Agenda – Executive Policy Committee – December 8, 2021

REPORTS

Item No. 11 Subdivision and Rezoning – 2792 - 2796 Main Street (North Kildonan Ward) File DASZ 24/2021 [c/r DAV 161016/2021D]

COMMUNITY COMMITTEE RECOMMENDATION:

On November 22, 2021, the East Kildonan-Transcona Community Committee concurred in the recommendation of the Winnipeg Public Service and, via the Priority Rezoning Process, recommended to the Executive Policy Committee:

1. That the subdivision under Development Application No. DASZ 24/2021 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated November 7, 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 a Servicing 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 November 5, 2021, and attached as Schedule "B" to this report.

    B. That the City enter into, execute and deliver with the Developer a Servicing Agreement in accordance with recommendation 1.A., and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").

    C. That authority be delegated to the City's Director of Planning, Property and Development to negotiate and approve the terms and conditions of the Servicing 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.

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "RMF-M" Residential Multi-Family (Medium) District as shown on the map dated November 7, 2021, and attached as Schedule "A" to this report.

3. That in lieu of the dedication of land, the developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of Development Application No. DASZ 24/2021, as determined by the City's Director of Planning, Property and Development.

COMMUNITY COMMITTEE RECOMMENDATION (continued):

4. 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.

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

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

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

8. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Plan is not registered in accordance with Recommendation 6 unless the Developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.

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

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

11. That Variance Order DAV 21-161016D 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 24/2021.

DECISION MAKING HISTORY:

COMMUNITY COMMITTEE RECOMMENDATION:

On November 22, 2021, the East Kildonan-Transcona Community Committee concurred in the recommendation of the Winnipeg Public Service and, via the Priority Rezoning Process, submitted its recommendation to the Executive Policy Committee.

PUBLIC HEARING SUMMARY

File: DASZ 24/2021

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

Public Hearing: November 22, 2021
Council Building, 510 Main Street

Applicant: 10054548 Manitoba Ltd. (Parbjot Brar)

Subject:



Premises Affected: 2792 – 2796 Main Street

For submission to: Executive Policy Committee

Prepared by: Tamara Pomanski, Committee Clerk
East Kildonan-Transcona Community Committee

Report date: November 22, 2021

Community Committee Recommendation:

On November 22, 2021, the East Kildonan-Transcona Community Committee concurred in the recommendation of the Winnipeg Public Service and, via the Priority Rezoning Process, recommended to the Executive Policy Committee:

1. That the subdivision under Development Application No. DASZ 24/2021 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated November 7, 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 a Servicing 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 November 5, 2021, and attached as Schedule "B" to this report.

    B. That the City enter into, execute and deliver with the Developer a Servicing Agreement in accordance with recommendation 1.A., and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").

    C. That authority be delegated to the City's Director of Planning, Property and Development to negotiate and approve the terms and conditions of the Servicing 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.

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "RMF-M" Residential Multi-Family (Medium) District as shown on the map dated November 7, 2021, and attached as Schedule "A" to this report.

3. That in lieu of the dedication of land, the developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of Development Application No. DASZ 24/2021, as determined by the City's Director of Planning, Property and Development.

4. 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.

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

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

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

8. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Plan is not registered in accordance with Recommendation 6 unless the Developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.

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

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

11. That Variance Order DAV 21-161016D 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 24/2021.

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

1. This is on a main arterial roadway. It's a good densification and consistent with OurWinnipeg.

Exhibits Filed:

1. Application dated August 25, 2021
2. Notification of Public Hearing dated October 13, 2021
3. Manitoba Status of Titles 3046050/1, 3046605/1
4. Letter of authorization dated April 27, 2021 from Parmjil Brar and Parmjot Brar, 10054548 Manitoba Ltd. to Parbjot Brar, 10054548 Manitoba Ltd.
5. Drawing of subject property
6. Plans (8 pages)
7. Report from the Urban Planning Division dated November 7, 2021
8. Inspection Report
9. Presentation titled 2792-2796 Main Street – Multi-Family Apartments – 40 Units from Karen Shanski in support of the application
10. Recording of Representations

REPRESENTATIONS:

In Support:

Parbjot Brar
Greg Grewal
Terry McKellar
Karen Shanski

In Opposition:

Nil

For Information:

Nil

For the City:

G. Doney, Senior Planner, Planning, Property and Development
D. Trenchard, Land Development Engineer, Planning, Property and Development Department

Exhibit "7" referred to in File DASZ 24/2021

ADMINISTRATIVE REPORT

Title: DASZ 24/2021 – 2792 & 2796 Main Street

Issue: For consideration at the public hearing for a Subdivision and Rezoning to create one lot zoned "RMF-M" Residential Multi-Family (Medium) and to develop multi-family on the proposed lot.

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

AUTHORIZATION

Author	Department Head	CFO	CAO
Glen Doney, RPP, MCIP	n/a	n/a	

RECOMMENDATIONS

1. That the subdivision under Development Application No. DASZ 24/2021 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated November 7, 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 a Servicing 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 November 5, 2021, and attached as Schedule "B" to this report.

   B. That the City enter into, execute and deliver with the developer a Servicing Agreement in accordance with recommendation 1.A., and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").

   C. That authority be delegated to the City's Director of Planning, Property and Development to negotiate and approve the terms and conditions of the Servicing 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.

2. That The Winnipeg Zoning By-law No. 200/06 be amended by rezoning the subject land to an “RMF-M” Residential Multi-Family (Medium) District as shown on the map dated November 7, 2021, and attached as Schedule “A” to this report.

3. That, in lieu of the dedication of land, the developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of Development Application No. DASZ 24/2021, as determined by the City’s Director of Planning, Property and Development.

4. 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.

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

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

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

8. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Plan is not registered in accordance with recommendation 6 unless the developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.

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

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

11. That Variance Order DAV 21-161016D 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 24/2021.

REASONS FOR REPORT

This report is required because a proposed plan of subdivision and rezoning application requires a public hearing as per the *Development Procedures By-law* and *The City of Winnipeg Charter.*

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Urban Planning and Design Division are concurred in, the proposed plan of subdivision and rezoning can proceed in accordance with Schedule “A” to this report.

CONSULTATION

The Land Development Branch was consulted in the preparation of this report.

