Minutes – Executive Policy Committee – May 18, 2021

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – May 11, 2021

Item No. 5 Subdivision and Rezoning – Firestone Drive – Bell Gardens Cove (Waverley West Ward)
File DASZ 4/2021 [c/r DAC 9/2020 and DAV 230034/2020D]

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

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 4/2021 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated May 3, 2021 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 an addendum to Development Agreement File No. AG 33/12 with the City pursuant to subsection 259(1) of the City of Winnipeg Charter in accordance with the report of the Administrative Coordinating Group dated April 8, 2021 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 33/12 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 33/12, 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.

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – May 11, 2021

EXECUTIVE POLICY COMMITTEE RECOMMENDATION (continued):

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "R1-S" Residential Single-Family (Small) District, "R1-M" Residential Single-Family (Medium) District, and "R2" Residential Two-Family District, and an "RMF-S" Residential Multi-Family (Small) District as shown on the map dated May 3, 2021 and attached as Schedule "A" to this report.

3. That authority be delegated to the City's Director of Planning, Property and Development (the "Director") to negotiate and approve the terms and conditions of the addendum to the Development Agreement File No. AG 33/12 and any Ancillary Agreements in accordance with this report and such other terms and conditions determined necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.

4. That, in lieu of the dedication of land, the developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of Development Application No. DASZ 4/2021, as determined by the City's Director of Planning, Property and Development.

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

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

7. That the subdivision section of the By-law will come into force when the addendum to the Development Agreement File No. AG 33/12 is fully executed and the Plan is registered in the Winnipeg Land Titles Office.

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

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – May 11, 2021

EXECUTIVE POLICY COMMITTEE RECOMMENDATION (continued):

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

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

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

12. That the Variance Order for File No. DAV 230034\2020D shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DASZ 4/2021.

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – May 11, 2021

DECISION MAKING HISTORY:

Moved by Councillor Gilroy,

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

Carried

Moved by Councillor Gilroy,

That the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development be concurred in and forwarded to Council.

Yea:	Bowman, Allard, Browaty, Gillingham, Gilroy, Mayes, Rollins	7
Nay:		0

Carried

STANDING COMMITTEE RECOMMENDATION:

On May 11, 2021, the Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the Assiniboia Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On May 3, 2021, the Assiniboia Community Committee concurred in the recommendation of the Winnipeg Public Service and forwarded the matter to the Standing Policy Committee on Property and Development, Heritage and Downtown Development.

PUBLIC HEARING SUMMARY

File: DASZ 4/2021

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

Public Hearing: May 3, 2021
Council Building, 510 Main Street

Applicant: Michael Carruthers (Ladco Company Limited)

Subject:



Premises Affected: Bell Gardens Cove, Yaleton Street, Florence Road, Bear Creek Bay, Bass Bay

For submission to:	The Standing Policy Committee on Property and Development, Heritage and Downtown Development
Prepared by:	L. Cowan, Senior Committee Clerk Assiniboia Community Committee
Report date:	May 3, 2021

Community Committee Recommendation:

On May 3, 2021, the Assiniboia 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 4/2021 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated May 3, 2021 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 an addendum to Development Agreement File No. AG 33/12 with the City pursuant to subsection 259(1) of the City of Winnipeg Charter in accordance with the report of the Administrative Coordinating Group dated April 8, 2021 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 33/12 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 33/12, 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-S" Residential Single-Family (Small) District, "R1-M" Residential Single-Family (Medium) District, and "R2" Residential Two-Family District, and an "RMF-S" Residential Multi-Family (Small) District as shown on the map dated May 3, 2021 and attached as Schedule "A" to this report.

3. That authority be delegated to the City's Director of Planning, Property and Development (the "Director") to negotiate and approve the terms and conditions of the addendum to the Development Agreement File No. AG 33/12 and any Ancillary Agreements in accordance with this report and such other terms and conditions determined necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.

4. That, in lieu of the dedication of land, the developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of Development Application No. DASZ 4/2021, as determined by the City's Director of Planning, Property and Development.

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

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

7. That the subdivision section of the By-law will come into force when the addendum to the Development Agreement File No. AG 33/12 is fully executed and the Plan is registered in the Winnipeg Land Titles Office.

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

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

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

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

12. That the Variance Order for File No. DAV 230034\2020D shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DASZ 4/2021.

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

1. This is an update to a plan for today's marketplace.

Exhibits Filed:

1. Application dated January 8, 2021
2. Notification of Public Hearing dated March 30, 2021
3. Manitoba Status of Titles 2805496/1, 2811367/1, 2811370/1, 2811372/1, 2811400/1, 2811428/1, 2811429/1, 2811430/1, 2811431/1 and 3047276/1
4. Letter of Intent from Ladco Company Limited dated December 14, 2020 to The City of Winnipeg, Zoning and Permits Branch
5. Proposed Part of Englemann Court, Eastfield Court, Saddle Creek Cove and Pt. Firestone Drive to be Closed dated November 11, 2020
6. Proposed Zoning Ladco Prairie Pointe Stage 6 dated November 26, 2020
7. Surveyors Plan of New Proposed Road Openings dated November 26, 2020
8. Surveyors Plan dated November 26, 2020
9. Caveats 4665166/1 and 4665167/1
10. Schedule of City of Winnipeg Zoning Site Width and Area Calculations, Ladco Company Ltd. – Prairie Pointe Stage 6
11. Schedule A, from Council Minutes dated June 25, 2014
12. Plan of Subdivision and Concept Plans
13. Proposed Zoning Ladco Prairie Pointe Stage 6 dated November 26, 2020 (3 pages)
14. Proposed Subdivision dated November 26, 2020
15. Report from the Urban Planning Division dated April 22, 2021
16. Inspection Report

REPRESENTATIONS:

In Support:

Michael Carruthers

In Opposition:

Nil

For Information:

Nil

For the City:

C. Gagnon, Real Property Officer, Planning, Property and Development Department
R. Galston, Urban Planner, Planning, Property and Development Department

Exhibit "15" referred to in File DASZ 4/2021

ADMINISTRATIVE REPORT

Title: DASZ 4/2021 – Firestone Drive - Bell Gardens Cove

Issue: For consideration at the Public Hearing for an application to subdivide approximately 39.16 acres of land and rezone from an "R1-M" Residential Single-Family (Medium) and "RMF-M" Residential Multi-Family (Medium) to a "R1-S" Residential Single-Family (Small), "R1-M" Residential Single-Family (Medium), "R2" Residential Two-Family, and "RMF-S" Residential Multi-Family (Small) District, in order to facilitate the establishment of 406 residential lots, and realignment and opening of right-of-ways.

