Agenda – Council – January 30, 2020

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – January 6, 2020

Item No. 5 Subdivision and Rezoning – South Side of Bridgeland Drive North, West of Prominence Point (Waverley West Ward) File DASZ 16/2019

STANDING COMMITTEE RECOMMENDATION:

On January 21, 2020, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development and submitted the following to Council:

1. That the subdivision under Development Application No. DASZ 16/2019 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated November 26th, 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:

    A. That the Developer be required to enter into a Servicing 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 November 26th, 2019 and attached as Schedule "B" to this report, with the following amendment:

        i. Add the following new Condition under 'Plan Considerations':

            5) The developer shall dedicate a 12-meter wide public reserve on the west side of the planned area.

2. *Deleted.*

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 Solictor/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 6, 2020

STANDING COMMITTEE RECOMMENDATION (continued):

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 Servicing 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 Servicing Agreement is fully executed and Plan is registered in the Winnipeg Land Titles Office by way of caveat against the lands described therein.

8. That the zoning section of the by-law will come into force and effect when the Plan is registered in the Winnipeg Land Titles Office.

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 8 and 9 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 – January 6, 2020

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On January 21, 2020, 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 January 6, 2020, the Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the Assiniboia Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On December 2, 2019, the Assiniboia Community Committee concurred in the recommendation of the Winnipeg Public Service, with the following amendments:

- In Recommendation 1.A., delete the period after "Schedule "B" to this report", and replace with the following:

  ", with the following amendment:

  i. Add the following new Condition under 'Plan Considerations':

     5) The developer shall dedicate a 12-meter wide public reserve on the west side of the planned area."

- Delete Recommendation 2 in its entirety

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

PUBLIC HEARING SUMMARY

File: DASZ 16/2019

Before: Assiniboia Community Committee
Councillor Lukes, Chairperson
Councillor Gillingham
Councillor Klein

Public Hearing: December 2, 2019
Council Building, 510 Main Street

Applicant: WSP Canada Group Limited
(Lauren Lange)

Subject:



APPLICANT: WSP Canada Group Limited
FILE: DASZ 16/2019
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 as shown outlined above from an "R1-M" RESIDENTIAL SINGLE-FAMILY (MEDIUM) DISTRICT to a "PR1" PARKS AND RECREATION 1 (NEIGHBOURHOOD) DISTRICT to facilitate the creation of lots, the establishment of a right-of-way and the establishment of public reserve for future residential development. **For information, phone Mr. R. Galston, Planner at 204-986-8645.**

Premises Affected: South Side of Bridgeland Drive North, West of Prominence Point

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

Prepared by: Leah Cowan, Senior Committee Clerk
Assiniboia Community Committee

Report date: December 3, 2019

Community Committee Recommendation:

On December 2, 2019, the Assiniboia Community Committee concurred in the recommendation of the Winnipeg Public Service, as amended, and recommended to the Standing Policy Committee on Property and Development, Heritage and Downtown Development:

1. That the subdivision under Development Application No. DASZ 16/2019 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated November 26th, 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:

    A. That the Developer be required to enter into a Servicing 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 November 26th, 2019 and attached as Schedule "B" to this report***, with the following amendment:***

        i. Add the following new Condition under 'Plan Considerations':

            5) The developer shall dedicate a 12-meter wide public reserve on the west side of the planned area.

~~***2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to a "PR-1" Parks and Recreation (Neighbourhood)) District as shown on the map dated November 26th, 2019, and attached as Schedule "A" to this report, subject to the following conditions:***~~

~~***A. That the developer enter into a Zoning Agreement with the City pursuant to subsection 240(1) of The City of Winnipeg Charter in accordance with the following:***~~

~~***i. That, on proposed lots 1-7, no structures, private approaches, or accessory parking areas shall be erected within 12 metres (39 feet) of the rear property line.***~~

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 Solictor/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 Servicing 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 Servicing Agreement is fully executed and Plan is registered in the Winnipeg Land Titles Office by way of caveat against the lands described therein.

8. That the zoning section of the by-law will come into force and effect when the Plan is registered in the Winnipeg Land Titles Office.

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 8 and 9 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 Assiniboia Community Committee provided the following supporting reasons for its recommendation:

1. I think that one of the major challenges in our community of Bridgwater Forest is there really are no active play spaces. It's very concerning for the residents. Basically double the amount of space has been dedicated for park space before this proposed development came forward.

2. The City can't afford to buy the acreage that is being given to us by the developer.

3. I've sat on many committees where zoning has been changed from single family to multi-family.

4. We're seeing the approval back in 2006 was for 31 lots. There's basically no reason why the developer couldn't come forward and put in the 31 lots. The developer reduced it to 21, and then 17. I feel 99% confident that no other developer that I've ever worked with in the south end would do this.

5. It's not exactly what the residents want; I sit on the next committee I'm going to assure that we, as best I can, to keep with this. The next committee, the majority could say 'go for the 31 lots.'

6. Again I want to reiterate, I know that it's not ideal in the sense of what the community wants, but the City, and really, I'll be honest, I'm really surprised that the Parks Department is allowing this much green space. I really thought that the plan would come back with more housing in it, than the amount of park space that's here.