OURWINNIPEG POLICY ALIGNMENT

The Key Direction of *OurWinnipeg* that applies to Regional Mixed Use Corridors states:

Focus a significant share of growth to Centres and Corridors in a manner that:

- *Provides compact, mixed-use, high-quality urban development.*
- *Concentrates people and jobs in areas well-served by the primary transit service, located close to transit stops.*
- *Concentrates urban development in a built form that helps to optimize existing investment, municipal infrastructure, and facilities.*
- *Encourages a built form that supports a pedestrian friendly environment while incorporating climate sensitive site and building design.*

The proposed plan of subdivision and rezoning application aligns with this Key Direction and with *OurWinnipeg* in general because it would facilitate a development that would:

- Be compact, well landscaped, and well designed,
- Be serviced by piped water, piped wastewater and piped land drainage works,
- Enhance the pedestrian environment, and
- In the future, would be accessed by an urban standard roadway (when Main Street is redeveloped accordingly).

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

Strategic Opportunity #4 of the *Winnipeg Climate Action Plan* states: “*Facilitate compact, complete development and increase density*.”

The proposed plan of subdivision and rezoning application aligns with this Key Direction and with *the Winnipeg Climate Action Plan* in general because, it would facilitate a compact development that increases the residential density in the area.

SUBMITTED BY

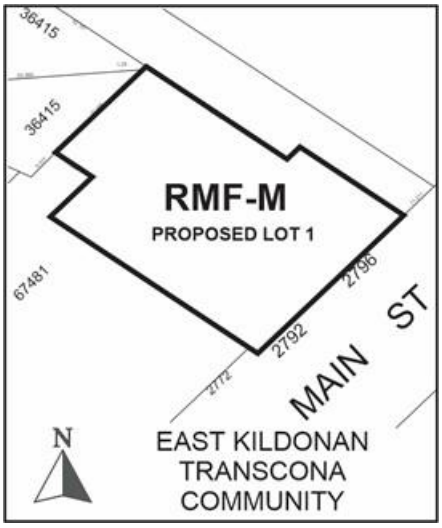
Department: Planning, Property and Development
Division: Urban Planning and Design
Prepared by: Glen Doney, RPP, MCIP
Date: November 7, 2021
File No. DASZ 24/2021

Attachments

- **Appendix "A," Planning Discussion**
- **Schedule "A," of File DASZ 24/2021, East Kildonan – Transcona Community Committee, dated**
  November 7, 2021
- **Schedule "B" Report of the Administrative Coordinating Group, dated November 5, 2021**

APPENDIX "A," PLANNING DISCUSSION

DATE:	November 7, 2021
FILE:	**DASZ 24/2021**
RELATED FILE:	21-161016D
COMMUNITY:	East Kildonan – Transcona
NEIGHBOURHOOD #:	323 (Riverbend)
SUBJECT:	For consideration at the public hearing for a Subdivision and Rezoning to create one lot zoned "RMF-M" Residential Multi-Family (Medium), to widen Main Street, and to develop multi-family on the proposed lot.
LOCATION:	2792 & 2796 Main Street
LEGAL DESCRIPTION:	Pt. Parcel A, Plan 3853 & Lot 39, Plan 28126.



APPLICANT:	10054548 Manitoba Ltd., Parbjot (JB) Brar 19 Santa Fe Drive Winnipeg, MB R2R 2W4
OWNERS:	10054548 Manitoba Ltd.,
RECOMMENDATION:	Approval Subject to Conditions

SITE DESCRIPTION

The subject site, identified on Figures 1 and 2:

- Consists of two parcels of land that, together, are 40,601 square feet;

- Is along the northwest side of Main Street, approximately 36 feet from the RM of West St. Paul;
- Is in the North Kildonan Ward;
- Contains two single-family dwellings;
- Is zoned “R1-E” Residential Single-Family (Estate); and
- Is in a Regional Mixed Use Policy Area of *OurWinnipeg* and *Complete Communities*.



Figure 1: 2021 Aerial Photography and Existing Assessment Parcels in Winnipeg **North↑**

SURROUNDING LAND USE AND ZONING

The area in which the site is located is shown on Figures 1 and 2:

Northwest: Single-family dwellings zoned “R1-M” Residential Single-Family (Medium).

Northeast: Part of an auto-dealership zoned “R1-E” Residential Single-Family (Estate) then the RM of West St. Paul.

Southwest: New/under-construction six-storey multi-family dwelling zoned “RMF-M” Residential Multi-Family (Medium).

Southeast: Main Street then a cemetery zoned “R1-E”.

