Minute No. 463
Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – June 24, 2019

Item No. 16 **Subdivision and Rezoning – Southwest corner of Ferrier Street and Murray Road**
(Old Kildonan Ward)
File DASZ 10/2019

COUNCIL DECISION:

Council concurred in the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development and adopted the following:

1. That the subdivision under Development Application No. DASZ 10/2019 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated June 11, 2019, and attached as Schedule "A" to this report, with such minor changes as may be required, and registration in the Winnipeg Land Titles Office, subject to the following conditions.

    A. That the developer be required to enter into a Development Agreement with the City pursuant to subsection 259(1) of The City of Winnipeg Charter in accordance with the report of the Administrative Coordinating Group dated April 10, 2019 and attached as Schedule "B" to this report, with the following amendments:

        i. Replace "Schedule "C" referenced in Servicing Condition 7 of Schedule "B" with "Revised Schedule "C".

        ii. Delete Servicing Conditions 9) (c), (d), (e), and (f) on Page 33 of Schedule "B".

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "R1-M" Residential Single-Family (Medium) District, "R2" Residential Two-Family District, "RMF-S" Residential Multi-Family (Small) District, "RMF-L" Residential Multi-Family (Large) District and a "PR1" Parks and Recreation 1 (Neighbourhood) District as shown on the map dated June 11, 2019 and attached as Schedule "A" to this report, subject to the following conditions:

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

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – June 24, 2019

COUNCIL DECISION (continued):

i. That, lands for those portions of the Owner's land zoned "RMF-L" Residential Multi-Family (Large) the owner must submit plans showing the location and design of any and all proposed:

a. buildings;
b. accessory parking areas;
c. private approaches;
d. garbage enclosures;
e. lighting;
f. fencing;
g. landscaping; and
h. free-standing signage

on the Owner's land ("Works) to the City's Director of Planning, Property and Development ("Director") and the Lord Selkirk - West Kildonan Community Committee 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. That, for any proposed building on the lands zoned "RMF-L" Residential Multi-Family (Large) that is more than 35 feet in height the following shall apply:

a. That, no building shall be less than twenty (20) feet from any "R1" or "R2" or "RMF-S" zoning district boundary, and that this setback shall increase by one foot for each additional one (1) foot of height proposed for that portion of the building taller than 35 feet.

b. That, the maximum height of any building on lands zoned "RMF-L" shall not exceed 65 feet.

iii. That, the minimum net density for residential development on the lands zoned "RMF-L" shall be no less than 15 dwelling units per acre.

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – June 24, 2019

COUNCIL DECISION (continued):

iv. That, the minimum net density for residential development on Block 4, Block 5, Block 6, and Block 7 of DASZ 10/2019 shall be no less than 15 dwelling units per acre on each block.

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

A. a Development 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").

4. That authority be delegated to the City's Director of Planning, Property and Development (the "Director") to negotiate and approve the terms and conditions of the Development Agreement, 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.

5. That this matter will be deemed to be concluded and all approvals in connection with this matter will expire if a by-law to implement this report (the "By-law") is not enacted within 2 years after the date on which this report is approved by Council unless the developer applies for an extension of time before the expiration of the 2 year period and Council approves the extension.

6. That, upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor prepare and bring it directly to Council for enactment the By-law in accordance with the above.

7. That the subdivision section of the By-law will come into force when the Development Agreement is fully executed and the Plan is registered in the Winnipeg Land Titles Office.

8. That the zoning section of the By-law will come into force when the Zoning Agreement is registered in the Winnipeg Land Titles Office by way of caveat against the lands described therein.

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – June 24, 2019

COUNCIL DECISION (continued):

9. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Plan and the Zoning Agreement are not registered in accordance with recommendations 7 and 8 unless the developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.

10. That this matter will be deemed to be concluded and all approvals in connection with this matter will expire if the necessary Plan approval signatures on behalf of the City have not been secured within 1 year after the date on which the By-law is enacted unless the developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.

11. 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 – June 24, 2019

DECISION MAKING HISTORY:

Moved by Councillor Mayes,

That the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development be adopted by consent.

Carried

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On July 9, 2019, 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 June 24, 2019, the Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the Lord Selkirk-West Kildonan Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On June 4, 2019, the Lord Selkirk-West Kildonan Community Committee concurred in the recommendation of the Winnipeg Public Service, with the following amendments:

- In Recommendation 1 A. delete the period after "report" and replace with ", with the following amendments:"

- Add the following new Recommendations:

  "1. A. i. Replace "Schedule "C" referenced in Servicing Condition 7 of Schedule "B" with "Revised Schedule "C".";

  "1. A. ii. Delete Servicing Conditions 9) (c), (d), (e), and (f) on Page 33 of Schedule "B"."

- In Recommendation 2 A i., delete ""RMF-S" Residential Multi-Family (Small) and",

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

PUBLIC HEARING SUMMARY

File: DASZ 10/2019

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

Public Hearing: June 11, 2019
Council Building, 510 Main Street

Applicant: Landmark Planning and Design
(Brendan Salakoh)

Subject:



LORD SELKIRK
WEST KILDONAN
COMMUNITY

APPLICANT: Landmark Planning & Design Inc.
FILE: DASZ 10/2019
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 "A" AGRICULTURAL DISTRICT to an "R1-M" RESIDENTIAL SINGLE-FAMILY (MEDIUM) DISTRICT, "R2" RESIDENTIAL TWO-FAMILY DISTRICT, "RMF-S" AND "RMF-L" RESIDENTIAL MULTI-FAMILY DISTRICTS and "PR1" PARKS AND RECREATION 1 (NEIGHBOURHOOD) DISTRICT to facilitate the establishment of Phases 6 and 7 of the Aurora at North Point neighbourhood by the creation of the lot and block plan, public reserve and public right-of-ways for a future development. **For information, phone Mr. R. Hayer, Planner at 204-986-7168.**

Premises Affected:	North Corner directly above North Point Boulevard to Murray Road extending to before Ferrier Street with the extension of North Point Road
For submission to:	The Standing Policy Committee on Property and Development, Heritage and Downtown Development
Prepared by:	P. Prinsloo, Senior Committee Clerk Lord Selkirk-West Kildonan Community Committee
Report date:	June 12, 2019

Community Committee Recommendation:

On June 11, 2019, the Lord Selkirk-West Kildonan 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 subdivision under Development Application No. DASZ 10/2019 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated June 11, 2019, and attached as Schedule "A" to this report, with such minor changes as may be required, and registration in the Winnipeg Land Titles Office, subject to the following conditions.

    A. That the developer be required to enter into a Development Agreement with the City pursuant to subsection 259(1) of The City of Winnipeg Charter in accordance with the report of the Administrative Coordinating Group dated April 10, 2019 and attached as Schedule "B" to this report~~.~~ , ***with the following amendments:***

        i. Replace "Schedule "C" referenced in Servicing Condition 7 of Schedule "B" with "Revised Schedule "C".

        ii. Delete Servicing Conditions 9) (c), (d), (e), and (f) on Page 33 of Schedule "B".

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "R1-M" Residential Single-Family (Medium) District, "R2" Residential Two-Family District, "RMF-S" Residential Multi-Family (Small) District, "RMF-L" Residential Multi-Family (Large) District and a "PR1" Parks and Recreation 1 (Neighbourhood) District as shown on the map dated June 11, 2019 and attached as Schedule "A" to this report, subject to the following conditions:

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

i. That, lands For those portions of the Owner's land zoned ~~***"RMF-S" Residential Multi-Family (Small) and***~~ "RMF-L" Residential Multi-Family (Large) the owner must submit plans showing the location and design of any and all proposed:

a. buildings;
b. accessory parking areas;
c. private approaches;
d. garbage enclosures;
e. lighting;
f. fencing;
g. landscaping; and
h. free-standing signage

on the Owner's land ("Works) to the City's Director of Planning, Property and Development ("Director") and the Lord Selkirk - West Kildonan Community Committee 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. That, for any proposed building on the lands zoned "RMF-L" Residential Multi-Family (Large) that is more than 35 feet in height the following shall apply:

a. That, no building shall be less than twenty (20) feet from any "R1" or "R2" or "RMF-S" zoning district boundary, and that this setback shall increase by one foot for each additional one (1) foot of height proposed for that portion of the building taller than 35 feet.

b. That, the maximum height of any building on lands zoned "RMF-L" shall not exceed 65 feet.

iii. That, the minimum net density for residential development on the lands zoned "RMF-L" shall be no less than 15 dwelling units per acre.

iv. That, the minimum net density for residential development on Block 4, Block 5, Block 6, and Block 7 of DASZ 10/2019 shall be no less than 15 dwelling units per acre on each block.

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

A. a Development 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").

4. That authority be delegated to the City's Director of Planning, Property and Development (the "Director") to negotiate and approve the terms and conditions of the Development Agreement, 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.

5. That this matter will be deemed to be concluded and all approvals in connection with this matter will expire if a by-law to implement this report (the "By-law") is not enacted within 2 years after the date on which this report is approved by Council unless the developer applies for an extension of time before the expiration of the 2 year period and Council approves the extension.

6. That, upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor prepare and bring it directly to Council for enactment the By-law in accordance with the above.

7. That the subdivision section of the By-law will come into force when the Development Agreement is fully executed and the Plan is registered in the Winnipeg Land Titles Office.

8. That the zoning section of the By-law will come into force when the Zoning Agreement is registered in the Winnipeg Land Titles Office by way of caveat against the lands described therein.

9. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Plan and the Zoning Agreement are not registered in accordance with recommendations 7 and 8 unless the developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.

10. That this matter will be deemed to be concluded and all approvals in connection with this matter will expire if the necessary Plan approval signatures on behalf of the City have not been secured within 1 year after the date on which the By-law is enacted unless the developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.

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

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

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

1. This has gone smoothly and that's because the applicant has worked very closely with the administration and has kept the area councillor apprised and we appreciate when that happens.
2. This is the next phase of Aurora North Point's development as we heard, and aligns with the Secondary Plan, Madam Chair, that was approved last year, and as was stated by Brendan earlier, North Winnipeg is continuing to see rapid growth; families are looking for a variety of housing stock and this development will provide that so I am looking forward to continuing to see their work and new homes come online and I thank you for your presentation here today and for working with myself and with the administration to bring the best possible plan forward.

Exhibits Filed:

1. Application dated February 28, 2019
2. Notification of Public Hearing dated April 30, 2019
3. Manitoba Status of Title 2860220/1
4. Letter of authorization dated February 1, 2019 from 1910588 Alberta Ltd. to Landmark Planning and Design Inc.
5. Easement Agreement No. 4759457/1
6. Land Area Summary
7. Plans (5 pages)
8. Report from the Urban Planning Division dated June 4, 2019
9. Inspection Report
10. Presentation in support of the application submitted by the Applicant at the public hearing
11. Revised Schedule "C"
12. Recording of Representations

REPRESENTATIONS:

In Support:

Brendan Salakoh
Ross Yaremko

In Opposition

Nil

For Information:

Brendon Powell

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 10/2019

ADMINISTRATIVE REPORT

Title: DASZ 10/2019 – Southwest corner of Ferrier Street and Murray Road

Issue: For consideration at the Public Hearing to rezone land from "A" Agricultural District to an "R1-M" Residential Single-Family (Medium) District, "R2" Residential Two-Family District, "RMF-S" Residential Multi-Family (Small) District, "RMF-L" Residential Multi-Family (Large) District and a "PR1" Parks and Recreation 1 (Neighbourhood) District.

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	n/a	n/a	

RECOMMENDATIONS

1. That the subdivision under Development Application No. DASZ 10/2019 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated June 11, 2019, and attached as Schedule "A" to this report, with such minor changes as may be required, and registration in the Winnipeg Land Titles Office, subject to the following conditions.

    A. That the developer be required to enter into a Development Agreement with the City pursuant to subsection 259(1) of The City of Winnipeg Charter in accordance with the report of the Administrative Coordinating Group dated April 10, 2019 and attached as Schedule "B" to this report.

2. That the Winnipeg Zoning By-law No. 200/06 be amended by rezoning the subject land to an "R1-M" Residential Single-Family (Medium) District, "R2" Residential Two-Family District, "RMF-S" Residential Multi-Family (Small) District, "RMF-L" Residential Multi-Family (Large) District and a "PR1" Parks and Recreation 1 (Neighbourhood) District as shown on the map dated June 11, 2019 and attached as Schedule "A" to this report, subject to the following conditions:

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

i. That, lands For those portions of the Owner's land zoned "RMF-S" Residential Multi-Family (Small) and "RMF-L" Residential Multi-Family (Large) the owner must submit plans showing the location and design of any and all proposed:

(a) buildings;

(b) accessory parking areas;

(c) private approaches;

(d) garbage enclosures;

(e) lighting;

(f) fencing;

(g) landscaping; and

(h) free-standing signage

on the Owner's land ("Works) to the City's Director of Planning, Property and Development ("Director") and the Lord Selkirk - West Kildonan Community Committee 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. That, for any proposed building on the lands zoned "RMF-L" Residential Multi-Family (Large) that is more than 35 feet in height the following shall apply:

a. That, no building shall be less than twenty (20) feet from any "R1" or "R2" or "RMF-S" zoning district boundary, and that this setback shall increase by one foot for each additional one (1) foot of height proposed for that portion of the building taller than 35 feet.

b. That, the maximum height of any building on lands zoned "RMF-L" shall not exceed 65 feet.

iii. That, the minimum net density for residential development on the lands zoned "RMF-L" shall be no less than 15 dwelling units per acre.

iv. That, the minimum net density for residential development on Block 4, Block 5, Block 6, and Block 7 of DASZ 10/2019 shall be no less than 15 dwelling units per acre on each block.

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

(a) a Development 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").

4. That authority be delegated to the City's Director of Planning, Property and Development (the "Director") to negotiate and approve the terms and conditions of the Development Agreement, 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.
5. That this matter will be deemed to be concluded and all approvals in connection with this matter will expire if a by-law to implement this report (the "By-law") is not enacted within 2 years after the date on which this report is approved by Council unless the developer applies for an extension of time before the expiration of the 2 year period and Council approves the extension.
6. That, upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor prepare and bring it directly to Council for enactment the By-law in accordance with the above.
7. That the subdivision section of the By-law will come into force when the Development Agreement is fully executed and the Plan is registered in the Winnipeg Land Titles Office.
8. That the zoning section of the By-law will come into force when the Zoning Agreement is registered in the Winnipeg Land Titles Office by way of caveat against the lands described therein.
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10. That this matter will be deemed to be concluded and all approvals in connection with this matter will expire if the necessary Plan approval signatures on behalf of the City have not been secured within 1 year after the date on which the By-law is enacted unless the developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.
11. 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

The applicant intends to rezone the property to the following zoning districts:

- "R1-M" Residential Single-Family (Medium) District.
- "R2" Residential Two-Family District.
- "RMF-S" Residential Multi-Family (Small) District.
- "RMF-L" Residential Multi-Family (Large) District.
- **"PR-1" Parks and Recreation District.**

The proposed Subdivision and Rezoning would accommodate a variety of residential development and neighbourhood streets. The proposed development generally represents the eastward expansion of the

"Aurora at North Pointe" Neighbourhood. The intended subdivision and rezoning of the land requires a Public Hearing as per the *Development Procedures By-law* and *The City of Winnipeg Charter.*

This report provides information, and makes recommendations, regarding the subject application (DASZ 10/2019) in terms of compliance with *OurWinnipeg* and the *Complete Communities Direction Strategy.* The Public Service recommends that the rezoning be approved subject to any conditions specified herein. 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 proposal can proceed.

