Agenda – Council – October 25, 2017

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – October 10, 2017

Item No. 2 Request to Amend Development Agreement Conditions for File DASZ 3/2016 (AG 3/2016)
(Transcona Ward)

STANDING COMMITTEE RECOMMENDATION:

On October 18, 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 amend Development Agreement (AG 3/2016) Clause 10, b) of Schedule "C" by adding the words "future N/S road", be approved, as outlined in Appendix A.

2. That the Developer's request to amend Development Agreement (AG 3/16) to delete and replace the Schedule "G" Map with an amended Schedule "G" listed as Appendix B of this report, be approved, subject to the following:

    A. That the Developer install a sidewalk on the south side of El Tassi Drive, along Blocks 4 and 5, as outlined in blue on Appendix C.

3. 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 – October 10, 2017

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On October 18, 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 October 10, 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.

STANDING COMMITTEE RECOMMENDATION:

On September 19, 2017, the Standing Policy Committee on Property and Development, Heritage and Downtown Development laid over the matter to its meeting on October 10, 2017.

COMMUNITY COMMITTEE RECOMMENDATION:

On September 11, 2017, the East Kildonan-Transcona Community Committee did not concur in the recommendation of the Winnipeg Public Service and recommended to the Standing Policy Committee on Property and Development, Heritage and Downtown Development:

1. That the Developer's request to amend Development Agreement (AG 3/2016) Clause 10, b) of Schedule "C" by adding the words "future N/S road" be approved, as outlined in Appendix A.

2. That the Developer's request to amend Development Agreement (AG 3/16) to delete and replace the Schedule "G" Map with an amended Schedule "G" listed as Appendix B of this report, be approved, subject to the following:

    A. That the Developer install a sidewalk on the south side of El Tassi Drive, along Blocks 4 and 5, as outlined in blue on Appendix C.

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – October 10, 2017

DECISION MAKING HISTORY (continued):

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

ADMINISTRATIVE REPORT

Title: **REQUEST TO AMEND DEVELOPMENT AGREEMENT CONDITIONS FOR FILE DASZ 3/2016 (AG 3/2016)**

Critical Path: **East Kildonan-Transcona 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	N/A	N/A

EXECUTIVE SUMMARY

Pursuant to Development Agreement AG 3/2016, the Developer is required to, at no expense to the City, construct an east-west multi-use pathway along the proposed extension of El Tassi Drive. The Developer is requesting that this condition be amended so that the pathway would only extend to the future north/south road (identified as "Public Road" in Appendix "B" to this report).

The Winnipeg Public Service is opposed to this request as this pathway is required under the Transcona West Area Structure Plan and is the only east-west walking and cycling path between Reenders Drive and Concordia Avenue with connectivity to the only crossing of Lagimodiere Boulevard at Almey Avenue.

RECOMMENDATIONS

1. That the Developer's request to amend Development Agreement (AG 3/2016) Clause 10, b) of Schedule "C" be denied.

2. That the Developer's request to amend Development Agreement (AG 3/16) to delete and replace the Schedule "G" Map with an amended Schedule "G" listed as Appendix B of this report be denied.

3. 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.

IMPLICATIONS OF THE RECOMMENDATIONS

The obligation for the Developer to construct an east-west multi-use pathway along the full length of the El Tassi Drive extension will remain unchanged.

HISTORY/DISCUSSION

On April 27, 2016, Council approved the subdivision and rezoning of land located at 1642 Ravelston Avenue West and unaddressed lot on Ravelston Avenue West under File No. DASZ 3/2016 to allow for future residential development and the establishment of new public right-of-ways.

The Report of the Administrative Coordinating Group included the following condition:

> Sidewalks/Multi-Use Pathways
>
> The Development shall, at no expense to the City, construct an east-west multi-use pathway along the proposed extension of El Tassi Drive, to the satisfaction of the Director of Public Works. The Developer shall submit options to the Public Works Department for review and approval. The Developer shall modify the right-of-ways if required, to the satisfaction of the Director of Public Works.

