately 110 units zoned RMF-M (3.97 acres) – 216 maximum total unit potential given RMF-M zoning.

- The applicant also proposes new public rights-of-way be created through this application.

ANALYSIS AND ISSUES

- Under the *Complete Communities Direction Strategy* the proposed development is within the Areas of Stability – Recent Communities policy area. Key relevant policies guiding development within Areas of Stability include:
  - Support low to moderate change in low-density neighbourhoods through development and redevelopment that is complimentary 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.
  - Promote a quality public realm with a high level of accessibility to community services and amenities and opportunities for gathering and social interaction.
  - Focus housing growth to areas that have municipal service capacity to support intensification, in addition to commercial and recreational amenities.
  - 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.
  - Provide opportunities to increase multi-modal connectivity when redevelopment occurs.
  - Support a mix of commercial services and employment uses that serve the local community.

- Ensure that existing public open spaces meet the neighbourhood's current and future requirements.

SOUTH ST. BONIFACE AREA STRUCTURE PLAN (SECONDARY PLAN)

- The subject site is located within the Residential Policy Area of the South St. Boniface Secondary Plan and includes a Neighbourhood Node as identified in the Plan. Relevant policies to this application include:

5.1.2 Residential Area Policies

1) Composition of the Residential Area

(a) Subject to the policies of this Plan,

(i) single family and two family residential uses shall be the predominant use of land within the Residential Area
(ii) alternative housing forms, including multi-unit and special needs housing, institutional uses, recreational uses, public uses, and local commercial sites, and other similar and accessory uses to the above, may be allowed within the Residential Area where determined to be compatible and appropriate, and
(iii) open space shall be provided throughout the Residential Area to meet the active and passive recreational needs of residents.

(2) Transit Service in the Residential Area

(a) The Residential Area shall

(i) be served by public transit, and
(ii) contain transit bus stops within a five-minute walk (400 metre) walking distance from most homes.

(3) Design of the Residential Area

(a) The design of the Residential Area shall

(i) be determined through the development application process,
(ii) emphasize opportunities for distinct neighbourhoods that comprise unifying elements to create a cohesive community, and
(iii) provide for residents to access adjacent communities and the Village Centre area through roadway, walkway, pathway, and bikeway connections.

5.2.2 Neighbourhood Node Policies

1) Composition of Neighbourhood Nodes

(a) Subject to the policies of this plan, a Neighbourhood Node

(i) shall contain

(A) one or more transit stops, and

(B) a concentration of housing which may include multi-unit residential,

3) Density of Neighbourhood Nodes

(a) A Neighbourhood Node shall contain a minimum of 1.6 net developable hectares (4.0 net developable acres) of residential land developed at a

minimum density of 24.7 units per hectare (10 units per acre) located immediately adjacent to the transit stop(s).

(b) At the Development Application stage, detailed information shall be submitted addressing the boundaries and zoning of the residential development within the Neighbourhood Node.

ZONING

"RMF-S" Residential Multi-Family Small District

- The RMF-S district requires: a minimum lot area of 9,000 square feet, minimum lot area per dwelling unit of 1,250 square feet, minimum front yard of 20 feet, a minimum rear yard of 25 feet, a minimum interior side yard of 4 feet, and a minimum corner side yard of 5 feet. The maximum building height is 35 feet.

"RMF-M" Residential Multi-Family Medium District

- The RMF-M district requires: a minimum lot area of 9,000 square feet, minimum lot area per dwelling unit of 800 square feet, minimum front yard of 25 feet, a minimum rear yard of 25 feet, a minimum interior side yard of 8 feet that increases by 2 feet for every storey above 1 feet and to a maximum of 20 feet, and a minimum corner side yard of 20 feet. The principle building separation is 8 feet, but where a building is taller than 35 feet, the principal building separation distance must be 50% of the height of the taller building to a maximum of 25 feet. The maximum building height is 60 feet.

"PR1" Parks and Recreation 1 (Neighbourhood) District

- The PR1 district is intended for sites that are generally passive neighbourhood and community parks and facilities with predominantly pedestrian and cyclist access. These sites may provide unstructured drop-in play and recreation opportunities, including play structures, passive parks, plazas and natural areas. Generally, no parking facilities are associated with these uses. These parks and open spaces typically occur in a residential neighbourhood or riverbank context and are generally accessed by residential streets.

