Minute No. 153
Report – Executive Policy Committee – January 19, 2022

Item No. 6 Subdivision and Rezoning – 1419 Ravelston Avenue West (Transcona Ward)
File DASZ 38/2021 [c/r DAV 197091/2021D]

COUNCIL DECISION:

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

1. That the subdivision under Development Application No. DASZ 38/2021 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated November 19, 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 December 6, 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 "R1-M" Residential Single-Family (Medium) District and an "R2" Residential Two-Family District as shown on the map dated November 19, 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 38/2021, as determined by the City's Director of Planning, Property and Development.

Report – Executive Policy Committee – January 19, 2022

COUNCIL DECISION (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 21-197091D 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 38/2021.

Report – Executive Policy Committee – January 19, 2022

DECISION MAKING HISTORY:

Moved by His Worship Mayor Bowman,

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

Carried

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On January 19, 2022, the Executive Policy Committee concurred in the recommendation of the East Kildonan-Transcona Community Committee and submitted the matter to Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On December 17, 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 38/2021
Before:	East Kildonan-Transcona Community Committee Councillor Nason, Chairperson Councillor Browaty Councillor Schreyer
Public Hearing:	December 17, 2021 Council Building, 510 Main Street
Applicant:	R.G. Wyatt Consulting & Advisory Services (Russ Wyatt)
Subject:	



Premises Affected: 1419 Ravelston Avenue West

For submission to: Executive Policy Committee

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

Report date: December 17, 2021

Community Committee Recommendation:

On December 17, 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 38/2021 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated November 19, 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 December 6, 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 "R1-M" Residential Single-Family (Medium) District and an "R2" Residential Two-Family District as shown on the map dated November 19, 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 38/2021, 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 21-197091D 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 38/2021.

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

1. This is very much in keeping up with what we are seeing along Transcona Boulevard. This applicant could have sought a multi-family, but has chosen to do the side-by-sides and single-family homes. I think it is fitting and appropriate for this area.

Exhibits Filed:

1. Application dated September 24, 2021
2. Notification of Public Hearing dated November 3, 2021
3. Manitoba Status of Title 3044912/1
4. Letter of authorization dated June 15, 2021 from Gurwinder Bhullar and Veerpal Sandhu to R.G. Wyatt Consulting & Advisory Services
5. Plans (13 pages)
6. Report from the Urban Planning Division dated November 19, 2021 November 19, 2021
7. Inspection Report
8. Recording of Representations
9. Petition in support of the application purporting to contain the signatures of 20 area residents, submitted by Russ Wyatt
10. Presentation dated December 2020, in support of the application submitted by Russ Wyatt at the public hearing

REPRESENTATIONS:

In Support:

Baljinder Bhullar
Gurwinder Bhullar
Roopam Bhullar
Sehjot Bhullar
Daljit Brar
Kamal Dhillon
Veerpal Sandhu
Sukhwinder Sond
Russ Wyatt

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

Exhibit "6" referred to in File DASZ 38/2021

ADMINISTRATIVE REPORT

Title: DASZ 38/2021 – 1419 Ravelston Avenue West

Issue: For consideration at the public hearing for a Subdivision and Rezoning to create three lots zoned "R1-M" Residential Single-Family (Medium) and four lots zoned "R2" Residential Two-Family, and to replace the existing structures with three single-family dwellings and two two-family dwellings.

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 38/2021 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated November 19, 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 December 6, 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 “R1-M” Residential Single-Family (Medium) District and an “R2” Residential Two-Family District as shown on the map dated November 19, 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 38/2021, 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 21-197091D 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 38/2021.

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 the subject site states:

> *Enhance the quality, diversity, completeness and sustainability of stable neighbourhoods and expand housing options for Winnipeg's changing population.*

The proposed plan of subdivision and rezoning application aligns with this Key Direction because the associated development proposal would increase the supply of new single- and two-family dwellings in a location that has the full range of municipal infrastructure.

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 Strategic Opportunity because, as stated above, the associated development proposal would increase the supply of new single- and two-family dwellings in a location that has the full range of municipal infrastructure.

SUBMITTED BY

Department: Planning, Property and Development
Division: Urban Planning and Design
Prepared by: Glen Doney, RPP, MCIP
Date: November 19, 2021
File No. DASZ 38/2021

Attachments

- **Appendix "A," Planning Discussion**
- **Schedule "A," of File DASZ 38/2021, East Kildonan – Transcona Community Committee, dated**
  November 19, 2021
- **Schedule "B" Report of the Administrative Coordinating Group, dated December 6, 2021**

APPENDIX "A," PLANNING DISCUSSION

DATE: November 19, 2021

FILE: **DASZ 38/2021**

RELATED FILE: 21-197091D

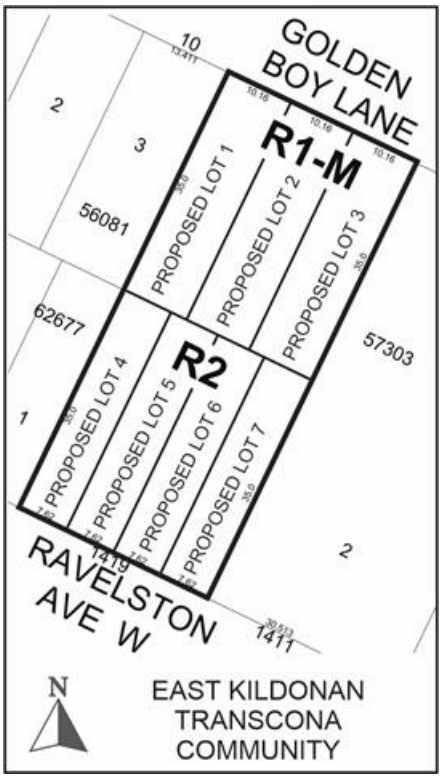
COMMUNITY: East Kildonan – Transcona

NEIGHBOURHOOD #: 417 (Peguis)

SUBJECT: For consideration at the public hearing for a Subdivision and Rezoning to create three lots zoned "R1-M" Residential Single-Family (Medium) and four lots zoned "R2" Residential Two-Family, and to replace the existing structures with three single-family dwellings and two two-family dwellings.