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

AUTHORIZATION

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

RECOMMENDATIONS

1. That the subdivision under Development Application No. DASZ 4/2021 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated May 3, 2021 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 an addendum to Development Agreement File No. AG 33/12 with the City pursuant to subsection 259(1) of the City of Winnipeg Charter in accordance with the report of the Administrative Coordinating Group dated April 8, 2021 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 33/12 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 33/12, 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 “R1-S” Residential Single-Family (Small) District, “R1-M” Residential Single-Family (Medium) District, an “R2” Residential Two-Family District, and an “RMF-S” Residential Multi-Family (Small) District as shown on the map dated May 3, 2021 and attached as Schedule “A” to this report.
3. That authority be delegated to the City’s Director of Planning, Property and Development (the “Director”) to negotiate and approve the terms and conditions of the addendum to the Development Agreement File No. AG 33/12 and any Ancillary Agreements in accordance with this report and such other terms and conditions determined necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.
4. That, in lieu of the dedication of land, the developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of Development Application No. DASZ 4/2021, as determined by the City’s Director of Planning, Property and Development.
5. That this matter will be deemed to be concluded and all approvals in connection with this matter will expire if a by-law to implement this report (the “By-law”) is not enacted within 2 years after the date on which this report is approved by Council unless the developer applies for an extension of time before the expiration of the 2-year period and Council approves the extension.
6. That, upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor prepare and bring it directly to Council for enactment the By-law in accordance with the above.
7. That the subdivision section of the By-law will come into force when the addendum to the Development Agreement File No. AG 33/12 is fully executed and the Plan is registered in the Winnipeg Land Titles Office.
8. That the zoning section of the By-law will come into force when the Plan is registered in the Winnipeg Land Titles Office.
9. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Plan is not registered in accordance with recommendations 8 and 9 unless the developer applies for an extension of time before the expiration of the 1-year period and Council approves the extension.
10. That this matter will be deemed to be concluded and all approvals in connection with this matter will expire if the necessary Plan approval signatures on behalf of the City have not been secured within 1 year after the date on which the By-law is enacted unless the developer applies for an extension of time before the expiration of the 1-year period and Council approves the extension.
11. That the proper officers of the City be authorized to do all things necessary to implement the intent of the foregoing.
12. That the variance order for File No. DAV 20-230034\D shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DASZ 4/2021

OURWINNIPEG POLICY ALIGNMENT

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

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

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

SUBMITTED BY

Department	Planning, Property and Development
Division	Urban Planning
Prepared by	R. Hayer, MCP
Date:	April 22, 2021
File No.	DASZ 4/2021

List of Schedules and Attachments

- **Appendix "A," Planning Discussion.**
- **Schedule "A," of File** DASZ 4/2021**,** Assiniboia **Community Committee, dated** May 3, 2021**.**
- **Schedule "B," Report of the Administrative Co-ordinating group, dated April 8, 2021 Re: Proposed Subdivision and Rezoning of Land Located in Prairie Pointe Stage 6 (Firestone Drive, Yaleton Street, Florence Road, Engleman Court, Saddle Creek Cove, Eastfield Court, Ken Oblik Drive, Bear Creek Bay, Bell Gardens Cove and Bass Bay).**

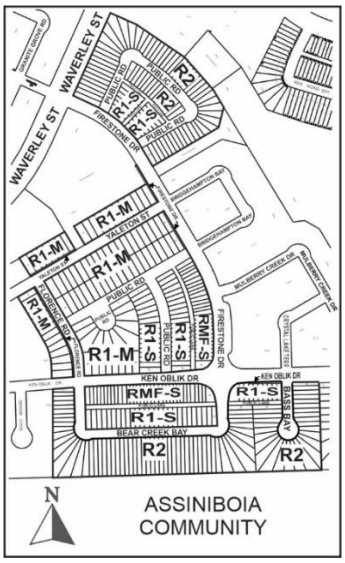
APPENDIX 'A'

DATE:	April 22, 2021
FILE:	**DASZ 4/2021**
RELATED FILES:	DAV 20-230034 D; DAC 9/20
COMMUNITY:	Assiniboia Community
NEIGHBOURHOOD #:	5.683 (Prairie Pointe)

SUBJECT: For consideration at the public hearing for a subdivision and rezoning to subdivide into two (2) lots, Lot 1 and Lot 2, and rezone proposed Lot 1 to "RMF-M" Residential Multi-Family (Medium) District and proposed Lot 2 to "C2" Commercial Community District.

LOCATION: Firestone Dr

LEGAL DESCRIPTION:
LOT 1 BLOCK 7 PLAN 58256 102/108 115/118 ST N
LOT 2 BLOCK 7 PLAN 58256 102/108 115/118 ST N
LOT 3 BLOCK 7 PLAN 58256 102/108 115/118 ST N
BLOCK 16 PLAN 58256 102/108 115/118 ST N
BLOCK 15 PLAN 58256 102/108 115/118 ST N
LOT 4 BLOCK 11 PLAN 58256 102/108 115/118 ST N



APPLICANT: Ladco Company Limited (Mike Carruthers)
40 Lakewood Blvd Unit 200
Winnipeg, MB R2J 2M7

OWNERS: Same as applicant

RECOMMENDATION: Approval

HISTORY

DASZ 33/2012: On May 7, 2013, Council approved an application for subdivision and rezoning which resulted in the creation of several blocks, public reserves, and rights-of-way, including the creation of the blocks that are the subject of the subdivision and rezoning application described in this report.

DISCUSSION

SITE DESCRIPTION

- The subject site is comprised of several blocks located south of Waverley Street, west of Kenaston Boulevard, and north of PTH 101, in the Prairie Pointe neighbourhood of the Waverley West ward.
- The total land area is +/- 39.16 acres, all of which is currently vacant and undeveloped.
- Under file DASZ 33/2012, the subject lands were approved for subdivision and rezoning to an "R1-M" Residential Single-Family (Medium) and "RMF-M" Residential Multi-Family (Medium) District.
- The subject site is designated as "Area of Stability – Recent Community" policy area under the *Complete Communities Direction Strategy* of *OurWinnipeg*.
- The site is also in an area covered by the *Waverley West Southwest Neighbourhood Area Structure Plan – Area 'D'* which designates the subject site as "Residential" policy area.

