Agenda – Executive Policy Committee – January 22, 2019

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – January 7, 2019

Item No. 8 Subdivision and Rezoning – 446 Grassie Boulevard (Transcona Ward) File DASZ 10/2018 [c/r DAV 141459/2018D]

STANDING COMMITTEE RECOMMENDATION:

On January 7, 2019, the Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the East Kildonan-Transcona Community Committee, as amended, submitted the following to Council:

1. That the plan of subdivision proposed under File DASZ 10/2018 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" of File DASZ 10/2018 dated October 25, 2018, with such minor changes as may be required, and for 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 of the conditions outlined in Schedule "B", the report of the Administrative Coordinating Group dated September 19, 2018

    B. That the City enter into, execute and deliver with the Developer a Servicing Agreement in accordance with recommendation 1, 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. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land shown on Schedule "A" of File DASZ 10/2018 dated October 25, 2018, to a "R2" Residential Two-Family District subject to the following:

    A. That the applicant enter into, execute and deliver a Zoning Agreement with the City pursuant to Section 240 (1) of The City of Winnipeg Charter to include the following conditions:

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – January 7, 2019

STANDING COMMITTEE RECOMMENDATION (continued):

i. The Owner must submit plans showing the location and design of any and all proposed:
- principal buildings;
- accessory parking areas;
- driveways and turn-arounds;
- landscaping; and
- fencing;

on the Owner's Land ("Works") to the City's Director of Planning, Property and Development ("Director") for approval prior to the issuance of any building or development permit, and thereafter must construct the Works in substantial conformance with the approved plans and maintain the Works to the satisfaction of the Director.

ii. A west side yard to any principle building on proposed Lot 1 shall be at least 3 feet (0.91 metres).

B. That the City enter into, execute and deliver with the Developer a Zoning Agreement in accordance with recommendation A, 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 Zoning 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.

3. That the City enter into, execute and deliver with the developer

A. A Servicing Agreement in accordance with recommendation 1; and

B. A Zoning 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").

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – January 7, 2019

STANDING COMMITTEE RECOMMENDATION (continued):

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 the Zoning 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.

4. 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.

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

6. 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.

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

8. 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 Servicing Agreement by the City.

9. 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 and the Zoning Agreement is registered in the Winnipeg Land Titles Office by caveat against the subject lands, provided that the said effective date occurs within one (1) year from the date the by-law is passed.

10. 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.

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – January 7, 2019

STANDING COMMITTEE RECOMMENDATION (continued):

11. 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.

12. 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.

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – January 7, 2019

DECISION MAKING HISTORY:

STANDING COMMITTEE RECOMMENDATION:

On January 7, 2019, the Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the East Kildonan-Transcona Community Committee, as amended, with the following amendment:

- Delete Recommendation 2.A.ii in its entirety and replace with the following:

    "ii. A west side yard to any principle building on proposed Lot 1 shall be at least 3 feet (0.91 metres)."

and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On November 13, 2018, the East Kildonan-Transcona Community Committee concurred in the recommendation of the Winnipeg Public Service, with the following amendments:

- Add the following new recommendation after 2.A.i.:

    "ii. A west side yard of 3 feet (0.91 metres) on Lots 1 and 2."

and forwarded the matter to the Standing Policy Committee on Property and Development, Heritage and Downtown Development.

RE: **Subdivision and Rezoning – 446 Grassie Boulevard**
File DASZ 10/2018

For submission to: **The Standing Policy Committee on Property and Development, Heritage and Downtown Development**

Prepared by: **Pieter Prinsloo, Committee Clerk**
East Kildonan-Transcona Community Committee

Report date: **November 15, 2018**

COMMUNITY COMMITTEE RECOMMENDATION:

On November 13, 2018, the East Kildonan-Transcona Community Committee concurred 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 plan of subdivision proposed under File DASZ 10/2018 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" of File DASZ 10/2018 dated October 25, 2018, with such minor changes as may be required, and for 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 of the conditions outlined in Schedule "B", the report of the Administrative Coordinating Group dated September 19, 2018

    B. That the City enter into, execute and deliver with the Developer a Servicing Agreement in accordance with recommendation 1, 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. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land shown on Schedule "A" of File DASZ 10/2018 dated October 25, 2018, to a "R2" Residential Two-Family District subject to the following:

    A. That the applicant enter into, execute and deliver a Zoning Agreement with the City pursuant to Section 240 (1) of The City of Winnipeg Charter to include the following conditions:

i. The Owner must submit plans showing the location and design of any and all proposed:
- principal buildings;
- accessory parking areas;
- driveways and turn-arounds;
- landscaping; and
- fencing;

on the Owner's Land ("Works") to the City's Director of Planning, Property and Development ("Director") for approval prior to the issuance of any building or development permit, and thereafter must construct the Works in substantial conformance with the approved plans and maintain the Works to the satisfaction of the Director.

ii. A west side yard of 3 feet (0.91 metres) on Lots 1 and 2.

B. That the City enter into, execute and deliver with the Developer a Zoning Agreement in accordance with recommendation A, 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 Zoning 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.

3. That the City enter into, execute and deliver with the developer

A. a Servicing Agreement in accordance with recommendation 1; and

B. a Zoning 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 the Zoning 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.

4. 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.

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

6. 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.

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

8. 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 Servicing Agreement by the City.

9. 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 and the Zoning Agreement is registered in the Winnipeg Land Titles Office by caveat against the subject lands, provided that the said effective date occurs within one (1) year from the date the by-law is passed.

10. 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.

11. 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.

12. 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.

Note: The wording in bold and italics denotes amendments made by the Community Committee.