LOCATION: 1419 Ravelston Avenue West

LEGAL DESCRIPTION: Lot 2, Plan 58705



APPLICANT: RG Wyatt Consulting and Advisory Services, Russ Wyatt
Unit 312, 100 Transcona Boulevard
Winnipeg, MB
R2C 5S1

OWNERS: Gurwinder Bhullar and Veerpal Sandhu

RECOMMENDATION: Approval Subject to Conditions

SITE DESCRIPTION

The subject site, identified on Figures 1 to 4:

- Is on the north side of Ravelston Avenue West and the south side of Golden Boy Lane, approximately 130 feet east of Philip Lee Drive;
- Is in the Peguis Neighbourhood and the Transcona Ward;
- Consist of one lot that is 22,955 square feet;
- Contains a single-family dwelling, accessory structures and some trees;
- Is partly zoned “R1-L” Residential Single-Family (Large) and partly zoned “RR5” Rural Residential 5;
- Is partly in the Existing Low Density Residential Policy Area and partly in the Proposed Low Density Residential Policy Area of the *Transcona West Area Structure Plan*; and
- Is in a Recent Communities Policy Area of *OurWinnipeg* and *Complete Communities*.

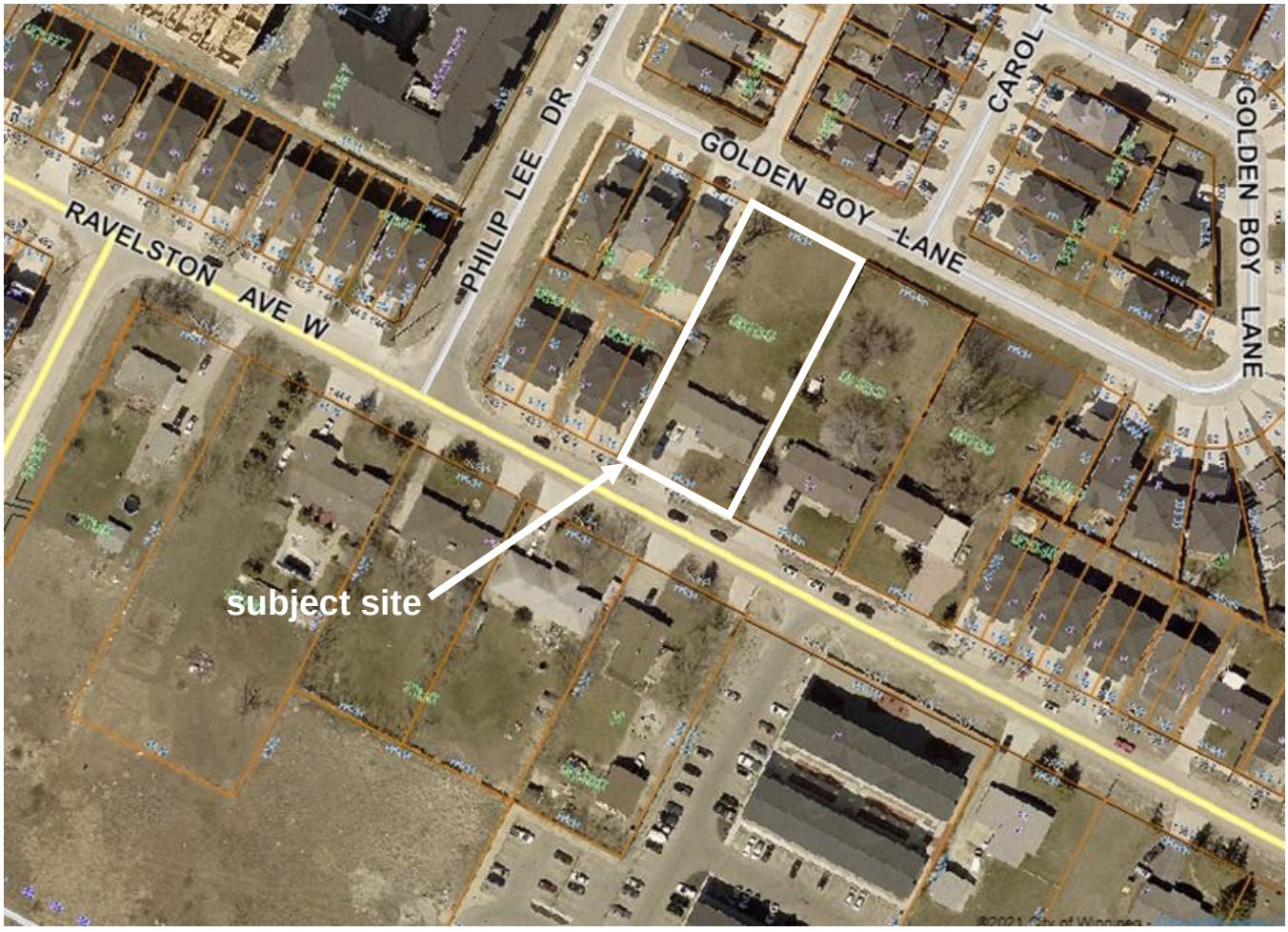


Figure 1: 2021 Aerial Photography **North↑**

