Minutes – Executive Policy Committee – January 15, 2019

REPORTS

Item No. 2 Subdivision and Rezoning – 1288 and 1340 Templeton Avenue (Old Kildonan Ward)
File DASZ 16/2018 [c/r DCU 150028/2018D]

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

The Executive Policy Committee concurred in the recommendation of the Lord Selkirk-West Kildonan Community Committee and recommended to Council:

1. That the plan of subdivision under File DASZ 16/2018 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File DASZ 16/2018 dated November 19, 2018 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 August 15, 2018.

    B. That the City enter into, execute and deliver with the Developer a Servicing Agreement in accordance with recommendation 2, and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").

    C. That authority be delegated to the City's Director of Planning, Property and Development to negotiate and approve the terms and conditions of the Servicing Agreement, and any Ancillary Agreements, in accordance with this report and such other terms and conditions determined necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.

2. The Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land as shown on Schedule "A" for File DASZ 16, 2018 dated November 19, 2018 to an "R1-S" Residential Single-Family (Small) District.

3. That, in lieu of the dedication of land, the Developer shall provide a cash payment representing ten percent (10%) of the appraised value of the Development Application, as determined by the City.

4. That the Director of Planning, Property and Development be authorized to certify any documents in connection therewith.

EXECUTIVE POLICY COMMITTEE RECOMMENDATION (continued):

5. 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.

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

7. That the subdivision section of the by-law shall come into force and effect upon registration of the Plan of Subdivision in the Winnipeg Land Titles Office and execution of the City of the Servicing Agreement.

8. 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 provided that the said effective date occurs within one-(1) year from the date the by-law is passed.

9. 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 this one (1)-year period and Council approves the extension.

10. 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.

11. 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.

DECISION MAKING HISTORY:

Moved by Councillor Mayes,

That the recommendation of the Lord Selkirk-West Kildonan Community Committee be concurred in and forwarded to Council.

Carried

COMMUNITY COMMITTEE RECOMMENDATION:

On December 11, 2018, the Lord Selkirk-West Kildonan Community Committee concurred in the recommendation of the Winnipeg Public Service and, via the Priority Rezoning Process, submitted its recommendation to the Executive Policy Committee.

On November 19, 2018, the Lord Selkirk-West Kildonan Community Committee did not hear any representation on the application and adjourned the public hearing to its meeting on December 11, 2018 at 5:00 p.m. in the Council Building, 510 Main Street.

RE: **Subdivision and Rezoning – 1288 and 1340 Templeton Avenue**
File DASZ 16/2018

For submission to: **Executive Policy Committee**

Prepared by: **P. Prinsloo, Committee Clerk**
Lord Selkirk-West Kildonan Community Committee

Report date: **December 12, 2018**

COMMUNITY COMMITTEE RECOMMENDATION:

On December 11, 2018, the Lord Selkirk-West Kildonan Community Committee concurred in the recommendation of the Winnipeg Public Service and, via the Priority Rezoning Process, recommended to the Executive Policy Committee:

1. That the plan of subdivision under File DASZ 16/2018 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File DASZ 16/2018 dated November 19, 2018 with such minor changes as may be required, and registration in the Winnipeg Land Titles Office, subject to the following:

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2. The Winnipeg Zoning By-law No. 200/06 be amended by rezoning the subject land as shown on Schedule "A" for File DASZ 16, 2018 dated November 19, 2018 to an "R1-S" Residential Single-Family (Small) District.

3. That, in lieu of the dedication of land, the Developer shall provide a cash payment representing ten percent (10%) of the appraised value of the Development Application, as determined by the City.

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

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8. 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 provided that the said effective date occurs within one-(1) year from the date the by-law is passed.

9. 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 this one (1)-year period and Council approves the extension.

10. 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.

11. 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.

The Lord Selkirk-West Kildonan Community Committee provided the following supporting reasons for its recommendation:

1. I agree with report in front of us; this aligns with the vision of the precinct plan. It calls for a school in the area, it was noted by our delegation that there is a huge need for a school in the area and our current schools in the neighbourhood is overflowing and there are portables on many of them.

2. I look forward to this school opening in 2020 or earlier.

PUBLIC HEARING SUMMARY

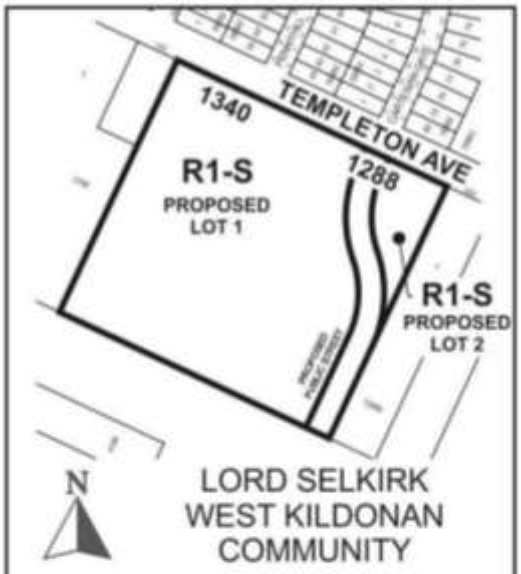
File: DASZ 16/2018

Before: Lord Selkirk-West Kildonan Community Committee
Councillor Eadie, Chairperson
Councillor Santos
Councillor Sharma

Public Hearing: December 11, 2018
November 19, 2018
Council Building, 510 Main Street

Applicant: Landmark Planning and Design Inc. (Jeff Pratte)

Subject:



APPLICANT: Landmark Planning and Design Inc.
FILE: DASZ 16/2018
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 an "R1-E" RESIDENTIAL SINGLE-FAMILY (ESTATE) DISTRICT to an "R1-S" RESIDENTIAL SINGLE-FAMILY (SMALL) DISTRICT to allow the establishment of two lots and a public street, to facilitate the construction of an Elementary School and Daycare Centre use. **For information, phone Mr. R. Hayer Planner at 204-986-7168.**

Premises Affected: 1288 and 1340 Templeton Avenue

Exhibits Filed:

1. Application dated August 31, 2018
2. Notification of Public Hearing dated October 11, 2018
3. Manitoba Status of Titles 2778481/1, 2778482/1
4. Letter of authorization dated June 22, 2018 from Seven Oaks School Division to Landmark Planning and Design
5. Surveyor's Building Location Certificate and sketch dated June 18, 2018
6. Drawing of subject property
7. Plans (6 pages)
8. Report from the Urban Planning Division dated November 8, 2018
9. Inspection Report
10. Recording of Representations of public hearing held on November 19, 2018
11. Notice of Adjournment dated November 23, 2018
12. Recording of Representations of public hearing held on December 11, 2018