HISTORY

Precinct G Secondary Plan By-law No. 5/2018:

On January 31, 2019, the Precinct G Secondary Plan received third reading and was approved by Council.

CONSULTATION

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

SUBMITTED BY

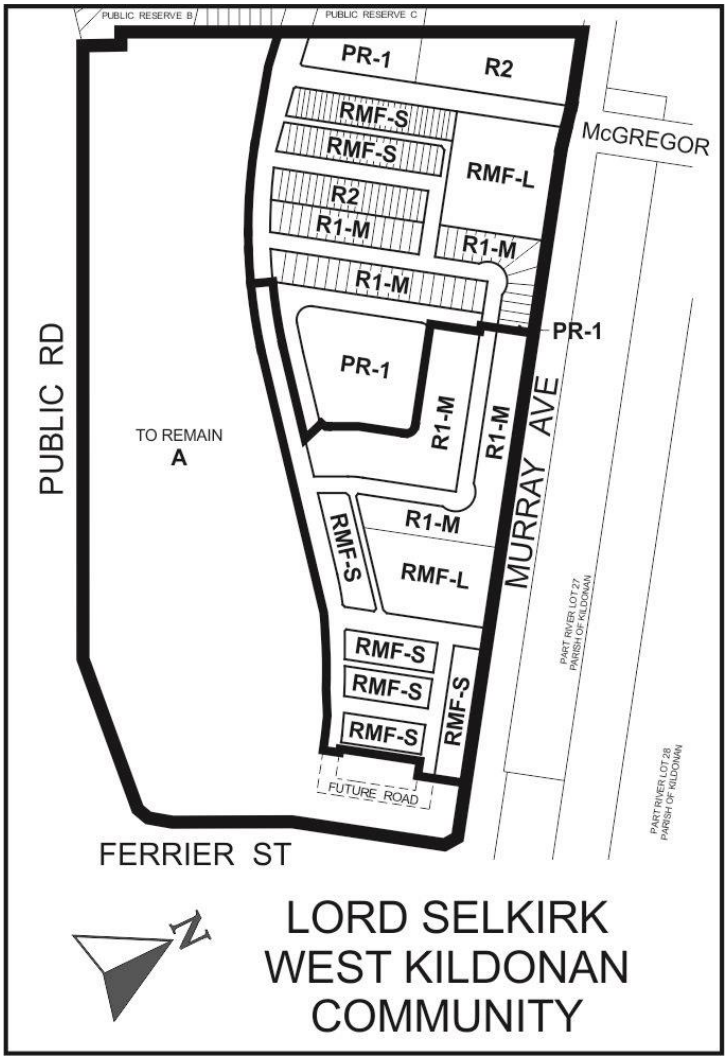
Department	Planning, Property and Development
Division	Urban Planning
Prepared by:	R. Hayer, MCP
Date:	June 04, 2019
File No.	DASZ 10/2019

Attachments

- **Appendix "A," Planning Discussion**
- **Schedule "A," of File** DASZ 10/2019**,** Lord Selkirk - West Kildonan **Community Committee, dated** June 11, 2019**.**
- **Schedule "B" Report Of The Administrative Coordinating Group – April 10, 2019, Proposed Subdivision And Rezoning Of Land Located On The West Side Of Ferrier Street, South Of Murray Road – File No.** DASZ 10/2019**.**
- **Appendix "B," Design Guidelines for Plan Approval DASZ 10/2019.**

Appendix "A," Planning Discussion

DATE:	June 04, 2019
FILE:	**DASZ 10/2019**
RELATED FILE:	
COMMUNITY:	Lord Selkirk - West Kildonan
NEIGHBOURHOOD #:	3.333 (West Kildonan Industrial)
SUBJECT:	**P**roposed plan of subdivision and proposed rezoning that would rezone the land from "A" Agricultural District to an "R1-M" Residential Single-Family (Medium) District, "R2" Residential Two-Family District, "RMF-S" Residential Multi-Family (Small) District, "RMF-L" Residential Multi-Family (Large) District and a "PR1" Parks and Recreation 1 (Neighbourhood) District.
LOCATION:	Lands Located at the Southwest Corner of Ferrier Street and Murray Road.



APPLICANT: Landmark Planning & Design Inc. (Brendan Salakoh)
298 Waterfront Drive
Winnipeg, MB
R3B 0G5

OWNER: 1910588 Alberta Ltd.
11504-170 Street NW
Edmonton, AB
T5S 1J7

RECOMMENDATION: Approval with Conditions

SITE DESCRIPTION

- The subject site is located at the Southwest corner of Ferrier Street and Murray Road in the West Kildonan Industrial Neighbourhood and the Old Kildonan Ward.
- The total site area is roughly 100 acres, vacant, and currently zoned "A" Agricultural District.
- The lands being considered for subdivision and rezoning under the subject application represent an area of approximately 51.6 acres of the total 100 acre parcel.
- Under *OurWinnipeg* and *Complete Communities*, the property is within the "Transformative Areas – New Communities" policy area and located in Precinct 'G'.
- Under the *Precinct "G" Secondary Plan*, the property is within the "Medium Density Residential" and "Low Density Residential" policy areas.

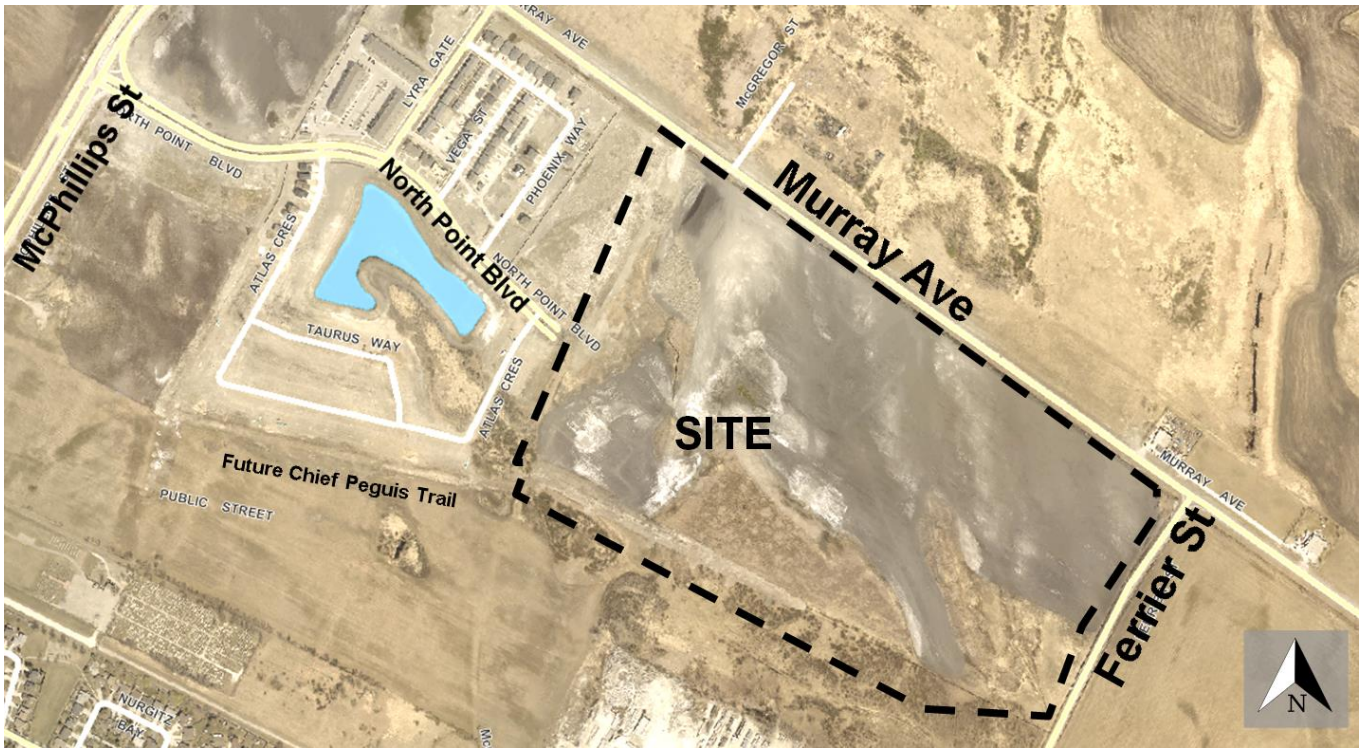


Figure 1: Aerial Photo of Subject Site and Surrounding Uses *(flown 2016)*

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

North: Murray Avenue; then vacant lands zoned "A" Agricultural District.

South: Future extension of Chief Peguis Trail.

East: Ferrier Street; then vacant land zoned "A" Agricultural District.

West: Precinct "F" Neighbourhood including residential and park uses.

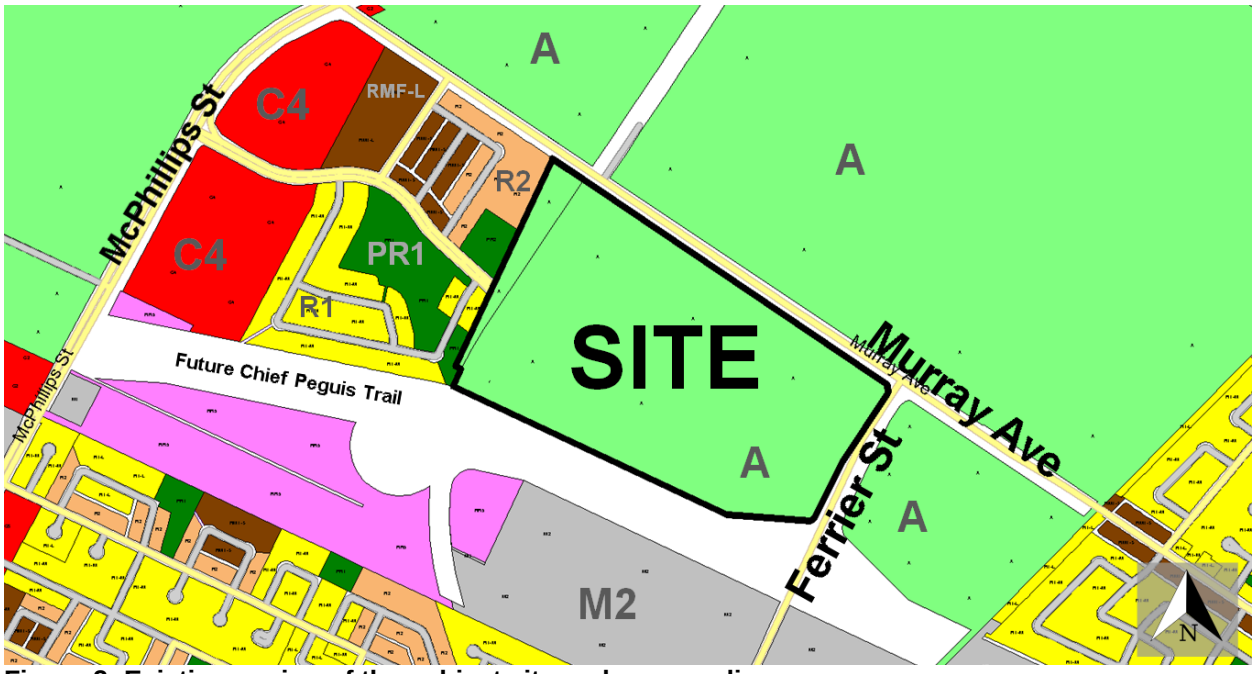


Figure 2: Existing zoning of the subject site and surrounding area.

DESCRIPTION OF THE PROPOSED SUBDIVISION AND REZONING

The applicant intends to rezone the property to the following zoning districts:

- "R1-M" Residential Single-Family (Medium) District.
- "R2" Residential Two-Family District.
- "RMF-S" Residential Multi-Family (Small) District.
- "RMF-L" Residential Multi-Family (Large) District.
- **"PR-1" Parks and Recreation District.**

Combined, the proposed development would provide a mix of Single-Family dwellings, Semi-Detached dwellings, Townhouse style dwellings, Multi-Family units, and Parks. In total, the application proposes the establishment of:

- **50 Single-Family lots of various sizes;**
- **53 Townhouse-style Multi-Family units;**

- **22 Semi-Detached Two-Family dwellings;**
- **2 sites for higher density Multi-Family (Large) development.**

The proposed application involves staging development in three phases (Figure 3).

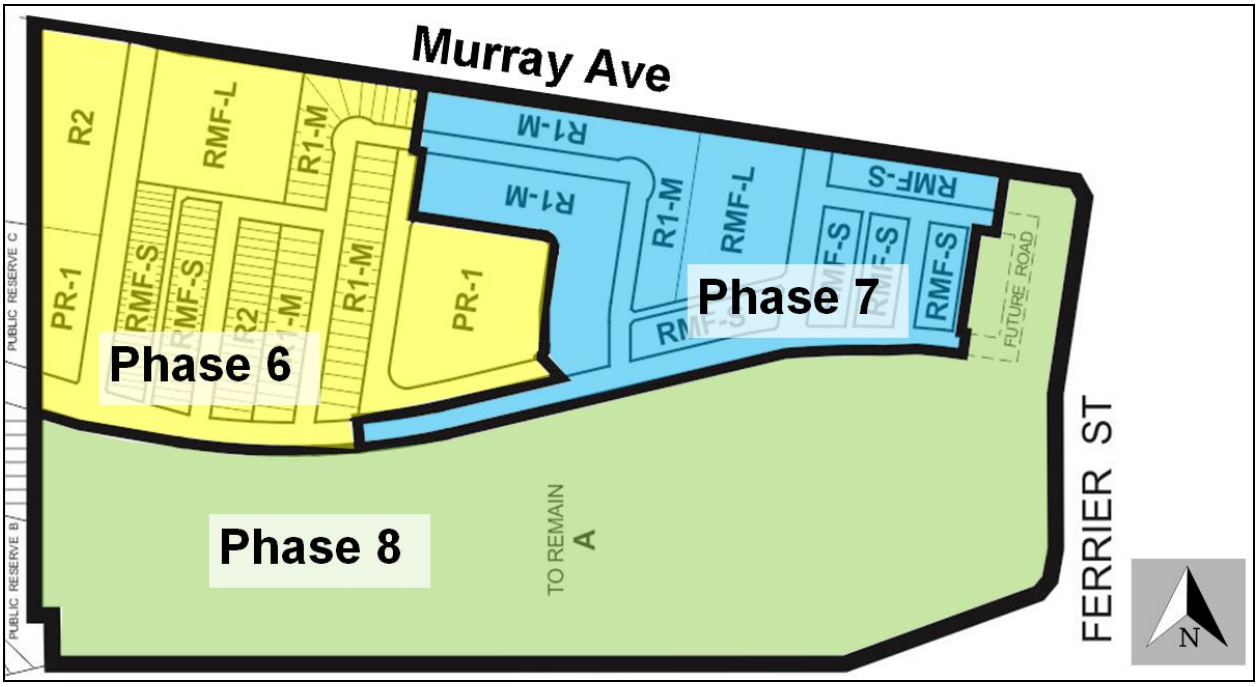


Figure 3: Proposed DASZ phased development.

