Agenda – Executive Policy Committee – May 22, 2020

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – May 21, 2020

Moved by Councillor

That Rule 10(3) of The Procedure By-law No. 50/2007 be suspended in order that the following item, which was received less than four business days preceding the committee meeting, be considered by Committee.

Item No. 14 Subdivision and Rezoning – Waverley West 'B' (Phase One) – Selected Properties Bounded by Lee Boulevard, Waverley Street, Bison Drive and Albright Road (Waverley West Ward) File DASZ 43/2019 [c/r DAC 6/2019 & DAV 2160033/2019D]

STANDING COMMITTEE RECOMMENDATION:

On May 21, 2020, the Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the Assiniboia Community Committee, as amended, and submitted the following to Council:

1. That the subdivision under Development Application No. DASZ 43/2019 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated February 18th, 2020 and attached as Schedule "D" 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 February 18th, 2019 and attached as Schedule "B" to this report, with the following amendments:

        i. In Section I – Plan Considerations:

            a. Delete Condition 9) in its entirety

        ii. In Section III – Servicing Conditions:

            a. Amend Condition 1) (a) by adding the words "within Neighbourhood B" immediately after "and adjacent lands"

            b. Amend Condition 1) (b) by adding the words "within Neighbourhood B" immediately after "for adjacent lands"

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – May 21, 2020

STANDING COMMITTEE RECOMMENDATION (continued):

c. Add the following new Condition:

"1) (c) The Developer shall front-end the cost of extending the wastewater interceptor sewer as required by the Director of Water and Waste to serve the proposed subdivision, the balance of Neighbourhood B (adjacent lands with fractured ownership), and lands outside Neighbourhood B east of Waverley."

d. Amend Condition 2) (b) as follows:

A. Delete the word "west" and replace with "western"

B. Add the words "if required" immediately after "of the Planned Area"

e. Amend Condition 7) (a) i. by adding the words "on the south side of Bison Drive" immediately after "and all related works"

f. Amend Condition 7) (a) ii. by adding the words "to add a 4th leg" immediately after "Intersection modifications"

g. Amend Condition 7) (a) iii. by deleting "100%" and replacing with "50%"

h. Amend Condition 7) (a) v. by deleting the words "(Developer's proportionate share)" and replacing with "based on the proportionate traffic volume expected at the west leg of the intersection, based on evidence-based parameters (traffic)."

i. Amend Condition 7) (a) vi. by adding the words "on the west side" immediately after "and all related works"

j. Amend Condition 7) (a) vii. by adding the words "to add a 4th leg" immediately after "Intersection modifications"

k. Amend Condition 7) (a) viii. by adding the words "to add a 4th leg" immediately after "Intersection modifications"

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – May 21, 2020

STANDING COMMITTEE RECOMMENDATION (continued):

l. Amend Condition 7) (a) x. by adding the words "and water main, wastewater sewer and land drainage" immediately after "oversize of pavements"

m. Amend Condition 7) (c) by adding the words "at cost plus interest as defined in the Neighbourhood B area charges" immediately after "reimburse the Developer"

n. Amend Condition 10) as follows:

1. Delete the words ", at no expense to the City,"

2. Add the following immediately after "Director of Public Works.":

"The City shall reimburse the Developer at cost plus interest in accordance with the City's Development Agreement Parameters."

o. Amend Condition 11) by adding the following after "Director of Public Works.":

"The City shall reimburse the Developer at cost plus interest as monies are collected from benefitting lands in accordance with the City's Development Agreement Parameters."

p. Amend Condition 12) as follows:

1. Add the words "water main, wastewater sewer and land drainage" immediately after "concrete pavements"

2. Immediately after the word "including" replace the word "by" with the word "but"

q. Amend Condition 13) iii. by adding the words ", to provide the 4th leg" immediately after "Waverley Street"

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – May 21, 2020

STANDING COMMITTEE RECOMMENDATION (continued):

r. Amend Condition 14) (a) by deleting "interconnection" and replacing with "connection"

s. Amend Condition 15) (b) as follows:

1. Add the word "Revised" immediately before "Schedule "C,""

2. Add the words "and/or construct traffic calming measures on local streets," immediately after "Schedule C,"

t. Delete Condition 15) (c) in its entirety

u. Delete Condition 20 (c) in its entirety and replace with the following:

"20) (c)Private approaches serving R2 and RMF-S lots without a public lane will be evaluated as part of the required plan approval process in accordance with the zoning agreement."

v. Amend Condition 21) (a) by deleting the words "wooden fence" and replacing with "noise attenuation fence" and deleting the words "with a berm minimum of 2.0 m in height" and replacing with ""with a berm minimum of 1.55 m in height"

w. Amend Condition 27) (a) iii. by deleting the following:

"Accordingly, it is recommended that any and all funds generated as cash-in-lieu from development applications within the Waverley West Neighbourhood B be set aside for park land acquisition requirements for Waverley West Neighbourhood B."

x. Amend Condition 27) (d) by adding "Improvements over and above requirements set out in Clause 27 (b) may be counted towards dedication requirements." immediately after "Director of Public Works."

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – May 21, 2020

STANDING COMMITTEE RECOMMENDATION (continued):

y. Add the following new Condition:

"27) (j)No dedication credit would be provided for the southerly extent of the larger park area specifically the narrowing park corridor that extends behind residential properties on both sides as well as the 6m wide park parcel directly south on the opposite side of the road and terminating at the C2 and RM parcels."

z. Add the following new Condition:

"27) (k)The developer shall be responsible to ensure easements can be secured through the C2 and RM lands to accommodate a walkway connection from the park space out to Lee Boulevard as determined by, and to the satisfaction of the Director of Public Works."

aa. Add the following new Condition:

"30) The Developer shall, at no expense whatsoever to the City, construct traffic calming devices and pay to the City, in cash, on demand the costs of pedestrian crossing control and all related works, as determined as part of the school planning process, within the Planned Area and on Bison Drive, to the satisfaction of the Director of Public Works."

bb. Add the following new Condition:

"27)(b)(i)Recognizing the city's concerns with land drainage for properties backing onto the southerly park corridor, the developer shall provide a detailed land drainage proposal, as determined by and to the satisfaction of the Director of Public Works."

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – May 21, 2020

STANDING COMMITTEE RECOMMENDATION (continued):

cc. Add the following new Condition:

"27)(h)(i) Recognizing the city's concerns with land drainage for properties backing onto the southerly park corridor, the developer shall provide an extended maintenance period for that segment of the park, behind lots 1-6 block 7 and 13-17 block 5 - tabulated as 2 years beginning after the installation of a minimum of 3m of sod adjacent to the rear property, to a maximum of 15 years."

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to a "C2" Commercial Community District, "RMF-M" Residential Multi-Family (Medium) District, "RMU" Residential Mixed Use District, "RMF-S" Residential Multi-Family (Small) District, "R2" Residential Two-Family District, "R1-M" Residential Single-Family (Medium) District, "R1-S" Residential Single-Family (Small) District, and "PR1" Parks and Recreation 1 (Neighbourhood) District as shown on the map dated February 18th, 2020, and attached as Schedule "D" 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. For any multi-family or commercial uses on those portions of the Owner's Land zoned "RMF-M" Residential Multi-Family (Medium), "RMF-S" Residential Multi-Family (Small), "RMU" Residential Mixed Use, "R2" Residential Two-Family, or any "C2" or "C3" Commercial zoning district, 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. Fencing
f. Landscaping
g. Free-standing signage

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – May 21, 2020

STANDING COMMITTEE RECOMMENDATION (continued):

on the Owner's Land ("Works") to the City's Director of Planning, Property and Development ("Director") and the Assiniboia 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.

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 – May 21, 2020

STANDING COMMITTEE RECOMMENDATION (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 recommendation 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 – May 21, 2020

DECISION MAKING HISTORY:

STANDING COMMITTEE RECOMMENDATION:

On May 21, 2020, the Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the Assiniboia Community Committee with the following amendments:

- In Recommendation 1.A.ii.v. add the following after "noise attenuation fence":

  ", and deleting the words "with a berm minimum of 2.0 m in height" and replacing with "with a berm minimum of 1.55 m in height"

- Add the following new recommendations:

  "1.A.ii.bb. Add the following new Condition:

  "27) (b) i Recognizing the city's concerns with land drainage for properties backing onto the southerly park corridor, the developer shall provide a detailed land drainage proposal, as determined by and to the satisfaction of the Director of Public Works."

  "1.A.ii.cc. Add the following new Condition:

  "27) (h) i Recognizing the city's concerns with land drainage for properties backing onto the southerly park corridor, the developer shall provide an extended maintenance period for that segment of the park, behind lots 1-6 block 7 and 13-17 block 5 - tabulated as 2 years beginning after the installation of a minimum of 3m of sod adjacent to the rear property, to a maximum of 15 years."

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

On April 20, 2020, the Standing Policy Committee on Property and Development, Heritage and Downtown Development laid the matter over for up to 30 days.

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – May 21, 2020

DECISION MAKING HISTORY (continued):

COMMUNITY COMMITTEE RECOMMENDATION:

On February 24, 2020, 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" of this report", and replace with the following:

  ", with the following amendments:

  i. In Section I – Plan Considerations:

     a. Delete Condition 9) in its entirety

  ii. In Section III – Servicing Conditions:

     a. Amend Condition 1) (a) by adding the words "within Neighbourhood B" immediately after "and adjacent lands"

     b. Amend Condition 1) (b) by adding the words "within Neighbourhood B" immediately after "for adjacent lands"

     c. Add the following new Condition:

        "1) (c) The Developer shall front-end the cost of extending the wastewater interceptor sewer as required by the Director of Water and Waste to serve the proposed subdivision, the balance of Neighbourhood B (adjacent lands with fractured ownership), and lands outside Neighbourhood B east of Waverley."

     d. Amend Condition 2) (b) as follows:

        A. Delete the word "west" and replace with "western"

        B. Add the words "if required" immediately after "of the Planned Area"

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – May 21, 2020

DECISION MAKING HISTORY (continued):

COMMUNITY COMMITTEE RECOMMENDATION (continued):

e. Amend Condition 7) (a) i. by adding the words "on the south side of Bison Drive" immediately after "and all related works"

f. Amend Condition 7) (a) ii. by adding the words "to add a 4th leg" immediately after "Intersection modifications"

g. Amend Condition 7) (a) iii. by deleting "100%" and replacing with "50%"

h. Amend Condition 7) (a) v. by deleting the words "(Developer's proportionate share)" and replacing with "based on the proportionate traffic volume expected at the west leg of the intersection, based on evidence-based parameters (traffic)."

i. Amend Condition 7) (a) vi. by adding the words "on the west side" immediately after "and all related works"

j. Amend Condition 7) (a) vii. by adding the words "to add a 4th leg" immediately after "Intersection modifications"

k. Amend Condition 7) (a) viii. by adding the words "to add a 4th leg" immediately after "Intersection modifications"

l. Amend Condition 7) (a) x. by adding the words "and water main, wastewater sewer and land drainage" immediately after "oversize of pavements"

m. Amend Condition 7) (c) by adding the words "at cost plus interest as defined in the Neighbourhood B area charges" immediately after "reimburse the Developer"

n. Amend Condition 10) as follows:

    1. Delete the words ", at no expense to the City,"

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – May 21, 2020

DECISION MAKING HISTORY (continued):

COMMUNITY COMMITTEE RECOMMENDATION (continued):

2. Add the following immediately after "Director of Public Works.":

"The City shall reimburse the Developer at cost plus interest in accordance with the City's Development Agreement Parameters."

o. Amend Condition 11) by adding the following after "Director of Public Works.":

"The City shall reimburse the Developer at cost plus interest as monies are collected from benefitting lands in accordance with the City's Development Agreement Parameters."

p. Amend Condition 12) as follows:

1. Add the words "water main, wastewater sewer and land drainage" immediately after "concrete pavements"

2. Immediately after the word "including" replace the word "by" with the word "but"

q. Amend Condition 13) iii. by adding the words ", to provide the 4th leg" immediately after "Waverley Street"

r. Amend Condition 14) (a) by deleting "interconnection" and replacing with "connection"

s. Amend Condition 15) (b) as follows:

1. Add the word "Revised" immediately before "Schedule "C,""

2. Add the words "and/or construct traffic calming measures on local streets," immediately after "Schedule C,"

t. Delete Condition 15) (c) in its entirety

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – May 21, 2020

DECISION MAKING HISTORY (continued):

COMMUNITY COMMITTEE RECOMMENDATION (continued):

u. Delete Condition 20 (c) in its entirety and replace with the following:

"20) (c) Private approaches serving R2 and RMF-S lots without a public lane will be evaluated as part of the required plan approval process in accordance with the zoning agreement."

v. Amend Condition 21) (a) by deleting the words "wooden fence" and replacing with "noise attenuation fence"

w. Amend Condition 27) (a) iii. by deleting the following:

"Accordingly, it is recommended that any and all funds generated as cash-in-lieu from development applications within the Waverley West Neighbourhood B be set aside for park land acquisition requirements for Waverley West Neighbourhood B."

x. Amend Condition 27) (d) by adding "Improvements over and above requirements set out in Clause 27 (b) may be counted towards dedication requirements." immediately after "Director of Public Works."

y. Add the following new Condition:

"27) (j) No dedication credit would be provided for the southerly extent of the larger park area specifically the narrowing park corridor that extends behind residential properties on both sides as well as the 6m wide park parcel directly south on the opposite side of the road and terminating at the C2 and RM parcels."

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – May 21, 2020

DECISION MAKING HISTORY (continued):

COMMUNITY COMMITTEE RECOMMENDATION (continued):

z. Add the following new Condition:

"27) (k) The developer shall be responsible to ensure easements can be secured through the C2 and RM lands to accommodate a walkway connection from the park space out to Lee Boulevard as determined by, and to the satisfaction of the Director of Public Works."

aa. Add the following new Condition:

"30) The Developer shall, at no expense whatsoever to the City, construct traffic calming devices and pay to the City, in cash, on demand the costs of pedestrian crossing control and all related works, as determined as part of the school planning process, within the Planned Area and on Bison Drive, to the satisfaction of the Director of Public Works."

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

PUBLIC HEARING SUMMARY

File: DASZ 43/2019

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

Public Hearing: February 24, 2020
Council Building, 510 Main Street

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

Subject:



APPLICANT: Landmark Planning & Design Inc.
FILE: DASZ 43/2019
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 a "PR1" Parks and Recreation 1 (Neighbourhood) District, an "R1-S" and "R1-M" Residential Single-Family District, "R2" Residential Two-Family District, "RMF-S" and "RMF-M" Residential Multi-Family District, "RMU" Residential Mixed Use District and "C3" Commercial Corridor District to facilitate Phase 1 of a new neighbourhood by the creation of a new lot and block plan, public reserve land and public right-of-ways. **For information, phone Mr. D. Clark, Planner at 204-986-5684.**

Premises Affected: Waverley West 'B' (Phase One) – Selected properties bounded by Lee Boulevard, Waverley Street, Bison Drive and Albright Road

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: February 28, 2020

Community Committee Recommendation:

On February 24, 2020 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 43/2019 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated February 18th, 2020 and attached as Schedule "D" 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 February 18th, 2019 and attached as Schedule "B" to this report***, with the following amendments:***

        i. In Section I – Plan Considerations:

            a. Delete Condition 9) in its entirety

        ii. In Section III – Servicing Conditions:

            a. Amend Condition 1) (a) by adding the words "within Neighbourhood B" immediately after "and adjacent lands"

            b. Amend Condition 1) (b) by adding the words "within Neighbourhood B" immediately after "for adjacent lands"

c. Add the following new Condition:

"1) (c) The Developer shall front-end the cost of extending the wastewater interceptor sewer as required by the Director of Water and Waste to serve the proposed subdivision, the balance of Neighbourhood B (adjacent lands with fractured ownership), and lands outside Neighbourhood B east of Waverley."

d. Amend Condition 2) (b) as follows:

A. Delete the word "west" and replace with "western"

B. Add the words "if required" immediately after "of the Planned Area"

e. Amend Condition 7) (a) i. by adding the words "on the south side of Bison Drive" immediately after "and all related works"

f. Amend Condition 7) (a) ii. by adding the words "to add a 4th leg" immediately after "Intersection modifications"

g. Amend Condition 7) (a) iii. by deleting "100%" and replacing with "50%"

h. Amend Condition 7) (a) v. by deleting the words "(Developer's proportionate share)" and replacing with "based on the proportionate traffic volume expected at the west leg of the intersection, based on evidence-based parameters (traffic)."

i. Amend Condition 7) (a) vi. by adding the words "on the west side" immediately after "and all related works"

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l. Amend Condition 7) (a) x. by adding the words "and water main, wastewater sewer and land drainage" immediately after "oversize of pavements"

m. Amend Condition 7) (c) by adding the words "at cost plus interest as defined in the Neighbourhood B area charges" immediately after "reimburse the Developer"

n. Amend Condition 10) as follows:

1. Delete the words ", at no expense to the City,"

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o. Amend Condition 11) by adding the following after "Director of Public Works.":

"The City shall reimburse the Developer at cost plus interest as monies are collected from benefitting lands in accordance with the City's Development Agreement Parameters."

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2. Immediately after the word "including" replace the word "by" with the word "but"

q. Amend Condition 13) iii. by adding the words ", to provide the 4th leg" immediately after "Waverley Street"

r. Amend Condition 14) (a) by deleting "interconnection" and replacing with "connection"

s. Amend Condition 15) (b) as follows:

1. Add the word "Revised" immediately before "Schedule "C,""

2. Add the words "and/or construct traffic calming measures on local streets," immediately after "Schedule C,"

t. Delete Condition 15) (c) in its entirety

u. ***Delete Condition 20 (c) in its entirety and replace with the following:***

> ***"20) (c) Private approaches serving R2 and RMF-S lots without a public lane will be evaluated as part of the required plan approval process in accordance with the zoning agreement."***

v. ***Amend Condition 21) (a) by deleting the words "wooden fence" and replacing with "noise attenuation fence"***

w. ***Amend Condition 27) (a) iii. by deleting the following:***

> ***"Accordingly, it is recommended that any and all funds generated as cash-in-lieu from development applications within the Waverley West Neighbourhood B be set aside for park land acquisition requirements for Waverley West Neighbourhood B."***

x. ***Amend Condition 27) (d) by adding "Improvements over and above requirements set out in Clause 27 (b) may be counted towards dedication requirements." immediately after "Director of Public Works."***

y. ***Add the following new Condition:***

> ***"27) (j) No dedication credit would be provided for the southerly extent of the larger park area specifically the narrowing park corridor that extends behind residential properties on both sides as well as the 6m wide park parcel directly south on the opposite side of the road and terminating at the C2 and RM parcels."***

z. ***Add the following new Condition:***

> ***"27) (k) The developer shall be responsible to ensure easements can be secured through the C2 and RM lands to accommodate a walkway connection from the park space out to Lee Boulevard as determined by, and to the satisfaction of the Director of Public Works."***

aa. Add the following new Condition:

"30) The Developer shall, at no expense whatsoever to the City, construct traffic calming devices and pay to the City, in cash, on demand the costs of pedestrian crossing control and all related works, as determined as part of the school planning process, within the Planned Area and on Bison Drive, to the satisfaction of the Director of Public Works."