REPRESENTATIONS:

In Support:

Jeff Pratte, Landmark Planning & Design Inc.
Andrei Friesen, Landmark Planning & Design Inc.
Brendan Salakoh, Landmark Planning & Design Inc.
Donovan Toews, Landmark Planning & Design Inc.
Kaili Brown
Diane Cameron
Bruce Dixon
Jason Herzog
David Jopling
Brian O'Leary, Seven Oaks School Division
Gayalfu Rai
Anand Sharma
Wayne Shimizu
Jon Trenholm

In Opposition

Nil

For Information:

Nil

For the City:

R. Hayer, Planner, Planning, Property and Development Department
G. Jasper, Land Development Administrator, Planning, Property and Development Department

Exhibit “8” referred to in File DASZ 16/2018

ADMINISTRATIVE REPORT

Title: DASZ 16/2018 – 1288 & 1340 Templeton Avenue

Issue: Proposed Plan of Subdivision and Rezoning that would:

- create two (2) new lots and a public street; and
- rezone proposed lots from “R1-E” Residential Single-family (Estate) district to “R1-S” Residential Single-family (Small) district to allow the establishment of an Elementary School and Day Care.

Critical Path: Lord Selkirk - West Kildonan Community Committee → Standing Policy Committee on Property and Development, Heritage and Downtown 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 (RPP)	n/a	n/a	

RECOMMENDATIONS

1. That the plan of subdivision under File DASZ 16/2018 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule “A” for File DASZ 16/2018 dated November 19, 2018 with such minor changes as may be required, and registration in the Winnipeg Land Titles Office, subject to the following:

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    C. That authority be delegated to the City’s Director of Planning, Property and Development to negotiate and approve the terms and conditions of the Servicing Agreement, and any Ancillary Agreements, in accordance with this report and such other terms and conditions determined necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.

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11. 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 establish two (2) new lots and a public street from the existing two (2) properties.
- Both proposed lots would be rezoned from “R1-E” Residential Single-family (Estate) district to “R1-S” Residential Single-family (Small) district.
- The intent is to establish a French immersion elementary school, including a daycare centre on Proposed Lot 1.
- Proposed Lot 2 would be retained by the School Division, and may be sold and subdivided as part of a future application to develop single-family dwellings.
- This report provides information, and makes recommendations, regarding the subject application (DASZ 16/2018) in terms of compliance with *OurWinnipeg*, *the Complete Communities Direction Strategy*, and the *Precinct ‘E’ Secondary Plan.*
- This report is available to the public, City Council and committees of Council.

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.

CONSULTATION

The City’s Administrative Coordinating Group was consulted in the preparation of this report.

SUBMITTED BY

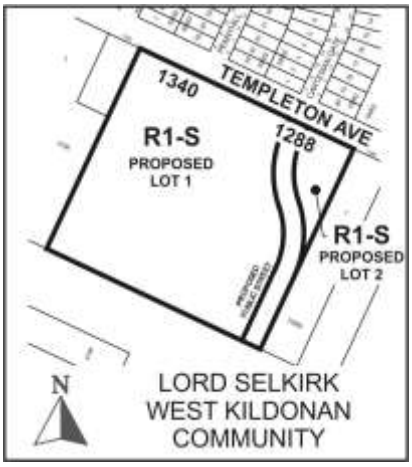
Department	Planning, Property and Development
Division	Urban Planning
Prepared by:	Rakvinder Hayer, MCP
Date:	November 8, 2018
File No.	DASZ 16/2018

Attachments

- Appendix “A,” Planning Discussion.
- Schedule “A,” of File DASZ 16/2018, Lord Selkirk - West Kildonan Community Committee, dated November 19, 2018**.**
- Schedule “B,” Report of the Administrative Co-ordinating group, dated August 15, 2018, Re: Proposed Subdivision and Rezoning of land located at 1288 and 1340 Templeton Avenue – DASZ 16/2018.

Appendix "A," Planning Discussion

DATE:	November 8, 2018
FILE:	**DASZ 16/2018**
RELATED FILE:	DCU 18-150028\D
COMMUNITY:	Lord Selkirk - West Kildonan
NEIGHBOURHOOD #:	3.326 (Leila North)
SUBJECT:	Proposed plan of subdivision and proposed rezoning that would create two (2) new lots and a public street; and rezone proposed lots from "R1-E" Residential Single-family (Estate) district to "R1-S" Residential Single-family (Small) district.
LOCATION:	1288 & 1340 Templeton Avenue
LEGAL DESCRIPTION:	LOT 8 & 9 PLAN 3708 19 K OTM



APPLICANT:	Landmark Planning & Design (Jeff Pratte) 298 Waterfront Drive Winnipeg, MB R3B 0G5
OWNER:	The Seven Oaks School Division 830 Powers St Winnipeg, MB R2V 4E7
RECOMMENDATION:	Approval with Conditions

SITE DESCRIPTION

- The subject site is located on the south side of Templeton Avenue, east of Pipeline Road, in the Leila North neighbourhood and the Old Kildonan ward.
- The site is currently comprised of two (2) properties and has a total area of +/- 435,635 square feet (10 acres).
- The total frontage on Templeton Avenue is +/- 682 feet.
- Under *OurWinnipeg* and the Complete *Communities Direction Strategy*, the site is within the New Communities policy area and land use is governed by the *Precinct 'E' Secondary Plan*.
- Under the *Precinct 'E' Secondary Plan*, the site is within the "Lower Density Residential" policy area and within "Special Planning Area – Sub Area B".
- Under *Zoning By-law 200/2006,* the property is currently zoned "R1-E" Residential Single-family (Estate) district.



Figure 1: Aerial Photo of Subject Site and Surrounding Uses *(flown 2018)*

SITE CONTEX SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Templeton Avenue; then vacant lands zoned single-family "R1-M" Residential Single-family (Medium) district

South: Vacant lands zoned "R1-E" Residential Single-family (Estate) district.

East: Single-family dwellings on land zoned "R1-E" Residential Single-family (Estate) district.

West: Single-family dwelling on land zoned "R1-E" Residential Single-family (Estate) district.



Figure 2: Existing zoning of the subject site and surrounding area.