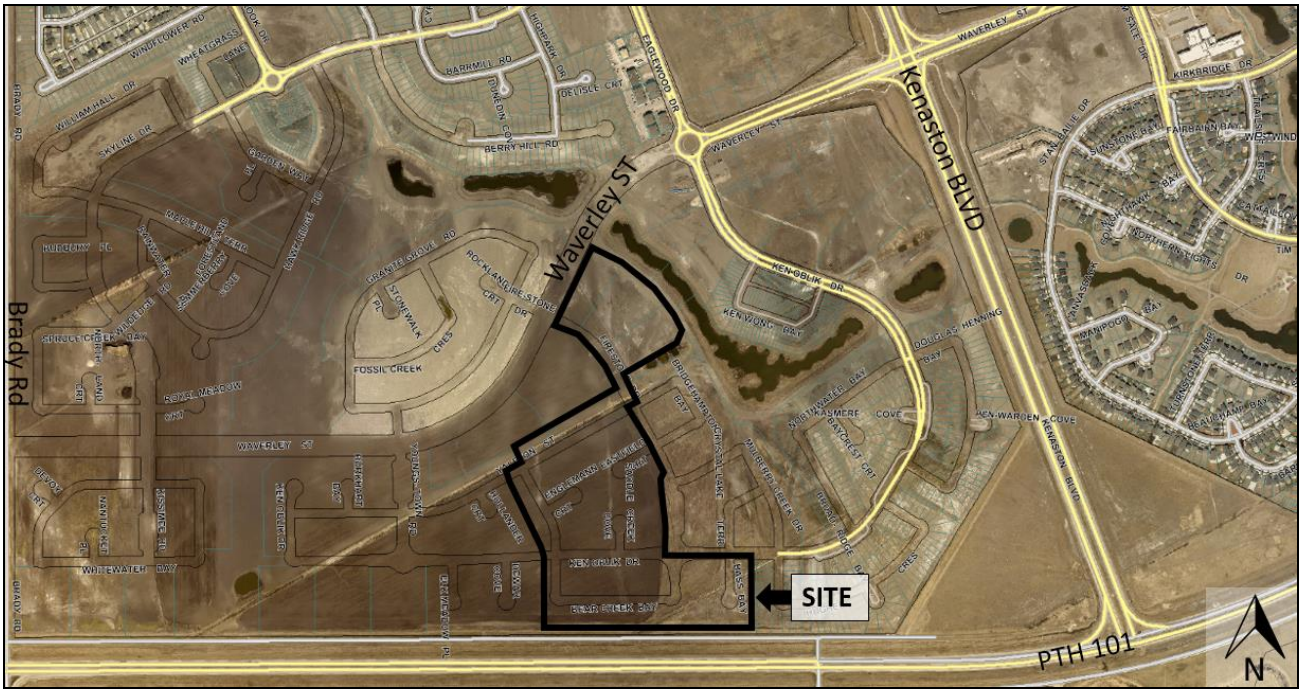


Figure 1: Aerial Photo of Subject Site and Surrounding Uses *(flown 2018)*

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Waverley Street, then residential and park uses in the Prairie Point neighbourhood zoned "PR1" Parks and Recreation (Passive) and "A" Agricultural District.

South: Perimeter Highway; then Brady Road Landfill site zoned "A" Agricultural District.

East: Residential and park uses in the Prairie Point neighbourhood zoned "PR1" Parks and Recreation (Passive); "A" Agricultural District; and "R1-M" Residential Single-Family (Medium) District.

West: Vacant land the Prairie Point neighbourhood zoned "A" Agricultural District

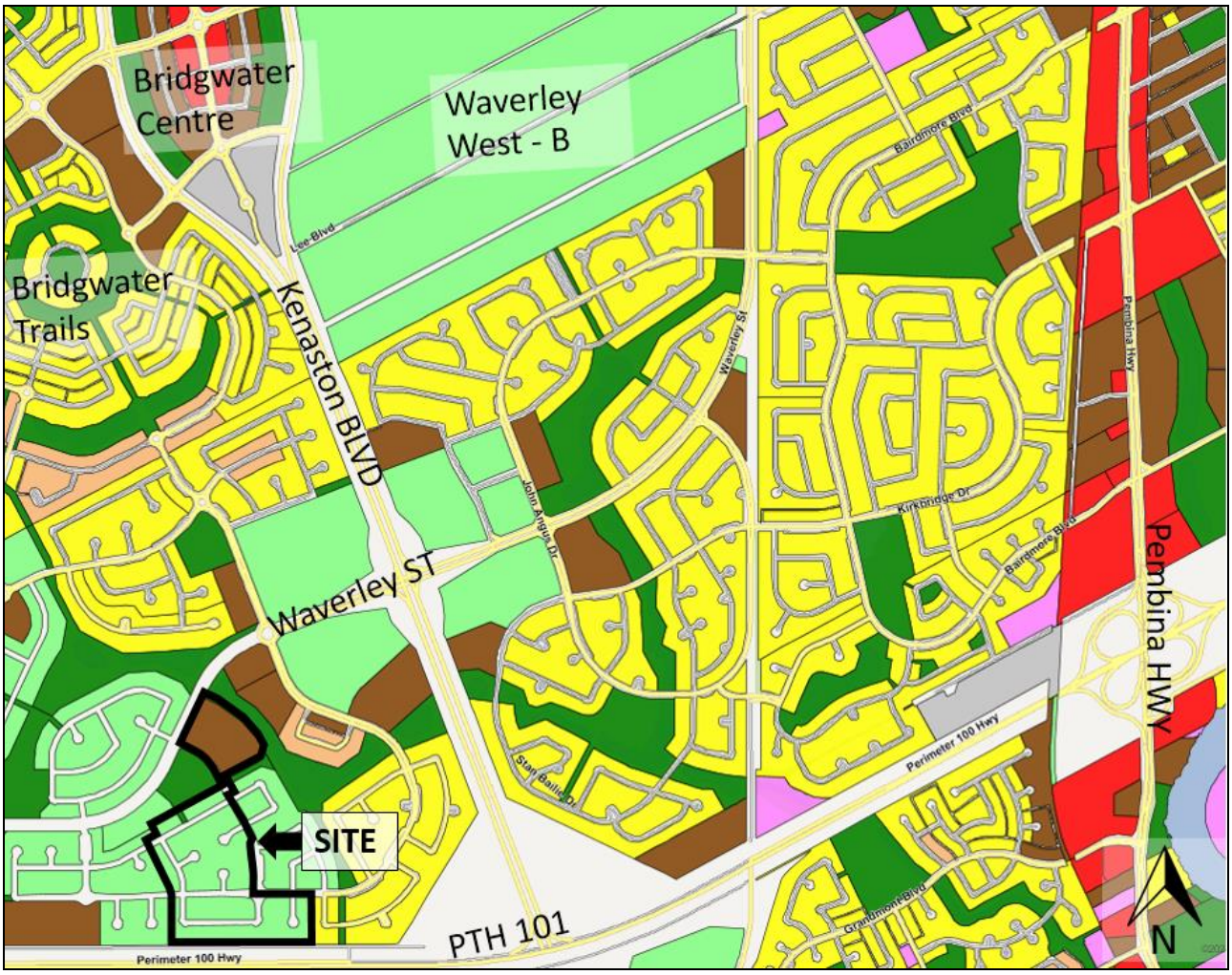


Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- **The proposed development involves:**
  - **subdividing and rezoning +/- 39.16 acres of vacant and undeveloped land in order to establish 406 lots for the development of single-family, two-family, and multi-family dwellings;**
  - **opening of new streets and public lanes;**

- **closure of three (3) cul-de-sacs (Engleman Court, Eastfield Court, and Saddle Creek Cove); and**
- **closure of a frontage road (west side of Firestone Drive).**

- **With respect to the right-of-way closure, an application has been submitted under related file DAC 9/2020. Please refer the Administrative Report for discussion on the road closing application.**
- **With respect to establishment of lots and construction of two-family and multi-family dwellings, Variances have been applied for under related file DAV 20-230034\D. Please refer the Administrative Report for discussion on Variances.**

Background and Collaboration:

- **The subject site was initially subdivided and rezoned under file DASZ 33/2012, which approved rezoning of the subject lands to an "R1-M" Residential Single-Family (Medium) and "RMF-M" Residential Multi-Family (Medium) district.**
- **Under DASZ 33/2012, it was anticipated that the subject area would result in the construction of +/- 410 residential dwellings. However, the applicant is proposing to reconfigure the subject area in order to react to changing market conditions.**
- **The applicant consulted with the Urban Planning & Design Division prior to submitting the subject application. The Division communicated general support for the proposal.**
- **Figure 4 shows the existing layout of the area and the proposed subdivision and rezoning under the subject application.**