<u>Phase 6:</u>

- **Phase 6 involves subdivision at the block and lot level, creating a number of Single-Family lots, Two-Family lots, Multi-Family lots, and Parks.**
- **Single-Family lots would range between 32, 34, 38, 40 and 45 feet in width and zoned "R1-M" Residential Single-Family (Medium) District.**
- **Townhouse units on lots that would range between 18, 22, and 24 feet in width each and zoned "RMF-S" Residential Multi-Family (Small) District.**
- **Two-Family units on lots that would be 25 feet wide each (50 feet paired lots) and zoned "R2" Residential Two-Family District.**
- **A Residential Multi-Family (Large) lot is proposed that would be roughly 3.0 Acres in size.**
- **The most westerly portion of this phase is proposed for rezoning to an "R2" Residential Two-Family District and is tentatively earmarked by the applicant as a potential future school site that has not yet been confirmed. Schools are a Conditional Use under the "R2" and require a Public Hearing.**

Phase 7:

- **Phase 7 involves subdivision at the block level only.**
- **Lots would be created in the future, likely through a short form subdivision application (DASSF).**
- **The proposed blocks in this phase would facilitate Single-Family, Two-Family, and Multi-Family development.**

Phase 8:

- **Phase 8: involves no change in zoning or subdivision of lots or blocks. This phase is the southerly portion of the subject lands and abuts the future Chief Peguis Trail extension (Figure 4).**



Figure 4: Subject Site in context of future Chief Peguis Trail extension.

ANALYSIS AND ISSUES

OurWinnipeg and the Complete Communities Direction Strategy:

Under *OurWinnipeg* and *Complete Communities* the proposed development is within the "New Communities" Policy Area (Precinct 'G') where the following policy applies:

- *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 'G' Secondary Plan has been adopted by Council as By-law 5/2018.

Precinct 'G' Secondary Plan:

On January 31, 2019, the Precinct G Secondary Plan received third reading and was approved by Council.

The Vision for Precinct G is for the area to be developed to become a vibrant suburban community offering a variety of housing options and amenities accessible to people of various ages and incomes. Residents of the community will have access to both local and regional community services, recreational amenities, services, shopping and employment opportunities.

Apartments, townhouses and other forms of multi-family housing will be strategically located to maximize the number of residents in proximity to community and commercial amenities, including transit connections and parks. The Precinct 'G' land-use policy map is shown on Figure 5.

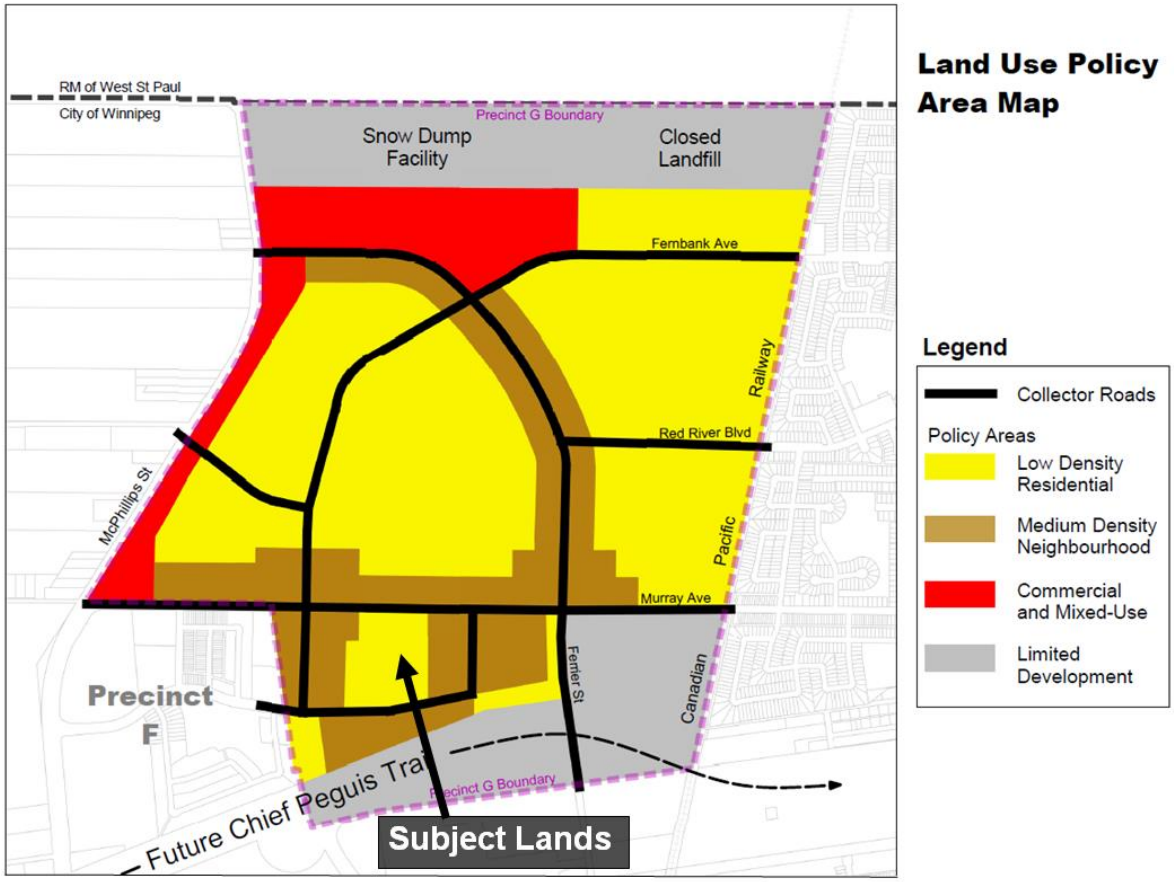


Figure 5: Precinct 'G' Land Use Policy Map.

Precinct 'G' Land Use Policies:

The land use concept consists of a series of Policy Areas that define the future land use pattern of Precinct G. The plan requires applications to achieve a certain amount of Net Density depending on the applicable land use policy.

Low Density Residential:

- To accommodate primarily single-family dwellings and two-family dwellings. Parks and open spaces are also accommodated.
- These areas should provide a minimum net density of 7 units per acre.
- Ground-oriented townhouse dwellings and other multi-family dwellings may be incorporated in appropriate locations (e.g. on corners, along collectors, or in proximity to neighbourhood amenities).

Medium Density Residential:

- To provide a range of medium density housing types, such as Multi-Family and Two-Family dwellings.
- A minimum net density of 15 units per acre is required.
- Single-Family dwellings are discouraged unless a net density of 15 units per acre can be achieved.

Parks and Open Space:

- To provide opportunities for active and passive recreation within reasonable walking distance of most residents.
- A minimum of one neighbourhood-scale small park (0.5 acre minimum) should be provided per sub-area and a minimum of one large (15 or more acres) or two smaller (7 or more acres) community-scale park(s) shall be provided for organized sports.

Transportation Policies:

- To enable the safe and effective movement of people and goods within the Precinct
- Provide convenient connections and multiple choices to origin/destination points within the community.
- Provide pathway connections between streets, to assist in meeting transit coverage requirements and promote connectivity.
- Ensure the ability of Transit stops can be provided within 400 metres of most dwellings.
- Where the size of a residential lot or a series of contiguous residential lots may result in difficulties with respect to snow storage, on-street parking, sidewalk access and lighting, design solutions may be required to address these matters.

CITY OF WINNIPEG ZONING BY-LAW 200/2006

- **"R1-M" Residential Single-Family District** is intended to accommodate primarily single-family residential development in lower-density neighbourhoods.
- **"R2" Residential Two-Family District** is intended to accommodate the development of single and two-family, limited multi-family units in lower density neighbourhoods units.
- **"RMF-S" (Small), "RMF-M" (Medium) and "RMF-L" (Large) Residential Multi-Family**

Districts are intended to accommodate the development of multi-family units in neighbourhoods of various densities.

- **"PR1" Parks and Recreation 1 (Neighbourhood) District** is intended for sites that are generally passive neighbourhood and community parks and facilities with predominantly pedestrian and cyclist access.

Collectively, the above zoning districts provide a wide range of housing types that are important to help meet the lifecycle needs of Winnipeg residents. The zoning districts will accommodate single family homes, duplexes, row houses and apartments.

The proposed zoning districts also enable the development within the precinct to meet the residential density targets identified in the precinct plan.

Zoning District and Designation	Minimum Lot Area (Sq. Ft.) [Notes a, e] *amended 95/2014*	Minimum Lot Width (Ft.) (Note e) *amended 95/2014*	Minimum Front Yard (Ft.)	Minimum Rear Yard (Ft.)	Minimum Side Yard (Ft.) [Note b]	Minimum Reverse Corner Street Side Yard (Ft.)	Maximum Height of Bldg. (Ft.)	Maximum Lot Coverage (%)
Principal Residential Structure								
R1-Medium	3,500	25	15 [note c & d]	25	4	4	35	45
R2	5,000 (2,500 per dwelling unit for two-family; 800 per dwelling unit for multi-family)	25	20	25	4	10	35	NA

NOTES:

a. Where the lot is serviced by a private sewage disposal system with a septic field, the minimum lot area is that required by the *Sewer By-law* (7070/97) or that shown in dimensional standards table, whichever is greater. In other cases where residential uses are not served by municipal water and/or sewer, the minimum lot area is 11,000 sq. ft.

b. Where the width of the lot is less than 40 feet, the side yards may be reduced to 10% of the width of the lot but must not be less than 3 feet for principal residential structures

amended 95/2014

c. Portions of the front façade that do not include garages or carports must have a minimum front yard of 15 feet; where a driveway leads from the street to a garage or carport located on the front facade of the house, such driveway must be a minimum of 18 feet in length, unless the provisions of subsection 140(2), *Auto Courts*, apply. Driveway length is measured between the garage door or the edge of the carport closest to the street and the front property line.

d. If the house has rear access to a public lane and does not have a driveway providing access from the public street to a garage or carport, the minimum front yard is 10 feet, unless the provisions of subsection 140(3), *Loop Lanes*, apply.

e. Section 138, Special Boundary Conditions, applies to the minimum lot area and lot width for the subdivision of new lots in all R1 and R2 zoning districts

added 95/2014

Table 1: Single- and Two Family Zoning District Dimensional Standards.

Zoning District and Designation	Minimum Lot Area (Sq. Ft.)	Minimum Lot Area Per Dwelling Unit (Sq. Ft.)	Minimum/ Maximum Front Yard (Ft.)	Minimum Rear Yard (Ft.)	Minimum Interior Side Yard (Ft.)	Minimum/ Maximum Corner Side Yard (Ft.)	Principal Building Separation (Ft.) [note a]	Minimum/ Maximum Building Height (Ft.)
Multi-Family Residential Structures								
RMF-S	9,000	1,250	20 / NA	25	4	5 / NA	8	NA / 35
RMF-L	20,000	400	25 / NA	25	8 **[note b]**	20 / NA	8	NA / 150

NOTES:
a. For buildings taller than 35 ft, the principal building separation distance must be 50% of the height of the taller building to a maximum of 25 feet.
b. In the RMF-M, RMF-L, and RMU zoning districts, where a building is more than one storey in height, the required interior side yard increases by 2 feet for each storey above the ground floor to a maximum of 20 feet.
c. In the TOD zoning district, up to 50% of the length of the ground floor façade of any building, to a maximum continuous length of 25 feet, may have a maximum yard of 15 feet for the purpose of accommodating an otherwise approved public space, plaza, outdoor dining/drinking area or other pedestrian amenity.

Table 2: Multi-Family Zoning District Dimensional Standards.

Compatibility with the Surrounding Area

North:

- Lands to the north fall within the Precinct 'G' Plan and will be subject to a future DASZ application (approval through City Council) and will be required to comply with the applicable land use policies.

South:

- The lands south of the precinct include lands set aside for the future extension of Chief Peguis trail which currently terminates at Main Street.
- The lands south of the future Chief Peguis Trail are designated as Recent Community in the *Complete Communities Direction Strategy*.
- These lands are built out for the most part with some pockets of undeveloped and underutilized lands. Lands designated as Recent Community do not require a precinct planning process as they are identified as areas that are already developed or planned for.
- It is expected that Precinct G will have little connectivity to the existing development beyond the planned extension of Chief Peguis Trail as this roadway will function as a limited access expressway.
- Detailed plans for Phase 8 (which includes the southerly half of the subject property) will not be submitted until a more formal alignment of the Chief Peguis Trail corridor and related works has been formally adopted by Council.
- Thus, the subject DASZ application does not propose any zoning change to the lands along the south side of the easterly extension of North Point Boulevard.

East:

- Land to the east of the subject site is owned by the City of Winnipeg and falls within the "Limited Development Policy Area" of the Precinct 'G' Secondary Plan.
- Land within the Limited Development Policy Areas is not expected to be appropriate for neighbourhood development within the timeframe of the Plan.
- New development within the Limited Development Policy Area is restricted to uses related to public infrastructure, operations and/or maintenance.

West:

- To the west of the subject lands is Precinct 'F', also known as *Aurora at North Point,* which is a new residential and commercial neighbourhood.
- The subject DASZ generally represents an easterly extension of the Aurora neighbourhood and thus would be broadly contiguous with the context.

KEY COMMENT PROVIDED BY OTHER CIVIC DEPARTMENTS

- It is noted that the subject DASZ application (10/2019) has been reviewed by civic departments through the Administrative Coordinating Group (ACG).
- This review process is used to determine developer obligations such as servicing requirements, land dedication and other considerations.
- The ACG Report, the contents of which will make up the development agreement can be found in Schedule B.

Sidewalks:

- The location of recommended sidewalks and/or multi-use pathways is described in the ACG report and would be required to be constructed to the satisfaction of the Director of Public Works.

Private Approaches:

- The applicant is proposing a number of Two-Family lots that would be developed with semi-detached housing and having front access driveways.
- For the “R2” lots (side-by-side) each lot would be 25 feet wide and combined each two-family building would have 50 feet wide paired lots.
- For the “RMF-S” (townhouse) property, lots have not been established and the clause found in the ACG report under Schedule B of this report is included to apply in the event that the property is subdivided into lots.
- As noted in earlier sections of this report, there are policies in the Precinct ‘G’ Secondary Plan to address issues including snow storage and on-street parking on streets with front approaches and narrow lots.
- The Administration recommends a design solution to address said issue by requiring private approaches serving “R2” and “RMF-S” lots without a public lane to be joint use (shared).
- Further, the Administration recommends requiring at least 20 feet (6.1 metres) between the edge of the private approach flares between lots, measured at the curb, all as determined by and to the satisfaction of the Director of Public Works.
- Figure 7 shows where the recommended clause would apply.