DESCRIPTION OF THE PROPOSED SUBDIVISION AND REZONING

- The applicant is proposing to establish two (2) lots and a public street from the existing two (2) properties (Lots 8 & 9 Plan 3708) and rezone the proposed lots from "R1-E" Residential Single-family (Estate) district to "R1-S" Residential Single-family (Small) district. Proposed Lot 1 would be 361,548 square feet (8.3 acres). Proposed Lot 2 would be 34,848 square feet (0.80 acres).
- Also proposed is a new public street adjacent to the east side of the proposed school site. The proposed street would provide access to the length of the school site.
- The intent is to establish a French immersion elementary school, including a daycare centre on Proposed Lot 1. An Elementary/Junior High School and Day Care use require a Conditional Use application, which is the subject of associated File No. DCU 18-150028/D. The letter of intent states that proposed Lot 2 may be kept by the School Division for future use, or may be sold and subdivided as part of a future application to develop single-family dwellings.

<u>Proposed Development</u>

Plans of development submitted with the application (Figure 3) show the following:

- The proposed school building (principal building) would be oriented towards Templeton Avenue.
- A drop-off loop would be located in front of the principal building. An open play area would be located behind the principal building.
- A proposed public street (local) would extend south from Templeton Avenue and run along the east side of the proposed school site. A temporary turnaround would be constructed.
- In total, 45 parking stalls are proposed. Also proposed is an option to expand the parking area to accommodate 10 additional stalls. The parking area would take access from the proposed public street.
- Extensive landscaping and asphalt pathways would be provided throughout the proposed development.

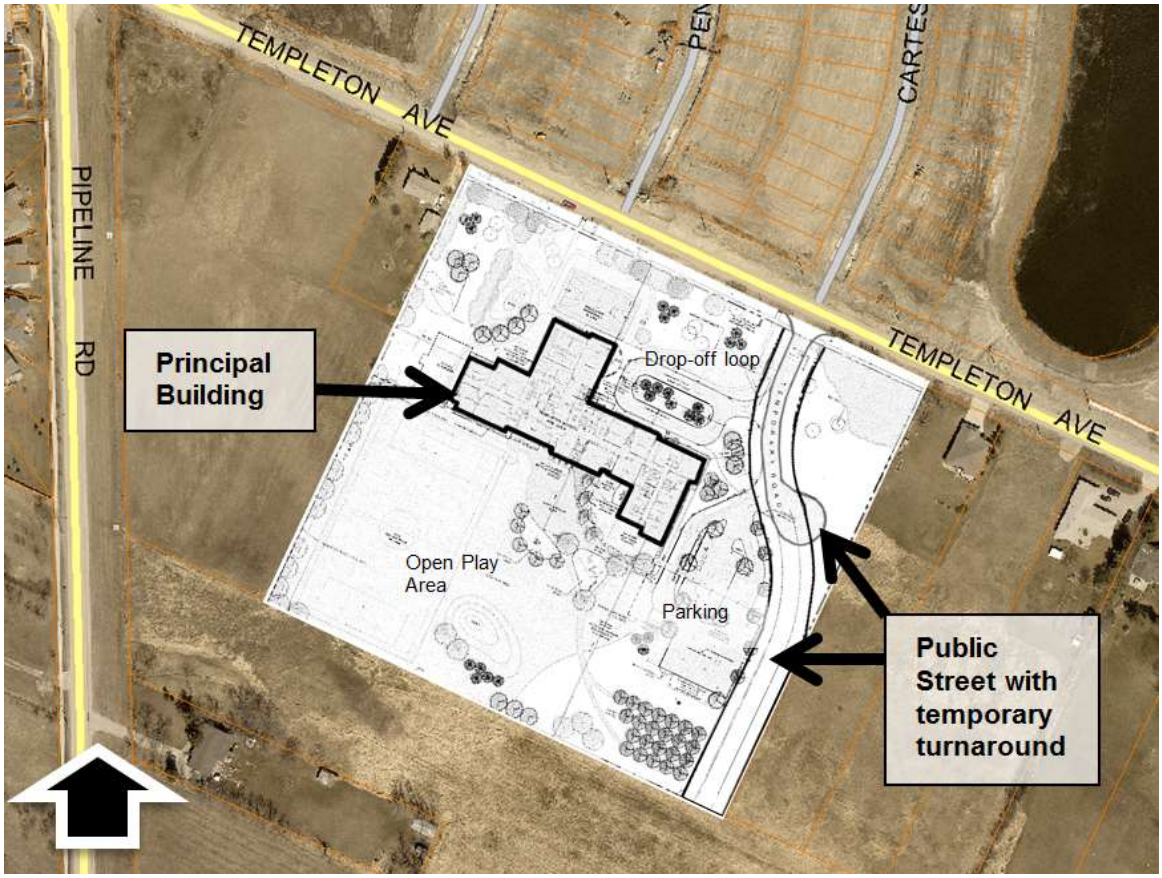


Figure 3: Proposed Development overlay on aerial photo of subject site and surrounding context.

ANALYSIS AND ISSUES

OURWINNIPEG AND COMPLETE COMMUNITIES DIRECTION STRATEGY

- The *Complete Communities Direction Strategy* is one of four direction strategies supporting *OurWinnipeg*, the city's long-range development plan, and has statutory authority as a secondary plan. The strategy guides land use and development in Winnipeg.
- Under *Complete Communities*, the site is within the "New Communities" policy area. New Communities are large, undeveloped land areas identified for future urban development, and are not currently serviced by a full range of municipal services (i.e. piped water, wastewater, land drainage, and an urban cross-section roadway). The following key policies apply:

  Only approve new development when a full range of municipal services, as defined in OurWinnipeg, can be provided in an environmentally-sound, economical and timely manner.

  - With respect to the subject application, a full range of municipal services is recommended as a condition of approval as per the servicing agreement outlined in the ACG report attached as Schedule B to this report.

  The development of New Communities will be supported by a planning process and organized within planning precincts.

  - A Planning Process has occurred and the *Precinct 'E' Secondary Plan* has been adopted by Council as *By-law 97/2014*.