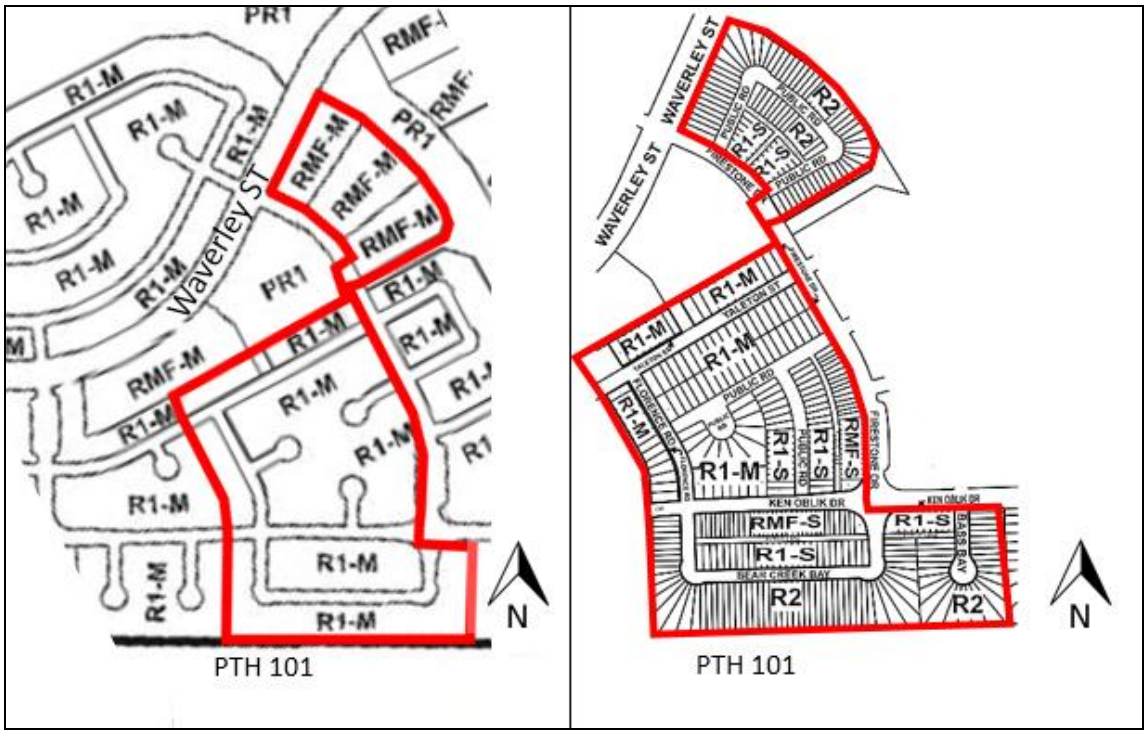


Figure 3: Previously approved DASZ 33/2012 (left) and subject DASZ 4/2021 (right).

ANALYSIS AND ISSUES

OURWINNIPEG AND THE COMPLETE COMMUNITIES DIRECTION STRATEGY:

- Under the *Complete Communities Direction Strategy*, the proposed development is within the "Areas of Stability – Recent Communities" policy area.
- Key relevant policies guiding development within Areas of Stability include:
    - *Promote the form of buildings and spaces that are sensitive to the community context and address the transition between new and existing developments.*
    - *Support Complete Communities by ensuring a diverse and high-quality housing stock.*
    - *In order to meet the full life-cycle of housing needs within the community, promote a mix of housing type and tenure, such as duplexes, low rise apartments, secondary suites, semi-detached homes, townhouses.*
- The proposed subdivision and rezoning can be considered generally consistent with the above noted policies as it facilitates the continued development of the Prairie Pointe neighbourhood.

WAVERLEY WEST SOUTHWEST NEIGHBOURHOOD AREA STRUCTURE PLAN – AREA 'D'

- The subject site is within the *Waverley West Southwest Neighbourhood Area Structure Plan – Area 'D'* (SP 3/2012), which designates the subject lands as "Residential" under the Land Use Concept Map (Figure 5).
- Key relevant policies under section 5.1.1 (Composition) include the following:
    - *Single-family Residential shall be the predominant land use.*
    - *Multiple-family Residential… shall be permitted in the vicinity of Neighbourhood Nodes and the primary commercial area.*
    - *Multiple-family Residential… shall be permitted adjacent to Waverley Street.*
    - *Multiple-family Residential… shall be permitted adjacent to the Perimeter Highway.*
    - *Where Residential is located adjacent to the Perimeter Highway, other buffering tools such as berming, landscaping and fencing shall be implemented.*
    - *The general categories of uses identified under section 5.1.1 may be refined through the Development Application Process.*
- The proposed subdivision and rezoning application would be generally consistent with the aforementioned polices, as it results in the establishment of residential uses generally in keeping with the plan policies, and in a manner that is compatible with the Prairie Pointe neighbourhood.

COMPATIBILITY WITH THE SURROUNDING AREA:

- The proposed residential neighbourhood development is compatible with the surrounding area as it is consistent with the applicable policies under the *Complete Communities Direction Strategy,* and the *Waverley West Southwest Neighbourhood Area Structure Plan – Area 'D'*.
- The subject application proposes rezoning the site into the following zoning districts:

- “R1-M” Residential Single-Family Medium District:
    - The R1-M district requires: a minimum lot width of 25 feet, a minimum lot area of 3,500 square feet, side yards of 4 feet, a front yard of 15 feet, and a rear yard of 25 feet. The maximum building height is 35 feet and the maximum lot coverage is 45%.
- “R1-S” Residential Single-Family Small District:
    - The R1-S district requires: a minimum lot width of 25 feet, a minimum lot area of 2,500 square feet, side yards of 3 feet each (or 2 and 4 feet), a front yard of 15 feet, and a rear yard of 25 feet. The maximum building height is 35 feet and the maximum lot coverage is 45%.
- “R2” Residential Two-Family District:
    - The R2 district requires: a minimum lot width of 25 feet, a minimum lot area of 5,000 square feet (2,500 square feet per dwelling unit), side yards of 4 feet, a front yard of 20 feet, and a rear yard of 25 feet. The maximum building height is 35 feet.
- “RMF-S” Residential Multi-Family Small:
    - The RMF-S zone is intended to accommodate the development of multi-family units in neighbourhoods with medium to high residential densities. The dimensional standards for multi-family structures in the RMF-S zone are: a minimum front yard of 20 feet; a minimum rear yard of 25 feet; a minimum side yard of 4 feet and, a maximum building height of 35 feet. The minimum lot area is 9,000 square feet and the minimum lot area per dwelling unit is 1,250 square feet.