ANALYSIS

- The applicant is proposing a significant departure from how the other Residential Areas have been developed within Sage Creek. The composition policies within the Residential Area help to explain that departure. Where the Residential Area policy 5.1.2(1)(a)(i) states that the predominant land use within a Residential Area shall be single family and two-family, Phase 8 will be predominantly multi-family with some single family housing options. Additionally, Residential Area policy 5.1.2(1)(a)(ii) states that alternative housing forms (i.e. multi-unit housing) may be allowed within the Residential Area where determined to be compatible and appropriate.
- The intent of allowing multi-family housing within the Residential Area was to intersperse multi-family housing through the different phases within Sage Creek and in particular within the Neighbourhood Nodes. The intent of the policy was not to create multi-family neighbourhoods within the Residential Area. The Village Centre Area was intended to

accommodate that kind of development. However, Sage Creek has developed in a manner that has not provided any multi-family housing options east of the Hydro corridor up until this point.

- The Winnipeg Public Service has concerns with the street layout configuration of the Phase 8 neighbourhood and how it attempts to integrate multi-unit housing in a “compatible and appropriate” manner. Typically, the Winnipeg Public Service encourages multi-family developments to be located on collector and arterial streets and does not typically support multi-family housing on local streets. However, where the Winnipeg Public Service has supported multi-family housing on local streets, the street will typically have a back lane and a sidewalk. This is the case in particular when we have townhouses facing each other. Figure 3 below provides an example of how the City has designed for townhouses facing each other on a local street.



Figure 3: Waverley West Town Centre multi-family housing on local street design (2016)

- The risk in not providing a back lane and a sidewalk with this street configuration is that it will have a negative impact for on-street parking and pedestrian safety. The applicant is proposing a dense neighbourhood with townhouses on both sides of most blocks. This scenario will create a row of driveways on both sides of the street which will make it

difficult for pedestrians to walk in safety within the right-of-way and make it difficult for cars looking for on-street parking options because of the lack of space between driveways. By providing back lanes and sidewalks at strategic locations, it makes the integration of multi-family uses within this new neighbourhood “appropriate and compatible” as per the composition policy 5.1.2(1)(a)(ii) within the Residential Area. By providing a neighbourhood layout similar to Figure 3 above, it would significantly improve pedestrian safety, neighbourhood connectivity and encourage walking to significant neighbourhood amenities that are within walking distance, such as the daycare, the parkway system and the commercial town centre (see Figure 4 below). It would also provide increased on-street parking options by allowing an entire side of the street to be unobstructed by driveways.