The East Kildonan-Transcona Community Committee provided the following supporting reasons for its recommendation:

1. Support of betterment of the community that this be held true.

2. Consistent with other development on Grassie Boulevard and furthers the extension of services on Grassie Boulevard.

PUBLIC HEARING SUMMARY

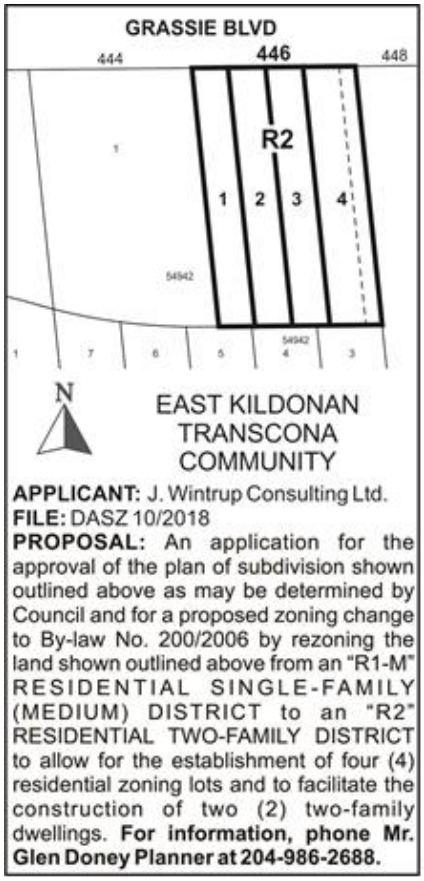
File: DASZ 10/2018

Before: East Kildonan-Transcona Community Committee
Councillor Browaty, Chairperson
Councillor Nason
Councillor Schreyer

Public Hearing: November 13, 2018
Council Building, 510 Main Street

Applicant: John Wintrup, J. Wintrup Consulting Ltd.

Subject:



Premises Affected: 446 Grassie Boulevard

Exhibits Filed:

1. Application dated July 20, 2018
2. Notification of Public Hearing dated September 28, 2018
3. Manitoba Status of Title 2693210/1
4. Letter of authorization dated April 20, 2018 from 4713096 Manitoba Ltd. to John Wintrup

5. Surveyor's Building Location Certificate and sketch dated July 10, 2018
6. Caveat 4417483/1
7. Easement 4417487/1
8. Plans (3 pages)
9. Report from the Urban Planning Division dated October 25, 2018
10. Inspection Report
11. Recording of Representations
12. Photos in support of the application submitted by the Applicant at the public hearing
13. Plans in opposition to the application submitted by Norma Whitfield at the public hearing

REPRESENTATIONS:

In Support:

Bernhard Goertzen
John Wintrup

In Opposition

Gisele Naturkach
Myron Naturkach
Norma Whitfield
Dave Young

For Information:

Nil

For the City:

G. Doney, Senior Planner, Planning, Property and Development Department

Exhibit "9" referred to in File DASZ 10/2018

ADMINISTRATIVE REPORT

Title: DASZ 10/2018 – 446 Grassie Blvd.

Issue: Proposed Plan of Subdivision and Rezoning to Accommodate Two Proposed Two-Family Dwellings

Critical Path: East Kildonan – Transcona 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	n/a	n/a	

RECOMMENDATIONS

1. That the plan of subdivision proposed under File DASZ 10/2018 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" of File DASZ 10/2018 dated October 25, 2018, with such minor changes as may be required, and for 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 of the conditions outlined in Schedule "B", the report of the Administrative Coordinating Group dated September 19, 2018

   B. That the City enter into, execute and deliver with the Developer a Servicing Agreement in accordance with recommendation 1, 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. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land shown on Schedule "A" of File DASZ 10/2018 dated October 25, 2018, to a "R2" Residential Two-Family District subject to the following:

A. That the applicant enter into, execute and deliver a Zoning Agreement with the City pursuant to Section 240 (1) of *The City of Winnipeg Charter* to include the following conditions:

i. The Owner must submit plans showing the location and design of any and all proposed:
   - principal buildings;
   - accessory parking areas;
   - driveways and turn-arounds;
   - landscaping; and
   - fencing;

   on the Owner's Land ("Works") to the City's Director of Planning, Property and Development ("Director") for approval prior to the issuance of any building or development permit, and thereafter must construct the Works in substantial conformance with the approved plans and maintain the Works to the satisfaction of the Director.

B. That the City enter into, execute and deliver with the Developer a Zoning Agreement in accordance with recommendation A, 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 Zoning 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.

3. That the City enter into, execute and deliver with the developer

A. a Servicing Agreement in accordance with recommendation 1; and

B. a Zoning 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 the Zoning 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.

4. 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, 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.

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

8. 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 Servicing Agreement by the City.

9. 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 and the Zoning Agreement is registered in the Winnipeg Land Titles Office by caveat against the subject lands, provided that the said effective date occurs within one (1) year from the date the by-law is passed.

10. 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.

11. 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.

12. 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*.

REASONS FOR REPORT

This report describes the proposed plan of subdivision and rezoning, and the proposed development, and makes recommendations based on their compliance with *OurWinnipeg, Complete Communities* and the *Transcona West Area Structure Plan.*

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Urban Planning and Design Division are concurred in, the proposed plan of subdivision and rezoning can proceed.

