Agenda – Council – March 25, 2021

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – March 15, 2021

Item No. 6 Subdivision and Rezoning – Canterbury Crossing – Cable Place, Renshaw Boulevard, Desrosiers Drive (Transcona Ward) File DASZ 25/2020 [c/r DAC 8/2020]

STANDING COMMITTEE RECOMMENDATION:

On March 17, 2021, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development and submitted the following to Council:

1. That the subdivision under Development Application No. DASZ 25/2020 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated November 6, 2020 and attached as Schedule "B" to this report, with such minor changes as may be required, and registration in the Winnipeg Land Titles Office.

    A. That the Developer be required to enter into an addendum to Development Agreement File No. AG 10/17 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 December 11th, 2020 and attached as Schedule "C" to this report.

    B. That the City enter into, execute and deliver with the Developer an addendum to the Development Agreement File No. AG 10/17 in accordance with recommendation 1.A. and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").

    C. That authority be delegated to the City's Director of Planning, Property and Development to negotiate and approve the terms and conditions of the addendum to Development Agreement File No. AG 10/17, 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 interest of the City.

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "R1-M" Residential Single-Family (Medium) District, "R2" Residential Two-Family District, and a "PR1" Parks and Recreation (Neighbourhood) District as shown on the map dated November 6, 2020 and attached as Schedule "A" to this report.

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – March 15, 2021

STANDING COMMITTEE RECOMMENDATION (continued):

3. That in lieu of the dedication of land, the developer shall provide a cash payment in the amount equal to ten percent (10%) of the appraised value.

4. 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.

5. 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 accordance with the above.

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

7. That the zoning section of the By-law will come into force when the Plan is registered in the Winnipeg Land Titles Office

8. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Plan is 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.

9. 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.

10. 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 – March 15, 2021

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On March 17, 2021, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On March 15, 2021, the Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the East Kildonan-Transcona Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On March 2, 2021, the East Kildonan-Transcona Community Committee concurred in the recommendation of the Winnipeg Public Service and forwarded to the Standing Policy Committee on Property and Development, Heritage and Downtown Development.

PUBLIC HEARING SUMMARY

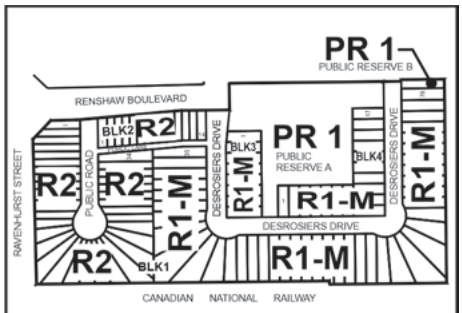
File: DASZ 25/2020

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

Public Hearing: March 2, 2021
Council Building, 510 Main Street

Applicant: McGowan Russell Group Inc. (Susan Russell)

Subject:



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EAST KILDONAN
TRANSCONA
COMMUNITY

APPLICANT : McGowan Russell Group Inc. (Susan Russell)
FILE : DASZ 25/2020
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 "R2" RESIDENTIAL TWO-FAMILY DISTRICT, an "RMF-M" RESIDENTIAL MULTI-FAMILY (MEDIUM) DISTRICT, a "CMU" COMMERCIAL MIXED USE DISTRICT and a "PR1" PARKS AND RECREATION 1 (NEIGHBOURHOOD) DISTRICT to an "R1-M" RESIDENTIAL SINGLE-FAMILY (MEDIUM) DISTRICT, an "R2" RESIDENTIAL TWO-FAMILY DISTRICT, and a "PR1" PARKS AND RECREATION 1 (NEIGHBOURHOOD) DISTRICT to facilitate the continuation of the Canterbury Crossing Neighbourhood by the establishment of lots, the realignment and opening of public right-of-ways and the reconfiguration of public reserve lands. **For information, phone Mr. F. Ojo, Planner at 204-986-6008.**

Premises Affected:	Canterbury Crossing – Cable Place, Renshaw Boulevard, Desrosiers Drive
For submission to:	The Standing Policy Committee on Property and Development, Heritage and Downtown Development
Prepared by:	T. Pomanski, Committee Clerk East Kildonan-Transcona Community Committee
Report date:	March 2, 2021

Community Committee Recommendation:

On March 2, 2021, the East Kildonan-Transcona Community Committee concurred in the recommendation of the Winnipeg Public Service and recommended to the Standing Policy Committee on Property and Development, Heritage and Downtown Development:

1. That the subdivision under Development Application No. DASZ 25/2020 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated November 6, 2020 and attached as Schedule "B" to this report, with such minor changes as may be required, and registration in the Winnipeg Land Titles Office.

    A. That the Developer be required to enter into an addendum to Development Agreement File No. AG 10/17 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 December 11th, 2020 and attached as Schedule "C" to this report.

    B. That the City enter into, execute and deliver with the Developer an addendum to the Development Agreement File No. AG 10/17 in accordance with recommendation 1.A. and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").

    C. That authority be delegated to the City's Director of Planning, Property and Development to negotiate and approve the terms and conditions of the addendum to Development Agreement File No. AG 10/17, 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 interest of the City.

