Agenda – Council – May 24, 2017

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – May 9, 2017

Item No. 8 Request to Amend Development Agreement Conditions for File DAS 16/16 (AG 16/2016)
(South Winnipeg - St. Norbert Ward)

STANDING COMMITTEE RECOMMENDATION:

On May 17, 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 Developer's request to increase the length of the proposed cul-de-sac from a maximum of 105 meters to 135 meters be approved.

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

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – May 9, 2017

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On May 17, 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 May 9, 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 May 1, 2017, the Riel Community Committee concurred in the recommendation of the Winnipeg Public Service and forwarded to the Standing Policy Committee on Property and Development, Heritage and Downtown Development.

ADMINISTRATIVE REPORT

Title: **REQUEST TO AMEND DEVELOPMENT AGREEMENT CONDITIONS FOR FILE DAS 16/16 (AG 16/2016)**

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 increase the length of the proposed cul-de-sac from a maximum of 105 meters to 135 meters be approved.

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

REASON FOR THE REPORT

Council authority is required to amend Council's instructions.

EXECUTIVE SUMMARY

The Developer is requesting that the condition limiting the length of the proposed cul-de-sac to a maximum of 105 meters be amended to a maximum length of 135 meters.

Upon further review, the Winnipeg Public Service has no objection to this request.

IMPLICATIONS OF THE RECOMMENDATIONS

The maximum length of the proposed cul-de-sac would be 135 meters.

HISTORY/DISCUSSION

On January 25, 2017 Council approved a subdivision application to create a cul-de-sac on the north side of Aldgate Road across from Guernsey Lane under File DAS 16/2016

One condition of approval was to limit the proposed cul-de-sac to a maximum 105 meters in length. A request was submitted by Jordan Sodomsky, Land Development Officer with Qualico Developments (Winnipeg) Ltd. to amend this condition to allow the cul-de-sac to have a maximum length of 135 meters.

The request was reviewed by the Public Service, including Public Works and Fire/Paramedics.

Upon further review by the Public Service, including Public Works and the Winnipeg Fire Paramedic Service, it was noted that 105 meters is the maximum acceptable length of a cul de sac in accordance with the City of Winnipeg Transportation Standards Manual (2012 update). However, given the location and nature of this property as an existing infill area, it was determined that 135m would be acceptable in this instance.

It is therefore recommended that the Developer's request to extend the maximum cul-de-sac length proposed under DAS 16/2016 from 105 meters to 135 meters be approved.

FINANCIAL IMPACT

N/A

CONSULTATION

Public Works
Winnipeg Fire/Paramedic Service

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:	April 22, 2017

File No. AG / DAS 16/2016

Appendix "A" - Letter of Request to Amend DAS 16/2016
Appendix "B" – Planned Are of DAS 16/2016

Filename: V:\DA Amendment Requests\AG 16-16 amendment request cul de sac n of algate.doc

APPENDIX "A" – LETTER OF REQUEST TO AMEND DAS 16/2016

One Dr. David Friesen Drive Winnipeg, MB R3X 0G8
QUALICOCOMMUNITIES.COM

QUALICO communities

February 3rd, 2017

The City of Winnipeg
Land Development
Planning, Property and Development
65 Garry Street
Winnipeg, Manitoba

River Park South – DAS 16/2016 – Request to Amend Council-Approved Servicing Conditions

Dear Greg,

Please accept this letter as application to amend **Clause (2)** under **Plan Consideration** of **Schedule "B"** contained within the approved council minutes from January 25th for application DAS 16/2016 reading as follows:

"The proposed cul-de-sac length should not exceed a length of 105m"

The clause is inserted to ensure the fire department has only a limited distance to reverse their vehicles given their treatments of cul-de-sacs as dead ends. However, our engineer has come to a mutually agreeable compromise with the department that sees a corner cut introduced to provide extra room to maneuver, allowing for an extension of the cul-de-sac length to 135m. This modification can be seen on the attached sketch.

As such, we would ask to amend the clause to limit the cul-de-sac to a length of **135m**.

Please take the fees for this application from the Qualico Communities account (#04-116919 TR).

Yours truly,
Qualico Developments (Winnipeg) Ltd.

Jordan S. Sodomsky
Land Development Officer

Enclosure(s): As Noted/

APPENDIX " B" – PLANNED AREA OF DAS 16/2016

