Agenda – Executive Policy Committee – June 14, 2017

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – June 6, 2017

Item No. 4 **Development Agreement Amendment AG 50/13 – Ridgewood South, Opposite Cardiff Avenue and North of CNR Mainline – Ridgewood West Land Corp.**
(Charleswood-Tuxedo-Whyte Ridge Ward)
File DASZ 50/2013

STANDING COMMITTEE RECOMMENDATION:

On June 6, 2017, the Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the Assiniboia Community Committee and submitted the following to Council:

1. That the Developer's request to amend Development Agreement AG 50/13 be approved.

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

Agenda – Executive Policy Committee – June 14, 2017

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – June 6, 2017

DECISION MAKING HISTORY:

STANDING COMMITTEE RECOMMENDATION:

On June 6, 2017, the Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the Assiniboia Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On May 9, 2017, the Assiniboia 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: **DEVELOPMENT AGREEMENT AMENDMENT AG 50/13 (C/R DASZ 50/2013)**
SUBDIVISION AND REZONING – RIDGEWOOD SOUTH, OPPOSITE CARDIFF AVENUE AND NORTH OF CNR MAINLINE – RIDGEWOOD WEST LAND CORP.

Critical Path: **ASSINIBOIA COMMUNITY COMMITTEE → STANDING POLICY COMMITTEE ON PROPERTY AND DEVELOPMENT, HERITAGE AND DOWNTOWN DEVELOPMENT → EXECUTIVE POLICY COMMITTEE → COUNCIL**

AUTHORIZATION

Author	Department Head	CFO	CAO
M. Pittet	J. Kiernan		

EXECUTIVE SUMMARY

Ridgewood West Land Corp. has requested an amendment to Development Agreement AG 50/13. The proposed amendment will align the Developer obligations for concrete sidewalks and asphaltic concrete bike paths in the Development Agreement with the Transportation, Pedestrian and Cycling Facility Policies outlined in the Ridgewood South Precinct "Q" Plan.

The Winnipeg Public Service has no objection to this request.

RECOMMENDATIONS

1. That the Developer's request to amend Development Agreement AG 50/13 be approved.

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

REASON FOR THE REPORT

Council authority is required to amend Council's instructions.

IMPLICATIONS OF THE RECOMMENDATIONS

Concurrence with this recommendation will allow the Development Agreement to be amended such that the concrete sidewalk and asphaltic concrete bike path requirements therein will be consistent with the Ridgewood South Precinct Plan "Q".

HISTORY/DISCUSSION

The City entered into Development Agreement AG 50/13 with Ridgewood West Land Corp. effective February 26, 2014 to develop Area 1 of Precinct Plan "Q".

Clause10. a) of the Development Agreement reads as follows;

10. Sidewalks

The Developer shall, at no expense to the City:

a) construct a 1.5m wide by 100mm thick Portland cement concrete sidewalks and a 1.5m wide asphaltic concrete bicycle path on the standard alignment, 0.3m from the property line, along both sides of all streets within the Planned area with rights-of-way measuring 22.0m in width or greater; and

This clause inherently requires the developer to construct 1.5m wide asphaltic concrete bicycle paths in all Collector Streets in the Planned Area which is not consistent with Precinct Plan "Q". Figure 7 (see Appendix "A"), shows cycling facilities (bike paths) to be constructed in the South Collector and the North Collector streets only, and not in north-south Collector Streets such as, in this case, McKellar Drive.

To fix this, it is recommended that the words ***", except that a 1.5m wide asphaltic concrete bicycle path will not be required to built in McKellar Drive" . . . ,*** be added to Clause 10. a) after the word greater, such that Clause 10. a) reads as follows;

10. Sidewalks

The Developer shall, at no expense to the City:

a) construct a 1.5m wide by 100mm thick Portland cement concrete sidewalk and a 1.5m wide asphaltic concrete bicycle path on the standard alignment, 0.3m from the property line, along both sides of all streets within the Planned area with rights-of-way measuring 22.0m in width or greater***, except that a 1.5m wide asphaltic concrete bicycle path will not be required to built in McKellar Drive****. . .;*

The Winnipeg Public Service has no objection to this request.