- The greatest potentially conflicting land uses involves the two-family residential lands along the southern part of the site, which will be located closest to Brady Landfill.
- The minimum Zone of Concern (Control Zone) buffer for development near Brady Landfill is 90 metres. All of the land included in the subject plan area is located beyond this 90 metre methane gas buffer.
- With respect to the proposed new right-of-ways, the layout of the proposed development includes several new public lanes and new streets that would result in a more interconnected neighbourhood, enhancing connectivity and promoting a more pedestrian friendly public realm.
- Public lanes will result in vehicular access being taken from the rear of residential lots, which allows for more boulevard space to accommodate landscaping, snow storage and on-street parking.
- Therefore, there is unlikely to be any compatibility issues and the proposed development can be considered compatible with the surrounding area.

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

- The proposed development is consistent with the *Complete Communities Direction Strategy* and the *Waverley West Southwest Neighbourhood Area Structure Plan – Area 'D'*.
- The subdivision and rezoning, subject to the recommended conditions, complies with policies for Recent Communities under the *Complete Communities Direction Strategy* and would be compatible with the surrounding area.

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

Report Prepared by: R. Hayer, MCP
PPD File #: DASZ 4/2021

Schedule "A" for File DASZ 4/2021, Assiniboia Community Committee, dated May 3, 2021

By-Law No. _____

File No. **DASZ 4/2021**

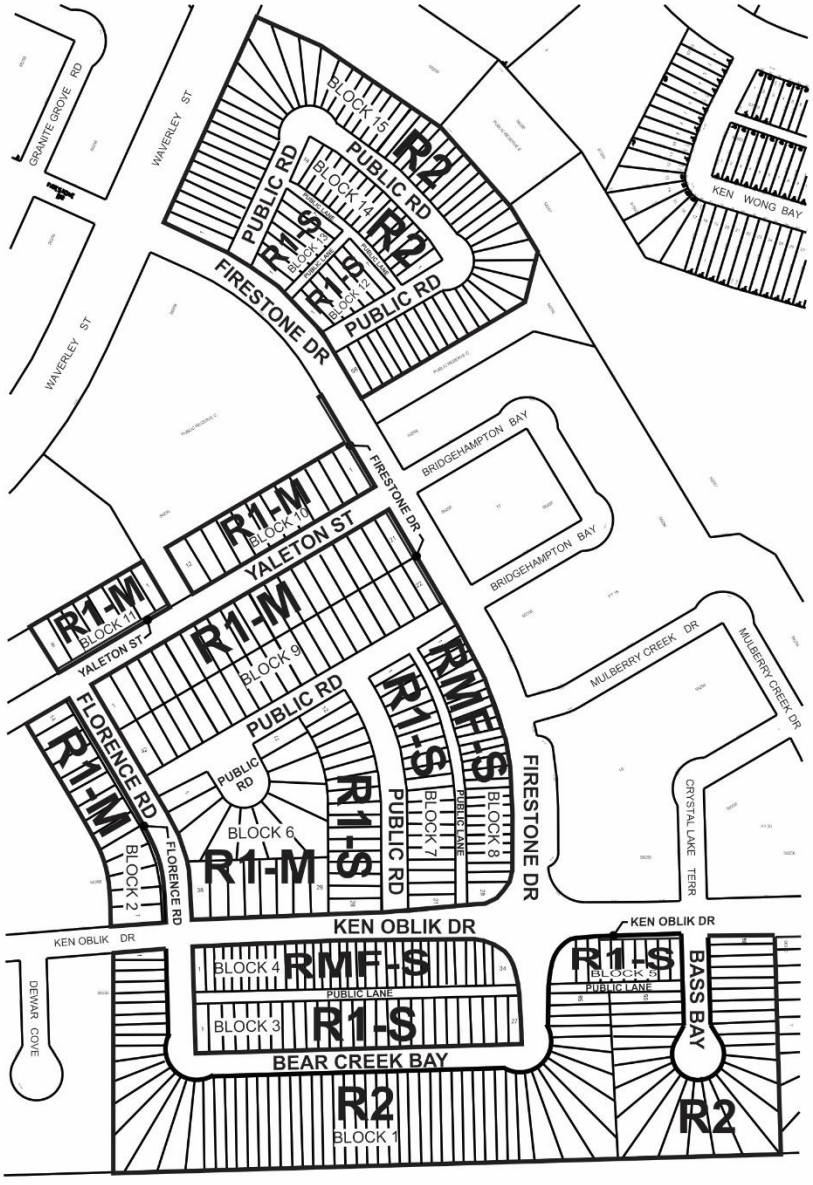
Atlas Sheet No. **AO19**

N

ASSINIBOIA 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 Waverley Street, east and west of Firestone Drive from an "R1-M" RESIDENTIAL SINGLE-FAMILY DISTRICT and an "RMF-M" RESIDENTIAL MULTI-FAMILY DISTRICT to "R1-S" and "R1-M" RESIDENTIAL SINGLE-FAMILY DISTRICTS, an "R2" RESIDENTIAL TWO-FAMILY DISTRICT and an "RMF-S" RESIDENTIAL MULTI-FAMILY DISTRICT to facilitate the continuation of the Prairie Pointe Neighbourhood by the creation of residential lots and the realignment and opening of right-of-ways.



THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

SCHEDULE B

REPORT OF THE ADMINISTRATIVE COORDINATING GROUP

RE: PROPOSED SUBDIVISION AND REZONING OF LAND LOCATED IN PRAIRIE POINTE STAGE 6 (FIRESTONE DRIVE, YALETON STREET, FLORENCE ROAD, ENGLEMAN COURT, SADDLE CREEK COVE, EASTFIELD COURT, KEN OBLIK DRIVE, BEAR CREEK BAY, BELL GARDENS COVE AND BASS BAY)

The above noted application was reviewed by ACG and determined to be within the Planned Area of the Prairie Pointe lands under development (DASZ 33/2012). Therefore, this application is subject to the terms and conditions as outlined under Development Agreement AG 33/12.

It is recommended that approval of DASZ 4/2021, if granted, be subject to the applicant entering into an Addendum to Development Agreement AG 33/12 containing the following conditions:

Section I – General Comments

1) The Public Works Department wishes to advise that beyond Stage 6, the Department would like to initiate discussions with the Developer regarding another connection to Castlebrook Drive via the defined street layout or by means of a temporary road.

2) The Water and Waste Department wishes to advise that a lot grading plan should be submitted as soon as possible in order to determine if easements are required.

Section II – Plan Considerations

1) Public Lanes serving single- or two-family residential development are to be accommodated with a right-of-way width of 6.25m; Public Lanes serving multi-family residential and commercial development are to be accommodated with a right-of-way width of 7.25m, to the satisfaction of the Director of Public Works.

2) The Developer shall, at no expense to the City, legal open property required for a 3.0m x 3.0m corner cuts on each corner where two Public Lanes intersect, to the satisfaction of the Director of Public Works.

Section II – Engineering Studies

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

Section III - Servicing Conditions

1) Sidewalks

   a) The Developer shall, at no expense to the City, construct 1.5m and/or 1.8m wide by 100mm thick Portland cement concrete sidewalks and all related works, on the standard alignment, 0.3m from the property line, and/or on an alignment as determined by the Public Works Department, to the satisfaction of the Director Public Works, at the locations shown on the attached Schedule "C".

b) The Developer shall grant to the City, at no expense to the City, any snow storage easements as may be necessitated by the sidewalk alignment, as determined by and to the satisfaction of the Director of Public Works.

c) The Developer shall construct all sidewalks concurrently with the pavements with which they share the right-of-way.