7. I want to note that the developer, in my opinion, compared to many other scenarios that I've seen, has really listened to what the residents what by providing these buffers, and actually I think I need to make a change so that buffer is moved to being part of the parks zoning.

8. When I look at other communities and the amount of green space, when I look at Waverley West B, I can assure you that Waverley West B will have nowhere near this amount of green space. It will be the 10%, but I also, and not that this is a consolation to the forest residents, but I think that the forest experience of passive space vs. recreation space has been a tremendous learning curve to the City. We need to put more recreation space in developments. I do think that nowhere I know, nowhere else in the City has the amount of greenspace that Bridgwater Forest has, and that we need, as residents, to take care of it.

9. I've started talking to residents about this since I was elected and it's taken a long and winding journey. I think in the big picture though, of what is being protected, and the commitment from Manitoba Housing to do a tree re-planting program, I think is the best decision we have in front of us here today.

Exhibits Filed:

1. Application dated September 12, 2019
2. Notification of Public Hearing dated October 24, 2019
3. Manitoba Status of Title 2266866/1
4. Letter of authorization dated February 22, 2019 from Manitoba Housing and Renewal Corporation to WSP Canada Group Limited
5. Caveat 3549007
6. Plan
7. Report from the Urban Planning Division dated November 26, 2019
8. Inspection Report
9. Presentation in support of the application submitted by the Applicant at the public hearing
10. Documentation dated December 6, 2017, in opposition to the application, submitted by Scott Neish at the public hearing
11. Photo in opposition to the application submitted by James Peters at the Public Hearing

REPRESENTATIONS:

In Support:
Lauren Lange
Jamie Patrick

In Opposition:
Debbie Ristimak
Scott Neish
Kerri Neish
Edmund Ho
James Peters
Tom Bima
Steve Pelletier

For Information:
Chris Patterson
Gilbert Gamurot
Sharon Gamurot
Dan Gjeuna
Lesley Chiu
Donny Chiu

For the City:
R. Galston, Urban Planner, Planning, Property and Development Department
G. Jasper Land Development Administrator, Planning, Property and Development Department
D. Trenchard, Land Development Engineer, Planning, Property and Development Department

Exhibit "7" referred to in File DASZ 16/2019

ADMINISTRATIVE REPORT

Title: DASZ 16/2019 – Bridgeland Drive North

Issue: For consideration at the public hearing for a subdivision and rezoning to subdivide a parcel of land into 17 residential lots to remain "R1-M" – Residential Single-Family (Medium), park space to be rezoned to "PR-1" – Parks and Recreation (Neighbourhood), and a new public right-of-way.

Critical Path: Assiniboia Community Committee as per the Development Procedures By-law and *The City of Winnipeg Charter.*

AUTHORIZATION

Author	Department Head	CFO	CAO
R. Galston, MCP	n/a	n/a	

RECOMMENDATIONS

1. That the subdivision under Development Application No. DASZ 16/2019 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated November 26th, 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:

    A. That the Developer be required to enter into a Servicing 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 November 26th, 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 a "PR-1" Parks and Recreation (Neighbourhood)) District as shown on the map dated November 26th, 2019, and attached as Schedule "A" to this report, subject to the following conditions:

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

        i. That, on proposed lots 1-7, no structures, private approaches, or accessory parking areas shall be erected within 12 metres (39 feet) of the rear property line.

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 Solictor/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 Servicing 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 Servicing Agreement is fully executed and Plan is registered in the Winnipeg Land Titles Office by way of caveat against the lands described therein.

8. That the zoning section of the by-law will come into force and effect when the Plan is registered in the Winnipeg Land Titles Office.

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 8 and 9 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.

REASON FOR THE REPORT

- Rezoning applications require a Public Hearing as per the *Development Procedures By-law* and *The City of Winnipeg Charter.*
- The Report is being submitted for the Committee's consideration of the development application at the Public Hearing.

IMPLICATIONS OF THE RECOMMENDATIONS

- If the recommendations of the Urban Planning Division are concurred in, the subject property may be subdivided and rezoned consistent with the map provided in Schedule "A" of this report.

CONSULTATION

In preparing this Report there was consultation with: N/A

SUBMITTED BY

Department	Planning, Property and Development
Division	Urban Planning
Prepared by	Robert Galston, MCP
Date:	November 26, 2019
File No.	DASZ 16/2019

List of Schedules and Attachments

1. Appendix "A" — Planning Discussion
2. Schedule "A" — File No. DASZ 16/2019, Assiniboia Community Committee, Dated November 26, 2019
3. Schedule "B" — Report of the Administrative Coordinating Group Re: Proposed Subdivision and Rezoning of Land Located on the South Side of Bridgeland Drive North and West of Prominence Point.

APPENDIX 'A'

DATE: November 26, 2019
FILE: **DASZ 16/2019**
RELATED FILES: na
COMMUNITY: Assiniboia Community
NEIGHBOURHOOD #: 5.68 (Bridgwater Forest)

SUBJECT: For consideration at the public hearing for a subdivision and rezoning to subdivide a parcel of land into 17 residential lots to remain "R1-M" – Residential Single-Family (Medium), and park space to be rezoned to "PR-1" – Parks and Recreation, and a new public right-of-way.