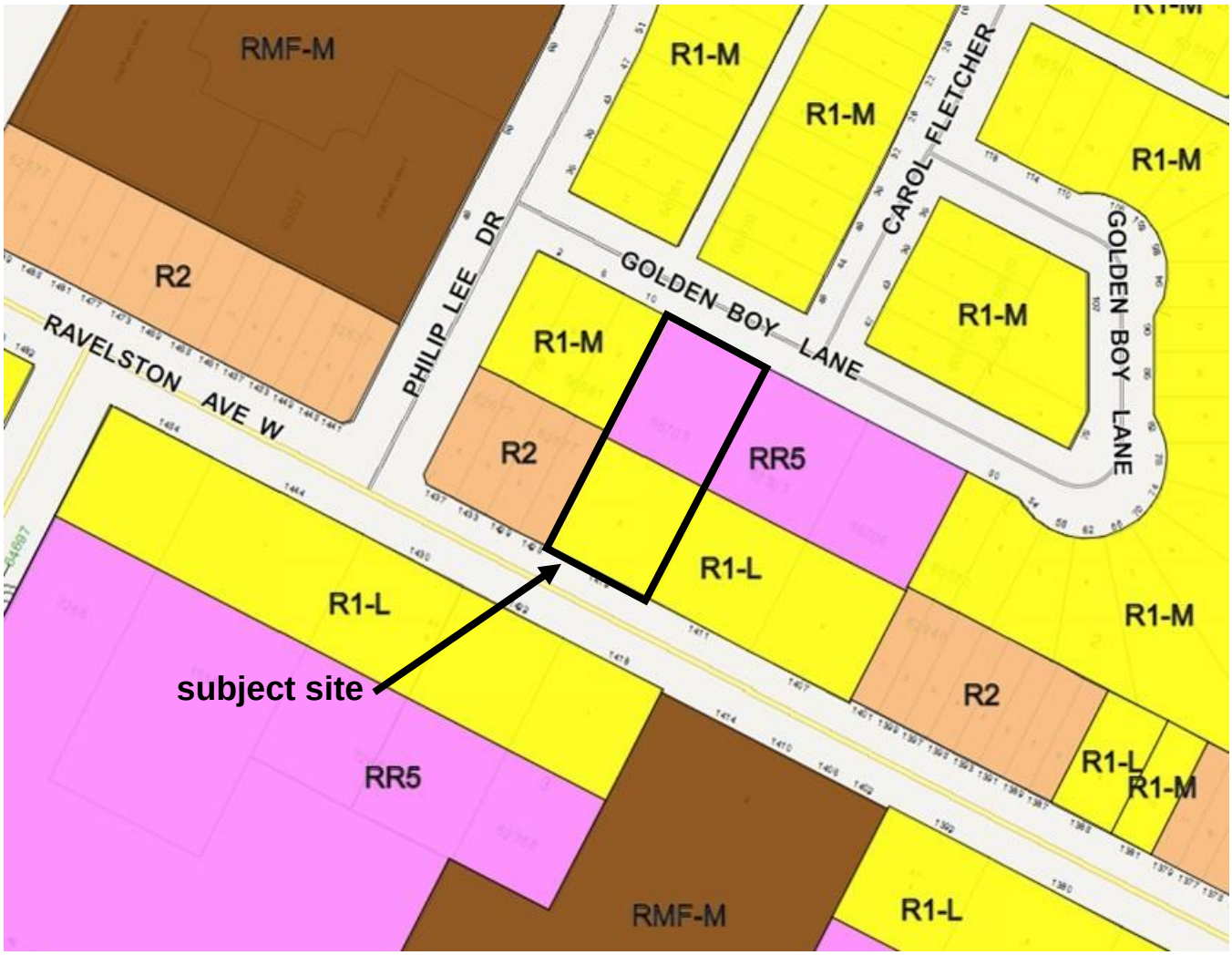


Figure 2: Existing Zoning **North↑**

SURROUNDING LAND USE AND ZONING

The area in which the site is located is shown on Figures 1 to 4:

North: Golden Boy Lane then single-family dwellings zoned “R1-M” Residential Single-Family (Medium).

East: Single-family dwellings partly zoned “R1-L” Residential Single-Family (Large) and partly zoned “RR5” Rural Residential 5.

South: Ravelston Avenue West then single-family dwellings partly zoned “R1-L” Residential Single-Family (Large) and partly zoned “RR5” Rural Residential 5.

West: Two-family dwellings zoned “R2” Residential Two-Family and single-family dwellings zoned “R1-M” Residential Single-Family (Medium).

Also of note:

- The site is in a neighbourhood with the full-range of municipal infrastructure;
- Ravelston Avenue West is a collector road and Golden Boy Lane is a local road.
- Figure 4 shows the sizes, widths and zoning of existing smaller lots near the site.
- Regarding the *Transcona West Area Structure Plan,* a Proposed Low Density Residential Policy Area is east of Peguis Street and another is north of Devonshire Drive West.