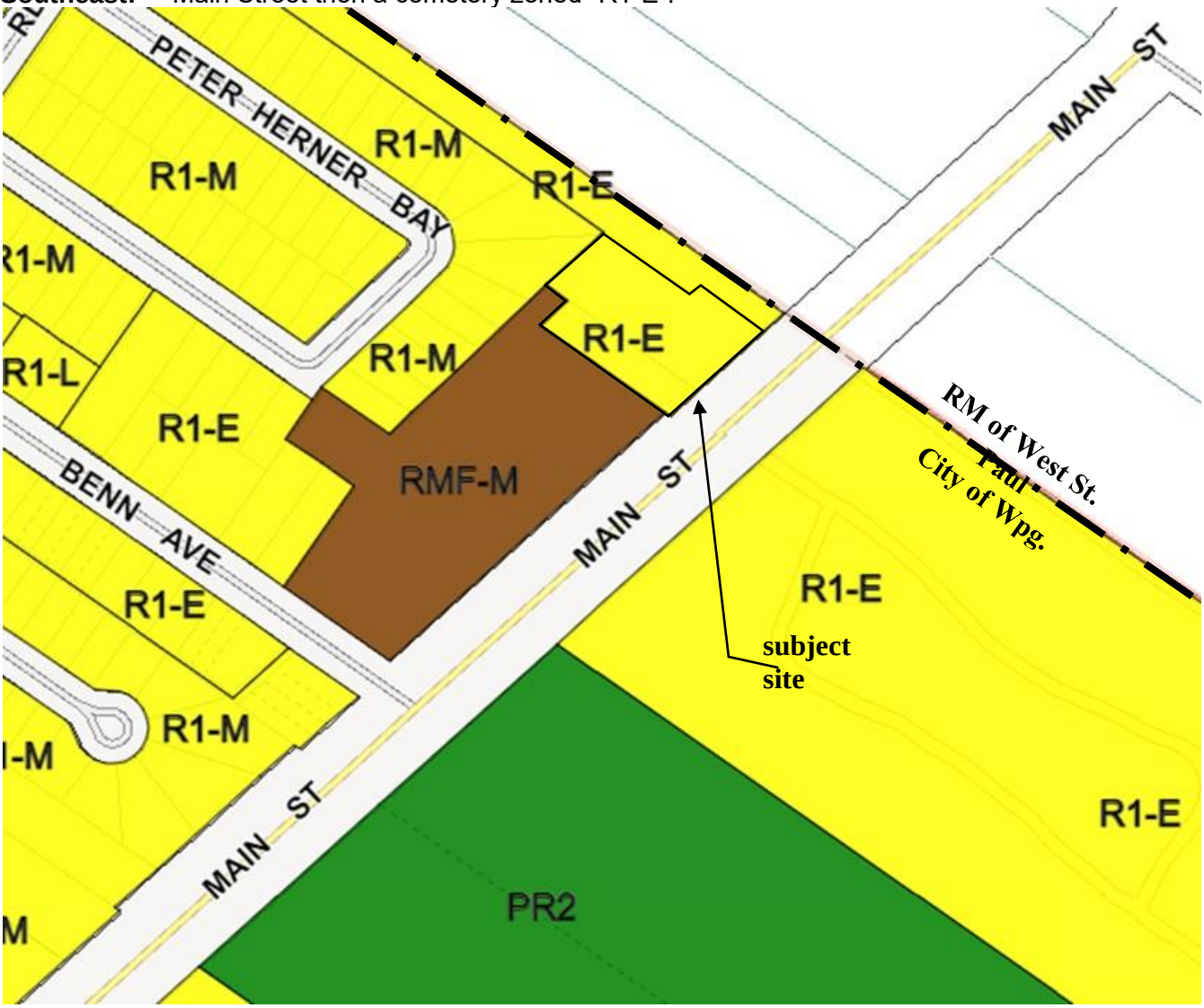


Figure 2: 2021 Existing Zoning in Winnipeg **North↑**

DESCRIPTION OF THE PROPOSED DEVELOPMENT

The proposed plan of subdivision and rezoning would create one lot zoned “RMF-M” Residential Multi-Family (Medium) and would widen the Main Street Public Right-of-Way. Existing structures would be removed and a multi-family dwelling and accessory uses would be developed on the proposed lot:

- The multi-family dwelling
  - Would be four storeys, 48.33 feet in height, and would contain 40 dwellings units on the second to fourth floors,
  - Would contain, on the ground floor, one dwelling unit, amenity space and the entry vestibule, all of which having windows facing Main Street, and accessory parking behind these spaces;
  - Would be nearly 46 feet from a single-family residential property to the northwest;

- Would, on the outside, consists of windows, balconies, doors, and a variety of cladding materials (including horizontal planks, aluminum panels and cement board panels).

- Sixty-eight parking spaces would be provided, which are a combination of both indoor and outdoor spaces.
- Wood fences, 6.5 feet in height would be erected in the side- and rear-yards, alongside the site limits.
- Twenty-eight trees would be planted instead of the required 10, and 90 shrubs would be planted instead of the required 43.
- Most of the trees and shrubs to be planted would be alongside the perimeter of the site.
- Vehicle access would from two private approaches, one near the northern site limit and one near the southern site limit.

Variances are needed to accommodate the proposed multi-family dwelling, accessory parking and garbage enclosure. An application and an administrative report have been submitted. The report recommends approval of the application (File DAV 21-161016D).

SERVICING

As stated in Schedule "B" to this report, the report of the Administrative Coordinating Group, the developer of the proposed development shall

- Extend land drainage sewers to serve the proposed development.
- Pay the proposed development's share of the cost of existing City infrastructure installed by others.
- Pay the proposed development's share of the future cost of installing, in the Main Street Right-of-Way, concrete pavement, a concrete sidewalk, street lighting, landscaping and land drainage works.

COLLABORATIVE PLANNING

The applicant worked with the Urban Planning and Design Division in creating a proposal that would be supported by the Division.

ANALYSIS AND ISSUES

OURWINNIPEG AND COMPLETE COMMUNITIES

OurWinnipeg is the City's development plan and *Complete Communities* is a "Direction Strategy" of *OurWinnipeg* that provides additional directions and policies on land use and development in the city.

The Key Direction of *OurWinnipeg* and *Complete Communities* that applies to the Centres and Corridors Policy Areas states:

Focus a significant share of growth to Centres and Corridors in a manner that:

- *Provides compact, mixed-use, high-quality urban development.*
- *Concentrates people and jobs in areas well-served by the primary transit service, located close to transit stops.*
- *Concentrates urban development in a built form that helps to optimize existing investment, municipal infrastructure, and facilities.*
- *Encourages a built form that supports a pedestrian friendly environment while incorporating climate sensitive site and building design.*

Under Direction 1 of the Centres and Corridors section of *Complete Communities* are the following key policies:

Provide a mix of employment, higher-density residential opportunities, retail and service uses that support the needs of and respect the context of adjacent communities.

Support a range of housing opportunities in terms of type, tenure, unit size.

Mitigate the potential impacts of new development on neighbouring streets, parks and properties.

The plan of subdivision and rezoning application and the associated development proposal comply with the aforementioned Key Direction and policies for the following reasons:

- The multi-family dwelling would only be four storeys and nearly 46 feet from a single-family residential property to the northwest;
- A multi-family dwelling, containing a five storey portion and a six storey portion, is being developed on the property immediately south of the subject site;
- The development would add 40 new dwelling units to the area.
- The ground floor would contain one dwelling unit, amenity space and the entry vestibule, all of which would have windows facing Main Street, and accessory parking spaces.
- The area in front of the proposed building would be landscaped.
- Sixty-eight parking spaces would be provided some of which would be outside.
- Wood fences, 6.5 feet in height would be erected in the side- and rear-yards, alongside the site limits.
- The site would be well landscaped – 28 trees instead of the required 10, and 90 shrubs instead of the required 43.