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to a "C2" Commercial Community District, "RMF-M" Residential Multi-Family (Medium) District, "RMU" Residential Mixed Use District, "RMF-S" Residential Multi-Family (Small) District, "R2" Residential Two-Family District, "R1-M" Residential Single-Family (Medium) District, "R1-S" Residential Single-Family (Small) District, and "PR1" Parks and Recreation 1 (Neighbourhood) District as shown on the map dated February 18th, 2020, and attached as Schedule "D" 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. For any multi-family or commercial uses on those portions of the Owner's Land zoned "RMF-M" Residential Multi-Family (Medium), "RMF-S" Residential Multi-Family (Small), "RMU" Residential Mixed Use, "R2" Residential Two-Family, or any "C2" or "C3" Commercial zoning district, 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. Fencing
         f. Landscaping
         g. Free-standing signage

         on the Owner's Land ("Works") to the City's Director of Planning, Property and Development ("Director") and the Assiniboia 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.

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 recommendation 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 Assiniboia Community Committee provided the following supporting reason for its recommendation:

1. These changes adhere to OurWinnipeg and Complete Communities.

Exhibits Filed:

1. Application dated December 12, 2019
2. Notification of Public Hearing dated January 29, 2020
3. Manitoba Status of Titles 1773221/1, 1773225/1, 1773233/1, 1773682/1, 2449355/1, 2723642/1, 2876863/1, 2876864/1, 2876865/1, 2876867/1, 2876875/1, 2876876/1, 2876878/1, 2876879/1, 2876882/1, 2876883/1, 2959787/1, 2959788/1, 2959790/1 and 2959791/1
4 Letter of authorization dated November 20, 2019 from The City of Winnipeg to Southeast Lands Corporation
5. Letter of authorization dated November 26, 2019 from Lyne B. Jones, Southeast Lands Corporation to Landmark Planning and Design Inc.
6. Land Area Summary
7. Land Use and Transportation Concept Plan
8. Plans (12 pages)
9. Report from the Urban Planning Division dated February 18, 2020
10. Inspection Report
11. Presentation dated February 24, 2020, in support of the application submitted by the Applicant at the hearing
12. Presentation in support of the application submitted by the Applicant at the hearing
13. Documentation in support of the application submitted by the Applicant at the hearing

REPRESENTATIONS:

In Support:

Kyle Devisser
Luis Escobar
Lyne Jones
Jeff Pratt
Bryan Ward

In Opposition:

Nil

For Information:

Max Liu
Bill Nanowski
Mark Stone
Steve Vincze
Lei Yan
Jenny Zhang

For the City:

D. Beaton, Senior Urban Designer, Planning, Property and Development Department
D. Clark, Urban Planner, Planning, Property and Development Department
M. Gyaida, Engineer Services Development, Water and Waste Department
G. Jasper, Land Development Administrator, Planning, Property and Development
D. Patman, Manager Transportation Planning, Public Works Department
G. Patton, Manager of Engineering, Water and Waste Department
M. Pittet, Manager of Real Estate and Land Development, Planning, Property and Development Department

Exhibit "9" referred to in File DASZ 43/2019

ADMINISTRATIVE REPORT

Title: DASZ 43/2019 – Waverley West 'B' (Phase One)

Issue: For consideration at the public hearing for a subdivision and rezoning of approximately 88 acres of land in the Waverley West 'B' Neighbourhood, known as Phase One.

Critical Path: Assiniboia 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
R. Galston, MCP	n/a	n/a	

RECOMMENDATIONS

1. That the subdivision under Development Application No. DASZ 43/2019 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated February 18th, 2020 and attached as Schedule "D" 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 February 18th, 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 "C2" Commercial Community District, "RMF-M" Residential Multi-Family (Medium) District, "RMU" Residential Mixed Use District, "RMF-S" Residential Multi-Family (Small) District, "R2" Residential Two-Family District, "R1-M" Residential Single-Family (Medium) District, "R1-S" Residential Single-Family (Small) District, and "PR1" Parks and Recreation 1 (Neighbourhood) District as shown on the map dated February 18th, 2020, and attached as Schedule "D" 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. For any multi-family or commercial uses on those portions of the Owner's Land zoned "RMF-M" Residential Multi-Family (Medium), "RMF-S" Residential Multi-Family (Small), "RMU" Residential Mixed Use, "R2" Residential Two-Family, or any "C2" or "C3" Commercial zoning district, 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) Fencing;

   f) Landscaping: and,

   g) Free-standing signage.

   on the Owner's Land ("Works") to the City's Director of Planning, Property and Development ("Director") and the Assiniboia 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.

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 recommendation 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.

REASON FOR THE REPORT

- Subdivision and 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 "D" of this report.

CONSULTATION

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

OURWINNIPEG POLICY ALIGNMENT

The proposed development aligns with *OurWinnipeg* Section 01, Direction 3: *"Promote Compact Urban Form and Manage the Extension of Municipal Services for New Growth."*

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

The proposed development would align with the following Key Direction in the Winnipeg Climate Action Plan: *"Ensure New Areas of Growth are Designed According to the Principles of Complete Communities."*

SUBMITTED BY

Department	Planning, Property and Development
Division	Urban Planning
Prepared by	Robert Galston, MCP
Date:	February 18, 2020
File No.	DASZ 43/2019

List of Schedules and Attachments

1. Appendix "A" — Planning Discussion
2. Schedule "A" — File No. DASZ 43/2019, Assiniboia Community Committee, Dated February 18th, 2020
3. Schedule "B" — Report of the Administrative Coordinating Group Re: Proposed Subdivision and Rezoning of Land Located South of Bison Drive, West of Waverley Street, North of Lee Boulevard (Phase I Waverley West Neighbourhood 'B' Secondary Plan)
4. Schedule "C" — File No. DASZ 43/2019, Assiniboia Community Committee, Dated February 18th, 2020 (Active Transportation Network in right-of-way
5. Schedule "D" — File No. DASZ 43/2019, Assiniboia Community Committee, Dated February 18th, 2020

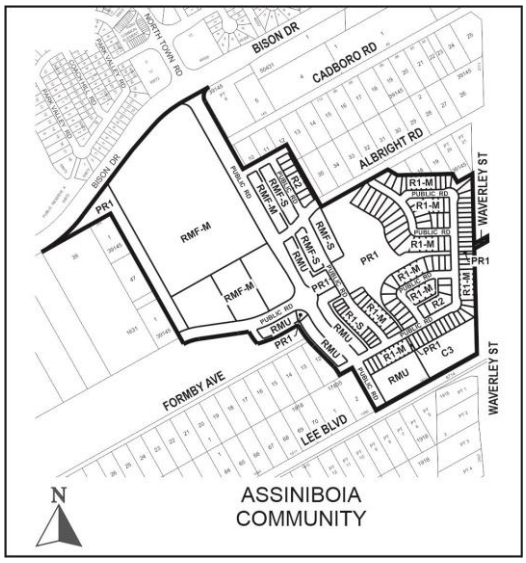
APPENDIX 'A'

DATE: February 18th, 2020
FILE: **DASZ 43/2019**
RELATED FILES: DAV 9-216033/D
COMMUNITY: Assiniboia Community
NEIGHBOURHOOD #: 5.681 (Waverley West 'B')

SUBJECT: For consideration at the public hearing for a subdivision and rezoning to: subdivide 18 lots into a total of 163 lots, three (3) public reserves, and public streets and lanes; rezone the land to a mix of residential, commercial, and public reserve zoning districts.

LOCATION: Selected properties bounded by Lee Boulevard, Waverley Street, Bison Drive, and Albright Road (Waverley West 'B' area – phase one)

LEGAL DESCRIPTION:



APPLICANT: Landmark Planning & Design Inc. (Jeff Pratte)
298 Waterfront Drive
Winnipeg, Manitoba R3B 0G5

OWNERS: SOUTHEAST LANDS CORPORATION
1 Dr. David Friesen Drive.
Winnipeg, Manitoba R3X 0G8

THE CITY OF WINNIPEG

HER MAJESTY THE QUEEN

RECOMMENDATION: Approval

HISTORY

Waverley West Neighbourhood 'B' Secondary Plan

On June 20, 2019, Council adopted the *Waverley West Neighbourhood 'B' Secondary Plan* (By-law No. 1/2019).

DISCUSSION

SITE DESCRIPTION

- The subject site encompasses an area west of Waverley Street, between Lee Boulevard and a future extension of Bison Drive, in the Waverley West 'B' Neighbourhood of the Waverley West Ward.
- The subject site has a total land area of approximately 88 acres, which includes public road right-of-ways, lands owned by the Southeast Lands Corporation, and lands owned by the City of Winnipeg.
- The subject site is currently zoned "A" Agricultural.
- The subject site 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 Neighbourhood 'B' Secondary Plan.*

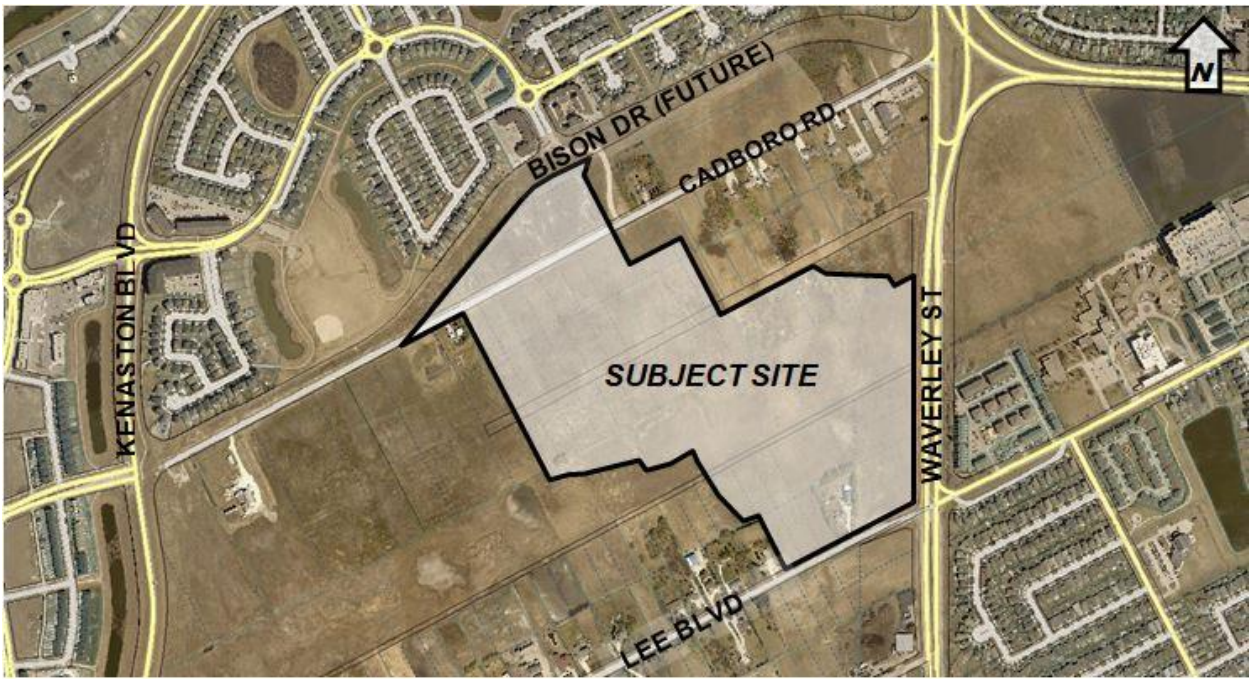


Figure 1: Aerial Photo of Subject Site and Surrounding Uses *(flown 2018)*

SURROUNDING LAND USE AND ZONING (See Figure 2)

- The subject site is surrounded by land in the Waverley West 'B' Neighbourhood, which is primarily vacant agricultural land, with some rural-residential uses, all zoned "A" Agricultural.
- To the north of the subject site is a public right-of-way to be built as a future extension of Bison Drive. To the north of this is residential land in the Bridgwater Forest Neighbourhood zoned "RMF-M" Residential Multi-Family (Medium) and "R1-M" Residential Single-Family (Medium).
- To the east of the subject site is Waverley Street, then multi-family residential uses in the Fairfield Park Neighbourhood zoned "RMU" Residential Mixed Use and "RMF-S" Residential Multi-Family (Small).

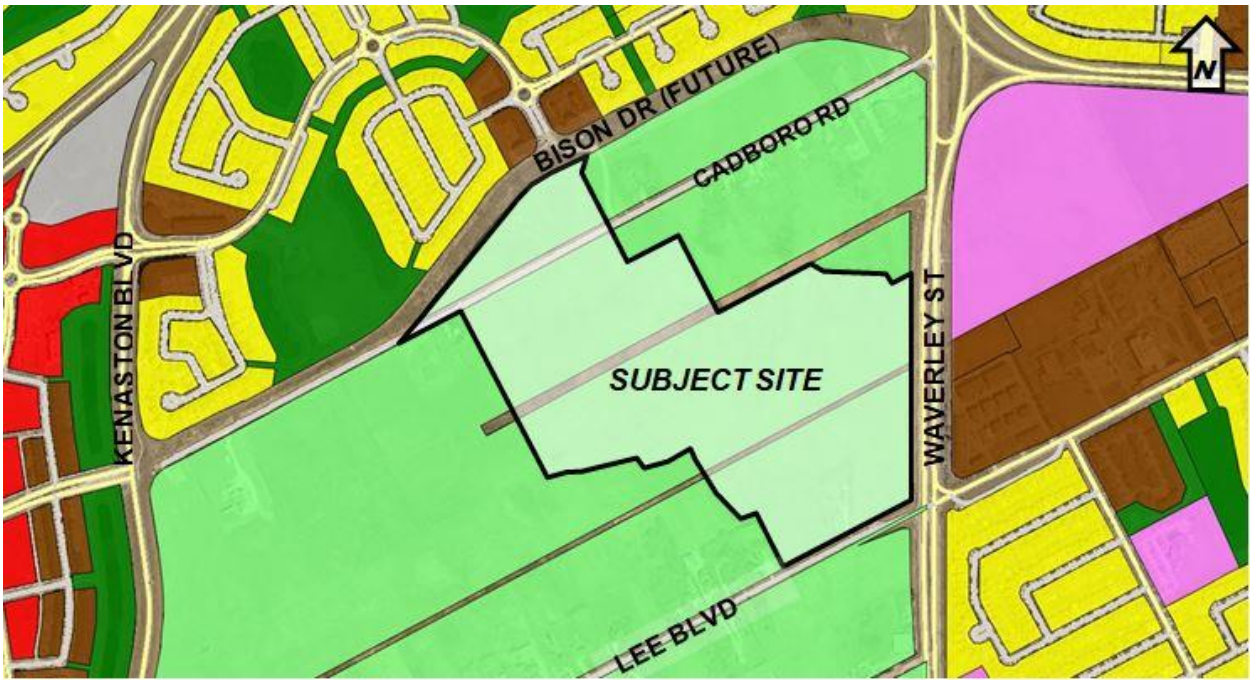


Figure 2: Zoning of the Site and Surrounding Area

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing to subdivide the existing 18 lots on the subject site and create a total of 163 lots, three (3) public reserves, and public streets and lanes.
- The predominant use of land on the subject site is to be residential, which includes a mix of single-family, two-family, and multi-family residential dwellings.
- In addition to these residential uses, the proposed development includes:
    - A lot with an area of approximately 24.4 acres, which will accommodate a new public high school. This proposed lot is located to the south of the future Bison Drive extension.

    - A lot with an area of approximately 2.5 acres, which will accommodate commercial development. This proposed lot is located at the northeast corner of Waverley Street and Lee Boulevard.

- Of these 163 lots, the applicant proposes there will be:
    - Five (5) lots zoned “RMU” Residential Mixed Use.
    - Five (5) lots zoned “RMF-M” Residential Multi-Family (Medium).
    - Three (3) lots zoned “RMF-S” Residential Multi-Family (Small).
    - 14 lots zoned “R2” Residential Two-Family.
    - 121 lots zoned “R1-M” Residential Single-Family (Medium).
    - 14 lots zoned “R1-S” Residential Single-Family (Small).
    - One (1) lot zoned “C3” Commercial Corridor.
- No building plans or design drawings have been submitted with this application.

Public Reserves and Active Transportation Network

- As noted above, the applicant proposes to create three (3) public reserves, which will have a total area of approximately 9.77 acres. A substantial portion of this public reserve land will be a passive park with an area of approximately 6.7 acres, and will include a stormwater retention pond.
- Portions of the public reserve lands will include space for active transportation (AT) pathways which will provide links for pedestrians and cyclists within the subject site, provide the opportunity to connect to future AT pathways within the Waverley West ‘B’ Neighbourhood, and to connect with existing AT networks within the broader Waverley West area.

Public Streets

- A total of nine (9) public streets are proposed to be created in the subject site. This includes short extensions of streets that will be extended into future phases of the Waverley West ‘B’ Neighbourhood outside of the subject site. These extensions will occur through future Subdivision and Rezoning applications.
- Of these proposed public streets, two (2) will function as collector streets. This includes:
    - A north-south extension of North Town Road from Bison Drive to Lee Boulevard. This collector street is the only proposed new access point from Bison Drive.
    - A portion of a new east-west collector road which is proposed to extend to the westernmost limit of the subject site.
- The remaining seven (7) public streets are to be local streets. Each of these local streets are to have a width of approximately 59 feet.
- No new vehicular access to Waverley Street is proposed. However, the established approach from Waverley Street to Lee Boulevard is to be improved to current City of Winnipeg roadway standards.

Public Lanes

- A total of six (6) public lanes are proposed, which will service:
    - Four of the five proposed “RMU” lots

- Each of the 14 proposed “R2” lots;
- Each of the proposed “14” R1-S lots
- Two of the three proposed “RMF-S” lots
- One (1) of the five (5) proposed “RMF-M” lots

- Each of the proposed public lanes are to have widths ranging between approximately 20 and 24 feet.
- Please see Figure 3, which shows the proposed lots, zoning districts, and public streets and lanes.

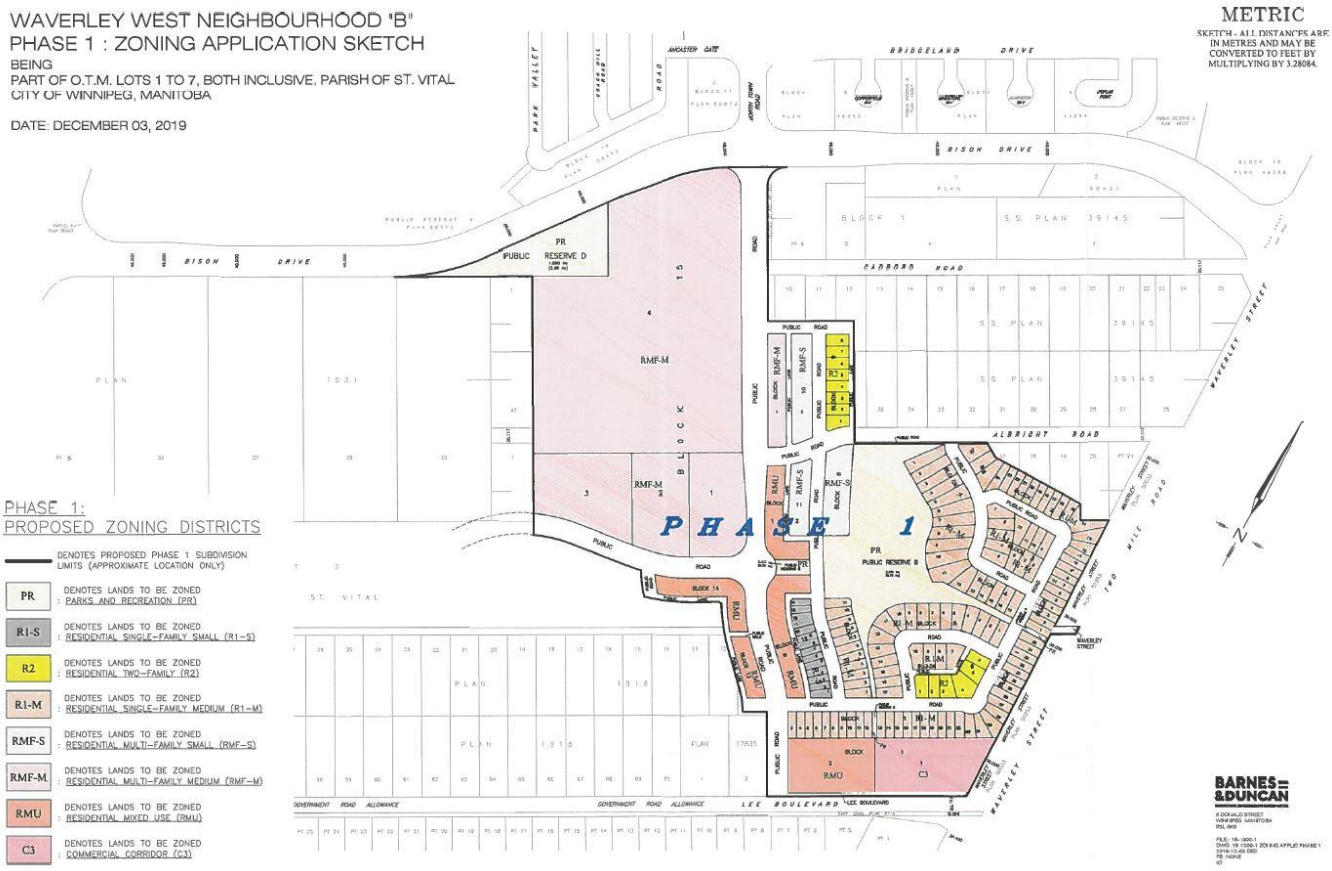


Figure 3: Surveyor’s Plan showing proposed lots and public roads on the subject site.