LOCATION: Bridgeland Drive North
LEGAL DESCRIPTION: BLOCK 19 PLAN 46837 WLTO OTM LOTS 9-13 ST V



APPLICANT: WSP Canada Group Ltd. (Lauren Lange)
111-93 Lombard Avenue
Winnipeg, Manitoba R3B 3B1

OWNER: Manitoba Housing and Renewal Corp.
200-352 Donald Street
Winnipeg, Manitoba R3B 2H8

RECOMMENDATION: Approval

HISTORY

Waverley West Northeast Neighbourhood Area Structure Plan

- On December 6, 2006, Council adopted the *Waverley West Northeast Neighbourhood Area Structure Plan* (By-law No. 210/2006).

DASZ 1/2006

- On December 6, 2006, Council concurred in the recommendation of the Standing Policy Committee on Property and Development concerning the area west of Waverley Street to Kenaston Boulevard between Bishop Grandin Boulevard and Cadboro Road, which the subject site, and adopted the following:

1. That the plan of subdivision under File DASZ 1/2006 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File DASZ 1/2006 dated November 7, 2006, for registration in the Winnipeg Land Titles Office subject to the following:

    A. That the Developer be required to enter into a Development Agreement with the City containing all the conditions outlined in the report of the Administrative Coordinating Group dated October 27, 2006, with the following amendments:

        i. Delete Recommendation C (Alternative Stormwater Management) in its entirety.

        ii. Amend Recommendation D (Development Agreement Conditions) as follows:

            a. Delete Recommendation 7 in its entirety and replace with the following:

                "7. The Developer shall, at no expense to the City, construct and/or pay on demand the full cost of the following works on Waverley Street and on Collector "C" in the vicinity of their intersection with Lake Crest Road: 2268 Agenda - Council - December 6, 2006 Report - Standing Policy Committee on Property and Development - November 28, 2006

                a) auxiliary lanes, transitions, median opening modifications, channelization and all related works including traffic control measures as outlined in either Options 1 or 2 as presented by ND Lea Inc. at the Public Hearing on November 14, 2006 and filed as Exhibit 13 to File DASZ 1/2006.

                b) traffic control signals and all related works including, but not necessarily limited to pedestrian and vehicular actuation and interconnection to adjacent traffic control signals and audible pedestrian signals;

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

a. Amend Recommendation 17 by inserting the words “and intersection costs” after the word “pavement” in the second line thereof.

b. Amend Recommendation 32 by deleting the words “7.2 acres” in the third line thereof and substituting the words “7.0 acres”.

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

3. That The Winnipeg Zoning By-law No. 6400/94 be amended by rezoning the subject land as shown on Schedule “A” for File DASZ 1/2006 dated November 7, 2006, to an “R1-4” and “R1-3” Single Family District, “RM-3”Multiple Family District and “PR-1” Parks and Recreational District subject to the applicant entering into a Zoning Agreement with the City pursuant to Section 240 (1) of The City of Winnipeg Charter to include the following condition:

   A. That final plans for the “RM-3” Multiple Family District lands showing the location, design and materials of the proposed buildings, the location and design of any accessory parking areas, internal walkways, private approaches, garbage enclosures, fencing, landscaping and signage be submitted to and approved by the Director of Planning, Property and Development and the Riel Community Committee prior to the issuance of building permits for said multiple family development. 2269 Agenda - Council - December 6, 2006 Report - Standing Policy Committee on Property and Development - November 28, 2006

4. That in the event the application is not proceeded with expeditiously and the by-law is not enacted within twenty-four (24) months 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 this twenty-four (24) month period and the extension is subsequently approved by Council.

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

6. That the subdivision section of the by-law shall come into force and effect upon execution by the City of Winnipeg of the Development Agreement.

7. That the zoning section of the by-law shall come into force and effect when the Plan of Subdivision has been registered in the Winnipeg Land Titles Office and the Zoning Agreement has been filed by caveat in the Winnipeg Land Titles Office against those lands provided that the said effective date occurs within twenty-four (24) months from the date that the said rezoning by-law is adopted by Council.

8. That the Plan of Subdivision shall be approved and signed by the Director of Planning, Property and Development within two (2) years of the date of passage of the aforementioned by-law.

9. That in the event the necessary City of Winnipeg mylar approval signatures have not been secured within twenty-four (24) months after adoption of the by-law, the matter shall be deemed to be concluded and shall not be proceeded with unless Council extends that time.

10. That the Proper Officers of the City are hereby authorized to execute said Zoning Agreement.

11. That the City Solicitor/Manager of Legal Services be requested to do all things necessary for implementation in accordance with the terms of The City of Winnipeg Charter.

SITE DESCRIPTION

- The subject property is located on the south side of Bridgeland Drive North, between Bridlewood Road and Prominence Point, in the Bridgwater Forest Neighbourhood of the Waverley West Ward.
- The subject lands have a total area of 6.85 acres. It is currently vacant, with a number of trees located at the southern end of the property.
- The subject property is currently zoned “R1-M” – Residential Single-Family (Medium).
- The subject property is located within the Areas of Stability – Recent Communities policy area of the *Complete Communities Direction Strategy* Urban Structure Map. The site also falls within the *Waverley West Northeast Neighbourhood Area Structure Plan*.