FINANCIAL IMPACT

n/a

CONSULTATION

Public Works
PP&D Urban Planning

OURWINNIPEG POLICY ALIGNMENT

In accordance with OurWinnipeg policies, intensification of land-use is supported when a full range of municipal services is provided.

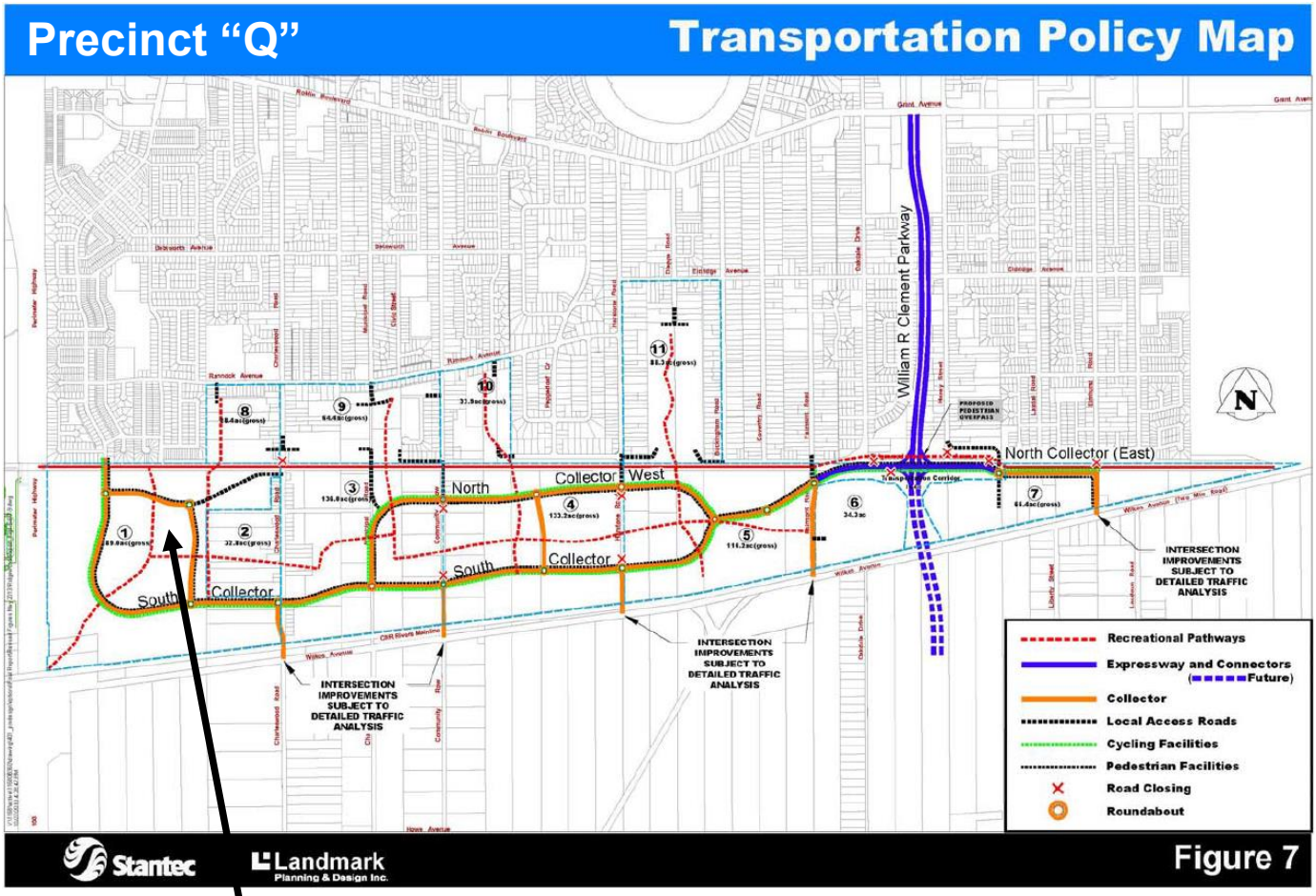
SUBMITTED BY

Department:	Planning, Property and Development
Division:	Land Development, Geomatics and Land Information Systems
Prepared by:	K.T. Raban, P.Eng.
Date:	April 25 2017
File No.	AG 50/13 c/r DASZ 50/2013 V:\DA Amendment Requests\AG 50 13 Amendment\AG 50 13 Development Agreement Amendment Report.doc