CONSULTATION

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

SUBMITTED BY

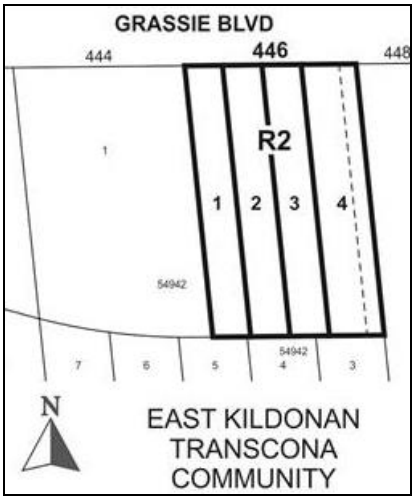
Department:	Planning, Property and Development
Division:	Urban Planning and Design
Prepared by:	Glen Doney
Date:	October 25, 2018
File No.	DASZ 10/2018

Attachments

- **Appendix "A," Planning Discussion**
- **Schedule "A," of File DASZ 10/2018, East Kildonan – Transcona Community Committee, dated October 25, 2018**
- SCHEDULE "B," Report of the Administrative Co-ordinating Group – September 19, 2018

APPENDIX "A," PLANNING DISCUSSION

DATE:	October 25, 2018
FILE:	**DASZ 10/2018**
RELATED FILES:	DAV 18-115824/D
COMMUNITY:	East Kildonan – Transcona
NEIGHBOURHOOD #:	4.424 (Grassie)
SUBJECT:	Proposed Plan of Subdivision and Rezoning to Accommodate Two Proposed Two-Family Dwellings
LOCATION:	446 Grassie Blvd.
LEGAL DESCRIPTION:	Lot 2, Block 1, Plan 54942



APPLICANT:	J. Wintrup Consulting (John Wintrup) 301-139 Roslyn Road Winnipeg R3L 0G7
OWNERS:	4713096 Manitoba Ltd.
RECOMMENDATION:	Approval Subject to Conditions

SITE DESCRIPTION

The subject site, identified on Figures 1, 2 and 3:

- is on the south side of Grassie Boulevard and east of Skowron Crescent;
- is in the Grassie Neighbourhood and the Transcona Ward;

- is comprised of one lot that is 15,814 square feet and approximately 158 feet deep (measured perpendicular to Grassie Boulevard);
- is undeveloped with the exception of a waterman that is near, and parallel to, the eastern limit of the site;
- is subject to an easement agreement that accommodates the aforementioned water main in an easement area that is three metres (9.8 feet) wide and extends the full depth of the site, next to the site's eastern limit;
- is in a "R1-M" Residential Single-Family (Medium) District of Zoning By-law 200/2006;
- is in an Areas of Stability Policy Area of *OurWinnipeg* and *Complete Communities* and a Recent Communities Policy Area of *Complete Communities*; and
- is in an Existing Low Density Residential Policy Area of the *Transcona West Area Structure Plan.*



Figure 1: 2018 Aerial Photography and Existing Assessment Parcels

SURROUNDING LAND USE AND ZONING

The area in which the site is located is shown on Figures 1 and 2.

North: Grassie Boulevard then two-family dwellings in a "RMF-S" Residential Multi-Family (Small) District and single-family dwellings in a "R1-L" Residential Single-Family (Large) District.

East: Single-family dwellings on lots that are partly in an “R1-L” District and partly in a “RR5” Rural Residential 5 District.

South: Single-family dwellings and a undeveloped lot in a “R1-M” Residential Single-Family (Medium) District.

West: Single-family dwellings in a “R1-M” Residential Single-Family (Medium) District.

Also of note is that the Grassie Boulevard Public Right-of-Way contains:

- wastewater and land-drainage sewers that are in front of the west half of the subject site;
- a water main that is in front of the entire subject site;
- an urban standard arterial road, and a sidewalk along the south side, that are in front of the west half of the site; and
- a rural cross-section arterial road (having ditches on both sides) that is in front of the east half of the site.



Figure 2: Existing Zoning and Existing Assessment Parcels

DESCRIPTION OF THE PROPOSED DEVELOPMENT

The proposed development would include the construction of:

- two two-storey, side-by-sides, each of which containing two dwelling units and two attached one-car garages;
- two shared driveways; and

- two shared private approaches.

The front yard of both side-by-sides would be at least 35 feet deep, measured to the attached garage. Also, the site plan shows that three of the proposed dwelling units would include interior floor space projecting one foot into proposed side yards that would be two-feet deep.

The density of the proposed development would be 11 dwelling units per acre (of site area).

In addition, and as stated in the attached Administrative Coordinating Group report, the developer is required to extend, or pay their share of the costs of extending, the wastewater and land-drainage sewers, the urban standard roadway, the south boulevard and associated landscaping, and the south sidewalk eastward such that they would be in front of all of the proposed lots. (The developer is also required to remove the existing rural road in front of the site.)

The proposed plan of subdivision would create four lots so that each dwelling unit can be on a separate title from the other proposed dwelling units. The proposed easterly lot would be significantly wider than the other proposed lots because it would encompass the aforementioned existing easement.

For the proposed development to proceed, the site must be rezoned to "R2" Residential Two-Family, and the zoning by-law's lot area, lot width, and yard requirements must be varied. The variance application is identified as File DAV 18-141459D. The report on DAV 18-141459D has been submitted to City Clerks for consideration by the East Kildonan – Transcona Community Committee.

Regarding the "R2" District, it is of note that:

- the use regulations are nearly identical to the "R1" Districts' use regulations; and
- the height limit for a principal building is 35 feet, which is the same as is in all of the "R1" Districts.

ANALYSIS AND ISSUES

OURWINNIPEG AND COMPLETE COMMUNITIES

OurWinnipeg is the City's development plan and *Complete Communities* is a Direction Strategy that contains additional policies on land use and development.