PRECINCT ‘E’ SECONDARY PLAN:

- Under *OurWinnipeg* and *Complete Communities*, “New Communities” are divided into large building blocks called “Precincts”. Each Precinct is required to be planned together to ensure new infrastructure and community services optimize existing facilities and connections while identifying any necessary upgrades from the outset. For this reason, prior to any subdivision and/or rezoning occurring in a “New Community”, a plan covering the entire precinct must first be completed and approved by Council.
- The subject site is located in Precinct ‘E’ and land use policy is governed by the *Precinct ‘E’ – Secondary Plan* (*By-law no. 97/2014)*. Under the Plan, the subject site is within the “Lower Density Residential” policy area where the following policies apply (Section 5.1):
    a. *Single family and two family homes shall be the predominant use of land within the low density residential areas.*
    b. *It is expected that these areas will develop to approximately 7.4 units per gross developable hectare (3.0 units per gross developable acre) or greater.*
    c. *Residential densities may vary throughout the Lower Density Residential area provided that the density range noted above is not compromised.*
    d. *Alternative housing forms including special needs housing, institutional uses, recreational uses, public uses, local commercial uses, and other similar and accessory uses may be allowed subject to zoning regulations.*
    e. *A school site may be located within this policy area subject to the policies of Section 5.5.*
- The Plan further notes the following with respect to a school site (Section 5.5):
    a. *A school up to grade 8 and a day care may be located within the Precinct.*
    b. *A school site shall have frontage on a collector street with direct transit access in addition to at least one boundary of the property fronting on an adjacent or parallel street to facilitate adequate frontage for safe pick up and drop off zones, school bus loop, and staff and visitor parking.*
    c. *Sites selected for Early Learning through Grade 8 schools (that may include day care facilities) shall be of a size consistent with any required legislation or city policy.*
    d. *The school site location and its site plan design should be compatible with adjacent and near-by land uses.*
    e. *The School Division is encouraged to share the use of its facilities, such as the school building and the sports fields, with local groups and organizations.*

<u>Special Planning Area:</u>

- Section 4.2 of the Plan further identifies a “Special Planning Area” between Templeton Avenue and Court Avenue and provides the following policy:

    Applications to rezone and/or subdivide land in the area between Templeton Avenue and Court Avenue cannot be considered until a concept plan… has been approved by the Community Committee.

- During adoption of the Plan, Council made the following motion:

    That the Winnipeg Public Service be instructed to work with local landowners and relevant stakeholders to develop a concept plan for the area between Templeton Avenue and Court Avenue in accordance with the parameters of By-law policy 4.2(a);

and undertake an analysis and prepare recommendations related to improving Court Avenue to collector road status as indicated in By-law policy 6.1(a).

- The Public Service has prepared and submitted a concept plan (Figure 5) to the Lord Selkirk – West Kildonan Community Committee with a recommendation for endorsement. Once endorsed, the Plan will guide development within the subject area.
- The proposed subdivision and rezoning would be consistent with the *Precinct 'E' Secondary Plan* and the Concept Plan submitted for the Special Planning Area.

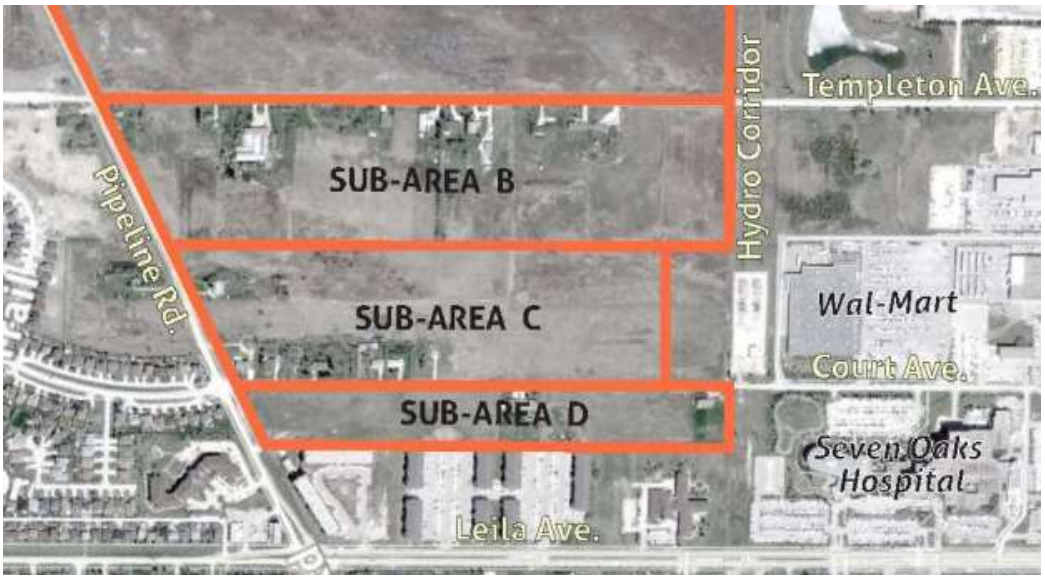


Figure 4: Showing Special Planning Areas in the Precinct 'E' Secondary Plan By-law 97/2014.



Figure 5: Concept Plan, submitted for endorsement by the Lord Selkirk – West Kildonan Community Committee.

SUBDIVISION AND REZONING

- As noted previously, the proposed subdivision and rezoning would comply with *OurWinnipeg, Complete Communities,* and the *Precinct 'E' Secondary Plan.* In addition, the proposed subdivision and rezoning would be consistent with the Concept Plan for the subject "Special Planning Area Sub-Area B and C".
- Recommendations outlined in the ACG report, attached as Schedule B to this report, have been included to ensure the proposed development meets the requirements provide a full range of services, as per *OurWinnipeg*. The recommendations further ensure that future development on the subject site will also be consistent with the Concept Plan submitted for endorsement by the Lord Selkirk – West Kildonan Community Committee.

City of Winnipeg Zoning By-Law 200/2006

- **'R1-S' Residential Single-Family (Small):** is intended to accommodate primarily single-family residential development in lower-density areas. An Elementary/Junior High School and Day Care are permitted as a Conditional Uses in the R1 district, subject to the following Use Specific Standards:

  Each elementary or junior high school must provide queuing spaces for the loading and unloading of passengers to accommodate 3 school buses and 5 passenger vehicles. Such queuing spaces may be located within the required front yard.

  Each day care centre must provide a drop-off/pick-up area to ensure the safety of persons and to ensure that vehicles dropping off or picking up do not interfere with smooth traffic flow on adjacent public streets.

Parking

- Plans submitted with the application note the school and day care would employ 57 individuals total. This includes 29 faculty members and 17 staff for the school; and 12 staff for the daycare.
- Under the *Winnipeg Zoning By-law,* the total parking requirement would be 27 parking spaces.
- The applicant is proposing 45 spaces with an option to expand the parking to expand the parking by 10 spaces.
- It is worth noting that the subject area does not currently have Transit service. Urban Planning has indicated to the applicant that, although variances to the *Winnipeg By-law* for parking are not required, they revisit the site plan in terms of parking given the local context. For example, the proponent may need to consider providing the additional 10 stalls from outset of development. Any adjustments to the site plan, including parking areas, will be reviewed as part of the recommended Plan Approval application process.

Compatibility with the Surrounding Neighbourhood

- The proposed subdivision and rezoning would establish two (2) lots zoned "R1-S" district, which would be compatible with the surrounding neighbourhood.
- A school use would be developed on proposed Lot 1, which is allowed under the *Precinct 'E' Secondary Plan*.
- Proposed Lot 2 would also be compatible because it would be zoned "R1-S" Residential Single-family (Small) which would be consistent with the "Low Density Residential" policies under the *Precinct 'E' Secondary Plan*.