ANALYSIS AND ISSUES

OURWINNIPEG AND COMPLETE COMMUNITIES DIRECTION STRATEGY

- *OurWinnipeg* is the City’s long-range development plan. The Key Direction of *OurWinnipeg* regarding Areas of Stability states:
    - *Enhance the quality, diversity, completeness, and sustainability of stable neighbourhoods and expand housing options for Winnipeg’s changing population.*
- The *Complete Communities Direction Strategy* is one of four direction strategies supporting *OurWinnipeg*, the city’s long-range development plan, and has statutory

authority as a secondary plan. The strategy guides land use and development in Winnipeg.

- As noted above, the subject property is classified as an “Area of Stability – Recent Community” in *Complete Communities*’ Urban Structure map. Areas of Stability will accommodate low to moderate density infill development to support more efficient use of land, infrastructure, and services as well as enhance housing choice and affordability. With regard to this proposal, the key policies guiding the development of Areas of Stability include:
    - *Support low to moderate change in low-density neighbourhoods through development and redevelopment that is complementary to the existing scale, character and built form.*
    - *Promote the form of buildings and spaces that are sensitive to the community context and address the transition between new and existing developments.*
    - *Promote a quality public realm with a high level of accessibility to community services and amenities and opportunities for gathering and social interaction.*
    - *Encourage intensification to occur at centres and along corridors.*
    - *Focus housing growth to areas that have municipal service capacity to support intensification, in addition to commercial and recreational amenities.*
    - *Support Complete Communities by ensuring diverse and high quality housing stock.*
    - *In order to meet the full life-cycle of housing needs within the community, promote a mix of housing type and tenure, such as duplexes, low rise apartments, secondary suites, semi-detached homes, townhouses.*
    - *Provide opportunities to increase multi-modal connectivity when redevelopment occurs.*

WAVERLERY WEST NEIGHBOURHOOD ‘B’ SECONDARY PLAN (By-law No. 1/2019)

Under the *Waverley West Neighbourhood ‘B’ Secondary Plan*, the subject lands are located in: the Community Node Policy Area, the Medium Density Policy Area, and the Lower Density Policy Area.

Community Node

- The Community Node area provides for public and institutional uses, including the site for two schools and a recreation centre, limited commercial and multi-family residential, where appropriate. The Community Node area will contain a regional recreational and educational hub.

3.4.2 POLICIES 1.

1. Public and institutional uses shall be allowed within the Community Node area. A site for two schools and a site for a recreation centre have been identified within the Community Node area.
2. Small-scale, local commercial uses may be allowed within the Community Node area, where determined to be compatible and appropriate. Such uses shall be located adjacent to a collector road and support the development of the Community Node area as a regional recreational and educational hub by providing amenities and complementary services for the users of the public and institutional uses and residents of the Plan Area.

3. Multi-family uses such as row dwellings, townhomes and multi-storey residential building may be allowed within the Community Node area, where determined by the City to be compatible and appropriate. Such uses shall be subject to the policies of the Medium Density Residential area.
4. Single-family dwellings shall not be allowed.
5. The school and recreation sites shall:
    a. have at least one property boundary fronting on a collector road to provide safe and convenient access;
    b. be accessible by a variety of transportation modes including walking, cycling, transit and automobiles;
    c. accommodate space for safe pick up and drop off zones, staff and visitor parking and bus loops within the school site; and
    d. provide convenient connections to the neighbourhood, to each other and to the Community Scale Park.
6. Throughout the Community Node area, commercial uses may be located in mixed-use buildings, such as the ground floor of a residential building or within the recreational complex.
7. Stand-alone commercial development may be located within the Community Node areas located on the east side of the collector road at Bison Drive and at Waverley Street and Lee Boulevard.
8. Stand-alone commercial development within the Community Node on the east side of the collector road at Bison Drive: a. shall be limited to neighbourhood commercial uses; and b. should generally be limited to approximately 929.03 square metres (10,000 square feet) of commercial space in total. Additional stand-alone commercial space may be considered on a case-by-case basis provided it is neighbourhood oriented in scale.
9. Stand-alone commercial development within the Community Node at Waverley Street and Lee Boulevard should be limited to neighbourhood commercial uses; however, may include fuel sales and/or drive-ins or drive-throughs more typically associated with community commercial uses.
10. The following design and siting considerations shall be made for any stand-alone commercial development within the Community Node area:
    a. where a building abuts a street, the building shall provide a clear common entrance oriented to the street, unless street access is provided from all individual ground floor units facing the street;
    b. where a building does not abut a street, the site design shall provide clear pedestrian connections to the building entrances and any off-street parking areas;
    c. off-street parking areas shall be located either underground, to the side or behind buildings;
    d. landscaping, including trees, around the perimeter of the lot and between rows of surface parking stalls, shall be provided;

e. where off-street parking areas are visible from the public road, a landscaped buffer shall be provided to visually screen the off-street parking areas from the public road;

f. large expanses of blank walls are discouraged; and g. windows, architectural details and façade treatments shall be used to provide visual interest.

11. Parks, open spaces, linear parks, outdoor plazas, or other similar types of amenities should be provided in the Community Node area to meet the active and passive recreational needs of residents and visitors.

12. Properties zoned “A” Agricultural shall be required to rezone prior to the establishment of new principal buildings or uses.

Medium Density Residential

- Medium Density Residential areas provide opportunities for a range of multi-family residential development types that will serve to increase the overall density of the Plan Area and offer a range of housing options in terms of size, form and tenure.

3.2.2 POLICIES

1. Multi-family dwellings such as row dwellings, townhomes and multi-storey residential buildings, shall be the predominant style of development in the Medium Density Residential areas.
2. Single-family dwellings shall not be allowed.
3. Residential development within the Medium Density Residential areas should achieve a minimum density of 15.0 dwelling units per Net Developable Acre.
4. Higher-density multi-family residential dwellings should abut a collector road.
5. New Institutional and public uses, such as places of worship, daycares and recreational uses may be allowed within the Medium Density Residential area, where determined to be compatible and appropriate. Such uses shall be located on and have access to a collector road and shall mitigate any negative impacts of the use on any adjacent residential uses.
6. Existing institutional uses within the Medium Density Residential areas may only expand if they are: a. located on and have access to a collector or arterial road; and b. serviced by a full range of municipal services.
7. Ground entry and street oriented multi-family dwellings should take exclusive access from a back lane, unless a design solution can be provided, to the satisfaction of the Director of Public Works, that can address the following design considerations:
    a. the availability of front yard areas for landscaping and tree growth;
    b. adequate snow storage areas;
    c. on-street parking capacity;
    d. provision of utilities; and
    e. pedestrian safety.
8. Multi-family residential development is subject to the following design and siting criteria:

a. where a building abuts a street, the building shall provide a clear common entrance oriented to the street, unless street access is provided from all individual ground floor units facing the street;

b. where a building does not abut a street, the site design shall provide clear pedestrian connections to the building entrances and any off-street parking areas;

c. off-street parking areas shall be located either underground, to the side or behind buildings;

d. landscaping, including trees, around the perimeter of the lot and between rows of surface parking stalls, shall be provided;

e. where off-street parking areas are visible from the public road, a landscaped buffer shall be provided to visually screen the off-street parking areas from the public road;

f. large expanses of blank walls shall be discouraged; and

g. balconies, windows, architectural details and façade treatments shall be used to provide visual interest.

9. Where a multi-family residential use is located abutting a single-family residential use, the design and siting of the multi-family dwelling shall mitigate any negative impacts on the single-family residential use. Mitigative solutions that may be considered include, but are not limited to, the following:

a. the placement of off-street parking areas or internal roadways to buffer and reduce visual impacts of the multi-family residential use on an adjacent single-family residential use;

b. the placement of landscaping, berming and/or fencing to reduce visual impacts of the multi-family residential building(s), drive aisles and parking areas on an abutting single-family residential dwelling;

c. locating and massing the building(s) on the portion of the site immediately adjacent to the single-family residential uses in a manner that respects the adjacent residential scale and character through lower building height and/or increased set back

Lower Density Residential

- Lower Density Residential areas provide primarily for the development of single-family dwellings and opportunities for two-family dwellings and certain styles of multi-family dwellings, where appropriate, as outlined in the policies that follow.

3.1.2 Policies

1. Single-family and two-family dwellings shall be the predominant use of land, with ground-entry multi-family dwellings allowed in appropriate locations as determined by the City.

2. New public and institutional uses, such as places of worship, daycares and non-regional recreational uses may be allowed within the Lower Density Residential area, where determined by the City to be compatible and appropriate. Such uses shall be located adjacent to collector roads and the design of the site shall mitigate any negative impacts of the use on adjacent lower density residential uses.

3. Existing institutional uses within the Lower Density Residential areas may only expand if they are: a. located on and have access to a collector or arterial road; and b. serviced by a full range of municipal services.
4. Any residential development application for lands within a Lower Density Residential area should achieve a minimum density of 7.0 dwelling units per Net Developable Acre.
5. Higher density development shall be directed along collector roads within sub-areas 1 and 2.
6. Single-family dwellings shall not back onto an internal collector road.
7. Single-family dwellings on lots with less than 12.19 metres (40 feet) of frontage should take exclusive access from a back lane, unless a design solution can be provided, to the satisfaction of the Director of Public Works, that can address the following design considerations: a. the availability of front yard areas for landscaping and tree growth; b. adequate snow storage areas; c. on-street parking capacity; and d. the provision of utilities.
8. A pair of semi-detached dwellings or a two-family dwelling on lots less than 15.24 metres (50 feet) of frontage should take exclusive access from a back lane, unless a design solution can be provided, to the satisfaction of the Director of Public Works, that can address the following design considerations:
    a. the availability of front yard areas for landscaping and tree growth;
    b. adequate snow storage areas;
    c. on-street parking capacity;
    d. the provision of utilities; and e. pedestrian safety.
9. Multi-family dwellings may be allowed within the Lower Density Residential along collector roads within subareas 1 and 2 as shown in Appendix B, under the following conditions: a. multi-family dwellings shall take exclusive access from a back lane; and b. the design of multi-family dwellings shall be street oriented and ground-entry.
10. Multi-family dwellings may be allowed within the Lower Density Residential along collector roads within subarea 3 as shown in Appendix B and along local roads throughout the Plan Area, under the following conditions: a. multi-family dwellings shall take exclusive access from a back lane; b. the design of multi-family dwelling shall be street oriented and ground-entry; and c. should be limited to approximately six dwelling units per building.
11. Live-work style development may be allowed along collector roads in the Lower Density Residential areas within sub-areas 1 and 2 as shown on Appendix B.
12. Despite other policies in this section, only single-family dwellings shall be permitted on lots abutting the southerly edge of the Plan Area located within the Lower Density Residential areas.
13. Parks, open spaces and an integrated pathway network shall be provided in Lower Density Residential areas to meet the active and passive recreational needs of residents and visitors.
14. Properties zoned “A” Agricultural shall be required to rezone prior to the establishment of new principal buildings or uses.

SUBDIVISION

- As noted above, the subject site is currently made up of 18 lots. Subdivision is required in order to establish a total of 163 zoning lots, three (3) public reserves, nine (9) public streets, and six (6) public lanes.

Streets Network

- As noted above, the primary point of access to the subject site is to be from a proposed north-south collector street, which is to be an extension of North Town Road between Bison Drive and Lee Boulevard.
- Additionally, a stub of a future collector road is proposed.
- A number of residential properties are to take vehicular access from the proposed rear public lanes.

Parks and Active Transportation

- This provision of public reserves as proposed helps to establish an active transportation (AT) system that connects the subject site to future amenities within the Waverley West 'B' Neighbourhood, and to future community active transportation routes, including a future AT route along Waverley Street, to the east of the subject site.

REZONING

- As noted above, the subject site is currently zoned "A" Agricultural. The Agricultural zoning district is intended for general agricultural activities.
- The applicant is proposing to rezone the land from 'A' Agricultural to the following districts:
    - "RMU" Residential Mixed Use
    - "RMF-M" Residential Multi-Family (Medium)
    - "RMF-S" Residential Multi-Family (Small)
    - "R2" Residential Two-Family
    - "R1-M" Residential Single-Family (Medium)
    - "R1-S" Residential Single-Family (Small)
    - "C3" Community Corridor
    - "PR1" Parks and Recreation 1 (Neighbourhood)

"RMU" Residential Mixed Use

- This RMU district is intended to facilitate the development of primarily medium- to higher-density residential development, though it also may contain limited small-scale commercial, institutional, recreational, and service facilities needed to support residential development. The area, site, or building should retain a predominantly residential character.

"RMF" Residential Multi-Family

- The RMF districts are intended to accommodate the development of multi-family units in areas with medium to high residential densities.

"R2" Residential Two-Family and "R1" Residential Single-Family

- The R2 district is intended to accommodate the development of single- and two-family units and, where appropriate, limited multi-family units in lower-density areas.
- The R1 districts are intended to accommodate primarily single-family residential development in lower-density areas.

"C3" Commercial Corridor

- The C3 zoning district is intended primarily for uses that provide commercial goods and services to residents of the community in areas that are dependent on automobile access and exposed to heavy automobile traffic, but does not include regional shopping malls or regional shopping areas. C3 districts are generally located in Community or Regional mixed use centres or along Community or Regional mixed use corridors.

"PR1" Parks and Recreation 1 (Neighbourhood)

- The Parks and Recreation 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.

CONSISTENCY WITH AREA SECONDARY PLAN

Community Node – School Site

- The creation of a large lot zoned "RMF-M" at the southwest corner of Bison Drive and North Town Road, is intended to accommodate a public school use. Under the Zoning By-law, elementary, junior high, and senior high schools are conditional in the "RMF" zoning district. As such, a future Conditional Use application for the establishment of a school site will be required.
- This proposed school site at this location is consistent with policies for Community Nodes under the Secondary Plan, in that:
    - This policy area supports educational uses,
    - The proposed school site abuts a proposed collector street and future transit service,
    - Is adjacent to proposed public reserve land to be zoned for public park uses.
- Additional properties to be zoned "RMF-M" are also located within the Community Node Policy Area. Multi-family residential uses are allowed in the Community Node area, where determined by the City to be appropriate, and are subject to policies for Medium Density areas.
- The Urban Planning Division considers multi-family residential development to be appropriate within the southerly portion of the Community Node area, given that it is located on a proposed collector street.
- The proposed school site is considered to be compatible with the policies for Community Nodes, in that this policy area supports educational uses, the proposed school site abuts a proposed collector street, abuts future transit service, and is adjacent to proposed public reserve land to be zoned for public park uses.
- With respect to future transit service particularly, Winnipeg Transit has communicated that the future intersection of Bison Drive and North Town Road, which is adjacent to this school site, is intended to be the location of an important transit stop. This stop will

service both the Waverley West ‘B’ Neighbourhood and the Bridgwater Forest Neighbourhood to the north.

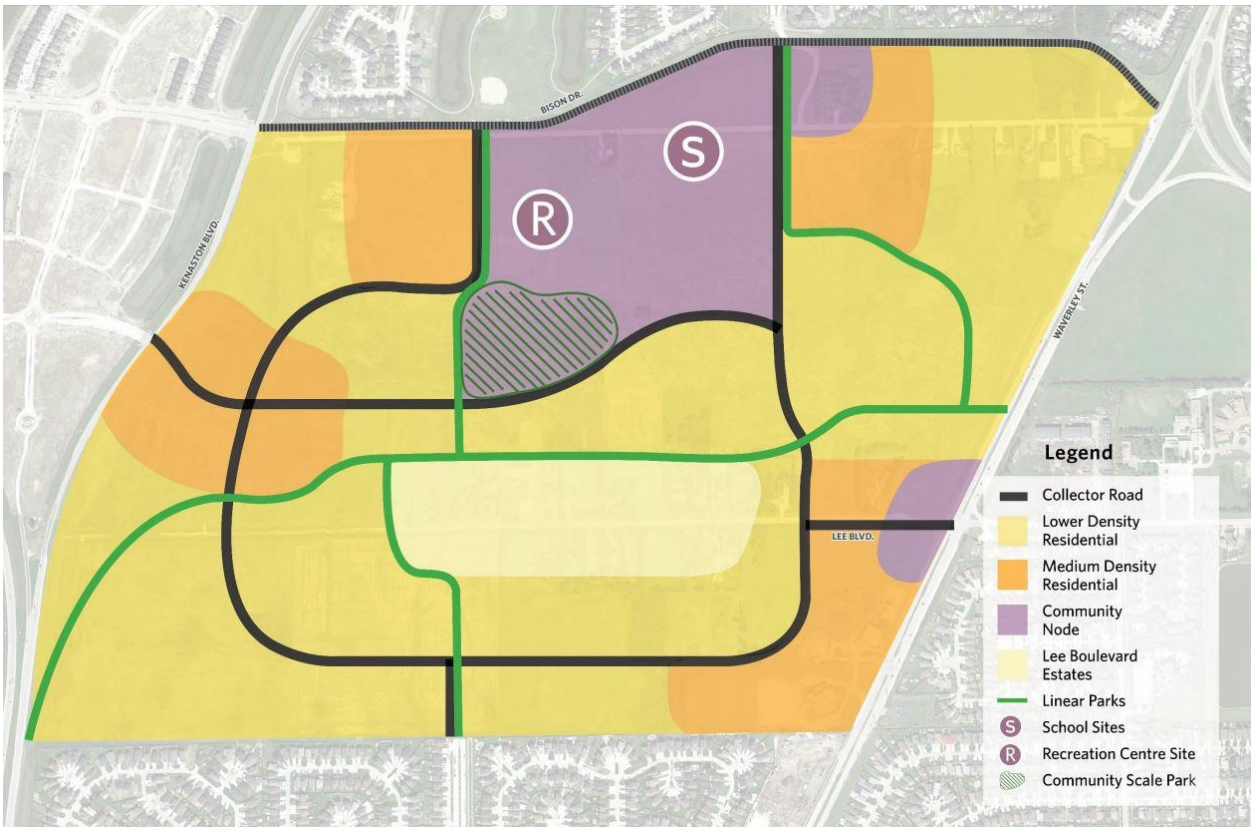


Figure 4: Land Use and Transportation Concept Plan as per the *Waverley West Neighbourhood ‘B’ Secondary Plan*

Community Node – Waverley Street and Lee Boulevard

- As noted above, the applicant is proposing to rezone to “C3” Commercial Corridor, a portion of land in the Community Node at the intersection of Waverley Street and Lee Boulevard.
- Per the policies for Community Nodes in the Secondary Plan, any future commercial development in this node at the intersection of Waverley Street and Lee Boulevard should be limited to neighbourhood commercial uses. These uses may include fuel sales and/or drive-ins or drive-throughs, which are more typically associated with community commercial uses.
- The “C2” zoning district is intended to accommodate commercial uses that have have a local orientation, rather than a higher-intensity regional orientation. It should be noted that fuel sales and drive-ins or drive-throughs are permitted in the “C2” zoning district.
- Per the Principal Use Table of the Zoning By-law, land uses that are permitted in the “C2” zoning district are generally similar to uses permitted in the “C3” zoning district. A key difference is that square footage is limited in “C2” districts.
- For example, in the “C2” district:
    - Supermarkets are limited to 55,000 square feet
    - Personal service uses are limited to 25,000 square feet

    - A restaurant and drinking establishment uses are limited to 5,000 square feet, respectively

- The intent of these size restrictions is to limit these commercial uses in scale to serving the surrounding neighbourhood, rather than community-wide destinations, and to ensure commercial uses are compatible with surrounding non-commercial uses (eg, residential).
- Given the policy direction for Commercial Nodes, a “C2” zoning district at this location is considered to be a more appropriate zoning district to meet the intent of these policies.
- The Urban Planning Division engaged in discussions with the applicant about the appropriateness of a “C2” zoning district at this location, which they communicated is something they have no concern with.