As previously stated, the subject site is in an Areas of Stability Policy Area. The Key Direction of *OurWinnipeg* and *Complete Communities* that pertains to the Areas of Stability Policy Area states:

> *Enhance the quality, diversity, completeness and sustainability of stable neighbourhoods and expand housing options for Winnipeg's changing population.*

The proposed development and the proposed plan of subdivision and rezoning generally comply with this Key Direction because:

- the proposed development would add to the supply of new side-by-side dwelling units in the area; and

- the proposed development would convert an undeveloped site into in a property containing four dwelling units in an area that is to have the full-range of municipal infrastructure; and
- a zoning agreement, requiring approval of plans of the proposed development the Director of Planning Property and Development, can be a condition of approval and subsequently used to ensure the proposed development would enhance the quality of the neighbourhood.

Another Key Direction of *OurWinnipeg*, which applies City-wide, states:

> *Create a safe, efficicent and equitable transportation system for people, goods and services.*

As stated in the Administrative Coordinating Group Report (Schedule "B" of File DASZ 10/2018) Public Works has concerns with vehicles potentially backing out of the subject site and onto Grassie Boulevard because of the high traffic volume on Grassie.

This indicates that the proposed development does not comply with the second Key Direction quoted above. However, if the design of the proposed development is modified (by the developer) to provide a way for drivers to turn their vehicles around, on the subject site (so that they can drive forward onto Grassie), the proposed development would comply with this Key Direction. The aforementioned zoning agreement could be used to ensure adequate turn-around space will be provided.

The policies of *Complete Communities* that pertain to the Areas of Stability Policy Area and to the subject site in particular, state:

> *Support low to moderate change in low-density neighbourhoods through development and redevelopment that is complementary to the existing scale, character and built form.*
>
> *Promote the form of buildings and spaces that are sensitive to the community context and address the transition between new and existing developments.*
>
> *Encourage intensification to occur at centres and along corridors.*
>
> *Focus housing growth to areas that have municipal service capacity to support intensification, in addition to commercial and recreational amenities.*
>
> *Support Complete Communities by ensuring diverse and high quality housing stock.*
>
> *In order to meet the full life-cycle of housing needs within the community, promote a mix of housing type and tenure, such as duplexes, low rise apartments, secondary suites, semi-detached homes, townhouses.*
>
> *Support the subdivision of a parcel of land into two or more lots when it is done in a context sensitive manner.*
>
> *Provide opportunities to increase multi-modal connectivity when redevelopment occurs.*

The proposed development generally complies with these policies because:

- it is similar to the two-family dwellings that are fronting Grassie and near the site;
- at only two storeys, the proposed principal buidings would be compatible with existing contexst;
- Grassie Boulevard is a significant corridor;

- existing and planned infrastructure will be adequate to serve the proposed development;
- the aformentioned traffic safety concern can be addressed (by modifying the design to provide vehicle turn-around space on the subject site);
- the walking distance to the nearest City park is only 1100 feet and the walking distance to the nearest commercial amenity (at Grassie and Lagimodière) is only 2200 feet;
- it would add to the supply of new two-family dwellings to the area;
- the proposal includes extending the existing public sidewalk further east; and
- as previously stated, a zoning agreement could be used to ensure the proposed development would be complementary to the area in which the site is located.