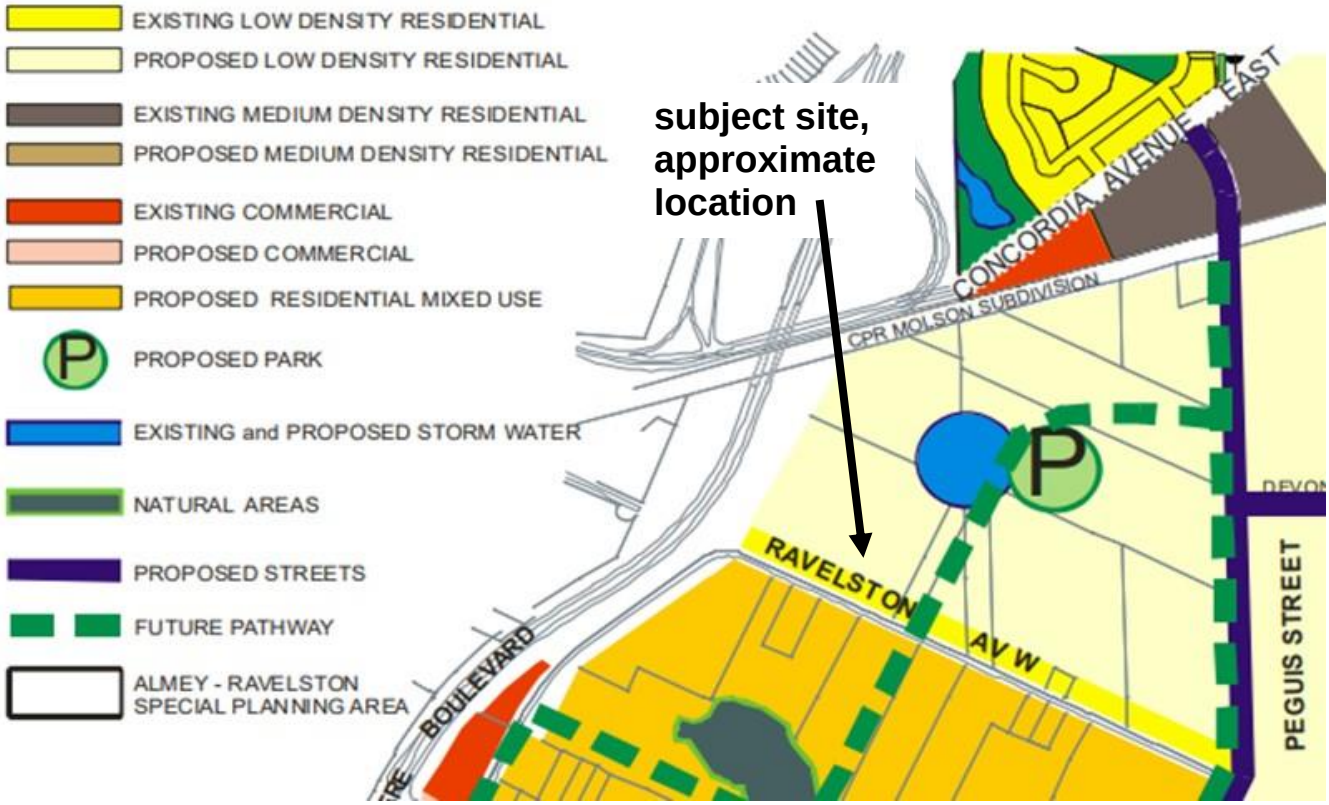


Figure 3: Part of Map 4 of the Transcona West Area Structure Plan **North↑**

DESCRIPTION OF THE PROPOSED DEVELOPMENT

The plan of subdivision and rezoning application (DASZ 38/2021) would create a new plan of subdivision and would rezone the proposed lots. Figure 4 shows the sizes, widths and zoning of the proposed lots.

The proposed development includes:

- The removal of the existing structures;
- The construction of a two-storey, single-family dwelling on each proposed “R1-M” Residential Single-Family (Medium) lot (proposed lots 1, 2 and 3);
- The construction of a two-storey, side-by-side two-family dwelling on proposed lots 4 and 5 and another on Proposed Lots 6 and 7 (all of which to be zoned “R2” Residential Two-Family).

The submitted plans show that the proposed buildings would be somewhat different from one another and that three types of exterior cladding would be used.

The Special Boundary Conditions of Zoning By-law 200/2006 have to be varied to accommodate the proposed lots. An application and an administrative report have been submitted. The report recommends approval of the application (DAV 21-197091D).