REASONS FOR THE RECOMMENDATIONS

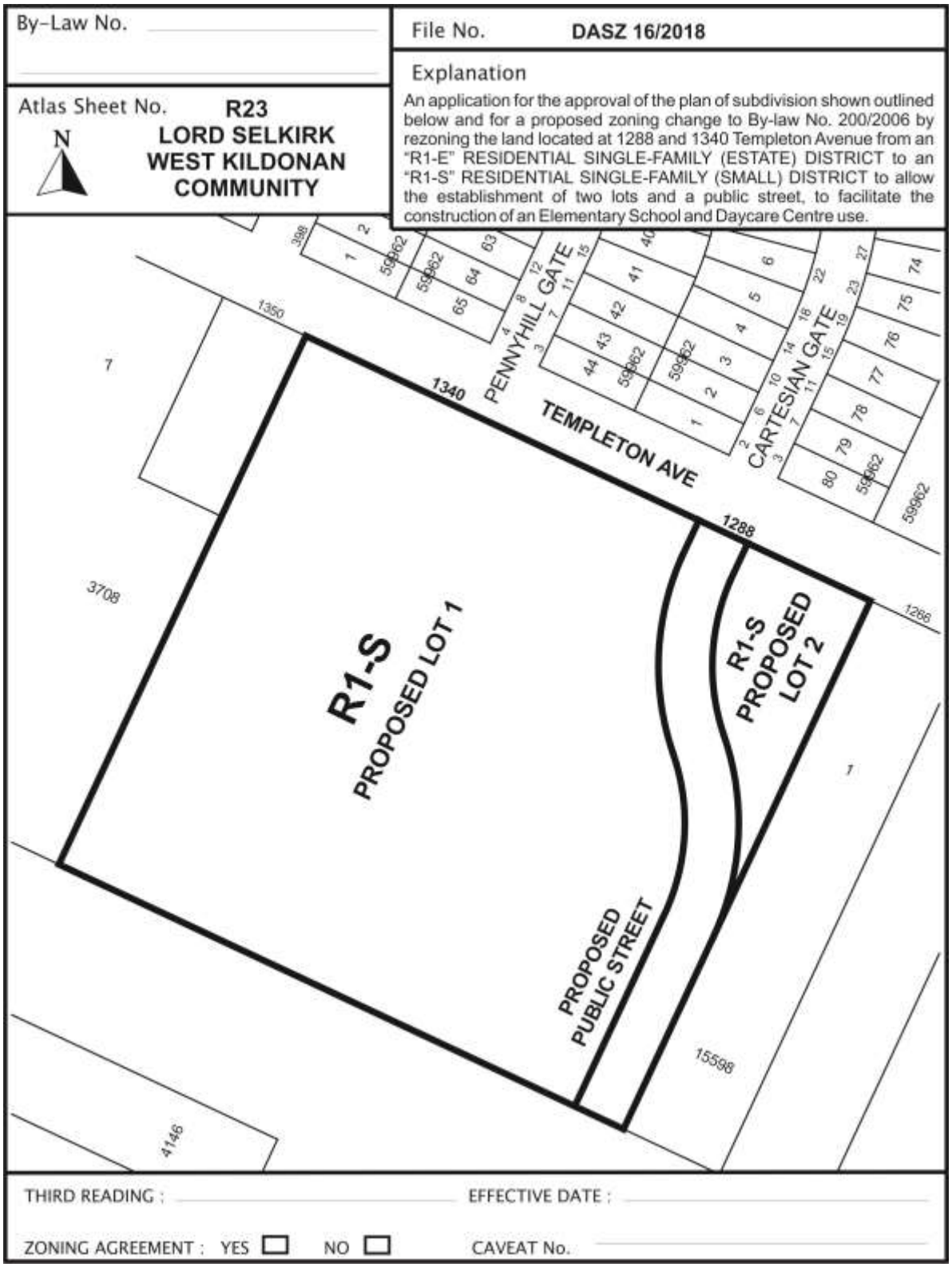
The Urban Planning Division recommends approval because the proposed plan of subdivision and rezoning are consistent with *OurWinnipeg* and *Complete Communities*, and the *Precinct 'E' Secondary Plan* and compatible with the surrounding area.

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

Report Prepared by:
Rakvinder Hayer, MCP
PPD File #:
DASZ 16/2018

Schedule "A" of File DASZ 16/2018, Lord Selkirk - West Kildonan Community Committee,

November 19, 2018



SCHEDULE B

REPORT OF THE ADMINISTRATIVE CO-ORDINATING GROUP – August 15, 2018

RE: Proposed Subdivision and Rezoning of land located at 1288 and 1340 Templeton Avenue – DASZ 16/2018

It is recommended that the approval of DASZ 16/2018, if granted, be subject to the applicant entering into a Servicing Agreement and address the following items where applicable:

Plan Considerations

The centerlines of the proposed north-south Public Street and Cartesian Gate need to be coincident.

Servicing Conditions

1. Underground Services on Templeton Avenue

The Developer shall, prior to the release of mylars, pay to the City their share of:

a) the existing water main installed by others in Templeton Avenue
b) existing wastewater sewer installed by others in Templeton Avenue
c) existing land drainage sewer installed by others in Templeton Avenue

as determined by the Director of Water and Waste

2. Underground Services on proposed north-south right of way

The Developer shall, on demand, pay to the City their share of:

a) Pay their share, on demand, of the future water main to be installed in the proposed public street.
b) Pay their share, on demand, of the future wastewater sewer to be installed in the proposed public street.
c) Pay their share, on demand, of the future land drainage sewer to be installed in the proposed public street.

as determined by the Director of Water and Waste

3. Regional Land Drainage Charges

The Developer shall, prior to the release of mylars, pay to the City their share of:

a) The Amber Gate Trunk Service Charge (TSR) ; and

b) The Leila Trunk User Charge

As determined by the Director of Water and Waste.

4. Templeton Avenue Surface Improvements

The Developer shall, prior to the release of mylars, pay to the City, their share of the cost of services previously installed or to be installed by others, in Templeton Avenue including but not necessarily limited to intersection works at Pipeline Road, sidewalk on the south side of Templeton Avenue, boulevard landscaping, ornamental street lighting and land drainage sewer, all as determined by and to the satisfaction of the Director of Public Works.