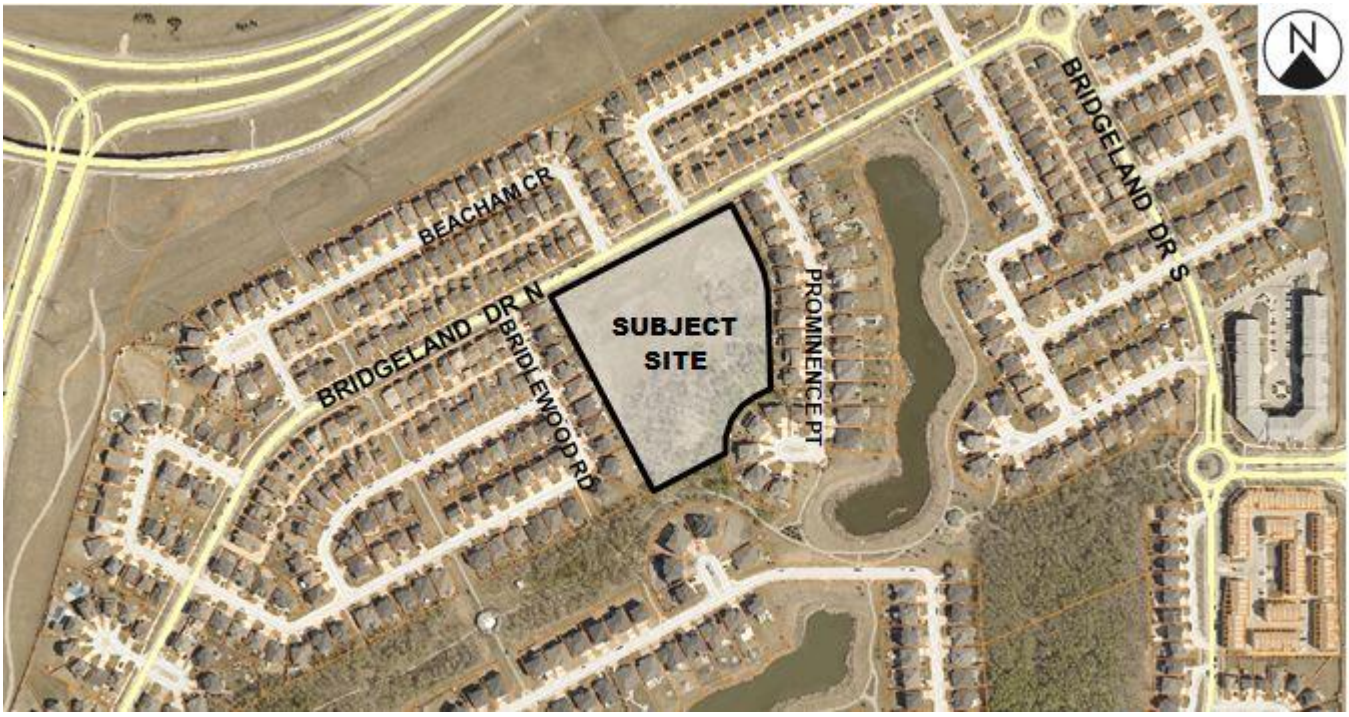


Figure 1: Aerial Photo of Subject Site and Surrounding Uses *(flown 2018)*

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Bridgeland Drive North, then single-family residential uses zoned “R1-M” – Residential Single-Family (Medium).

South: Passive park space zoned “PR-1” Parks and Recreation Neighbourhood, and single-family residential uses zoned “R1-M” – Residential Single-Family (Medium).

East: Single-family residential uses zoned “R1-M” – Residential Single-Family (Medium), then Prominence Point.

West: Single-family residential uses zoned “R1-M” – Residential Single-Family (Medium), then Bridlewood Road.



Figure 2: Zoning of the Site and Surrounding Area

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing to subdivide the existing lot and create 17 residential lots and one park lot. The proposed 17 residential lots will retain the existing “R1-M” zoning, and the proposed park lot will be rezoned to “PR-1” – Parks and Recreation (Neighbourhood).
- No building plans or design drawings have been submitted with this application

Residential Uses

- Of the 17 residential lots proposed, 13 lots are to have frontage on a proposed public cul-de-sac that will be constructed on the site. This cul-de-sac will extend southward from Bridgeland Drive North, at a point that is aligned with the current intersection of Bridgeland and Beacham Crescent.
- The four remaining residential lots are to have frontage directly onto Bridgeland Drive North.
- A site plan submitted by the applicant shows that the proposed residential lots will range in size from approximately 6,098 square feet to 11,325 square feet, with an average lot size of approximately 8,276 square feet.
- Each of the residential lots will be accessed by a front private approach.

Park Uses

- The proposed rezoning of a portion of the subject land to a “PR1-“ – Parks and Recreation (Neighbourhood) zone will accommodate new passive park uses on the subject site, and extend the existing passive park and active transportation (AT) network north to Bridgeland Drive, via the proposed new cul-de-sac. It is intended that this area will generally retain its existing nature features, including a number of mature trees.
- The extension of the AT path through the proposed “PR-1” land is the subject of a condition attached to this report under Schedule “B” – Report of the Administrative Coordinating Group, dated November 26, 2019.