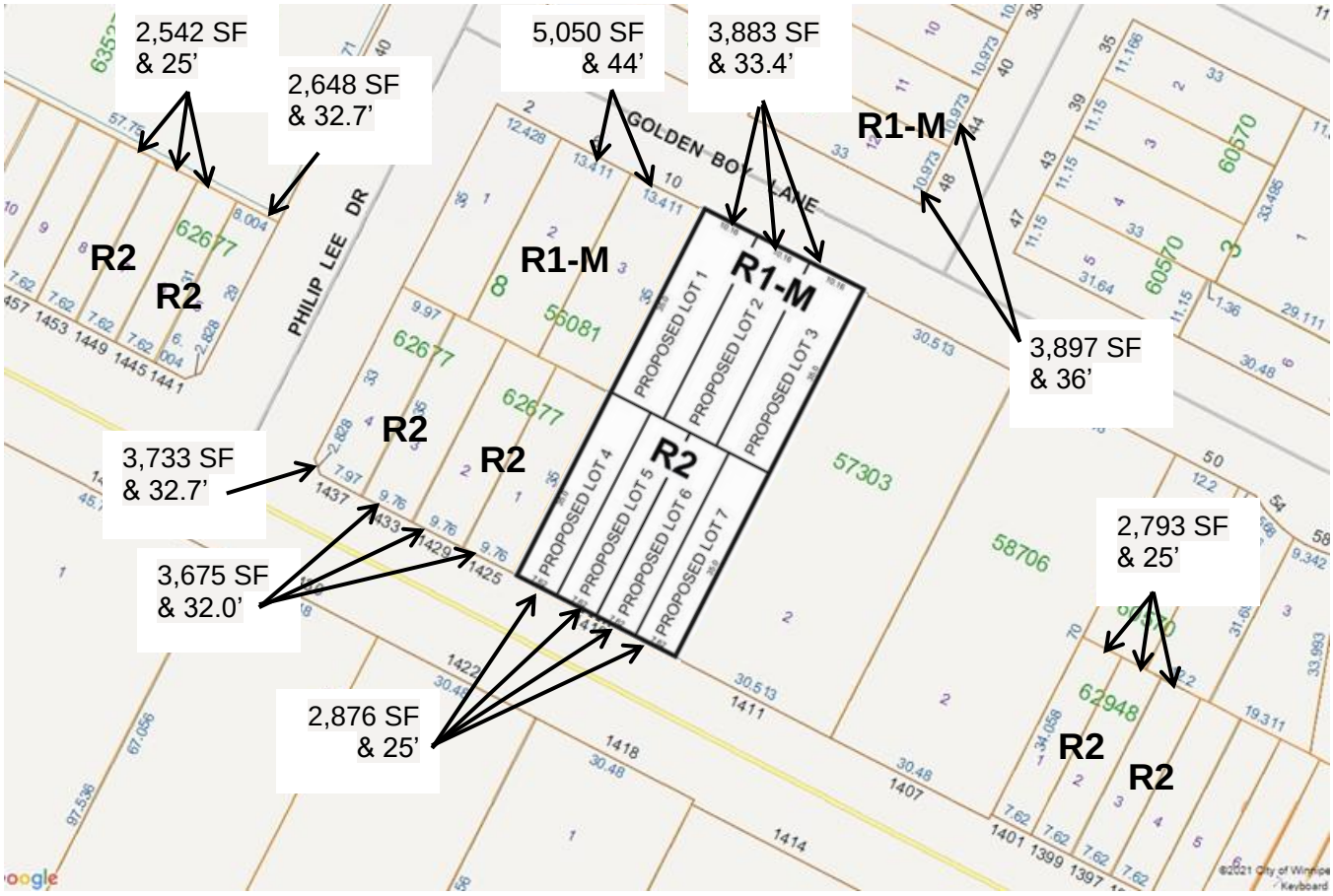


Figure 4: Existing Small R1 & R2 Lots & Proposed Lots, Size & Width **North↑**

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 Recent Communities Policy Area is in the Areas of Stability sections of these plans. It states:

> *Enhance the quality, diversity, completeness and sustainability of stable neighbourhoods and expand housing options for Winnipeg's changing population.*

Certain policies under Direction 1 of the Areas of Stability section of *Complete Communities* apply to the proposal. They state:

- *Support low to moderate change in low-density neighbourhoods through development and redevelopment that is complementary 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.*
- *Encourage intensification to occur at centres and along corridors.*
- *Focus housing growth to areas that have municipal service capacity to support intensification, in addition to commercial and recreational amenities.*
- *Support Complete Communities by ensuring diverse and high quality housing stock.*
- *In order to meet the full life-cycle of housing needs within the community, promote a mix of housing type and tenure, such as duplexes, low rise apartments, secondary suites, semi-detached homes, townhouses.*

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

- The proposed "R1-M" lots (which are to be 3,838 square feet and 33.4 feet wide) and the proposed "R2" lots (which are to be 2,876 square feet and 25 feet wide) would be similar in size and width as nearby lots with the same zoning, as shown on Figure 3.
- The proposed development would also be similar to existing single- and two-family dwellings nearby;
- The proposed buildings would look somewhat different from one another and the exterior walls would consist of three types of exterior cladding (cultured stone, stucco and vertical siding);
- The "R2" lots would front onto a collector road;
- The ACG Report (Schedule "B" to this report) identifies the developer's obligations with-respect-to the provision of municipal infrastructure; and
- The proposed development would add to the supply of new single- and two-family dwellings in the area.

TRANSCONA WEST AREA STRUCTURE PLAN

As previously stated, the subject site is partly in an Existing Low Density Residential Policy Area and partly in a Proposed Low Density Residential Policy Area of the *Transcona West Area Structure Plan*.

Also previously stated is that a Proposed Low Density Residential Policy Area is east of Peguis Street and another is north of Devonshire Drive West.

Given that the existing single-family dwelling is proposed to be removed and that three single-family dwellings and two two-family dwellings would be built on the site, the increase in the number of dwelling on the site would be six.

The applicable density policies of the *Transcona West Area Structure Plan* state the following:

> ***6.1.2 Policies***
>
> *(1) Low Density Residential Areas*
>
> *(a) The required residential density to be achieved within the low density residential areas shall be a minimum of 10.0 units per gross developable hectare (4 units per gross developable acre) and a maximum of 17.3 units per gross developable hectare (7.0 units per gross developable acre).*
>
> *(3) Application of Density Range*
>
> *(a) At the Development Application stage, the density requirements of subsection 6.1.2(1) shall apply to…*
>
> *(ii) Each Development Application submission in the community unless a developer can demonstrate that any inconsistency with the density requirements can be addressed through a future Development Application submission in the community.*

The size of the site, measured in gross developable acres, is the site area (0.53 acres) plus half the area of the part of Golden Boy Lane that is north of the site (0.07 acres). Therefore, the proposed residential density is 11.7 dwelling units per gross developable acre.

However, if we consider the larger context, consisting of the Existing and Proposed Low Density Residential Areas north of Ravelston Avenue West and west of Peguis Street, the Proposed Low Density Residential Area east of Peguis Street and the Proposed Low Density Residential Area north of Devonshire Drive West, the total residential density, including the additional six units on the site, would be 6.2 dwelling units per gross developable acre.

Therefore, the proposal complies with the *Transcona West Area Structure Plan*.