2) Boulevards

The Developer for itself, its successors and assigns shall be required to covenant with the City to cut and maintain all areas within the landscaped street right-of-way adjacent to each lot between the travelled road surface and the property line to the satisfaction of the Director of Public Works, which covenant shall be registered in the Winnipeg Land Titles Office by caveat against each lot within the proposed subdivision on the west side of Florence Road between Ken Oblik Drive and Yaleton Street.

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 4/2021
April 8, 2021

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

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

SCHEDULE C

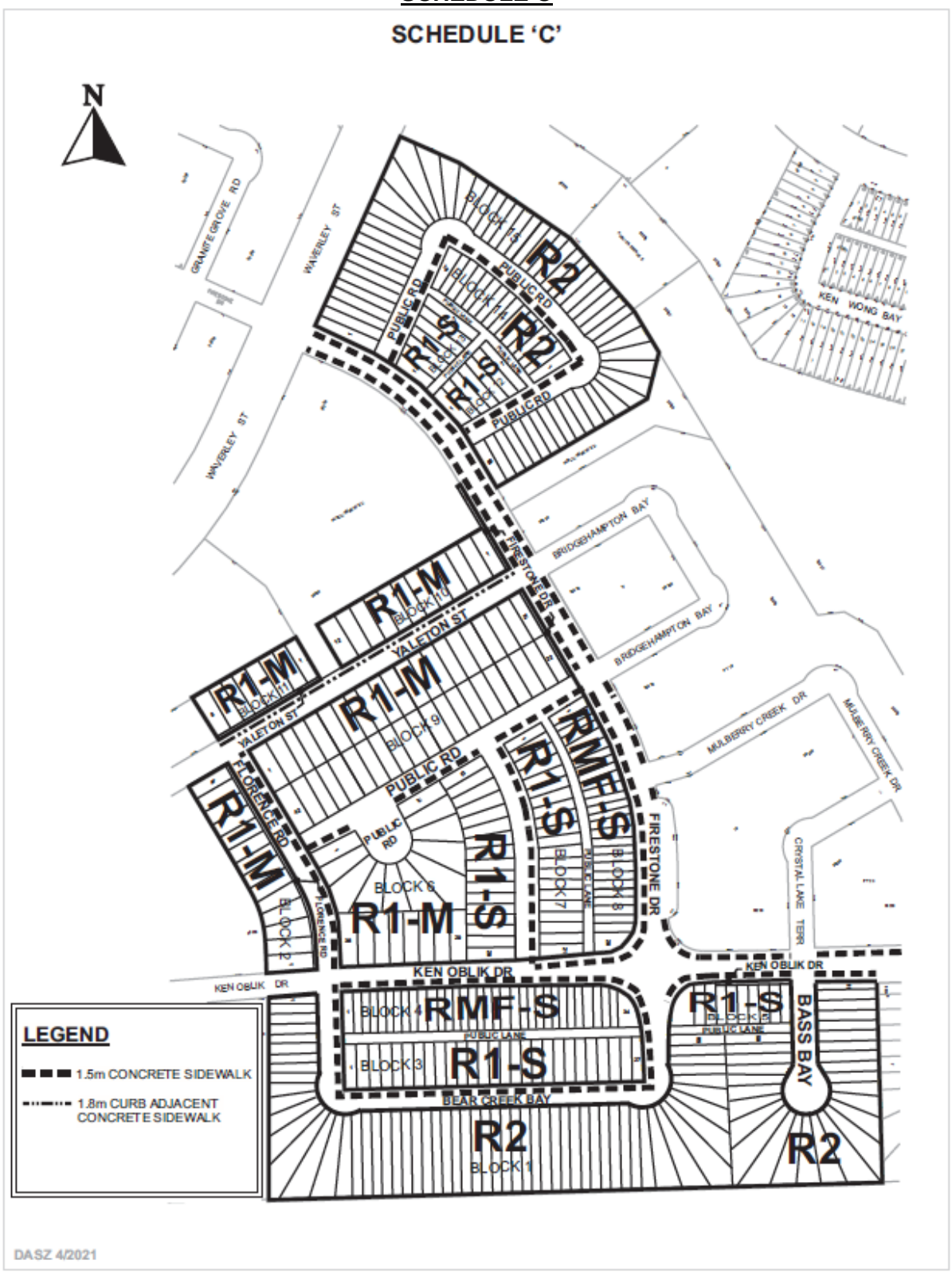

SCHEDULE 'C'
N
GRANITE GROVE RD
WAVERLEY ST
BLOCK 15
R2
PUBLIC RD
BLOCK 14
R1-S
KEN WONG BAY
BRIDGEHAMPTON BAY
FIRESTONE DR
R1-M
BLOCK 10
YALETON ST
BLOCK 11
BLOCK 9
MULBERRY CREEK DR
FLORENCE RD
BLOCK 6
BLOCK 7
BLOCK 8
BLOCK 2
CRYSTAL LAKE TERR
KEN OBLIK DR
BLOCK 4
RMF-S
PUBLIC LANE
BLOCK 3
BASS BAY
BEAR CREEK BAY
BLOCK 1
LEGEND
1.5m CONCRETE SIDEWALK
1.8m CURB ADJACENT CONCRETE SIDEWALK
DASZ 4/2021