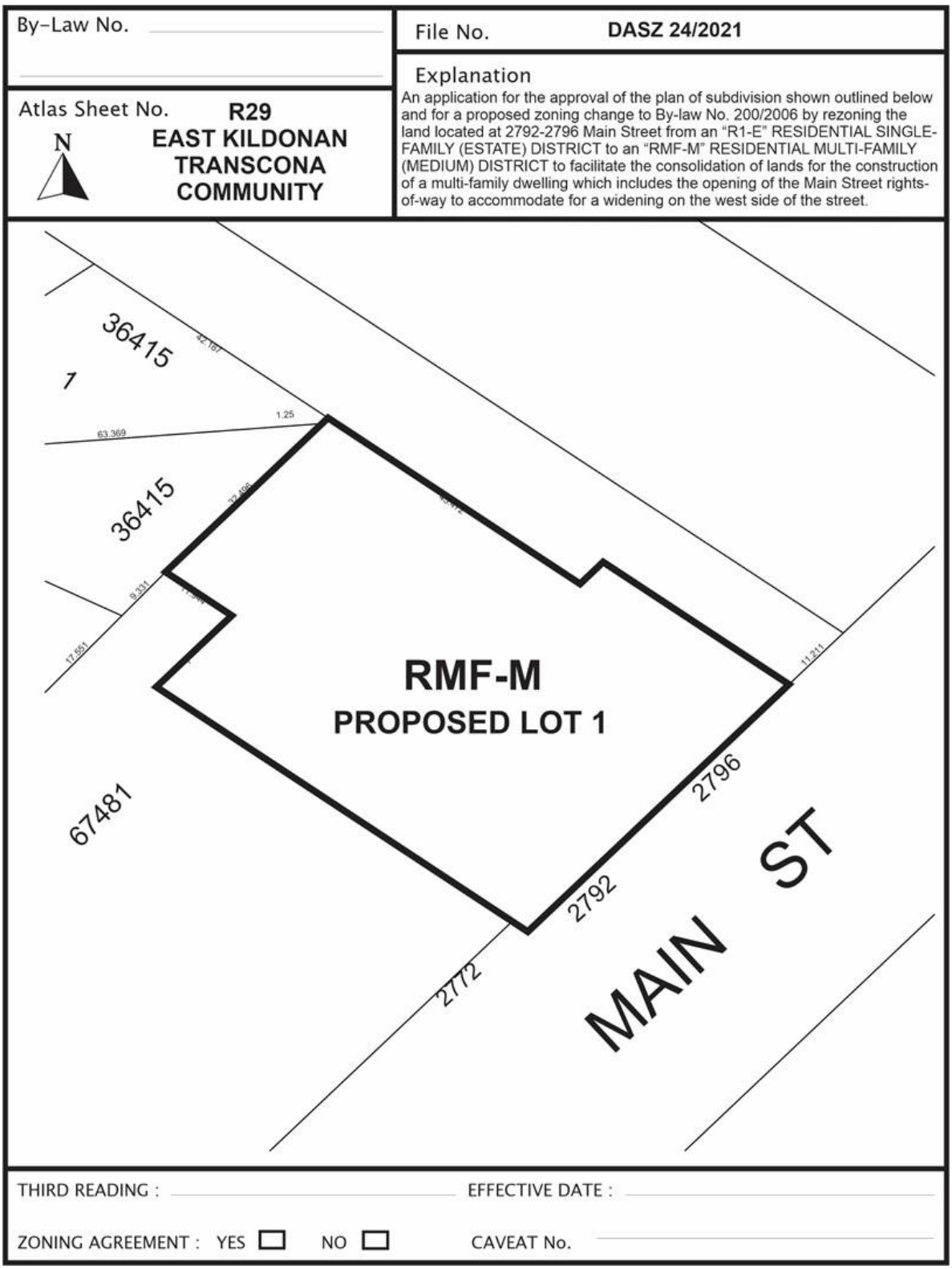
REASONS FOR THE RECOMMENDATIONS

The Urban Planning and Design Division recommends approval of Schedule “A” to this report because the proposed plan of subdivision and rezoning, and the associated development, comply with *OurWinnipeg* and *Complete Communities*.

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

Report Prepared by: Glen Doney, RPP, MCIP
PPD File #: DASZ 24/2021

SCHEDULE "A" OF FILE DASZ 24/2021, East Kildonan – Transcona Community Committee,
dated November 7, 2021



SCHEDULE "B" – REPORT OF THE ADMINISTRATIVE COORDINATING GROUP
RE: PROPOSED SUBDIVISION AND REZONING OF LAND LOCATED AT
2792 & 2796 Main Street,
dated November 5, 2021

It is recommended that approval of DASZ 24/2021, if granted, be subject to the applicant entering into a Servicing Agreement containing the following conditions:

Section I – General Comments

1) The Water and Waste Department has advised that there is adequate water and wastewater servicing for the proposed development based on the development plans provided. Additional review will be required by their Department should the plans of development change during the design process.

Section II – Plan Considerations

1) The Developer shall, at no expense to the City, legally open property required for a 2.74 metre widening to the Main Street right-of-way along the full length of the Planned Area abutting the west side of Main Street, as determined by and to the satisfaction of the Director of Public Works.

Section III - Servicing Conditions

1) 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, as determined by and to the satisfaction of the Director of Water and Waste.

   b) The Developer shall pay to the City, prior to registration of subdivision mylars at the Winnipeg Land Titles Office, their share of land drainage sewer oversizing installed by others, as determined by and to the satisfaction of the Director of Water and Waste.

2) Regional Land Drainage Charges

   The Developer shall pay to the City, prior to registration of subdivision mylars at the Winnipeg Land Titles Office, their share of regional land drainage system installed by others (2021 rate: $19,825.99/acre), as determined by and to the satisfaction of the Director of Water and Waste.