Medium Density Residential

- The proposed “RMF” districts are located on collector streets, in both the Medium Density and Lower Density policy areas of the Secondary Plan.
- Additionally, the proposed multi-family zoning are configured so the highest density districts (eg, “RMU” and “RMF-M”) are located directly on a collector street, while lower density districts (eg, “RMF-S” and “R2”) are located near these streets. This configuration provides a gradual transition of residential uses and buildings, from taller residential multi-family buildings along the collector street, to low-rise single-family detached buildings on local streets located further away from the collector street..
- This transition is consistent with policies for Medium Density Residential areas in the Secondary Plan.

Lower Density Residential

- The proposed “R2,” “R1-M,” and “R1-S” zoning districts are compatible with the Lower Density Residential policy area of the Secondary Plan, in that single-family and two-family dwellings are to be the predominant use within the Lower Density Policy area.
- Some of the proposed multi-family zoning districts are located in the Lower Density Residential policy area of the Secondary Plan. Although multi-family uses permitted in the “RMU” district could not be considered a lower density use, policies in the Secondary Plan support multi-family uses in this area of the Neighbourhood when they are:
    - Located on a collector street
    - Take exclusive vehicular access from a rear public lane
    - Are designed to be street-oriented.

Parks and Open Space

- The proposed parks and open space, including active transportation (AT) pathways are generally consistent with the policies for the Waverley West ‘B’ Neighbourhood. However, the Winnipeg Public Service recommends some changes to the design of the parks and pathways. These changes are discussed in Schedule ‘B’ of this report.
- Of note is the recommended removal of the southerly ‘leg’ of the large public reserve (identified as Public Reserve ‘B’ in Figure 3 of this report). This is because the Public Service does not consider this leg to be necessary to a safe and convenient AT network within the Waverley West ‘B’ Neighbourhood, as there are a number of other pedestrian routes proposed within the subject site. In particular, there are a number of other access points to the proposed Public Reserve ‘B’ within 400 metres of this southerly leg.

- With respect to pedestrian routes, the City is recommending a number of buffered sidewalks and multi-use paths within the subject area. These are shown in Schedule “C” of this report.

COMPATIBILITY WITH SURROUNDING AREA

- In addition to the proposed development is generally consistent with the Waverley West Neighbourhood ‘B’ Secondary Plan, it is compatible with and is not likely to have an adverse impact on future development within the Waverley West ‘B’ Neighbouhood.
- Additionally, it is compatible with the overall vision for the broader Waverley West area, as discussed in the *Waverley West Area Structure Plan.*
- For example, the proposed residential zoning districts and lot configurations within the subject site ensures development will not detract from Bridgwater Centre Neighbourhood (“Town Centre”) having the highest residential densities and highest concentration of commercial uses.
- Additionally, the proposed layout of streets and public reserve lands does not limit the potential for future connections to active transportation routes in adjacent neighbourhoods.

PUBLIC CONSULTATION

- A substantial consultation effort was undertaken with area landowners and the public, in preparation of the *Waverley West Neighbourhood ‘B’ Secondary Plan*. This consultation was undertaken by the City of Winnipeg and a planning consultant hired by the City of Winnipeg.
- In addition to this, the applicant undertook a public consultation program for the subject application consisting of the following components:
    - Focused stakeholder meetings (e.g. residents of Lee Boulevard and Cadboro Road). This includes four (4) meetings held between March, 2018 and April, 2019. The applicant notes that approximately 12-20 persons attended each of these meetings.
    - Public open houses open to anyone in the Waverley West community. Three (3) public open house events were held between December, 2018 and December, 2019. The applicant notes that a total of 150 persons attended these open house events.

CONDITIONS OF APPROVAL

Development Agreement

- The Winnipeg Public Service recommends that the developer enter into a Servicing Agreement with the City of Winnipeg, in order to address a number of issues relating to municipal services and infrastructure in the Waverley West ‘B’ Neighbourhood. These issues are discussed in the Report of the Administrative Coordinating Group (ACG), which is attached to this report as Schedule “B.”

“C2” Zoning District

- As discussed above, the Urban Planning Division does not consider the proposed “C3” Commercial Corridor zoning district to be consistent with policies for commercial uses within Community Nodes per the *Waverley West Neighbourhood ‘B’ Secondary Plan*. Based on this, the Urban Planning Division recommends that the proposed “C3” zoning district (shown in Schedule “A” of this report) instead be zoned to the “C2” zoning district

(shown in Schedule “D” of this report), which is generally consistent with the Secondary Plan.

- As noted above, the applicant is aware of this recommended “C2” zoning district, and has communicated they do not have any concerns with this recommendation.

Plan Approval

- In order to ensure future development within the subject site is consistent with the Secondary Plan, and compatible with the surrounding area, the Urban Planning Division is recommending that Plan Approval by the Director of Planning, Property and Development, and by the Assiniboia Community Committee be required for any development on the lands to be zoned “RMU,” “RMF,” “R2,” and “C2” or “C3.”
- Future Plan Approval applications should be evaluated by the guidelines for Architectural and Neighbourhood Design set forth in the *Waverley West Neighbourhood ‘B’ Secondary Plan.*

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 percent.

RECOMMENDATION

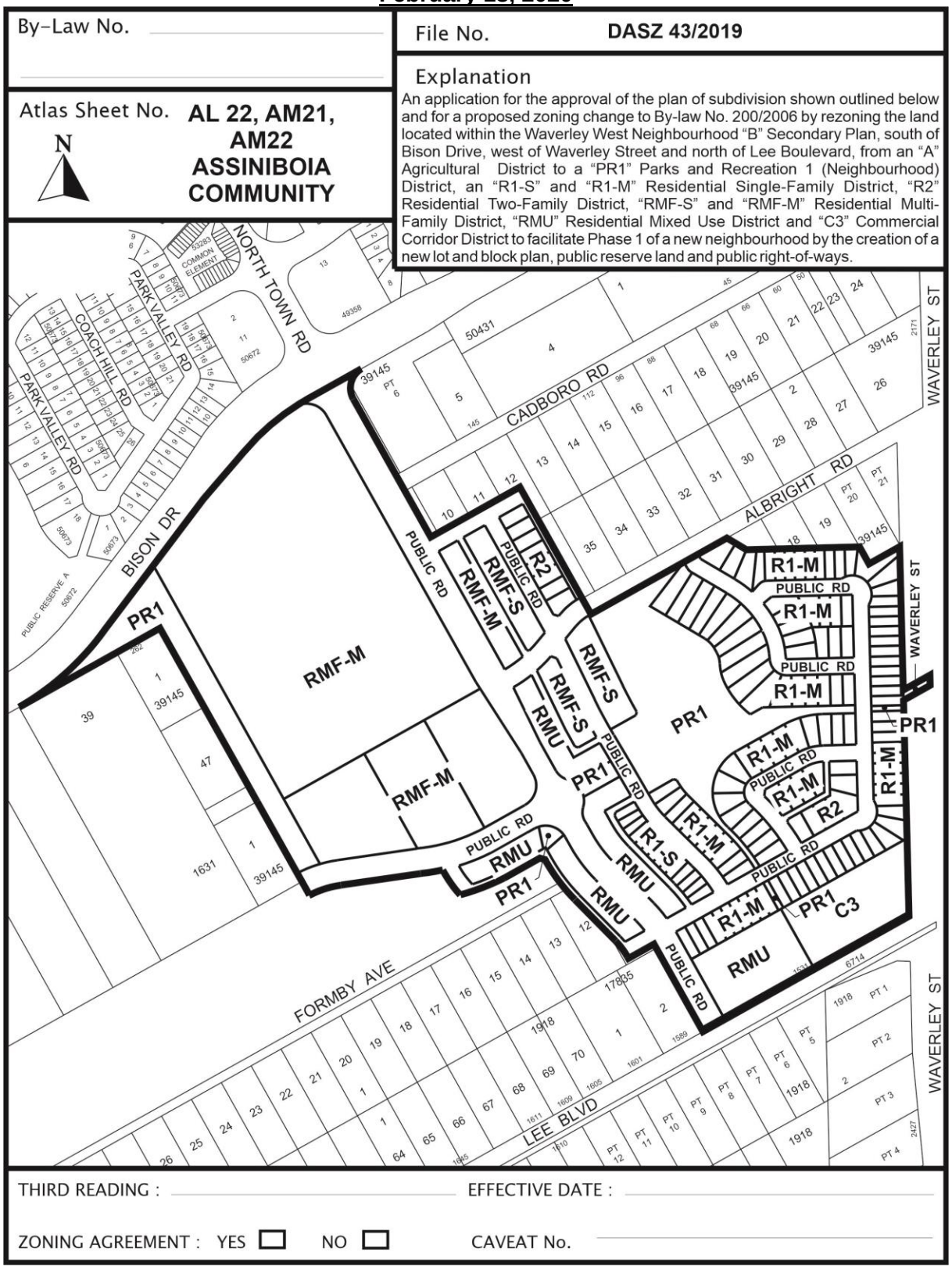
The Urban Planning Division recommends **approval** for the following reasons:

- The subdivision and rezoning, subject to the recommended conditions, complies with policies for Recent Communities under the *Complete Communities Direction Strategy*, and with policies in the *Waverley West ‘B’ Neighbourhood Secondary Plan*.

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

Report Prepared by: Robert Galston, MCP
PPD File #: DASZ 43/2019

Schedule "A" for File DASZ 43/2019, Assiniboia Community Committee, dated February 18, 2020



SCHEDULE B

REPORT OF THE ADMINISTRATIVE COORDINATING GROUP – January 8, 2020

RE: PROPOSED SUBDIVISION AND REZONING OF LAND LOCATED SOUTH OF BISON DRIVE, WEST OF WAVERLEY STREET, NORTH OF LEE BOULEVARD (PHASE I WAVERLEY WEST NEIGHBOURHOOD B SECONDARY PLAN)

It is recommended that the approval of DASZ 43/2019, if granted, be subject to the applicant entering into a Development Agreement and address the following items where applicable:

Section I - Plan Considerations

1) The Developer shall, at no expense whatsoever to the City, legally open property required for a 3.0m x 3.0m corner cut where public lanes intersection/turn serving single or two family residential development, and 5.0m x 5.0m corner cut where public lanes intersect/turn serving multi-family residential and commercial development, as determined by and to the satisfaction of the Director of Public Works.

2) The Developer shall, at no expense whatsoever 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 whatsoever 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 6.25m in Public Lanes serving single or two family residential development and a right-of-way width of 7.25m in Public Lanes serving multi-family residential and commercial development, 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.

7) Additional right-of-way width is to be provided where multi-use paths and/or bike lanes are provided, as determined by and to the satisfaction of the Director of Public Works.

8) The DRAFT Legal Plan must be submitted to the Public Works Department with appropriate construction details for review and approval by the Public Works Department, prior to the registration of subdivision mylars.

9) The Developer shall, at no expense whatsoever to the City, remove the southerly extent of the larger park area, specifically the narrowing park corridor that extends behind residential properties on both sides, as well as the 6m wide park parcel directly south on the opposite side of the road and terminating at the C2 & RM parcels.

10) The Developer shall, at no expense to the City, grant a 6.0m easement for the temporary water main loop in the multi-family lots south of the school site.

Section II - 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.

3) The Developer shall submit, at no expense whatsoever to the City, an Engineer's estimate of the cost to construct the regional land drainage facilities in order to determine the Trunk Service Rate.

4) The Developer shall, at no expense whatsoever to the City, conduct geotechnical investigations in accordance with the City's "Guidelines for Site Investigation Requirements for Public Works Street Projects" and develop pavement designs, all to the satisfaction of the Director of Public Works.

Section III - Servicing Conditions

1) Wastewater Sewers

   (a) The Developer shall, at no expense whatsoever 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 owns and reimburse the Developer for the costs of oversizing wastewater sewers to provide capacity for adjacent lands, as determined by and to the satisfaction of the Director of Water and Waste.

2) Water Mains

   (a) The Developer shall, at no expense whatsoever 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.

(b) The Developer shall pay to the City, prior to the release of subdivision mylars for registration in the Winnipeg Land Titles Office, their share of the cost of the existing water main installed by others in Waverley Street, and the future water main to be installed by others in Bison Drive (between North Town Road and the west limit of the Planned Area), as determined by and to the satisfaction of the Director of Water and Waste.

3) Land Drainage

(a) The Developer shall, at no expense whatsoever 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 enter into an easement agreement that shall caveat all private lots abutting the basins outlining the special conditions for the maintenance of the vegetated area at the rear of the private lots.

(d) 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 whatsoever 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 whatsoever 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 whatsoever 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 whatsoever 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) Removal of Existing Infrastructure

(a) The Developer shall, at no expense whatsoever to the City, remove the existing gravel road within the Cadboro right-of-way within the Planned Area, to the satisfaction of the Director of Public Works.

(b) The Developer shall arrange for disposal of all storm water in, from and through the Planned Area, which may be cut off from its existing drainage course through the development of the Planned Area.

7) Waverley West Neighbourhood B Area Charge(s)

(a) The Developer shall, construct and/or pay to the City, in cash, their share of the following improvements:

i. Bison Drive – one lane of pavement between Kenaston Boulevard and Waverley Street and all related works, including but not limited to an Active Transportation pathway, street lighting, boulevard landscaping and land drainage sewer (100% Developer shared);

ii. Intersection modifications at Bison Drive and Kenaston Boulevard and all related works (100% Developer shared);

iii. Intersection modifications at Bison Drive and North Town Road (100% Developer shared);

iv. Intersection modifications at Bison Drive and a new intersection to be located between Kenaston Boulevard and North Town Road (100% Developer shared);

v. Intersection modifications of Bison Drive and Waverley Street (Developer's proportionate share);

vi. Waverley Street – one lane of pavement between Bison Drive and Lee Boulevard and all related works, including but not limited to an Active Transportation pathway, street lighting, boulevard landscaping and land drainage sewer (100% Developer shared);

vii. Intersection modifications at Kenaston Boulevard and South Town Road (100% Developer shared);

viii. Intersection modifications at Waverley Street and Lee Boulevard (100% Developer shared);

ix. Active Transportation path on the east side of Kenaston Boulevard (100% Developer shared);

x. Collector Roads - roundabouts, oversize of pavements (100% Developer shared);

xi. Additional land for Collector Roads (100% Developer shared);

xii. Land for Bison Drive (100% Developer shared); and

xiii. Land for intersection modifications at Bison Drive and Waverley Street (100% Developer shared),

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

(b) The City and the Developer will collaborate to determine area charge(s) to address the Developer's share of the improvements as noted in clause (a) above.

(c) Where the Developer constructs improvements to be cost shared as defined by the area charge(s), that amount shall be credited towards the Developer's contribution to the area charge(s). Where the Developer's work in total exceeds the amount of the levy payable to the City, the City shall reimburse the Developer as monies are collected from benefitting lands in accordance with the City's Development Agreement Parameters.

8) <u>Pavements</u>

(a) The Developer shall, at no expense whatsoever 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 whatsoever to the City, construct 150mm thick Portland cement concrete pavements, 5.0m in width in all Public Lanes serving single or two family residential development, and 6.0m in width in all Public Lanes serving multi-family residential and

commercial development, 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.

9) Bison Drive

In the event that Bison Drive is not constructed by others, the Developer shall construct a minimum of two lanes of Bison Drive between Kenaston Boulevard and North Town Road, prior to the opening of any school, including the appropriate intersection works at the intersection of Bison Drive and Kenaston Boulevard and a 3.5m wide asphalt multi-use pathway on the south side of Bison Drive, as determined by and to the satisfaction of the Director of Public Works.

10) North Town Road

In the event that North Town Road is not constructed by others, the Developer shall construct, at no expense to the City, North Town Road between Bison Drive and the existing pavement north of Bison Drive, in conjunction with Bison Drive, as determined by and to the satisfaction of the Director of Public Works.

11) Albright Road (outside of the Planned Area)

The Developer shall, at no expense whatsoever to the City, construct Portland cement concrete pavements and all related works, including but not limited to ornamental street lighting, boulevard landscaping and land drainage facilities, in Albright Road between the second proposed Public Lane east of the proposed north-south collector roadway and the second proposed Public Road east of the proposed north-south collector roadway, as determined by and to the satisfaction of the Director of Public Works.

12) Collector Roads

The Developer shall, at no expense whatsoever to the City, construct Portland cement concrete pavements and all related works, including by not limited to ornamental street lighting, boulevard landscaping and land drainage facilities, within:

i. Lee Boulevard between Waverley Street and the proposed north-south collector roadway

ii. Proposed north-south collector roadway between Lee Boulevard and Bison Drive

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

These items shall be considered as part of the area charge.

13) Intersection Improvements

The Developer shall, at no expense whatsoever to the City, construct the intersection works at and in the vicinity of:

iii. Lee Boulevard and Waverley Street

iv. Bison Drive and North Town Road

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

These items shall be considered as part of the area charge.

14) Traffic Control Signals

(a) 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 necessarily limited to, pedestrian and vehicular actuation and interconnection to adjacent traffic-control signals, countdown and audible pedestrian signals at the intersection of Lee Boulevard and Waverley Street, as determined by and to the satisfaction of the Director of Public Works.

(b) 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 necessarily limited to, pedestrian and vehicular actuation and interconnection to adjacent traffic-control signals, countdown and audible pedestrian signals at the intersection of Bison Drive and North Town Road, as determined by and to the satisfaction of the Director of Public Works.

These items shall be considered as part of the area charge.

15) Sidewalks/Pathways

(a) The Developer shall, at no expense whatsoever to the City, construct 1.5m wide by 100mm thick Portland cement concrete sidewalks, multi-use pathways and/or bike lanes and all related works, on the standard alignment, 0.3m from the property line, along both sides of all streets within the Planned Area with rights-of-way measuring 22.0m in width, as determined by and to the satisfaction of the Director of Public Works.