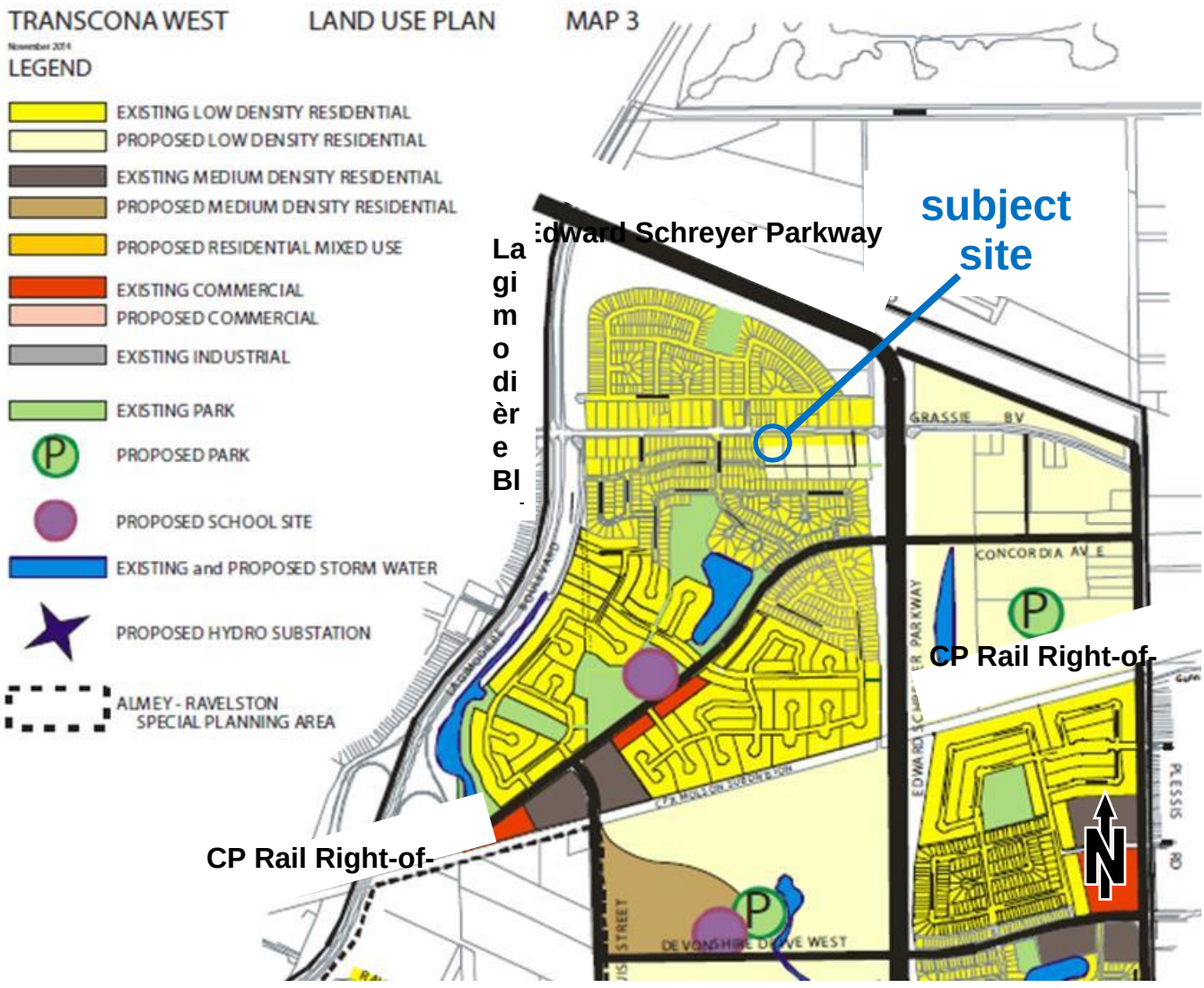


Figure 3:Part of Policy Map 3 of the Transcona West Plan (north arrow and site iden

TRANSCONA WEST AREA STRUCTURE PLAN

Policy 6.1.2 of this plan states:

- that the density range that applies in the Existing and Proposed Low Density Residential Policy Areas is from four to seven units per acre; and
- that a development proposal in this policy area can be less, or more, dense than this density range if the "developer can demonstrate that any inconsistency in this density range can be addressed through a future development application submisssion in the community."

As previously stated, the proposed density is 11 dwelling units per acre of site area. The applicant has noted that future applications proposing less than seven units per acre could offset the density of the proposed development.

Urban Planning and Design considers the subject site to be in an area consisting of parcels of land designated Existing Low Density Residential or Proposed Low Density Residential that are in an area bounded by the proposed route of Edward Schreyer Parkway, Lagimodière Boulevard and a CPR railway right-of-way, as shown on Figure 3. The total area of these parcels of land is 194 acres.

In this area, there are 1234 dwelling units and 29 additional dwelling units can be built here based on existing zoning and the number of buildable sites. If the proposed plan of subdivision and the proposed rezoning proceed, the number of additional dwellings that can be built in this area would be 32. If 32 dwelling units are built here, the residential density would be 6.5 dwelling units per acre (1234 + 32 = 1266. 1266 / 32 = 6.5). This indicates that the proposal complies with Policy 6.1.2 of the Transcona West Plan. (It also complies with other policies of the Transcona West Plan.)

Lastly, any more residential intensification of this area would have to be limited to seven, or slightly more than seven, dwelling units per acre of site area for it to comply with Policy 6.1.2.

REASONS FOR THE RECOMMENDATIONS

As stated above, if the design is modified (by the developer) to provide vehicle turn-around space on the subject site, the proposed development would generally comply with *OurWinnipeg, Complete Communities* and the *Transcona West Area Structure Plan.*

Therefore, approval of File DASZ 10/2018 should be on the condition that a zoning agreement is entered into and that said agreement requires:

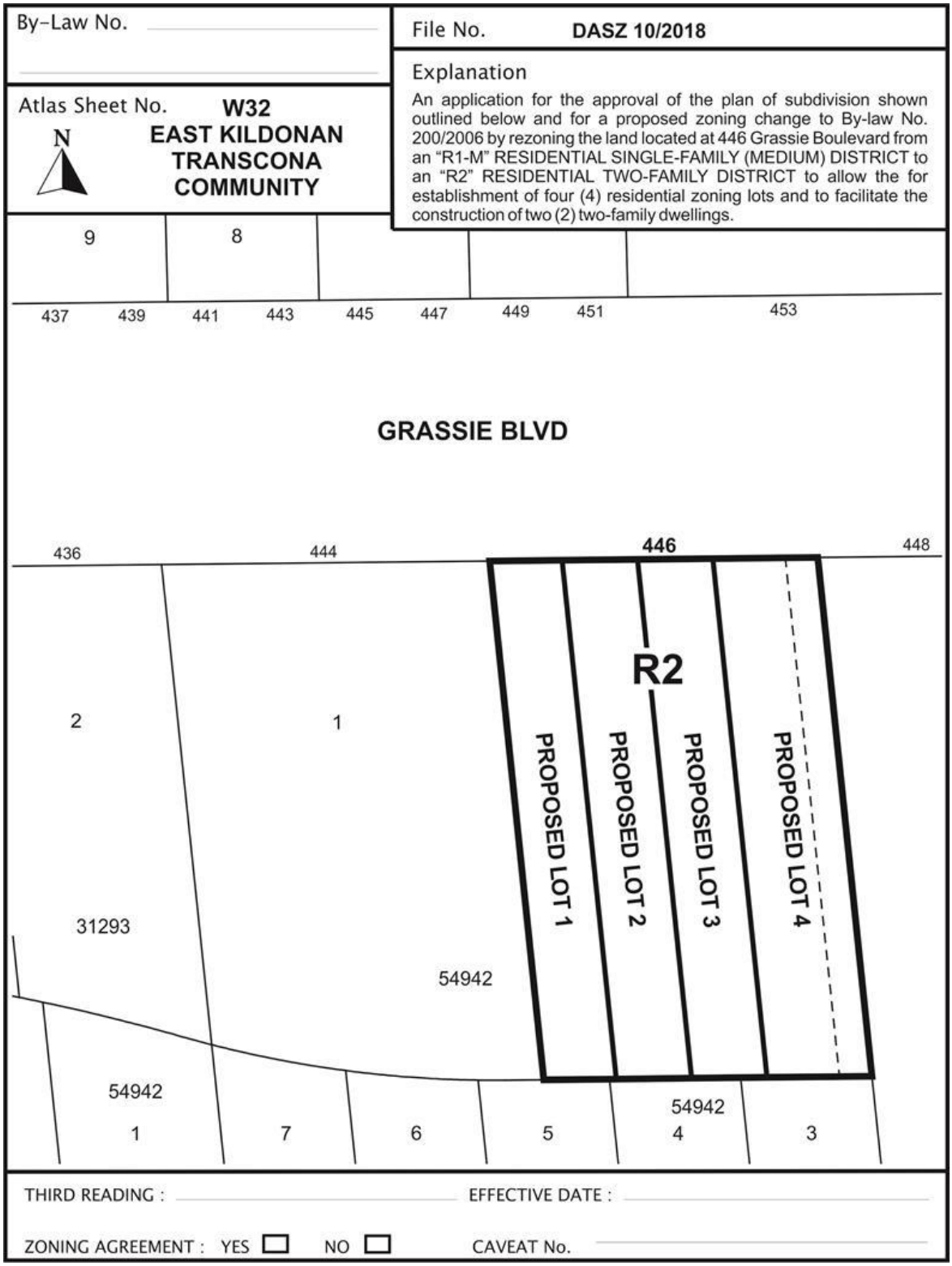
- plans of the proposed development to be submitted to the Director of the Planning, Property and Development Department, for approval;
- the proposed development to be built in substantial conformance with the approved plans; and
- the aforementioned turn-around space is maintained to the satisfaction of the Director.