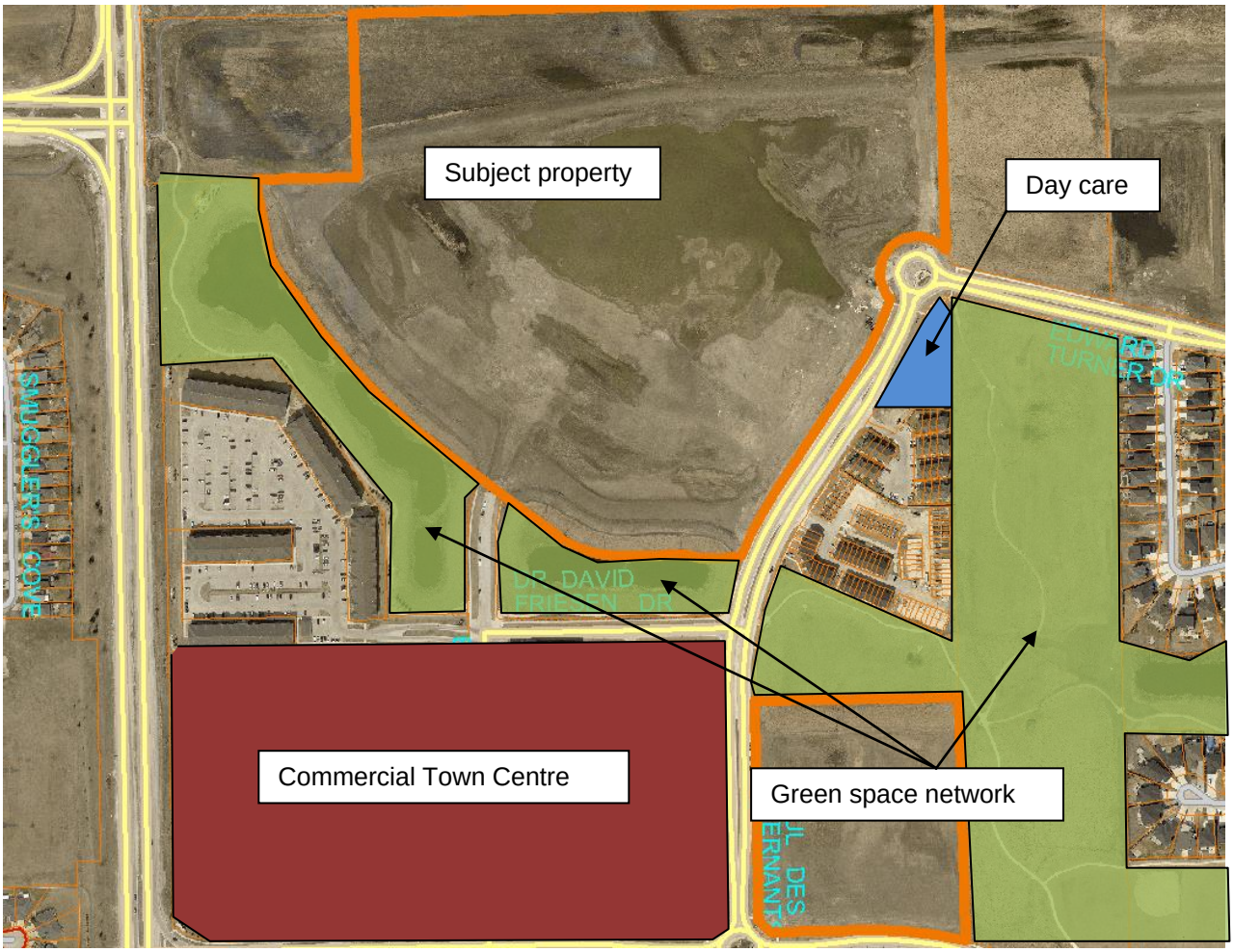


Figure 4: Sage Creek Amenities within close distance to the subject property

- Further, it should be noted, that with the approximate number of units provided per block within this phase of Sage Creek, there could be approximately 427 dwelling units or approximately 1,000 people within this neighbourhood. This density could be greater if the blocks are built out to their maximum potential. Consequently, it is important that the design of the neighbourhood be done in a manner that does not create an adverse impact on pedestrian safety and provides on-street parking opportunities. This is

important as there will undoubtedly be persons with mobility issues that will reside within these multi-family housing options.

- The PR1 land proposed on the northern part of the site is consistent with the South St. Boniface Area Structure Plan and facilitates the Public Service's requirements for creating a community-wide pedestrian system.
- It should also be noted that a sidewalk provided along block 5, 8 and the flankage of Blocks 10/12 would also provide a safe means of access for pedestrains to access the pathway network from Boulevard des Hivernants to the parkway system on the northwest portion of the site, which leads to the Bishop Grandin Greenway network and public transit options.
- The subject planned area contains a Neighbourhood Node. The applicant has provided a concept (see Figure 5 below) that generally shows how the proposed development can meet the required minimum land area and density requirements of 5.2.2(3) of the South St. Boniface Area Structure Plan. Future development for the Neighbourhood Node must comply with the Neighbourhood Node policies of the South St. Boniface Area Structure Plan.