(b) The Developer shall, at no expense whatsoever to the City, construct a 1.5m wide by 100mm thick Portland cement concrete sidewalks, on the standard alignment, 0.3m from the property line, conceptually shown on the attached Schedule “C”, 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.

(d) The Developer shall, at no expense whatsoever to the City, construct traffic calming devices, as determined by and to the satisfaction of the Director of Public Works.

16) Public Walks

(a) The Developer shall, at no expense whatsoever 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 within private property, along the side property lines;

iii. Bollards with appropriate sidewalk opening at both street ends of the Public Walk;

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

(b) The Developer is to permit the City to file a caveat against the title of each of these proposed lots abutting the Public Walk requiring the owners to maintain and/or replace the fence as originally constructed, to the satisfaction of the Director of Public Works.

17) Cross Access Easement Agreement

(a) The Developer and all successors in title to Lots 1, 2 and 3 within Block 15, in the subdivision shall enter into, and register at the Winnipeg Land Titles Office (WLTO) under Section 76 of the Real Property Act and maintain in perpetuity by way of instrument (right of way agreement, easement agreement, or declaration) against the titles to the lots, a private cross-access agreement with the owners of the other lot so as to ensure vehicular access to each lot at all times, via streets or internal roads.

(b) The Developer and all successors in title to Lots 1 and 2 within Block 1, in the subdivision shall enter into, and register at the Winnipeg Land Titles Office (WLTO) under Section 76 of the Real Property Act and maintain in perpetuity by way of instrument (right of way agreement, easement agreement, or declaration) against the titles to the lots, a private cross-access agreement with the owners of the other lot so as to ensure vehicular access to each lot at all times, via streets or internal roads.

18) Temporary Dead-End Streets

(a) The Developer shall, at no expense whatsoever 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.

(b) The Developer shall, at no expense whatsoever 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.

19) Boulevards

(a) The Developer shall, at no expense whatsoever 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 whatsoever 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.

20) 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) There are to be no private approaches off Waverley Street.

(c) Private approaches serving R2 and RMF-S lots without a public lane shall be joint use, limited to a maximum of 3.0m in width per lot 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.

21) Noise Attenuation/Rear-Yard Setback

(a) The Developer shall, at no expense whatsoever to the City, construct within the rear yards of all one and two family lots abutting Waverley Street, a uniform wooden fence 2.0m in height, complete with a berm minimum of 2.0m in height, centered on the property line of the residential lots, as determined by and to the satisfaction of the Director of Public Works. The Developer is to permit the City to file a caveat against the title of each of these proposed lots abutting Waverley Street requiring the owner(s) to maintain and/or repair or replace the fence as originally constructed, to the satisfaction of the Director of Public Works.

(b) All single-family and two-family residential lots backing onto Waverley Street shall be of sufficient depth to provide a minimum rear-yard setback

which, together with a berm and a noise attenuation fence, achieves the City's Motor Vehicle Noise Policies and Guidelines sound-level limit of 65 dBA in the typical outdoor recreation area of those lots. The Zoning Agreement covering those lots shall stipulate this minimum rear yard setback.

(c) The Developer shall submit the noise analysis to the Public Works Department for review and approval prior to the Zoning Agreement being executed.

22) Two Means of Vehicle Access

(a) The Developer shall, at no expense whatsoever 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 whatsoever 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).

23) Construction Traffic

(a) The Developer shall, at no expense whatsoever to the City, ensure that construction traffic uses access routes determined by the Director of Public Works.

(b) The Developer shall, at no expense whatsoever to the City, maintain those access routes in a clean, dust-free condition, free of dropped and tracked-on mud; and shall 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.

24) Signage

(a) Prior to construction, the Developer shall, at no expense whatsoever 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, all proposed arterial and collector streets, sidewalks, public walks, active transportation facilities, all proposed parks, storm water retention facilities, existing, natural tree stands, multiple family sites, commercial sites, Kenaston Boulevard, Waverley Street, the future Bison Drive 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 whatsoever 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.

25) Street Name Signs

The Developer shall, at no expense whatsoever 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.

26) Utilities

(a) The Developer shall, at no expense whatsoever 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.

27) 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 whatsoever 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 Planning, Property, and Development, and shall either:

i. compensate the City for any shortfalls in the amount of land, servicing and improvements not provided, at the prevailing rate at the time of construction, 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; or,

ii. The City and Developer will accrue the dedication from this Planned Area with dedication of Public Reserves within the Waverley West Neighbourhood B area, as approved by the Directors of Public Works and Planning, Property and Development.

iii. In consideration of the fractured land ownership within Waverley West Neighbourhood B, acquisition of Public Reserve land will likely be necessary in select areas to achieve the envisioned cohesive park network and meet the minimum 8% park land dedication metric. Accordingly, it is recommended that any and all funds generated as cash-in-lieu from development applications within the Waverley West Neighbourhood B be set aside for park land acquisition requirements for Waverley West Neighbourhood B.

(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 pathways.

(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) For the Public Reserve lands flanking the east side of the round-a-bout, which forms a key visual and pedestrian connection, a higher quality of development shall be provided, including as a minimum, the Developer shall construct:

i. Sidewalks shall extend along the residential properties that front onto the park

ii. Pedestrian scale lighting

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

(e) The Developer shall, at no expense whatsoever 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 whatsoever 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.

(i) 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.

28) Litter and Refuse Control and Clean-Up

(a) The Developer shall, at no expense to the City, and of its own volition, initiate and control the regular cleanup of litter and refuse from the contractors and builders for this development, both on-site and off-site, during the installation of services and construction of buildings, until substantial completion of all construction, as determined by and to the satisfaction of the Director of Public Works.

(b) The cleanup of litter and refuse shall be done on a regular basis as determined by the Director of Public Works. This shall include initiating action and assuming any costs in remedying the situation to the satisfaction of the Director of Public Works.

29) 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.

Section IV - 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 Waverley West Neighbourhood B, as determined by and to the satisfaction of the Director of Planning, 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 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 43/2019
February 13, 2020

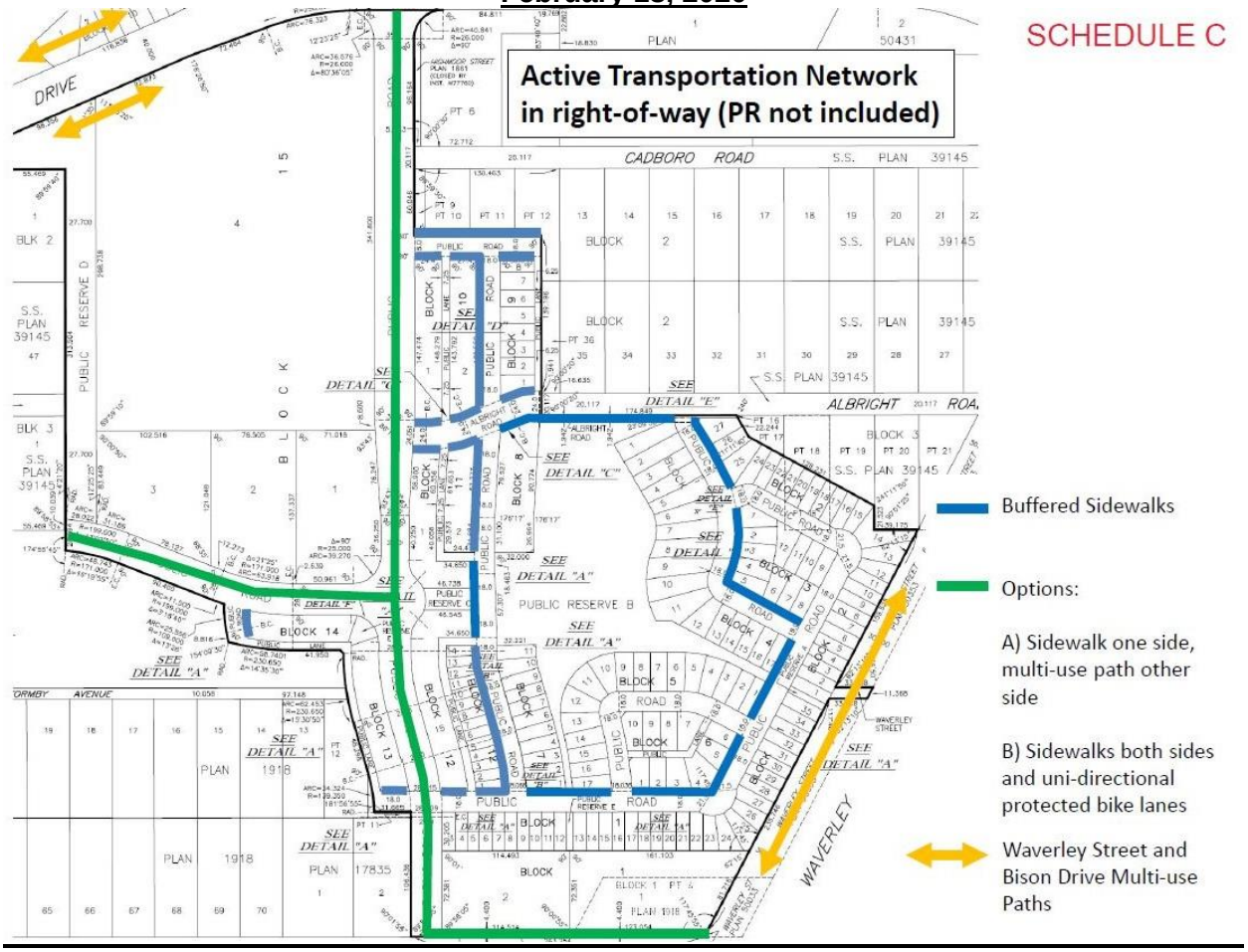
"*Original Signed by D. Trenchard*"
D. Trenchard, P. Eng.,
Planning, Property and Development Department
Land Development Branch

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

"*Original Signed by D. Beaton*"
D. Beaton, M.L.Arch.
Planning, Property and Development Department
Parks and Urban Design Division

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

Schedule "C" for File DASZ 43/2019, Assiniboia Community Committee, dated February 18, 2020



Schedule "D" for File DASZ 43/2019, Assiniboia Community Committee, dated February 18, 2020

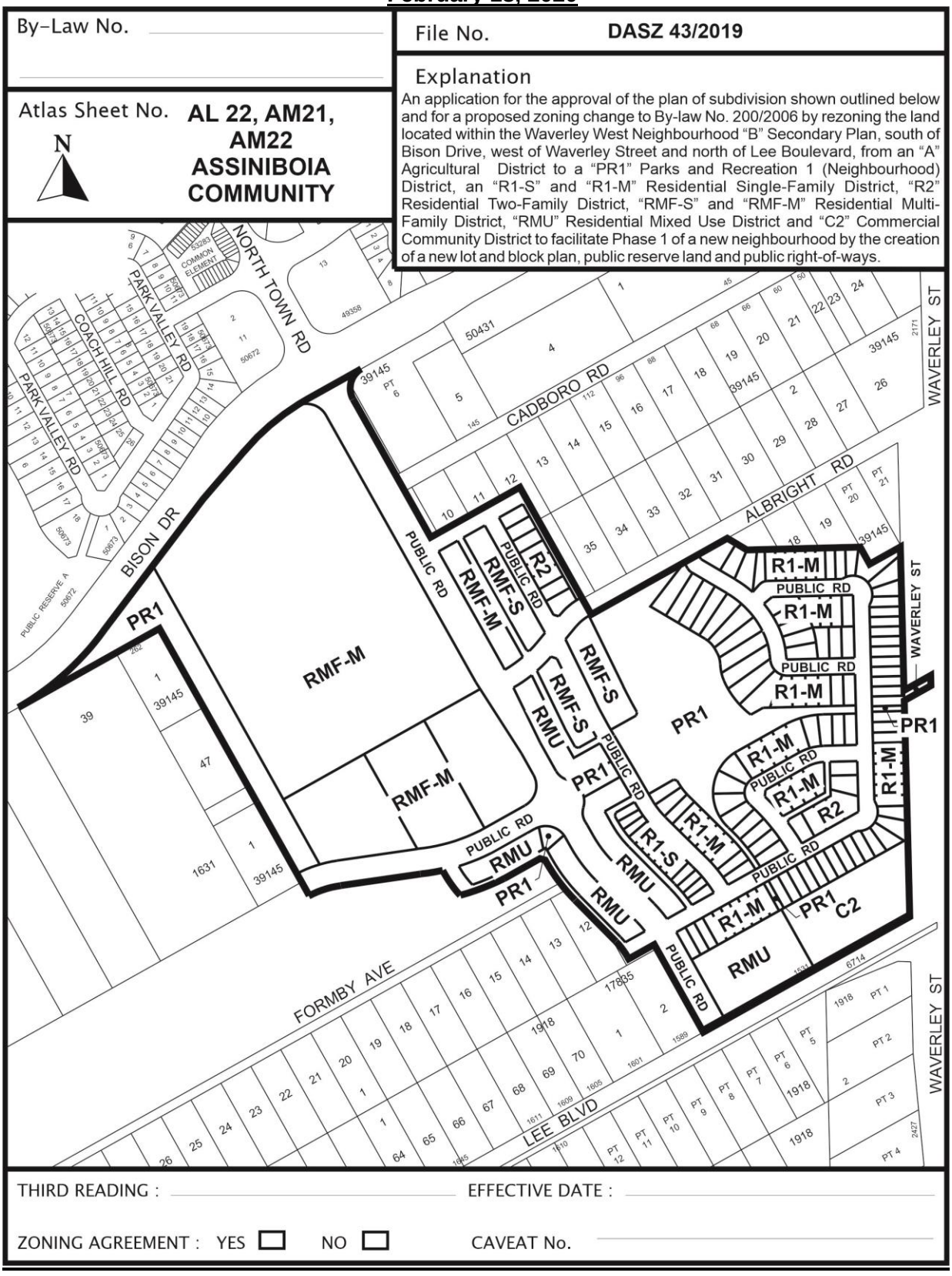
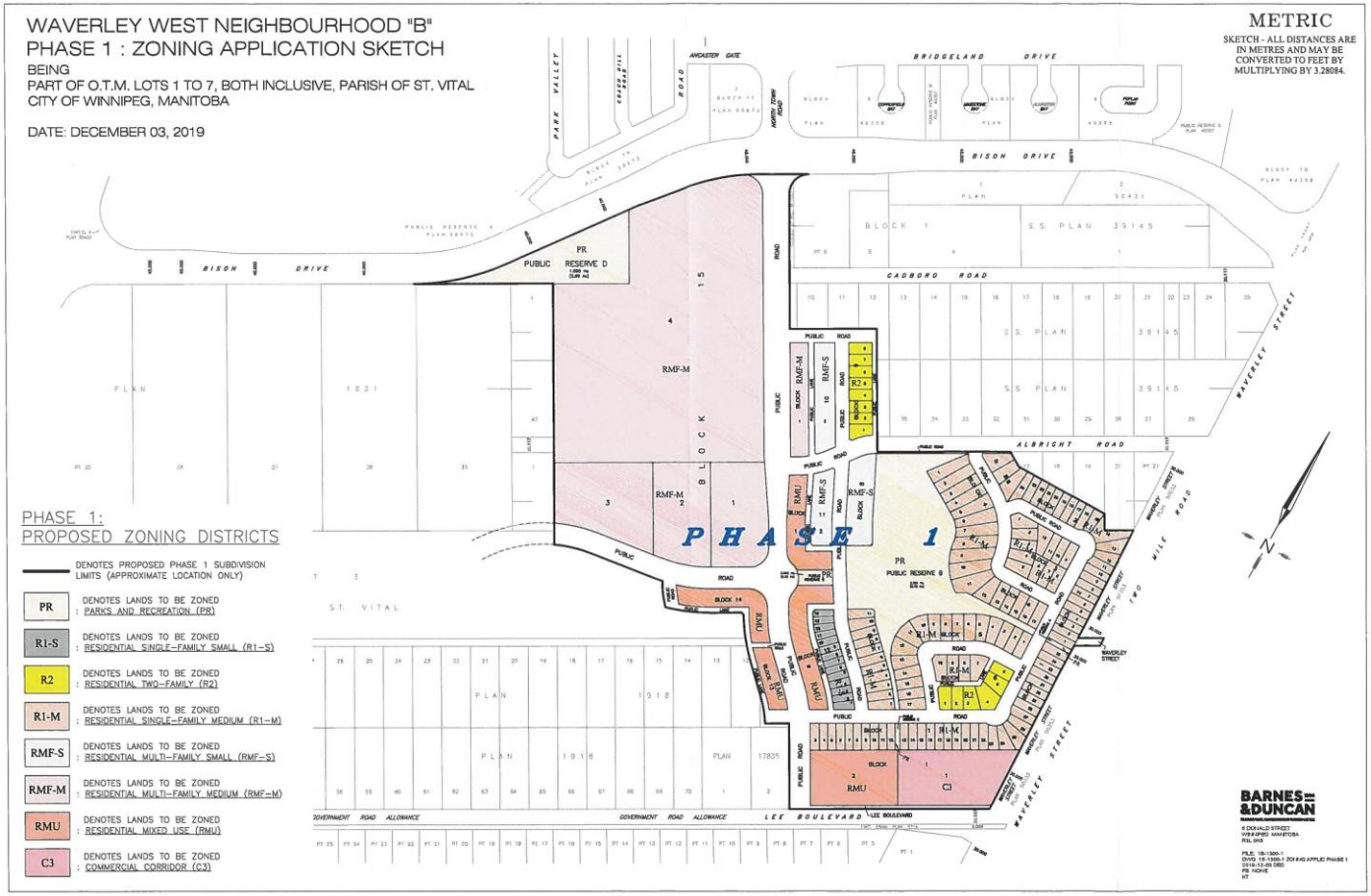
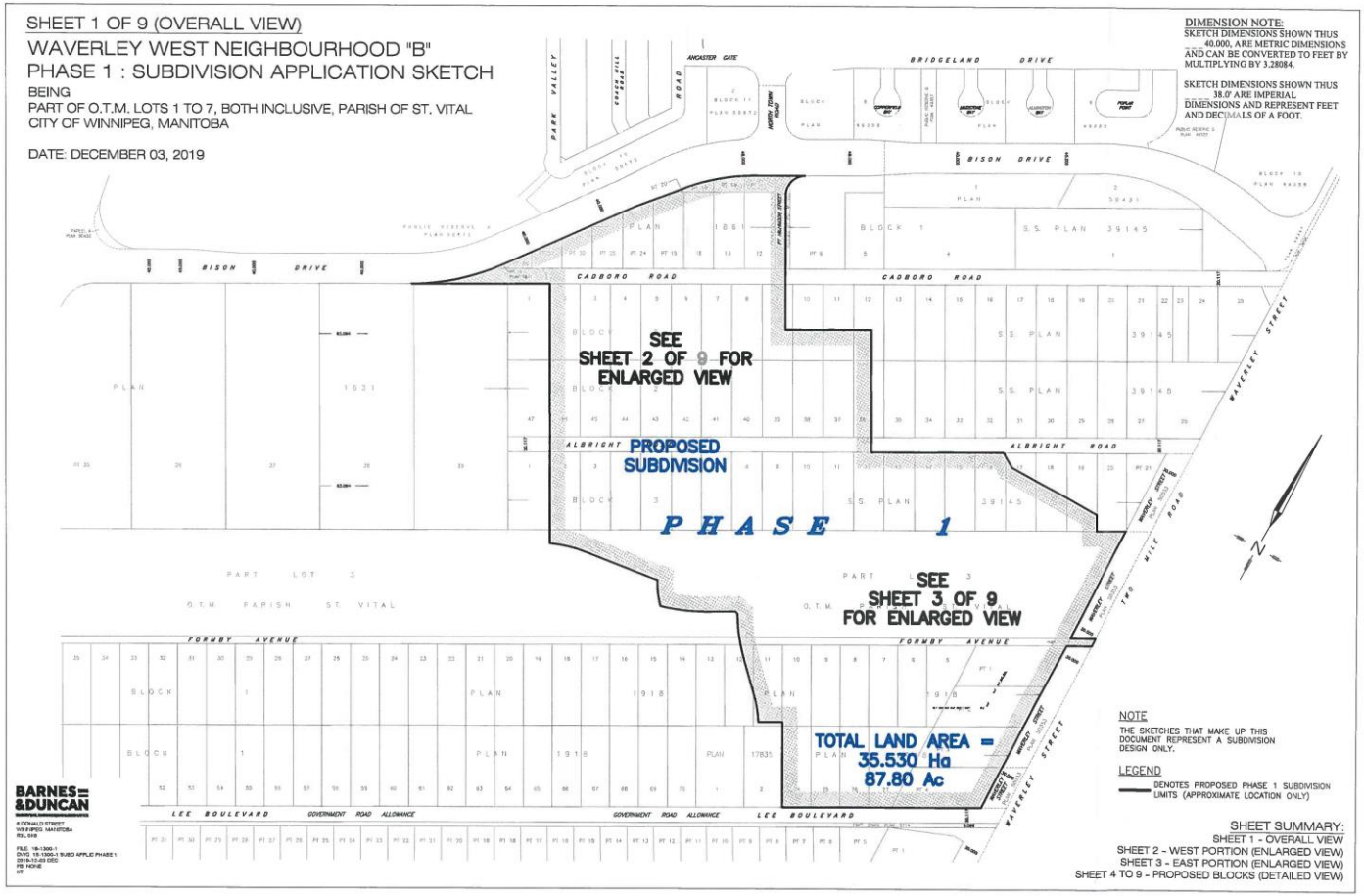
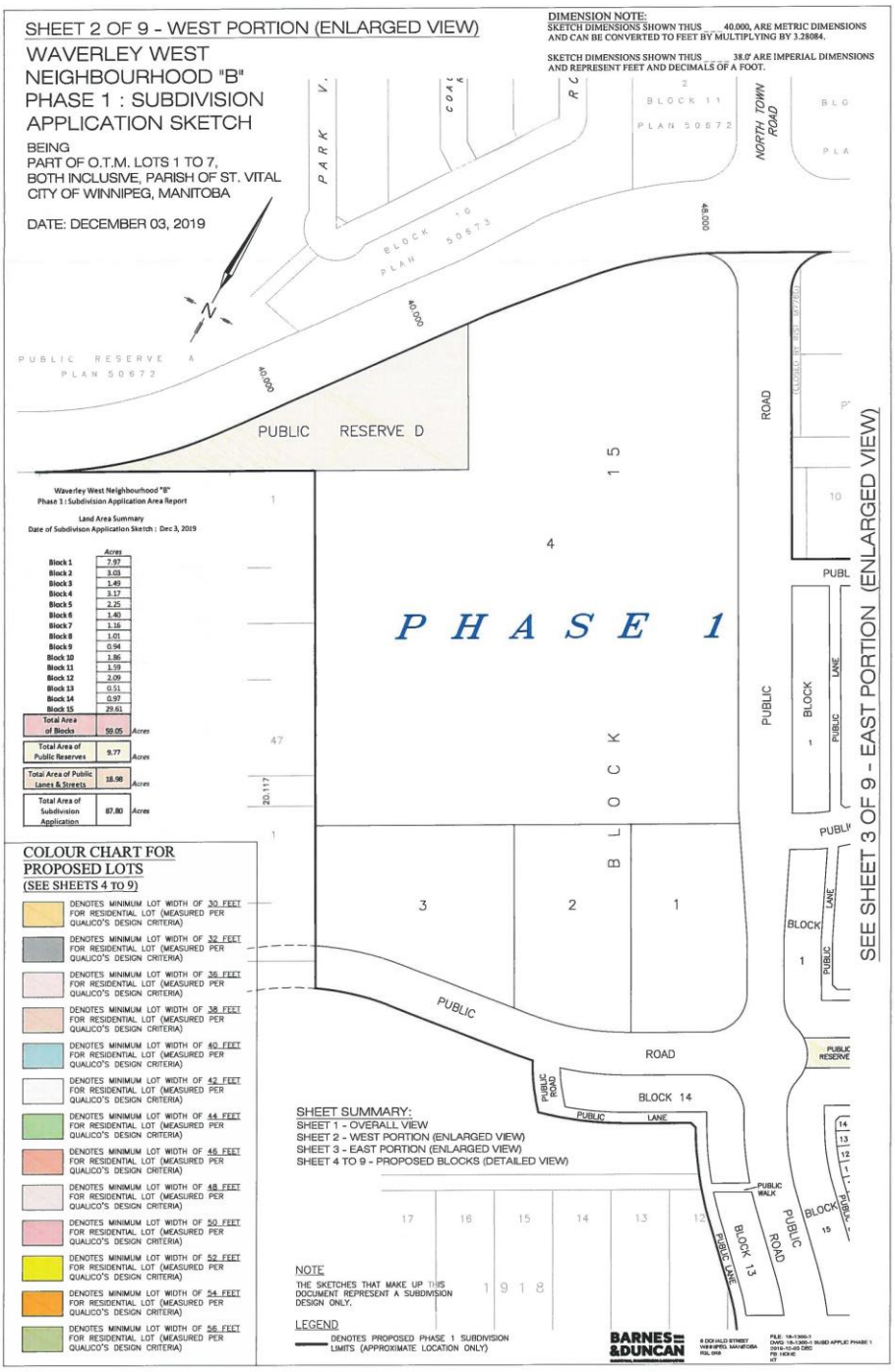


