Agenda – Executive Policy Committee – April 19, 2017

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – April 11, 2017

Item No. 8 Request to Amend Development Agreement Conditions for File DASZ 27/11 (AG 27/2011) (South Winnipeg - St. Norbert Ward)

STANDING COMMITTEE RECOMMENDATION:

On April 11, 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 following to Council:

1. That the Developer's request to delete Development Agreement (AG 27/2011) Clause 4, Schedule "C", be approved.

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

Agenda – Executive Policy Committee – April 19, 2017

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – April 11, 2017

DECISION MAKING HISTORY:

STANDING COMMITTEE RECOMMENDATION:

On April 11, 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 April 3, 2017, the Riel Community Committee concurred in the recommendation of the Winnipeg Public Service and forwarded the matter to the Standing Policy Committee on Property and Development, Heritage and Downtown Development.

ADMINISTRATIVE REPORT

Title: **REQUEST TO AMEND DEVELOPMENT AGREEMENT CONDITIONS FOR FILE DASZ 27/11 (AG 27/2011)**

Critical Path: **Riel Community Committee → Standing Policy Committee on Property and Development, Heritage and Downtown Development → Executive Policy Committee → Council**

AUTHORIZATION

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

RECOMMENDATION

1) That the Developer's request to delete Development Agreement (AG 27/2011) Clause 4, Schedule "C", be approved.

2) That the proper officer of the City be authorized to do all things necessary to implement the intent of the foregoing.

REASON FOR THE REPORT

Council authority is required to amend Council's instructions.

EXECUTIVE SUMMARY

The Developer is requesting that the requirement for a hammerhead turnaround stipulated under Clause 4 Schedule "C" of AG 27/2011 be deleted.

Upon further review, the Winnipeg Public Service has no objection to this request subject to requiring the Developer to extend the proposed walkway to connect to La Porte Drive.

IMPLICATIONS OF THE RECOMMENDATIONS

The obligation for the Developer to construct a turnaround would be deleted.

HISTORY/DISCUSSION

On January 25, 2011 Council approved the subdivision and rezoning application for DASZ 27/2011 pertaining to land located on the east side of La Porte Drive.

One condition of approval was that a turnaround be constructed as follows:

> Hammerhead Turnaround
>
> The Developer shall, at no expense to the City, construct a hammerhead style turnaround with a minimum 12 metre centre-line radius and minimum 15 metres in length from back of curb, to accommodate Fire Department apparatus turning movements within the proposed 6 metre wide public walk. The turnaround shall be designed to support the expected loads imposed by firefighting equipment and be surfaced with concrete, asphalt, or other material designed to permit accessibility under all climatic conditions, all to the satisfaction of the Fire Paramedic Service and the Director of Public Works.

In October 2016, Mr. Josh Smith on behalf of Global Homes submitted a request to delete the requirements for the turnaround. The matter was referred back to the affected departments who submitted the following comments:

> Comments from Fire Department
>
> The requirement for turnarounds in the past has been requested whenever we see and are requested to comment on proposals where cul de sacs exceed 105m in length. The provision allows for emergency personnel an opportunity to turn apparatus around rather than back out in the direction they came from. The extension of La Porte created a dead end longer than 105m, so an opportunity to turn emergency vehicles around was requested.
>
> Due to the more recent request to delete the hammerhead provision, and after visiting the area I am not concerned that by allowing the agreement to be amended by deleting the turnaround that there will be any delays in responding to emergencies, any more so than any residential district. With regard to leaving the incident our vehicles will back their way to the nearest intersection at Payment St, should they need to, in order to turn them around.
>
> Comments from Parks
>
> If the hammerhead component is removed we expect that the necessary grading, completion of the path, bollard fencing (shifted up to the property line) and supporting soft landscaping within the corridor, would be provided by the developer as soon as possible, in lieu of the former concrete surface.

Based on the above comments, it is recommended that the Developer's request to delete the requirement for a turnaround, specifically to delete Development Agreement (AG 27/2011) Clause 4, Schedule "C", be approved. It is further recommended that the Developer extend the proposed walkway and landscaping to connect to LaPorte Drive as determined by and to the satisfaction of the Director of Public Works.

FINANCIAL IMPACT

N/A

CONSULTATION

Water and Waste
Public Works
Urban Design – Parks

SUBMITTED BY

Department:	Planning, Property and Development
Division:	Land Development, Geomatics and Land Information Systems
Prepared by:	G.V. Jasper, P. Eng, Land Development Branch
Date:	March 25, 2017

File No. AG / DASZ 27/2011

Appendix "A" – Schedule A – Planned Area of DASZ 27/2011

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APPENDIX "A" – PLANNED AREA OF DASZ 3/2014

