Agenda – Council – September 29, 2021

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – September 14, 2021

Item No. 6 **Subdivision and Rezoning – 2046 Warde Avenue (Lands Located South of Warde Avenue, East of Lagimodiere Boulevard/Kotelko Drive, North of Kotelko Drive and West of the Hydro Transmission Corridor)**
(St. Vital Ward)
File DASZ 18/2021 [c/r DAV 168426/2021D]

STANDING COMMITTEE RECOMMENDATION:

On September 21, 2021, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development and submitted the following to Council:

1. That the plan of subdivision under Development Application No. DASZ 18/2021 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated June 23rd, 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:

    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 July 5th, 2021 and attached as Schedule "B" to this report, with the following amendments:

        i. Amend Condition 8 under "Section I – Plan Considerations" by deleting the words "Public Reserve" and replacing with "existing lot".

        ii. In Section III – Servicing Conditions:

            a. Amend Condition 8) a) by adding the word "revised" immediately before "Schedule C".

            b. Amend Condition 8) c) be adding the words "curb adjacent" immediately before "sidewalks".

            c. Delete Condition 10) c) and replace with the following:

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – September 14, 2021

STANDING COMMITTEE RECOMMENDATION (continued):

10) c) "Non-conforming approaches will be considered by the Administration to maintain consistent street frontages in instances where lots are served by front drives and rear lanes. Non-conforming approaches require separate application to the Public Works Department.".

d. Amend Condition 23) f) by adding the words "in any areas of" immediately before "existing natural vegetation".

e. Amend Condition 23) g) as follows:

1. Add the words "as per clause f" immediately after "preservation".

2. Add the words "where feasible" immediately after "not removed or damaged".

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "R1-M" Residential Single-Family (Medium) District, "R1-S" Residential Single-Family (Small) District, "R2" Residential Two-Family District, "RMF-S" Residential Multi-Family (Small) District, "RMF-M" Residential Multi-Family (Medium) District, "PR1" Parks And Recreation 1 (Neighbourhood) District, and a "PR2" Parks and Recreation 2 (Community) District as shown on the map dated June 23rd, 2021 and attached as Schedule "A" to this report, subject to the following conditions:

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

i. For those portions of the Owner's Land zoned "RMF-S" and "RMF-M" the Owner must submit plans showing the location and design of any and all proposed:

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – September 14, 2021

STANDING COMMITTEE RECOMMENDATION (continued):

a. buildings
b. accessory parking areas
c. private approaches
d. garbage enclosures
e. lighting
f. fencing
g. landscaping
h. free-standing signage

on the Owner's land ("Works) to the City's Director of Planning, Property and Development ("Director") and the Riel Community Committee for approval prior to the issuance of any building or development permit, and thereafter must construct the Works in substantial conformance with the approved plans and maintain the Works to the satisfaction of the Director.

ii. That the Developer shall, at no expense whatsoever to the City, construct a uniform continuous fence to the satisfaction of the Director of Public Works, along the property line of all lots abutting the land portion of the Public Reserves and the Public Walks, excluding Block 57 as identified in Schedule "A" dated June 23, 2021 if developed as a school site. Said fence shall be located within private property, and established by caveat, against the title of each of these private lots, requiring the owner(s) to maintain and/or repair and/or replace the fence as originally constructed.

iii. The Developer shall construct within the rear yards of all single and two-family lots abutting Warde Avenue, the Perimeter Highway, and Lagimodiere Boulevard (PTH #59), a uniform, 2.0-metre-high noise-attenuation fence, to the satisfaction of the Director of Public Works. Said fence shall be located within private property, and established by caveat, against the title of each of these private lots, requiring the owner(s) to maintain and/or repair and/or replace the fence as originally constructed.

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – September 14, 2021

STANDING COMMITTEE RECOMMENDATION (continued):

iv. The Developer must ensure all single-family and two-family residential lots backing onto the Perimeter Highway and Lagimodiere Boulevard (PTH #59), shall be of sufficient depth to provide a minimum rear-yard setback which together with other sound attenuation measures such as a berm and/or noise attenuation fence achieve the City's Motor Vehicle Noise Policies and Guidelines sound-level limit of 65 dBA in the typical outdoor recreation area of those lots, and the Zoning Agreement covering those lots shall stipulate this minimum rear yard. Where the City has not received (from the Developer) and approved an analysis and recommendations for a berm and setback prior to the execution of the Zoning Agreement, the Zoning Agreement shall stipulate a minimum rear yard of 22.5 metres. The minimum berm height shall be determined by the Director of Public Works, all to the satisfaction of the Director of Public Works.

3. That the City enter into, execute and deliver with the Developer

   A. A Development Agreement in accordance with Recommendation 1; and

   B. A Zoning Agreement in accordance with Recommendation 2,

   and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").

4. That authority be delegated to the City's Director of Planning, Property and Development (the "Director") to negotiate and approve the terms and conditions of the Development Agreement, the Zoning Agreement and any Ancillary Agreements in accordance with this report and such other terms and conditions determined necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.

5. That this matter will be deemed to be concluded and all approvals in connection with this matter will expire if the plan of subdivision (the "Plan") as prepared by the Manitoba Land Surveyor in accordance with Recommendation 1 is not submitted to the City for preparation of 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.

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – September 14, 2021

STANDING COMMITTEE RECOMMENDATION (continued):

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

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

8. That the zoning section of the By-law will come into force when the Zoning Agreement is registered in the Winnipeg Land Titles Office by way of caveat against the lands described therein.

9. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Plan and the Zoning Agreement are not registered in accordance with recommendations 7 and 8 unless the developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.

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

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

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – September 14, 2021

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On September 21, 2021, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On September 14, 2021, the Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the Riel Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On July 12, 2021, the Riel Community Committee concurred in the recommendation of the Winnipeg Public Service, with the following amendment:

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

  ", with the following amendments:

  i. Amend Condition 8 under "Section I – Plan Considerations" by deleting the words "Public Reserve" and replacing with "existing lot".

  ii. In Section III – Servicing Conditions:

  a. Amend Condition 8) a) by adding the word "revised" immediately before "Schedule C".

  b. Amend Condition 8) c) be adding the words "curb adjacent" immediately before "sidewalks".

  c. Delete Condition 10) c) and replace with the following:

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – September 14, 2021

DECISION MAKING HISTORY (continued):

COMMUNITY COMMITTEE RECOMMENDATION (continued):

10) c) "Non-conforming approaches will be considered by the Administration to maintain consistent street frontages in instances where lots are served by front drives and rear lanes. Non-conforming approaches require separate application to the Public Works Department.".

d. Amend Condition 23) f) by adding the words "in any areas of" immediately before "existing natural vegetation".

e. Amend Condition 23) g) as follows:

1. Add the words "as per clause f" immediately after "preservation".

2. Add the words "where feasible" immediately after "not removed or damaged".

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

PUBLIC HEARING SUMMARY

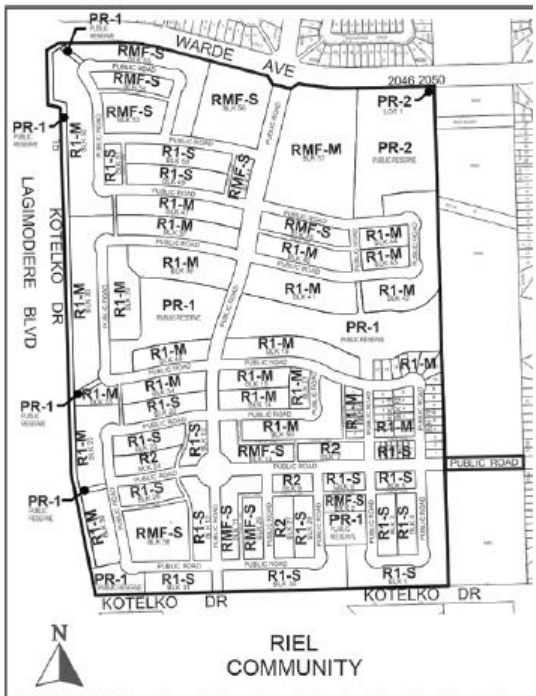
File: DASZ 18/2021

Before: Riel Community Committee
Councillor Mayes, Chairperson
Councillor Chambers

Public Hearing: July 12, 2021
Council Building, 510 Main Street

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

Subject:



APPLICANT : Landmark Planning & Design Inc. (Jeff Pratte)
FILE : DASZ 18/2021
PROPOSAL : An application for the approval of the plan of subdivision shown outlined above as may be determined by Council and for a proposed zoning change to By-law No. 200/2006 by rezoning the land shown outlined above from an "RR5" RURAL RESIDENTIAL 5 DISTRICT to an "R1-S" and "R1-M" RESIDENTIAL SINGLE-FAMILY DISTRICT, an "R2" RESIDENTIAL TWO-FAMILY DISTRICT, an "RMF-S" and "RMF-M" RESIDENTIAL MULTI-FAMILY DISTRICT and a "PR1" and "PR2" PARKS AND RECREATION DISTRICTS to facilitate the continuation of the Sage Creek Neighbourhood (Sage Creek Phase 10) by the creation of the lot and block plan, public reserve and public right-of-ways for future development. **For information, phone E. Finnigan, Planner at 204-986-8602.**
DEMANDEUR : Landmark Planning & Design Inc. (Jeff Pratte)
N° DE DOSSIER : DALZ 18/2021
PROJET : Demande d'approbation par le conseil municipal du plan de lotissement délinéé ci-dessus et proposition de modification du *Zoning By-law No. 200/2006* (règlement municipal sur le zonage) visant à changer le zonage des sols délinéés ci-dessus qui passeraient de la catégorie RR5 (secteur résidentiel en milieu rural 5) aux catégories R1-S et R1-M (secteur d'habitations unifamiliales), à la catégorie R2 (secteur d'habitations bifamiliales), aux catégories RMF-S et RMF-M (secteur d'habitations multifamiliales) et aux catégories PR1 et PR2 (secteurs des parcs et des loisirs), afin de faciliter la continuation de l'aménagement du quartier Sage Creek (étape 10) par la création du plan cadastral et de masse, de la réserve publique et des emprises publiques en vue d'aménagements futurs. **Pour obtenir des renseignements, veuillez appeler E. Finnigan, urbaniste, au 204-986-8602.**

Premises Affected:	2046 Warde Avenue (Lands located south of Warde Avenue, East of Lagimodiere Boulevard/Kotelko Drive, North of Kotelko Drive and West of the Hydro Transmission Corridor)
For submission to:	The Standing Policy Committee on Property and Development, Heritage and Downtown Development
Prepared by:	Rebecca Ford, Committee Clerk Riel Community Committee
Report date:	July 13, 2021

Community Committee Recommendation:

On July 12, 2021, the Riel Community Committee concurred in the recommendation of the Winnipeg Public Service, as amended, and recommended to the Standing Policy Committee on Property and Development, Heritage and Downtown Development:

1. That the plan of subdivision under Development Application No. DASZ 18/2021 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated June 23rd, 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:

    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 July 5th, 2021 and attached as Schedule "B" to this report~~.~~ , ***with the following amendments:***

        i. Amend Condition 8 under "Section I – Plan Considerations" by deleting the words "Public Reserve" and replacing with "existing lot".

        ii. In Section III – Servicing Conditions:

            a. Amend Condition 8) a) by adding the word "revised" immediately before "Schedule C".

            b. Amend Condition 8) c) be adding the words "curb adjacent" immediately before "sidewalks".

            c. Delete Condition 10) c) and replace with the following:

                10) c) "Non-conforming approaches will be considered by the Administration to maintain consistent street frontages in instances where lots are served by front drives and rear lanes. Non-conforming approaches require separate application to the Public Works Department.".

d. Amend Condition 23) f) by adding the words "in any areas of" immediately before "existing natural vegetation".

e. Amend Condition 23) g) as follows:

1. Add the words "as per clause f" immediately after "preservation".

2. Add the words "where feasible" immediately after "not removed or damaged".

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "R1-M" Residential Single-Family (Medium) District, "R1-S" Residential Single-Family (Small) District, "R2" Residential Two-Family District, "RMF-S" Residential Multi-Family (Small) District, "RMF-M" Residential Multi-Family (Medium) District, "PR1" Parks And Recreation 1 (Neighbourhood) District, and a "PR2" Parks and Recreation 2 (Community) District as shown on the map dated June 23rd, 2021 and attached as Schedule "A" to this report, subject to the following conditions:

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

i. For those portions of the Owner's Land zoned "RMF-S" and "RMF-M" the Owner must submit plans showing the location and design of any and all proposed:

a. buildings
b. accessory parking areas
c. private approaches
d. garbage enclosures
e. lighting
f. fencing
g. landscaping
h. free-standing signage

on the Owner's land ("Works) to the City's Director of Planning, Property and Development ("Director") and the Riel Community Committee for approval prior to the issuance of any building or development permit, and thereafter must construct the Works in substantial conformance with the approved plans and maintain the Works to the satisfaction of the Director.

ii. That the Developer shall, at no expense whatsoever to the City, construct a uniform continuous fence to the satisfaction of the Director of Public Works, along the property line of all lots abutting the land portion of the Public Reserves and the Public Walks, excluding Block 57 as identified in Schedule "A" dated June 23, 2021 if developed as a school site. Said fence shall be located within private property, and established by caveat, against the title of each of these private lots, requiring the owner(s) to maintain and/or repair and/or replace the fence as originally constructed.

iii. The Developer shall construct within the rear yards of all single and two-family lots abutting Warde Avenue, the Perimeter Highway, and Lagimodiere Boulevard (PTH #59), a uniform, 2.0-metre-high noise-attenuation fence, to the satisfaction of the Director of Public Works. Said fence shall be located within private property, and established by caveat, against the title of each of these private lots, requiring the owner(s) to maintain and/or repair and/or replace the fence as originally constructed.

iv. The Developer must ensure all single-family and two-family residential lots backing onto the Perimeter Highway and Lagimodiere Boulevard (PTH #59), shall be of sufficient depth to provide a minimum rear-yard setback which together with other sound attenuation measures such as a berm and/or noise attenuation fence achieve the City's Motor Vehicle Noise Policies and Guidelines sound-level limit of 65 dBA in the typical outdoor recreation area of those lots, and the Zoning Agreement covering those lots shall stipulate this minimum rear yard. Where the City has not received (from the Developer) and approved an analysis and recommendations for a berm and setback prior to the execution of the Zoning Agreement, the Zoning Agreement shall stipulate a minimum rear yard of 22.5 metres. The minimum berm height shall be determined by the Director of Public Works, all to the satisfaction of the Director of Public Works.

3. That the City enter into, execute and deliver with the Developer

A. A Development Agreement in accordance with recommendation 1; and

B. A Zoning Agreement in accordance with recommendation 2,

and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").

4. That authority be delegated to the City's Director of Planning, Property and Development (the "Director") to negotiate and approve the terms and conditions of the Development Agreement, the Zoning Agreement and any Ancillary Agreements in accordance with this report and such other terms and conditions determined necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.

5. That this matter will be deemed to be concluded and all approvals in connection with this matter will expire if the plan of subdivision (the "Plan") as prepared by the Manitoba Land Surveyor in accordance with Recommendation 1 is not submitted to the City for preparation of a by-law to implement this report (the "By-law") is not enacted within 2 years after the date on which this report is approved by Council unless the developer applies for an extension of time before the expiration of the 2 year period and Council approves the extension.

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

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

8. That the zoning section of the By-law will come into force when the Zoning Agreement is registered in the Winnipeg Land Titles Office by way of caveat against the lands described therein.

9. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Plan and the Zoning Agreement are not registered in accordance with recommendations 7 and 8 unless the developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.

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

Note: The wording in bold and italics denotes amendments made by the Community Committee.

The Riel Community Committee provided the following supporting reasons for its recommendation:

1. Namely, that my rambling comments earlier… It is a complete community. There's lots of different housing types in this. Hopefully we'll have a school added-in in this phase as well. I think the proposal is a good mix of single-family and other development.

2. We're not under-dedicated here - lots of park space coming in, different walkways. Transit is not foreclosed/forestalled by any of the way the collectors are working. I think this is a logical conclusion to the planning exercise in Sage Creek.

Exhibits Filed:

1. Application dated May 3, 2021
2. Revised Application dated June 18, 2021
3. Notification of Public Hearing dated June 16, 2021
4. Manitoba Status of Titles 3046753/1, 2527140/1, 3095035/1, 3046773/1, 2388208/1, 3046769/1, 3046767/1
5. Letter of authorization dated March 5, 2021 from Manitoba Hydro to Sage Creek Development Corporation
6. Letter of authorization dated March 12, 2021 from Sage Creek Development Corporation to Landmark Planning and Design
7. Letter of authorization dated March 12, 2021 from Qualico Developments (Winnipeg) Ltd. to Landmark Planning and Design
8. Surveyor's Building Location Certificate and sketch dated March 2, 2021
9. Statutory Easement Agreement 4610043/1
10. Title Information
11. Plans (3 pages)
12. Report from the Urban Planning Division dated June 23, 2021
13. Inspection Report
14. Presentation dated July 12, 2021, from Jeff Pratte (Landmark Planning & Design Inc.) in support of the application
15. Communication from Paul Isaak and Sylvia Buller Isaak in opposition to the application
16. Revised Schedule 'C'

REPRESENTATIONS:

In Support:

Jeff Pratte
Bryan Warde
Bob Hinkelman

In Opposition:

Paul Isaak
Sylvia Buller Isaak

For Information:

Joy Kovnats
David Ronson
Theresa Ronson

For the City:

E. Finnigan, Planner, Planning, Property and Development Department
D. Trenchard, Land Development Engineer, Planning, Property and Development Department

Exhibit "12" referred to in File DASZ 18/2021

ADMINISTRATIVE REPORT

Title: DASZ 18/2021 – Warde/Lagimodiere/Kotelko

Issue: An application for consideration at the Public Hearing to Subdivide and Rezone approximately 145 acres of land in Sage Creek.

Critical Path: Riel Community Committee → Standing Policy Committee on Property and Development → Executive Policy Committee → Council

AUTHORIZATION

Author	Department Head	CFO	CAO
E. Finnigan, MCP	n/a	n/a	

RECOMMENDATIONS

1. That the plan of subdivision under Development Application No. DASZ 18/2021 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated June 23rd, 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:

    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 July 5th, 2021 and attached as Schedule "B" to this report.

2. That, the Winnipeg Zoning By-law No. 200/06 be amended by rezoning the subject land to an "R1-M" Residential Single-Family (Medium) District, "R1-S" Residential Single-Family (Small) District, "R2" Residential Two-Family District, "RMF-S" Residential Multi-Family (Small) District, "RMF-M" Residential Multi-Family (Medium) District, "PR1" Parks And Recreation 1 (Neighbourhood) District, and a "PR2" Parks and Recreation 2 (Community) District as shown on the map dated June 23rd, 2021 and attached as Schedule "A" to this report, subject to the following conditions:

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

        i. For those portions of the Owner's Land zoned "RMF-S" and "RMF-M" the Owner must submit plans showing the location and design of any and all proposed:

(a) buildings;

(b) accessory parking areas;

(c) private approaches;

(d) garbage enclosures;

(e) lighting;

(f) fencing;

(g) landscaping; and

(h) free-standing signage

on the Owner's land ("Works) to the City's Director of Planning, Property and Development ("Director") and the Riel Community Committee for approval prior to the issuance of any building or development permit, and thereafter must construct the Works in substantial conformance with the approved plans and maintain the Works to the satisfaction of the Director.

ii. That the Developer shall, at no expense whatsoever to the City, construct a uniform continuous fence to the satisfaction of the Director of Public Works, along the property line of all lots abutting the land portion of the Public Reserves and the Public Walks, excluding Block 57 as identified in Schedule "A" dated June 23, 2021 if developed as a school site. Said fence shall be located within private property, and established by caveat, against the title of each of these private lots, requiring the owner(s) to maintain and/or repair and/or replace the fence as originally constructed.

iii. The Developer shall construct within the rear yards of all single and two-family lots abutting Warde Avenue, the Perimeter Highway, and Lagimodiere Boulevard (PTH #59), a uniform, 2.0-metre-high noise-attenuation fence, to the satisfaction of the Director of Public Works. Said fence shall be located within private property, and established by caveat, against the title of each of these private lots, requiring the owner(s) to maintain and/or repair and/or replace the fence as originally constructed.

iv. The Developer must ensure all single-family and two-family residential lots backing onto the Perimeter Highway and Lagimodiere Boulevard (PTH #59), shall be of sufficient depth to provide a minimum rear-yard setback which together with other sound attenuation measures such as a berm and/or noise attenuation fence achieve the City's Motor Vehicle Noise Policies and Guidelines sound-level limit of 65 dBA in the typical outdoor recreation area of those lots, and the Zoning Agreement covering those lots shall stipulate this minimum rear yard. Where the City has not received (from the Developer) and approved an analysis and recommendations for a berm and setback prior to the execution of the Zoning Agreement, the Zoning Agreement shall stipulate a minimum rear yard of 22.5 metres. The minimum berm height shall be determined by the Director of Public Works, all to the satisfaction of the Director of Public Works.

3. That the City enter into, execute and deliver with the Developer

(a) a Development Agreement in accordance with recommendation 1; and

(b) a Zoning Agreement in accordance with recommendation 2,

and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").