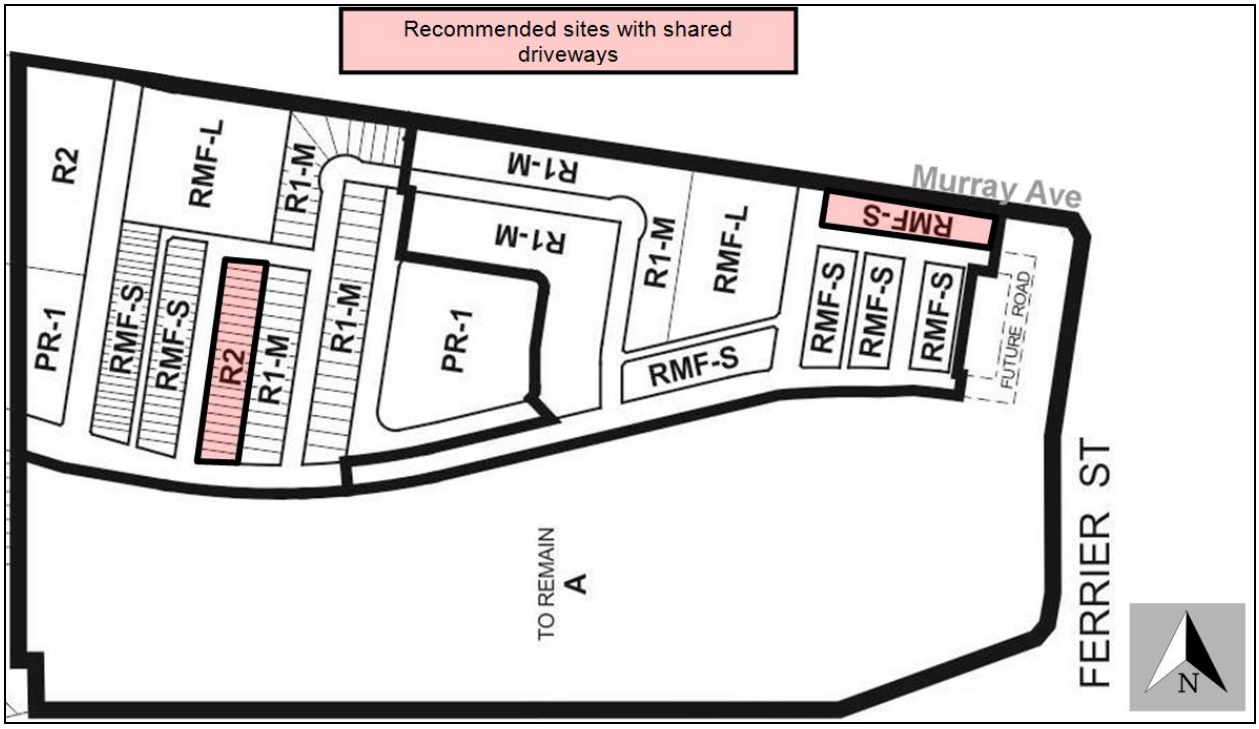


Figure 6: Recommend sites for shared driveways.

Signage:

- It is recommended that the Developer install, and maintain, at the entrances to the Planned Area, development information signs.
- These signs should show
    - zoning information;
    - all proposed arterial and collector streets;
    - the location of sidewalks, public walks, and active transportation facilities;
    - proposed parks;
    - storm water retention facilities; and
    - existing and all proposed community mailbox sites.
- This clause will ensure that future residents or potential residents are well informed of the zoning and future development of their neighbourhood.

Zoning Agreement Considerations:

The following sections describe the recommended Zoning Agreement conditions.

Building Heights and Setbacks for Multi-Family Development:

- The applicant is proposing a mix of residential zoning district, some which would provide for building heights of 150 feet.
- Although the Applicant has chosen these districts to enable a certain development density to achieve Precinct Planning goals, the Administration recommends that buildings in excess of 35 feet in height and abutting single- and two- family homes should provide greater setbacks and setbacks should increase as the building height increases.
- The recommended clause in the Zoning Agreement proposes a minimum setback of 20 feet for buildings taller than 35 feet, plus an additional one foot setback for that portion of each additional foot of increased height beyond 35 feet.
- The maximum permitted building height in this scenario would be 65 feet. The recommended clause is included to address the issue of privacy for immediate neighbours and ensure suitable transitions between single- and two- family and multi-family housing.
- Generally speaking, the recommended clause would allow for tapered buildings and is intended to accommodate greater building heights by locating these further from smaller properties. For reference, the Single- and Two Family Dwellings that would be abutting the “RMF-L” parcels are permitted a maximum building height of 35 feet.
- The Zoning Agreement clause would apply to the two (2) proposed sites that would be zoned “RMF-L” Residential Multi-Family Large (Figure6).

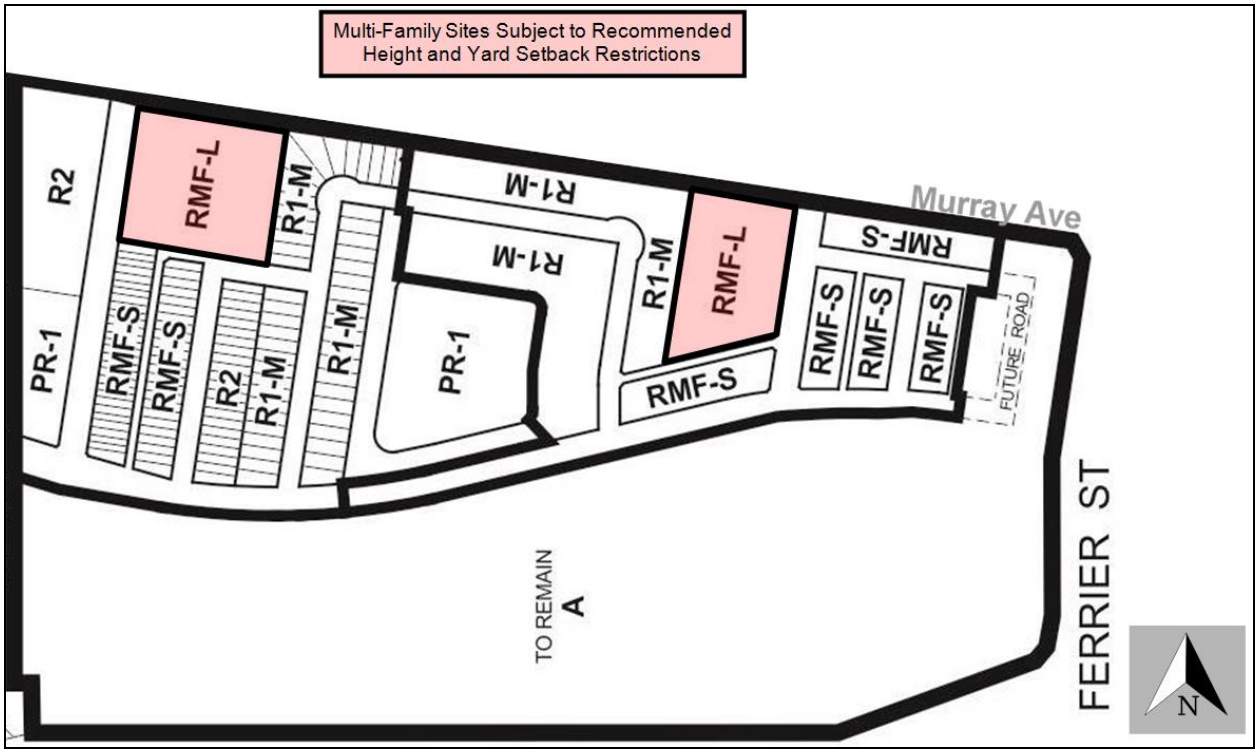


Figure 7: Proposed Residential Multi-Family (Large) sites.

Plan Approval

- The Administration recommends that final plans be submitted to the Director of Planning, Property and Development and Lord Selkirk - West Kildonan Community Committee for review prior to the issuance of a development permit on the site.
- Plan Approval would apply to lots zoned “RMF-S” Residential Multi-Family (Small) and “RMF-L” Residential Multi-Family (Large) District.
- The inclusion of this clause will allow the Urban Planning Division and the Lord Selkirk - West Kildonan Community Committee to review final plans before development takes place on the subject site, and for any future developments on the Parcels.
- Evaluation shall be guided by the design guidelines under Appendix B to this report.

Minimum Net Density Requirements:

- The Administration recommends a minimum net density to the Residential Multi-Family (Small) blocks in Phase 7. This clause is to ensure implementation of the minimum net density policies of the Precinct Plan.
- A similar clause would apply to the Multi-Family (Large) sites.
- The subject clause in the recommended Zoning Agreement is being added to ensure alignment with the secondary plan and that a maximum density is not included in the zoning agreement because the maximum will be guided by the zoning district.

OTHER ISSUES:

Narrow Residential Lots with Front Access:

- There is an emerging trend to create smaller residential lots with front access driveways.
- Although the Zoning By-law allows a lot width down to 25 feet, such narrow lots should ideally take vehicular access from a rear lane, or provide shared single-car driveways.
- When rear lane access is not provided, then lots should either be wider or driveways should be narrower.
- In this case, the Developer has noted their intent to accommodate double-car driveways (16 feet) on all single-family lots with front access driveways.
- Based on experience by Public Works in other parts of the city, narrow lots with front driveways may create the following issues:
    - Difficulties with respect to City Snow Removal operations.
    - On-street parking becomes limited.
    - Difficulties in accommodating sidewalks and light posts.
- Discussions with the Public Works have revealed that ideally a minimum separation of 20 feet separation between private approaches is necessary on both sides of the street to avoid the above noted issues.
- Figure 8 shows the area of concern where less than 20 feet between driveways would be provided.

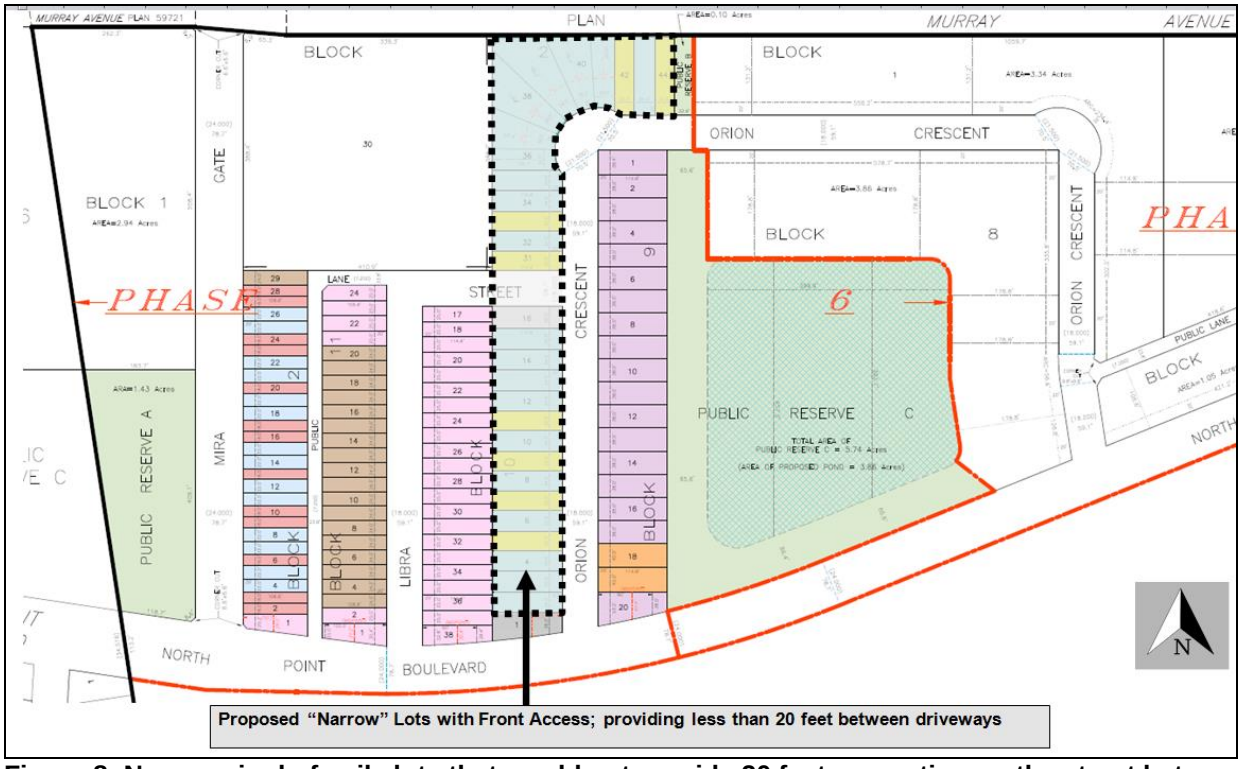


Figure 8: Narrow single-family lots that would not provide 20 feet separation on the street between driveway approaches.

- Discussions with Public Works reveal that Single-Family lots with front access should at least 40 feet wide because such lot width can comfortably accommodate sufficient separation between driveway approaches based on the existing construction specification which requires residential approaches (driveways) to have 5 foot wide flares.
- The purpose of the five foot wide flares is to accommodate City snow clearing equipment and clearing operations when removing snow from driveway frontages. See Figure 9 below for an example of 40 feet wide single-family lots.
- The lots proposed under the subject DASZ application would have 16 feet wide front driveways. However the narrowest lots are between 32-34 feet wide and unable to provide 20 feet (6.1 metres) between driveways. A close up of the proposed lots under the subject DASZ is shown on Figure 10 on the following page.
- Further, any future lots on the proposed Blocks should also provide a minimum lot width that ensures adequate space for snow-storage and on-street parking can be provided. Otherwise, the lots could be subdivided at significantly narrow widths.

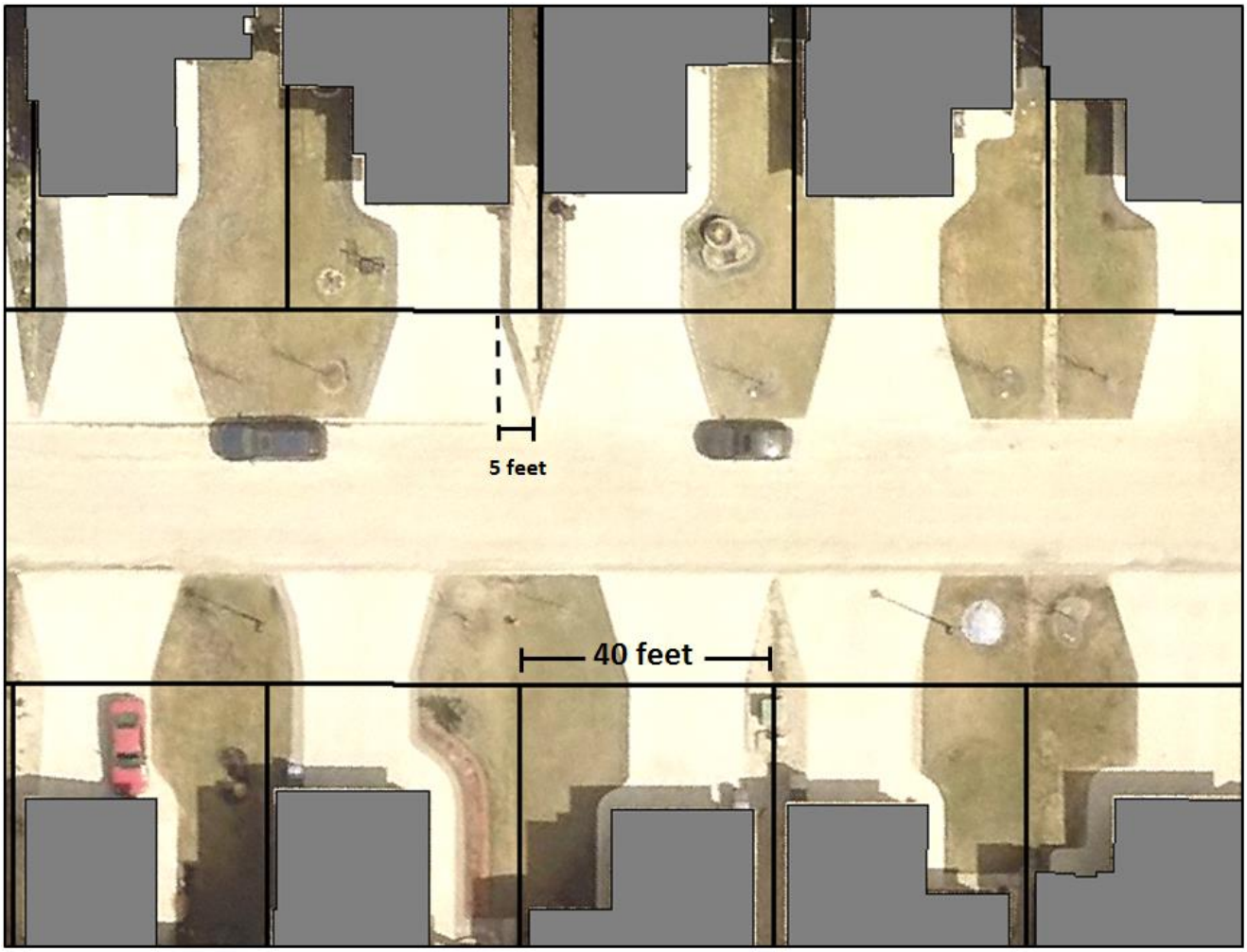


Figure 9: Single-Family Lots (40 feet frontage) with roughly 28 feet of boulevard space between private approaches.