3) Regional Street Charges

The Developer shall pay to the City, in cash, prior to release of the subdivision mylars for registration in the Winnipeg Land Titles Office, their share of the following works in Main Street, along the full length of the Planned Area abutting the west side of Main Street:

i) a 4.0m wide by 200mm thick Portland cement concrete pavement and all related works;

ii) a 1.5m wide by 100mm thick Portland cement concrete sidewalk for the full length of sidewalk that is not constructed under Clause 4);

iii) ornamental street lighting in the west boulevard;

iv) boulevard landscaping (sod and trees) in the west boulevard of the street, and

v) land drainage sewer,

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

4) Sidewalks

The Developer shall, at no expense to the City, construct a 1.5m wide by 100mm thick Portland cement concrete sidewalk and all related works, on the standard alignment, 0.3m from the property line, on the west side of Main Street from the limit of the sidewalk abutting 2772 Main Street (existing sidewalk or sidewalk to be installed by others) to the northern-most private approach serving the Planned Area, all as determined by and to the satisfaction of the Director of Public Works.

5) 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.

6) Utilities

a) 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.

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

7) 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.

8) 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 Winnipeg Land Titles Office.

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

Section IV – Costs and Fees

1) By-laws and Approvals

The Developer shall pay all of its and the City's costs, fees, and expenses associated with the preparation and attainment of approval for registration of the Zoning By-law(s) and plan(s) of subdivision, including all Municipal Board, Land Titles Office and other fees and expenses, all survey, engineering and advertising fees and costs, and all expenses incidental to the preparation of this Agreement and the physical development of the Planned Area.

2) Professional Fees

a) The Developer shall pay the full cost of all design services, including preliminary engineering studies, servicing reports, servicing criteria, construction drawings and specifications, and grading and landscaping plans and specifications, to be provided by Consulting Engineer(s) approved by the City, for the design of the municipal services, parklands, parkways and associated works required to serve the Planned Area;

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

3) Administration Fees

The Developer shall pay to the City, prior to the release of the subdivision mylars for registration in the Winnipeg 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 Servicing Agreement.

THIS REPORT SUBMITTED BY:

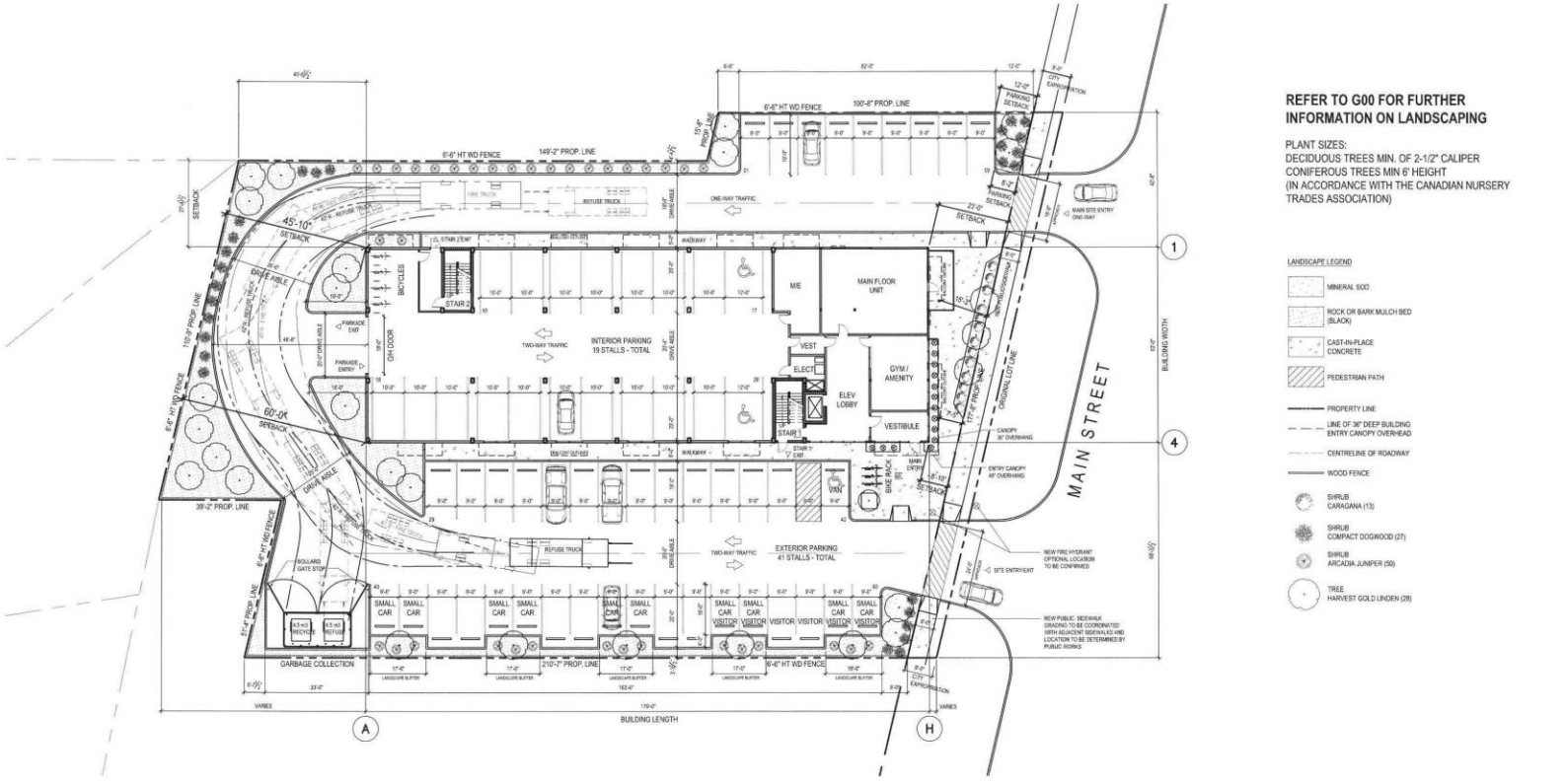
Administrative Co-ordinating Group
File No. DASZ 24/2021
November 5, 2021

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

Exhibit “6” referred to in File DASZ 24/2021



1 / A01 SITE PLAN
1/32" = 1'-0"

REFER TO G00 FOR FURTHER INFORMATION ON LANDSCAPING

PLANT SIZES:
DECIDUOUS TREES MIN. OF 2-1/2" CALIPER
CONIFEROUS TREES MIN 6' HEIGHT
(IN ACCORDANCE WITH THE CANADIAN NURSERY TRADES ASSOCIATION)