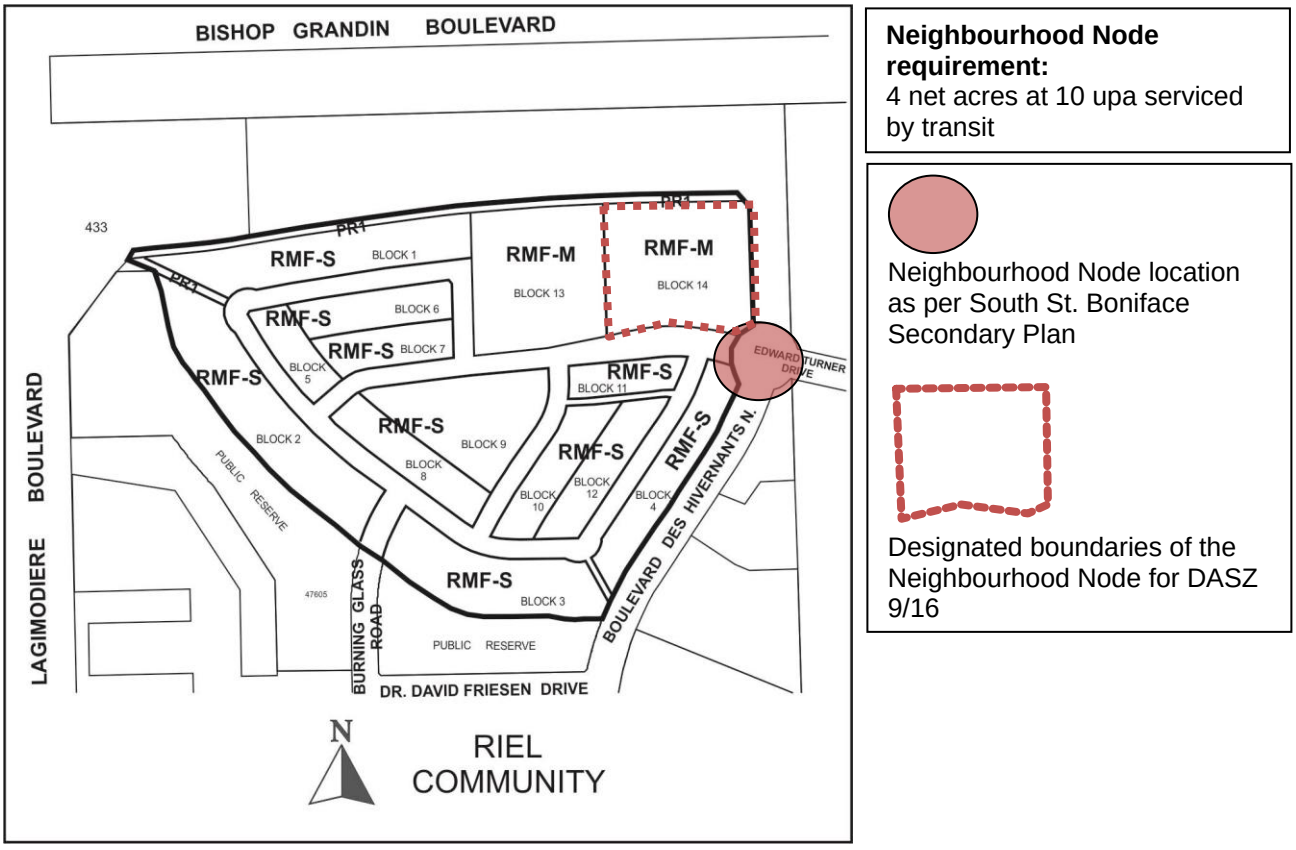


Figure 5: Proposed land area and density for Neighbourhood Node

RECOMMENDATION

The Winnipeg Public Service recommends approval the following reasons:

- The proposed development is consistent with the policies of the Complete Communities Direction Strategy and the South St. Boniface Secondary Plan.
- The proposed subdivision and rezoning represents a logical connection to existing approved subdivisions within Sage Creek.

Subject to the following conditions in addition to the other requirements within the ACG Report (see Schedule B):

- Though the Winnipeg Public Service cannot require that the applicant place sidewalks on local streets, the Winnipeg Public Service is recommending approval of the applicant's proposal subject to:
  - additional back lanes being provided between Block 6 & 7, Block 5 & 6/7, Block 8 & 9, Block 10 & 12; and
  - Sidewalks being located as per figure 6 below.
- This requirement of providing lanes and sidewalks is a response to the proposed design of the multi-family neighbourhood and the density that is proposed. These recommendations will provide greater safety and connectivity for pedestrians and provide for on-street parking options.
- The above referenced conditions of approval are incorporated into the ACG Report in Schedule B of this report.