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "R1-M" Residential Single-Family (Medium) District, "R2" Residential Two-Family District, and a "PR1" Parks and Recreation (Neighbourhood) District as shown on the map dated November 6, 2020 and attached as Schedule "A" to this report.

3. That in lieu of the dedication of land, the developer shall provide a cash payment in the amount equal to ten percent (10%) of the appraised value.

4. 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.

5. 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 accordance with the above.

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

7. That the zoning section of the By-law will come into force when the Plan is registered in the Winnipeg Land Titles Office

8. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Plan is 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.

9. 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.

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

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

1. More residents, more people in the area to call Transcona home. We see there is a lot of interest to live in Transcona and there will be for several more years. We are challenged with the new OurWinnipeg and Complete Communities that rank Transcona a little lower than some other areas in the city. I think it's the best place to live in the city, sorry to my Councillor colleagues who are on this call. Everybody wants to be in Transcona. Shop, live, eat. his will add more residents. I am a little challenged by the services, but I think over time, services will come and find a spot if the community warrants it. I look forward to this development.

Exhibits Filed:

1. Application dated November 6, 2020
2. Notification of Public Hearing dated January 21, 2021
3 Manitoba Status of Titles 3013785/1, 3013996/1, 3013997/1, 3013998/1, 3013999/1, 3014000/1, 3014001/1, 3014003/1
4. Letter of authorization dated October 13, 2020 from Keith Merkel, Ravenhurst Developments Inc., to McGowan Russell
5. Surveyor's Plan of Proposed Subdivision dated February 4, 2021
6. Caveat 5082043/1
7. Statutory Easements 5082049/1, 5082050/1
8. Correction of Easement Declaration 5126803/1
9. Schedule of Zoning Site Width and Area Calculations dated October 13, 2020
10. Schedule of Zoning Site Width and Area Calculations dated February 4, 2021
11. Surveyor's Building Location Certificate and sketch dated October 13, 2020 (3 pages)
12. Plans (1 page)
13. Report from the Urban Planning Division dated February 22, 2021
14. Inspection Report
15. Drawings/Presentation in support of the application submitted by the Applicant

REPRESENTATIONS:

In Support:

Michael Dickson
Jas Kalar
Keith Merkel
Susan Russell

In Opposition:

Nil

For Information:

Nil

For the City:

F. Ojo, Planner, Planning, Property and Development Department

Exhibit "13" referred to in File DASZ 25/2020

ADMINISTRATIVE REPORT

Title: DASZ 25/2020 – Canterbury Crossing

Issue: Proposed Plan of Subdivision and Rezoning that would create:

- 48 lots zoned "R2" Residential Two-Family;
- 66 lots zoned "R1-M" Residential Single-Family; and
- 1 "PR1" zoned Parks and Recreation (Neighbourhood);

Critical Path: East Kildonan – Transcona Community Committee – Standing Policy Committee on Property and Development – Executive Policy Committee – Council as per the *Development Procedures By-law* and *The City of Winnipeg Charter*.

AUTHORIZATION

Author	Department Head	CFO	CAO
F. Ojo, MCIP	n/a	n/a	

RECOMMENDATIONS

1. That the subdivision under Development Application No. DASZ 25/2020 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated November 6, 2020 and attached as Schedule "B" to this report, with such minor changes as may be required, and registration in the Winnipeg Land Titles Office.

    A. That the Developer be required to enter into an addendum to Development Agreement File No. AG 10/17 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 December 11th, 2020 and attached as Schedule "C" to this report.

    B. That the City enter into, execute and deliver with the Developer an addendum to the Development Agreement File No. AG 10/17 in accordance with recommendation 1.A. and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").

    C. That authority be delegated to the City's Director of Planning, Property and Development to negotiate and approve the terms and conditions of the addendum to Development Agreement File No. AG 10/17, 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 interest of the City.

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an “R1-M” Residential Single-Family (Medium) District, “R2” Residential Two-Family District, and a “PR1” Parks and Recreation (Neighbourhood) District as shown on the map dated November 6, 2020 and attached as Schedule “A” to this report.

3. That in lieu of the dedication of land, the developer shall provide a cash payment in the amount equal to ten percent (10%) of the appraised value.

4. 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.

5. 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 accordance with the above.

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

7. That the zoning section of the By-law will come into force when the Plan is registered in the Winnipeg Land Titles Office

8. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Plan is 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.

9. 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.

10. That the proper officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

REASON FOR THE REPORT

- The applicant is proposing to create 116 lots from 9 existing parcels of land. Rezone existing “CMU” Commercial Mixed Use parcel to “R2” Residential Two-Family District; Rezone existing “R2” Residential Two-Family lots to a “R1-M” Residential Single-Family District; create a “PR1” Parks and Recreation (Neighbourhood) District and a “PR2” Parks and Recreation (Community) District.
- The subject application will also include a road closing (move south leg of Desrosiers Drive and reduce width), closing and opening new cul-de-sac and backlane, and reducing the width of Renshaw Boulevard.

- Pursuant to the “Policy for Sale, Acquisition, Rental, Leasing and Management of Properties”, all sales of property designated or acquired for park purposes shall be subject to Section 205(2) of The City of Winnipeg Charter Act which requires approval by a vote of 2/3 of all members of Council.
- Subdivisions and rezonings 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 site will be subdivided and rezoned with the map provided in Schedule “A” of this report.