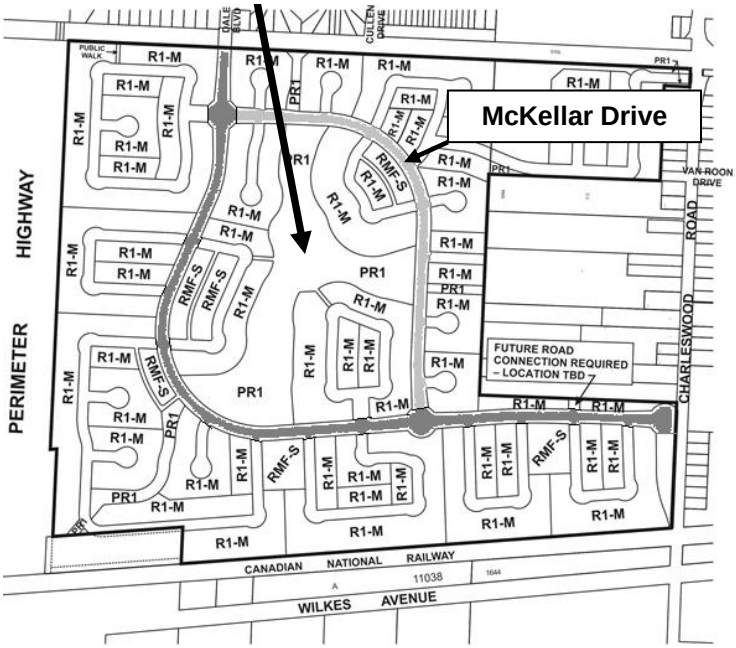
Attachments:

Appendix “A” – Precinct “Q” Transportation Policy Map and AG 50/13 Planned Area
Appendix “B” – Developer Request

APPENDIX "A"



Development Agreement AG 50/13 Planned Area



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

QUALICO communities

April 20, 2017

Marc Pittet
The City of Winnipeg
Planning, Property and Development
3rd Floor, 65 Garry Street
Winnipeg MB R3C 4K4

Dear Marc,

Ridgewood West Land Corp. – DASZ 50/2013 (AG50/13)
Development Agreement Amendment

Further to our recent conversation, please accept this letter as our application for a Development Agreement Amendment that would add to the highlighted clause from Schedule C, 10.a) (attached).

Add the following after the word greater… *"except that a 1.5m wide asphaltic concrete bicycle path will not be required to be built in McKellar Drive."*

Amended paragraph to read as follows:

10. a) "construct a 1.5m wide by 100mm thick Portland cement concrete sidewalk and a 1.5m wide asphaltic concrete bicycle path on the standard alignment, 0.3m from the property line, along both sides of all streets within the Planned area with rights-of-way measuring 22.0m in width or grater, except that a 1.5m wide asphaltic concrete bicycle path will not be required to be built in McKellar Drive; and"

We are requesting to amend this clause as it contradicts the statutory precinct plan figure 7 (attached) and the original intent of the cycling facilities to be provided by the developers in the precinct. I've asked the authors of the report, Landmark Planning and Stantec Consulting for clarification of the intent of the precinct plan and have attached their response to this letter as support of our application.

Please find attached a cheque in the amount of $730.00 + GST for the application fee.

Yours truly,

RIDGEWOOD WEST LAND CORP.

MIKE ARMSTRONG
Operations Manager,
Qualico Communities

/tc
Enclosure(s): As Noted