ANALYSIS AND ISSUES

OURWINNIPEG AND COMPLETE COMMUNITIES DIRECTION STRATEGY

- *OurWinnipeg* is the City’s long-range development plan. The Key Direction of *OurWinnipeg* regarding New Communities states:
    - New Communities will continue to play an important role in accommodating the city’s projected population growth. These New Communities will be planned as complete from the outset and will continue to achieve a high standard of sustainability in planning, design, construction and management.
- The *Complete Communities Direction Strategy* is one of four direction strategies supporting *OurWinnipeg* and has statutory authority as a secondary plan. The strategy guides land use and development in Winnipeg.
- The subject property is classified as an “Area of Transformation – New Community” in *Complete Communities’* Urban Structure map. Key policies guiding development within New Communities include:
    - Only approve new development when a full range of municipal services, as defined in *OurWinnipeg*, can be provided in an environmentally sound, economical and timely manner.
    - Only approve new development when there is a reasonable relationship between the supply of land and projected demand.
    - Support new development that is adjacent to, and compatible with, existing development and which is designed to minimize the spatial use of land.
    - Encourage greater choices in housing type, density, style and tenure.
    - Promote the design of all streets to maximize connectivity, visual appeal, amenity space and safety where practical and cost effective.
    - Balance the provision (scale, distribution and design) of parks and open space with density, demographics and distance.
    - Promote and expand biodiversity and ‘green’ principles consistent with the local natural ecosystems to all Parks, Place and Open Spaces, beyond the expected environments of the urban forest and designated ‘natural areas’.

WAVERLERY WEST NORTHEAST NEIGHBOURHOOD AREA STRUCTURE PLAN
(By-law No. 210/2006)

- Under the *Waverley West Northeast Neighbourhood Area Structure Plan*, the subject property is located in the Lower Density Single-Family Residential Area, and the Parkway Area.
- The purpose of the Lower Density Residential Area is to provide for lower density residential development that is compatible with and complimentary to adjacent uses. The linear open space system will be interspersed throughout the Lower Density Residential Area to serve the recreational needs of the residents. The residential design will be determined through the development application process.
- Policies guiding development in the Low Density Residential Area are:

  6.1.2.1 Single family uses shall be the predominant land use.

  6.1.2.2 Alternative housing forms, institutional uses, recreational uses, public uses, local commercial sites, and other similar and accessory uses to the above, may be allowed within the Residential Area where determined to be compatible and appropriate.

  6.1.2.3 Open space shall be provided throughout the Low Density Residential Area to contribute to the active and passive recreational needs of residents.

Relevant policies guiding the design of Lower Density Residential areas include:

6.1.2.4 The design of the Lower Density Residential Area shall be determined through the Development Application process.

6.1.2.5 The design of Lower Density Residential Areas shall:

6.1.2.5.1 Emphasize opportunities for distinct neighbourhoods that incorporate a variety of housing types and housing alternatives;

6.1.2.5.2 Provide for neighbourhood connections through the incorporation of a neighbourhood pathway system for pedestrians and cyclists; and,

6.1.2.5.3 Maximize exposure and access to the neighbourhood greenway system.

The intent of the Parks Areas are that they are designed to meet several functions, including on-site drainage, passive and active recreation, and active transportation networks.

Relevant policies for Parks Areas include:

6.1.2.6 Existing Forest Cover

6.1.2.6.1 The neighbourhood shall maximize the preservation of existing forest cover where feasible;

6.1.2.6.2 Where existing forest cover is removed, a comparable area will be reforested by the development;

6.1.2.6.3 The neighbourhood shall incorporate existing natural areas with parkway systems to the greatest degree possible.

6.1.2.7 Public Access to Parks

6.1.2.7.1 Public access shall be provided to all linear lakes and/or retention ponds;

6.1.2.7.2 Public access shall be provided to all significant existing forest cover areas.

6.1.2.8 Greenspace Connectivity

6.1.2.8.1 Greenspaces shall be connected to one another through a neighbouhood greenway system that facilitate a generally uninterrupted network of habitats and/or pathways;

6.1.2.8.2 Efficient pathway or sidewalk connections shall be provided from residential areas to access the neighbourhood greenway system;

6.1.2.8.3 The neighbourhood greenway system shall be connected with the community greenway system for Waverley West as outlined in the Area Structure Plan for Waverley West.

SCHOOL SITE

- Under the *Waverley West Northeast Neighbourhood Area Structure Plan*, the purpose of the school reserves is to provide locations for required schools central to the neighbourhood and with connections to recreational areas. Through consultation with the Pembina Trails School Division a proposed location for an elementary school was identified and included in the *Waverley West Northeast Neighbourhood Area Structure Plan* in 2006.
- Under the plan, policies for school reserve sites include the following:
    - Elementary school reserves shall be considered reserve land and zoned residential, and do not ensure that a school will be constructed at that location
    - Residential uses on a school reserve shall not require an amendment to this plan.
- Per the applicant's letter of intent, the Pembina Trails School Division currently does not plan to construct a school on the subject site. This has been known by the public since at least 2016 (see below discussion of Public Consultation). Given the above policies regarding school reserves, an application for residential development on the subject site may be considered without an amendment to the secondary plan.