Exhibit “8” referred to in File DASZ 43/2019




SHEET 1 OF 9 (OVERALL VIEW)
WAVERLEY WEST NEIGHBOURHOOD "B"
PHASE 1 : SUBDIVISION APPLICATION SKETCH
BEING
PART OF O.T.M. LOTS 1 TO 7, BOTH INCLUSIVE, PARISH OF ST. VITAL
CITY OF WINNIPEG, MANITOBA
DATE: DECEMBER 03, 2019
DIMENSION NOTE:
SKETCH DIMENSIONS SHOWN THUS ____ 40.000, ARE METRIC DIMENSIONS AND CAN BE CONVERTED TO FEET BY MULTIPLYING BY 3.28084.
SKETCH DIMENSIONS SHOWN THUS ____ 38.0' ARE IMPERIAL DIMENSIONS AND REPRESENT FEET AND DECIMALS OF A FOOT.
SEE SHEET 2 OF 9 FOR ENLARGED VIEW
PROPOSED SUBDIVISION
PHASE 1
SEE SHEET 3 OF 9 FOR ENLARGED VIEW
TOTAL LAND AREA = 35.530 Ha 87.80 Ac
NOTE
THE SKETCHES THAT MAKE UP THIS DOCUMENT REPRESENT A SUBDIVISION DESIGN ONLY.
LEGEND
DENOTES PROPOSED PHASE 1 SUBDIVISION LIMITS (APPROXIMATE LOCATION ONLY)
SHEET SUMMARY:
SHEET 1 - OVERALL VIEW
SHEET 2 - WEST PORTION (ENLARGED VIEW)
SHEET 3 - EAST PORTION (ENLARGED VIEW)
SHEET 4 TO 9 - PROPOSED BLOCKS (DETAILED VIEW)
BARNES & DUNCAN
BRIDGELAND DRIVE
BISON DRIVE
CADBORO ROAD
ALBRIGHT ROAD
FORMBY AVENUE
LEE BOULEVARD
GOVERNMENT ROAD ALLOWANCE
WAVERLEY STREET
TWO MILE ROAD
PARK VALLEY ROAD
ANCASTER GATE
PART LOT 3
O.T.M. PARISH ST. VITAL


SHEET 2 OF 9 - WEST PORTION (ENLARGED VIEW)
WAVERLEY WEST NEIGHBOURHOOD "B" PHASE 1 : SUBDIVISION APPLICATION SKETCH
BEING PART OF O.T.M. LOTS 1 TO 7, BOTH INCLUSIVE, PARISH OF ST. VITAL CITY OF WINNIPEG, MANITOBA
DATE: DECEMBER 03, 2019
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PARK V.
BLOCK 11 PLAN 50672
NORTH TOWN ROAD
BLOCK 10 PLAN 50673
PUBLIC RESERVE A PLAN 50672
PUBLIC RESERVE D
PHASE 1
BLOCK 15
BLOCK 14
BLOCK 13
PUBLIC ROAD
PUBLIC LANE
PUBLIC WALK
PUBLIC RESERVE
SEE SHEET 3 OF 9 - EAST PORTION (ENLARGED VIEW)
Waverley West Neighbourhood "B"
Phase 1 : Subdivision Application Area Report
Land Area Summary
Date of Subdivison Application Sketch : Dec 3, 2019
Acres
Block 1 7.97
Block 2 3.03
Block 3 1.49
Block 4 3.17
Block 5 2.25
Block 6 1.40
Block 7 1.16
Block 8 1.01
Block 9 0.94
Block 10 1.86
Block 11 1.59
Block 12 2.09
Block 13 0.51
Block 14 0.97
Block 15 29.61
Total Area of Blocks 59.05 Acres
Total Area of Public Reserves 9.77 Acres
Total Area of Public Lanes & Streets 18.98 Acres
Total Area of Subdivision Application 87.80 Acres
COLOUR CHART FOR PROPOSED LOTS (SEE SHEETS 4 TO 9)
DENOTES MINIMUM LOT WIDTH OF 30 FEET FOR RESIDENTIAL LOT (MEASURED PER QUALICO'S DESIGN CRITERIA)
DENOTES MINIMUM LOT WIDTH OF 32 FEET FOR RESIDENTIAL LOT (MEASURED PER QUALICO'S DESIGN CRITERIA)
DENOTES MINIMUM LOT WIDTH OF 36 FEET FOR RESIDENTIAL LOT (MEASURED PER QUALICO'S DESIGN CRITERIA)
DENOTES MINIMUM LOT WIDTH OF 38 FEET FOR RESIDENTIAL LOT (MEASURED PER QUALICO'S DESIGN CRITERIA)
DENOTES MINIMUM LOT WIDTH OF 40 FEET FOR RESIDENTIAL LOT (MEASURED PER QUALICO'S DESIGN CRITERIA)
DENOTES MINIMUM LOT WIDTH OF 42 FEET FOR RESIDENTIAL LOT (MEASURED PER QUALICO'S DESIGN CRITERIA)
DENOTES MINIMUM LOT WIDTH OF 44 FEET FOR RESIDENTIAL LOT (MEASURED PER QUALICO'S DESIGN CRITERIA)
DENOTES MINIMUM LOT WIDTH OF 46 FEET FOR RESIDENTIAL LOT (MEASURED PER QUALICO'S DESIGN CRITERIA)
DENOTES MINIMUM LOT WIDTH OF 48 FEET FOR RESIDENTIAL LOT (MEASURED PER QUALICO'S DESIGN CRITERIA)
DENOTES MINIMUM LOT WIDTH OF 50 FEET FOR RESIDENTIAL LOT (MEASURED PER QUALICO'S DESIGN CRITERIA)
DENOTES MINIMUM LOT WIDTH OF 52 FEET FOR RESIDENTIAL LOT (MEASURED PER QUALICO'S DESIGN CRITERIA)
DENOTES MINIMUM LOT WIDTH OF 54 FEET FOR RESIDENTIAL LOT (MEASURED PER QUALICO'S DESIGN CRITERIA)
DENOTES MINIMUM LOT WIDTH OF 56 FEET FOR RESIDENTIAL LOT (MEASURED PER QUALICO'S DESIGN CRITERIA)
SHEET SUMMARY:
SHEET 1 - OVERALL VIEW
SHEET 2 - WEST PORTION (ENLARGED VIEW)
SHEET 3 - EAST PORTION (ENLARGED VIEW)
SHEET 4 TO 9 - PROPOSED BLOCKS (DETAILED VIEW)
NOTE
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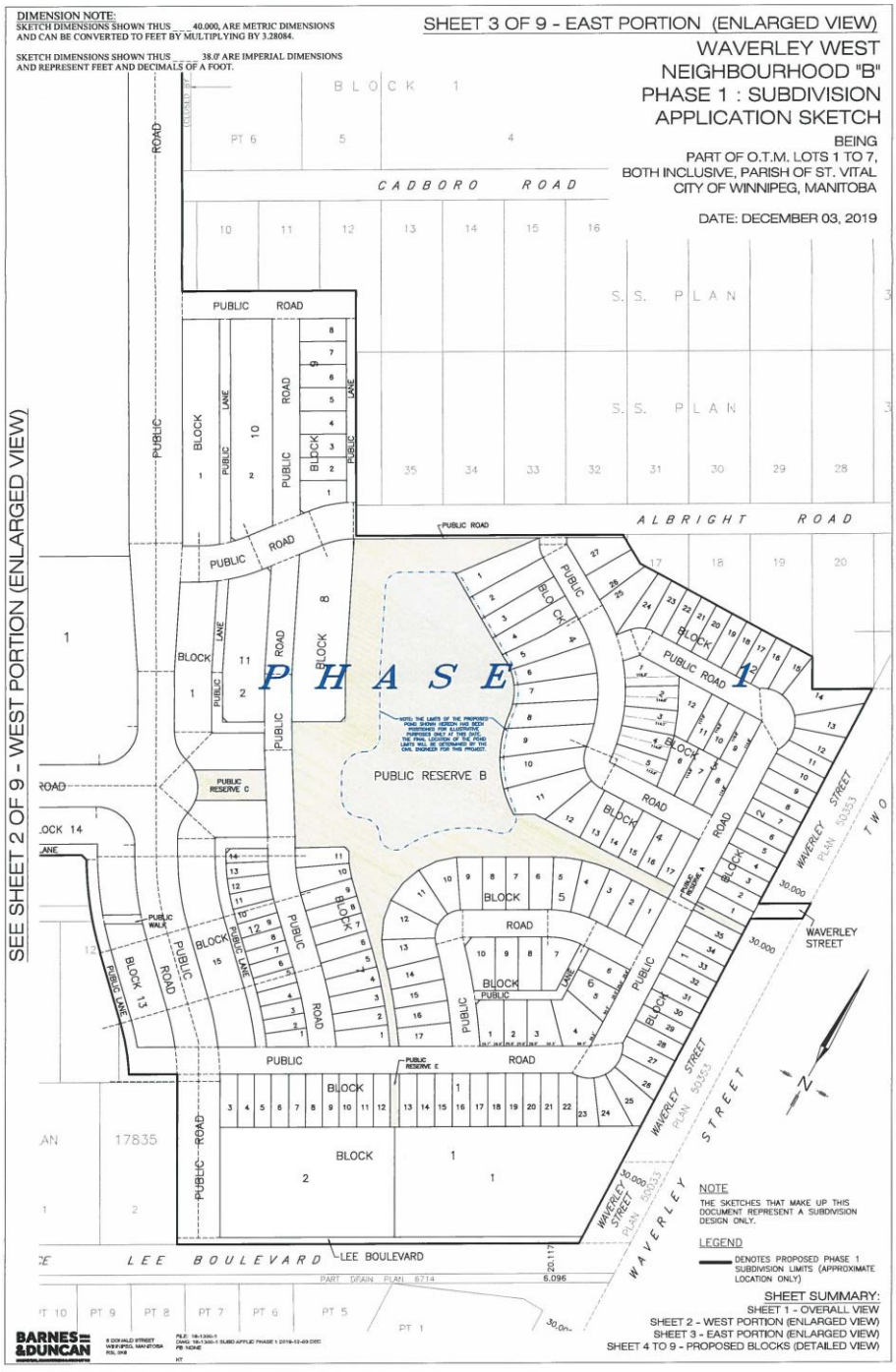
LEGEND
DENOTES PROPOSED PHASE 1 SUBDIVISION LIMITS (APPROXIMATE LOCATION ONLY)
BARNES & DUNCAN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SHEET 3 OF 9 - EAST PORTION (ENLARGED VIEW)
WAVERLEY WEST
NEIGHBOURHOOD "B"
PHASE 1 : SUBDIVISION
APPLICATION SKETCH
BEING
PART OF O.T.M. LOTS 1 TO 7,
BOTH INCLUSIVE, PARISH OF ST. VITAL
CITY OF WINNIPEG, MANITOBA
DATE: DECEMBER 03, 2019
SEE SHEET 2 OF 9 - WEST PORTION (ENLARGED VIEW)
PHASE 1
PUBLIC RESERVE B
CADBORO ROAD
ALBRIGHT ROAD
LEE BOULEVARD
WAVERLEY STREET
NOTE
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LEGEND
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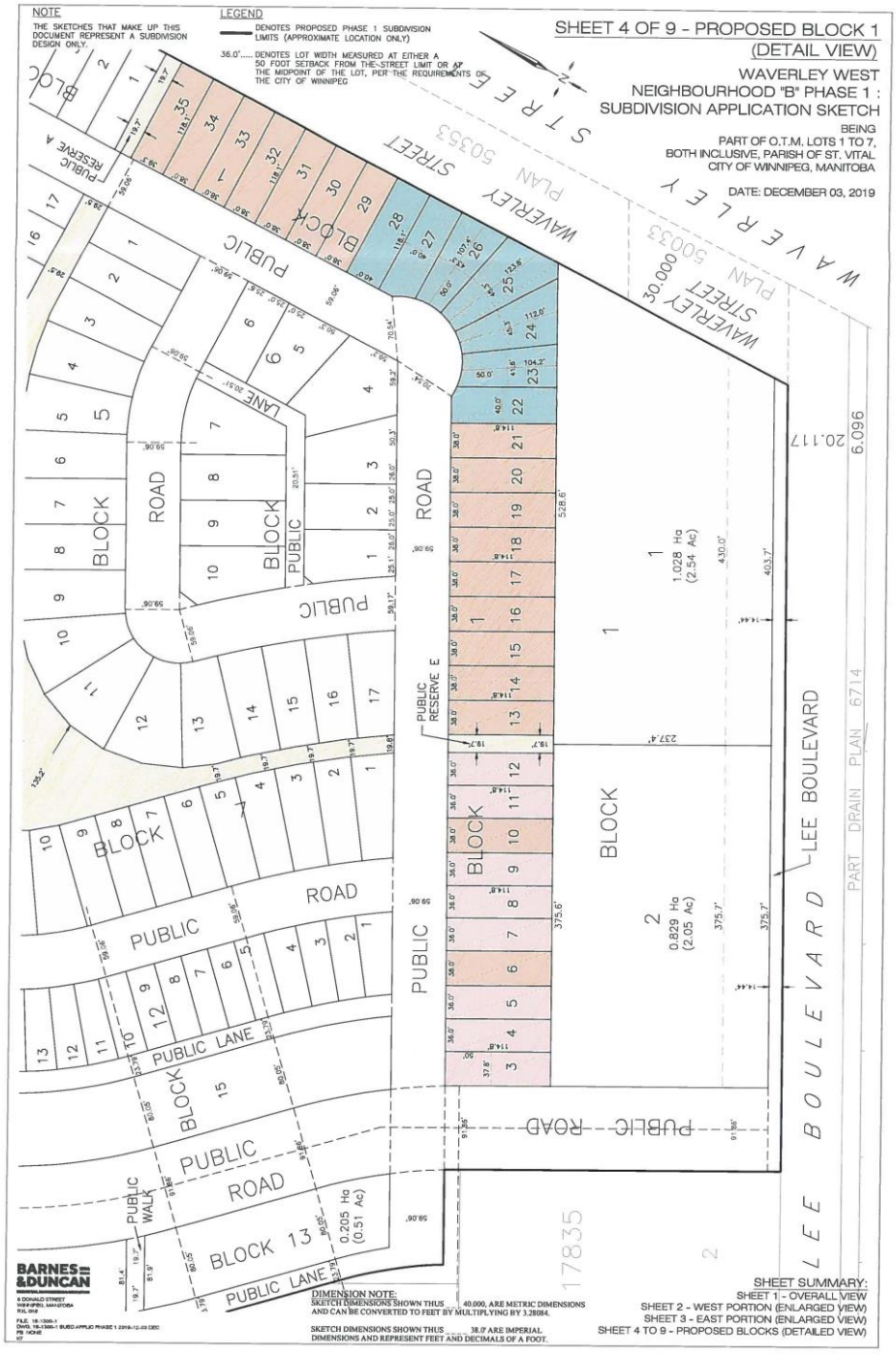
SHEET SUMMARY:
SHEET 1 - OVERALL VIEW
SHEET 2 - WEST PORTION (ENLARGED VIEW)
SHEET 3 - EAST PORTION (ENLARGED VIEW)
SHEET 4 TO 9 - PROPOSED BLOCKS (DETAILED VIEW)
BARNES &DUNCAN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DENOTES PROPOSED PHASE 1 SUBDIVISION LIMITS (APPROXIMATE LOCATION ONLY)
36.0'.... DENOTES LOT WIDTH MEASURED AT EITHER A 50 FOOT SETBACK FROM THE STREET LIMIT OR AT THE MIDPOINT OF THE LOT, PER THE REQUIREMENTS OF THE CITY OF WINNIPEG
SHEET 4 OF 9 - PROPOSED BLOCK 1
(DETAIL VIEW)
WAVERLEY WEST
NEIGHBOURHOOD "B" PHASE 1 :
SUBDIVISION APPLICATION SKETCH
BEING
PART OF O.T.M. LOTS 1 TO 7,
BOTH INCLUSIVE, PARISH OF ST. VITAL
CITY OF WINNIPEG, MANITOBA
DATE: DECEMBER 03, 2019
WAVERLEY STREET
PLAN 50353
WAVERLEY STREET
30.000
PLAN 50033
PUBLIC RESERVE A
PUBLIC RESERVE E
BLOCK
ROAD
LANE
PUBLIC
PUBLIC LANE
PUBLIC WALK
1.028 Ha
(2.54 Ac)
0.829 Ha
(2.05 Ac)
0.205 Ha
(0.51 Ac)
LEE BOULEVARD
PART DRAIN PLAN 6714
20.117
6.096
528.6'
237.4'
375.6'
403.7'
430.0'
17835
BARNES and DUNCAN
DIMENSION NOTE:
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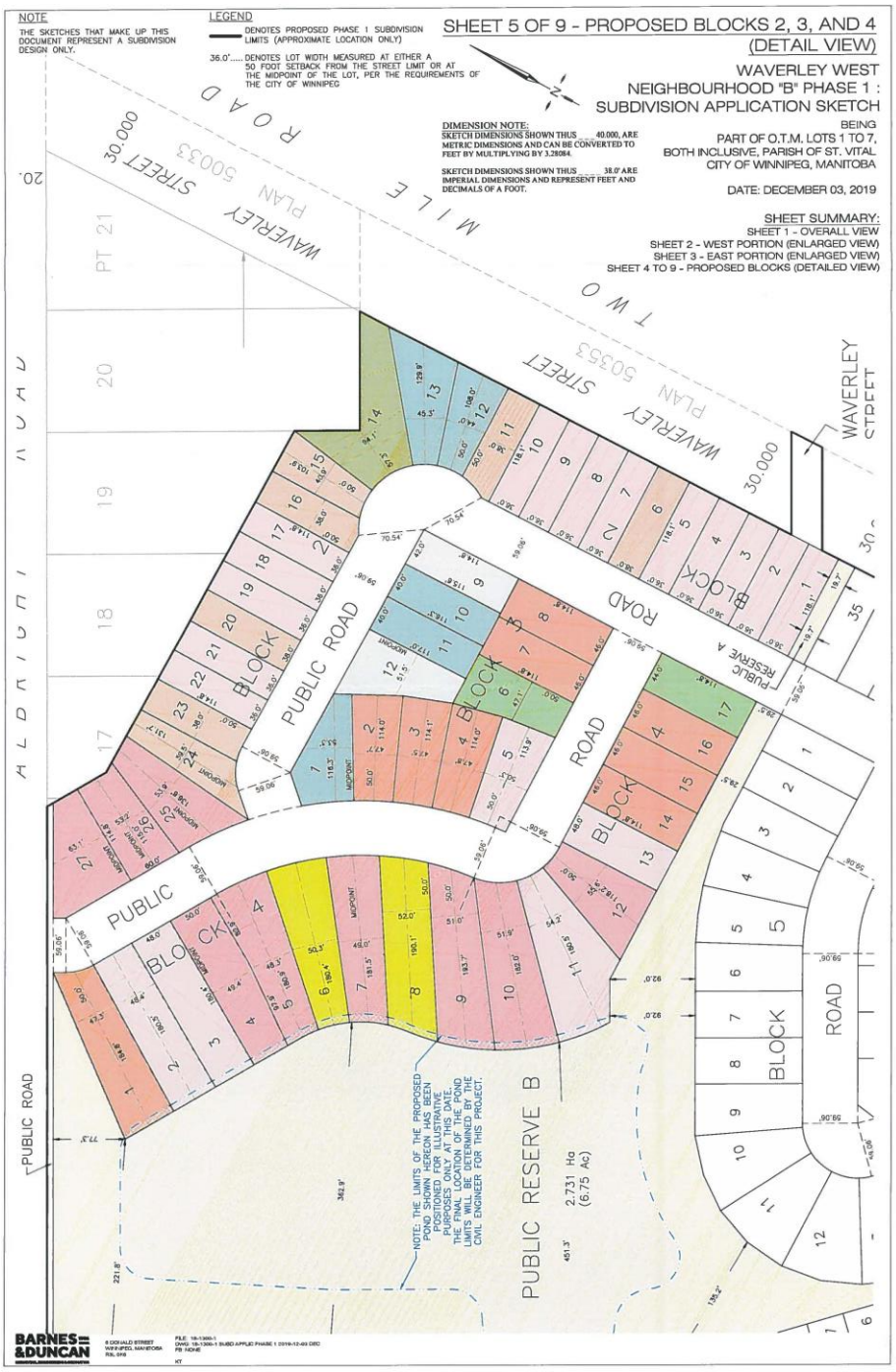
SHEET SUMMARY:
SHEET 1 - OVERALL VIEW
SHEET 2 - WEST PORTION (ENLARGED VIEW)
SHEET 3 - EAST PORTION (ENLARGED VIEW)
SHEET 4 TO 9 - PROPOSED BLOCKS (DETAILED VIEW)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36.0'..... DENOTES LOT WIDTH MEASURED AT EITHER A 50 FOOT SETBACK FROM THE STREET LIMIT OR AT THE MIDPOINT OF THE LOT, PER THE REQUIREMENTS OF THE CITY OF WINNIPEG
SHEET 5 OF 9 - PROPOSED BLOCKS 2, 3, AND 4
(DETAIL VIEW)
WAVERLEY WEST
NEIGHBOURHOOD "B" PHASE 1 :
SUBDIVISION APPLICATION SKETCH
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BEING
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DATE: DECEMBER 03, 2019
SHEET SUMMARY:
SHEET 1 - OVERALL VIEW
SHEET 2 - WEST PORTION (ENLARGED VIEW)
SHEET 3 - EAST PORTION (ENLARGED VIEW)
SHEET 4 TO 9 - PROPOSED BLOCKS (DETAILED VIEW)
ALDERLEY AVENUE
PUBLIC ROAD
WAVERLEY STREET
PLAN 50033
MILE TWO ROAD
WAVERLEY STREET
PLAN 50353
PUBLIC ROAD
PUBLIC RESERVE A
PUBLIC RESERVE B
2.731 Ha
(6.75 Ac)
BLOCK 1
BLOCK 2
BLOCK 3
BLOCK 4
BLOCK 5
BLOCK 6
BLOCK 7
BLOCK 8
BLOCK 9
BLOCK 10
BLOCK 11
BLOCK 12
BLOCK 13
BLOCK 14
BLOCK 15
BLOCK 16
BLOCK 17
NOTE: THE LIMITS OF THE PROPOSED POND SHOWN HEREON HAS BEEN POSITIONED FOR ILLUSTRATIVE PURPOSES ONLY AT THIS DATE. THE FINAL LOCATION OF THE POND LIMITS WILL BE DETERMINED BY THE CIVIL ENGINEER FOR THIS PROJECT.
BARNES & DUNCAN