LANDSCAPE LEGEND

- MINERAL SOD
- ROCK OR BARK MULCH BED (BLACK)
- CAST-IN-PLACE CONCRETE
- PEDESTRIAN PATH
- PROPERTY LINE
- LINE OF 36" DEEP BUILDING ENTRY CANOPY OVERHEAD
- CENTRELINE OF ROADWAY
- WOOD FENCE
- SHRUB CARAGANA (13)
- SHRUB COMPACT DOGWOOD (27)
- SHRUB ARCADIA JUNIPER (50)
- TREE HARVEST GOLD LINDEN (28)

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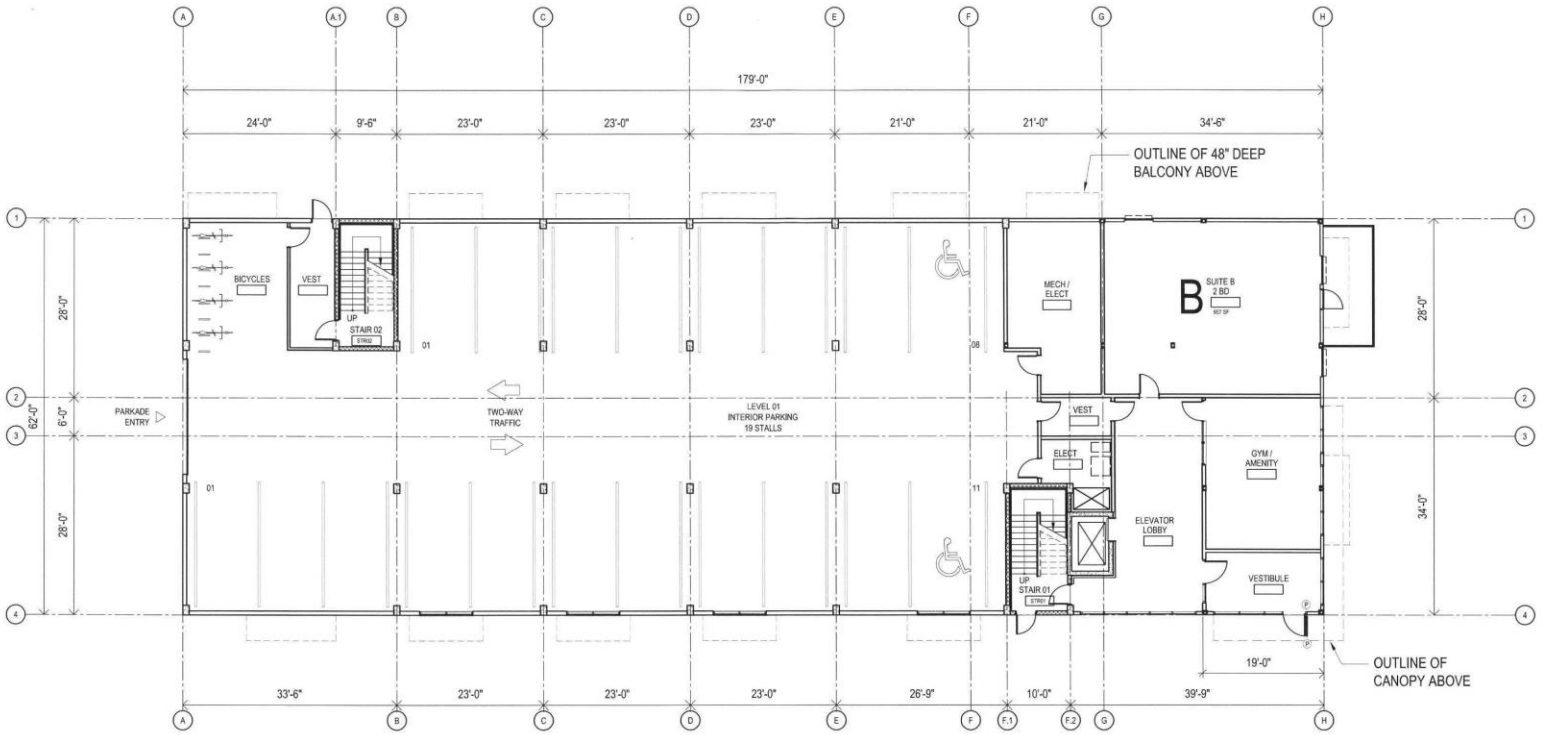
PROJECT
2792 / 2796 MAIN STREET
SITE PLAN
WPG, MB

DRAWN TT REV'D KS PROJECT NO. 2019_41
DATE 01 JUNE 2021 DRAWING NO. A01
SCALE 1/32" = 1'-0"



1 / A11 LEVEL 01
MAIN FLOOR PLAN
1/16" = 1'-0"