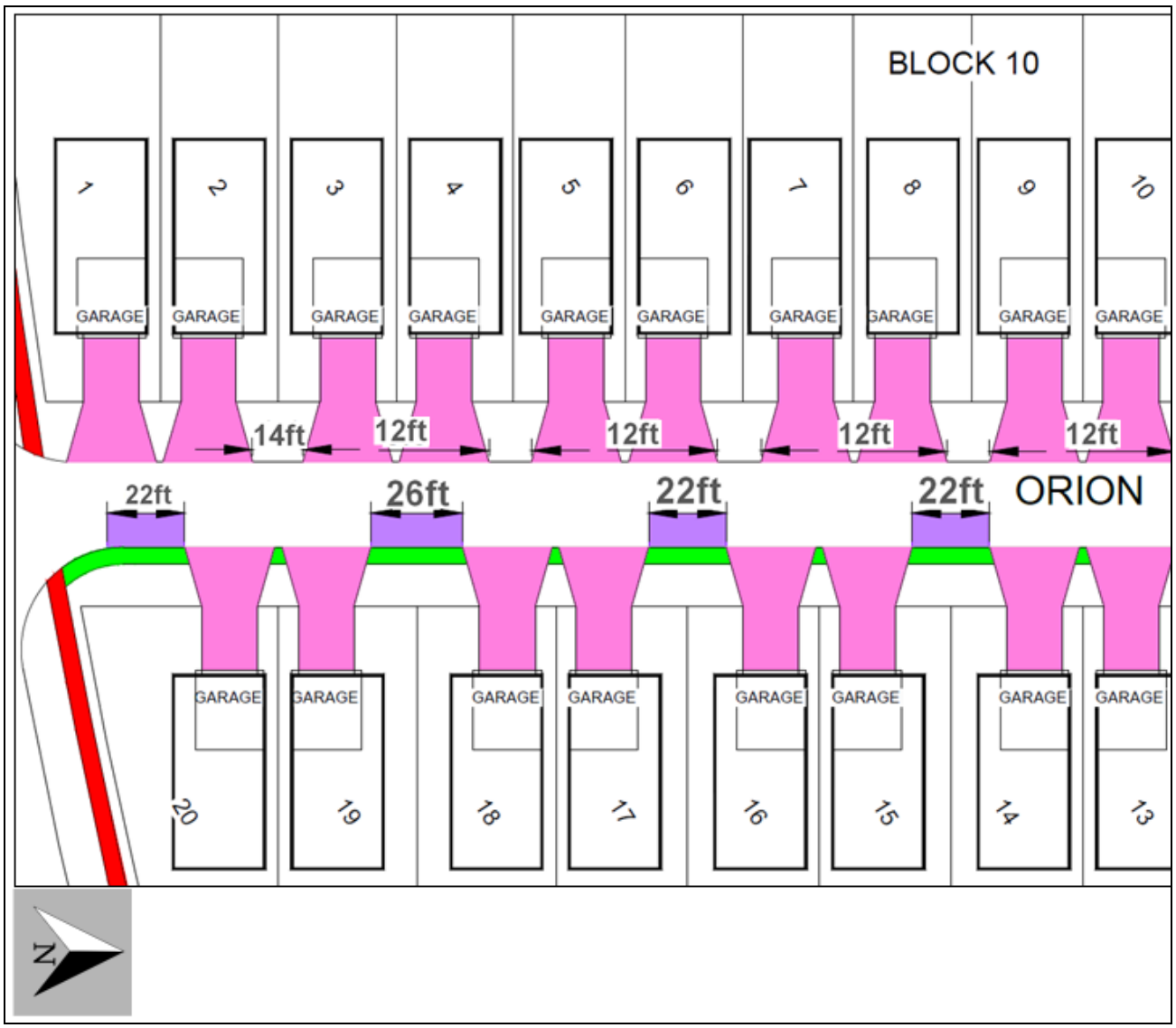


Figure 10: Close up of proposed narrow single-family lots under the subject DASZ.

- As shown on Figure 10 above, proposed single-family lots on the west side of the street (top) would have 12-14 feet of separation between approaches.
- It is worth noting that the east side of the street (bottom) would be 38 feet wide. Based on current construction standards, the lots would allow for enough space to accommodate the operational needs of Public Works with respect to snow clearing operations while also accommodating on-street parking.

- As noted in the ACG report, the “R2” and “RMF-S” lots with front access will be required to achieve an adequate separation between driveway approaches. Other lots will be serviced by rear lanes and thus there are no concerns with respects to rear-lane supported lots.

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*, the Precinct ‘G’ Secondary Plan and compatible with the surrounding area.

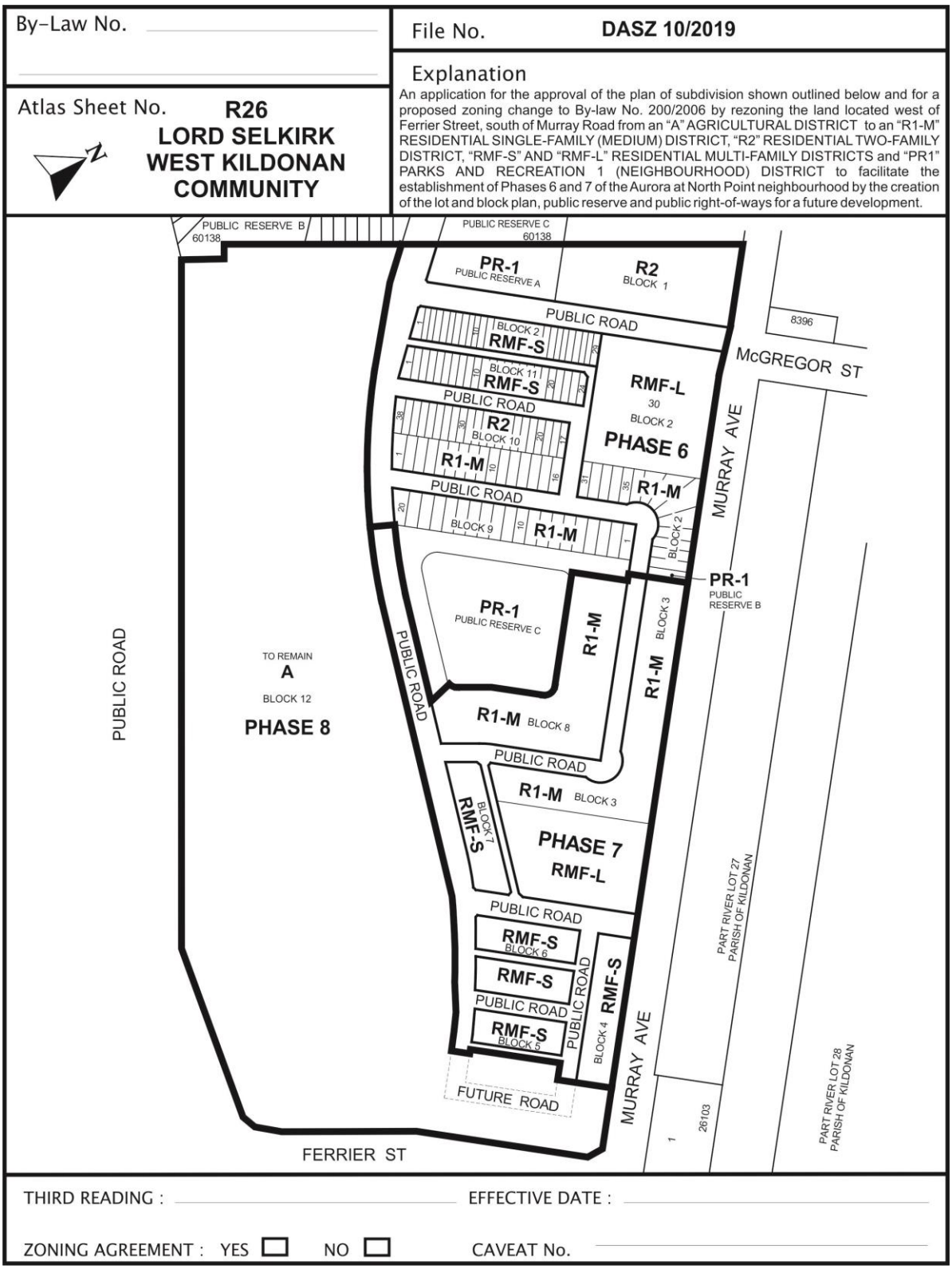
This Report Submitted by:
Planning, Property and Development Department
Planning and Land Use Division

Report Prepared by:
R. Hayer, MCP

PPD File #:
DASZ 10/2019

Schedule "A" of File DASZ 10/2019, Lord Selkirk - West Kildonan Community Committee,

June 11, 2019



SCHEDULE B

REPORT OF THE ADMINISTRATIVE COORDINATING GROUP – April 10, 2019

RE: PROPOSED SUBDIVISION AND REZONING OF LAND LOCATED ON THE WEST SIDE OF FERRIER STREET, SOUTH OF MURRAY ROAD

It is recommended that the approval of DASZ 10/2019, if granted, be subject to the applicant entering into a Development Agreement and address the following items where applicable:

Plan Considerations

1) The Developer shall, at no expense to the City, legally open property required for a 3.0m x 3.0m corner cut at public lane intersections, as determined by and to the satisfaction of the Director of Public Works.

2) The Developer shall, at no expense to the City, dedicate and legally open property for right-of-way corner cuts measuring 2.0m x 2.0m at each corner of the intersection of two streets measuring 22.0m in width or greater, to the satisfaction of the Director of Public Works.

3) The Developer shall, at no expense to the City, dedicate and legally open property for right-of-way corner cuts measuring 3.0m x 3.0m at each corner of any intersection where the angle is less than 80°, to the satisfaction of the Director of Public Works.

4) Public Walks are to be established with a right-of-way width of 6.0m, as determined by and to the satisfaction of the Director of Public Works.

5) Public Lanes are to be established with a right-of-way width of 7.25m, as determined by and to the satisfaction of the Director of Public Works.

6) Intersections of local streets within the Planned Area are to be designed such that the angle of intersection is no less than 70°, as measured in the quadrant with the acute angle.

Engineering Reports and Servicing Criteria

1) The Developer shall submit a comprehensive servicing report, prepared by a qualified municipal engineer, outlining the provision of underground services for the Planned Area and adjacent lands.

2) The Developer shall submit, to the satisfaction of the Director of Water and Waste, servicing criteria sheets for water, wastewater and land drainage facilities, including plans showing the current and ultimate service areas.

Servicing Conditions

1) Wastewater Sewers

a) The Developer shall, at no expense to the City, construct and install all wastewater sewers required to serve the Planned Area and adjacent lands as indicated by the servicing report.

b) In accordance with the City's Development Agreement Parameters, the City shall endeavor to recover from the benefitting owners and reimburse the Developer for the costs of oversizing wastewater sewers to provide capacity for adjacent lands

All as determined by and to the satisfaction of the Director of Water and Waste.

2) Water Mains

The Developer shall, at no expense to the City, construct and install all water mains required to serve the Planned Area as indicated by the servicing report, to the satisfaction of the Director of Water and Waste.

3) Land Drainage

a) The Developer shall, at no expense to the City, construct and install all land drainage sewers and stormwater retention facilities (including a piped outfall) required to serve the Planned Area as indicated by the servicing report.

b) The Developer shall dedicate all land and provide all easements necessary to accommodate the required stormwater retention and land drainage facilities in accordance with the Development Agreement Parameters.

c) The Developer shall pay their share of the cost of the regional land drainage. The regional land drainage facilities constructed by the Developer (including the value of the land for the stormwater retention basins) shall be credited against this charge.

All as determined by and to the satisfaction of the Director of Water and Waste.

4) Lot Line Service Connections

a) The Developer shall, at no expense to the City, construct and install wastewater and water building services from the wastewater sewers and water mains to service all single-family and two-family lots within the Planned Area, as determined by and to the satisfaction of the Director of Water and Waste.

b) The Developer shall ensure that the private sewer service for each single- family and two-family lot remains plugged from installation until the foundation

excavation has been backfilled and the roof of the dwelling has been sheathed, after which the private sewer service pipe may be connected to the wastewater system, and the Developer will indemnify the City against all actions, claims, demands, damages, losses and costs, including legal and court costs, suffered or incurred by the City arising out of any failure to do so.

c) The Developer shall replace or repair, to the satisfaction of the Director of Water and Waste, any water service pipe or private sewer service pipe determined by the Director of Water and Waste to be defective within one year following the date the water to the lot serviced by that water service pipe or private sewer service pipe is turned on by the City for domestic use, and shall pay to the City any and all costs incurred by the City associated with any such defect.

5) Lot Grading

a) The Developer shall, at no expense to the City and prior to the issuance of any building permit in respect of the Planned Area, provide a lot grading plan, prepared by a municipal engineer, for the Planned Area, and construct all drainage works necessitated by the lot grading plan of record to the satisfaction of the Director of Water and Waste.

b) Prior to the issuance of any building permits in respect of the Planned Area, the Developer shall, at no expense to the City, construct all swales, catchbasins and leads required to provide lot drainage within the Planned Area.

c) Upon registration of the approved subdivision mylars in the Land Titles Office, the Developer shall, at no expense to the City, grant to the City and register easements in respect of all swales, catchbasins and leads for lot drainage within the Planned Area.

6) Pavements

(a) The Developer shall, at no expense to the City, construct 150mm and 200mm thick Portland cement concrete pavements, 7.5m, 8.0m, and 10.0m in width, and all related works, including but not limited to ornamental street lighting, boulevard landscaping and land drainage facilities, in all streets within the Planned Area, all as determined by and to the satisfaction of the Director of Public Works.

(b) The Developer shall, at no expense to the City, construct 150mm thick Portland cement concrete pavements, 6.0m in width, and all related works, including but not limited to land drainage facilities, in all Public Lanes within the Planned Area, all as determined by and to the satisfaction of the Director of Public Works.

7) Sidewalks/Pathways

(a) The Developer shall, at no expense to the City, construct 3.5m wide asphalt multi-use pathways and/or 1.5m wide by 100mm thick Portland cement concrete sidewalks and all related works, on the standard alignment, 0.3m from the property line, as per the attached Schedule "C", to the satisfaction of the Director of Public Works.

(b) The Developer shall, at no expense to the City, construct a 1.5m wide by 100mm thick Portland cement concrete sidewalk within the Public Walks, and landscape the remainder to include:

(i) Sodding on both sides of the sidewalk;

(ii) Fencing along the side property lines and at both street ends of the Public Walk with an appropriate sidewalk opening;

All as determined by and to the satisfaction of the Director of Public Works.

(c) The Developer shall construct sidewalks concurrently with the pavements with which the share the right-of-way, as determined by and to the satisfaction of the Director of Public Works.

8) Recoveries for AG 40/15

(a) The Developer shall pay to the City, in cash, on demand, their share of the works previously completed or to be completed as part of AG 40/15, including the works associated with McPhillips Street intersection improvements, McPhillips Street and Murray Avenue intersection improvements, traffic control signals at the intersection of McPhillips Street and North Point Boulevard and traffic control signals at the intersection of McPhillips Street and Murray Avenue.