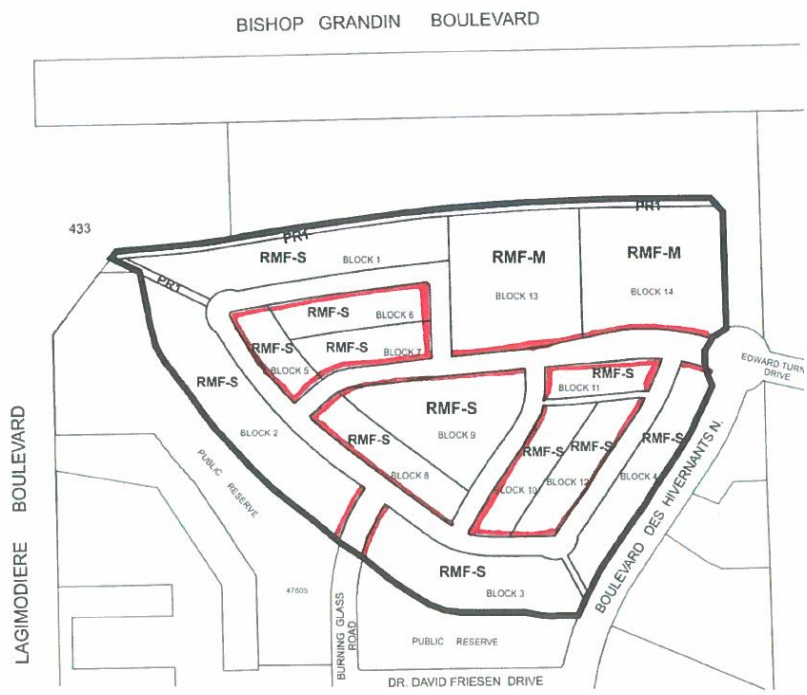


Figure 6: Proposed sidewalk locations

- Building elevations and landscaping plans were not included in the subject application. The Urban Planning Division is recommending that final plans be submitted to the Director of Planning, Property and Development and Riel Community Committee for review prior to the issuance of a development permit on the site. The inclusion of this clause will allow the Urban Planning Division and the Riel Community Committee to review final plans before development takes place for the proposed development and for any future developments on the site.

LAND DEDICATION

- See ACG report in Schedule B below.

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

Report Prepared By: Richard Mahé
PPD File # DASZ 19/2016

Schedule "A" for File No. DASZ 19/2016, Riel Community Committee, dated November 25, 2016

By-Law No. _____

File No. **DASZ 19/16**

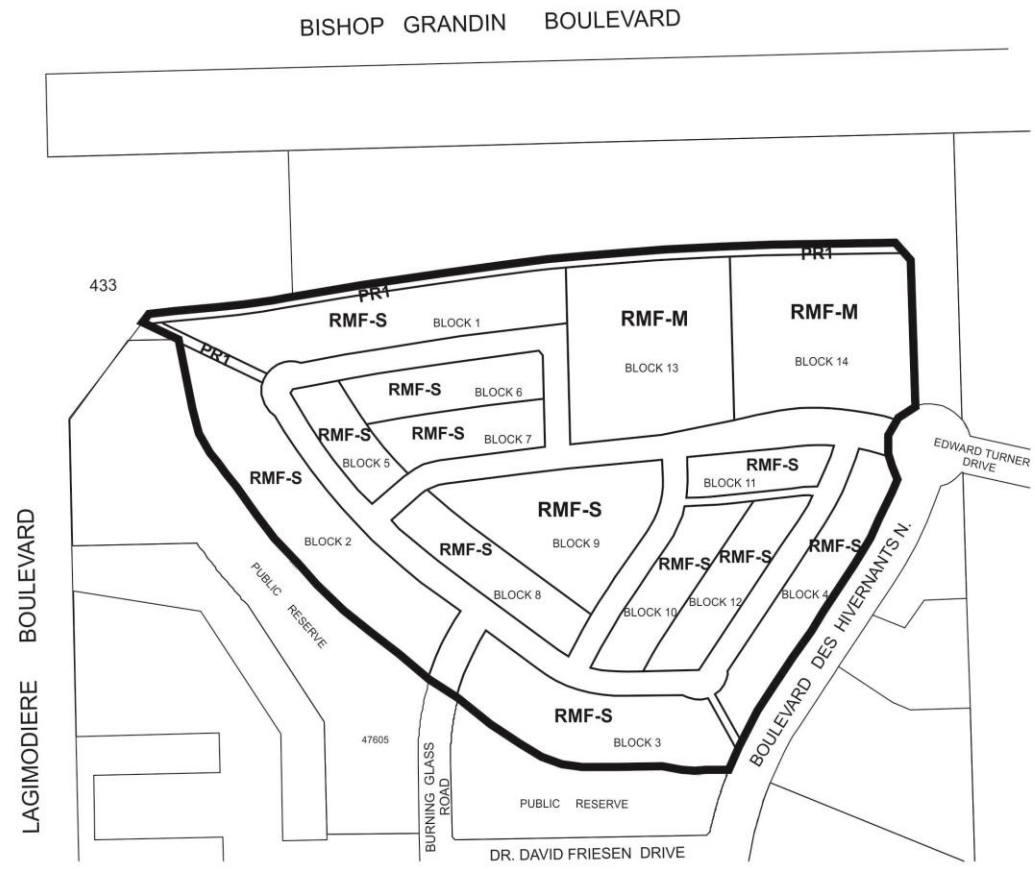
Atlas Sheet No.