4. That authority be delegated to the City's Director of Planning, Property and Development (the "Director") to negotiate and approve the terms and conditions of the Development Agreement, the Zoning Agreement and any Ancillary Agreements in accordance with this report and such other terms and conditions determined necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.
5. That this matter will be deemed to be concluded and all approvals in connection with this matter will expire if the plan of subdivision (the "Plan") as prepared by the Manitoba Land Surveyor in accordance with Recommendation 1 is not submitted to the City for preparation of a by-law to implement this report (the "By-law") is not enacted within 2 years after the date on which this report is approved by Council unless the developer applies for an extension of time before the expiration of the 2 year period and Council approves the extension.
6. That, upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor prepare and bring it directly to Council for enactment the By-law in accordance with the above.
7. That, the subdivision section of the By-law will come into force when the Development Agreement is fully executed and the Plan is registered in the Winnipeg Land Titles Office.
8. That, the zoning section of the By-law will come into force when the Zoning Agreement is registered in the Winnipeg Land Titles Office by way of caveat against the lands described therein.
9. That, the By-law will be repealed without coming into force 1 year after the date it is enacted if the Plan and the Zoning Agreement are not registered in accordance with recommendations 7 and 8 unless the developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.
10. That, this matter will be deemed to be concluded and all approvals in connection with this matter will expire if the necessary Plan approval signatures on behalf of the City have not been secured within 1 year after the date on which the By-law is enacted unless the developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.
11. That, the proper officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

REASON FOR THE REPORT

- The applicant is proposing to subdivide and rezone the subject 145 acre site from "RR5" Rural Residential 5 into 57 blocks, 44 lots, and 9 parcels zoned "R1-M" Residential Single-Family (Medium) District, "R1-S" Residential Single-Family (Small) District, "R2" Residential Two-Family, "RMF-S" Residential Multi-Family (Small), "RMF-M" Residential Multi-Family (Medium) District, "PR1" Parks And Recreation 1 (Neighbourhood) District, and "PR2" Parks and Recreation 2 (Community) District. The application also includes opening several public right-of-ways.

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

IMPLICATIONS OF THE RECOMMENDATIONS

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

HISTORY

Summary of Major By-laws and Subdivision and Rezonings Relevant to the Subject Application

- In April 2005, the Standing Policy Committee on Property and Development identified the South St. Boniface Area Structure Plan as a priority project within the Planning, Property and Development Department's 2005 Secondary Plan Work Program. The department implemented a collaborative planning process in partnership with Qualico Developments and their consulting team to prepare the area structure plan. This process also included close consultation with all affected City departments to address any issues related to the development of the subject lands and to ensure that the City's requirements were incorporated into the plan's policies.
- On September 28, 2005, Council gave first reading to By-law 158/05 to adopt the South St. Boniface Area Structure Plan as a Secondary Plan for 918 acres of land bounded by the Bishop Grandin Boulevard extension to the north, Lagimodiere Boulevard and the Island Lakes residential community to the west, the Perimeter Highway to the south and Plessis Road (the City Boundary) to the east; and directed that the Riel Community Committee conduct a public hearing respecting the proposed by-law and plan. It was ultimately passed by Council November 23, 2005.
- On April 30, 2014, Council recommended approval for the subdivision and rezoning of a 53.61 acre site in Sage Creek from RR5 and R1-M to blocks zoned R1-S, R1-M, and PR1 under file DASZ 45/13. This subdivision is considered Phase 9A of the Sage Creek development and is located to the east of the subject plan area.
- On October 29, 2016, Council recommended approval for the subdivision and rezoning of a 49.73 acre site in Sage Creek from RR5 Rural Residential 5 to blocks zoned R1-M and PR1 under file DASZ 20/2016. This subdivision is considered Phase 9B of the Sage Creek development and is located to the east of the subject plan area.

CONSULTATION

In preparing this report there was consultation with:

- Administrative Coordinating Group (ACG)

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 proposal would align with the following Key Direction in the Winnipeg Climate Action Plan:

4.2 Ensure New Areas of Growth are Designed According to the Principles of Complete Communities.

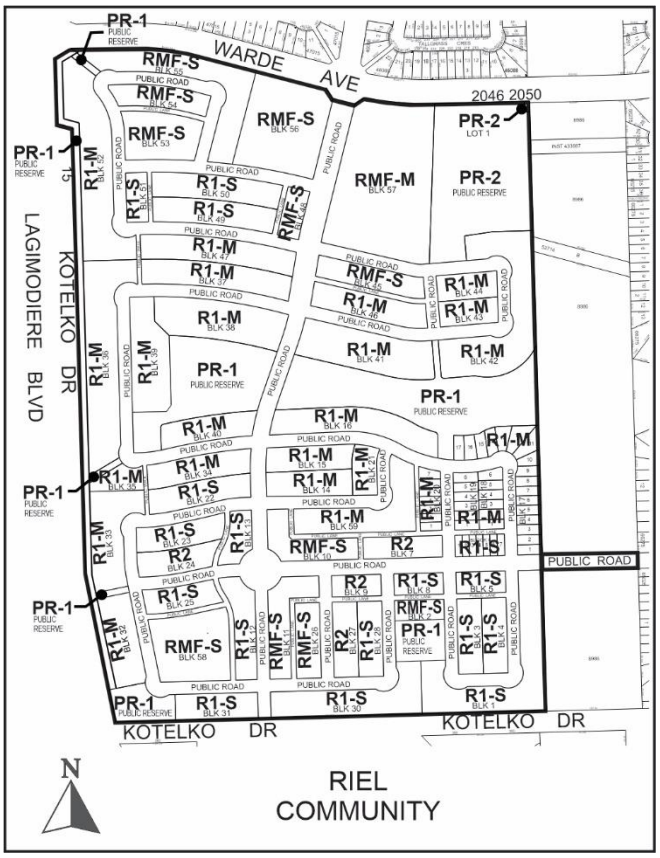
SUBMITTED BY

Department	Planning, Property and Development
Division	Urban Planning Division
Prepared by	Elise Finnigan, MA Planning
Date:	June 23rd, 2021
File No.	DASZ 18/2021

1. Appendix A — Planning Discussion.
2. Schedule "A" — Recommended File No. DASZ 18/2021 Riel Community Committee, dated June 23rd, 2021.
3. Schedule "B" — Report of the Administrative Working Group – July 5th, 2021.
4. Schedule "C" — Sidewalk schedule dated July 5th, 2021.

APPENDIX 'A'

FILE:	**DASZ 18/2021**
RELATED FILES:	DAV 21-168426\D
COMMUNITY:	Riel Committee
NEIGHBOURHOOD #:	5.553 – Sage Creek Neighbourhood
SUBJECT:	To subdivide and rezone approximately 145 acres of land in Sage Creek.
LOCATION:	South of Warde Avenue and east of Lagimodiere Blvd (see map below)



APPLICANT: Jeff Pratte (Landmark Planning & Design Inc.)
298 Waterfront Dr
Winnipeg, MB R3B0G5

OWNER: SAGE CREEK DEVELOPMENT CORPORATION
1 Dr. David Friesen Dr
Winnipeg, MB R3X 0G8

RECOMMENDATION: Approval with conditions

SITE DESCRIPTION

- The subject plan area is located south of Warde Avenue, east of Lagimodiere Boulevard, west of the Manitoba Hydro transmission corridor, and north of Kotelko Drive in the Sage Creek neighbourhood of the St. Vital Ward.
- The plan area is primarily vacant with the exception of one existing single family house at 15 Kotelko Drive and a cellular tower at the northeast corner of the site.
- The plan area is approximately **145 acres in area.**
- The site is zoned “RR5” Rural Residential 5 and is located within the Areas of Stability – Recent Communities Policy Area under the *Complete Communities Direction Strategy*.
- The site is also located within the Residential Policy Area and includes a Neighbourhood Node under the *South St. Boniface Secondary Plan*.

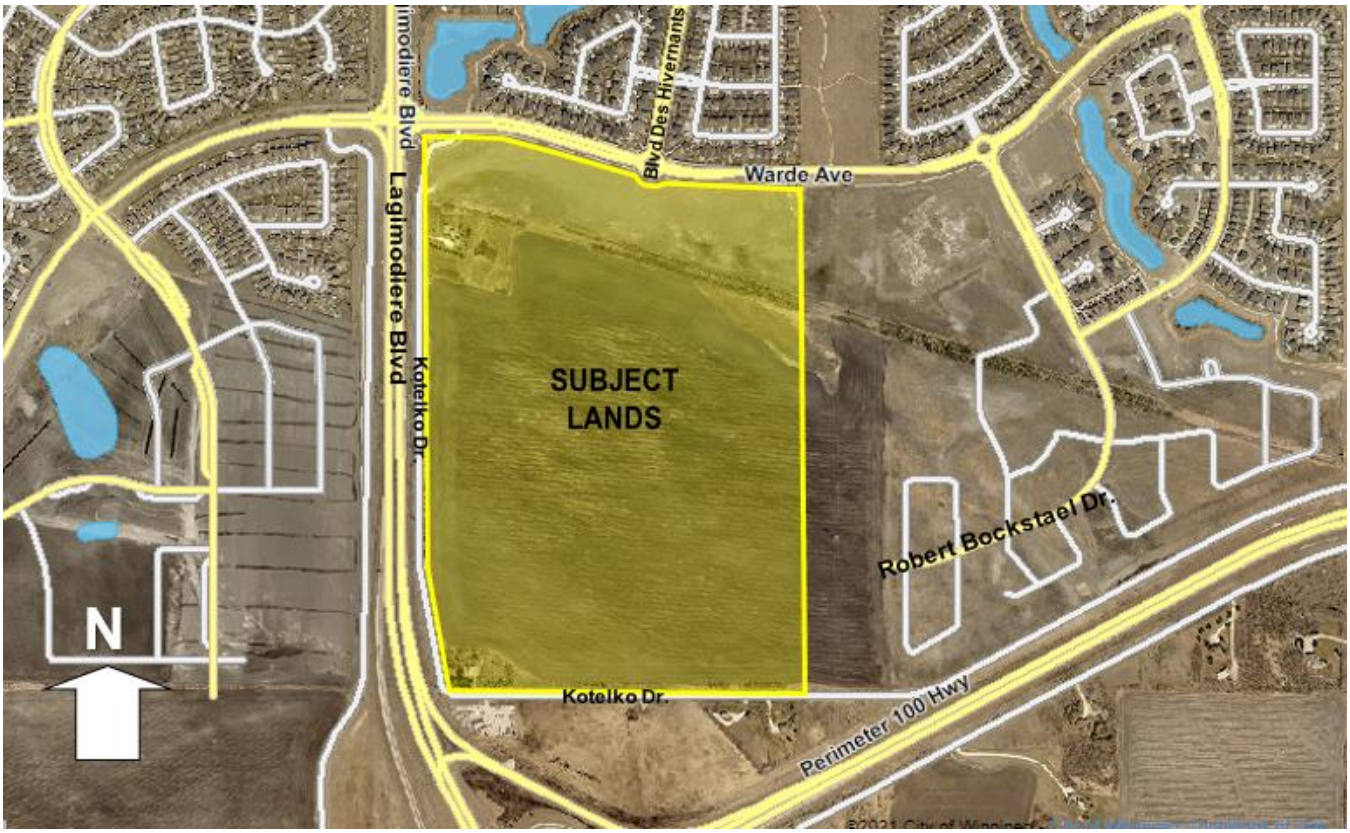


Figure 1: Aerial Photo of Subject Site and Surrounding Uses *(flown 2018)*

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Warde Avenue and residential uses zoned Residential Single Family Medium ('R1-M').