SUBDIVISION

- As noted above, the subject site is currently made up made up of one lot. Subdivision is required in order to establish 17 residential lots and one (1) park lot on the subject site.
- Additionally, a public cul-de-sac is proposed to service 13 of these residential lots, and to provide public access to the park space at the southerly portion of the site.



Figure 3: Site plan submitted by the applicant.

REZONING

- The subject site is currently zoned “R1-M” – Residential Single-Family (Medium).
- Per the Winnipeg Zoning By-law, the intent of any “R1” zoning district is to accommodate primarily single-family residential development in lower-density areas.
- Per the dimensional standards of the Zoning By-law for a “R1-M” zoning districts, the following standards apply:

TABLE 5-2: Dimensional Standards for the RR5, RR2, R1, R2 and RMH Zoning Districts
amended 121/2008; 146/2008; 148/2016

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								
RR5	217,800	300	25	25	25	25	35	30
RR2	87,120	180	50	25	25	25	35	30
R1-Estate	20,000	25	30	25	10	20	35	30
R1-Large	5,500	25	20	25	4	10	35	40
R1-Medium	3,500	25	15 [note c & d]	25	4	4	35	45
R1-Small	2,500	25	15 [note c & d]	25	3 each, or 2 & 4	4	35	45

- Given that the proposed residential lot sizes range between 6,098 and 11,325 square feet, the existing “R1-M” zoning district is considered an appropriate zoning category for the proposed residential lots.
- As noted above, the applicant intends to rezone a portion of the subject site to the “PR-1” – Parks and Recreation (Neighbourhood) zoning district.
- Under the Winnipeg Zoning By-law, the “PR-1” zoning district is intended for sites that are generally passive neighbourhood and community parks and facilities with predominantly pedestrian and cyclist access. These sites may provide unstructured drop-in play and recreation opportunities, including play structures, passive parks, plazas, and natural areas. Generally, there are no parking facilities associated with these uses. These parks and open spaces typically occur in a residential neighbourhoood or riverbank context and are generally accessed by residential streets.
- Regarding the dimensional standards for “PR-1” zoning districts, there is no minimum lot size or width, but the following yard setbacks apply:

TABLE 5-1: Agriculture and Park District Standards

Zoning District	Minimum Lot Area	Minimum Lot Width (Ft.)	Minimum Front Yard (Ft.)	Minimum Rear Yard (Ft.)	Minimum Side Yard (Ft.) [note a]	Maximum Height of Bldg. (Ft.)
A	40 acres	300	100	25	25	30
PR1	NA	NA	20	25	8	30
PR2	NA	NA	20	25	10	NA
PR3	NA	NA	20	25	10	NA
NOTES: a. Side yard requirements do not apply when land is used for a permitted recreational use without a structure						

COMPATIBILITY WITH EXISTING NEIGHBOURHOOD AND SURROUNDING USES

- Single-family dwellings at this location are compatible with the other uses within the Lower Density Residential Area of the *Waverley West Northeast Neighbourhood Area Structure Plan*.
- The site plan submitted by the applicant (Figure 3) shows a 12 metre (39 foot) width buffer along the westerly rear yard of the proposed lots 1-7, adjacent to the existing residential lots on Bridlewood Road.

PUBLIC CONSULTATION

- Per the applicant's letter of intent, the owner undertook a number of public consultation and information sessions with surrounding area residents and the Bridgwater Forest Neighbourhood Association. This consultation occurred in advance of this subject Subdivision and Rezoning application being submitted. Specifically:
    - In 2015 and October, 2016, meetings were held with the Bridgwater Forest Neighbourhood Association to discuss the owner's plans for residential development on the site.
    - In February, 2016, the owner held a public open house to discuss and provide information on a number of items related to the Bridgwater Forest Neighbourhood, including the proposed residential development of the subject property.
    - On May 3, 2017, the owner held a public open house at the Fort Richmond Community Centre to discuss the proposed development.
- Based on the feedback received through this consultation process, the letter of intent notes that the owner made a number of changes to the proposed subdivision design. Specifically:
    - The number of proposed residential lots was decreased, from 21 lots to 17 lots. The widths of these proposed 17 residential lots will be consistent with lot widths on surrounding residential properties.
    - The proposed park space (to be zoned "PR-1") has a total lot area of 3.05 acres, which is 44% of the total subject site.

CONDITIONS OF APPROVAL

Servicing Agreement

- Recommended conditions related to servicing are included in the report of the Administrative Coordinating Group (Schedule "B" of this report). These include a recommended condition that the rear lot lines of lots 6 and 7 be modified to align with the rear lot lines of properties on Bridlewood Road.
- This modification will eliminate a narrow triangle of "PR-1" land that will be difficult to maintain and creates limited public benefit, owning to its proposed configuration.



Figure 4: Proposed modification of rear lot lines of Lot 6 and 7, per the report of the Administrative Coordinating Group.