N

AG31
RIEL
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 in Sage Creek Phase 8, Northwest Corner of Bishop Grandin Boulevard & Hydro Transmission Line from an "RR5" RURAL RESIDENTIAL 5 DISTRICT to an "RMF-M" RESIDENTIAL MULTI-FAMILY (MEDIUM) DISTRICT, "RMF-S" RESIDENTIAL MULTI-FAMILY (SMALL) DISTRICT and a "PR1" PARKS AND RECREATION 1 (NEIGHBOURHOOD) DISTRICT to facilitate the continuation of the Sage Creek Neighbourhood Plan by the creation of the block plan, public reserve and public right-of-ways for future residential development as shown outlined below.



THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

SCHEDULE B

REPORT OF THE ADMINISTRATIVE CO-ORDINATING GROUP – October 12, 2016

RE: PROPOSED SUBDIVISION AND REZONING OF LAND LOCATED AT THE NW CORNER OF BISHOP GRANDIN BOULEVARD AND THE HYDRO TRANSMISSION LINE RIGHT OF WAY – SAGE CREEK PHASE 8 – DASZ 19/2016

It is recommended that the approval of DASZ 19/2016, if granted, be subject to the applicant entering into a Development Agreement addressing the following items:

A. PLAN CONSIDERATIONS

1) The Developer shall, at no expense to the City, legally open, property required for the Bishop Grandin Boulevard right-of-way, as determined by and to the satisfaction of the Director of Public Works. The City shall reimburse the Developer for 50% of the Bishop Grandin Boulevard right-of-way upon City Council capital funding for that reimbursement; that reimbursement shall be at the City's land value rate for residential lands (which the City determines annually pursuant to the City's Development Agreement Parameters) which is in effect at the time at which payment is made to the Developer, all as determined by and to the satisfaction of the Director of Public Works.
2) Public lanes are to be established with a right-of-way width of 6.25m, between Block 6 & 7, Block 5 & 6/7, Block 8 & 9, Block 10 & 12, and Block 11 & 10/12, to the satisfaction of the Director of Public Works.
3) The Developer shall, at no expense to the City, legally open, corner cuts where public lanes intersect, as determined by and to the satisfaction of the Director of Public Works.
4) The Developer shall, at no expense to the City, legally open, property required for the proposed Public Walk with a right-of-way width of 6.00m, as determined by and to the satisfaction of the Director of Public Works.
5) The Developer shall, at no expense to the City, legally open property for right-of-way corner cuts measuring 2.0m by 2.0m in each corner of the intersection of two streets measuring 22.0m in width or greater. Right-of-way corner cuts measuring 3.0m by 3.0m are to be provided at each corner of any intersection where the angle is less than 80°, to the satisfaction of the Director of Public Works.
6) Intersections of local streets within the Planned Area are to be designed such that the angle of intersection is no less than 70° as measured in the quadrant with the acute angle.
7) Where two local residential streets intersect with a residential collector street on opposite sides of said collector, the centerlines of the local streets are to be aligned to be coincident with one another at their intersection with the collector or be offset by a minimum of 45.0m along the collector.

8) Where local residential streets are aligned to curve within 20.0m of their intersection with a residential collector street, such curves are to have a minimum centerline radius of 60.0m.

9) The Developer shall designate as Public Reserve and consolidate the residual triangular parcel at the NW corner of the Planned Area with the adjacent Public Reserve walkway as shown in Schedule “C”

B. SERVICING REPORTS

The Developer shall:

a) provide a comprehensive servicing report, prepared by a qualified municipal engineer, outlining the provision of underground services for the planned area and adjacent lands

b) submit Servicing Criteria sheets for water, wastewater and land drainage facilities including plans showing the current and ultimate service areas

C. SERVICING REQUIREMENTS

1) Wastewater Sewers

The Developer shall, at no expense to the City, construct and install wastewater sewers required to serve the Planned Area as indicated in the servicing report all to the satisfaction of the Director of Water and Waste.