In February 2017, Ms. Susan Russell of McGowan Russell Group Inc., on behalf of Waterside Development Corp., submitted a request to amend the requirements for the pathway. The matter was referred back to the affected department who submitted the following comment:

> Comments from Public Works
> Public Works does not support the proposed amendment. The multi-use path along El Tassi Avenue is required under Map 4 of the Transcona West Area Structure Plan, By-law No. 215/2006.
> Public Works considers the multi-use path along El Tassi Avenue important because it is the only east/west walking and cycling path between Reenders Drive and Concordia Avenue with connectivity to the only crossing of Lagimodiere Boulevard at Almey Avenue.
> Furthermore, the multi-use path along El Tassi Avenue will serve pedestrians and cyclists travelling to and from Crocus Meadows and neighbouring developments to the east and northeast to the crossing of Lagimodiere Boulevard at Almey Avenue.

Based on the above comments, it is recommended that the Developer's request to amend the requirement for a pathway, specifically to amend Development Agreement (AG 3/2016) Clause 10., b) of Schedule "C" and Schedule "G", be denied.

FINANCIAL IMPACT

N/A

CONSULTATION

This Report has been prepared in consultation with the Public Works Department.

OURWINNIPEG POLICY ALIGNMENT

This neighbourhood development falls within the areas of Stability Policy Area of OurWinnipeg and Complete Communities and in the Residential Mixed-Use policy area of the Transcona West Area Structure Plan (Transcona West Plan).

SUBMITTED BY

Department:	Planning, Property and Development
Division:	Real Estate and Land Development
Prepared by:	A. Savage, Land Development Services Coordinator
Date:	July 24, 2017
File No:	V:\DA Amendment Request\AG 3-16 Amendment Request El Tassi Path.doc
Attachments:	Appendix “A” – Letter requesting amendment to DASZ 3/2016 Appendix “B” – Proposed Schedule “G” Map

APPENDIX "A" – LETTER REQUESTING AMENDMENT TO AG 3/2016

McGOWAN•RUSSELL

February 10, 2017

City of Winnipeg
Planning, Property and Development Department
Main Floor, 65 Garry Street
Winnipeg, Manitoba R3C 4K4

Attention: Mr. Greg Jasper, Land Development Engineer

Dear Mr. Jasper

RE: AMENDMENT TO DEVELOPMENT AGREEMENT AG3/16 – 1462 RAVELSTON AVENUE WEST AND UNADDRESSED LOT ON RAVELSTON AVENUE WEST (TRANSCONA WARD)
FILE DASZ 3/2016

Further to the Development Agreement AG 3/16 provided by the City of Winnipeg, we request the following amendments:

1) **Schedule "C", Section I – Servicing, Clause 10 Sidewalk/Multi-Use Pathways, b)**
That this clause be be amended as follows:
The Developer shall, at no expense to the City, construct an east-west multi-use pathway along the proposed extension of El Tassi Drive to the **'future N/S road'**, to the satisfaction of the Director of Public Works. The Developer shall submit options to the Public Works Department for review and approval. The Developer shall modify the right-of-ways if required, to the satisfaction of the Director of Public Works.

2) **Schedule G**
Delete Schedule 'G' and replace with attached Schedule 'G'.

Please call should you have any questions or require additional information.

Thank you
MCGOWAN RUSSELL GROUP INC.