N

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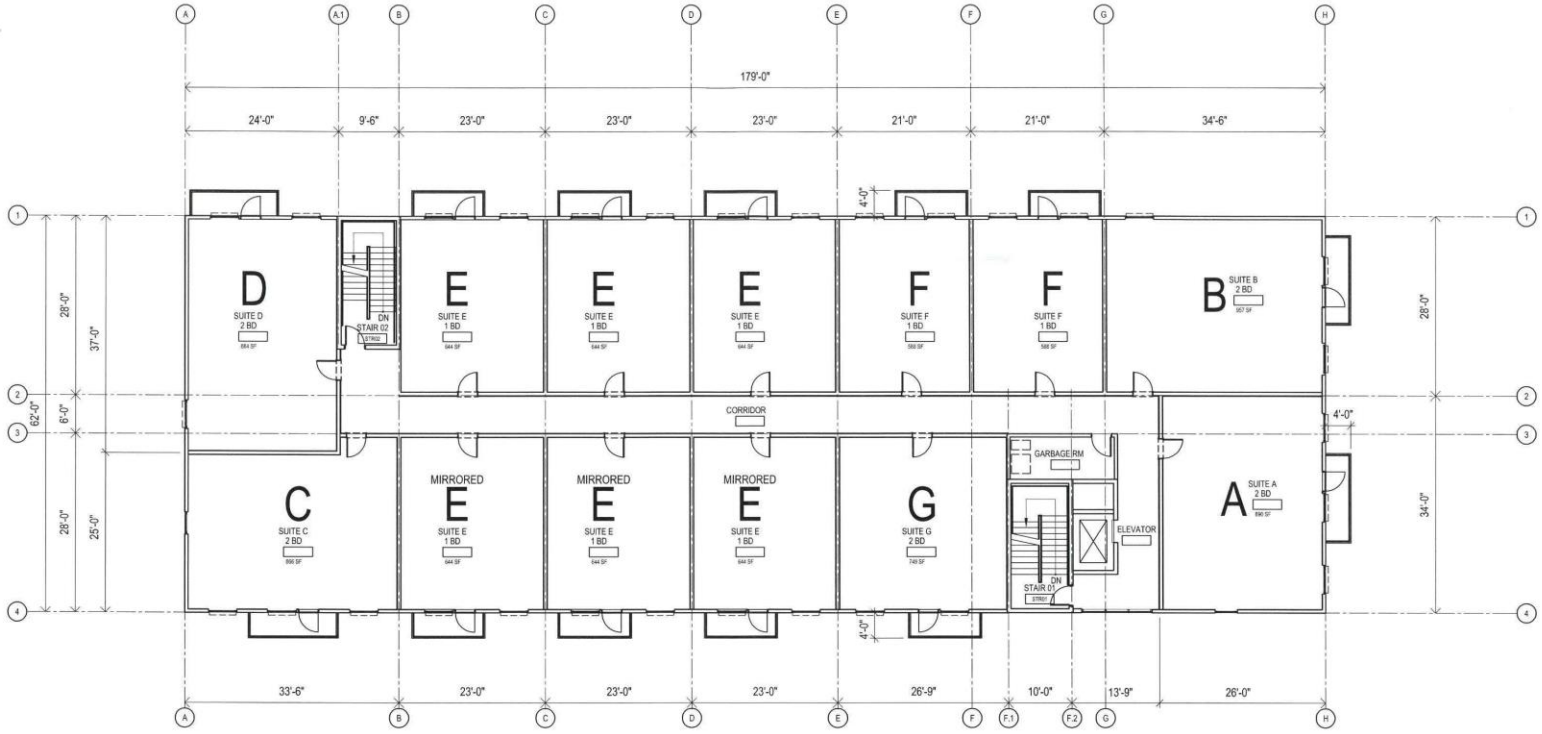
PROJECT
2792/2796 MAIN STREET
MAIN FLOOR PLAN
WPG, MB
DRAWN TT REV'D KS PROJECT NO. 2019_41
DATE 25 MAY 2021 DRAWING NO. A11
SCALE 1/16"=1'-0"



1 / A0 LEVEL 02-04 TYPICAL FLOOR PLAN

1/16" = 1'-0"

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PROJECT
2792/2796 MAIN STREET
TYPICAL FLOOR PLAN
WPG, MB

DRAWN TT REVD KS PROJECT NO. 2019_41
DATE 25 MAY 2021 DRAWING NO. A12
SCALE 1/16"= 1'-0"



1 / A21 SOUTH ELEVATION

1/16" = 1'-0"

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PROJECT
2792/2796 MAIN STREET
EXTERIOR ELEVATION - SOUTH
WPG, MB

DRAWN MG/TT REVD KS
DATE 25 MAY 2021
SCALE AS NOTED
PROJECT NO. 2019_41
DRAWING NO. A21



1 / A22 NORTH ELEVATION

1/16" = 1'-0"

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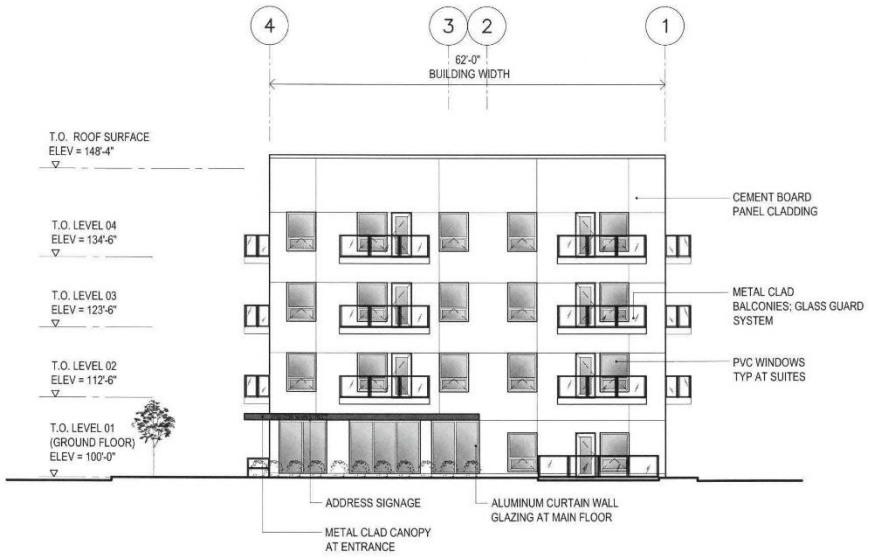
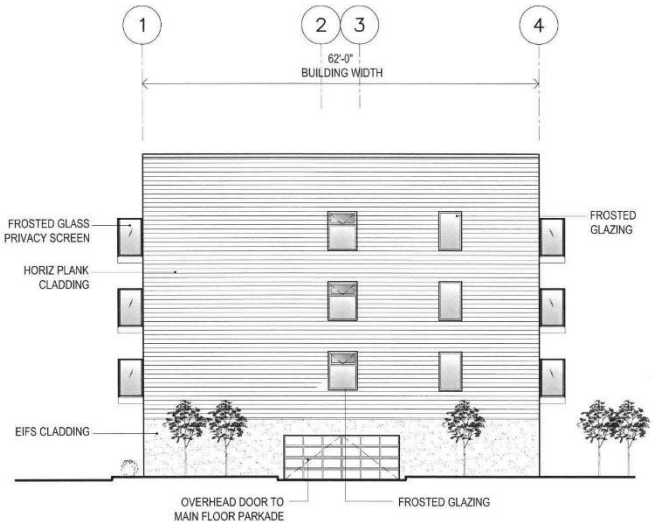
PROJECT
2792/2796 MAIN STREET
EXTERIOR ELEVATION - NORTH
WPG, MB