However, Pursuant to the “Policy for Sale, Acquisition, Rental, Leasing and Management of Properties”, all sales of property designated or acquired for park purposes shall be subject to Section 205(2) of The City of Winnipeg Charter Act which requires approval by a vote of 2/3 of all members of Council.

HISTORY

December 13, 2017 – Council concurred in the recommendation of Executive Policy Committee and approved the proposed plan of subdivision of the subject property from an “RR5” Rural Residential District to “R1-S” Residential Single-Family (Small) District, “R2” Residential Two-Family District, “RMF-M” Residential Multi-Family (Medium) District, “RMU” Residential Mixed Use District, “CMU” Commercial Mixed Use District, three (3) Public Reserve lands and a network of public streets under file DASZ 10/2017.

The said approval was subject to a Development Agreement as contained in the Administrative Co-ordinating Group Report dated June 14, 2017.

CONSULTATION

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

SUBMITTED BY

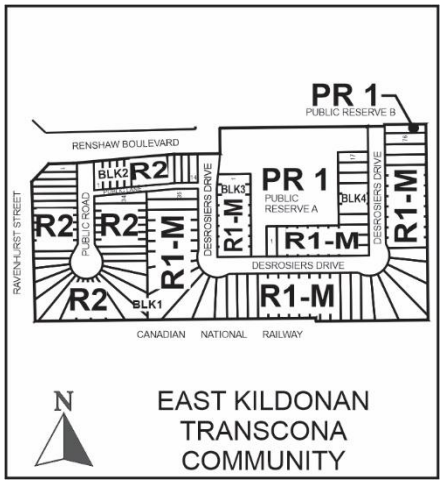
Department	Planning, Property and Development
Division	Urban Planning Division
Prepared by	Femi Ojo, MCIP, RPP
Date:	February 22, 2021
File No.	DASZ 25/2020

Attachments

- Appendix “A,” Planning Discussion
- Schedule “A,” of File DASZ 25/2020, East Kildonan – Transcona Community Committee, dated November 6, 2020.
- Schedule “B,” of File DASZ 25/2020, East Kildonan – Transcona Community Committee, dated February 10, 2021.
- Schedule “C,” Report of the Administrative Co-ordinating group, dated December 11, 2020, Re: proposed subdivision and rezoning of land located at Canterbury Crossing Neighbourhood Phase III (South of Renshaw Boulevard, Cable Place and Desrosiers Drive) – File No. DASZ 25/2020

APPENDIX ‘A’

DATE:	February 22, 2021
FILE:	**DASZ 25/2021**
RELATED FILES:	DASZ 10/2017 (B/L 64/2018)
COMMUNITY:	East Kildonan - Transcona
NEIGHBOURHOOD #:	4.414 (Canterbury Park)
SUBJECT:	Proposed plan of subdivision and rezoning that would create; • **46 lots zoned “R2” Residential Two-Family;** • **66 lots zoned “R1-M” Residential Single-Family Medium; and** • **1 “PR1” Parks and Recreation (Neighbourhood);**
LOCATION:	Canterbury Crossing – Cable Pl, Renshaw Blvd, Desrosiers Drive.
LEGAL DESCRIPTION:	PIUBLIC RESERVES A AND B PLAN 65096 WLTO IN 1/2 3-11-4 EPM LOT 1 BLOCK 1 PLAN 65098 WLTO IN 1/2 3-11-4 EPM LOT 2 BLOCK 1 PLAN 65098 WLTO IN 1/2 3-11-4 EPM LOT 3 BLOCK 1 PLAN 65098 WLTO IN 1/2 3-11-4 EPM LOT 4 BLOCK 1 PLAN 65098 WLTO IN 1/2 3-11-4 EPM LOT 1 BLOCK 2 PLAN 65098 WLTO IN 1/2 3-11-4 EPM LOT 2 BLOCK 2 PLAN 65098 WLTO IN 1/2 3-11-4 EPM LOT 3 BLOCK 2 PLAN 65098 WLTO IN 1/2 3-11-4 EPM



APPLICANT: McGowan Russel Group (Susan Russell)
825 St. Joseph Street
Winnipeg, MB R2H 3A8

OWNER: Ravenhurst Developments Corp.
1 – 1480 Plessis Road
Winnipeg, MB R2C 5R5

RECOMMENDATION: Approval

SITE DESCRIPTION

- The subject property is located on the east side of east side of Ravenhurst Street, between the CNR Railway line and the proposed Renshaw Boulevard, in the Canterbury Park Neighbourhood of the Transcona Ward.
- The subject site was part of the 77-acre Canterbury Park Neighbourhood subdivision under DASZ 10/2017. The current application (DASZ 25/2020) is a subdivision/rezoning of a 21.13 acre portion of the original subdivision.
- The subject property falls within the Area of Stability – Recent Communities policy area under the *Complete Communities Direction Strategy.* The subject property is currently zoned “R2” Residential Two-Family District; “RMF-M” Residential Multi-family District; “CMU” Commercial Mixed Use District; and “PR1” Parks and Recreation District.



Figure 1: Site map of subject property and surrounding neighbourhood (flown 2018)

SURROUNDING ZONING & USES (See Figure 2)

North: Vacant land zoned “R1-S” Residential single-Family Small, Renshaw Blvd and vacant land zoned “RMU” Residential Mixed Use.

South: Railway right-of-way containing the principal main line of the CNR.

East: Right-of-way of PTH 101 (the Perimeter Highway) containing a four lane divided highway and an unused roadway.

West: Ravenhurst Street (which is an arterial road), then vacant land in an “M3” Heavy Manufacturing District, the planning area of the *Transcona Yards Industrial Neighbourhood Area Redevelopment Plan* and a General Manufacturing policy area of *Complete Communities.*

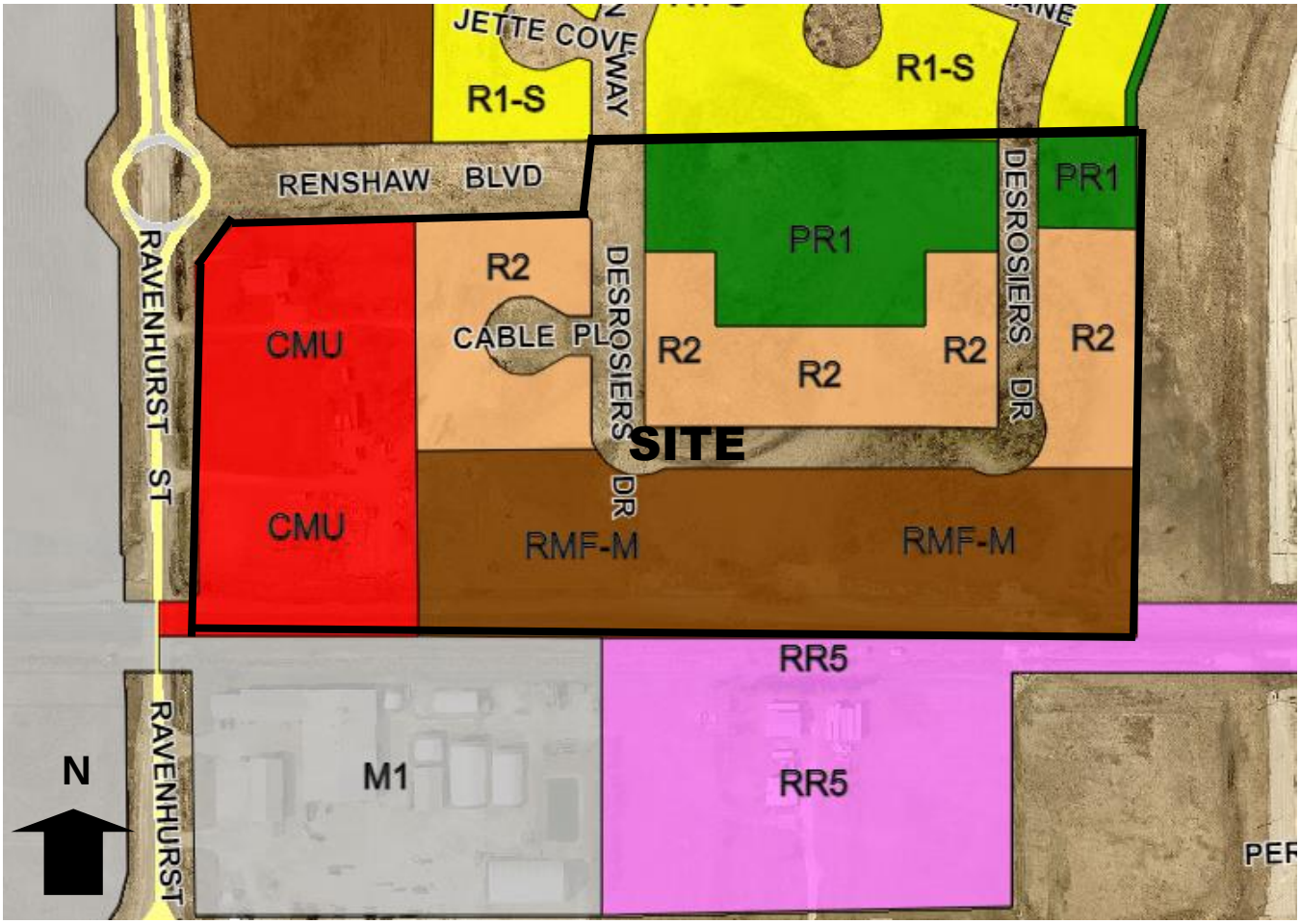


Figure 2: Existing zoning of subject property and surrounding neighbourhood

DESCRIPTION OF THE PROPOSED SUBDIVISION AND REZONING

- The subject site was part of a subdivision/rezoning application under DASZ 10/2017. Specifically, the subject site was rezoned from "RR5" Rural Residential 5 to different residential zoning categories; commercial mixed-use zoning and public reserve lands (R1-S, R2, RMU, CMU and PR lands, see Figure 2 above).

- The proposed plan of subdivision and rezoning, shown on Schedule "A," would create:
  - 66 lots zoned "R1-M" Residential Single-Family (Medium);
  - 48 lots zoned "R2" Residential Two-Family
  - Two public reserve lots zoned "PR-1" Parks and Recreation 1 (Neighbourhood).
  - A network of public streets connected to Renshaw Boulevard, Desrosiers Drive, a cul-de-sac and a public lane.



Figure 3: Original plan of subdivision under file DASZ 10/2017

COLLABORATION

During the application process, the Urban Planning Division brought to the applicant's attention how the required rear yard (per existing Zoning Agreement) would affect the buildable area of a few of the proposed lots backing unto the CNR Rail line.

In response to the aforementioned, the applicant made some adjustment to their subdivision plans by reducing the initial number of proposed lots within the plan area.

COMPLETE COMMUNITIES DIRECTION STRATEGY:

The subject site is in an “Area of Stability” policy area of *OurWinnipeg* and *Complete Communities*. Key Direction in these documents that applies to Area of Stability states: “Enhance the quality, diversity, completeness and sustainability of stable neighborhoods and expand housing options for Winnipeg’s changing population.”

Under the *Complete Communities Direction Strategy*, relevant policies for Area of Stability that apply directly to the proposed development include:

- Support the subdivision of a parcel of land into two or more lots when done in a context sensitive manner.

  The proposed subdivision and rezoning of subject site is consistent with the projected built form and character of the Canterbury Park Neighbourhood

- Support low to moderate change in low-density neighbourhoods through development and redevelopment that is complimentary to the existing scale, character and built form.

  The creation of low-density residential lots (R1-M & R2) is consistent with the above policy.

- Promote the form of buildings and spaces that are sensitive to the community context and address the transition between new and existing developments.

  Given the types of zoning lots being created, the construction of single-family dwelling and duplexes, townhomes on the proposed lots will be consistent with the projected built form and scale in the neighborhood.

- Where intensification/densification of housing occurs, ensure that the types of open space – passive, active, and plazas – respond to community needs.

  The creation public reserve lands as part of the subject proposal is consistent with the above policy.

- In order to meet the full life-cycle of housing needs within the community, promote a mix of housing types and tenure, such as duplexes, low rise apartments, secondary suites, semi-detached homes, townhouses.

  The construction of single-family dwellings, duplexes and townhouses is consistent with the above policy

In general, the residential zoning districts being proposed would facilitate;

- **A diversity of housing types; and**
- **A built form and scale that is consistent with *Complete Communities* policies and compatible with the Canterbury Park Neighbourhood plan.**

REZONING

- The applicant intends to rezone the property to “R1- M”, “R2”, “PR1” and “PR2”.
- The “R1-M” Residential Single-Family Medium is intended to accommodate primarily single-family residential development in lower density areas.
- The “R1-M” district requires: a minimum lot area of 3,500 sq. ft., side yard setback of 4 feet, a front yard of 15 feet (note c & d) and a rear yard setback of 25 feet. The maximum building height is 35 feet, minimum reverse corner side yard of 4 feet and minimum lot coverage of 45%.
- The “R2” Residential Two-Family is intended to accommodate the development of single- and two-family units and where appropriate limited multi-family units in lower-density areas.
- The “R2” district requires: a minimum lot width of 25 feet, a minimum lot area of 5,000 sq. ft. (2,500 sq. ft. per dwelling unit for two family; 800 per dwelling unit for multi-family), side yard setback of 4 feet, a front yard of 20 feet and a rear yard setback of 25 feet. The maximum building height is 35 feet and the reverse corner side yard of 10 feet.
- The “PR1” is intended for sites that are generally passive neighbourhood and community parks and facilities with predominantly pedestrian and cyclist access. These sites may provide unstructured drop-in play and recreation opportunities, including play structures, passive parks, plazas and natural areas. Generally, there are no parking facilities associated with these uses. These parks and open spaces typically occur in a residential neighbourhood or riverbank context and are generally accessed by residential street.
- The “PR2” is intended for sites that include community recreation facilities and parks that are accessed by a mix of pedestrian and vehicular traffic. These sites may provide active programs and activities, including community centres, hockey pens, arenas, indoor soccer, wading pools, pray parks, skateboard parks and athletic fields. Parking facilities ranging from 10 to 100 stalls may be associated with these uses. These parks and facility typically occur along collector streets.

COMPATIBILITY WITH SURROUNDING USES

- The subject property falls within the Area of Stability of *Complete Communities Direction Strategy* which supports low to moderate change in low-density neighbourhoods through developments and redevelopments that is complementary to the existing scale, character and built form. The proposed “R1-M” and “R2” lots and the future construction of single-family, two-family and town homes are consistent with the above policy.
- The Urban Planning Division believes that subdividing and rezoning the subject lands to “R1-M” and “R2” and the future construction of single-family homes and duplexes/town homes will be consistent and compatible with the overall future development of the Canterbury Park Neighbourhood.
- It is also important to note that the subject proposal will facilitate an increase in housing supply, both in terms of types and tenure in this part of Winnipeg.

- The required buffering of all the residential uses from the rail line right-of-way (as per the zoning agreement under DASZ 10/2017) along the southern limit of the site will mitigate any potential adverse effect of the rail operation on the proposed residential uses.
- The proposed park spaces, which serves as a communal amenity will facilitate opportunities for gathering and community interaction.
- The Urban Planning Division is supportive of the subject application.

LAND DEDICATION

- When a developer rezones and/or subdivides a parcel of land, they are required to put in an application with the City of Winnipeg.
- As a condition of rezoning or subdivision, a developer is required to contribute a portion of the land to be developed to the City for parks purposes.
- The land dedication requirement as applicable to the subject site is itemized in Schedule "B" (Report of the Administrative Coordinating Group) as per DASZ 10/2017 (AG 10/2017).

RECOMMENDATION

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

- The proposed development is consistent with the *Complete Communities Direction Strategy* in that the proposed subdivision/rezoning would create residential zoning lots that will facilitate a mix of housing typologies in this part of the city.
- Thus, the creation of "R2" Residential Two-Family district and "R1-M" Residential Single-Family district will facilitate a development that is compatible with the projected Canterbury Park neighbourhood development.
- The proposed subdivision and rezoning will not have any adverse effect on potential future development in the area.

This Report Submitted by:

Planning, Property and Development Department
Urban Planning Division
Report Prepared By: Femi Ojo, MCIP, RPP
PPD File # DASZ 25/2020

Schedule "A" for File No. DASZ 25/2020, East Kildonan - Transcona Community Committee, dated November 6, 2020

By–Law No. _____

File No. **DASZ 25/2020**

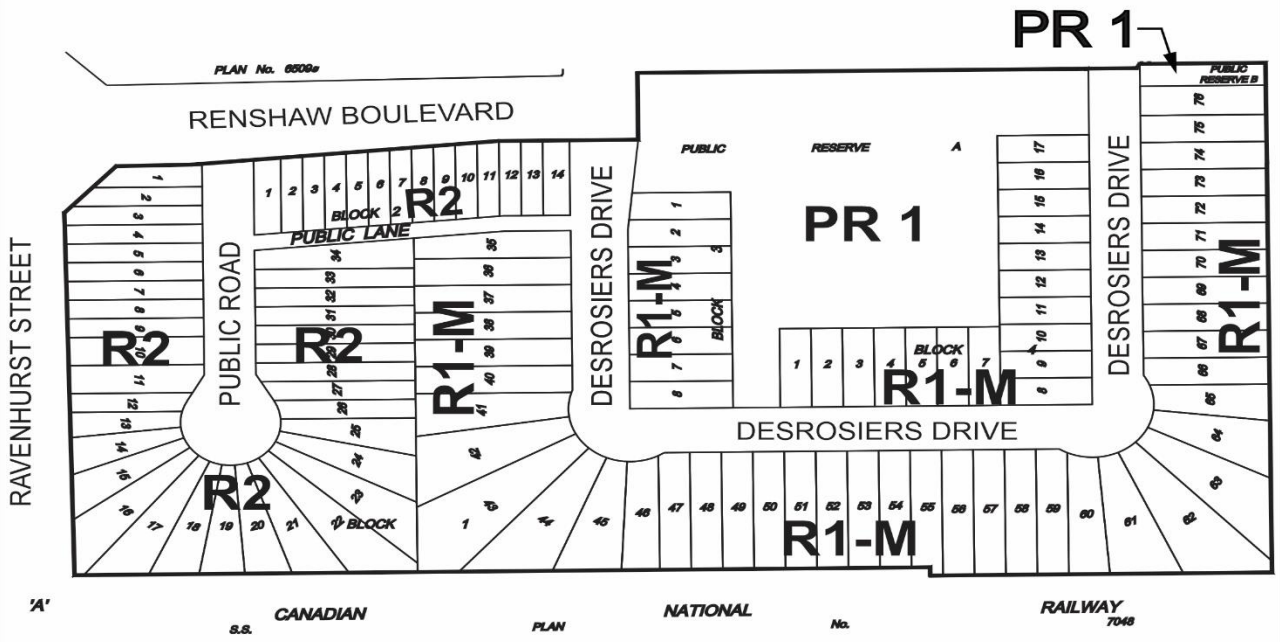
Atlas Sheet No. **AA38**

N

EAST KILDONAN TRANSCONA COMMUNITY

Explanation

An application for the approval of the plan of subdivision shown outlined below and for a proposed zoning change to By-law No. 200/2006 by rezoning the land located south of Renshaw Boulevard, east of Ravenhurst Street from an "R2" RESIDENTIAL TWO-FAMILY DISTRICT, an "RMF-M" RESIDENTIAL MULTI-FAMILY (MEDIUM) DISTRICT and a "PR1" PARKS AND RECREATION 1 (NEIGHBOURHOOD) DISTRICT to an "R1-M" RESIDENTIAL SINGLE-FAMILY (MEDIUM) DISTRICT, an "R2" RESIDENTIAL TWO-FAMILY DISTRICT, and a "PR1" PARKS AND RECREATION 1 (NEIGHBOURHOOD) DISTRICT to facilitate the continuation of the Canterbury Crossing Neighbourhood by the establishment of lots, the realignment and opening of public right-of-ways and the reconfiguration of public reserve lands.



THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

Schedule "B" for File No. DASZ 25/2020, East Kildonan - Transcona Community Committee, dated February 10, 2021

By–Law No.

File No. **DASZ 25/2020**

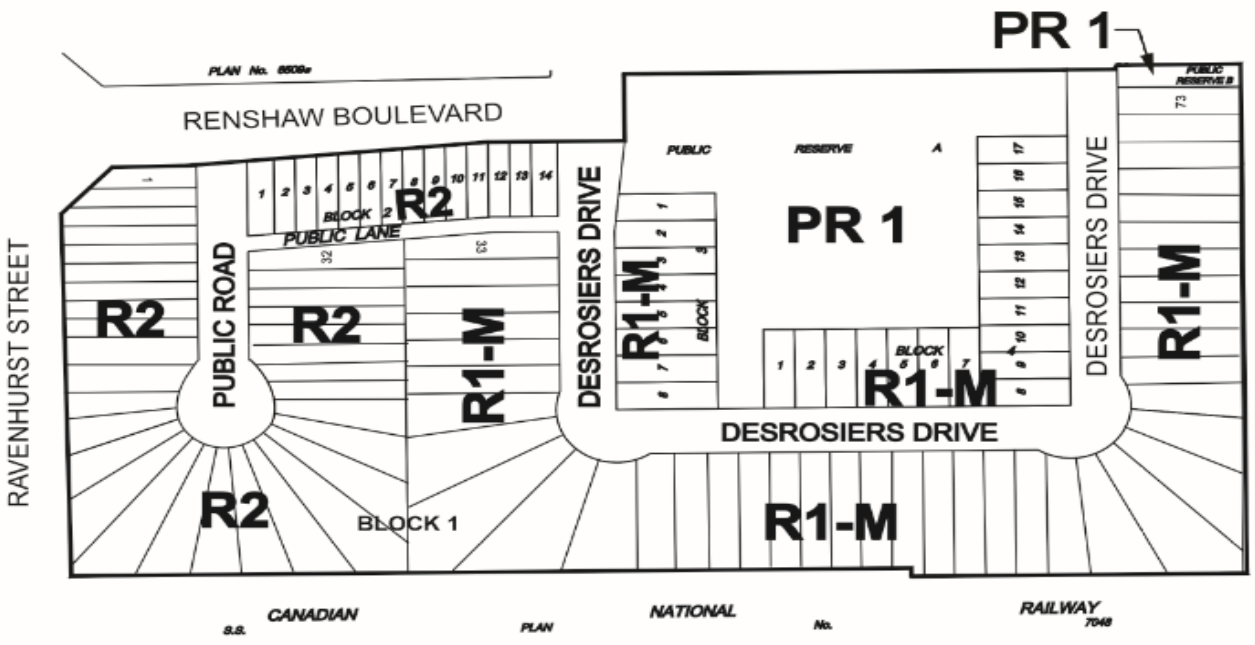
Atlas Sheet No. **AA38**

N

EAST KILDONAN TRANSCONA COMMUNITY

Explanation

An application for the approval of the plan of subdivision shown outlined below and for a proposed zoning change to By-law No. 200/2006 by rezoning the land located south of Renshaw Boulevard, east of Ravenhurst Street from an "R2" RESIDENTIAL TWO-FAMILY DISTRICT, an "RMF-M" RESIDENTIAL MULTI-FAMILY (MEDIUM) DISTRICT and a "PR1" PARKS AND RECREATION 1 (NEIGHBOURHOOD) DISTRICT to an "R1-M" RESIDENTIAL SINGLE-FAMILY (MEDIUM) DISTRICT, an "R2" RESIDENTIAL TWO-FAMILY DISTRICT, and a "PR1" PARKS AND RECREATION 1 (NEIGHBOURHOOD) DISTRICT to facilitate the continuation of the Canterbury Crossing Neighbourhood by the establishment of lots, the realignment and opening of public right-of-ways and the reconfiguration of public reserve lands.



THIRD READING : EFFECTIVE DATE :

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No.

SCHEDULE C

REPORT OF THE ADMINISTRATIVE CO-ORDINATING GROUP – December 11, 2020

RE: PROPOSED SUBDIVISION AND REZONING IN THE CANTERBURY CROSSING NEIGHBOURHOOD – PHASE III (SOUTH OF RENSHAW BOULEVARD, CABLE PLACE AND DESROSIERS DRIVE)

The above noted application was reviewed by the ACG Group on December 11, 2020. The application was determined to be within the Planned Area of the Canterbury Crossing lands under development (DASZ 10/2017) and therefore this application is subject to the terms and conditions as outlined in the Development Agreement for AG 10/17.

It is recommended that the approval of DASZ 25/2020, if granted, be subject to the applicant entering into an Addendum to Development Agreement AG 10/17 addressing the following items:

Section I - Plan Considerations

1. The applicant shall provide a 10m wide easement centered on the proposed 150mm water main between Lots 10 and 11, Block 1.

2. The proposed Public Lane is to be established with a 6.25m right-of-way width serving single or two-family residential development, to the satisfaction of the Director of Public Works.

Section II – Engineering Reports

The Developer shall, at no expense 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 - Agreement Conditions

1. Pavements

   The Developer shall, at no expense to the City, construct Portland cement concrete pavements, 5.0m wide by 150mm thick, and all related works, in the proposed Public Lane within the Planned Area, as determined by and to the satisfaction of the Director of Public Works.