S. Russell

Susan Russell, M.A.L.A., C.S.L.A.
President

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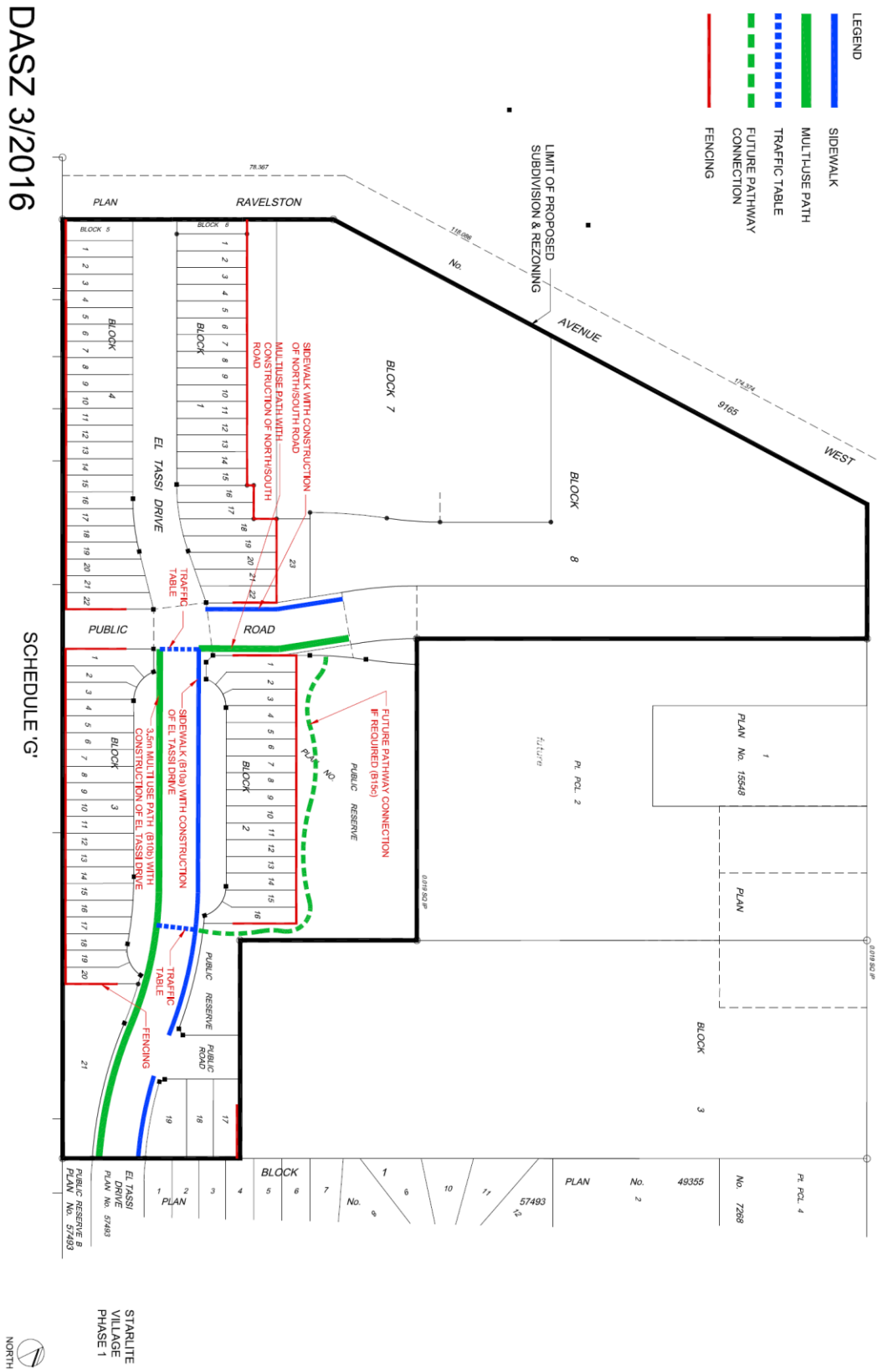
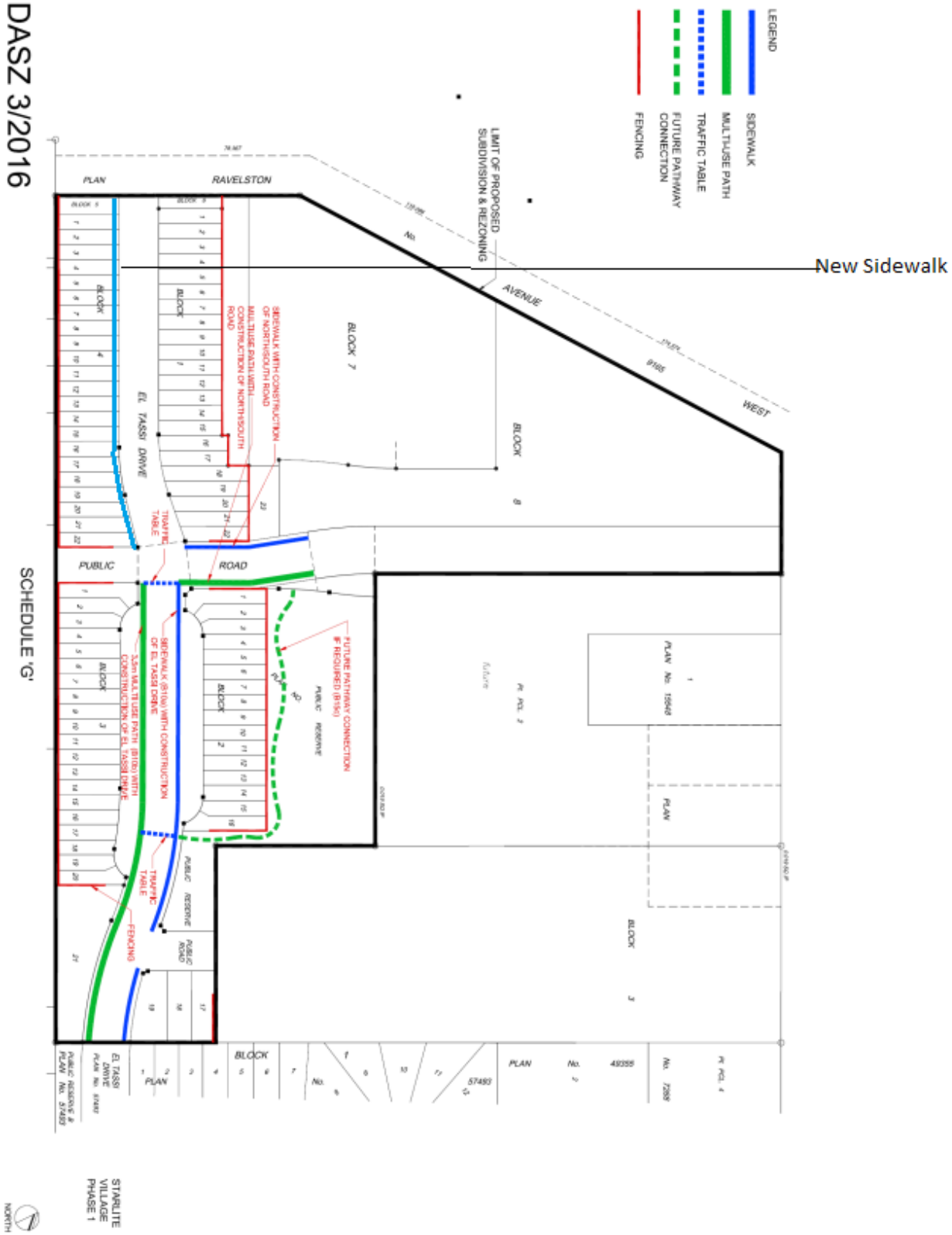
McGowan Russell Group Inc.

APPENDIX "B" – PROPOSED SCHEDULE G MAP TO AG 3/2016



APPENDIX C


DASZ 3/2016
SCHEDULE 'G'
LEGEND
SIDEWALK
MULTI-USE PATH
TRAFFIC TABLE
FUTURE PATHWAY CONNECTION
FENCING
New Sidewalk
LIMIT OF PROPOSED SUBDIVISION & REZONING
RAVELSTON
AVENUE
WEST
PLAN
PUBLIC
ROAD
EL TASSI DRIVE
BLOCK 7
BLOCK 8
BLOCK 3
BLOCK 4
SIDEWALK WITH CONSTRUCTION OF NORTH/SOUTH ROAD
MULTI-USE PATH WITH CONSTRUCTION OF NORTH/SOUTH ROAD
TRAFFIC TABLE
SIDEWALK (B10a) WITH CONSTRUCTION OF EL TASSI DRIVE
3.5m MULTI-USE PATH (B10a) WITH CONSTRUCTION OF EL TASSI DRIVE
FUTURE PATHWAY CONNECTION IF REQUIRED (B15c)
FENCING
STARLITE VILLAGE PHASE 1
NORTH