Exhibit “14” referred to in File DASZ 4/2021

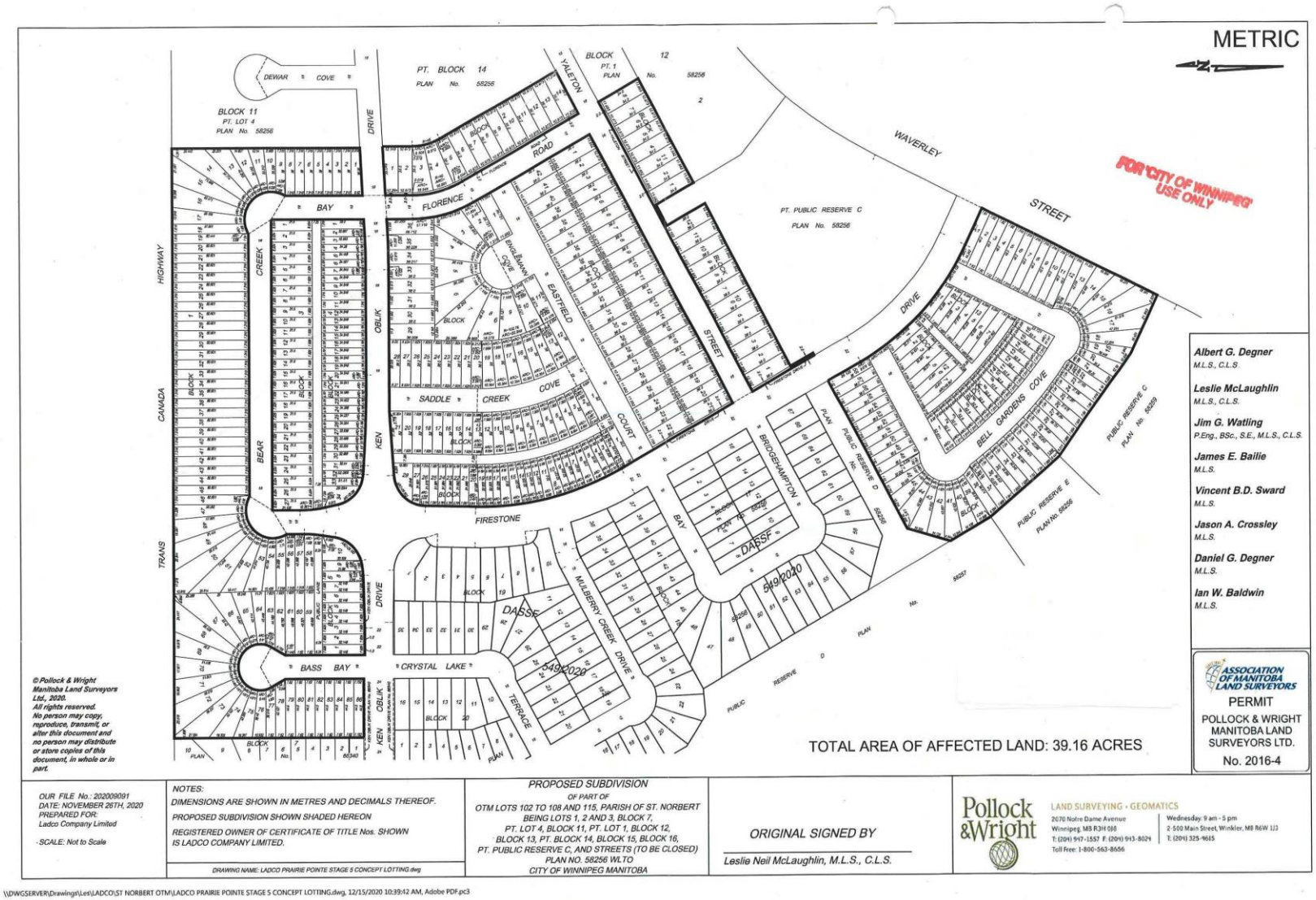
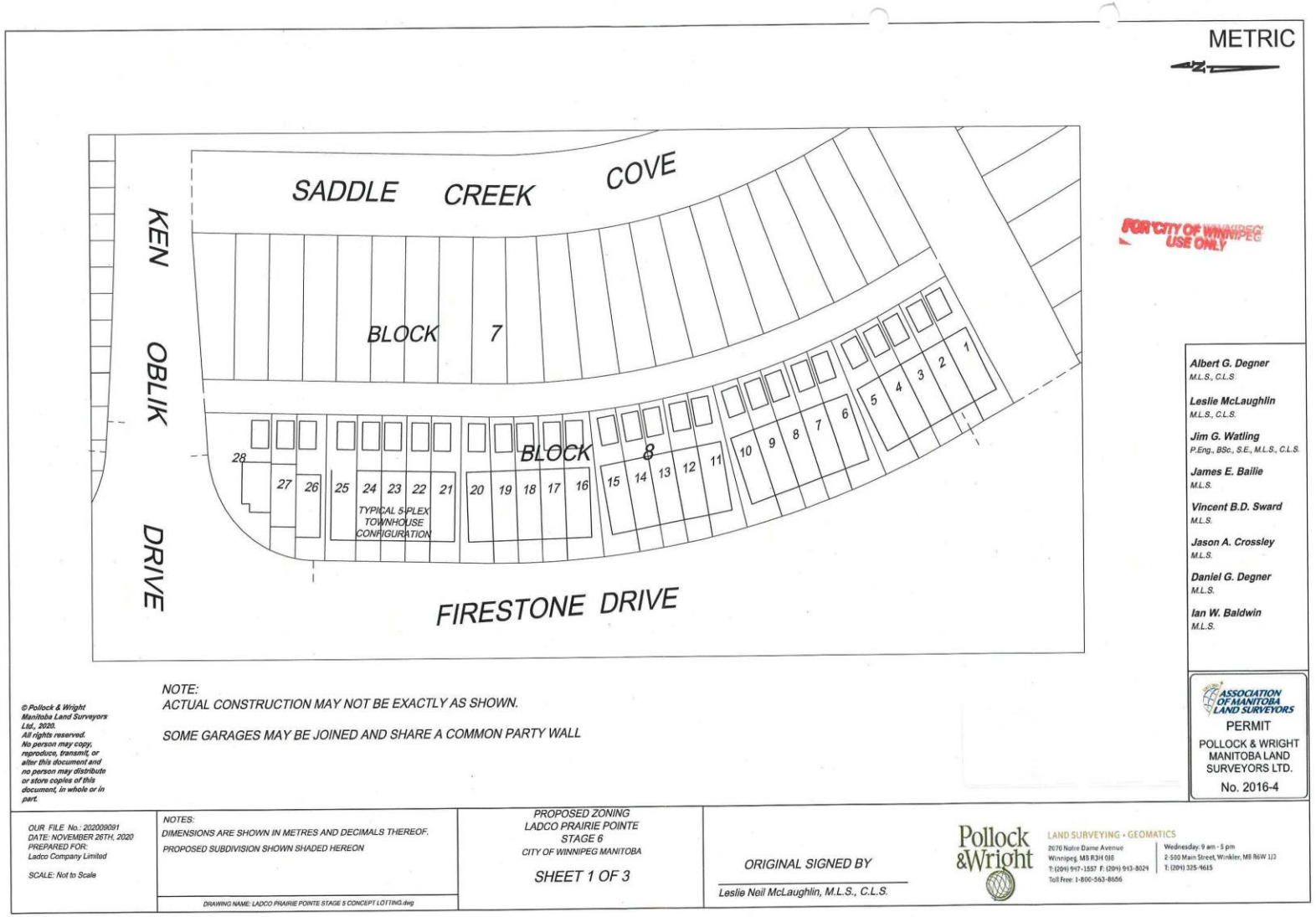
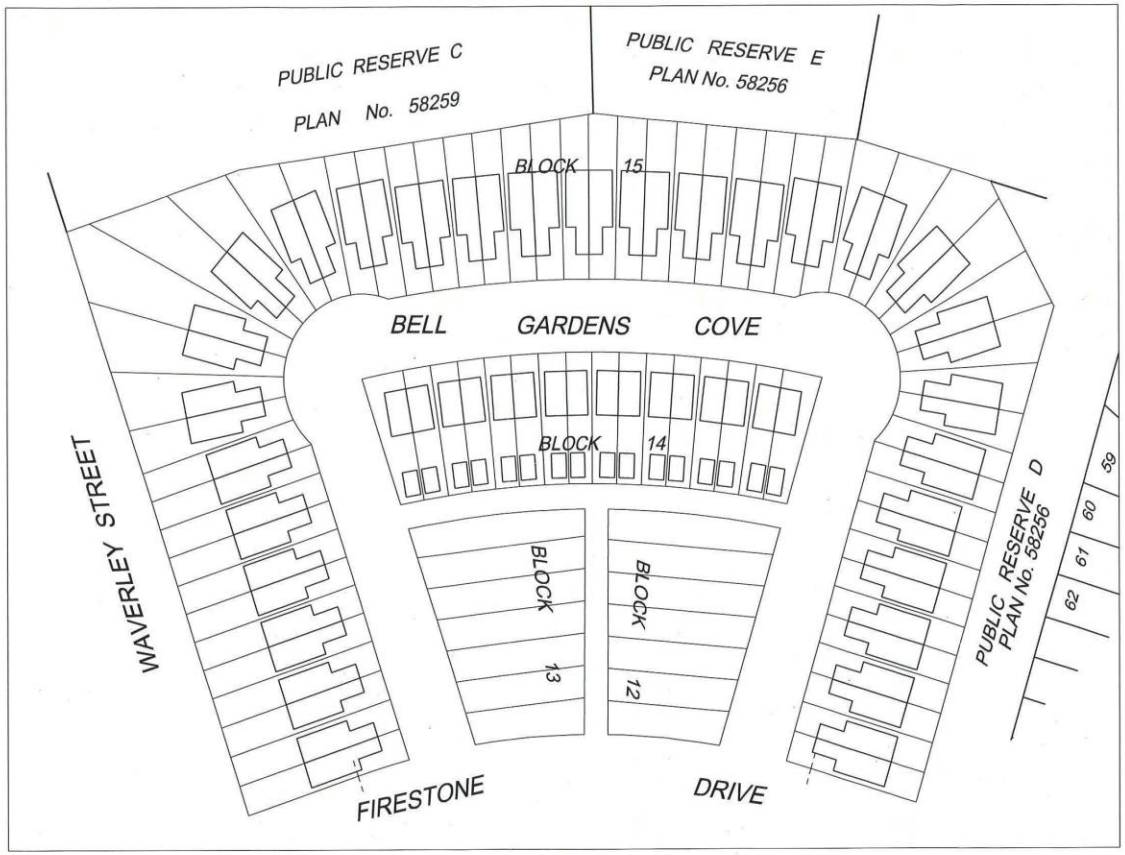