5. Proposed North-South Public Street

a) The Developer shall, at no expense to the City, construct and/or pay to the City, in cash, on demand, their share of the cost of services to construct Portland cement concrete pavement 7.5m wide by 150mm thick and all related works, in the proposed public street including but not necessarily limited to a 1.5m Portland concrete cement sidewalk on the west side, boulevard landscaping, street lighting, and land drainage sewer, along the full length of the Planned Area abutting the west side of the proposed public street.

b) The Developer shall, at no expense to the City, construct the proposed turnaround, if required, and all related works, in a pavement design and at a location, to the satisfaction of the Director of Public Works, all as determined by and to the satisfaction of the Director of Public Works.

6. Active Transportation

The Developer shall, pay to the City, in cash, on demand, their share of the construction of an Active Transportation pathway, for the full length of the Planned Area, at a location to be determined, as part of the Precinct E concept plan, as determined by and to the satisfaction of the Director of Public Works.

7. Pipeline Road Improvements

The Developer shall pay to the City, on demand, the cost to construct its share calculated on an area basis (for the amount attributable to the Planned Area out of the total Precinct “E” area) of the cost to construct Portland cement concrete pavement, 8.3m wide by 200mm thick in Pipeline Road between Leila Avenue and Court Avenue including median treatment, northbound left turn storage lane, northbound right-turn cutoff, and an appropriate transition north of Court Avenue and all related works including but not necessarily limited to boulevard landscaping, ornamental street lighting and land drainage sewer, all as determined by and to the satisfaction of the Direction of Public Works.

8. 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.

9. Utilities

a) The Developer shall, at no expense to the City, cause underground electrical and telephone services to be installed to serve the proposed subdivision to the satisfaction of the Director of Public Works.

b) 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.

10. 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.

11. 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.

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, prior to the release of mylars, pay to the City its share of the cost of consulting fees for the preparation of the Precinct Plan as determined by the Director of Planning, Property and Development.

b) 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;

c) 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, an administration fee of $2138.00 per acre plus applicable GST, 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 16/2018
November 8, 2018

"*Original Signed by G. Jasper"*

G.V. Jasper P. Eng.,
Land Development Branch

"*Original Signed by M. Gadja"*

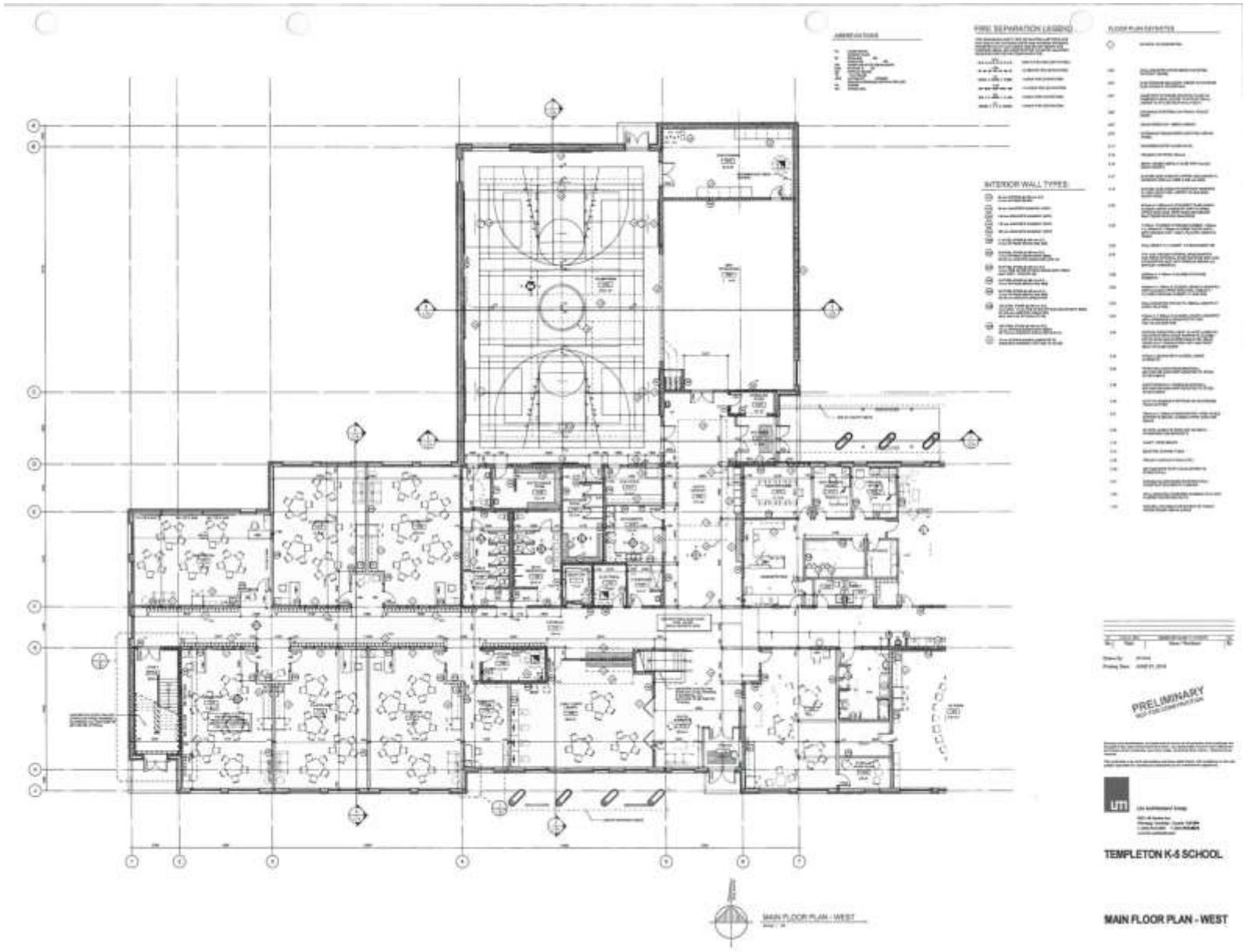
M. Gadja, P. Eng.
Water & Waste Department