Zoning Agreement

- The Urban Planning Division is recommending that the applicant enter into a Zoning Agreement with the City which will require a buffer of 12 metres (39 feet) width at the rear of the proposed residential lots 1-7, which back onto existing residential lots with frontage on Bridlewood Road, as illustrated in the submitted site plan (Figure 3). This buffer is intended to ensure that properties on Bridledwood Road that back onto the subject site will retain a degree of separation from new residential uses.
- The above condition is intended to address public concern that arose out of the public consultation process previously undertaken by the owner.

Land Dedication

- As a condition of rezoning or subdivision of a parcel of land, a developer is required to contribute a portion of the land to be developed to the City of Winnipeg for parks purposes. The amount of land is not less than 10%.
- However, in the case of this application, the full dedication of land or cash-in-lieu of land, was previously taken under DASZ 1/2006, and the applicant is not required to provide any further land dedication or cash-in-lieu of land.
- As such, the proposed “PR-1” zoned land is not provided because of a City land dedication requirement, but because the owner wishes to provide additional park space to satisfy neighbourhood concerns which arose out of the public consultation process.

RECOMMENDATION

The Urban Planning Division recommends **approval** for the following reasons:

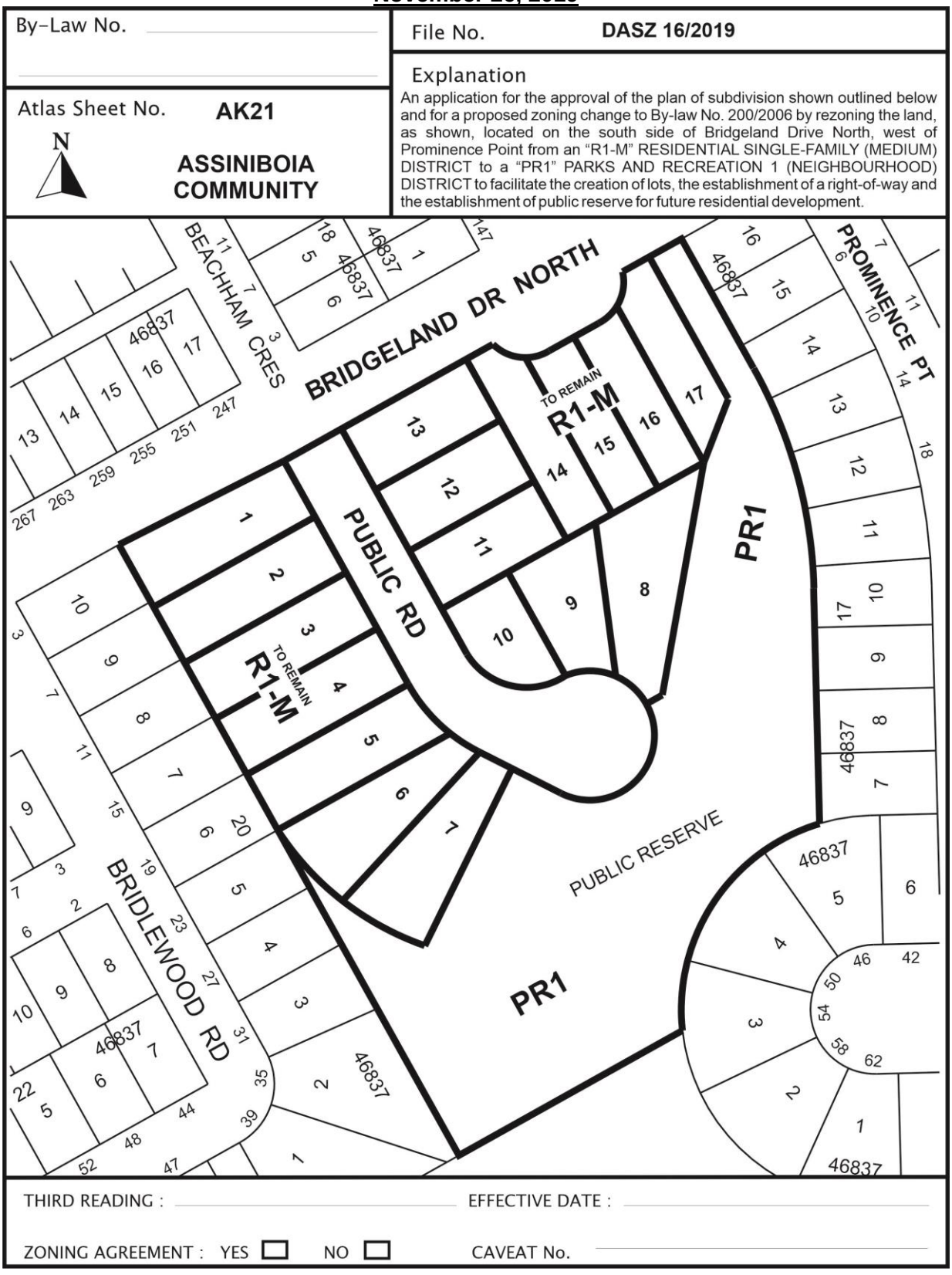
- The subject subdivision and rezoning complies with policies for New Communities under the *Complete Communities Direction Strategy*, and with policies in the *Waverley West Northeast Neighbourhood Area Structure Plan*.

- The proposed subdivision and rezoning will accommodate the establishment of passive park space and extend the network of active transportation pathways within the Bridgwater Forest Neighbourhood.
- The proposed single-family residential uses are compatible with existing residential land uses in the vicinity of the subject site.