South: Kotelko Drive, a landscape business zoned Agricultural ('A') and a single family home zoned Rural Residential 5 ('RR5'), then the Perimeter Highway (PTH 100).

East: Manitoba Hydro transmission corridor, then residential lots created under DASZ 45/2013 and DASZ 20/2016.

West: Kotelko Drive and Lagimodiere Boulevard (PTH 59).

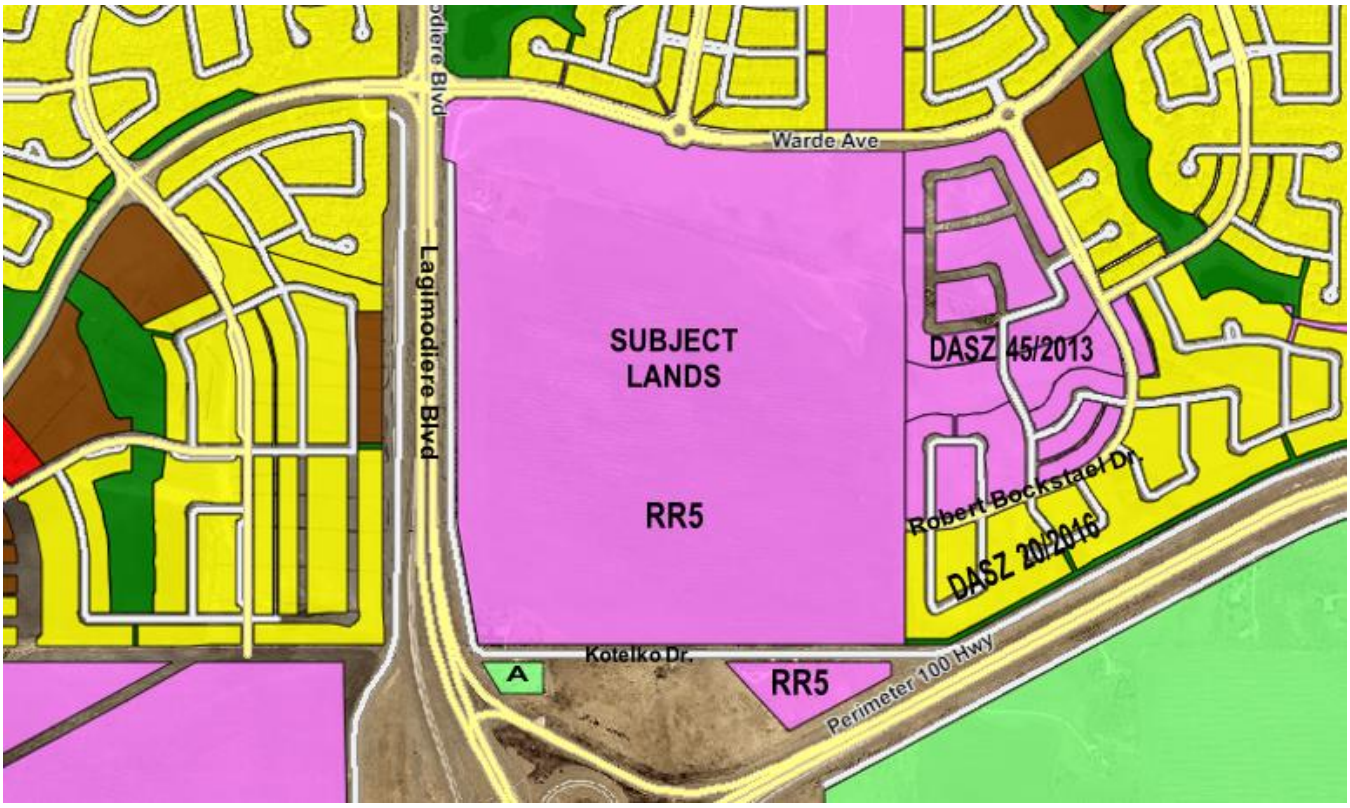


Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing to subdivide and rezone the subject 145 acre site from “RR5” Rural Residential 5 into 57 blocks, 44 lots, and 9 parcels zoned “R1-M” Residential Single-Family (Medium) District, “R1-S” Residential Single-Family (Small) District, “R2” Residential Two-Family, “RMF-S” Residential Multi-Family (Small), “RMF-M” Residential Multi-Family (Medium) District, “PR1” Parks And Recreation 1 (Neighbourhood) District, and “PR2” Parks and Recreation 2 (Community) District in order to create the final residential development phase for Sage Creek.
- This subdivision is considered Phase 10 of the Sage Creek development and will connect to Phase 9A (see DASZ 45/2013) and Phase 9B (see DASZ 20/2016) to the east.
- The existing house at 15 Kotelko Drive will be demolished.
- In total the applicant is proposing 57 blocks and 44 lots as follows:
    - 25 blocks zoned Residential Single-Family Medium ‘R1-M’ including lotting for 36 lots on Blocks 17, 18, 19, and 20.
    - 16 blocks zoned Residential Single-Family Small ‘R1-S’ including lotting for 7 lots on Block 6.
    - 4 blocks zoned Residential Two-Family ‘R2’;
    - 1 block zoned Residential Multi-Family (Medium) ‘RMF-M’;
    - 11 blocks zoned Residential Multi-Family (Small) ‘RMF-S’;
    - 1 small parcel (0.2 acres) that contains a cellular communications tower to be zoned ‘PR-2’ but remain under private ownership.

- The applicant is projecting Phase 10 will contain approximately 582 single family dwellings and 488 multi-family residential units.
- Approximately 13.2 acres of the site will be rezoned to 'PR-2' Parks and Recreation 2 (Community) and 'PR-1' Parks and Recreation 1 (Neighbourhood) and become publicly owned park space. A combination of active and passive park space is proposed with a larger (6.87 acres) community scale park including athletic fields at the northeast quadrant of the plan area.
- The application also involves opening several public right-of-ways. The proposal includes extensions of both the Robert Bockstael and Des Hivernants collector streets as well as several new local streets. An access point to Kotelko Drive is also proposed.
- Sidewalks are proposed along both sides of the collector streets as well as along streets connecting to park space and the public path network.
- Block 57 zoned RMF has been identified as a potential location for a future school site.
- The PR1 land located along the western portion of the site abutting Lagimodiere Boulevard is proposed to accommodate the sound attenuation measures required under the City's Motor Vehicle Noise Policies and Guidelines as noted under 2(A)(iv) of the recommended Zoning Agreement.
- There is an associated variance application (see DAV 21-168426\D) to allow the barbed wire located on the fencing around the existing cell tower to remain as barbed wire is not permitted in the PR2 district.

COLLABORATION

With the Urban Planning and Design Division

- The Urban Planning Division and Design Division has been in communication with the applicant about the proposed development since an initial meeting in January 2021 as well as via subsequent emails and additional meetings in which the details of the proposal were discussed including additional changes to the siting and design of the park space.

With the Public

- The applicant undertook an extensive public engagement process consisting of the following components:
    - Online meetings with representatives of the Sage Creek Residents Association on December 16th, 2020 and March 2nd, 2021.
    - Online meetings directed to residents of Sage Creek on January 26th, 2021 and March 2nd, 2021;
    - An online "open house" webinar on March 3rd, 2021. Notification was to all Sage Creek residences via Qualico's email database and an advertisement in the Canstar Lance community newspaper.
- The applicant indicates that over 100 people participated across all of the engagement sessions and generally the feedback was positive. Concerns raised included density/height of potential multi-family developments, the potential for a school site, and traffic increases.

ANALYSIS AND ISSUES

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:
    - *Support low to moderate change in low-density neighbourhoods through development and redevelopment that is complimentary to the existing scale, character and built form.*
    - *Promote the form of buildings and spaces that are sensitive to the community context and address the transition between new and existing developments.*
    - *Promote a quality public realm with a high level of accessibility to community services and amenities and opportunities for gathering and social interaction.*
    - *Focus housing growth to areas that have municipal service capacity to support intensification, in addition to commercial and recreational amenities.*
    - *In order to meet the full life-cycle of housing needs within the community, promote a mix of housing type and tenure, such as duplexes, low rise apartments, secondary suites, semi-detached homes, townhouses.*
    - *Provide opportunities to increase multi-modal connectivity when redevelopment occurs.*
    - *Support a mix of commercial services and employment uses that serve the local community.*
    - *Ensure that existing public open spaces meet the neighbourhood's current and future requirements.*

The proposal to locate primarily single- and two-family housing in Phase 10 is consistent is with existing development. The proposed subdivision and rezoning also incorporates quality park space sited in various locations throughout the plan area.

SOUTH ST. BONIFACE AREA STRUCTURE PLAN (SECONDARY PLAN)

- The subject site is located within the Residential Policy Area of the South St. Boniface Secondary Plan and includes a Neighbourhood Node as identified in the Plan. Relevant policies to this application include:

    5.1.2 Residential Area Policies

    1) Composition of Residential Area

    (a) Subject to the policies of this Plan,

    (i) single family and two family residential uses shall be the predominant use of land within the Residential Area

    (ii) alternative housing forms, including multi-unit and special needs housing, institutional uses, recreational uses, public uses, and local commercial sites, and other similar and accessory uses to the above, may be allowed within the Residential Area where determined to be compatible and appropriate, and

(iii) open space shall be provided throughout the Residential Area to meet the active and passive recreational needs of residents.

2) Transit Service to the Residential Area

The Residential Area shall:

(i) be served by public transit, and

(ii) contain transit bus stops within a five-minute (400-metre) walking distance from most homes.

5.2.2 Neighbourhood Node Policies

1) Composition of Neighbourhood Nodes

(a) Subject to the policies of this plan, a Neighbourhood Node

(i) shall contain

(A) one or more transit stops, and

(B) a concentration of housing which may include multi-unit residential,

3) Density of Neighbourhood Nodes

(a) A Neighbourhood Node shall contain a minimum of 1.6 net developable hectares (4.0 net developable acres) of residential land developed at a minimum density of 24.7 units per hectare (10 units per acre) located immediately adjacent to the transit stop(s).

(b) At the Development Application stage, detailed information shall be submitted addressing the boundaries and zoning of the residential development within the Neighbourhood Node.

CITY OF WINNIPEG ZONING BY-LAW 200/2006

CURRENT ZONING:

Currently, the lands are zoned Rural Residential 5 ('RR5'). The RR5 district is intended to provide areas for large-lot rural residential development along with limited agricultural uses. The RR5 district requires: a minimum lot width of 25 feet, a minimum lot area of 5 acres, side yards of 25 feet, a front yard of 25 feet, and a rear yard of 25 feet. The maximum building height is 35 feet and the maximum lot coverage is 30%.