(b) Further to the above, it is hereby acknowledged by the Developer and the City that this obligation is satisfied as the parties responsible for the installation of these services is also 1910588 Alberta Ltd. pursuant to the requirements under AG 40/15.

9) Share of Future Improvements

(a) The Developer shall pay to the City, in cash, on demand, their share of the cost of the following services to be installed in Murray Avenue along the full length of the Planned Area abutting the south side of Murray Avenue:

(i) An 8.0m wide by 200mm thick Portland cement concrete lane of pavement and all related works;

(ii) A 1.5m by 100mm thick Portland cement concrete sidewalk;

(iii) Street lighting in the south boulevard;

(iv) Landscaping in the south boulevard;

All as determined by and to the satisfaction of the Director of Public Works.

(b) Alternatively to (a) above, at the City's option, the Developer shall construct, at no expense to the City, the services described in (a) and all related works, along the full length of the Planned Area abutting the south side of Murray Avenue as determined by and to the satisfaction of the Director of Public Works.

(c) The Developer shall pay to the City, in cash, on demand, their share of the costs associated with the installation of traffic control signals and all related works (including but not limited to pedestrian and vehicular actuation and interconnection to adjacent traffic control signals, countdown and audible pedestrian signals at the intersection of Ferrier Street and Murray Avenue), as determined by and to the satisfaction of the Director of Public Works.

(d) The Developer shall pay to the City, in cash, on demand, their share of the costs of the intersection improvements at the following intersections:

(i) Main Street and Fernbank Avenue;

(ii) McPhillips Street and Fernbank Avenue;

(iii) McPhillips Street and Balgona Road;

(iv) Ferrier Street and Murray Avenue;

All as determined by and to the satisfaction of the Director of Public Works.

(e) The Developer shall pay to the City, in cash, on demand, their share of the costs associated with the construction of the future connection of Ferrier Street to Chief Peguis Trail (including but not limited to traffic control structures), as determined by and to the satisfaction of the Director of Public Works.

(f) The Developer shall pay to the City, in cash, on demand, their share of the cost of the following services to be installed in Ferrier Street along the full length of the Planned Area abutting the west side of Ferrier Street:

(i) An 8.0m wide by 200mm thick Portland cement concrete land of pavement and all related works;

(ii) A 3.5m wide active transportation pathway;

(iii) Street lighting in the west boulevard;

(iv) Landscaping in the west boulevard;

All as determined by and to the satisfaction of the Director of Public Works.

10) Temporary Dead-End Streets

(g) The Developer shall, at no expense to the City, construct a paved cul-de-sac-style vehicle turnaround at the terminus of each temporarily dead-ended street within the Planned Area, and provide any rights-of-way or easements necessary to accommodate same, all as determined by and to the satisfaction of the Director of Public Works.

(h) The Developer shall, at no expense to the City, erect and maintain barricades and signage across the full width of any streets which are temporarily dead-ended due to phasing of development immediately upon completion of the paving or when house construction has begun, whichever is sooner, as determined by and to the satisfaction of the Director of Public Works.

11) Boulevards

(a) The Developer shall, at no expense to the City, sod and plant trees on all boulevards within and fronting on 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, to the satisfaction of 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 trees for a period of two years, in accordance with specifications approved by the Director of Public Works.

12) Private Approaches

(a) There shall be no private approaches serving single family or two family residential development off residential collector streets (i.e. rights-of-way measuring 22.0m or greater in width).

(b) Private approaches serving R2 and RMF-S lots without a public lane shall be joint use and there shall be 6.1m between the edge of the private approach flares between lots, measured at the curb, as determined by and to the satisfaction of the Director of Public Works.

13) Two Means of Vehicle Access

(a) The Developer shall, at no expense to the City, ensure that two means of paved vehicular access are available at all times to each stage of development of the Planned Area, to the satisfaction of the Director of Public Works.

(b) The Developer shall, at no expense to the City, construct temporary paved roadways, and provide easements or rights-of-way in respect of same, as required to satisfy the Developer's obligation under clause (a).

14) Construction Traffic

The Developer shall, at no expense to the City

(c) ensure that construction traffic uses access routes determined by the Director of Public Works;

(d) maintain those access routes in a clean, dust-free condition, free of dropped and tracked-on mud; and

(e) undertake the regular cleaning, including, but not limited to scraping and sweeping, of those access routes and all streets within the Planned Area, until building construction, including landscaping, is complete,

All as determined by and to the satisfaction of the Director of Public Works.

15) Signage

(a) Prior to construction, the Developer shall, at no expense to the City, obtain approval of and install, and subsequently maintain, at the entrances to the Planned Area, development information signs, containing no advertising, and showing the Planned Area, zoning information, a north directional arrow, McPhillips Street, Murray Avenue, and the future Chief Peguis Trail, all proposed arterial and collector streets, sidewalks, public walks, active transportation facilities, all proposed parks, storm water retention facilities, existing and all proposed community mailbox sites, all with the approval of and to the satisfaction of the Director of Planning, Property and Development.

(b) The Developer shall, at no expense to the City, supply and install trail network signage and trail related traffic signage, on pathways and active transportation

corridors, consistent with standards and specifications applied to similar citywide networks, or an alternative standard proposed by the Developer, as determined by, and to the satisfaction of, the Directors of Public Works and Planning, Property, and Development.

16) Street Name Signs

The Developer shall, at no expense to the City, cause to be installed standard, reflectorized, permanent street name signs at each new intersection within or adjacent to the Planned Area, as determined by and to the satisfaction of the Director of Public Works.

17) Utilities

a) The Developer shall, at no expense to the City, cause underground electrical and telephone services to be installed to serve the Planned Area and pay the full cost to convert any existing overhead services within the Planned Area 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.

18) Public Reserve

a) The Developer shall dedicate as Public Reserve at least 8% of the land contained within the overall development area and shall, at no expense to the City, undertake landscape improvements and pay its share of the cost of services in streets abutting the dedicated land all in accordance with plans and specifications approved by the Director of Public Works. If the Developer is unable to dedicate a full 8% of the land, the Developer shall dedicate an amount of land satisfactory to the Directors of Public Works and Property, Planning & Development, and compensate the City for any shortfalls in the amount of land, servicing and improvements not provided, at the then current values, by payment of cash, or, by the provision of an equivalent value of additional site amenities in the Public Reserves within the Planned Area, as approved by the Directors of Public Works and Planning Property and Development.

b) Landscape improvements of the Public Reserve lands shall be done in accordance with plans and specifications provided by the Developer and approved, prior to the commencement of construction, by the Director of Public Works. The scope of landscaping shall include grading, sodding, land drainage, irrigation and construction of 2.4 m paths.

c) If the City deems that the provision of irrigation or water service to the Public Reserve is not required, the Developer shall provide compensation in the form of site amenities of predetermined equivalent value.

d) Both parties acknowledge that the City will not compensate the Developer for the provision of excess serviced frontage beyond what they were required to provide.

e) The Developer shall, at no expense to the City, provide continuous fencing for properties abutting public reserve land. The fencing shall be located within private property and established by caveat to be the responsibility thereafter of the private property owner.

f) Public Reserve development should be undertaken by the time the build out has reached 80% and completed before reaching 100%, unless an extension of time has been previously approved, in writing, by the Director of Public Works.

g) The Developer shall assume responsibility for all Public Reserve sites until they are developed, and throughout the maintenance period until Final Acceptance Certificate for Parks has been issued by the Director of Public Works.

h) The Developer shall, at no expense to the City, maintain Public Reserve improvements, in accordance with specifications approved by the Director of Public Works, for a period of two years following the issuance of a Construction Completion Certificate. The City reserves the right to impose longer maintenance terms for amenities and features, such as naturalized areas, that the Director of Public Works deems to be beyond the standard scope of public reserve improvements.

l) Securities for Public Reserve improvements may be reduced following the issuance of a Construction Completion Certificate and site inspection and approval by the City, but shall not be released in full until and as-built drawings have been received and accepted as complete by the Director of Public Works and Final Acceptance for Parks has been issued.

19) Litter and Refuse Control and Clean-Up

The Developer shall, at no expense to the City, and of its own volition, initiate and control the regular cleanup of litter and refuse related to construction and development of the Planned Area, both on-site and off-site, during the installation of services and construction of buildings, until completion of all construction, as determined by and to the satisfaction of the Director of Public Works.

20) 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 this Agreement and the physical development of the Planned Area.

2) 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, parklands, parkways 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.

c) The Developer shall pay to the City its share of the cost of Consulting Fees for the Preparation of Precinct G, as determined and approved by the Director of Property and Development.

3) Administration Fees

The Developer shall pay to the City, prior to the release of the subdivision mylars for registration in the Land Titles Office, an administration fee plust applicable GST to help defray the City's administration and related costs associated with the preparation and implementation of the Development Agreement.

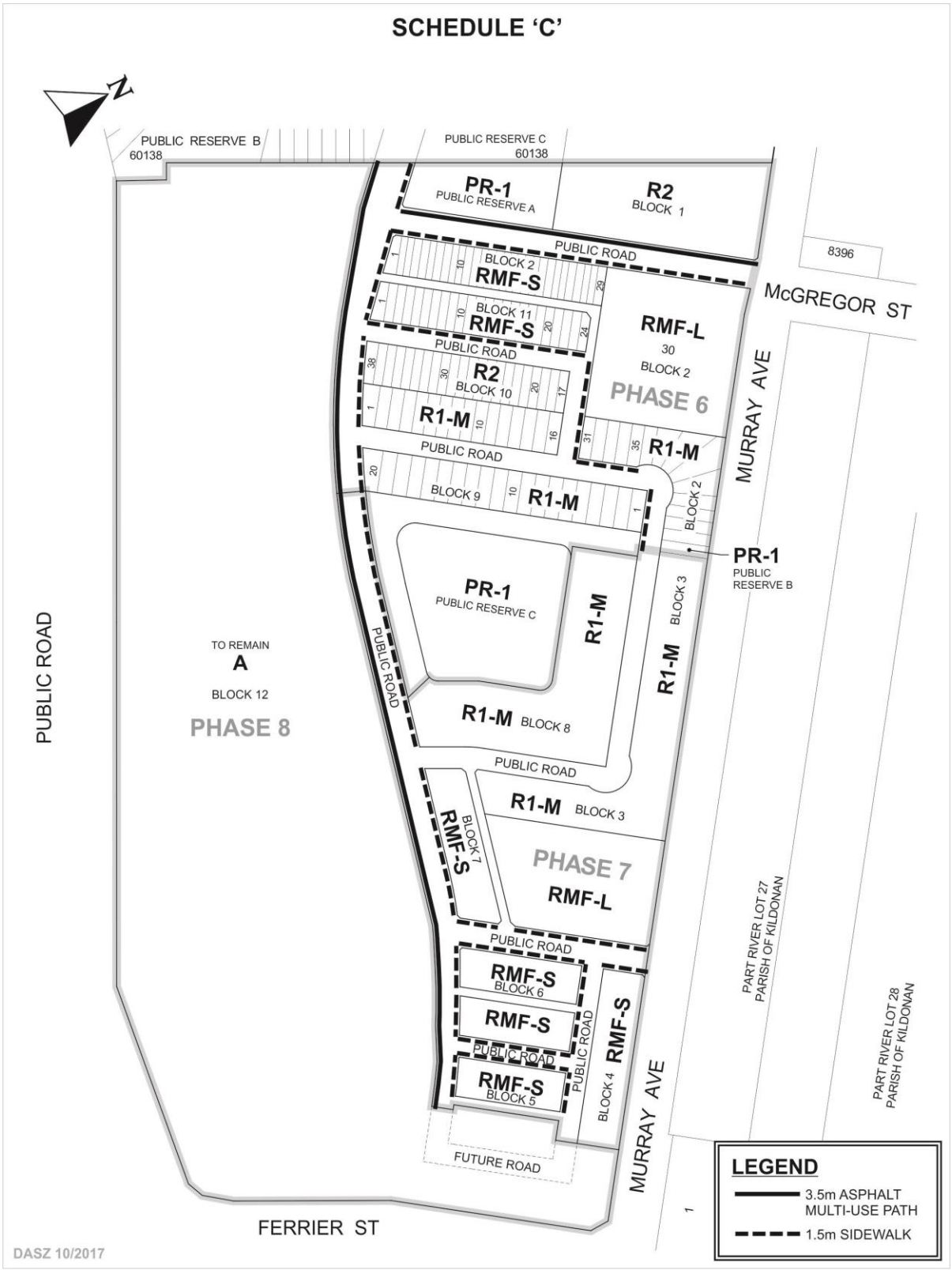
THIS REPORT SUBMITTED BY:

Administrative Co-ordinating Group
File No. DASZ 10/2019
May 23, 2019

"*Original Signed by D. Trenchard"*
D. Trenchard, P. Eng.,
Land Development Branch

"*Original Signed by M. Gajda"*
M. Gajda, P. Eng.
Water & Waste Department

"Original Signed By C.J. Desjardine"
C.J. Desjardine, M.Sc., P. Eng.
Public Works Department, Transportation Division


SCHEDULE 'C'
N
PUBLIC RESERVE B
60138
PUBLIC RESERVE C
60138
PR-1
PUBLIC RESERVE A
R2
BLOCK 1
PUBLIC ROAD
8396
McGREGOR ST
BLOCK 2
RMF-S
BLOCK 11
RMF-S
RMF-L
30
BLOCK 2
PHASE 6
PUBLIC ROAD
R2
BLOCK 10
R1-M
R1-M
PUBLIC ROAD
BLOCK 9
R1-M
BLOCK 2
MURRAY AVE
PR-1
PUBLIC
RESERVE B
PR-1
PUBLIC RESERVE C
R1-M
BLOCK 3
R1-M
PUBLIC ROAD
TO REMAIN
A
BLOCK 12
PHASE 8
PUBLIC ROAD
R1-M BLOCK 8
PUBLIC ROAD
R1-M BLOCK 3
RMF-S
BLOCK 7
PHASE 7
RMF-L
PUBLIC ROAD
RMF-S
BLOCK 6
RMF-S
PUBLIC ROAD
RMF-S
BLOCK 5
PUBLIC ROAD
RMF-S
BLOCK 4
FUTURE ROAD
MURRAY AVE
PART RIVER LOT 27
PARISH OF KILDONAN
PART RIVER LOT 28
PARISH OF KILDONAN
FERRIER ST
LEGEND
3.5m ASPHALT
MULTI-USE PATH
1.5m SIDEWALK
DASZ 10/2017

Appendix B: Design Guidelines for Plan Approval under DASZ 10/2019

The purpose of this section is to provide design performance guidelines in the review process that are based upon sound land use planning principles and best practices, relying on the positive experience in other North American cities, to assess the site designs for new developments in Precinct 'G' under DASZ 10/2019.

The intent of using Site Plan Guidelines and Review in the approval process is to promote, encourage, and develop the positive aspects of a project while ensuring the negative impacts are sufficiently mitigated. The site plan review and approval process provides proponents the opportunity to show how public space interacts with the private development, and to demonstrate how the proposal achieves or exceeds the following goals:

- Ensure that the pedestrian and cycling environment is safe, accessible, comfortable, convenient and attractive;
- Ensure the vehicular environment for both public and private transportation is well integrated with the pedestrian environment;
- Respect the existing context, including current uses, scale and functions of adjacent land-uses and streets;
- Strengthen the continuity of the Planned Area and the site's development by using elements and/or adding new elements that unify and connect individual areas and buildings;
- Utilize the architectural elements of the building(s) in a sensitive and cohesive manner (i.e.: facades, roofs, entrances, landscaping, signage, and lighting) to enhance the development. .