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LEGEND
DENOTES PROPOSED PHASE 1 SUBDIVISION LIMITS (APPROXIMATE LOCATION ONLY)
36.0'.... DENOTES LOT WIDTH MEASURED AT EITHER A 50 FOOT SETBACK FROM THE STREET LIMIT OR AT THE MIDPOINT OF THE LOT, PER THE REQUIREMENTS OF THE CITY OF WINNIPEG
SHEET 6 OF 9 - PROPOSED BLOCKS 5, 6, AND 7
(DETAIL VIEW)
WAVERLEY WEST
NEIGHBOURHOOD "B" PHASE 1 :
SUBDIVISION APPLICATION SKETCH
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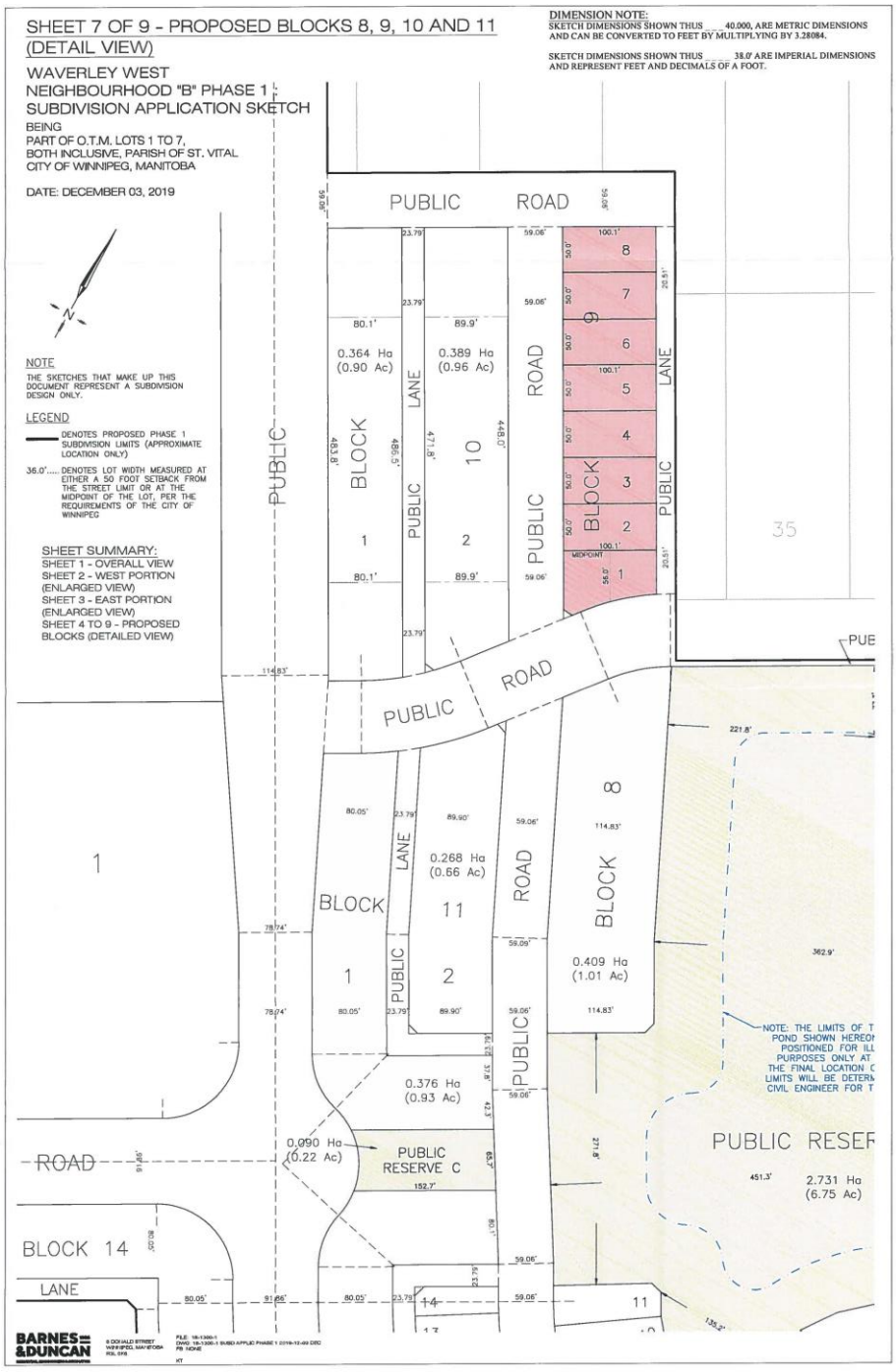
DATE: DECEMBER 03, 2019
SHEET SUMMARY:
SHEET 1 - OVERALL VIEW
SHEET 2 - WEST PORTION (ENLARGED VIEW)
SHEET 3 - EAST PORTION (ENLARGED VIEW)
SHEET 4 TO 9 - PROPOSED BLOCKS (DETAILED VIEW)
WAVERLEY STREET
PLAN 50353
30.000
BLOCK
ROAD
PUBLIC RESERVE A
PUBLIC RESERVE B
2.731 Ha
(6.75 Ac)
LANE
PUBLIC
PUBLIC RESERVE E
PUBLIC LANE
CIVIL ENGINEER FOR THIS PROJECT:
BARNES & DUNCAN