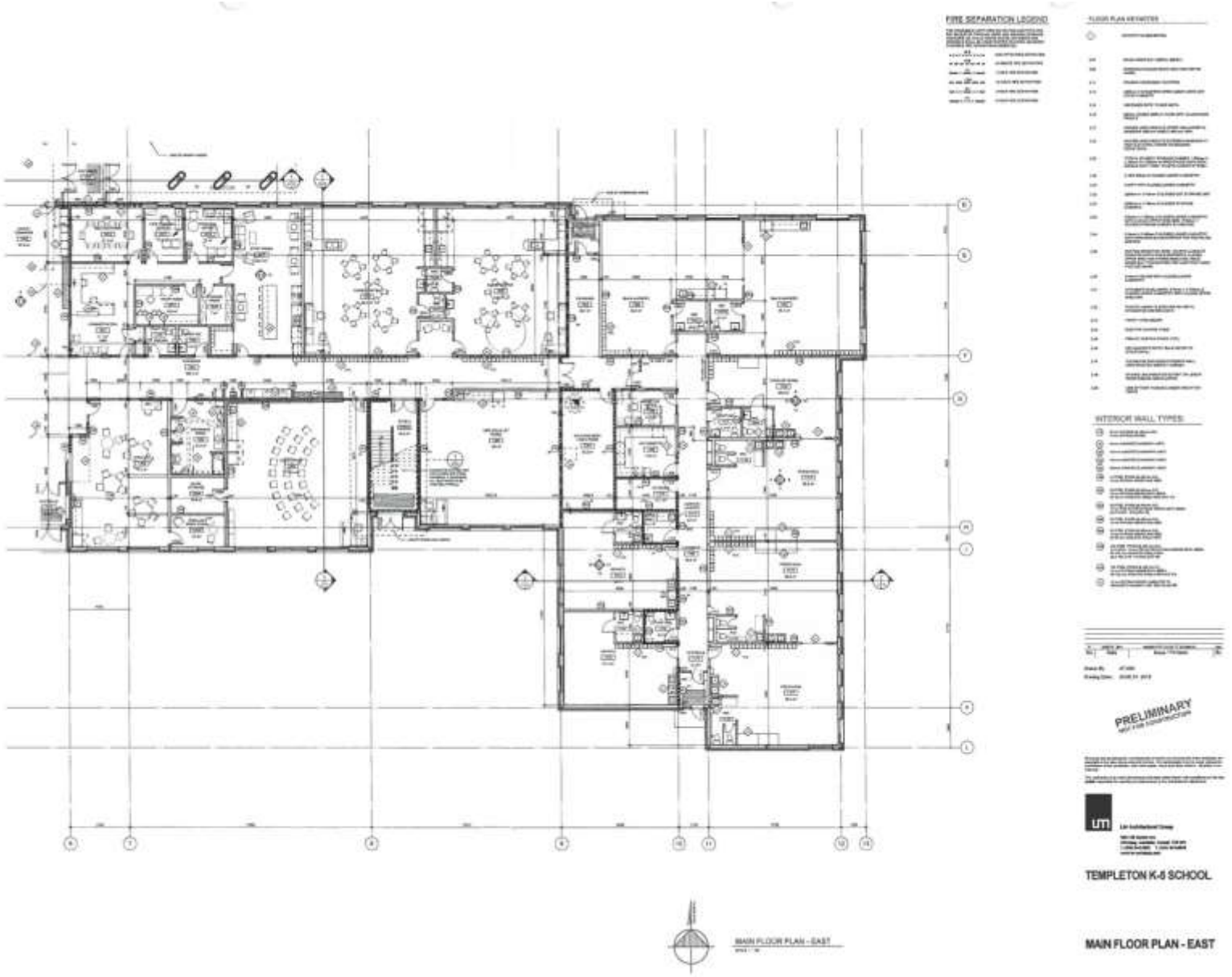
"Original Signed By C.J. Desjardine"

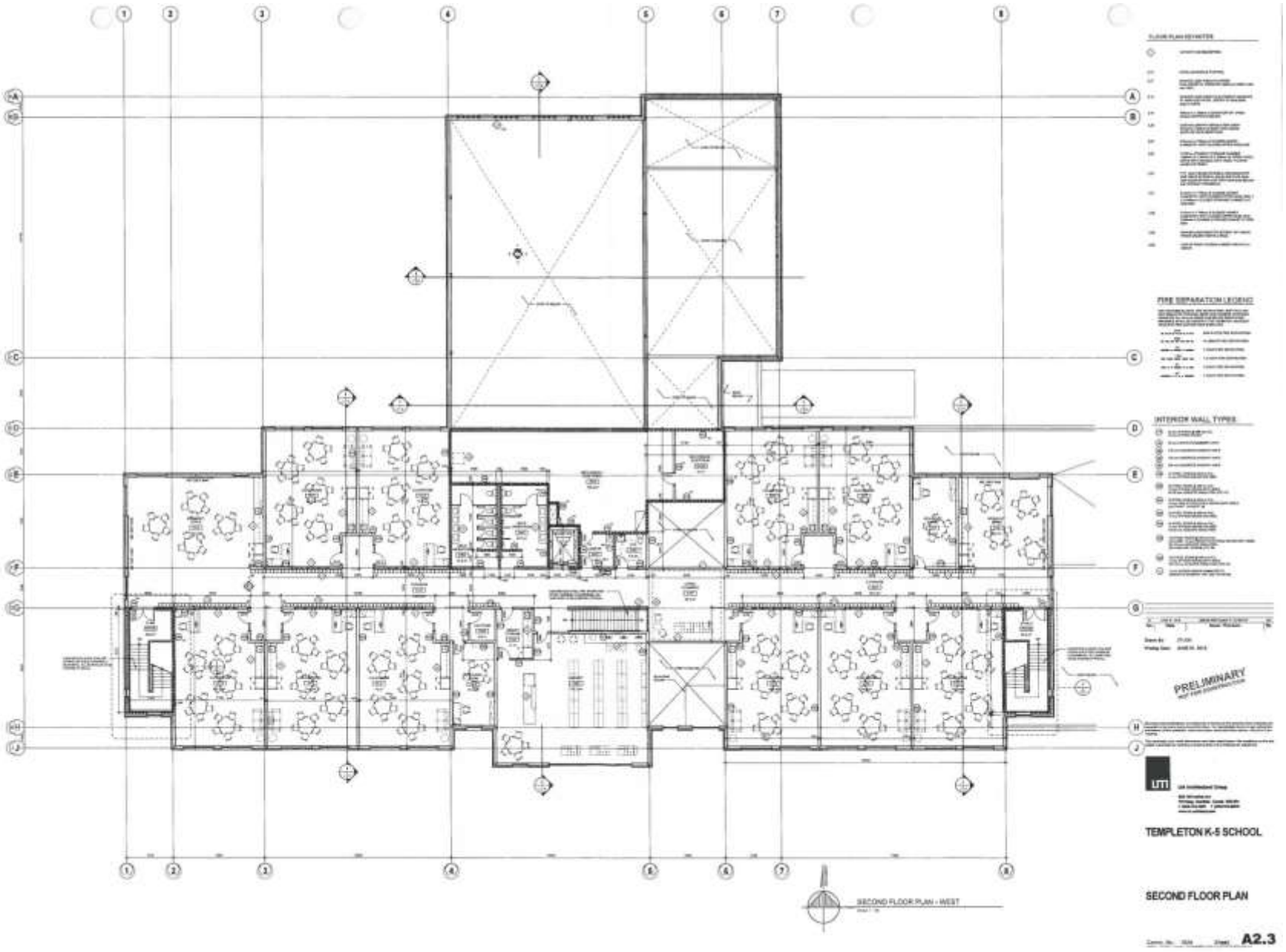
C.J. Desjardine, M.Sc., P. Eng.
Public Works Department, Transportation Division