DRAWN MG/TT REVD KS PROJECT NO. 2019_41
DATE 25 MAY 2021 DRAWING NO. A22
SCALE AS NOTED



1 A23 EAST ELEVATION
1/16" = 1'-0"



2 A23 WEST ELEVATION
1/16" = 1'-0"

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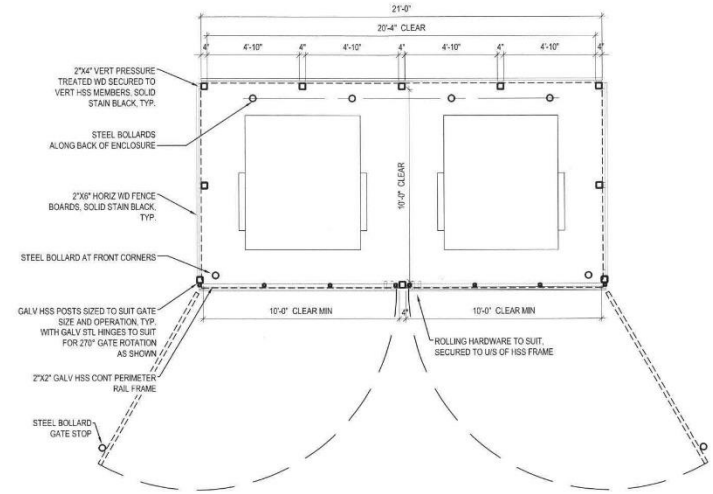
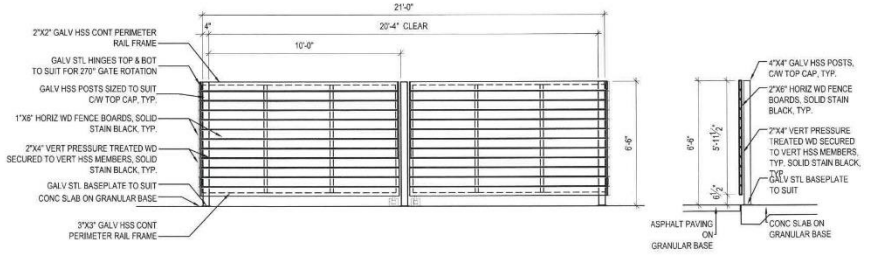
PROJECT
2792/2796 MAIN STREET
EXTERIOR ELEVATIONS
WPG, MB

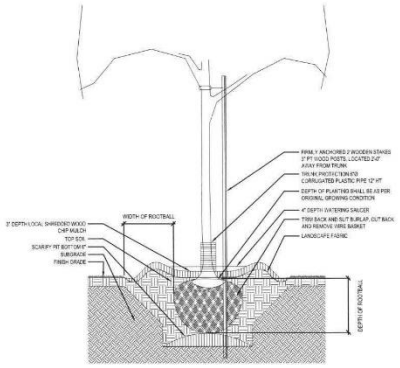
DRAWN MG/TT REVD KS PROJECT NO. 2019_41
DATE 25 MAY 2021 DRAWING NO. A23
SCALE AS NOTED





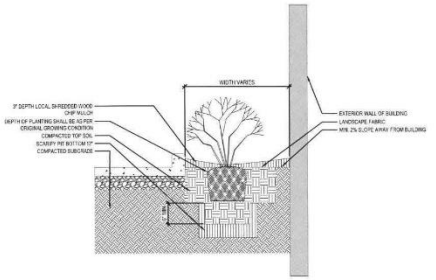
1 - L01 GARBAGE ENCLOSURE PLAN & ELEVATION

3/16" = 1'-0"



3 - L01 TREE PLANTING DETAIL, TYP

1/4" = 1'-0"



2 - L01 SHRUB PLANTING DETAIL, TYP

1/4" = 1'-0"

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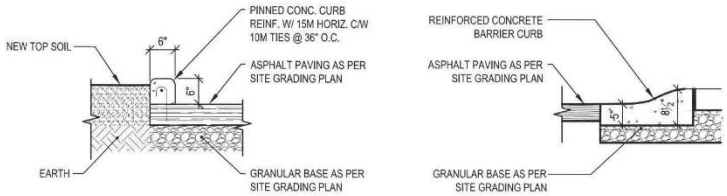
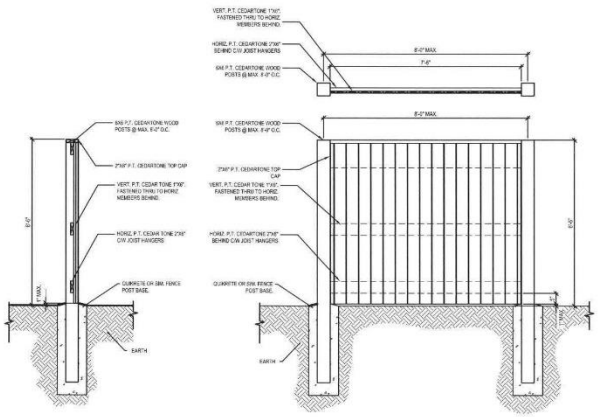
PROJECT
2792 / 2796 MAIN STREET
LANDSCAPE DETAILS
WINNIPEG MB

DRAWN VL REV'D KS PROJECT NO. 2019_41
DATE 25 MAY 2021 DRAWING NO.
SCALE AS NOTED L01

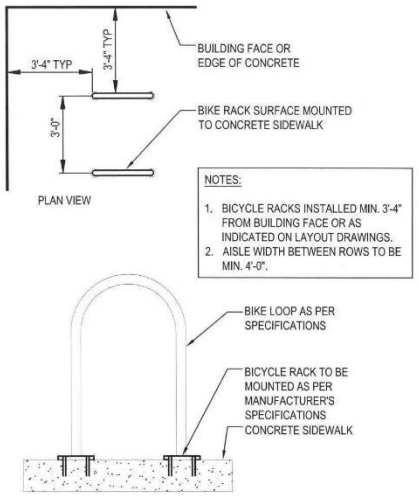


3 - L02 TYP. CURB
1/2" = 1'-0"

4 - L02 ROLL CURB
1/2" = 1'-0"



2 - L02 PRIVACY FENCE DETAILS
1/4" = 1'-0"



1 - L02 BICYCLE RACK DETAIL
N.T.S

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PROJECT
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LANDSCAPE DETAILS
WINNIPEG MB

DRAWN VL REV'D KS PROJECT NO. 2019_41
DATE 25 MAY 2021 DRAWING NO.
SCALE AS NOTED L02