Exhibit “13” referred to in File DASZ 4/2021



METRIC

NOTE:
ACTUAL CONSTRUCTION MAY NOT BE EXACTLY AS SHOWN.



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Jim G. Watling P.Eng., BSc., S.E., M.L.S., C.L.S.
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ASSOCIATION OF MANITOBA LAND SURVEYORS
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No. 2016-4

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OUR FILE No.: 202009091
DATE: NOVEMBER 26TH, 2020
PREPARED FOR:
Ladco Company Limited

SCALE: Not to Scale

NOTES:
DIMENSIONS ARE SHOWN IN METRES AND DECIMALS THEREOF.
PROPOSED SUBDIVISION SHOWN SHADED HEREON

DRAWING NAME: LADCO PRAIRIE POINTE STAGE 5 CONCEPT LOTTING.dwg

PROPOSED ZONING
LADCO PRAIRIE POINTE
STAGE 6
CITY OF WINNIPEG MANITOBA

SHEET 2 OF 3

ORIGINAL SIGNED BY

Leslie Neil McLaughlin, M.L.S., C.L.S.

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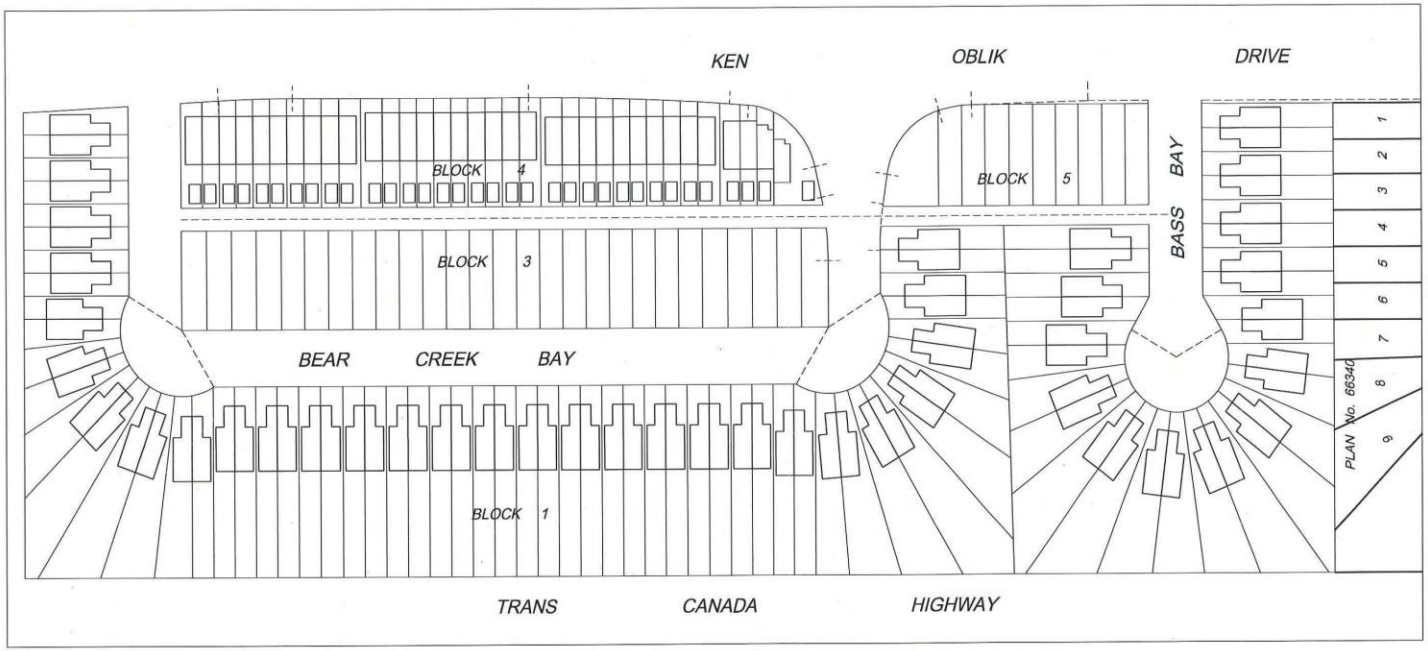
METRIC



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NOTE:
ACTUAL CONSTRUCTION MAY NOT BE EXACTLY AS SHOWN.

SOME GARAGES MAY BE JOINED AND SHARE A COMMON PARTY WALL

ASSOCIATION OF MANITOBA LAND SURVEYORS
PERMIT
POLLOCK & WRIGHT MANITOBA LAND SURVEYORS LTD.
No. 2016-4

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DRAWING NAME: LADCO PRAIRIE POINTE STAGE 5 CONCEPT LOTTING.dwg

PROPOSED ZONING
LADCO PRAIRIE POINTE
STAGE 6
CITY OF WINNIPEG MANITOBA

SHEET 3 OF 3

ORIGINAL SIGNED BY

Leslie Neil McLaughlin, M.L.S., C.L.S.

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