PROPOSED ZONING:

The applicant is proposing to rezone the site to:

- *Residential Single Family Medium ('R1-M')* – 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%.
- *Residential Single Family Small ('R1-S')* – 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, 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%.

- *Residential Two Family ('R2')* – The R2 district is intended to accommodate the development of single- and two-family units and where appropriate limited multi-family units in lower-density areas. Requires:
- *Residential Multi-Family Medium District ('RMF-M') and Residential Multi-Family Large District ('RMF-L')* – The RMF districts are intended to accommodate the development of multi-family units in areas with medium to high residential densities.
- *Parks and Recreation 1 (Neighbourhood) ('PR1')* – The PR1 zoning district is intended for sites that are generally passive neighbourhood and community parks and facilities with predominantly pedestrian and cyclist access. These sites may provide unstructured drop-in play and recreation opportunities, including play structures, passive parks, plazas, and natural areas.
- *Parks and Recreation 2 (Community) ('PR2')* – The PR2 zoning district is intended for sites that include community recreation facilities and parks that are accessed by a mix of pedestrian and vehicular traffic. These sites may provide active programs and activities, including community centres, hockey pens, arenas, indoor soccer, wading pools, spray parks, skateboard parks and athletic fields. Parking facilities ranging from 10 to 100 stalls may be associated with these uses.

Reason for the Subdivision and Rezoning

The applicant is proposing to rezone the land from RR5 to R1-M, R1-S, R2, RMF-S, RMF-M, PR1 and PR2 in order to create a fully-serviced residential subdivision that is part of the Sage Creek development.

COMPATIBILITY WITH SECONDARY PLAN AND SURROUNDING NEIGHBOURHOOD

- The proposed subdivision and rezoning represents a logical connection to existing approved subdivision and rezonings within Sage Creek, notably Phases 9A and 9B, which are located to the east (see files DASZ 45/2013 and DASZ 20/2016 respectively).
- The proposal to locate primarily single- and two-family housing in Phase 10 is consistent with the policies directing development under *the South St. Boniface Area Structure Plan.*
- The subject planned area contains a Neighbourhood Node. The applicant has provided a concept that generally shows how the proposed development can meet the required minimum land area and density requirements of 5.2.2(3) of the South St. Boniface Area Structure Plan (see Figure 3 below). Future development for the Neighbourhood Node must comply with the Neighbourhood Node policies of the South St. Boniface Area Structure Plan.

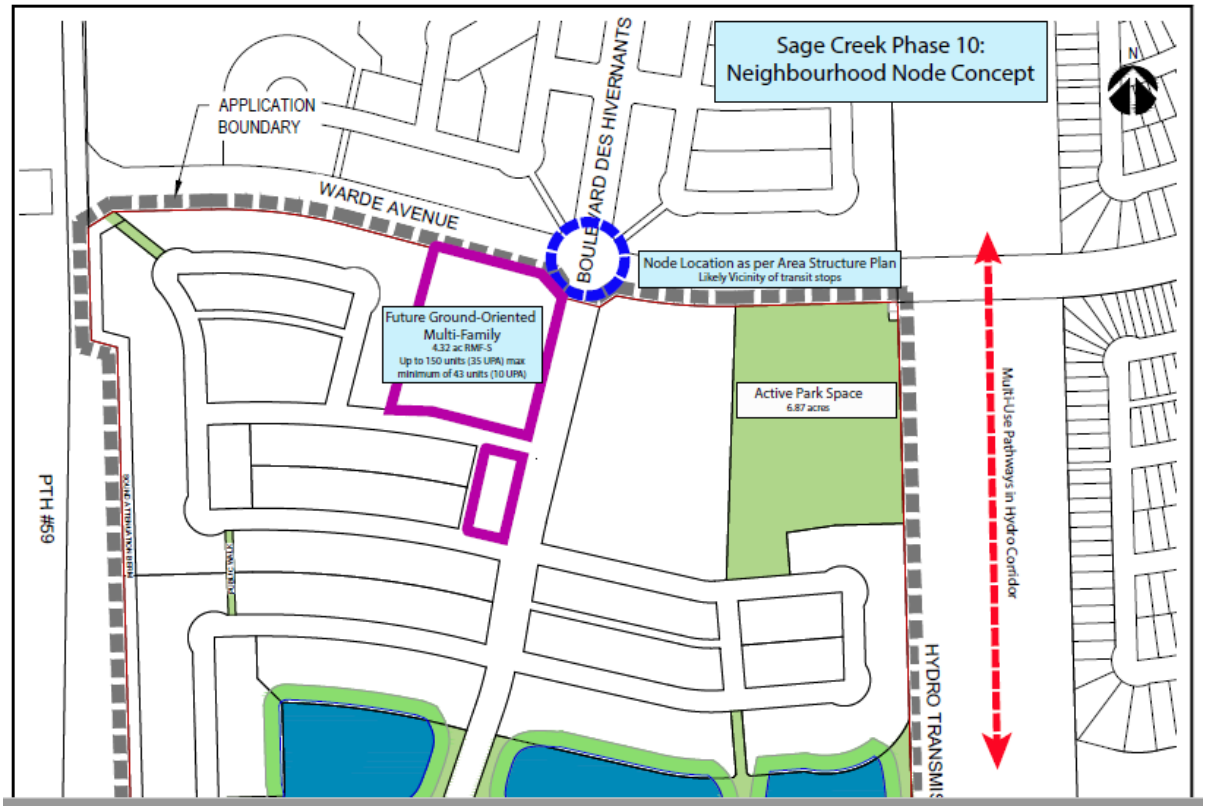


Figure 3: Proposed land area and density for Neighbourhood Node

RECOMMENDED CONDITIONS OF APPROVAL

Plan Approval

- Building elevations and landscaping plans were not included in the subject application. The Urban Planning Division is recommending that final plans be submitted to the Director of Planning, Property and Development and Riel Community Committee for review prior to the issuance of a development permit on the sites zoned RMF-S and RMF-M. The inclusion of this clause will allow the Urban Planning Division and the Riel Community Committee to review final plans before development takes place on the site.
- Noting the limited design direction included in the Secondary Plan for the Residential Policy area, the Public Service is recommending the following guidelines, which are standard best practice guidelines used for multi-family residential projects city-wide, be used for future developments proposed on the properties:
    - The site layout and building orientation should ensure that the buildings relate appropriately to the street and surrounding developments and create a cohesive visual identity for the neighbourhood.
    - Parking areas should be located behind or beside principal buildings and should be well-screened with landscaping.
    - Universally accessible connections should be linked to the existing sidewalk(s).
    - Locate refuse storage areas and other building services internal to buildings or screened from view with appropriate fencing/landscaping.

- The overall design should be made up of a distinctive, quality, architectural character and style that also avoids monotonous and featureless building massing and design.
- Landscaping should enhance the overall development in key areas such as the development perimeter, corners, common areas, areas along pathways, and entryways.

Land Dedication

- As a condition of rezoning or subdivision of a parcel of land, a developer is required to contribute a portion of the land to be developed to the City of Winnipeg for parks purposes. The amount of land is not less than 10 percent.
- In the case of the subject application, the amount of land being contributed for parks purposes is approximately 13.2 acres.

RECOMMENDATION

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

- The proposed development is consistent with the policies of *the Complete Communities Direction Strategy* and *the South St. Boniface Secondary Plan.*
- The proposed subdivision and rezoning represents a logical connection to existing approved subdivisions within Sage Creek.

This Report Submitted by: Elise Finnigan
Planning, Property and Development Department
Urban Planning Division
Report Prepared by: PPD File # DASZ 18/2021

Schedule “A” for File No. DASZ 18/2021, Riel Community Committee, dated June 23rd, 2021.

By–Law No. _____

File No. **DASZ 18/2021**

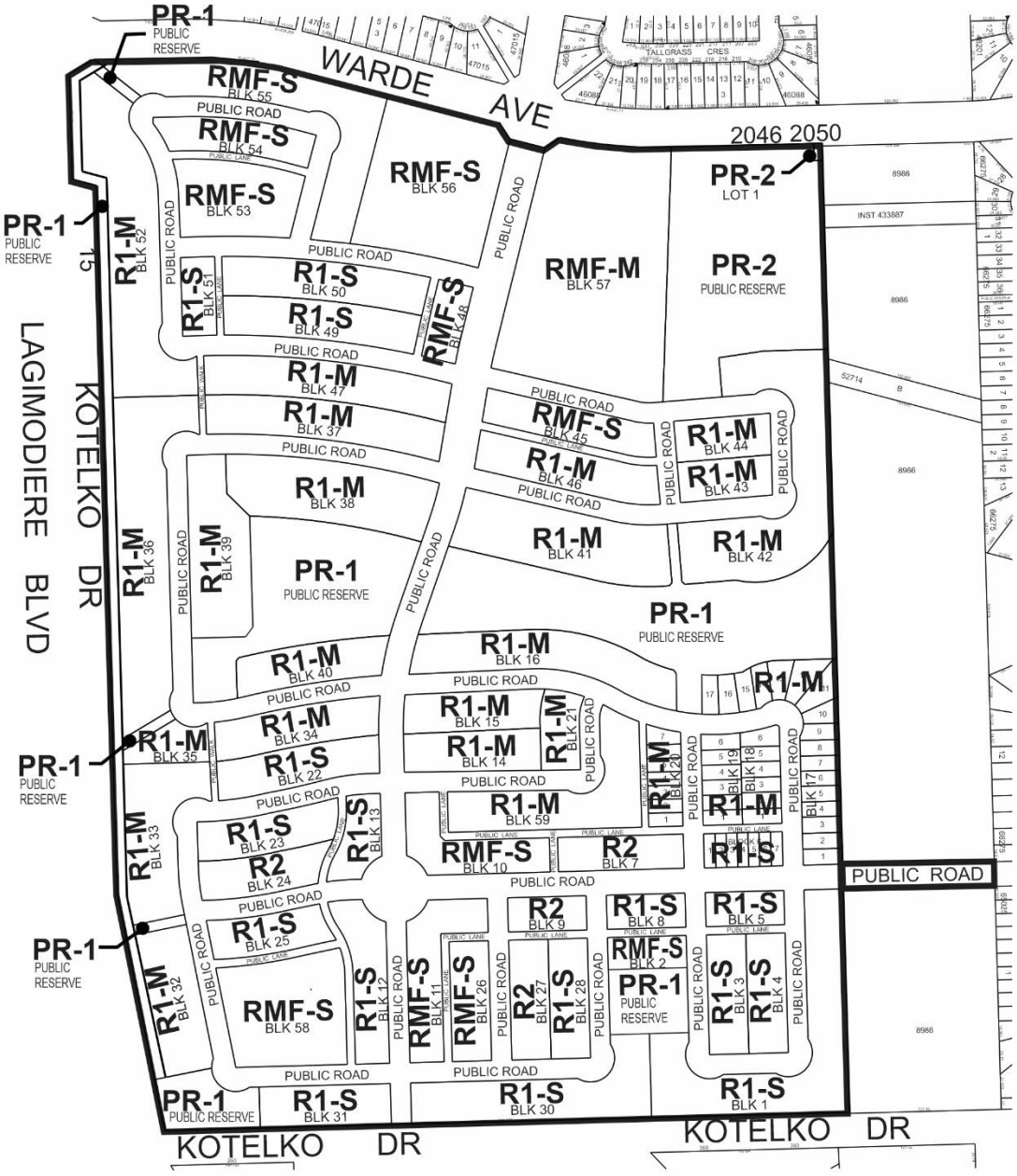
Atlas Sheet No. **AG31, AH31, AH32**

N

RIEL 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 Warde Avenue, East of Lagimodiere Boulevard from an "RR5" RURAL RESIDENTIAL 5 DISTRICT to an "R1-S" and "R1-M" RESIDENTIAL SINGLE-FAMILY DISTRICT, an "R2" RESIDENTIAL TWO-FAMILY DISTRICT, an "RMF-S" and "RMF-M" RESIDENTIAL MULTI-FAMILY DISTRICT and a "PR1" and "PR2" PARKS AND RECREATION DISTRICTS to facilitate the continuation of the Sage Creek Neighbourhood (Sage Creek Phase 10) by the creation of the lot and block plan, public reserve and 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