2) Watermains

The Developer shall, at no expense to the City, construct and install watermains required to serve the Planned Area as indicated in the servicing report all to the satisfaction of the Director of Water and Waste.

3) Lot Line Services

a) The Developer shall, at no expense to the City, construct and install wastewater and water building services from the wastewater sewer and watermain, to service all lots within the Planned Area, as determined by, and to the satisfaction of, the Director of Water and Waste.

b) The Developer shall ensure that each sewer service remains plugged from installation until the foundation excavation has been backfilled and the roof of the dwelling has been sheathed, after which the house sewer may be connected. The Developer hereby agrees to indemnify the City against all actions, claims, demands, damages, losses, and costs, including legal and court costs, suffered or incurred by the City arising out of any failure to do so.

c) The Developer shall replace or repair any water or sewer service found to be defective within one year following the date the water is turned on for domestic use, and shall pay the City any cost incurred by the City arising out of any such defect.

4) Land Drainage

The Developer shall, at no expense to the City, construct and install land drainage sewers required to serve the Planned Area as indicated by the servicing report, all to the satisfaction of the Director of Water and Waste.

5) Stormwater Management Facilities

The Developer's share of the stormwater management facilities owing under this agreement shall be credited against the cost of the facilities previously constructed by the Developer as determined by the Director of Water and Waste.

6) 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

7) Pavements

a) The Developer shall, at no expense to the City, construct Portland cement concrete pavements, 7.5m, 8.0m and 10.0m wide by 150mm and 200mm thick, in all streets within the Planned Area and all related works including, but not necessarily limited to ornamental street lighting, boulevard landscaping and land drainage sewer, all 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 pavements, 5.0m wide by 150mm thick, and all related works, in all public lanes within the Planned Area, as determined by and to the satisfaction of the Director of Public Works.

8) Sidewalks

It is recommended that the Developer shall, at no expense to the City, construct a 1.5m wide Portland cement concrete sidewalk and related works, on the standard alignment, 0.3m off of the property line, where public lanes are installed as noted in plan considerations clause 2), as determined by and to the satisfaction of the Director of Public Works.

9) Public Walk

The Developer shall, at no expense to the City, within the Public Walk, construct a 1.5m wide by 100mm thick Portland cement concrete sidewalk and landscape the remainder to include:

a) sodding on both sides of the sidewalk;
b) fencing along the side property lines; and
c) post and chain fencing, with appropriate sidewalk opening at both street ends of the Public Walk

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

10) Bishop Grandin Boulevard Improvements

a) The Developer shall do one of the following options which shall be determined by the Director of Public Works:

Option 1

Pay to the City, in cash, on demand, the Developer's share of the cost of the following services to be installed in Bishop Grandin Boulevard along the full length of the Planned Area abutting the south side of Bishop Grandin Boulevard:

i. A 4.0m wide by 200mm thick Portland cement concrete lane of pavement and all related works;

ii. Street lighting in the south boulevard;

iii. Landscaping in the south boulevard;

iv. a 3.5m wide asphaltic concrete multi-use pathway in the south boulevard.

Option 2

Construct the services listed in option 1 in an equivalent length in Bishop Grandin Boulevard, all as determined by and to the satisfaction of the Director of Public Works.

b) If it is determined, prior to the execution of the Development Agreement, that improvements to Bishop Grandin as described in clause a) above will be financed through another source, Then obligations outlined in option 1 and option 2 can be deleted subject to confirmation and approval by the Director of Public Works.

11) Temporary Dead-End Street

a) The Developer shall, at no expense to the City, construct a paved cul-de-sac-style vehicle turnaround at the terminus of each temporarily dead-ended street within the Planned Area, and provide to the City any rights-of-way or easements necessary to accommodate same, all as determined by and to the satisfaction of the Director of Public Works.
b) The Developer shall, at no expense to the City, erect and maintain barricades and signage, across the full width of any streets which are temporarily dead-ended due to phasing of development, immediately upon completion of the paving or when house construction has begun, whichever is sooner, as determined by and to the satisfaction of the Director of Public Works.

12) Street name Signs

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

13) Boulevards

a) The Developer shall, at no expense to the City, sod and plant trees, on all boulevards within and fronting on the Planned Area, all in accordance with City specifications and guidelines and, where required, with concept plans prepared by the Developer and submitted to, and approved by, the Director of Public Works.

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

14) Private Approaches

There shall be no private approaches:

a) serving residential developments off rights-of-way 22.0m or wider, except where frontage roads are provided;

b) off Bishop Grandin Boulevard.