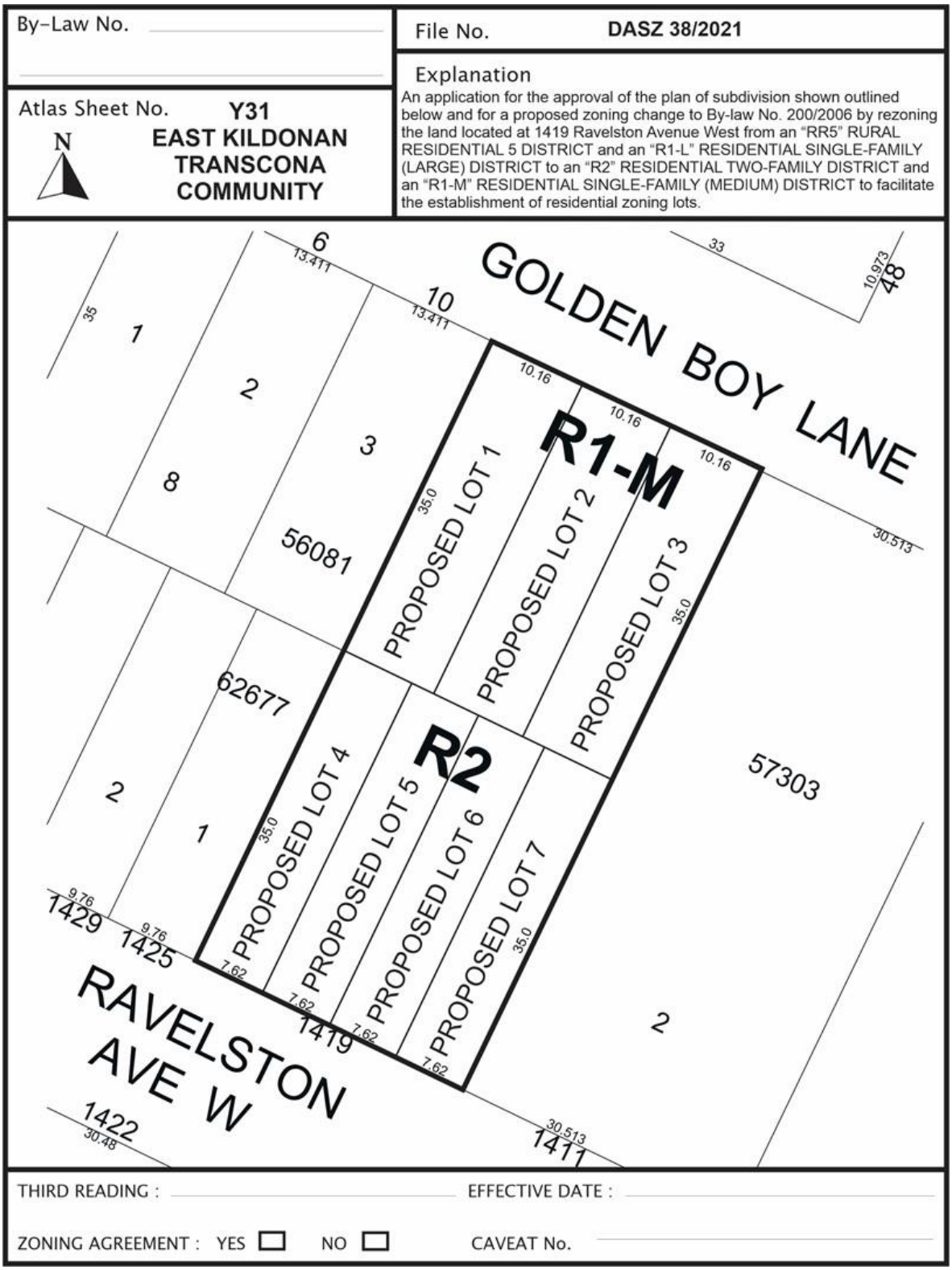
REASONS FOR THE RECOMMENDATIONS

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*, *Complete Communities* and the *Transcona West Area Structure Plan*.

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

Report Prepared by: Glen Doney, RPP, MCIP
PPD File #: DASZ 38/2021

SCHEDULE "A" OF FILE DASZ 38/2021, East Kildonan – Transcona Community Committee,
dated November 19, 2021



SCHEDULE B

REPORT OF THE ADMINISTRATIVE COORDINATING GROUP

RE: PROPOSED SUBDIVISION AND REZONING OF LAND LOCATED AT 1419 RAVELSTON AVENUE WEST

It is recommended that approval of DASZ 38/2021, if granted, be subject to the applicant entering into a Servicing Agreement containing the following conditions:

Section I – Plan Considerations

1) The Developer shall, at no expense to the City, legally open property required for a 0.942m widening of the Ravelston Avenue West right-of-way along the full length of the Planned Area abutting Ravelston Avenue West, to the satisfaction of the Director of Public Works.

Section II - Servicing Conditions

1) Water Mains

The Developer shall pay to the City, in cash, prior to the release of subdivision mylars for registration in the Winnipeg Land Titles Office, their share of the water mains installed by others in Ravelston Avenue West and Golden Boy Lane, as determined by and to the satisfaction of the Director of Water and Waste.

2) Wastewater Sewers

a) The Developer shall, at no expense to the City, construct and install a wastewater sewer in Ravelston Avenue West, from the existing sewer main located approximately 2.0m east of the west limit of the Planned Area, to the east limit of the Planned Area, to the satisfaction of the Director of Water and Waste.

b) The Developer shall pay to the City, in cash, prior to the release of subdivision mylars for registration in the Winnipeg Land Titles Office, their share of the wastewater sewers installed by others in Golden Boy Lane, as determined by and to the satisfaction of the Director of Water and Waste.

3) Land Drainage Sewers

The Developer shall pay to the City, in cash, prior to the release of subdivision mylars for registration in the Winnipeg Land Titles Office, their share of the land drainage sewers installed by others in Ravelston Avenue West and Golden Boy Lane, as determined by and to the satisfaction of the Director of Water and Waste.

4) Regional Land Drainage System

The Developer shall pay to the City, in cash, prior to the release of subdivision mylars for registration in the Winnipeg Land Titles Office, their share of the cost of regional land drainage facilities (TSR), as determined by and to the satisfaction of the Director of Water and Waste.

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 issuance of any building permit in respect of the Planned Area, 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 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) Ravelston Avenue West

The Developer shall pay to the City, in cash, on demand, their share of the costs of the following services previously installed in Ravelston Avenue West by others, along the full length of the Planned Area abutting Ravelston Avenue West:

i. a 7.5m wide by 200mm thick Portland cement concrete pavement, and all related works;
ii. ornamental street lighting;
iii. boulevard landscaping; and,
iv. a 1.5m wide by 100mm thick Portland cement concrete sidewalk.