RE: PROPOSED SUBDIVISION AND REZONING OF LAND LOCATED SOUTH OF WARDE AVENUE, EAST OF LAGIMODIERE BOULEVARD (SAGE CREEK PHASE 10)

It is recommended that approval of DASZ 18/2021, if granted, be subject to the applicant entering into a Development Agreement containing the following conditions:

Section I – 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, legally open property required for a 3.0m x 3.0m corner cuts where two Public Lanes intersect serving single and two-family residential and 5.0m x 5.0m corner cuts where two Public Lanes intersect serving multi-family residential or commercial development, to the satisfaction of the Director of Public Works.

3) The Developer shall legally open property for right-of-way corner cuts measuring a minimum of 2.0m by 2.0m in each corner of the intersection of two streets measuring 22.0m in width or greater. Right-of-way corner cuts measuring 3.0m by 3.0m are to be provided at each corner of any intersection where the angle is less than 80°, to the satisfaction of the Director of Public Works.

4) 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.

5) The Developer shall ensure that where two local residential streets intersect with a residential collector street on opposite sides of the collector, the centerlines of the local streets either coincide with one another at their intersection with the collector, or are offset by a minimum of 45.0m along the collector.

6) The Developer shall ensure that where any local residential street is aligned to curve within 20.0m of its intersection with a residential collector street, the curve shall have a minimum centerline radius of 60.0m.

7) The proposed private walks abutting Blocks 35 and 37/47 shall be moved slightly to the west, as determined by and to the satisfaction of the Director of Public Works.

8) The Public Reserve in the northeast portion of the Public Reserve shall be zoned PR2.

9) The DRAFT Legal Plan must be submitted to the Public Works and Water and Waste Department with the appropriate construction details for review and approval by the Public Works Department and Water and Waste Department.

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.

2) The Developer shall provide a comprehensive servicing report, prepared by a qualified municipal engineer, which shall outline the provision of underground services required for the Planned Area and adjacent lands, as determined by and to the satisfaction of the Director of Water and Waste.

   a. The Developer will need to demonstrate that the increase in density can be accommodated by the receiving wastewater systems or upgrade the wastewater system as required.

3) The Developer shall submit Servicing Criteria Sheets for water, wastewater and land drainage facilities, including plans showing the current and ultimate service areas, as determined by and to the satisfaction of the Director of Water and Waste.

Section III - Servicing Conditions

1) Water Mains

   The Developer shall, at no expense to the City, construct and install all water mains required to serve 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 serve 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

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

4) 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) The Developer's share of the stormwater management facilities owing under this agreement shall be credited against the cost of the facilities to be constructed or previously constructed by the Developer.

e) 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.

f) 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.

g) 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.

i) Proposed SRB3 should be located as far east as possible to provide for additional park space between SRB2 and SRB3.

h) 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.

i) 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.

j) 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.

k) 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.

l) 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.

5) Lot Line Service Connections

a) The Developer shall, at no expense to the City, construct and install wastewater and water building services from the wastewater sewers and water mains to service all single-family and two-family lots within the Planned Area, as determined by and to the satisfaction of the Director of Water and Waste.

b) The Developer shall ensure that the private sewer service for each single- family and two-family lot remains plugged from installation until the foundation excavation has been backfilled and the roof of the dwelling has been sheathed, after which the private sewer service pipe may be connected to the wastewater system, and the Developer will indemnify the City against all actions, claims, demands, damages, losses and costs, including legal and court costs, suffered or incurred by the City arising out of any failure to do so.

c) The Developer shall replace or repair, to the satisfaction of the Director of Water and Waste, any water service pipe or private sewer service pipe determined by the Director of Water and Waste to be defective within one year following the date the water to the lot serviced by that water service pipe or private sewer service pipe is turned on by the City for domestic use, and shall pay to the City any and all costs incurred by the City associated with any such defect.

6) Lot Grading

a) The Developer shall, at no expense to the City and prior to the execution of the servicing agreement, provide a lot grading plan, prepared by a municipal engineer, for the Planned Area, to the satisfaction of the Director of Water and Waste.

b) The Developer shall, at no expense to the City, construct all drainage works necessitated by the lot grading plan of record to the satisfaction of the Director of Water and Waste.

c) Prior to the issuance of any building permits in respect of the Planned Area, the Developer shall, at no expense to the City, construct all swales, catchbasins and leads required to provide lot drainage within the Planned Area.

d) Upon registration of the approved subdivision mylars in the Land Titles Office, the Developer shall, at no expense whatsoever to the City, grant to the City and register easements in respect of all swales, catchbasins and leads for lot drainage within the Planned Area.

7) Pavements

a) The Developer shall, at no expense whatsoever to the City, construct 150mm and 200mm thick Portland cement concrete pavements, 7.5m, 8.0m, and 10.0m in width, and all related works, including but not limited to ornamental street lighting, boulevard landscaping and land drainage facilities, in all streets within the Planned Area, all as determined by and to the satisfaction of the Director of Public Works.

b) The Developer shall, at no expense whatsoever to the City, construct 150mm thick Portland cement concrete pavements, 5.0m in width in all Public Lanes serving single or two family residential development, and 6.0m in width in all Public Lanes serving multi-family residential and commercial development, and all related works, including but not limited to land drainage facilities, in all Public Lanes within the Planned Area, all as determined by and to the satisfaction of the Director of Public Works.

8) Sidewalks/Multi-use Pathways

a) The Developer shall, at no expense whatsoever to the City, construct 1.5m and/or 1.8m wide by 100mm thick Portland cement concrete sidewalks, or multi-use pathways 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, as conceptually shown on the attached Schedule "C".

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

9) Public Walks

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

iii) Sodding on both sides of the sidewalk;

iv) Fencing within private property, along the side property lines;

v) Bollards with appropriate sidewalk opening at both street ends of the Public Walk;

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

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

10. Private Approaches

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

b) There shall be no private approaches off of PTH 100 (Perimeter Highway)

c) Non-conforming approaches require separate application to the Public Works Department.

11) Kotelko Drive

a) The Developer shall, at no expense whatsoever to the City, construct a cul-de-sac at the end of Kotelko Drive, at a location as determined by the Director of Public Works, and remove the portion of Kotelko Drive and all related works within the Planned Area, all as determined by and to the satisfaction of the Director of Public Works.

12) Noise Attenuation/Rear-Yard Setback

a) The Developer shall, at no expense to the City, construct within the rear yards of all single and two family lots abutting Warde Avenue, the Perimeter Highway (Provincial Trunk Highway 100), and Lagimodiere Boulevard (PTH #59), a uniform noise attenuation fence 2.0m in height, to the satisfaction of the Director of Public Works. The Developer is to permit the City to file a caveat against the title of each of these proposed lots abutting Warde Avenue, the Perimeter Highway (Provincial Trunk Highway 100), and Lagimodiere Boulevard (PTH #59) requiring the owner(s) to maintain and/or repair or replace the fence as originally constructed, to the satisfaction of the Director of Public Works.

b) All single-family and two-family residential lots backing onto the Perimeter Highway and Lagimodiere Boulevard (PTH #59), shall be of sufficient depth to provide a minimum rear-yard setback which together with other sound attenuation measures such as a berm and/or noise attenuation fence achieve the City's Motor Vehicle Noise Policies and Guidelines sound-level limit of 65 dBA in the typical outdoor recreation area of those lots, and the Zoning Agreement covering those lots shall stipulate this minimum rear yard. Where the City has not received (from the Developer) and approved an analysis and recommendations for a berm and setback prior to the execution of the Zoning Agreement, the Zoning Agreement shall stipulate a minimum rear yard of 22.5m. The minimum berm height shall be determined by the Director of Public Works, all to the satisfaction of the Director of Public Works.

13) Pedestrian Crossing Control

The Developer shall pay to the City, in cash, on demand, 100% of the costs associated with the installation of the appropriate pedestrian crossing controls and all related works, where required to accommodate pedestrian crossings in the vicinity of Block 57 within and adjacent to the Planned Area, as determined by and to the satisfaction of the Director of Public Works.

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) Two Means of Vehicle Access

a) The Developer shall, at no expense to the City, 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.

b) The Developer shall, at no expense to the City, construct temporary paved roadways and provide easements or rights-of-way in respect of clause a) above, as determined by and to the satisfaction of the Director of Public Works.

16) 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.

17) Construction Traffic

a) The Developer shall ensure that construction traffic uses access routes as determined by the Director of Public Works.

b) 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.

18) Signage

The Developer shall, at no expense to the City:

vi) 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, multi-family sites, commercial sites, collector and arterial streets, Lagimodiere Boulevard and PTH 100, all with the approval of, and to the satisfaction of the Director of Planning, Property and Development; and,

vii) Supply and install trail network signage and trail related traffic signage, on pathways and Active Transportation corridors, consistent with standards and specifications applied to similar citywide networks, or an alternative standard proposed by the Developer, as determined by, and to the satisfaction of, the Directors of Public Works and Planning, Property, and Development.

19) 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.

20) 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.

21) 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.

22) 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.