The Design Principles and General Design Guidelines identified below provide guidance on achieving these goals. These design principles and guidelines will be used when reviewing the final site plans as part of the approval process for Development Applications as required as a condition under the Zoning Agreement.

A. General Design Principles and Detailed Design Guidelines

The Director of Planning, Property and Development will use the design principles and guidelines to assess site design when reviewing the final plan submitted as required under the Zoning Agreement for the Planned Area.

General Design Principles embody the values and goals a redevelopment scheme should strive for in its urban design. The General Design Principles are the 'broad brush', large scale conceptual recommendations made for guiding major commercial developments. The Detailed Design Guidelines and Considerations provide more specific recommendations and strategies. The principles, guidelines and considerations are anchored to several *OurWinnipeg policies.*

These policies essentially strive to ensure that development sites are designed to address the needs of its users in a sustainable manner.

General Design Guidelines:

- Create a safe and comfortable pedestrian environment.
    - Apply Universal Design Guidelines.
    - Promote Active Transportation.
    - Ensure the principles of Crime Prevention Through Environmental Design (CPTED) are applied.
    - Ensure safe and convenient access to transit facilities.
    - Protect pedestrians from adverse environmental elements.

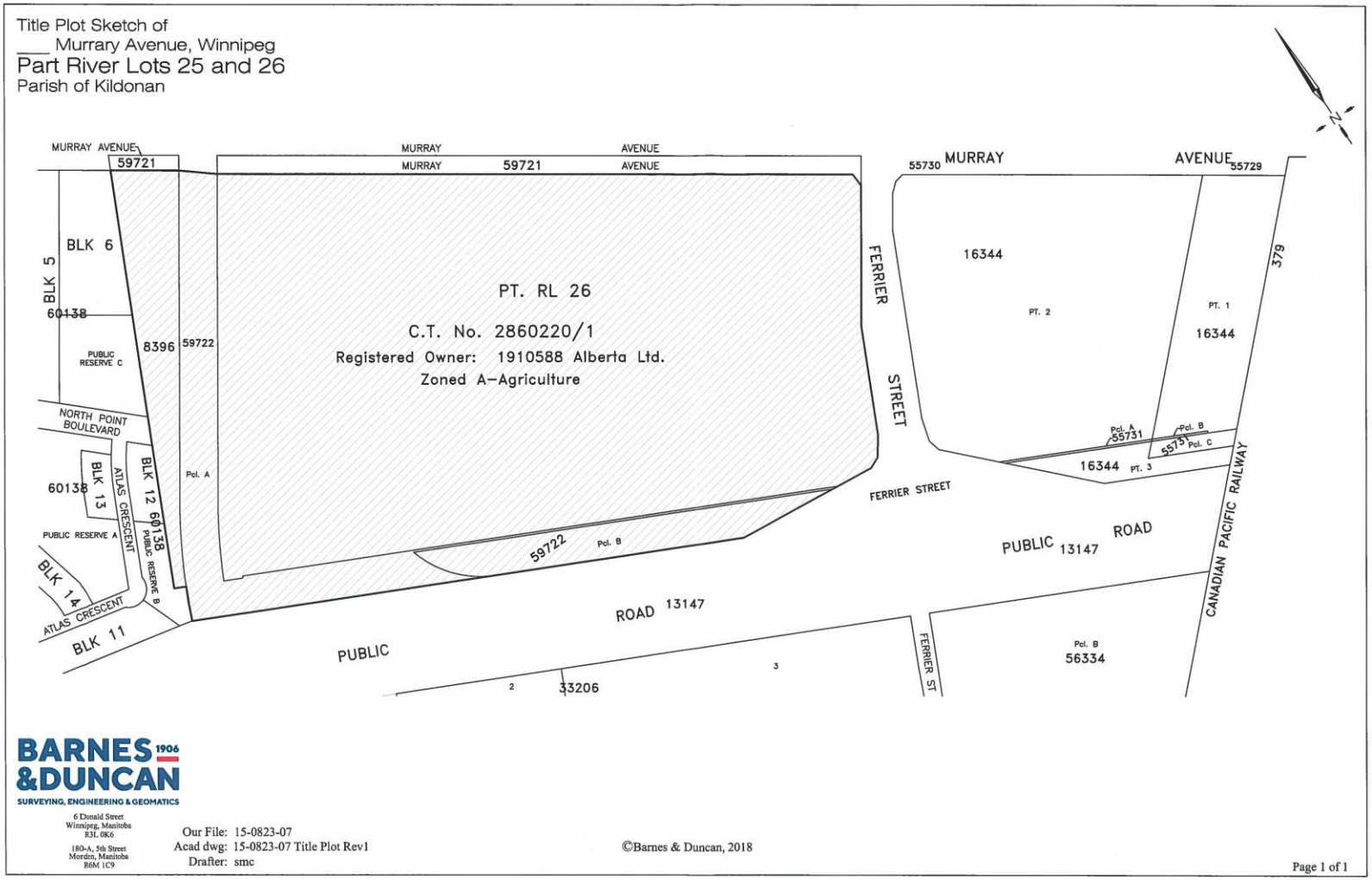
Detailed Design Considerations:

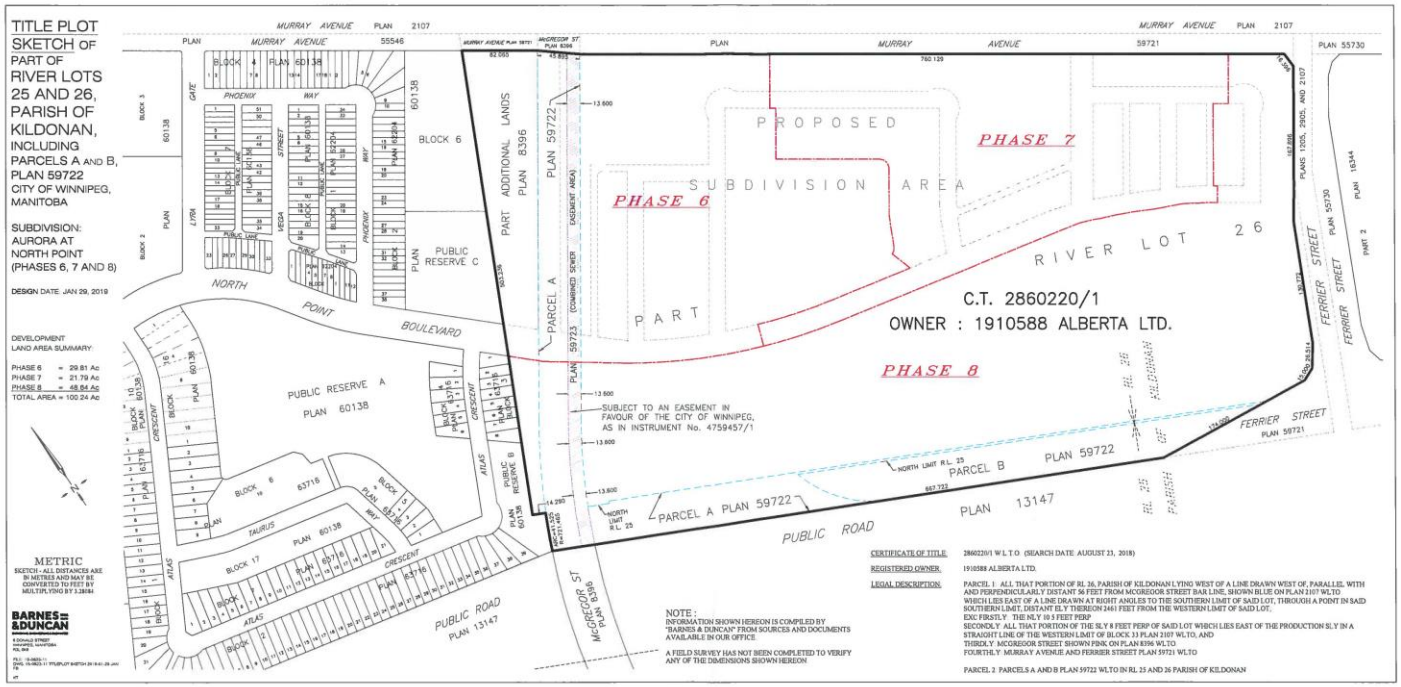
- Sidewalks
    - Size according to their intended use and place in the overall scheme.
    - Create direct, comfortable and safe pedestrian routes leading to front entrances of buildings from parking areas, transit stops, public sidewalks, and other pedestrian destinations.
    - Sidewalks need to impart a sense of permanence. They should be lined by trees, high-quality landscaping, and high-quality materials.
- Parking lots
    - Ensure the parking lot design program includes pedestrian safety, comfort and amenity as key priorities.
    - Provide a pedestrian route between main buildings and the public sidewalk that is uninterrupted by surface parking and driveways.
    - Provide shade and high-quality landscaping in surface parking areas.
    - Position parking rows perpendicular to main building entrances to assist safe pedestrian movement toward the building.
    - Limit the length of parking rows to a maximum of 20-30 contiguous spaces. Longer rows should include landscaped breaks, e.g. islands with shade trees for all season to ensure pedestrian safety.
    - Divide large surface parking areas both visually and functionally into smaller parking courts through the use of landscaped islands and protected pedestrian pathways.
    - Edge treatments along public streets and other public spaces should visually screen parked vehicles but not completely obstruct views into and out of the parking lot for the purpose of supporting pedestrian safety and security.

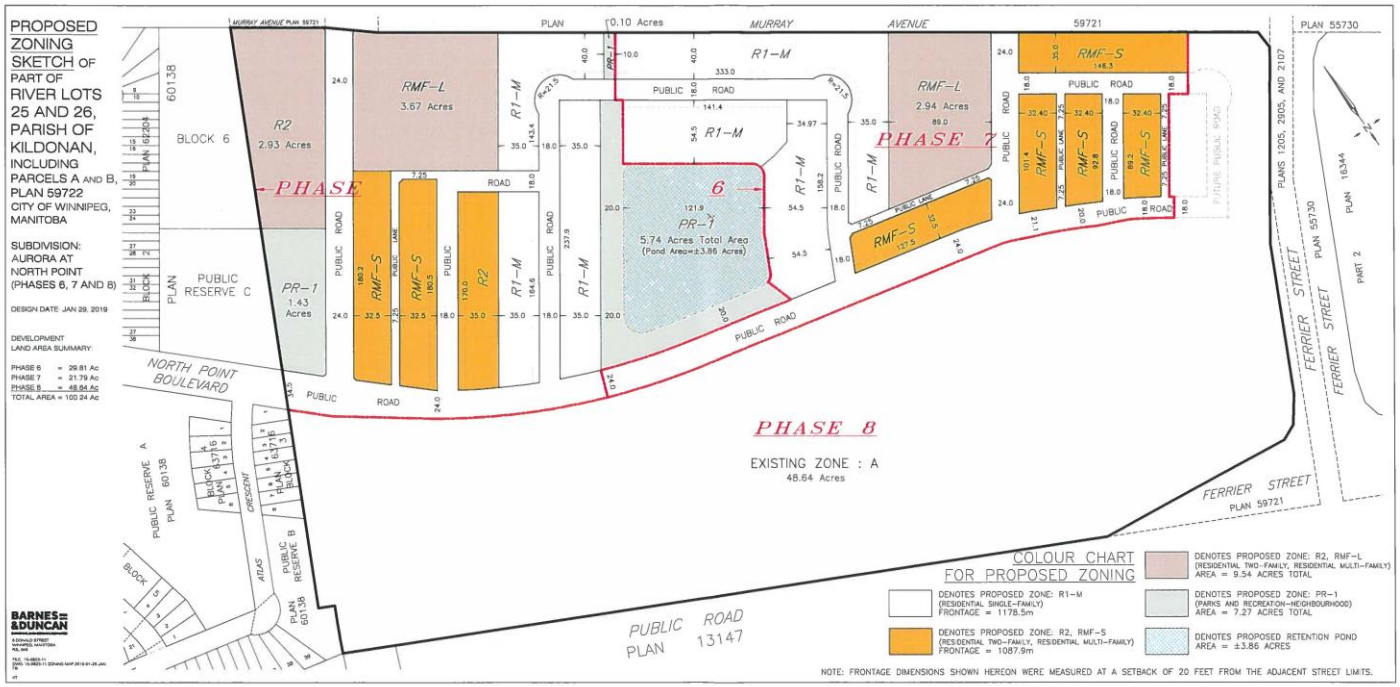
- Pedestrian Crossings
    - Consider installing ‘tables’ (rolled curbs bordering slightly elevated crossings) at major internal pedestrian routes across drive aisles to serve as a traffic calming feature and provide uninterrupted pedestrian connection.
    - Where pedestrian routes cross street access driveways and other major drive aisles, clearly mark crossings and provide unobstructed sight distance for pedestrians and vehicles.
- Signage
    - Use thematic signage in a consistent way finding system to direct pedestrians to different buildings.
- Lighting
    - Select different luminaries with a coordinated appearance to light pedestrian pathways, parking spaces, drive aisles, building and site entrances and other relevant parking lot features.
    - Install lighting that is appropriately scaled to its purpose, i.e. avoid over lighting.
    - Consider providing pedestrian scale lighting, such as bollards or lower scale pole fixtures, along pedestrian routes.
- Transit
    - Ensure transit facilities are near and relate to building exits and entrances, and key on-site pedestrian routes.
    - Explore opportunities for incorporating transit stops into buildings for the purpose of creating weather protection for transit users.
- Building Design – as it impacts the pedestrian environment:
    - Preliminary thought should be given to locating potential uses with associated outdoor areas (such as balconies or patios) where they will receive maximum exposure to sunshine and protection from wind.
    - Buildings and streets should be oriented to provide maximum protection from prevailing winds (streets oriented east/west, buildings situated to buffer wind) and maximum exposure to sunshine in winter to improve pedestrian comfort.
    - Encourage open and inviting building facades at street and 2nd storey level to enhance the convenience, comfort and enjoyment of pedestrian experiences and enhance interactions between public and private space.
    - Locate refuse storage areas and other building services internal to buildings or screened from view with appropriate fencing/landscaping.
    - Direct access to buildings from street level.