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

8) Golden Boy Lane

The Developer shall pay to the City, in cash, on demand, their share of the costs of the following services previously installed in Golden Boy Lane by others, along the full length of the Planned Area abutting Golden Boy Lane:

i. a 7.5m wide by 150mm thick Portland cement concrete pavement, and all related works;
ii. ornamental street lighting;
iii. boulevard landscaping; and,
iv. a 1.5m wide by 100mm thick Portland cement concrete sidewalk.

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

9) 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.

10) 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.

11) 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.

12) 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 III – 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:

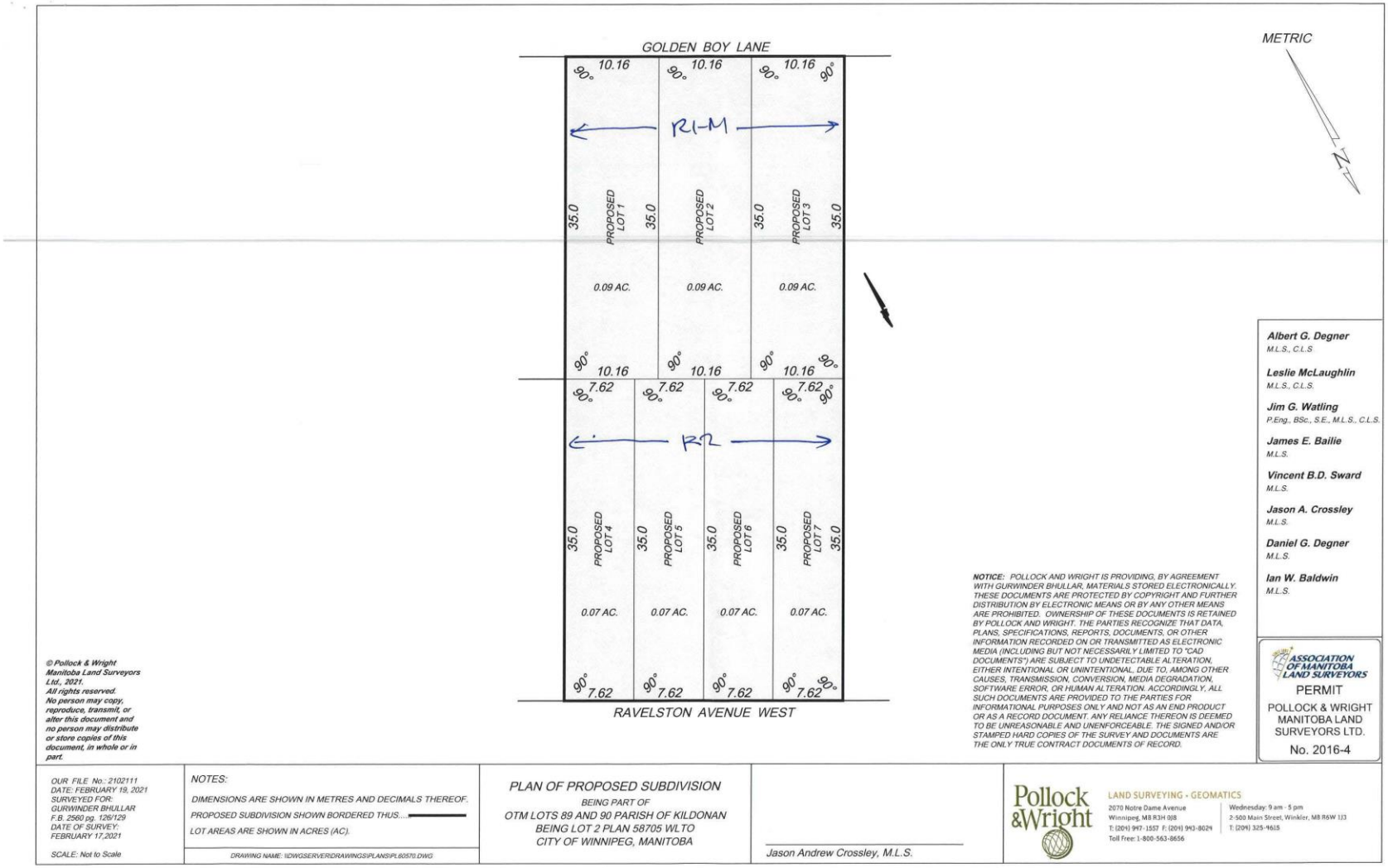
Administrative Co-ordinating Group
File No. DASZ 38/2021
December 6, 2021