23) 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. The City is seeking to obtain the maximum required and accrued dedication of park lands for Public Reserve accrued from under-dedication in previous phases of the Sage Creek Community. If, however the City and the Developer mutually agree to under-dedication, the Developer shall 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 provisions of an equivalent value of additional site amenities in the Public Reserve, as approved by the Director of Public Works and the Direct of Planning, Property and Development.

    a. The Developer hereby acknowledges that the Public Reserve for the purposes of the sound attenuation berm, including berm(s) within the land dedicated for parks, does not count towards the land dedication requirements outlined in clause a) above,

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 primary pathways.

viii) The north easterly Public Reserve shall be graded to accommodate an athletic field, to the satisfaction of the Director of Public Works.

ix) The provision of additional elements such as plantings, site furnishing, play equipment and athletic field components will be encouraged, subject to approval of plans submitted and approved by the Director of Public Works.

x) Where the Developer is providing naturalized landscaping in lieu of traditional sodding, the scope of landscaping shall include pathway development, naturalized areas and a site drainage proposal that minimizes runoff across the path system.

c) If the City deems that the provision of irrigation or water service to the Public Reserve is not required, the Developer shall provide compensation in the form of site amenities of predetermined equivalent value.

d) The Developer shall, at no expense to the City, erect uniform continuous fencing for properties abutting Public Reserve land:

xi) fencing is to located on private property and future owners of the individual building lots along this fencing shall be responsible to maintain the fencing; and

xii) the Developer shall permit the City to file a caveat against the title(s) of each lot abutting public property requiring the owner to maintain and/or replace the fence as originally constructed,

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

e) The Developer shall, at no expense to the City, erect decorative open-style fencing (ie: wrought iron or approved equivalent) on all properties fronting Public Reserve(s):

xiii) fencing is to located on private property and future owners of the individual building lots along this fencing shall be responsible to maintain the fencing; and

xiv) the Developer shall permit the City to file a caveat against the title(s) of each lot abutting public property requiring the owner to maintain and/or replace the fence as originally constructed,

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

f) The Developer shall engage a certified arborist and work with the Parks and Urban Design Division to determine what area of the existing natural vegetation and trees can and should be preserved within Public Reserve lands, to optimize preservation while also supporting long term park plans.

g) The Developer shall take all precautions and measures necessary to ensure trees and natural areas identified for preservation are not removed or damaged during the scope of works associated with development, unless previously approved by the City Forester and City Naturalist, including:

xv) any re-grading of land or changes in drainage patterns due to development must ensure there is no run-off directed into the natural area, but shall be handled internal to that property;

xvi) drainage patterns of water out of natural areas must also be accounted for by providing drainage where necessary to maintain a neutral effect on the moisture regime; and

xvii) tree protection measures shall be implemented throughout the development and construction period, including but not limited to the installation of protective fencing around vegetation to be protected to ensure no accidental encroachment into that area during construction,

all to the satisfaction of the City Forester and under the direction of a certified arborist engaged by the Developer.

h) The Developer shall adhere to the City's *Tree Planting Details and Specifications*, in particular Part 5.0, "*Tree Protection during Construction*".

xviii) In the event that damage does occur, the Developer shall provide equitable compensation to the City as directed by and to the satisfaction of the City Forester.

i) 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.

j) 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.

k) Public Reserve improvements should be undertaken by the time the build out has reached 80% and completed before reaching 100%, unless an extension of time has been previously approved, in writing, by the Director of Public Works.

l) 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 18/2021
July 5, 2021

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

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

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

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

Schedule “C” – Sidewalk Schedule for File No. DASZ 18/2021, Riel Community Committee, dated July 5th, 2021.

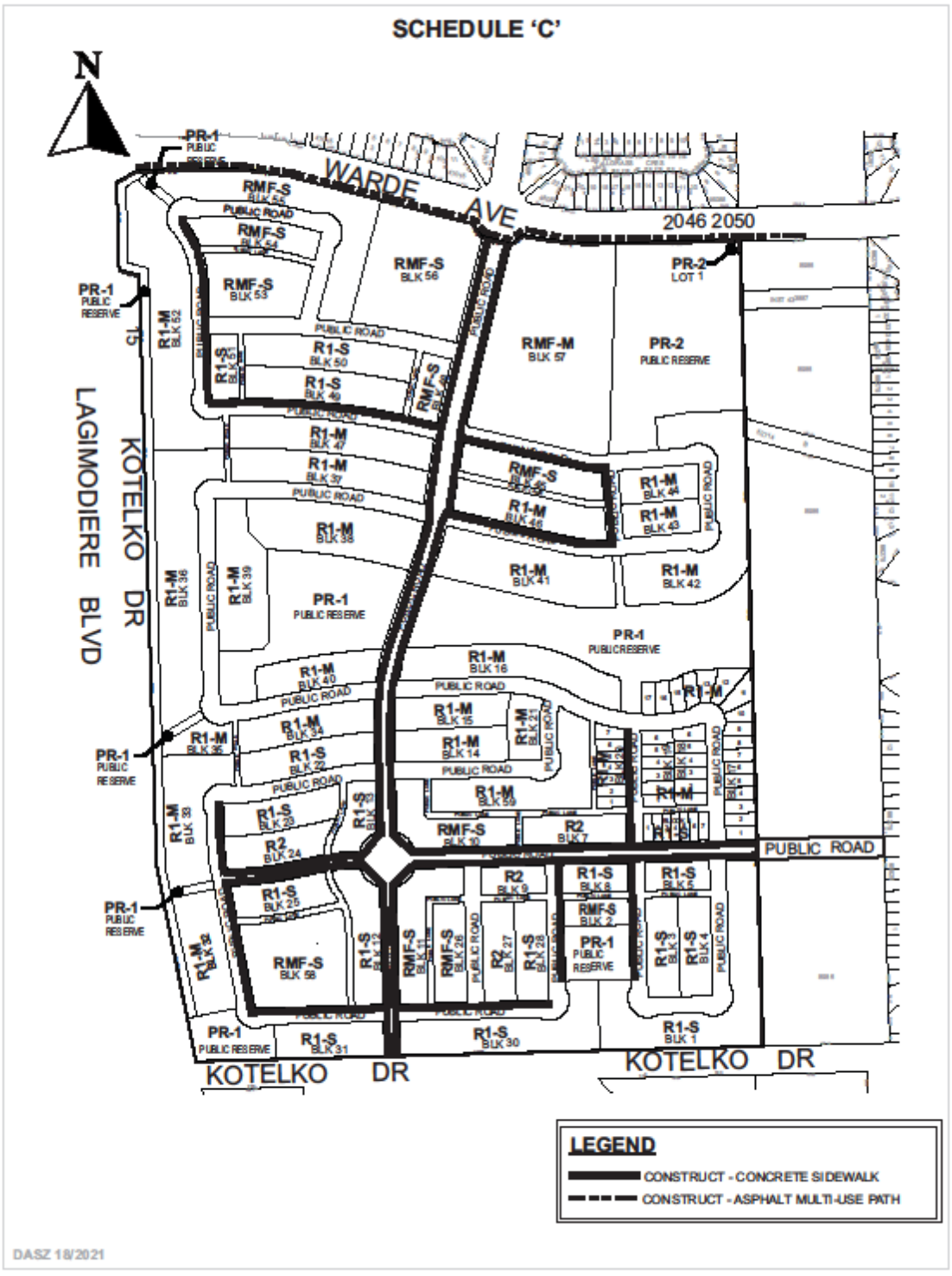
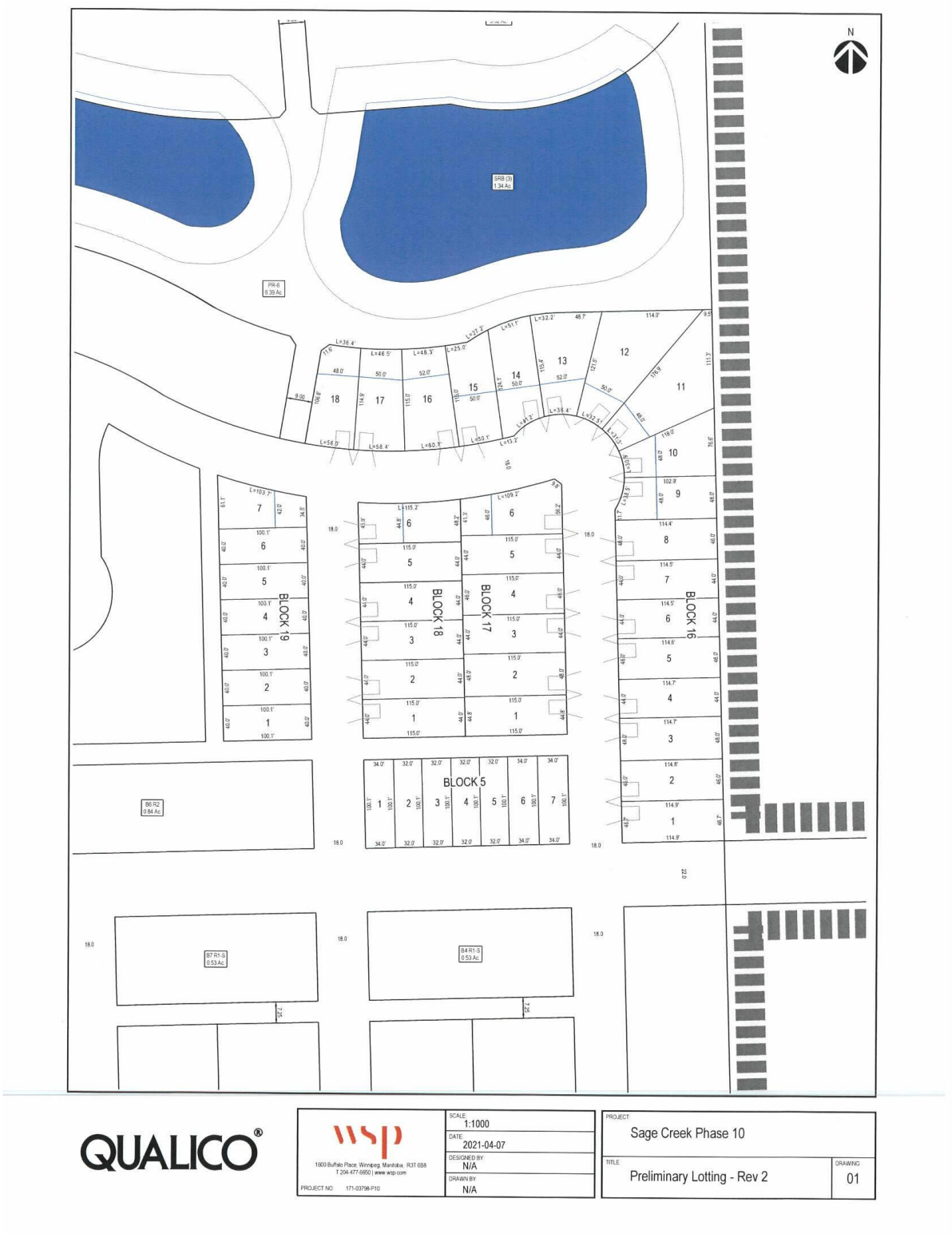