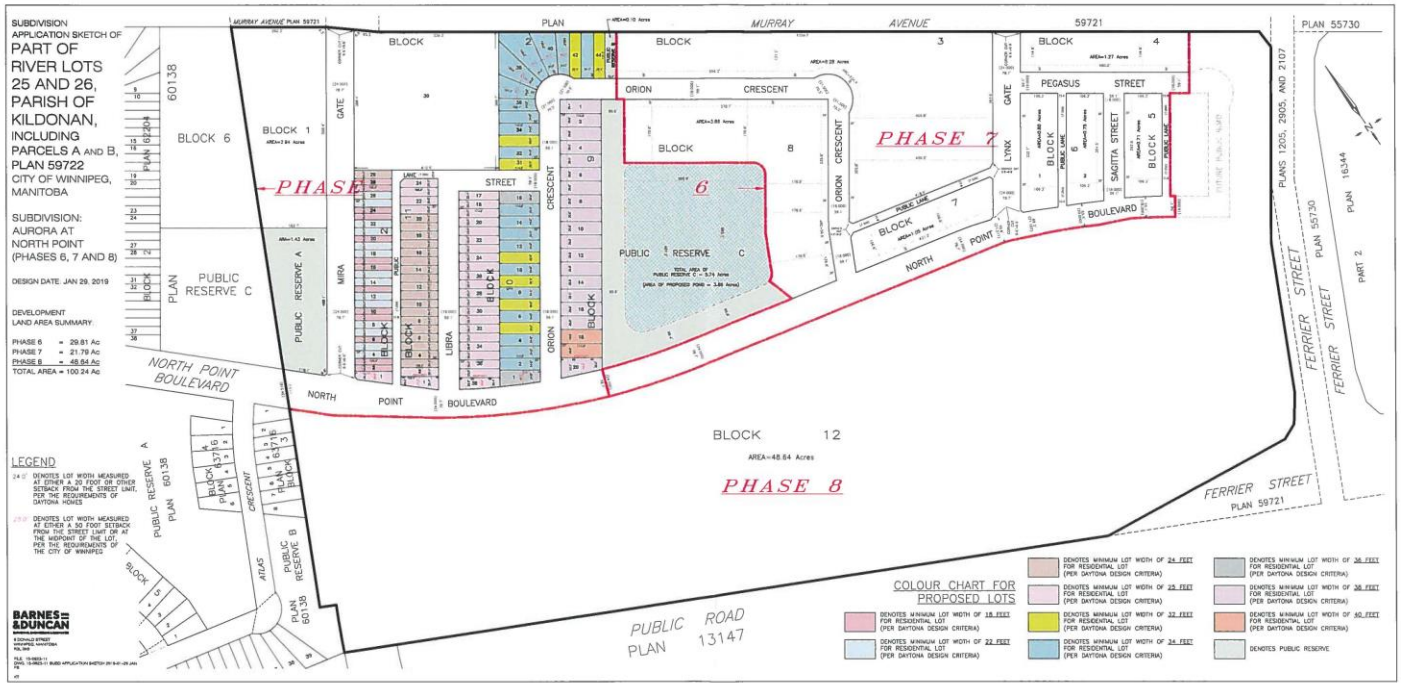
- Universal Design
    - Ensure the City of Winnipeg Universal Design Standard is used to guide barrier free design on public lands and encourage application of these standards on private exterior and interior spaces.
    - In particular, ensure all pedestrian routes (interior and exterior) are inclusive and incorporate a consistent way finding system through
        - signage and site design (i.e. zoned sidewalk concept - furniture zone at back of curb, pedestrian circulation zone/clear path of travel, building frontage zone); and
        - sidewalks that utilize colour and textural contrasting bands defining pedestrian circulation zone and building entries.

Exhibit "9" referred to in File DASZ 10/2019




TITLE PLOT SKETCH OF PART OF RIVER LOTS 25 AND 26, PARISH OF KILDONAN, INCLUDING PARCELS A AND B, PLAN 59722 CITY OF WINNIPEG, MANITOBA
SUBDIVISION: AURORA AT NORTH POINT (PHASES 6, 7 AND 8)
DESIGN DATE: JAN 29, 2019
DEVELOPMENT LAND AREA SUMMARY:
PHASE 6 = 29.81 Ac
PHASE 7 = 21.79 Ac
PHASE 8 = 48.64 Ac
TOTAL AREA = 100.24 Ac
METRIC
SKETCH - ALL DISTANCES ARE IN METRES AND MAY BE CONVERTED TO FEET BY MULTIPLYING BY 3.28084
BARNES & DUNCAN
MURRAY AVENUE PLAN 2107
PROPOSED SUBDIVISION AREA
PHASE 7
PHASE 6
PHASE 8
RIVER LOT 26
C.T. 2860220/1
OWNER : 1910588 ALBERTA LTD.
PART ADDITIONAL LANDS PLAN 8396
PARCEL A PLAN 59722
PARCEL B PLAN 59722
PUBLIC RESERVE A PLAN 60138
PUBLIC RESERVE C PLAN 60138
BLOCK 6 PLAN 60138
NORTH POINT BOULEVARD
PHOENIX WAY
PUBLIC ROAD PLAN 13147
MCGREGOR ST PLAN 8396
FERRIER STREET PLAN 59721
SUBJECT TO AN EASEMENT IN FAVOUR OF THE CITY OF WINNIPEG, AS IN INSTRUMENT No. 4759457/1
NOTE : INFORMATION SHOWN HEREON IS COMPILED BY "BARNES & DUNCAN" FROM SOURCES AND DOCUMENTS AVAILABLE IN OUR OFFICE
A FIELD SURVEY HAS NOT BEEN COMPLETED TO VERIFY ANY OF THE DIMENSIONS SHOWN HEREON
CERTIFICATE OF TITLE 2860220/1 W.L.T.O (SEARCH DATE AUGUST 23, 2018)
REGISTERED OWNER 1910588 ALBERTA LTD.
LEGAL DESCRIPTION PARCEL 1 ALL THAT PORTION OF RL 26, PARISH OF KILDONAN LYING WEST OF A LINE DRAWN WEST OF, PARALLEL, WITH AND PERPENDICULARLY DISTANT 56 FEET FROM MCGREGOR STREET BAR LINE, SHOWN BLUE ON PLAN 2107 WLTO WHICH LIES EAST OF A LINE DRAWN AT RIGHT ANGLES TO THE SOUTHERN LIMIT OF SAID LOT, THROUGH A POINT IN SAID SOUTHERN LIMIT, DISTANT ELY THEREON 2461 FEET FROM THE WESTERN LIMIT OF SAID LOT.
EXC FIRSTLY THE NLY 10 5 FEET PERP
SECONDLY ALL THAT PORTION OF THE SLY 8 FEET PERP OF SAID LOT WHICH LIES EAST OF THE PRODUCTION SLY IN A STRAIGHT LINE OF THE WESTERN LIMIT OF BLOCK 33 PLAN 2107 WLTO, AND
THIRDLY MCGREGOR STREET SHOWN PINK ON PLAN 8396 WLTO
FOURTHLY MURRAY AVENUE AND FERRIER STREET PLAN 59721 WLTO
PARCEL 2 PARCELS A AND B PLAN 59722 WLTO IN RL 25 AND 26 PARISH OF KILDONAN


PROPOSED ZONING SKETCH OF PART OF RIVER LOTS 25 AND 26, PARISH OF KILDONAN, INCLUDING PARCELS A AND B, PLAN 59722 CITY OF WINNIPEG, MANITOBA
SUBDIVISION: AURORA AT NORTH POINT (PHASES 6, 7 AND 8)
DESIGN DATE: JAN 29, 2019
DEVELOPMENT LAND AREA SUMMARY:
PHASE 6 = 29.81 Ac
PHASE 7 = 21.79 Ac
PHASE 8 = 48.64 Ac
TOTAL AREA = 100.24 Ac
MURRAY AVENUE
PLAN 59721
PLAN 55730
PHASE 6
PHASE 7
PHASE 8
EXISTING ZONE : A
48.64 Acres
RMF-L
3.67 Acres
RMF-L
2.94 Acres
R2
2.93 Acres
PR-1
1.43 Acres
PR-1
5.74 Acres Total Area
(Pond Area=±3.86 Acres)
R1-M
RMF-S
PUBLIC ROAD
NORTH POINT BOULEVARD
FERRIER STREET
PLAN 59721
PUBLIC ROAD
PLAN 13147
BLOCK 6
PUBLIC RESERVE C
PLAN 60138
PLANS 1205, 2905, AND 2107
PLAN 16344
PART 2
COLOUR CHART FOR PROPOSED ZONING
DENOTES PROPOSED ZONE: R1-M (RESIDENTIAL SINGLE-FAMILY) FRONTAGE = 1178.5m
DENOTES PROPOSED ZONE: R2, RMF-S (RESIDENTIAL TWO-FAMILY, RESIDENTIAL MULTI-FAMILY) FRONTAGE = 1087.9m
DENOTES PROPOSED ZONE: R2, RMF-L (RESIDENTIAL TWO-FAMILY, RESIDENTIAL MULTI-FAMILY) AREA = 9.54 ACRES TOTAL
DENOTES PROPOSED ZONE: PR-1 (PARKS AND RECREATION-NEIGHBOURHOOD) AREA = 7.27 ACRES TOTAL
DENOTES PROPOSED RETENTION POND AREA = ±3.86 ACRES
NOTE: FRONTAGE DIMENSIONS SHOWN HEREON WERE MEASURED AT A SETBACK OF 20 FEET FROM THE ADJACENT STREET LIMITS.
BARNES & DUNCAN


SUBDIVISION
APPLICATION SKETCH OF
PART OF
RIVER LOTS
25 AND 26,
PARISH OF
KILDONAN,
INCLUDING
PARCELS A AND B,
PLAN 59722
CITY OF WINNIPEG,
MANITOBA
SUBDIVISION:
AURORA AT
NORTH POINT
(PHASES 6, 7 AND 8)
DESIGN DATE: JAN 29, 2019
DEVELOPMENT
LAND AREA SUMMARY
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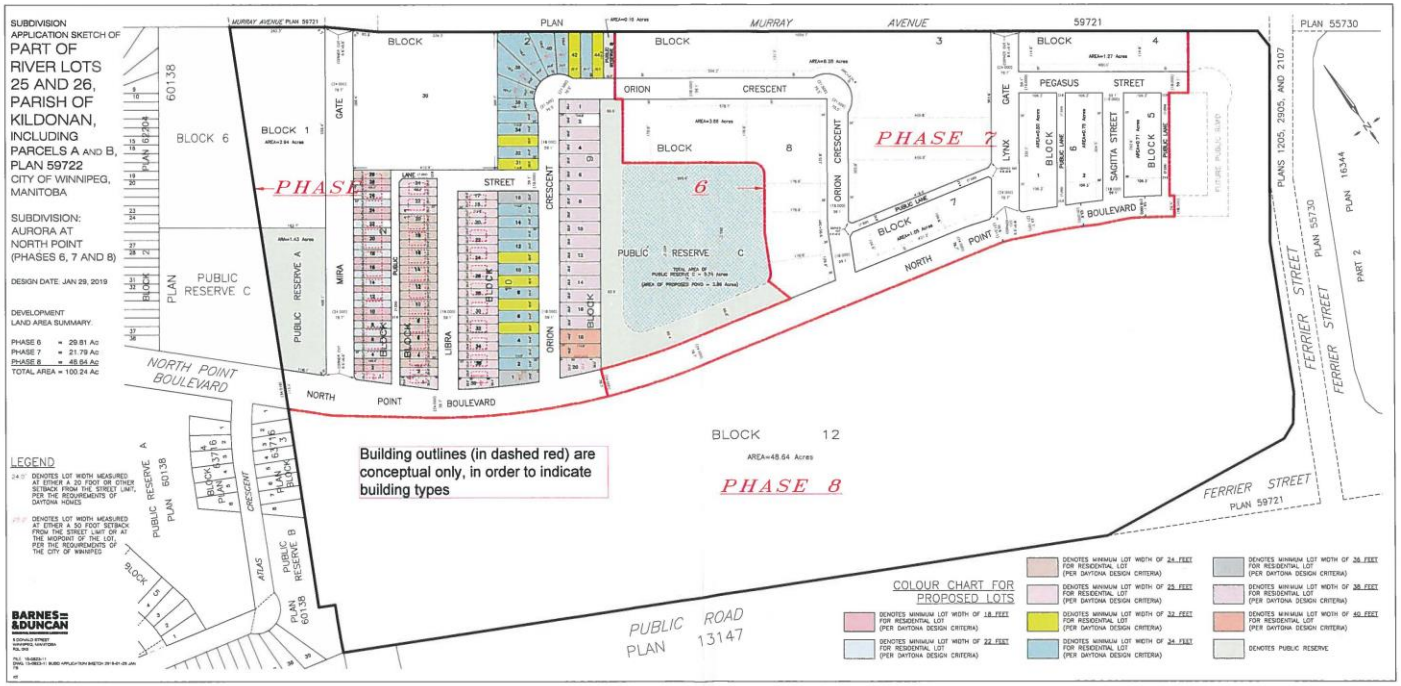
PHASE 7 = 21.79 Ac
PHASE 8 = 48.64 Ac
TOTAL AREA = 100.24 Ac
LEGEND
BARNES & DUNCAN
MURRAY AVENUE
PLAN 59721
PLAN 55730
PLANS 1205, 2905, AND 2107
PLAN 16344
PART 2
BLOCK 6
BLOCK 1
PUBLIC RESERVE C
PUBLIC RESERVE A
PUBLIC RESERVE B
PLAN 60138
PHASE 6
PHASE 7
PHASE 8
ORION CRESCENT
PEGASUS STREET
SAGITTA STREET
LYNX GATE
MIRA GATE
LIBRA
ATLAS CRESCENT
NORTH POINT BOULEVARD
FERRIER STREET
PLAN 59721
PUBLIC ROAD
PLAN 13147
BLOCK 12
AREA=48.64 Acres
COLOUR CHART FOR
PROPOSED LOTS
DENOTES MINIMUM LOT WIDTH OF 18 FEET FOR RESIDENTIAL LOT (PER DAYTONA DESIGN CRITERIA)
DENOTES MINIMUM LOT WIDTH OF 22 FEET FOR RESIDENTIAL LOT (PER DAYTONA DESIGN CRITERIA)
DENOTES MINIMUM LOT WIDTH OF 24 FEET FOR RESIDENTIAL LOT (PER DAYTONA DESIGN CRITERIA)
DENOTES MINIMUM LOT WIDTH OF 25 FEET FOR RESIDENTIAL LOT (PER DAYTONA DESIGN CRITERIA)
DENOTES MINIMUM LOT WIDTH OF 32 FEET FOR RESIDENTIAL LOT (PER DAYTONA DESIGN CRITERIA)
DENOTES MINIMUM LOT WIDTH OF 34 FEET FOR RESIDENTIAL LOT (PER DAYTONA DESIGN CRITERIA)
DENOTES MINIMUM LOT WIDTH OF 36 FEET FOR RESIDENTIAL LOT (PER DAYTONA DESIGN CRITERIA)
DENOTES MINIMUM LOT WIDTH OF 38 FEET FOR RESIDENTIAL LOT (PER DAYTONA DESIGN CRITERIA)
DENOTES MINIMUM LOT WIDTH OF 40 FEET FOR RESIDENTIAL LOT (PER DAYTONA DESIGN CRITERIA)
DENOTES PUBLIC RESERVE


SUBDIVISION APPLICATION SKETCH OF PART OF RIVER LOTS 25 AND 26, PARISH OF KILDONAN, INCLUDING PARCELS A AND B, PLAN 59722 CITY OF WINNIPEG, MANITOBA
SUBDIVISION: AURORA AT NORTH POINT (PHASES 6, 7 AND 8)
DESIGN DATE: JAN 29, 2019
DEVELOPMENT LAND AREA SUMMARY:
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PHASE 7 = 21.79 Ac
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TOTAL AREA = 100.24 Ac
LEGEND
BARNES & DUNCAN
MURRAY AVENUE
PLAN 59721
PLAN 55730
PLANS 1205, 2905, AND 2107
PHASE 6
PHASE 7
PHASE 8
BLOCK 6
BLOCK 1
BLOCK 2
BLOCK 3
BLOCK 4
BLOCK 5
BLOCK 8
BLOCK 12
PUBLIC RESERVE C
PUBLIC RESERVE A
PUBLIC RESERVE B
ORION CRESCENT
PEGASUS STREET
SAGITTA STREET
LYNX GATE
MIRA GATE
LIBRA CRESCENT
ATLAS CRESCENT
NORTH POINT BOULEVARD
NORTH POINT BOULEVARD
FERRIER STREET
PUBLIC ROAD PLAN 13147
Building outlines (in dashed red) are conceptual only, in order to indicate building types
COLOUR CHART FOR PROPOSED LOTS
DENOTES PUBLIC RESERVE