Exhibit “7” referred to in File DASZ 16/2018




FIRE SEPARATION LEGEND
INTERIOR WALL TYPES
PRELIMINARY
TEMPLETON K-6 SCHOOL
MAIN FLOOR PLAN - WEST
A2.1


FIRE SEPARATION LEGEND
FLOOR PLAN KEYNOTES
INTERIOR WALL TYPES
PRELIMINARY
NOT FOR CONSTRUCTION
TEMPLETON K-8 SCHOOL
MAIN FLOOR PLAN - EAST
A2.2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INTERIOR WALL TYPES
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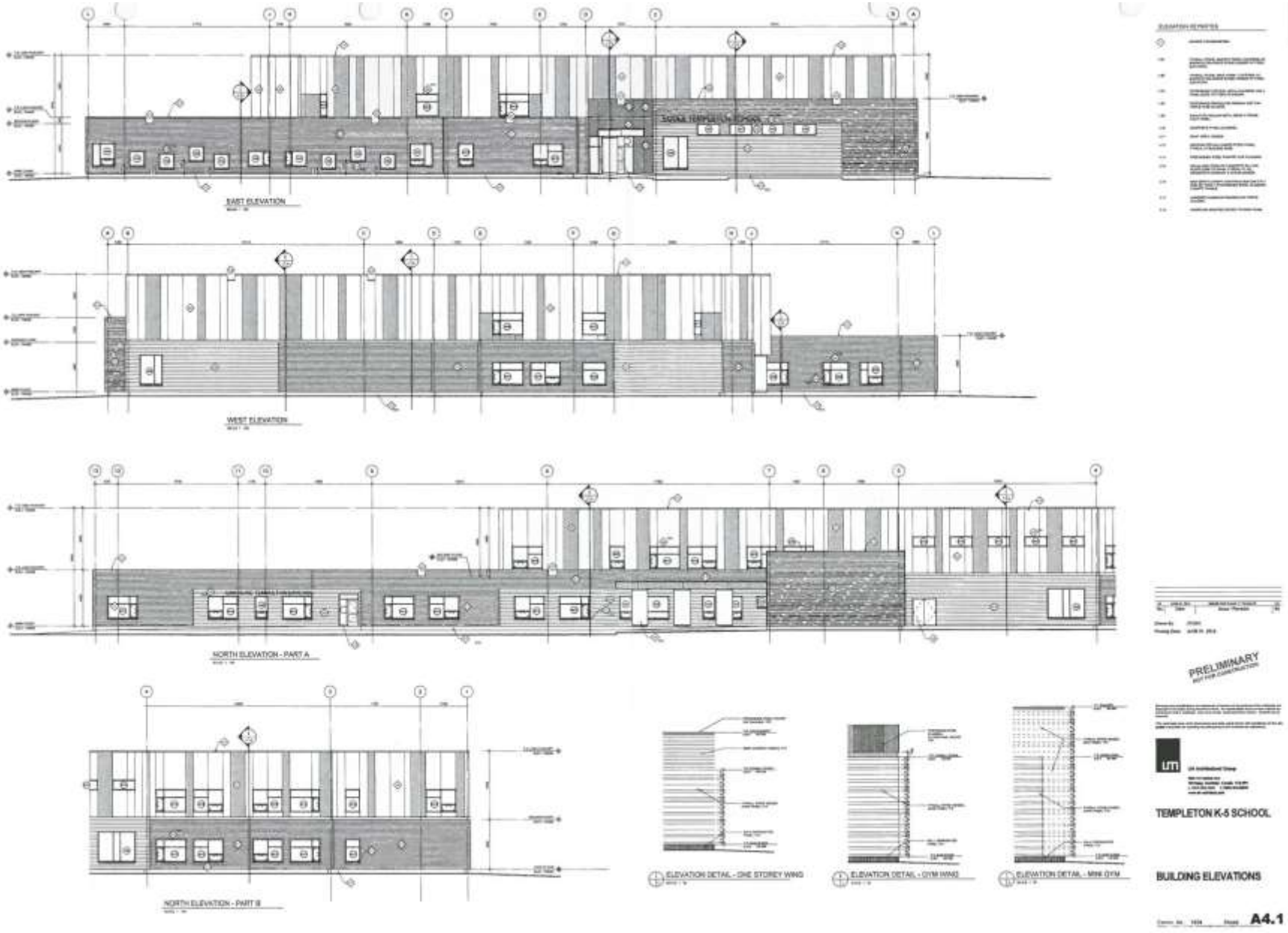
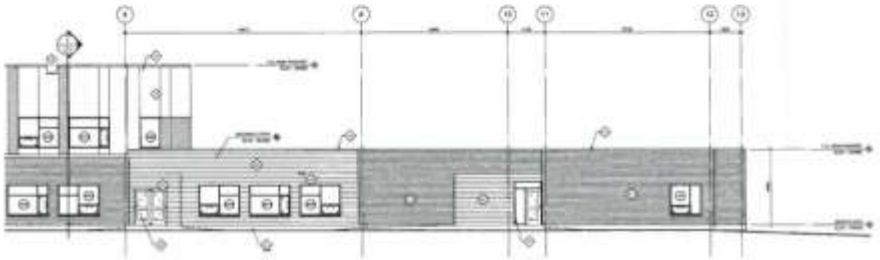
NOT FOR CONSTRUCTION
TEMPLETON K-5 SCHOOL
SECOND FLOOR PLAN
A2.3
SECOND FLOOR PLAN - WEST


EAST ELEVATION
WEST ELEVATION
NORTH ELEVATION - PART A
NORTH ELEVATION - PART B
ELEVATION DETAIL - ONE STOREY WING
ELEVATION DETAIL - GYM WING
ELEVATION DETAIL - MINI GYM
PRELIMINARY
NOT FOR CONSTRUCTION
TEMPLETON K-5 SCHOOL
BUILDING ELEVATIONS
A4.1



SOUTH ELEVATION - PART A



SOUTH ELEVATION - PART B

PRELIMINARY

TEMPLETON K-6 SCHOOL

BUILDING ELEVATIONS

A4.2