SHEET 7 OF 9 - PROPOSED BLOCKS 8, 9, 10 AND 11
(DETAIL VIEW)
WAVERLEY WEST
NEIGHBOURHOOD "B" PHASE 1
SUBDIVISION APPLICATION SKETCH
BEING
PART OF O.T.M. LOTS 1 TO 7,
BOTH INCLUSIVE, PARISH OF ST. VITAL
CITY OF WINNIPEG, MANITOBA
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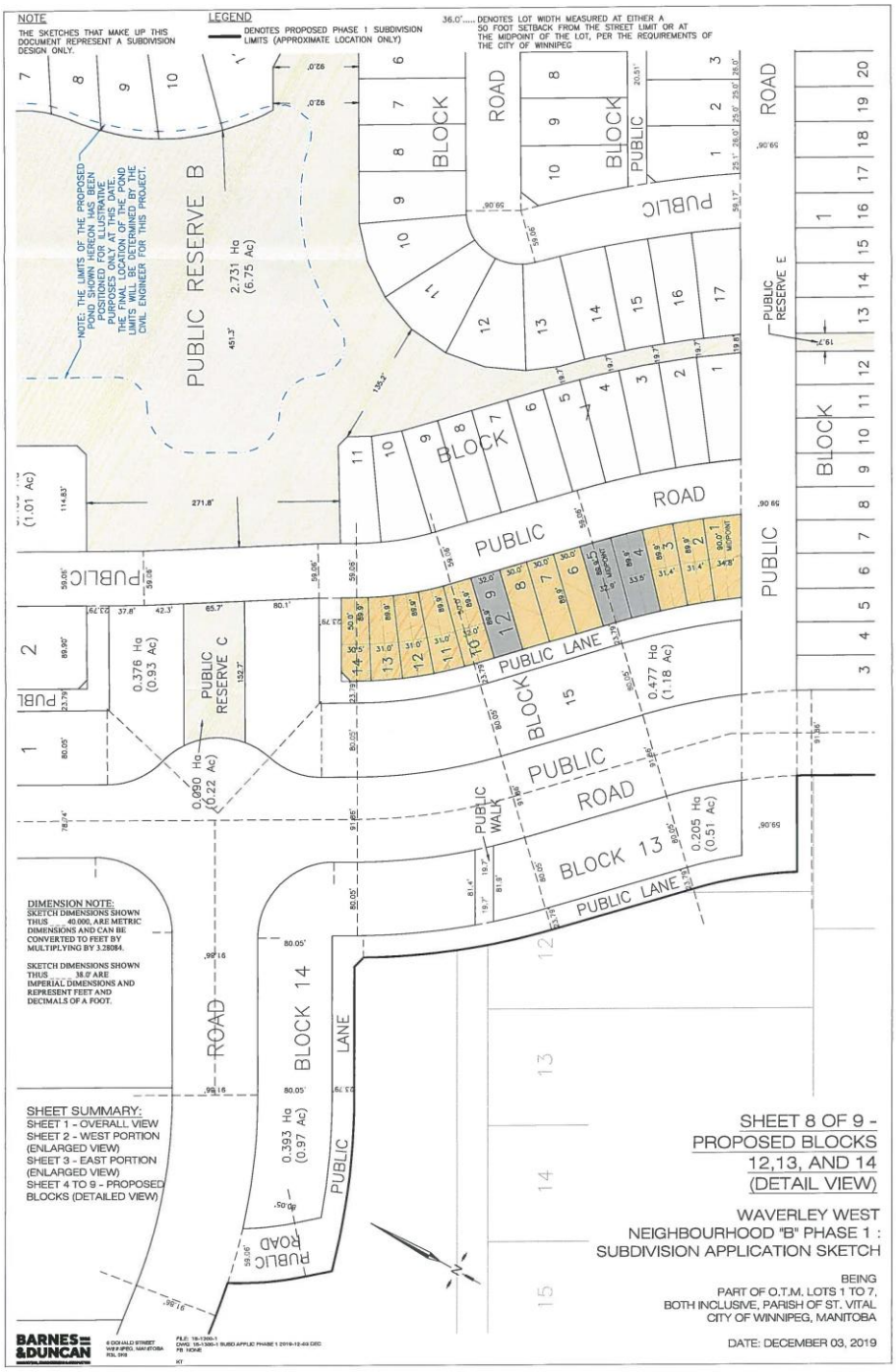
SHEET SUMMARY:
SHEET 1 - OVERALL VIEW
SHEET 2 - WEST PORTION (ENLARGED VIEW)
SHEET 3 - EAST PORTION (ENLARGED VIEW)
SHEET 4 TO 9 - PROPOSED BLOCKS (DETAILED VIEW)
PUBLIC ROAD
PUBLIC
BLOCK 1
BLOCK 2
BLOCK 3
BLOCK 4
BLOCK 5
BLOCK 6
BLOCK 7
BLOCK 8
BLOCK 9
BLOCK 10
BLOCK 11
BLOCK 14
LANE
ROAD
0.364 Ha (0.90 Ac)
0.389 Ha (0.96 Ac)
0.268 Ha (0.66 Ac)
0.409 Ha (1.01 Ac)
0.376 Ha (0.93 Ac)
0.090 Ha (0.22 Ac)
PUBLIC RESERVE C
2.731 Ha (6.75 Ac)
PUBLIC RESERVE
35
1
NOTE: THE LIMITS OF T
POND SHOWN HEREO
POSITIONED FOR ILL
PURPOSES ONLY AT
THE FINAL LOCATION O
LIMITS WILL BE DETERM
CIVIL ENGINEER FOR T
BARNES & DUNCAN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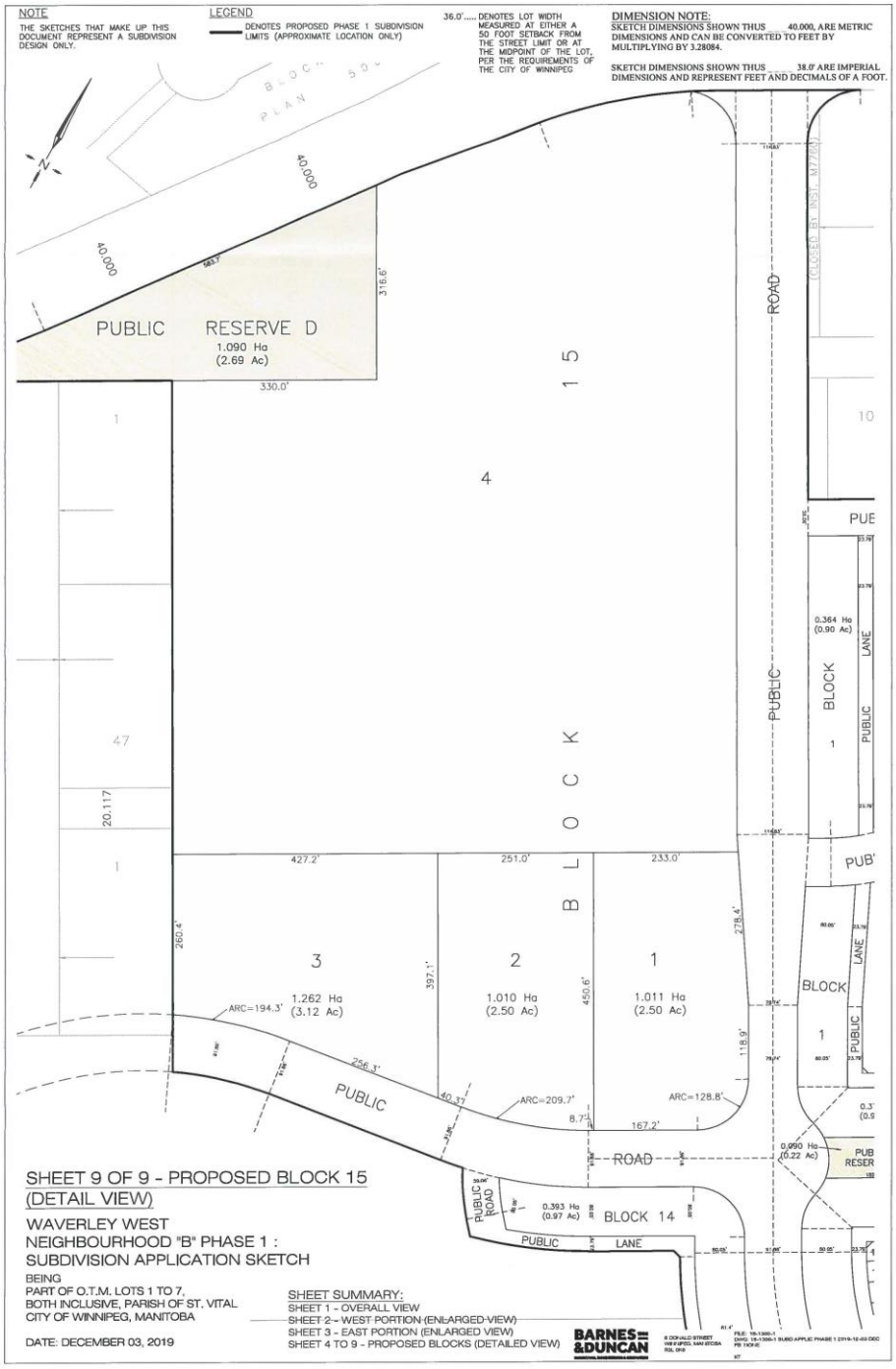
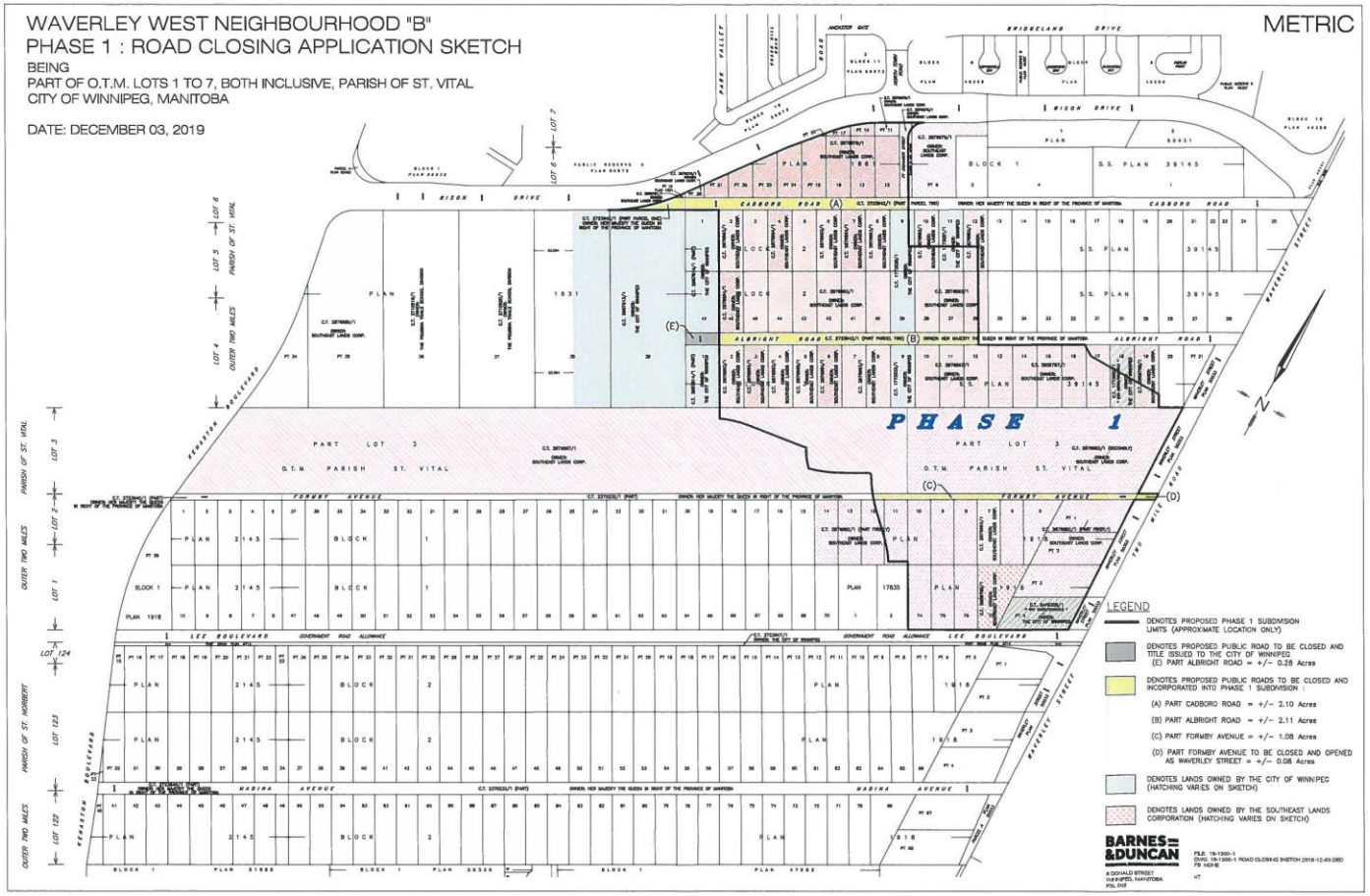
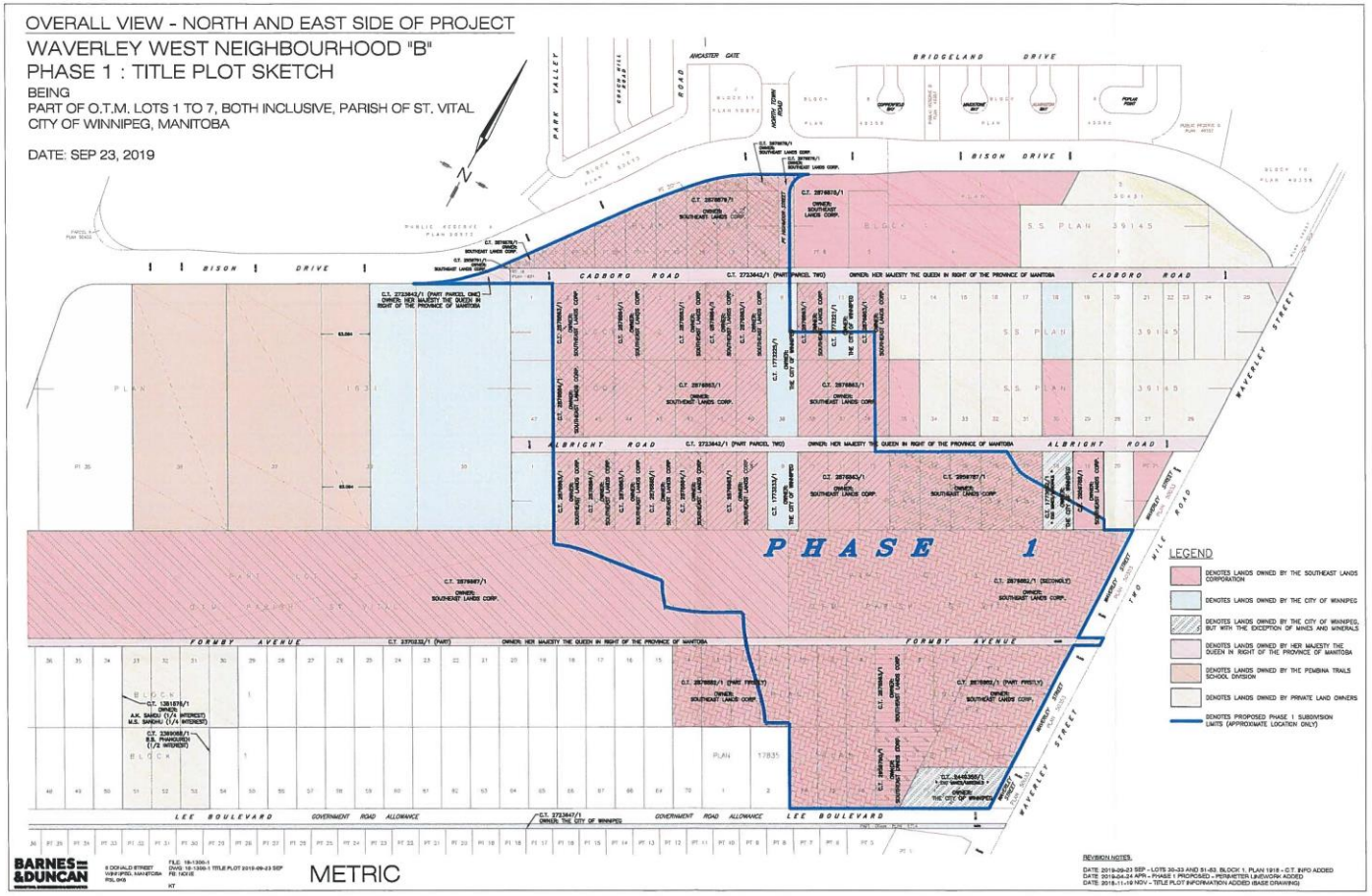
DENOTES PROPOSED PHASE 1 SUBDIVISION LIMITS (APPROXIMATE LOCATION ONLY)
36.0'..... DENOTES LOT WIDTH MEASURED AT EITHER A 30 FOOT SETBACK FROM THE STREET LIMIT OR AT THE MIDPOINT OF THE LOT, PER THE REQUIREMENTS OF THE CITY OF WINNIPEG
NOTE: THE LIMITS OF THE PROPOSED POND SHOWN HEREON HAS BEEN DESIGNED FOR ULTIMATE PURPOSES ONLY. THE FINAL LOCATION OF THE POND LIMITS WILL BE DETERMINED BY THE CIVIL ENGINEER FOR THIS PROJECT.
PUBLIC RESERVE B
2.731 Ha (6.75 Ac)
BLOCK
ROAD
PUBLIC
PUBLIC RESERVE E
PUBLIC LANE
0.376 Ha (0.93 Ac)
PUBLIC RESERVE C
0.090 Ha (0.22 Ac)
0.477 Ha (1.18 Ac)
PUBLIC WALK
0.205 Ha (0.51 Ac)
BLOCK 13
BLOCK 14
0.393 Ha (0.97 Ac)
DIMENSION NOTE:
SKETCH DIMENSIONS SHOWN THUS 40.000, ARE METRIC DIMENSIONS AND CAN BE CONVERTED TO FEET BY MULTIPLYING BY 3.28084.
SKETCH DIMENSIONS SHOWN THUS 38.0' ARE IMPERIAL DIMENSIONS AND REPRESENT FEET AND DECIMALS OF A FOOT.
SHEET SUMMARY:
SHEET 1 - OVERALL VIEW
SHEET 2 - WEST PORTION (ENLARGED VIEW)
SHEET 3 - EAST PORTION (ENLARGED VIEW)
SHEET 4 TO 9 - PROPOSED BLOCKS (DETAILED VIEW)
SHEET 8 OF 9 - PROPOSED BLOCKS 12,13, AND 14 (DETAIL VIEW)
WAVERLEY WEST NEIGHBOURHOOD "B" PHASE 1 : SUBDIVISION APPLICATION SKETCH
BEING PART OF O.T.M. LOTS 1 TO 7, BOTH INCLUSIVE, PARISH OF ST. VITAL CITY OF WINNIPEG, MANITOBA
DATE: DECEMBER 03, 2019
BARNES & DUNCAN


NOTE
THE SKETCHES THAT MAKE UP THIS DOCUMENT REPRESENT A SUBDIVISION DESIGN ONLY.
LEGEND
DENOTES PROPOSED PHASE 1 SUBDIVISION LIMITS (APPROXIMATE LOCATION ONLY)
36.0'..... DENOTES LOT WIDTH MEASURED AT EITHER A 50 FOOT SETBACK FROM THE STREET LIMIT OR AT THE MIDPOINT OF THE LOT, PER THE REQUIREMENTS OF THE CITY OF WINNIPEG
DIMENSION NOTE:
SKETCH DIMENSIONS SHOWN THUS 40.000, ARE METRIC DIMENSIONS AND CAN BE CONVERTED TO FEET BY MULTIPLYING BY 3.28084.
SKETCH DIMENSIONS SHOWN THUS 38.0' ARE IMPERIAL DIMENSIONS AND REPRESENT FEET AND DECIMALS OF A FOOT.
PUBLIC RESERVE D
1.090 Ha
(2.69 Ac)
40.000
40.000
316.6'
330.0'
BLOCK 15
4
1
47
20.117
1
10
PUBLIC ROAD
PUBLIC LANE
BLOCK 1
0.364 Ha
(0.90 Ac)
427.2'
251.0'
233.0'
260.4'
397.1'
450.6'
278.4'
118.9'
3
1.262 Ha
(3.12 Ac)
2
1.010 Ha
(2.50 Ac)
1
1.011 Ha
(2.50 Ac)
ARC=194.3'
256.3'
40.3'
ARC=209.7'
8.7'
167.2'
ARC=128.8'
PUBLIC ROAD
0.393 Ha
(0.97 Ac)
BLOCK 14
PUBLIC LANE
0.090 Ha
(0.22 Ac)
SHEET 9 OF 9 - PROPOSED BLOCK 15
(DETAIL VIEW)
WAVERLEY WEST
NEIGHBOURHOOD "B" PHASE 1 :
SUBDIVISION APPLICATION SKETCH
BEING
PART OF O.T.M. LOTS 1 TO 7,
BOTH INCLUSIVE, PARISH OF ST. VITAL
CITY OF WINNIPEG, MANITOBA
DATE: DECEMBER 03, 2019
SHEET SUMMARY:
SHEET 1 - OVERALL VIEW
SHEET 2 - WEST PORTION (ENLARGED VIEW)
SHEET 3 - EAST PORTION (ENLARGED VIEW)
SHEET 4 TO 9 - PROPOSED BLOCKS (DETAILED VIEW)
BARNES & DUNCAN


WAVERLEY WEST NEIGHBOURHOOD "B"
PHASE 1 : ROAD CLOSING APPLICATION SKETCH
BEING
PART OF O.T.M. LOTS 1 TO 7, BOTH INCLUSIVE, PARISH OF ST. VITAL
CITY OF WINNIPEG, MANITOBA
DATE: DECEMBER 03, 2019
METRIC
PHASE 1
CADBORO ROAD
ALBRIGHT ROAD
FORMBY AVENUE
MADINA AVENUE
LEE BOULEVARD
BISON DRIVE
BRIDGELAND DRIVE
WAVERLEY STREET
KENASTON BOULEVARD
PARISH OF ST. VITAL
PARISH OF ST. NORBERT
OUTER TWO MILES
LEGEND
DENOTES PROPOSED PHASE 1 SUBDIVISION LIMITS (APPROXIMATE LOCATION ONLY)
DENOTES PROPOSED PUBLIC ROAD TO BE CLOSED AND TITLE ISSUED TO THE CITY OF WINNIPEG
(E) PART ALBRIGHT ROAD = +/- 0.28 Acres
DENOTES PROPOSED PUBLIC ROADS TO BE CLOSED AND INCORPORATED INTO PHASE 1 SUBDIVISION :
(A) PART CADBORO ROAD = +/- 2.10 Acres
(B) PART ALBRIGHT ROAD = +/- 2.11 Acres
(C) PART FORMBY AVENUE = +/- 1.08 Acres
(D) PART FORMBY AVENUE TO BE CLOSED AND OPENED AS WAVERLEY STREET = +/- 0.08 Acres
DENOTES LANDS OWNED BY THE CITY OF WINNIPEG (HATCHING VARIES ON SKETCH)
DENOTES LANDS OWNED BY THE SOUTHEAST LANDS CORPORATION (HATCHING VARIES ON SKETCH)
BARNES & DUNCAN


OVERALL VIEW - NORTH AND EAST SIDE OF PROJECT
WAVERLEY WEST NEIGHBOURHOOD "B"
PHASE 1 : TITLE PLOT SKETCH
BEING
PART OF O.T.M. LOTS 1 TO 7, BOTH INCLUSIVE, PARISH OF ST. VITAL
CITY OF WINNIPEG, MANITOBA
DATE: SEP 23, 2019
PHASE 1
LEGEND
DENOTES LANDS OWNED BY THE SOUTHEAST LANDS CORPORATION
DENOTES LANDS OWNED BY THE CITY OF WINNIPEG
DENOTES LANDS OWNED BY THE CITY OF WINNIPEG, BUT WITH THE EXCEPTION OF MINES AND MINERALS
DENOTES LANDS OWNED BY HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF MANITOBA
DENOTES LANDS OWNED BY THE PEMBINA TRAILS SCHOOL DIVISION
DENOTES LANDS OWNED BY PRIVATE LAND OWNERS
DENOTES PROPOSED PHASE 1 SUBDIVISION LIMITS (APPROXIMATE LOCATION ONLY)
BISON DRIVE
CADBORO ROAD
ALBRIGHT ROAD
FORMBY AVENUE
LEE BOULEVARD
WAVERLEY STREET
BRIDGELAND DRIVE
PARK VALLEY ROAD
METRIC
BARNES &DUNCAN
REVISION NOTES: