Minute No. 295
Report – Executive Policy Committee – March 17, 2021

Item No. 10 **Subdivision and Rezoning – 1266, 1300, 1330 & 1350 Dugald Road (Transcona Ward)**
File DASZ 13/2020

COUNCIL DECISION:

Council concurred in the recommendation of the Executive Policy Committee and adopted the following:

1. That the subdivision under Development Application No. DASZ 13/2020 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated August 12, 2020, and attached as Schedule "A" to this report, with such minor changes as may be required, and registration in the Winnipeg Land Titles Office, subject to the following conditions:

    A. That the developer be required to enter into a Development Agreement with the City pursuant to subsection 259(1) of The City of Winnipeg Charter in accordance with the report of the Administrative Coordinating Group dated September 16, 2020 and attached as Schedule "B" to this report.

    B. That the City enter into, execute and deliver with the developer a Development Agreement 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 Development 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 interest of the City.

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "M2" Manufacturing General District and a "PR1" Parks and Recreation 1 (Neighbourhood) District as shown on the map dated August 12, 2020 and attached as Schedule "A" to this report.

3. That the following caveats as it relates to the subject land be discharged;

    A. Caveat No. 2669046 dated March 6, 2001

Report – Executive Policy Committee – March 17, 2021

COUNCIL DECISION (continued):

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 in accordance with the above.

6. 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.

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 recommendations 6 and 7 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 – Executive Policy Committee – March 17, 2021

DECISION MAKING HISTORY:

Moved by His Worship Mayor Bowman,

That the recommendation of the Executive Policy Committee be adopted by consent.

Carried

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On March 17, 2021, the Executive Policy Committee concurred in the recommendation of the East Kildonan-Transcona Community Committee and submitted the matter to Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On March 3, 2021, the East Kildonan-Transcona Community Committee concurred in the recommendation of the Winnipeg Public Service and, via the Priority Rezoning Process, submitted its recommendation to the Executive Policy Committee.

PUBLIC HEARING SUMMARY

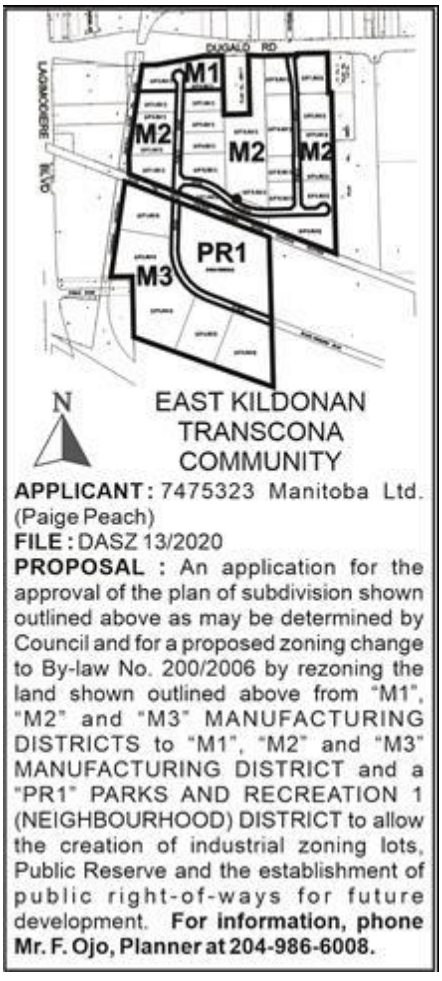
File: DASZ 13/2020

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

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

Applicant: 7475323 Manitoba Ltd. (Paige Peach)

Subject:



Premises Affected: 1266, 1300, 1330 & 1350 Dugald Road

For submission to: The Executive Policy Committee

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, via the Priority Rezoning Process, recommended to the Executive Policy Committee:

1. That the subdivision under Development Application No. DASZ 13/2020 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated August 12, 2020, and attached as Schedule "A" to this report, with such minor changes as may be required, and registration in the Winnipeg Land Titles Office, subject to the following conditions:

    A. That the developer be required to enter into a Development Agreement with the City pursuant to subsection 259(1) of The City of Winnipeg Charter in accordance with the report of the Administrative Coordinating Group dated September 16, 2020 and attached as Schedule "B" to this report.

    B. That the City enter into, execute and deliver with the developer a Development Agreement 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 Development 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 interest of the City.

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "M2" Manufacturing General District and a "PR1" Parks and Recreation 1 (Neighbourhood) District as shown on the map dated August 12, 2020 and attached as Schedule "A" to this report.

3. That the following caveats as it relates to the subject land be discharged;

    A. Caveat No. 2669046 dated March 6, 2001

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 in accordance with the above.

6. 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.

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 recommendations 6 and 7 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. I drive by this road multiple times a day. Seeing the land developed in this way does add to opportunities for area employment. Transcona Ward has gained significant employment lands through the 2018 boundary redistribution. The lands that are subject to this are being done in such a way that provides a better access as with the proposed broadening boulevard creation off of Dugald Road and that is something I would support. I look forward to opportunities for additional employment in the area.

2. I will state for the record though, I am concerned about traffic in the area so I will be following this for the report, that specific traffic report. I am disappointed that no one specific from Public Works is present at this meeting. This is two months in a row where specific members from the Public Service that are not here for a hearing. That is troubling. I know we probably could have recessed to try and locate somebody but I think the public service in the future needs to make sure that they are prepared for any and all questions and have representation ready.

Exhibits Filed:

1. Application dated August 10, 2020
2. Notification of Public Hearing dated January 21, 2021
3. Manitoba Status of Titles 1396644/1, 1396646/1, 1396679/1, 2215779/1, 2921395/1, 2921397/1, 2921398/1, 2921401/1, 2921403/1
4. Letter of authorization dated May 31, 2019, from Paige Peach, 7475323 MB Ltd., Rijad Hadzic, 7475323 MB Ltd., Ross Arnold, Big Stone Bay Ent., and Terry Bromley, Trailers Transcona, 725 Panet Inc. to 7475323 MB Ltd.
5. Surveyor's Building Location Certificate and sketch dated January 25, 2019
6. Surveyor's Building Location Certificate and sketch dated May 10, 2019
7. Caveats 1916394/1, 2669046/1, 2669047/1, 4012673/1, 4012674/1
8. Letter of Support from Jade Transport dated May 17, 2019
9. Plans (6 pages)
10. Report from the Urban Planning Division dated February 19, 2021
11. Inspection Report

REPRESENTATIONS:

In Support:

Wayne Bollman
Garth Bromley
Michael Culjak
Riki Hadzic
Paige Peach

In Opposition:

Nil

For Information:

Matt Glavin

For the City:

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

Exhibit "10" referred to in File DASZ 13/2020

ADMINISTRATIVE REPORT

Title: DASZ 13/2020 – 1266, 1300, 1330 and 1350 Dugald Road

Issue: For consideration at the Public Hearing to rezone

- an "M1" Manufacturing Light District to an "M2" Manufacturing General District.
- an "M3" Manufacturing Heavy District to a "PR1" Parks and Recreation 1 (Neighbourhood) District.
- portions of the existing "M1" and "M3" lands will retain their current zoning.

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

AUTHORIZATION

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

RECOMMENDATIONS

1. That the subdivision under Development Application No. DASZ 13/2020 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated August 12, 2020, and attached as Schedule "A" to this report, with such minor changes as may be required, and registration in the Winnipeg Land Titles Office, subject to the following conditions:

    A. That the developer be required to enter into a Development Agreement with the City pursuant to subsection 259(1) of The City of Winnipeg Charter in accordance with the report of the Administrative Coordinating Group dated September 16, 2020 and attached as Schedule "B" to this report.

    B. That the City enter into, execute and deliver with the developer a Development Agreement 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 Development 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 interest of the City.

2. That the Winnipeg Zoning By-law No. 200/06 be amended by rezoning the subject land to an “M2” Manufacturing General District and a “PR1” Parks and Recreation 1 (Neighbourhood) District as shown on the map dated August 12, 2020 and attached as Schedule “A” to this report.
3. That the following caveats as it relates to the subject land be discharged;
   (a) Caveat No. 2669046 dated March 6, 2001
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 in accordance with the above.
6. 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.
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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 recommendations 6 and 7 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 intends to rezone the property from “M1” Manufacturing Light and “M3” Manufacturing General districts to:

- an “M2” Manufacturing General District.
- **a “PR-1” Parks and Recreation District.**
- portions of the existing “M1” and “M3” lands will retain their current zoning.

The proposed Subdivision and Rezoning would accommodate a variety of industrial development including the opening of public rights-of-way. The intended subdivision and rezoning of the land requires a Public Hearing as per the *Development Procedures By-law* and *The City of Winnipeg Charter.*

This report provides information, and makes recommendations, regarding the subject application (DASZ 13/2020) in terms of compliance with *OurWinnipeg* and the *Complete Communities Direction Strategy.* The Public Service recommends that the rezoning be approved subject to the Development Agreement specified herein.

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Urban Planning Division are concurred in, the subject site will be subdivided and rezoned consistent with the map provided in Schedule “A” of this report.

HISTORY

N/A

CONSULTATION

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

SUBMITTED BY

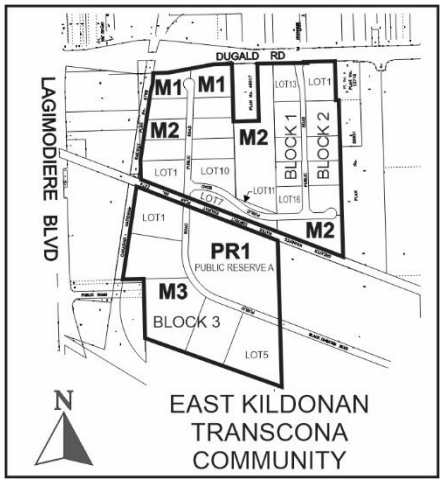
Department	Planning, Property and Development
Division	Urban Planning
Prepared by:	Femi Ojo, MCIP, RPP
Date:	February 19, 2021
File No.	DASZ 13/2020

Attachments

- **Appendix "A," Planning Discussion**
- **Schedule "A," of File** DASZ 13/2020**,** East Kildonan - Transcona **Community Committee, dated** August 12, 2020**.**
- **Schedule "B" Report of The Administrative Coordinating Group – September 16, 2020, Proposed Subdivision and Rezoning of Land Located on The South Side of Dugald Road, between Lagimodiere Boulevard and Mazenod Road – File No.** DASZ 13/2020**.**

Appendix "A," Planning Discussion

DATE:	February 19, 2021
FILE:	**DASZ 13/2020**
RELATED FILE:	**DASZ 2/1999; DCU 184/1997; DASSF 575/1999**
COMMUNITY:	East Kildonan - Transcona
NEIGHBOURHOOD #:	5.537 (St. Boniface Industrial Park)
SUBJECT:	**P**roposed plan of subdivision and proposed rezoning that would rezone: • an "M1" Manufacturing Light District to "M2" Manufacturing General District. • an "M3" Manufacturing Heavy District to a "PR1" Parks and Recreation 1 (Neighbourhood) District.
LOCATION:	1266, 1300, 1330 and 1350 Dugald Road
LEGAL DESCRIPTION:	2921397/1 – Lot 1 Plan 40049 WLTO 2921398/1 – Lot 2 Plan 40049 WLTO 2921401/1 – Lot 3 Plan 40049 WLTO 2921403/1 – Lot 4 Plan 40049 WLTO 2921395/1 – Parcel 4 Plan 6917 WLTO 2215779/1 – Lot 2 Plan 46017 WLTO 1396644/1 – Lot 234 Plan 433 WLTO 1396679/1 – Lot 234 Plan 433 WLTO 1396646/1 – Lot 235 Plan 433 WLTO



APPLICANT:	7475323 Manitoba Ltd (Paige Peach) Unit 4-1090 McDermot Avenue

	Winnipeg, MB R3E 3S6
OWNER:	7475323 Manitoba Ltd. 123 Winterhaven Drive Winnipeg, MB R2N 4L5
RECOMMENDATION:	Approval

SITE DESCRIPTION

- The subject site is located on the south side of Dugald Road, between Lagimodiere Boulevard and Mazenod Road in the St. Boniface Industrial Park Neighbourhood and the Transcona Ward.
- The total site area is roughly 169.14 acres. While the subject site is mostly undeveloped industrial land, there are few existing industrial uses fronting unto Dugald Road.
- Under the *Complete Communities Direction Strategy*, the subject site falls within the General Manufacturing Policy Area. The site is currently multi-zoned as “M1” Manufacturing light; “M2” Manufacturing General and “M3” Manufacturing Heavy.

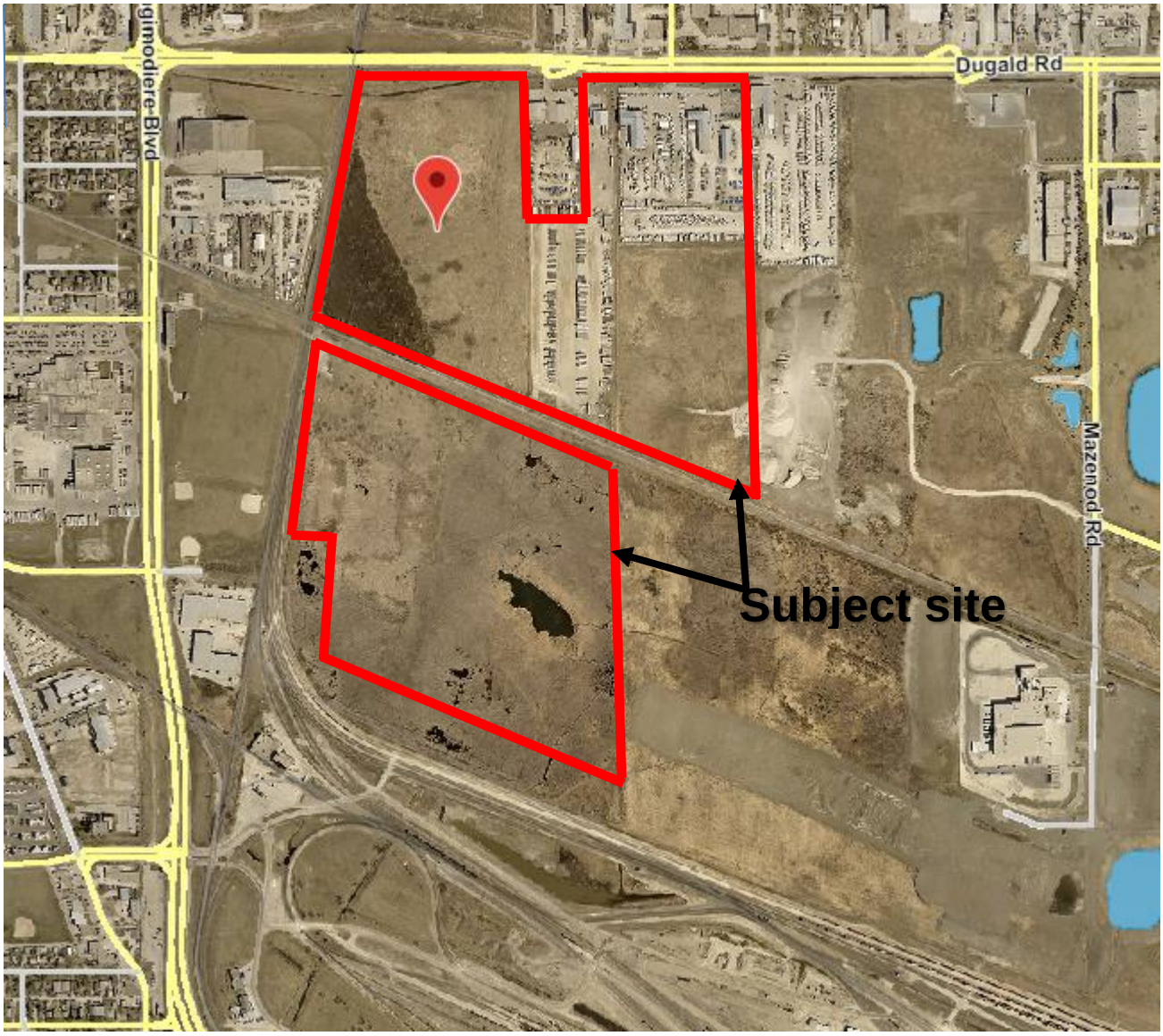


Figure 1: Aerial Photo of Subject Site and Surrounding Uses *(flown 2018)*

SURROUNDING ZONING & USES (See Figure 2)

North: Dugald Road, then industrial warehouse uses zoned “M1” Manufacturing Light and “M2” Manufacturing General.

South: Manitoba Hydro Easement, then CNR Rail line and Yard zoned “M3” Manufacturing Heavy.

East: Industrial uses and vacant lands zoned “M2” Manufacturing General and “M3” Manufacturing Heavy.

West: CNR line, then vacant lands/industrial uses zoned “M2” Manufacturing General and “M3” Manufacturing Heavy.

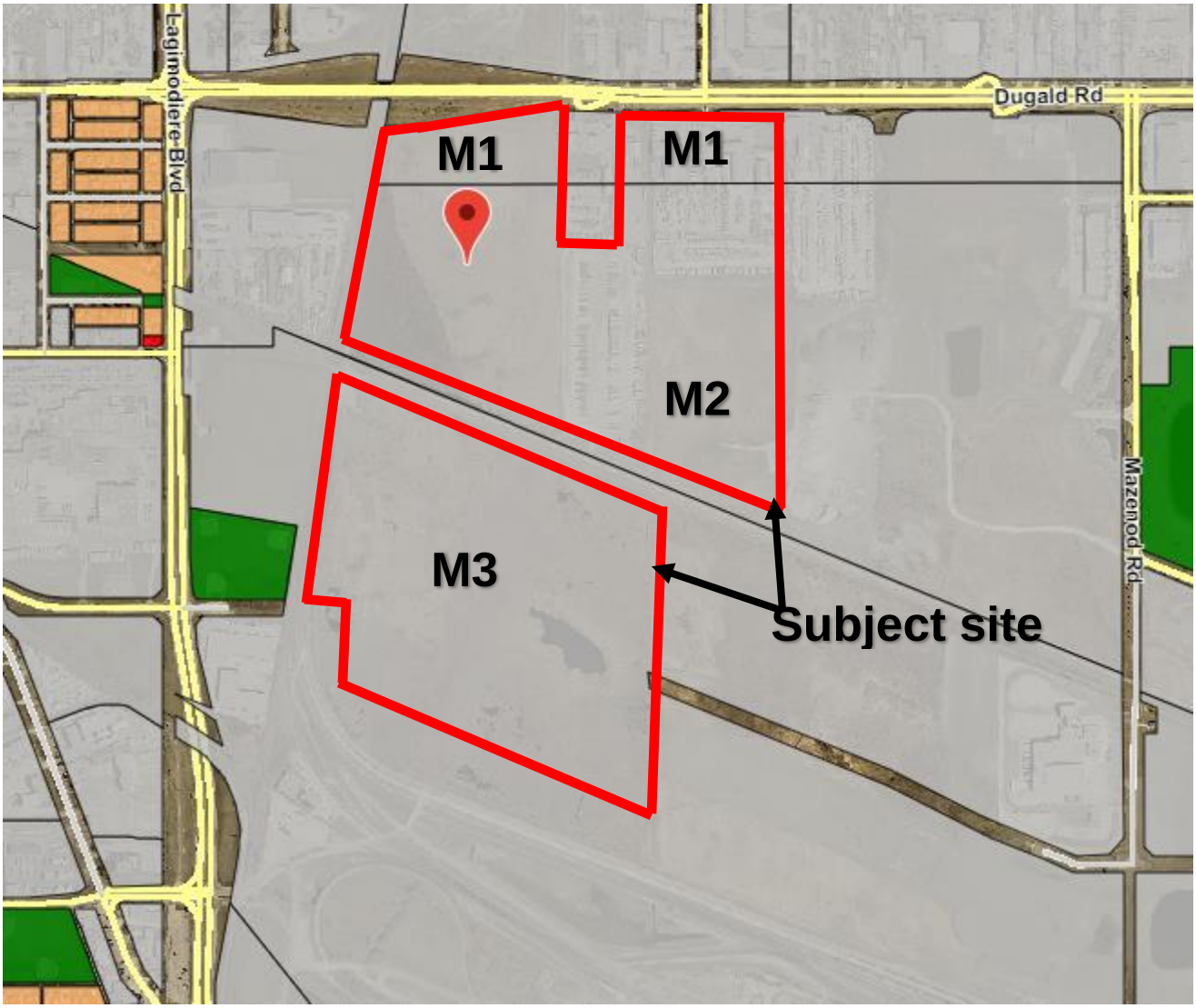


Figure 2: Existing zoning of the subject site and surrounding area.

DESCRIPTION OF THE PROPOSED SUBDIVISION AND REZONING

The applicant intends to rezone the property from:

- an “M1” Manufacturing Light District to “M2” Manufacturing General District.
- **an “M3” Manufacturing Heavy District to “PR1” Parks and Recreation District (Neighbourhood).**
- portions of the existing “M1” and “M3” lands will retain their current zoning.

In total, the application proposes the establishment of:

- **2 “M1” Lots;**
- **21 “M2” Lots;**

- **5 "M3" Lots;**
- **Lands for Parks and a retention pond (See Figure 3).**

The proposed subdivision/rezoning application also include the creation of local roads, landscaped open spaces and a retention pond.

All the existing industrial uses (fronting unto Dugald Road) will continue to operate as is under the proposed "M2" zoning district.

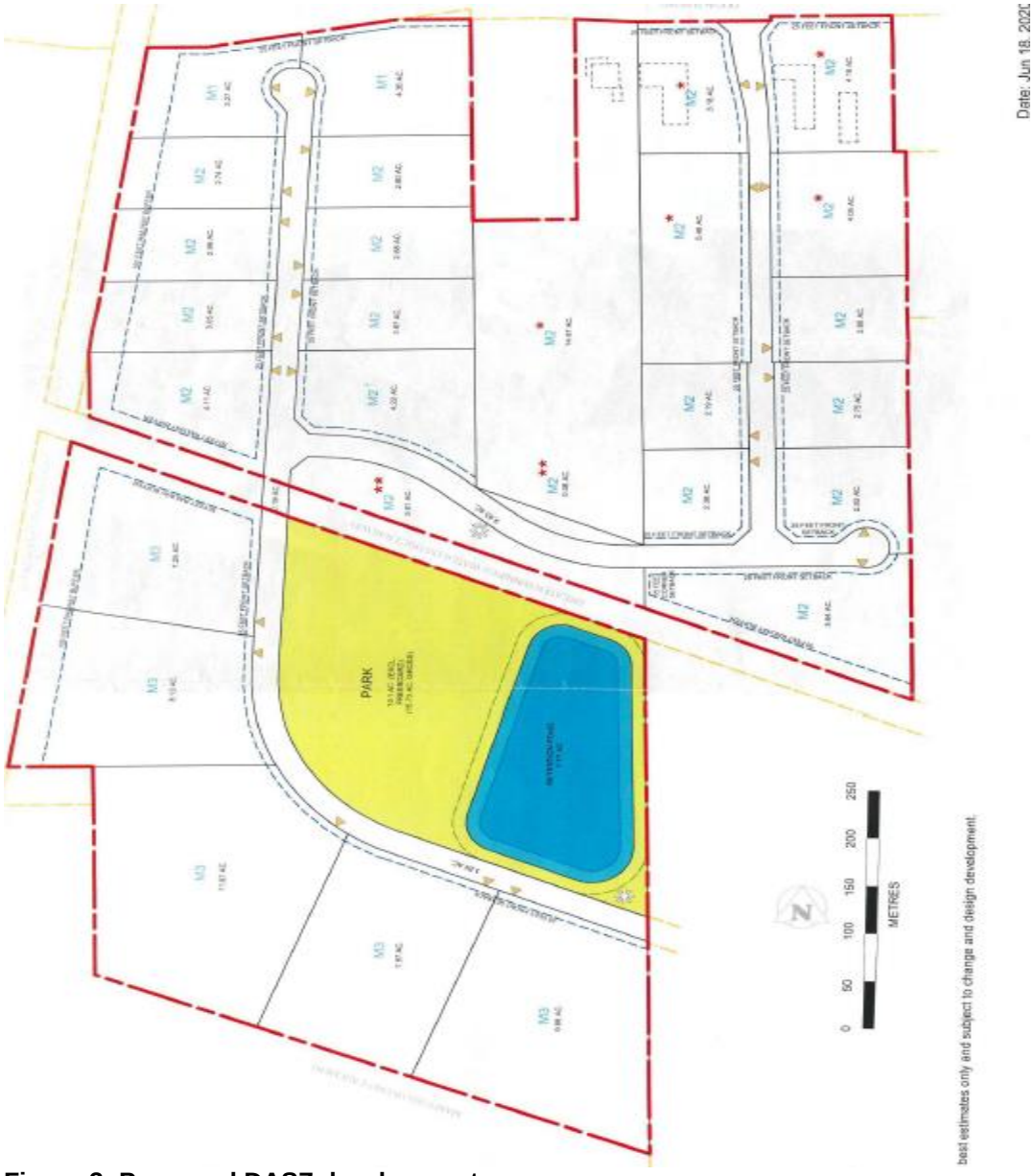


Figure 3: Proposed DASZ development.



Figure 3: Proposed landscape plan

ANALYSIS AND ISSUES

COMPLETE COMMUNITIES DIRECTION STRATEGY

- The site falls within the Employment Lands – Manufacturing Specific Policy Area under the Complete Communities Direction Strategy. Key relevant policies guiding the development in this area includes:

    - Employment activities will develop and operate in a fashion that is compatible with other land uses, especially residential.
    - Ensure the provision of natural buffers to provide visual screening and separation of conflicting land uses where necessary.
    - Support the introduction of commercial/retail and personal service development that is subordinate to, and supportive of the primary employment uses in business/institutional employment areas.
    - Consider the quality of lands required to support employment growth and encourage a suitable range and mix of features and uses that will best match the emerging needs of Winnipeg's current and future employers.
    - Encourage uses that support the industrial function of the employment cluster while catering to the day-to-day needs of area businesses and employees.

The subject proposal will encourage the establishment of a diverse array of industrial lots for future development, while maintaining the existing industrial uses on site.

The creation of a Park Space including a land drainage pond as part of the subject proposal is also an overall improvement to the area. Thus, the subject proposal is consistent with Complete Communities Direction Strategy that calls for the consideration of quality of lands to support employment growth and encourage a suitable range and mix of features and uses that will best match the emerging needs of Winnipeg's current and future employees.

CITY OF WINNIPEG ZONING BY-LAW 200/2006

SUBDIVISION/REZONING

- The applicant intends to subdivide the existing parcel into twenty-eight (28) industrial sites. Most of the existing industrial, uses will remain, while the newly proposed vacant industrial lots will be for future uses.
- **Current Zoning:**

    "M1" Manufacturing Light District
    The "M1" zoning district is intended to provide for light manufacturing, processing, service, storage, wholesale, and distribution operations with all operations contained within an enclosed building with some limited outside storage.

"M3" Manufacturing Heavy District
The "M3" zoning district is intended to provide for light or heavy industrial development, including heavy manufacturing, storage, major freight terminals, waste and salvage, resource extraction, processing, transportation, major utilities, and other related uses, particularly those that require very large buildings, frequent heavy truck traffic for supplies or shipments or that may require substantial mitigation to avoid sound, noise and odor impacts to neighbouring properties.

- **Proposed Zoning:**

  "M2" Manufacturing Light.

  The "M2" zoning district is intended to provide for light manufacturing, processing, service, storage, wholesale, and distribution operations, with some limited outside operations and storage.

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

Zoning District	Minimum Lot Area (Sq. Ft.)	Maximum Floor Area Ratio	Minimum Front Yard (Ft.)	Minimum Rear Yard (Ft.)	Minimum Interior Side Yard (Ft.)	Minimum Corner Side Yard (Ft.)	Max Building Height (ft.)
M2	N/A	2.0	25	0	0	15	100
Note a: Where the rear or side lot line abuts the side or rear lot line of an R1, R2 or RMF zoning district, a 25-foot yard must be provided along the side or rear lot line. The side or rear yard must be landscaped pursuant to sections 188 through 193, *Landscaping and Buffering*, and must not be used for parking or loading areas, storage areas, storage of refuse or materials, or commercial activities of any kind							

Table 1: Manufacturing General Zoning District Dimensional Standards.

Zoning District	Minimum Lot Area (Sq. Ft.)	Maximum Floor Area Ratio	Minimum Front Yard (Ft.)	Minimum Rear Yard (Ft.)	Minimum I Side Yard (Ft.) [note a]	Minimum Corner Side Yard (Ft.)	Max Building Height (ft.)
PR1	N/A	2.0	20	25	8	N/A	30
Note a: Side yard requirements do not apply when land is used for a permitted recreational use without a structure.							

Table 2: Parks and Recreation - 1 District Dimensional Standards.

COMPATIBILITY WITH THE SURROUNDING AREA

- The subject property (an existing industrial parcel) is currently zoned “M1”, “M2” and “M3” zoning districts.
- As part of the subdivision/rezoning application, the applicant intends to establish 28 industrial lots, create local roads, landscaped open spaces and a retention pond from the existing parcel.
- In total, two existing “M1” lots will be retained, twenty-one “M2” lots will be created and five “M3” lots will also be created. While the existing industrial warehouse-style uses (fronting unto Dugald Road) will continue to operate under the proposed “M2” zoning district, all other newly created industrial lots will be for future industrial uses.
- The subject proposal is consistent with *Complete Communities Direction Strategy* in that having a diverse industrial zoning lots will encourage uses that supports the industrial function of the employment cluster while catering to the day-to-day needs of area businesses and employees.
- Although the subject site is mostly surrounded by vacant industrial lands, few existing uses within the immediate vicinity will be compatible with any future uses on the subject site given the zoning districts being proposed.
- It is equally worth mentioning that there are no variances associated with the proposed subdivision/rezoning application.
- Given the aforementioned, the Urban Planning Division does not anticipate that the subject proposal will result in any negative impact on adjoining properties either now or in future.

KEY COMMENT PROVIDED BY OTHER CIVIC DEPARTMENTS

- It is noted that the subject DASZ application (13/2020) has been reviewed by civic departments through the Administrative Coordinating Group (ACG).
- This review process is used to determine developer obligations such as servicing requirements, land dedication and other considerations.
- The ACG Report, which relates to plan consideration, servicing criteria & conditions and public reserve makes up the development agreement found in Schedule “B”.

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) of this report.

RECOMMENDATION

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

- The Urban Planning Division recommends approval as the proposed plan of subdivision and rezoning are consistent with *OurWinnipeg* and *Complete Communities* employment land policies.
- The proposed subdivision and rezoning would allow the continued operation of the existing industrial uses within the subject land, while providing a new range of future industrial uses in the area.
- The proposal is consistent and compatible with existing form, scale and uses within the immediate vicinity given that the entire area is surrounded by different types of industrial uses.

This Report Submitted by:
Planning, Property and Development Department
Planning and Land Use Division
Report Prepared by:
Femi Ojo, MCIP, RPP
PPD File #: DASZ 13/2020

Schedule "A" of File DASZ 13/2020, East Kildonan - Transcona Community Committee,

August 12, 2020

By–Law No. _____

File No. **DASZ 13/2020**

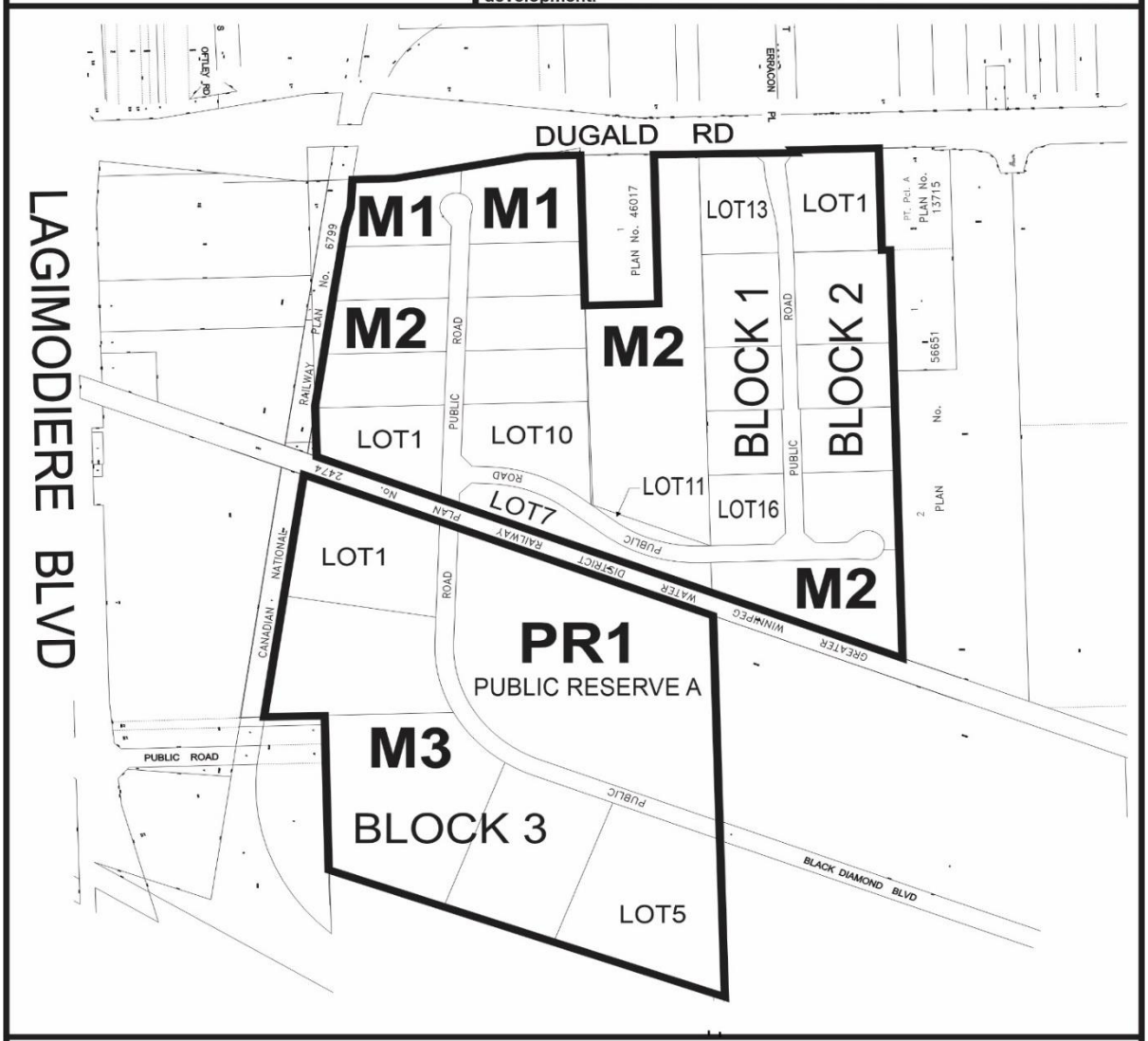
Atlas Sheet No. **AB30**

N

EAST KILDONAN TRANSCONA COMMUNITY

Explanation

An application for the approval of the plan of subdivision shownoutlined below and for a proposed zoning change to By-law No. 200/2006 by rezoning the land located at 1266, 1300, 1330 and 1350 Dugald Road from "M1", "M2" and "M3" MANUFACTURING DISTRICTS to "M1", "M2" and "M3" MANUFACTURING DISTRICT and a "PR1" PARKS AND RECREATION 1 (NEIGHBOURHOOD) DISTRICT to allow the creation of industrial zoning lots, Public Reserve and the establishment of public right-of-ways for future development.



THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

SCHEDULE B

REPORT OF THE ADMINISTRATIVE COORDINATING GROUP – September 16, 2020

RE: PROPOSED SUBDIVISION AND REZONING OF LAND LOCATED AT 1266, 1300, 1330 AND 1350 DUGALD ROAD

It is recommended that approval of DASZ 13/2020, 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 proposed cul-de-sac streets are not to exceed a length of 350m, measured from the property line of the intersecting right-of-way to the top of the cul-de-sac bulb.

2. Cul-de-sacs are to be established with the City's typical industrial local street cul-de-sac standards, to the satisfaction of the Director of Public Works.

3. The Developer shall, at no expense to the City, establish a public walk between the north limit of the proposed cul-de-sac (at the end of the proposed north-south Public Road) and Dugald Road, as determined by and to the satisfaction of the Director of Public Works.

4. Public walks are to be established with a right-of-way width of 6.00m, as determined by and to the satisfaction of the Director of Public Works.

5. 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.

6. The Developer shall, at no expense to the City, legally open property to widen the Dugald Road right-of-way to the south, including corner cuts at the intersection of Dugald Road and Terracon Place, to accommodate the existing and proposed multi-use pathways, an eastbound right turn lane and right turn cut off on Dugald Road approaching the south leg of the Terracon Place intersection, as determined by and to the satisfaction of the Director of Public Works.

7. The Developer shall, at no expense to the City, legally open the City property (triangular shaped) north of the Planned Area, abutting the south side of Dugald Road, as part of this application, to the satisfaction of the Director of Public Works.

8. Local Industrial roads are to be established with a minimum right-of-way width of 26.0m, as determined by and to the satisfaction of the Director of Public Works.

9. The proposed north-south Public Road opposite Terracon Place, is to be established with appropriate right-of-way widths to accommodate the required the roadworks and transition to a consistent right-of-way width of a minimum of 26.0m for the remaining, as determined by and to the satisfaction of the Director of Public Works.

10. The Draft Legal Plan must be submitted to the Public Works Department with the appropriate construction details and AutoTURN analysis for review and approval by the Public Works Department.

Section II – Engineering Reports and Servicing Criteria

1. 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 Streets Projects"* and develop pavement designs, all to the satisfaction of the Director of Public Works.

2. The Developer shall provide a comprehensive servicing report, prepared by a qualified municipal engineer, which shall outline the provision of underground services for the Planned Area and adjacent lands.

3. The Developer shall submit Servicing Criteria sheets for water, wastewater and land drainage facilities, including plans showing the current and ultimate service areas.

4. The Developer shall submit a design report for the proposed road crossing of the Greater Winnipeg Water District Railway (GWWDR) and large diameter water pipelines (Shoal Lake Aquaduct and South Transcona Feeder Main) located in proximity of GWWDR, as determined by and to the satisfaction of the Director of Water and Waste. At a minimum, the design report shall include the following:

    a. An assessment of the rail crossing from the perspective of sight lines and frequency of vehicular traffic and railway train movements to establish the appropriate level of crossing protection.

    b. A pipe loading analysis, including review of the expected frost penetration, for the roadway and transportation activity across the Aquaduct and Feeder Main to establish the appropriate level of crossing protection over these critical water pipelines.

    c. The assessments referred to above will have to be addressed by qualified engineers with relevant experience in the design of large diameter water pipelines, assessment of geotechnical impacts thereon and in the design and operation of railways. The selection of engineers will be subject to the approval of the Water and Waste Department.

5. The Developer and all successors in Title to the lots in the subdivision shall provide written notification to the Director of Water and Waste a minimum of ninety (90) days in advance of a permit application for land use classified as a *High Strength Discharger of Wastewater*;

   a. A "*High Strength Discharger of Wastewater*" means an owner which produces, or is expected to produce, wastewater the exceeds the limits set out in Schedule "B" of the City's Sewer By-law.

   Land Uses discharging wastewater that exceeds the limits of Schedule "B" of the City's Sewer By-law may not be permitted unless wastewater treatment capacity is available, to the satisfaction of the Director of Water and Waste.

Section IIII – Servicing Conditions

1. Water Mains

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

2. Wastewater Sewers

   The Developer shall, at no expense to the City, construct and install all wastewater sewers required to service the Planned Area and adjacent lands, as indicated by the servicing report, to the satisfaction of the Director of Water and Waste.

3. Land Drainage Sewers

   The Developer shall, at no expense to the City, construct and install all land drainage sewers (including a piped outfall) required to service the Planned Area and adjacent lands, as indicated by the servicing report, to the satisfaction of the Director of Water and Waste.

4. Greater Winnipeg Water District Railway Crossing

   The Developer shall, at no expense to the City,

   a. Enter into a crossing agreement with the City for the proposed road crossing the GWWDR property;

   b. Construct all necessary railway crossing protection infrastructure at the proposed road crossing of the GWWDR property; and,

   c. Construct all necessary infrastructure required for protection of the large diameter pipelines within the GWWDR property.

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

5. Stormwater Retention Facilities

a. The Developer shall construct, and bridge-finance the cost of constructing, naturalized regional stormwater management facilities and associated works to serve the Planned Area and adjacent lands, in accordance with the "Criteria for Stormwater Management" (adopted by City Council on April 25, 2001), as determined by and to the satisfaction of the Director of Water and Waste.

b. The Developer shall dedicate to the City any land, and shall provide to the City all easements, required to accommodate the naturalized regional stormwater management facilities, as determined by and to the satisfaction of the Director of Water and Waste in accordance with the City's Development Agreement Parameters.

c. The Developer shall pay its share of the cost of the said naturalized regional stormwater management facilities, as determined by the Director of Water and Waste.

d. If the Developer's share of the cost of constructing the said naturalized regional stormwater management facilities in accordance with Clause (a) is greater than the Developer's share of that cost determined under Clause (c), the City shall reimburse the Developer for the amount of the difference, as and when the amount of the difference is determined by the Director of Water and Waste, subject to approval by City Council of capital funding for that reimbursement and availability of funds recovered from third parties in accordance with this Agreement. Interest, calculated in accordance with the Development Agreement Parameters, will be added to the amount of the difference calculated from the date of the first anniversary of substantial completion of construction for the naturalized regional stormwater management facilities.

e. The Developer shall, prior to construction, provide to the City a separate Letter of Credit in an amount equal to 15% of the construction cost of the naturalized regional stormwater management facilities and associated works, as determined by and to the satisfaction of the Director of Water and Waste. The City shall release this separate Letter of Credit to the Developer upon issuance of the Final Acceptance Certificate.

f. The Developer shall submit to the Director of Water and Waste and to the Director of Public Works for their approval construction plans and specifications for grading, leveling and vegetating the public land components of any storm water retention basins within the Planned Area prior to beginning construction of same.

g. The Developer shall, at no expense to the City, grade, level, and vegetate all public land components of all storm water retention basins within the Planned Area in accordance

with approved construction plans and specifications to the satisfaction of the Director of Water and Waste and the Director of Public Works.

h. Despite anything else in this Agreement, the Developer shall maintain all storm water retention basins within the Planned Area, including naturalized channels, as determined by and to the satisfaction of the Director of Water and Waste and the Director of Public Works, as follows:

i. 2 years (following the date of Construction Completion) for the physical construction of the storm water retention basins including excavation and hard infrastructure; and

ii. 5 years (following the date of Construction Completion) for the vegetation planting.

i. The Developer shall enter into an agreement to caveat all private lots abutting any storm water retention basin within the Planned Area, outlining the special conditions for the maintenance of the vegetated areas at the rear of the private lots as determined by and to the satisfaction of the Director of Public Works.

j. The Developer shall, at no expense to the City, develop and provide to the City a performance specification document for the storm water retention basins within the Planned Area, to the satisfaction of the Director of Public Works, that assesses the constructed wetlands vegetative condition. The Developer shall, at no expense to the City, develop and provide to the City a performance specification document for the wetland vegetation, to the satisfaction of the Director of Public Works, and shall conduct routine vegetation assessments for 5 years following construction of the storm water retention basins to determine whether the wetland vegetation is meeting the performance specification and shall take appropriate remedial action, where necessary, as determined by the Director of Public Works.

k. As a condition of issuance of a Final Acceptance Certificate by the Director of Public Works, the Developer shall, at no expense to the City, prepare an operation manual for the storm water retention basins that will ensure the long-term viability of the wetland by maximizing ecological benefits and minimizing maintenance, to the satisfaction of the Director of Public Works.

6. Pavements

a. The Developer shall, at no expense to the City, construct Portland cement concrete pavements, 10.0m wide by 200mm thick, or the equivalent pavement and all related works to match the existing pavement type and width of Black Diamond Boulevard east of the Planned Area, if approved by the Director of Public Works, and all related works including, but not necessarily limited to street lighting, boulevard landscaping and land

drainage sewer within all streets, as determined by and to the satisfaction of the Director of Public Works.

b. The Developer shall, at no expense to the City, construct all required intersection modifications and all related works, at the intersection of Dugald Road and Terracon Place as determined by and to the satisfaction of the Director of Public Works.

7. Traffic Signals

The Developer shall pay to the City, in cash, on demand, all costs to modify the traffic control signal and all related works at the intersection of Dugald Road and Terracon Place, as determined by and to the satisfaction of the Director of Public Works.

8. Sidewalks/Multi-Use Pathways

a. The Developer shall, at no expense to the City, construct a multi-use pathway and all related works, on the standard alignment, 0.3m from the property line, on the south side of Dugald Road from the proposed public walk to Terracon Place, as determined by and to the satisfaction of the Director of Public Works.

b. The Developer shall, at no expense to the City construct 1.5m wide by 100mm thick Portland cement concrete sidewalks, and/or multi-use pathways and all related works, on the standard alignment, 0.3m from the property line, on one side of all streets within the Planned Area, as determined by and to the satisfaction of the Director of Public Works.

c. The Developer shall construct all sidewalks/multi-use pathways concurrently with the pavements with which they share the right-of-way.

9. Public Walks

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

a. Sodding on both sides of the sidewalk; and,

b. Fencing along the side property lines and at both street ends of the Public Walk with an appropriate sidewalk opening.

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

10. Restoration

a. The Developer shall, at no expense to the City, remove the existing turnaround at the west limit of Black Diamond Boulevard, and restore the boulevard, curb, and multi-use pathway, all as determined by and to the satisfaction of the Director of Public Works.

b. The Developer shall, at no expense to the City, extend Black Diamond Boulevard and all related works, including but not limited to street lighting, boulevard landscaping, land drainage sewer, and multi-use pathway, as required, outside the Planned Area, as determined by and to the satisfaction of the Director of Public Works.

11. Fencing

a. The Developer shall, at no expense to the City, construct within the Planned Area abutting the Canadian National Railway Subdivision, a uniform fence 2.0 m in height, 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 the proposed lot abutting the Canadian National Railway Subdivision 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.

12. Temporary Dead-End Streets

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

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

13. Two Means of Vehicle Access

The Developer shall ensure that two paved means of vehicular access are available at all times through all stages of development of the Planned Area to the satisfaction of the Director of Public Works. This may require the construction of temporary roadways and the provision of easements or right-of-way therefore.

14. Boulevards

a. The Developer shall, at no expense to the City, sod, and plant trees on, all boulevards within and fronting on the Planned Area, all in accordance with City specifications and guidelines and, where required, with concept plans prepared by the Developer and submitted to, and approved by, the Director of Public Works.

b. The Developer shall, at no expense to the City, maintain the sod for a period of one year and the trees for a period of two years, in accordance with specifications approved by the Director of Public Works.

15. Signage

The Developer shall, at no expense to the City,

a. Obtain approval of and install, prior to construction, 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, proposed sidewalks, walkways, active transportation facilities, community mail boxes, parks, land drainage retention facilities, natural tree stands, multiple family sites, commercial sites, collector and arterial streets, Dugald Road; and,

b. 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

All with the approval of, and to the satisfaction of, the Director of Planning, Property and Development.

16. Street Name Signs

The Developer shall, at no expense to the City, cause to be installed standard reflectorized permanent street name signs to be installed at all new street intersections being created as a result of the subdivision.

17. Utilities

a. The Developer shall, at no expense to the City, cause to be installed ornamental street lights in all streets within the Planned Area, to the satisfaction of the Director of Public Works.

b. The Developer shall, at no expense to the City, cause underground electrical and telephone services to be installed to serve the Planned Area and will 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.

c. The Developer shall pay all costs associated with the relocation of street lights and other utilities made necessary as a result of, or required to accommodate, the works to be constructed by the Developer to serve the Planned Area, as determined by and to the satisfaction of the Director of Public Works.

18. Construction Traffic

The Developer shall ensure that construction traffic uses access routes as determined by the Director of Public Works. The Developer shall maintain, at no expense to the City, the access routes in a clean, dust free and safe condition, free of dropped and tracked-on mud, and shall undertake regular scraping and sweeping of streets until building construction, including landscaping is complete, all as determined by and to the satisfaction of the Director of Public Works.

19. 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.

20. Survey Monuments

a. Subsequent to completion of the Planned Area, as determined by the Director of Planning, Property and Development, the Developer shall pay the full costs of having all survey monuments within the Planned Area verified and/or restored by a Manitoba Land Surveyor and shall prepare a Plan of Survey Perpetuating Certain Monuments,

confirming the position of all the survey monumentation within the Planned Area, for filing in The Property Registry.

b. In certain circumstances where all the survey monuments within the Planned Area have been found or restored to their original positions, upon approval by the Director of Planning, Property and Development, the requirements for Plan of Survey Perpetuating Certain Monuments may be waived.

21. Public Reserve

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

    a. It is hereby acknowledged by the City and the Developer that the 7:1 slope governed by Water and Waste, surrounding the stormwater retention basin, shall receive no park land dedication credit.

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 a primary path leading through the park (generally from northwest to southeast limits, or as determined through the park plan approval process).

    a. The Public Reserve shall be designed and graded to accommodate amenities required by the City, including but not limited to athletic field(s) complete with the City standard increased soil depth, and a parking area (if applicable), to the satisfaction of the Director of Public Works.

b. The provisions of additional elements such as plantings, site furnishing, recreation or play equipment and athletic field support elements will be encouraged, subject to approval of plans submitted to and approved by the Director of Public Works.

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 at an equivalent value.

d. The Developer shall, at no expense to the City, supply and install a continuous 1.8m high chain link fence, in accordance with City standards and specifications, along the north property line abutting the GWWDR rail line, and tie said fence, as best as possible, into the existing fence running along the east edge of the property, so as to eliminate any opening onto the rail line.

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

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

g. Securities for Public Reserve improvements may be reduced following 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.

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.

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 13/2020
February 10, 2021

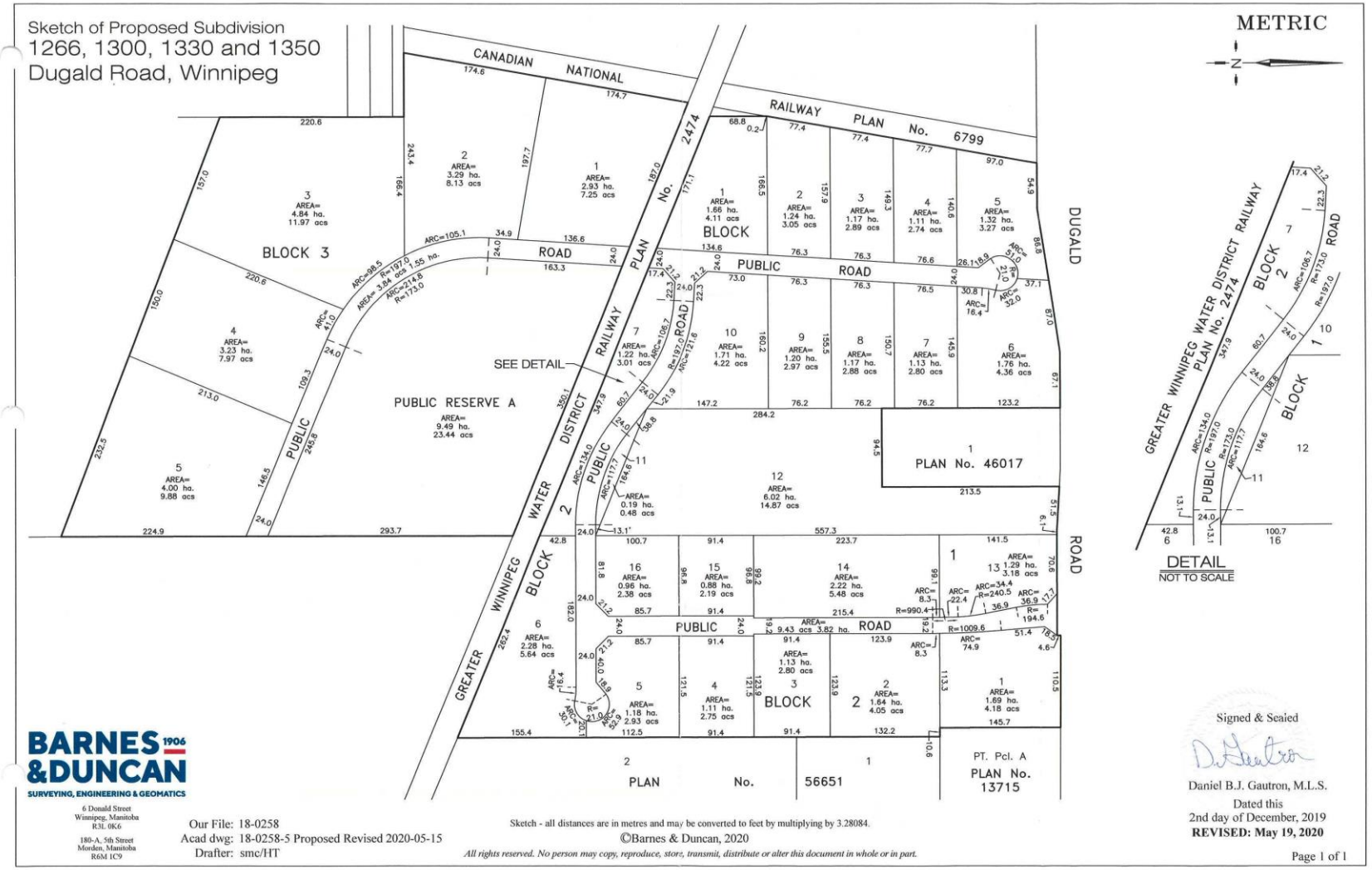
"*Original Signed by D. Trenchard*"
D. Trenchard, P. Eng.,
Land Development Branch

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

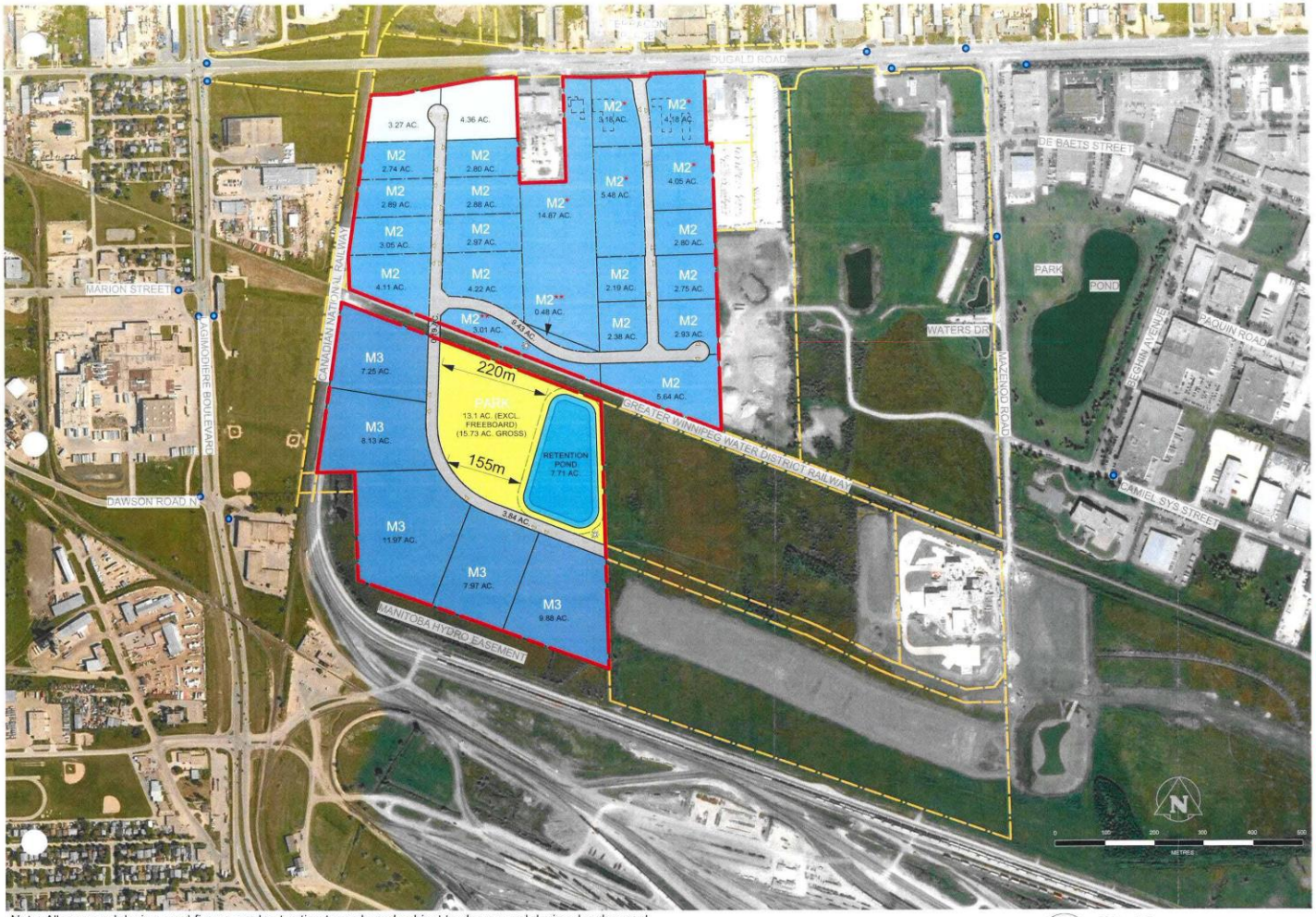
"*Original Signed by D. Beaton*"
D. Beaton, M.L.Arch.
Parks & Urban Design Division

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

Exhibit "9" referred to in File DASZ 13/2020



1266, 1300, 1330 & 1350 Dugald Road Industrial Park - Site Plan



ADDRESS: 1266, 1300, 1330 & 1350 DUGALD ROAD

SITE AREA: 169.14 AC.

PROPOSED USE:
1. M1 MANUFACTURING LIGHT
2. M2 MANUFACTURING GENERAL
3. M3 MANUFACTURING HEAVY
4. GREEN SPACE

LEGEND:
OVERALL PROPERTY LINE
ADJACENT SUBDIVISION LINE
PROPOSED SUBDIVISION LINE

PROPOSED SETBACKS:
- Front/Street 25 feet
- Corner Side 15 feet
- Railway Buffer 50 feet & 100 feet

EXISTING BUILDING OUTLINE
-Refer to Building Location Certificates
POSSIBLE SIGNAGE
NEARBY TRANSIT STOPS
INDICATIVE DRIVEWAY
* LOTS CONTINUING TO OPERATE UNDER CURRENT BUSINESSES & ZONES
** LOTS INTENDED TO REMAIN VACANT WITH NO FUTURE DEVELOPMENT

DEVELOPMENT SUMMARY:

M1	(2 LOTS)	7.63 AC.
M2	(21 LOTS)	79.60 AC.
M3	(5 LOTS)	45.20 AC.
GREEN SPACE		15.73 AC.
RETENTION POND		7.71 AC.
PROPOSED ROADS ON SUBJECT SITE		13.27 AC.
TOTAL		**169.14 AC.**

ADJACENT LANDS:
PROPOSED ROAD 0.19 AC.

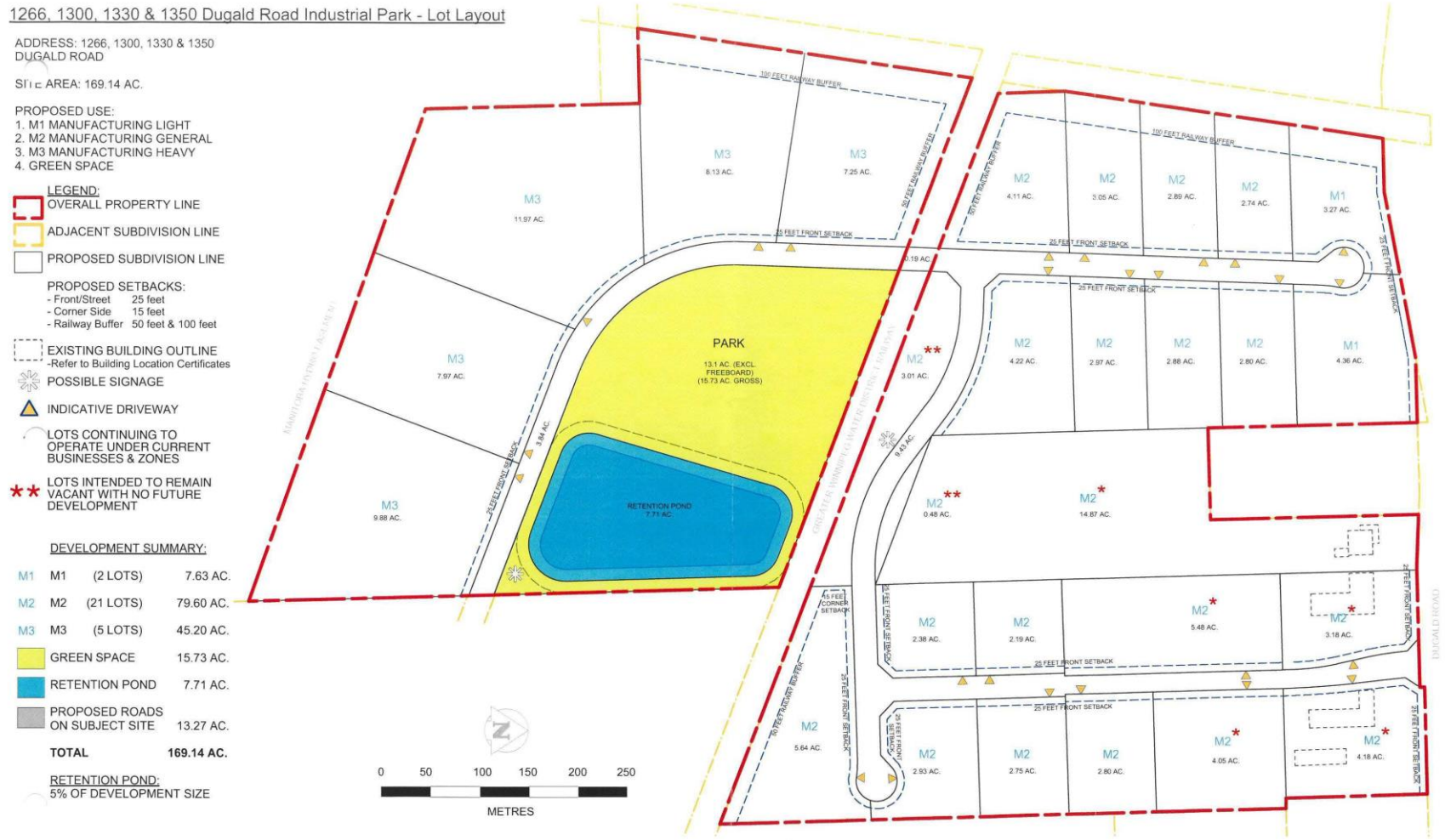
RETENTION POND:
5% OF DEVELOPMENT SIZE

Note: All proposed designs and figures are best estimates only and subject to change and design development.

nadi

1 Site Plan
Scale: 1:7500 on 11"x17" sheet

Date: Jun 06, 2020

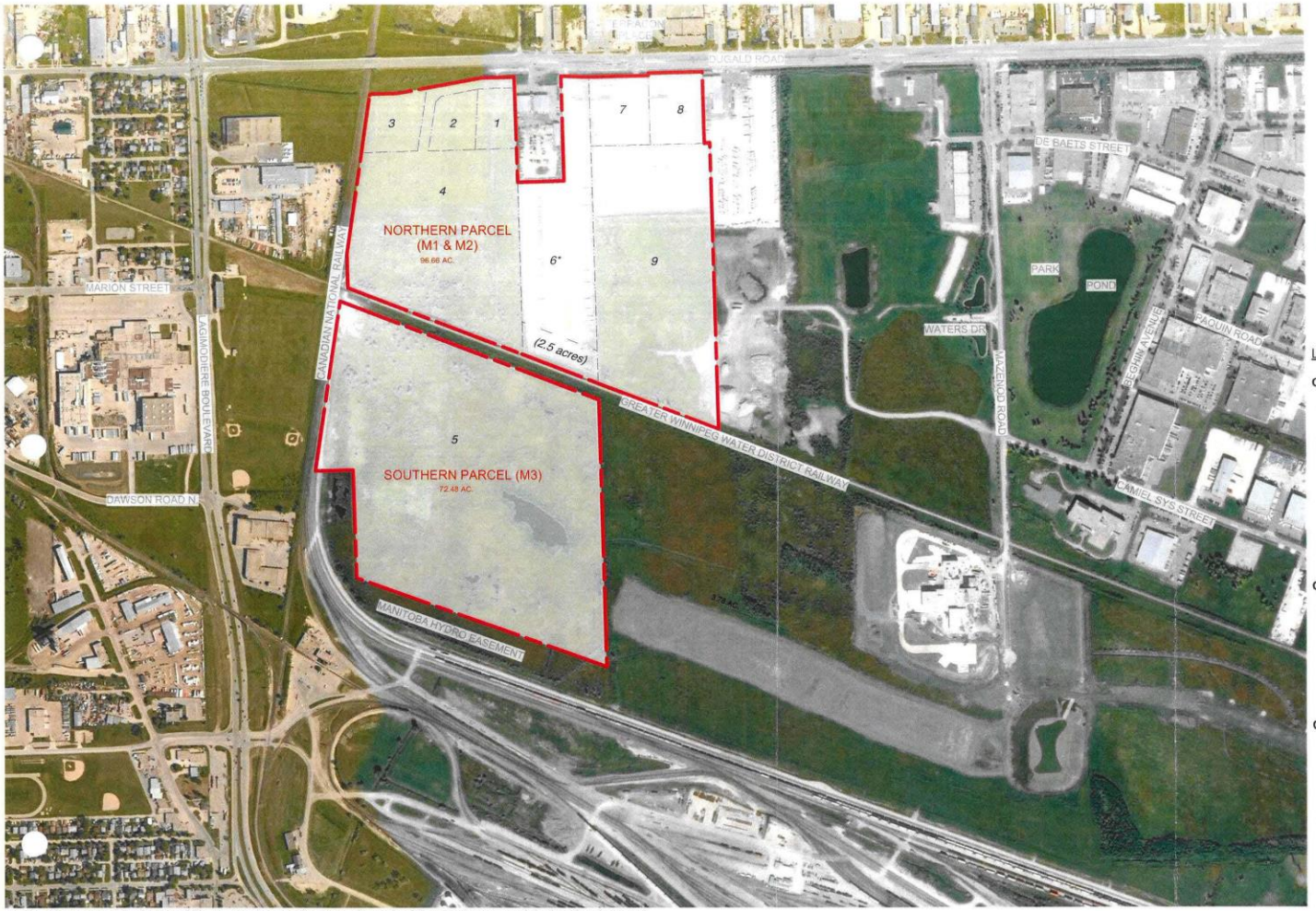


Note: All proposed designs and figures are best estimates only and subject to change and design development.

nadi

Date: Jun 18, 2020

1266, 1300, 1330 & 1350 Dugald Road Industrial Park - Title Plot



ADDRESS: 1266, 1300, 1330 & 1350 DUGALD ROAD

SITE AREA: 169.14 AC.

PROPOSED USE:
1. M1 MANUFACTURING LIGHT
2. M2 MANUFACTURING GENERAL
3. M3 MANUFACTURING HEAVY
4. GREEN SPACE

LEGEND:

OVERALL PROPERTY LINE

PROPERTY LINE OF TITLES

LEGAL DESCRIPTION:

OWNER: 7475323 MANITOBA LTD.

1 *CT 2921397/1 (Lot 1 Plan 40049 WLTO)*

2 *CT 2921398/1 (Lot 2 Plan 40049 WLTO)*

3 *CT 2921401/1 (Lot 3 Plan 40049 WLTO)*

4 *CT 2921403/1 (Lot 4 Plan 40049 WLTO)*

5 *CT 2921395/1 (Parcel 4 Plan 6917 WLTO)*

OWNER: BIG STONE BAY ENTERPRISES INC

6* *CT 2215779/1 (Lot 2 Plan 46017 WLTO)*

* *Note: 2.5 acres of the south portion has beer sold to 7475323 MANITOBA LTD.. The registation of land title for this 2.5 acre parcel will be processed upon the approval of this subdivision.*

OWNER: 725 PANET INC.

7 *CT 1396644/1 (Lot 234 Plan 433 WLTO)*

8 *CT 1396679/1 (Lot 234 Plan 433 WLTO)*

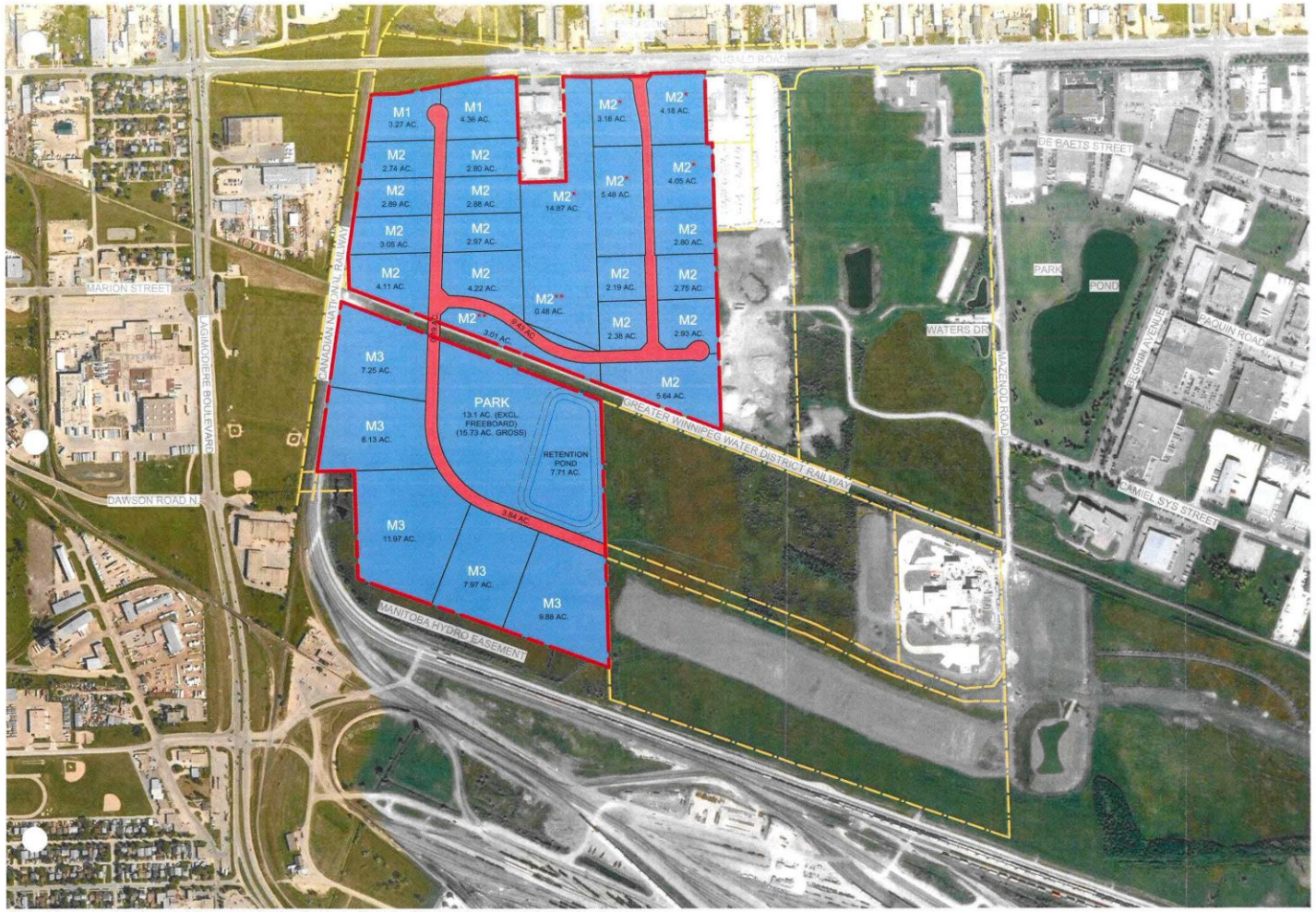
9 *CT 1396646/1 (Lot 235 Plan 433 WLTO)*

Note: All proposed designs and figures are best estimates only and subject to change and design development.

nadi

Date: Jun 18, 2020

1266, 1300, 1330 & 1350 Dugald Road Industrial Park - Proposed Phasing



ADDRESS: 1266, 1300, 1330 & 1350 DUGALD ROAD

SITE AREA: 169.14 AC.

PROPOSED USE:
1. M1 MANUFACTURING LIGHT
2. M2 MANUFACTURING GENERAL
3. M3 MANUFACTURING HEAVY
4. GREEN SPACE

LEGEND:
OVERALL PROPERTY LINE
ADJACENT SUBDIVISION LINE
PROPOSED SUBDIVISION LINE
* LOTS CONTINUING TO OPERATE UNDER CURRENT BUSINESSES & ZONES
** LOTS INTENDED TO REMAIN VACANT WITH NO FUTURE DEVELOPMENT

PHASING:
PHASE 1 2020
PHASE 2 2021

Note: All proposed designs and figures are best estimates only and subject to change and design development.

nadi

Date: Jun 18, 2020


1266, 1300, 1330 & 1350 Dugald Road Industrial Park - Landscaping Plan
ADDRESS: 1266, 1300, 1330 & 1350 DUGALD ROAD
SITE AREA: 169.14 AC.
PROPOSED USE:
1. M1 MANUFACTURING LIGHT
2. M2 MANUFACTURING GENERAL
3. M3 MANUFACTURING HEAVY
4. GREEN SPACE
LEGEND:
OVERALL PROPERTY LINE
ADJACENT SUBDIVISION LINE
PROPOSED SUBDIVISION LINE
INDICATIVE ENTRY SIGNAGE
SOD & CONCRETE SIDEWALK
EXISTING BUILDING OUTLINE -Refer to Building Location Certificates
INDICATIVE FUTURE BUILDINGS
* LOTS CONTINUING TO OPERATE UNDER CURRENT BUSINESSES & ZONES
** LOTS INTENDED TO REMAIN VACANT WITH NO FUTURE DEVELOPMENT
PARK
13.1 AC. (EXCL. FREEBOARD)
(15.73 AC. GROSS)
RETENTION POND
7.71 AC.
M1
M2
M3
DUGALD ROAD
PROPOSED STREET TREE LIST
Latin Name | COMMON NAME | QTY | CALIPER RANGER
Trees
Acer rubrum 'Autumn Spire' | Autumn Spire Red Maple | 68 | 60-70 mm
Quercus macrocarpa | Bur Oak | 144 | 50-60 mm
Tilia americana | Basswood | 120 | 60-70 mm
Tilia x flavescens 'Glenleven' | Glenleven Linden | 13 | 60-70 mm
Ulmus davidiana japonica 'Discovery' | Discovery Elm | 12 | 60-70 mm
TOTAL TREES 357
PROPOSED PARK TREE LIST
Latin Name | COMMON NAME | QTY | CALIPER RANGER
Trees
Acer rubrum 'Autumn Spire' | Autumn Spire Red Maple | 12 | 60-70 mm
Quercus macrocarpa | Bur Oak | 44 | 50-60 mm
Tilia americana | Basswood | 20 | 60-70 mm
Tilia x flavescens 'Glenleven' | Glenleven Linden | 13 | 60-70 mm
Ulmus davidiana japonica 'Discovery' | Discovery Elm | 12 | 60-70 mm
TOTAL TREES 101
PROPOSED SHRUB LIST
Symbol ID | Latin Name | Common Name | Quantity | Size
Shrubs
Jh | Juniper horizontalis 'Plumosa Compacta' | Compact Andora Juniper | 443 | 30cm
Pm | Pinus mugo pumilio | Dwarf Mugo Pine | 606 | 20cm
Sj | Spiraea japonica 'Flaming Mound' | Flaming Mound Spirea | 1000 | 30cm
TOTAL SHRUBS 2049
Notes:
1. 443 Shrubs required for Building Foundation Plantings
2. 1606 shrubs are required for Street Edge Plantings
3. Shrubs not shown on plan due to scale of drawing
0 50 100 150 200 250
METRES
Note:
1. All proposed designs and figures are best estimates only and subject to change and design development.
2. All tables are based on the zoning by-laws for landscaping and buffering requirements.
3. All the trees shown on the lanscaping plan are for illustrative purpose only.
nadi
Date: Jun 18, 2020