This Report Submitted by:

Planning, Property and Development Department
Urban Planning and Design Division

Report Prepared by:
Glen Doney
PPD File # DASZ 10/2018

SCHEDULE "A" OF FILE DASZ 10/2018, East Kildonan – Transcona Community Committee, dated October 25, 2018



SCHEDULE "B,"
REPORT OF THE ADMINISTRATIVE CO-ORDINATING GROUP – September 19, 2018

RE: PROPOSED SUBDIVISION AND REZONING OF LAND LOCATED AT 446 GRASSIE BOULEVARD – DASZ 10/2018

It is recommended that the approval of DASZ 10/2018, if granted, be subject to the applicant entering into a Servicing Agreement and address the following items:

1) Lot Line Servicing

   The Developer shall, at no expense to the City, construct all lot line service connections required to service the proposed development.

2) Local Improvement Fees

   A local improvement project to extend the wastewater sewer in Grassie Boulevard is currently planned for 2018 construction. The Developer will be required to pay their share for the wastewater sewer for proposed Lots 3 & 4.

3) Lot Grading

   Further, the Developer shall provide a lot grading plan prepared by a municipal engineer, shall grant any easements and, if required, shall construct, at no expense to the City, any catchbasins and leads as may be necessitated by the design.

4) Approaches

   Public Works wishes to advise of traffic safety and operating concerns with vehicles backing out of the proposed lots onto Grassie Boulevard. Grassie Boulevard is a Regional street and contains approximately 18,000 vehicles per day. Permitting additional development with private approaches to Grassie Boulevard will exacerbate the concerns. However, if development is to proceed with private approaches to Grassie Boulevard, the Developer should be responsible for the following:

- The Developer shall, at no expense to the City, construct a turnaround within private property to ensure vehicles are not backing out onto Grassie Boulevard.

5) Roadworks

The Developer shall, at no expense to the City, extend Grassie Boulevard (or alternatively pay their share of the costs) between the existing terminus of the Portland cement concrete pavement at 444 Grassie Boulevard and the east limit of the Planned Area abutting Grassie Boulevard, a Portland cement concrete pavement to a width as determined by the Director of Public Works by 200mm in thickness and all related works, including but not necessarily limited to ornamental street lighting, boulevard landscaping on both sides and any necessary land drainage works, all as determined by and to the satisfaction of the Director of Public Works.

6) Sidewalk

The Developer shall, at no expense to the City, construct (realign and extend) 1.5m wide by 100mm thick Portland cement concrete sidewalks and all related works (or alternatively pay the full costs), on the standard alignment, 0.3m off of the property line, on the south side of Grassie Boulevard between the private approach of 444 Grassie Boulevard and the east limit of the Planned Area of this development, as determined by and to the satisfaction of the Director of Public Works.

7) Boulevards

a) The Developer shall, at no expense to the City, sod (if required), and plant trees on all boulevards abutting the Planned Area, all in accordance with City specifications and guidelines and, where required, with concept plans prepared by the Developer and submitted to, and approved by, the Director of Public Works.
b) The Developer shall, at no expense to the City, maintain the sod for a period of one year and the trees for a period of two years, in accordance with specifications approved by the Director of Public Works.

8) Payments

a) The Developer shall pay its share of the cost of Portland cement concrete pavement previously constructed by others at and in the vicinity of the intersection of Grassie Boulevard and Lagimodiere Boulevard, as determined by the Director of Public Works.
b) The Developer shall pay its share of the cost of traffic control signals previously installed at the intersections of Grassie Boulevard with Lagimodiere Boulevard and McLellan Drive, as determined by the Director of Public Works.
c) The Developer shall pay its share of the cost of services previously installed by the City and others in Grassie Boulevard and Jacques Avenue, as determined by 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 and will pay the full cost to convert any existing overhead services within the proposed subdivision to underground 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) 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.

12) 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.

13) 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.

14) Professional Fees

a) 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;

b) 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.