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

Report Prepared by: Robert Galston, MCP
PPD File #: DASZ 16/2019

Schedule "A" for File DASZ 16/2019, Assiniboia Community Committee, dated November 26, 2019



SCHEDULE B

REPORT OF THE ADMINISTRATIVE COORDINATING GROUP – October 23, 2019

RE: PROPOSED SUBDIVISION AND REZONING OF LAND LOCATED ON THE SOUTH SIDE OF BRIDGELAND DRIVE NORTH, WEST OF PROMINENCE POINT

It is recommended that the approval of DASZ 16/2019, if granted, be subject to the applicant entering into a Development Agreement and address the following items where applicable:

Plan Considerations

1) The proposed Public Road is to be established with an 18.0m right-of-way (20.0m if the land drainage sewer is 525mm in diameter or greater) to the satisfaction of the Director of Public Works.

2) The Developer shall, at no expense to the City, provide right-of-way to accommodate the proposed cul-de-sac turnaround consistent with the dimensions outlined in the City of Winnipeg's Transportation Standards Manual, to the satisfaction of the Director of Public Works.

3) The Developer shall, at no expense to the City, provide a minimum right-of-way width of 9.0m for the proposed frontage road, with the frontage road terminus points to be located and designed to the satisfaction of the Director of Public Works.

4) The Developer shall, at no expense to the City, modify the rear property lines of proposed Lots 6 and 7 within the Planned Area such that the lot lines align with the rear lot lines for the properties on Bridlewood Road.

Servicing Conditions

1) Wastewater Sewers

The Developer shall, at no expense to the City, construct and install all wastewater sewers required to serve the Planned Area 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 determined by and to the satisfaction of the Director of Water and Waste.

3) Land Drainage

The Developer shall, at no expense to the City, construct and install all land drainage sewers to serve the Planned Area 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 Portland cement concrete pavements, 7.5m wide by 150mm thick, in the proposed Public Road within the Planned Area, and all related works including, but not necessarily limited to street lighting, boulevard landscaping, and land drainage sewers, 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 Portland cement concrete pavements, 6.0m wide by 150mm thick, in the proposed frontage road within the Planned Area, and all related works including, but not necessarily limited to boulevard landscaping and drainage works, as determined by and to the satisfaction of the Director of Public Works.

7) Private Approaches

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

8) Temporary Dead-End Streets

a) 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 to the City any rights-of-way or easements necessary to accommodate same, all as determined by and to the satisfaction of the Director of Public Works.

b) 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.

9) 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 tot eh 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.

10) Construction Traffic

The Developer shall, at no expense to the City

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

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

c) 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.

11) 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, sidewalks, public walks, active transportation facilities, existing and all proposed community mailbox sites, all proposed parks, storm water retention facilities, natural tree stands, multi-family sites, commercial sites, collector and arterial streets, Kenaston Boulevard, Bishop Grandin Boulevard, Waverley Street and the future Bison Drive, 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.

12) 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.

13) 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.

14) 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.

15) 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

16) Public Reserve

It is hereby acknowledged by the City and the Developer that no dedication provisions are required under this application, but the City of Winnipeg's Urban Planning and Design Division supports the transfer of land as Public Reserve under their jurisdiction subject to the following conditions:

a) The Developer shall undertake the following measures to protect the existing tree stand/forest are:

i. Protective fencing shall be installed for the duration of construction along the limits of the Public Reserve to prevent use of the area for any construction activity, including but not limited to dumping, removal of vegetation, storage of equipment or material and to ensure no accidental encroachment into the area;

ii. Ensure grading of land or changes to grading patterns resulting from development are completed in a manner that maintain a neutral effect on the existing moisture regime of the forest; land drainage from residential properties shall not be directed into the Public Reserve, but rather, should be handled internal to each property. Exceptions may be considered if the proposed method

poses no impact to the existing habitat, to the satisfaction of the City Naturalist and Park Superintendent.

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 is expected to be minimal but shall include grading, land drainage and supply of naturalized vegetative cover to the satisfaction of the City Naturalist and Park Superintendent, as necessary to restore the impacted area and address drainage requirements outlined in 16) a) i).

c) The Developer shall, at no expense to the City, supply and install a pathway from the existing park path to the south, through the subject Public Reserve, connecting to end of the proposed cul-de-sac and, if deemed supportable by the City Naturalist, continuing northeast to connect to Bridgeland Drive. The specific details shall be determined through the park plan approval process, to the satisfaction of the Director of Public Works

d) The Developer shall, at no cost the city, provide continuous fencing for the properties with side or rear lots abutting the Public Reserve lands. Said fencing shall be of a style consistent with the existing development, and shall be located within the private properties and established by caveat to be the responsibility thereafter of the private property owner.

e) 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.

f) The Developer shall, at no expense to the City, maintain and warranty 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.

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

COSTS AND FEES

1) <u>By-laws and Approvals</u>

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.

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 plus 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 16/2019
November 21, 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 D. Beaton"
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C.J. Desjardine, M.Sc., P. Eng.
Public Works Department, Transportation Division

Exhibit “6” referred to in File DASZ 16/2019