Exhibit “11” referred to in File DASZ 18/2021





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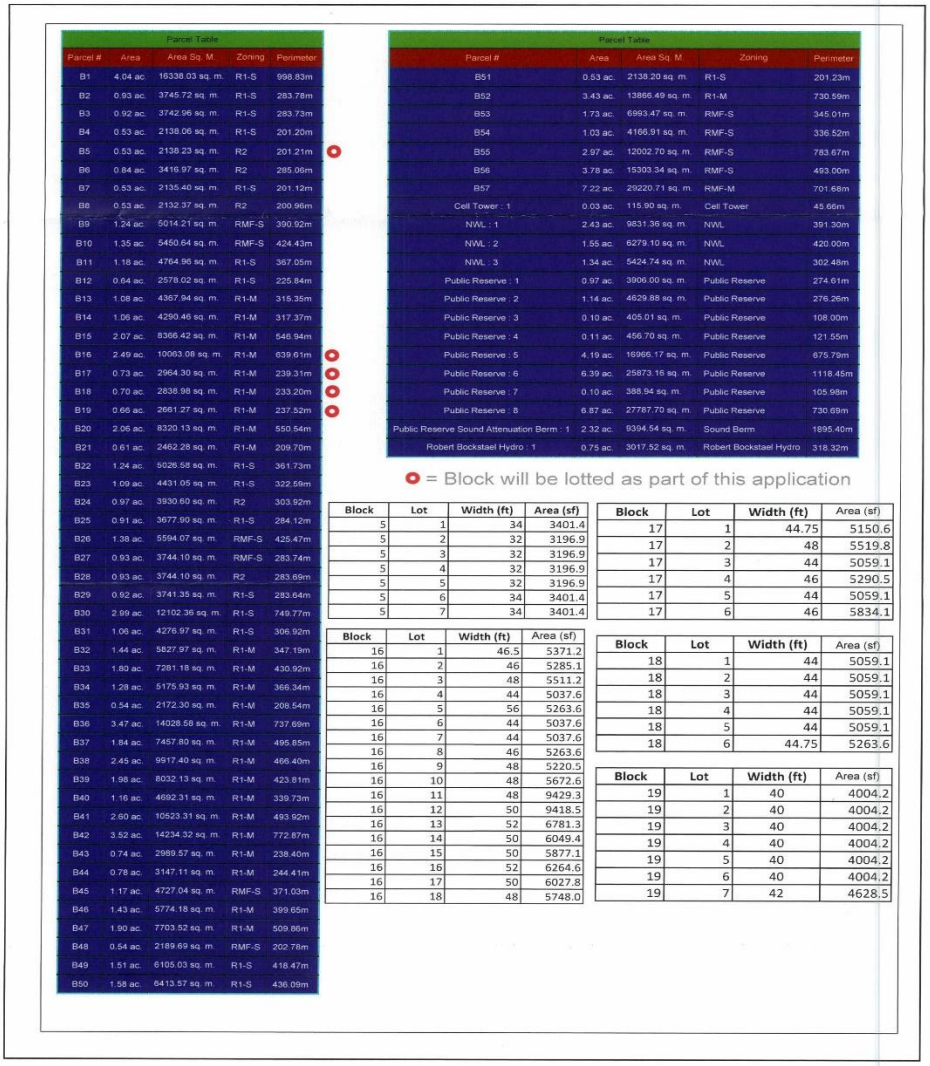
T 204-477-6650 | www.wsp.com
PROJECT NO: 171-93796-P10

SCALE:	1:3500
DATE:	2021-04-07
DESIGNED BY:	N/A
DRAWN BY:	N/A

PROJECT: Sage Creek Phase 10

TITLE: Conceptual Plan of Subdivision

DRAWING: 01



Parcel Table

Parcel #	Area	Area Sq. M.	Zoning	Perimeter
B1	4.04 ac.	16338.03 sq. m.	R1-S	998.83m
B2	0.93 ac.	3745.72 sq. m.	R1-S	283.78m
B3	0.92 ac.	3742.96 sq. m.	R1-S	283.73m
B4	0.53 ac.	2138.06 sq. m.	R1-S	201.20m
B5	0.53 ac.	2138.23 sq. m.	R2	201.21m
B6	0.84 ac.	3416.97 sq. m.	R2	285.06m
B7	0.53 ac.	2135.40 sq. m.	R1-S	201.12m
B8	0.53 ac.	2132.37 sq. m.	R2	200.96m
B9	1.24 ac.	5014.21 sq. m.	RMF-S	390.92m
B10	1.35 ac.	5450.64 sq. m.	RMF-S	424.43m
B11	1.18 ac.	4764.96 sq. m.	R1-S	367.05m
B12	0.64 ac.	2578.02 sq. m.	R1-S	225.84m
B13	1.08 ac.	4367.94 sq. m.	R1-M	315.35m
B14	1.06 ac.	4290.46 sq. m.	R1-M	317.37m
B15	2.07 ac.	8366.42 sq. m.	R1-M	546.94m
B16	2.49 ac.	10063.08 sq. m.	R1-M	639.61m
B17	0.73 ac.	2964.30 sq. m.	R1-M	239.31m
B18	0.70 ac.	2838.98 sq. m.	R1-M	233.20m
B19	0.66 ac.	2661.27 sq. m.	R1-M	237.52m
B20	2.06 ac.	8320.13 sq. m.	R1-M	550.54m
B21	0.61 ac.	2462.28 sq. m.	R1-M	209.70m
B22	1.24 ac.	5026.58 sq. m.	R1-S	361.73m
B23	1.09 ac.	4431.05 sq. m.	R1-S	322.59m
B24	0.97 ac.	3930.60 sq. m.	R2	303.92m
B25	0.91 ac.	3677.99 sq. m.	R1-S	284.12m
B26	1.38 ac.	5594.07 sq. m.	RMF-S	425.47m
B27	0.93 ac.	3744.10 sq. m.	RMF-S	283.74m
B28	0.93 ac.	3744.10 sq. m.	R2	283.69m
B29	0.92 ac.	3741.35 sq. m.	R1-S	283.64m
B30	2.99 ac.	12102.36 sq. m.	R1-S	749.77m
B31	1.06 ac.	4276.97 sq. m.	R1-S	306.92m
B32	1.44 ac.	5827.97 sq. m.	R1-M	347.19m
B33	1.80 ac.	7281.18 sq. m.	R1-M	430.92m
B34	1.28 ac.	5175.93 sq. m.	R1-M	366.34m
B35	0.54 ac.	2172.30 sq. m.	R1-M	208.54m
B36	3.47 ac.	14028.58 sq. m.	R1-M	737.69m
B37	1.84 ac.	7457.80 sq. m.	R1-M	495.85m
B38	2.45 ac.	9917.40 sq. m.	R1-M	466.40m
B39	1.98 ac.	8032.13 sq. m.	R1-M	423.81m
B40	1.16 ac.	4692.31 sq. m.	R1-M	339.73m
B41	2.60 ac.	10523.31 sq. m.	R1-M	493.92m
B42	3.52 ac.	14234.32 sq. m.	R1-M	772.87m
B43	0.74 ac.	2989.57 sq. m.	R1-M	238.40m
B44	0.78 ac.	3147.11 sq. m.	R1-M	244.41m
B45	1.17 ac.	4727.04 sq. m.	RMF-S	371.03m
B46	1.43 ac.	5774.18 sq. m.	R1-M	399.65m
B47	1.90 ac.	7703.52 sq. m.	R1-M	509.86m
B48	0.54 ac.	2189.69 sq. m.	RMF-S	202.78m
B49	1.51 ac.	6105.03 sq. m.	R1-S	418.47m
B50	1.58 ac.	6413.57 sq. m.	R1-S	436.09m

Parcel Table

Parcel #	Area	Area Sq. M.	Zoning	Perimeter
B51	0.53 ac.	2138.20 sq. m.	R1-S	201.23m
B52	3.43 ac.	13866.49 sq. m.	R1-M	730.59m
B53	1.73 ac.	6993.47 sq. m.	RMF-S	345.01m
B54	1.03 ac.	4166.91 sq. m.	RMF-S	336.52m
B55	2.97 ac.	12002.70 sq. m.	RMF-S	783.67m
B56	3.78 ac.	15303.34 sq. m.	RMF-S	493.00m
B57	7.22 ac.	29220.71 sq. m.	RMF-M	701.68m
Cell Tower : 1	0.03 ac.	115.90 sq. m.	Cell Tower	45.66m
NWL : 1	2.43 ac.	9831.36 sq. m.	NWL	391.30m
NWL : 2	1.55 ac.	6279.10 sq. m.	NWL	420.00m
NWL : 3	1.34 ac.	5424.74 sq. m.	NWL	302.48m
Public Reserve : 1	0.97 ac.	3906.00 sq. m.	Public Reserve	274.61m
Public Reserve : 2	1.14 ac.	4629.88 sq. m.	Public Reserve	276.26m
Public Reserve : 3	0.10 ac.	405.01 sq. m.	Public Reserve	108.00m
Public Reserve : 4	0.11 ac.	456.70 sq. m.	Public Reserve	121.55m
Public Reserve : 5	4.19 ac.	16966.17 sq. m.	Public Reserve	675.79m
Public Reserve : 6	6.39 ac.	25873.16 sq. m.	Public Reserve	1118.45m
Public Reserve : 7	0.10 ac.	388.94 sq. m.	Public Reserve	105.98m
Public Reserve : 8	6.87 ac.	27787.70 sq. m.	Public Reserve	730.69m
Public Reserve Sound Attenuation Berm : 1	2.32 ac.	9394.54 sq. m.	Sound Berm	1895.40m
Robert Bockstael Hydro : 1	0.75 ac.	3017.52 sq. m.	Robert Bockstael Hydro	318.32m

= Block will be lotted as part of this application

Block	Lot	Width (ft)	Area (sf)
5	1	34	3401.4
5	2	32	3196.9
5	3	32	3196.9
5	4	32	3196.9
5	5	32	3196.9
5	6	34	3401.4
5	7	34	3401.4

Block	Lot	Width (ft)	Area (sf)
16	1	46.5	5371.2
16	2	46	5285.1
16	3	48	5511.2
16	4	44	5037.6
16	5	56	5263.6
16	6	44	5037.6
16	7	44	5037.6
16	8	46	5263.6
16	9	48	5220.5
16	10	48	5672.6
16	11	48	9429.3
16	12	50	9418.5
16	13	52	6781.3
16	14	50	6049.4
16	15	50	5877.1
16	16	52	6264.6
16	17	50	6027.8
16	18	48	5748.0

Block	Lot	Width (ft)	Area (sf)
17	1	44.75	5150.6
17	2	48	5519.8
17	3	44	5059.1
17	4	46	5290.5
17	5	44	5059.1
17	6	46	5834.1

Block	Lot	Width (ft)	Area (sf)
18	1	44	5059.1
18	2	44	5059.1
18	3	44	5059.1
18	4	44	5059.1
18	5	44	5059.1
18	6	44.75	5263.6

Block	Lot	Width (ft)	Area (sf)
19	1	40	4004.2
19	2	40	4004.2
19	3	40	4004.2
19	4	40	4004.2
19	5	40	4004.2
19	6	40	4004.2
19	7	42	4628.5

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PROJECT NO.: 171-03798-P10

SCALE: n/a
DATE: 2021-04-05
DESIGNED BY: N/A
DRAWN BY: N/A

PROJECT: Sage Creek Phase 10
TITLE: Parcel Summary
DRAWING: 02