15) Administration Fees

The Developer shall, prior to the release of the subdivision mylars for registration in the Land Titles Office, pay to the City, the administration fee (2018 rate = $2138.00) 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 10/2018
September 6, 2018

"*Original Signed by G. Jasper*"

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

"*Original Signed by M. Gadja"*

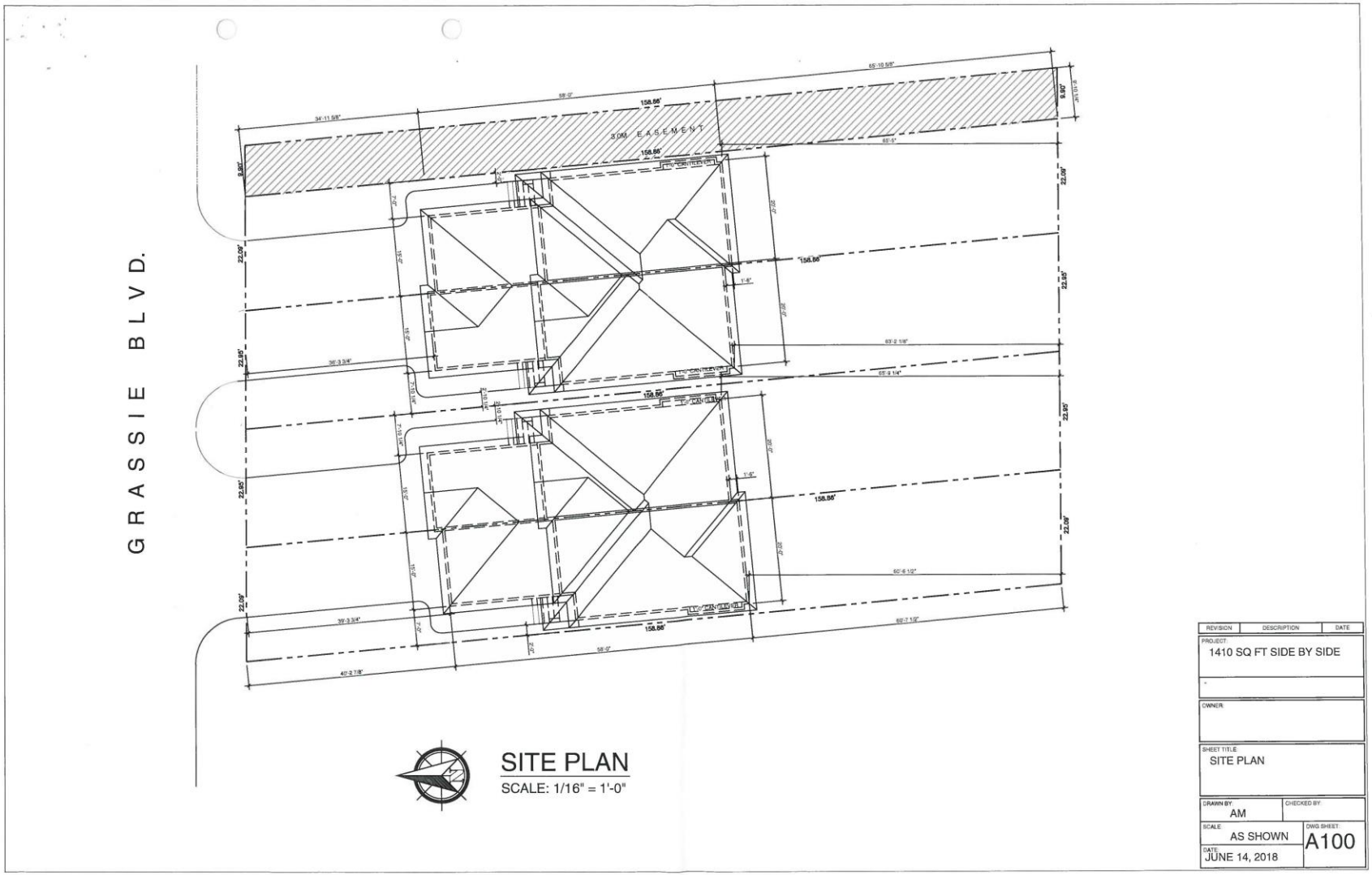
M. Gadja, P. Eng.
Water & Waste Department

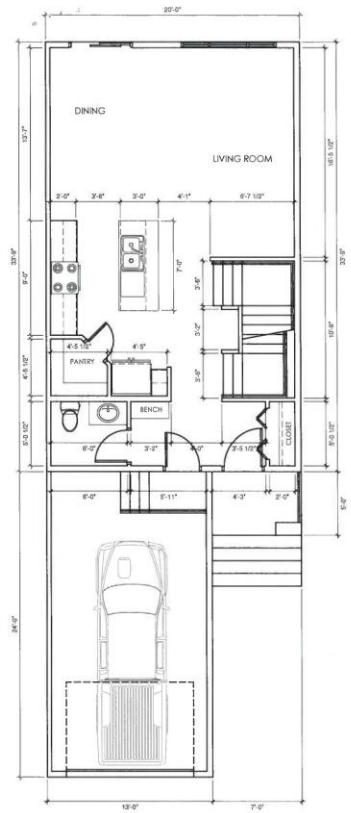
"Original Signed By C.J. Desjardine"

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

GJ/gj

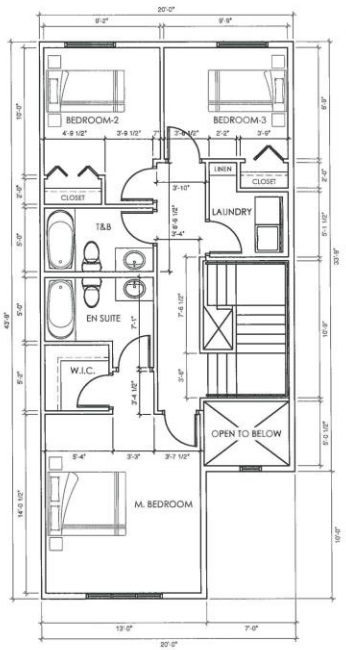
Exhibit “8” referred to in File DASZ 10/2018