2. Off-Leash Dog Park

   Schedule "C" to the Original Agreement (AG 10/17) is amended by deleting Clause 25 "Off-Leash Dog Park" in its entirety:

   ~~a) The Developer shall establish a temporary off-leash dog park at the location shown in Schedule "G" hereto.~~

   ~~b) The Developer shall install, at no expense to the City, any and all necessary fencing and signage as determined by and to the satisfaction of the Director of Public Works.~~

~~c) In the even that the Director of Public Works determines that an in ground waste receptacle is required, the Developer shall supply and install same to the satisfaction of the Director of Public Works.~~

~~d) The City shall reimburse the Developer for the cost of any in ground waste receptacle required under clause c).~~

~~e) The Developer shall submit plans showing the location and design of the off-leash dog park, including fencing and signage, to the East Kildonan-Transcona Community Committee and Director of Public Works for approval prior to commencement of park improvements.~~

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 the 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, and associated works required to serve the Planned Area;

   b) The Developer shall pay the full cost of construction and landscaping supervision services provided by or on behalf of the City for field inspection, preparation of progress estimates, provision of as-built drawings by March 31 of the year following substantial performance of the work, and all other engineering consulting services related to the installation and acceptance of municipal services, and all associated works to serve the Planned Area.

3. Administration Fees

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

THIS REPORT SUBMITTED BY:

Administrative Co-ordinating Group
File No. DASZ 25/2020
January 20, 2021

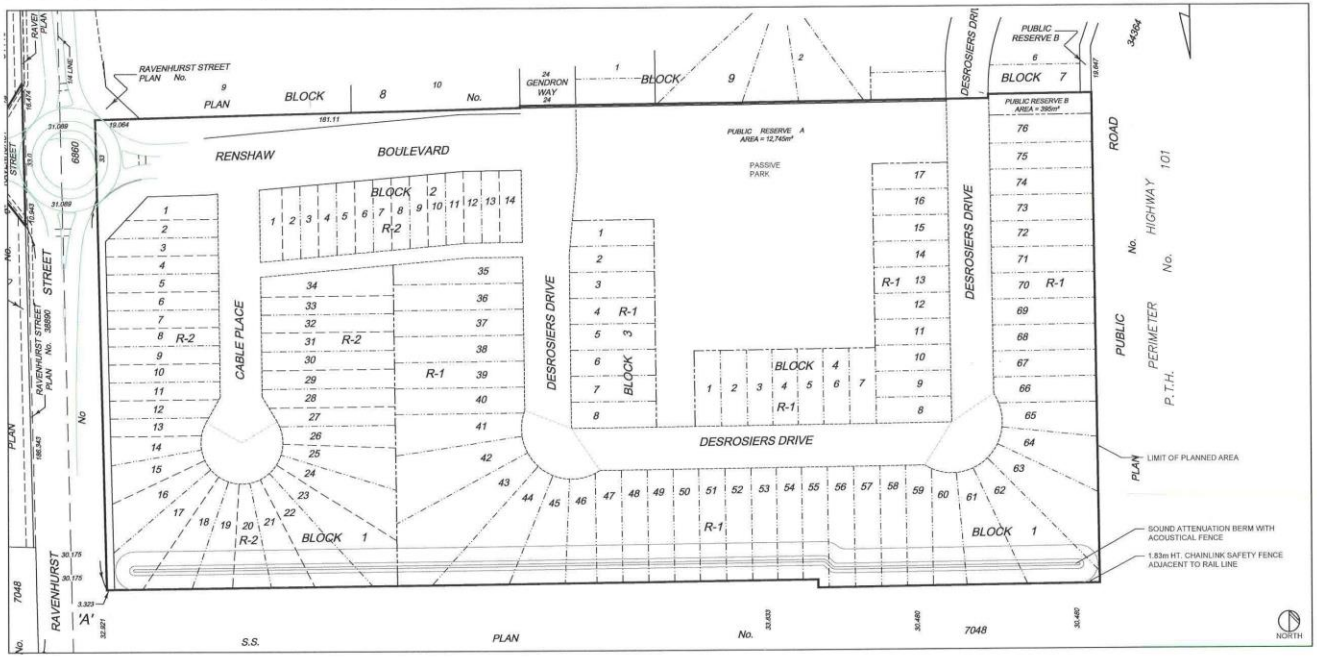
"*Original Signed by D. Trenchard"*
D. Trenchard, P. Eng.
Land Development Branch
Planning, Property and Development Department

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

"*Original Signed by C. Desjardine"*
C. Desjardine, M. Sc., P. Eng.
Engineering Division
Public Works Department

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

Exhibit “12” referred to in File DASZ 25/2020



FOR 'CITY OF WINNIPEG' USE ONLY

PLANNED AREA :
TOTAL SITE ±21.13 ac.

ALLOCATION OF LAND USES :

R1-M	±8.64 ac.
R2	±4.68 ac.
PR-2:	±3.15 ac.

RESIDENTIAL LOTS

R1-M	67
R2	48

CONCEPTUAL PLAN OF SUBDIVISION AND REZONING

OCT 13, 2020
SCALE 1:750

McGOWAN·RUSSELL

CANTERBURY CROSSING