15) Two Means of Vehicluar Access

The Developer shall, at no expense to the City, ensure that two means of paved vehicular access are available at all times to each stage of development of the Planned Area, to the satisfaction of the Director of Public Works. This may require the construction of temporary paved roadways by the Developer and the provision of easements or rights-of-way by the Developer to the City.

16) Development Information Signage

Prior to construction, the Developer shall, at no expense to the City, obtain approval of and install, and subsequently maintain, at the entrances to the Community, development information signs, containing no advertising, and showing the Planned Area, zoning information, a north directional arrow, Bishop Grandin Boulevard, all proposed arterial and collector streets, sidewalks, public walks, active transportation facilities, all proposed parks, storm water retention facilities, and all proposed community mailbox sites, all with the approval of and to the satisfaction of the Director of Planning, Property and Development.

17) 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.

18) Land Dedication

a) The Developer shall dedicate to the City, as Public Reserve, at least 8% of the land contained within the overall Sage Creek Development, and pay its share of the cost

of services in streets abutting the dedicated land, all in accordance with City policy, and as determined by, and to the satisfaction of, the Directors of Public Works and Property, Planning & Development. The dedication of public reserve for this phase of the development shall be accrued with the dedication of Public Reserves for the other phases, include the credit provided for improvements installed within the Hydro Corridor, with compensation tabulated, as necessary, within the final phase of development.

b) The Developer shall, at no expense to the City, landscape the public reserves to a standard consistent with the level of development established in previous phases of the Sage Creek Development, all in accordance with plans and specification provide by the Developer and approved prior to the commencement of construction by the Director of Planning Property and Development. The scope of landscaping shall include pathway development, naturalized areas (if determined appropriate), tree planting and site drainage that avoids or minimizes run off across the path system.

c) In circumstances where a path is intended to cross over a berm the Developer shall ensure the site and berm configuration and grading has been designed to accommodate the pathway and still comply with the City of Winnipeg Accessibility Design Standards.

d) The Developer shall, at no expense to the City, provide ground cover in the form of an approved seed mix (preferably natural species in consultation with the City Naturalist) for the bermed portion of the Public Reserve lands abutting the future Bishop Grandin Boulevard, to the approval and satisfaction of the Director of Public Works

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

f) The Developer shall, at no expense to the City, maintain the public reserve improvements for a period of two years, in accordance with specifications approved by the Director of Public Works. Commencement of the maintenance period will correspond with the issuance of Construction Completion for Parks and shall be deemed concluded by the issuance of a Final Acceptance Certificate for Parks. 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 development.

g) Securities for Public Reserve improvements shall not be released until Final Acceptance has been issued and as-built drawings have been received and accepted as complete by the Director of Public Works.

19) <u>Noise Attenuation</u>

a) The Developer shall, at no expense to the City, construct within the 10 metre public reserve widening along Bishop Grandin Boulevard abutting the lots and within the rear 10 metres of those proposed lots, a continuous berm, centered on the proposed property line, and all related works, including but not necessarily limited to sodding and landscaping in accordance with plans approved by the Director of Public Works; and

b) Construct within the rear yards, on top of the berm to be constructed under item a. above, of the proposed lots abutting Bishop Grandin Boulevard, a uniform, 2.0m high, noise attenuation fence; and
c) Permit the City to file a caveat against the title of each proposed lot, requiring abutting Bishop Grandin Boulevard, requiring the owner(s) to maintain and/or repair and/or replace the fence as originally constructed; and
d) Provide all residential lots backing onto Bishop Grandin Boulevard with sufficient depth to provide a minimum rear-yard setback which together with other sound attenuation measures such as a berm and/or noise attenuation fence shall achieve the City's Motor Vehicle Noise Policies and Guidelines sound-level limit of 65 dBA in the typical outdoor recreation area of those lots. The Zoning Agreement covering those lots shall stipulate this minimum rear yard.

20) Utilites

a) The Developer shall, at no expense to the City, cause to be installed ornamental street lights in all streets within the Planned Area, to the satisfaction of the Director of Public Works.

b) 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.

c) 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.

21) 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.

22) 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.

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, $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 16/2016
November 25, 2016

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

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

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

"Original signed by D.Beaton, M.L.Arch"
D. Beaton, M.L.Arch.
Parks, Riverbanks, & Community Initiatives Branch

GJ/gj