MAIN FLOOR (675.0 SQ FT)

SCALE: 1/8" = 1'-0"



2ND FLOOR (805.0 SQ FT)

SCALE: 1/8" = 1'-0"



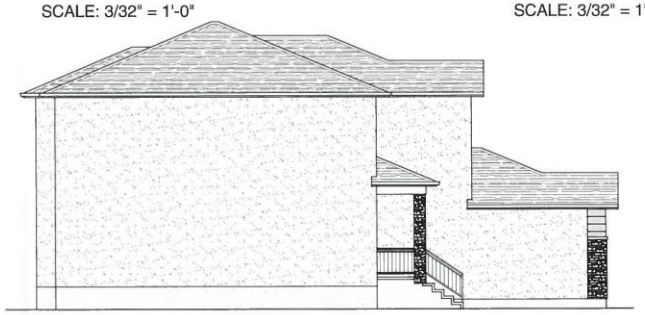
FRONT ELEVATION

SCALE: 3/32" = 1'-0"



REAR ELEVATION

SCALE: 3/32" = 1'-0"



LEFT SIDE ELEVATION

SCALE: 3/32" = 1'-0"



RIGHT SIDE ELEVATION

SCALE: 3/32" = 1'-0"

REVISION	DESCRIPTION	DATE

PROJECT: 1480 SQ FT SIDE BY SIDE

OWNER:

SHEET TITLE: MAIN FLOOR PLAN
SECOND FLOOR PLAN
EXTERIOR ELEVATIONS

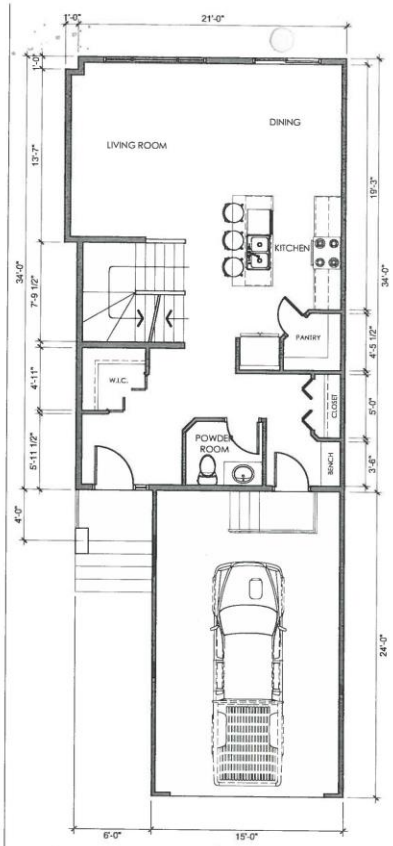
DRAWN BY: AM

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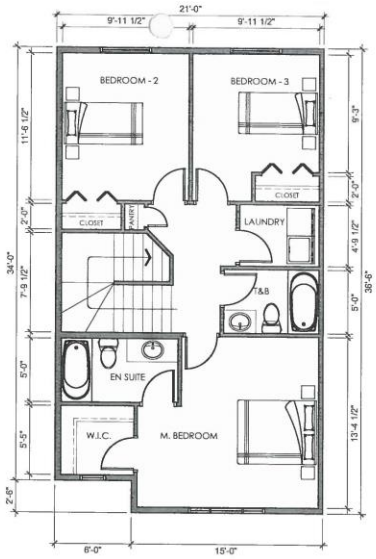
SCALE: AS SHOWN

DWG SHEET: A201

DATE: MAY 12, 2018



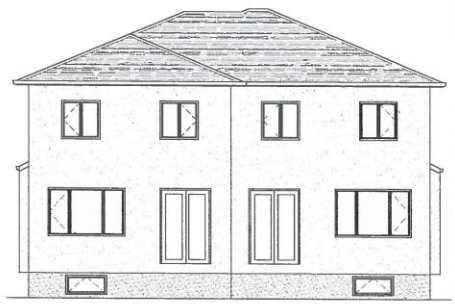
MAIN FLOOR PLAN (728.0 SQ FT)
SCALE: 1/8" = 1'-0"



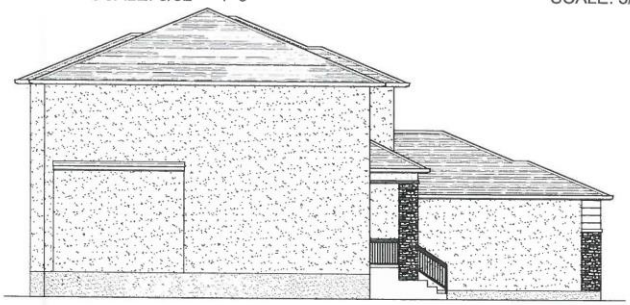
2ND FLOOR PLAN (752.0 SQ FT)
SCALE: 1/8" = 1'-0"



FRONT ELEVATION
SCALE: 3/32" = 1'-0"



REAR ELEVATION
SCALE: 3/32" = 1'-0"



LEFT SIDE ELEVATION
SCALE: 3/32" = 1'-0"



RIGHT SIDE ELEVATION
SCALE: 3/32" = 1'-0"

REVISION	DESCRIPTION	DATE

PROJECT: 1480 SQ FT SIDE BY SIDE

OWNER:

SHEET TITLE: MAIN FLOOR PLAN
SECOND FLOOR PLAN
EXTERIOR ELEVATIONS

DRAWN BY: AM
CHECKED BY:
SCALE: AS SHOWN
DWG SHEET: A201
DATE: MAR 23, 2018