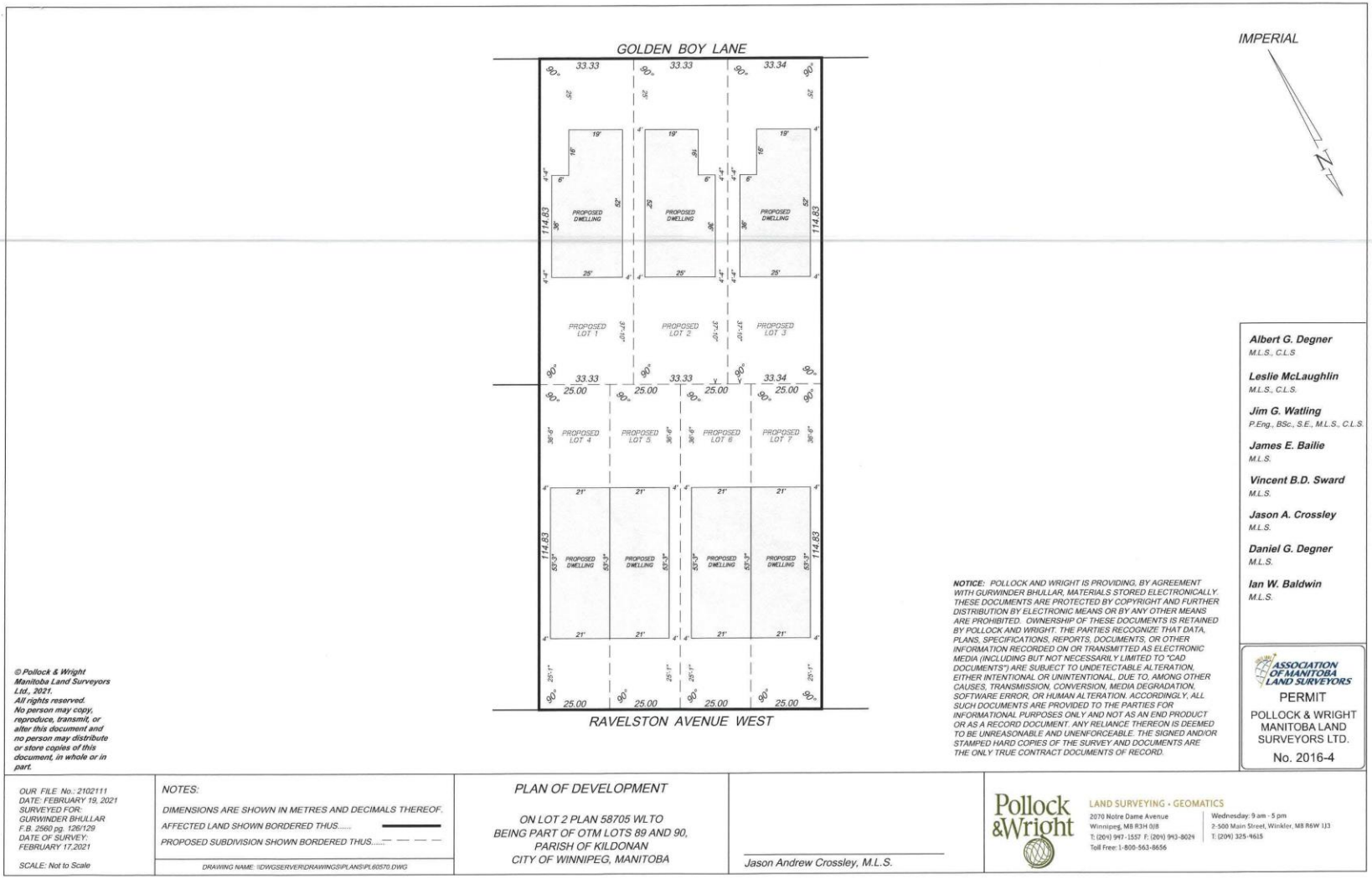
"*Original Signed by D. Trenchard"*
D. Trenchard, P. Eng.
Land Development Branch
Planning, Property and Development Department

"*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 "5" referred to in File DASZ 38/2021





© Pollock & Wright Manitoba Land Surveyors Ltd., 2021. All rights reserved. No person may copy, reproduce, transmit, or alter this document and no person may distribute or store copies of this document, in whole or in part.

NOTICE: POLLOCK AND WRIGHT IS PROVIDING, BY AGREEMENT WITH GURWINDER BHULLAR, MATERIALS STORED ELECTRONICALLY. THESE DOCUMENTS ARE PROTECTED BY COPYRIGHT AND FURTHER DISTRIBUTION BY ELECTRONIC MEANS OR BY ANY OTHER MEANS ARE PROHIBITED. OWNERSHIP OF THESE DOCUMENTS IS RETAINED BY POLLOCK AND WRIGHT. THE PARTIES RECOGNIZE THAT DATA, PLANS, SPECIFICATIONS, REPORTS, DOCUMENTS, OR OTHER INFORMATION RECORDED ON OR TRANSMITTED AS ELECTRONIC MEDIA (INCLUDING BUT NOT NECESSARILY LIMITED TO "CAD DOCUMENTS") ARE SUBJECT TO UNDETECTABLE ALTERATION, EITHER INTENTIONAL OR UNINTENTIONAL, DUE TO, AMONG OTHER CAUSES, TRANSMISSION, CONVERSION, MEDIA DEGRADATION, SOFTWARE ERROR, OR HUMAN ALTERATION. ACCORDINGLY, ALL SUCH DOCUMENTS ARE PROVIDED TO THE PARTIES FOR INFORMATIONAL PURPOSES ONLY AND NOT AS AN END PRODUCT OR AS A RECORD DOCUMENT. ANY RELIANCE THEREON IS DEEMED TO BE UNREASONABLE AND UNENFORCEABLE. THE SIGNED AND/OR STAMPED HARD COPIES OF THE SURVEY AND DOCUMENTS ARE THE ONLY TRUE CONTRACT DOCUMENTS OF RECORD.

Albert G. Degner
M.L.S., C.L.S

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

Jim G. Watling
P.Eng., BSc., S.E., M.L.S., C.L.S.

James E. Bailie
M.L.S.

Vincent B.D. Sward
M.L.S.

Jason A. Crossley
M.L.S.

Daniel G. Degner
M.L.S.

Ian W. Baldwin
M.L.S.

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

OUR FILE No.: 2102111
DATE: FEBRUARY 19, 2021
SURVEYED FOR: GURWINDER BHULLAR
F.B. 2560 pg. 126/129
DATE OF SURVEY: FEBRUARY 17,2021

SCALE: Not to Scale

NOTES:
DIMENSIONS ARE SHOWN IN METRES AND DECIMALS THEREOF.
AFFECTED LAND SHOWN BORDERED THUS.....
PROPOSED SUBDIVISION SHOWN BORDERED THUS.....

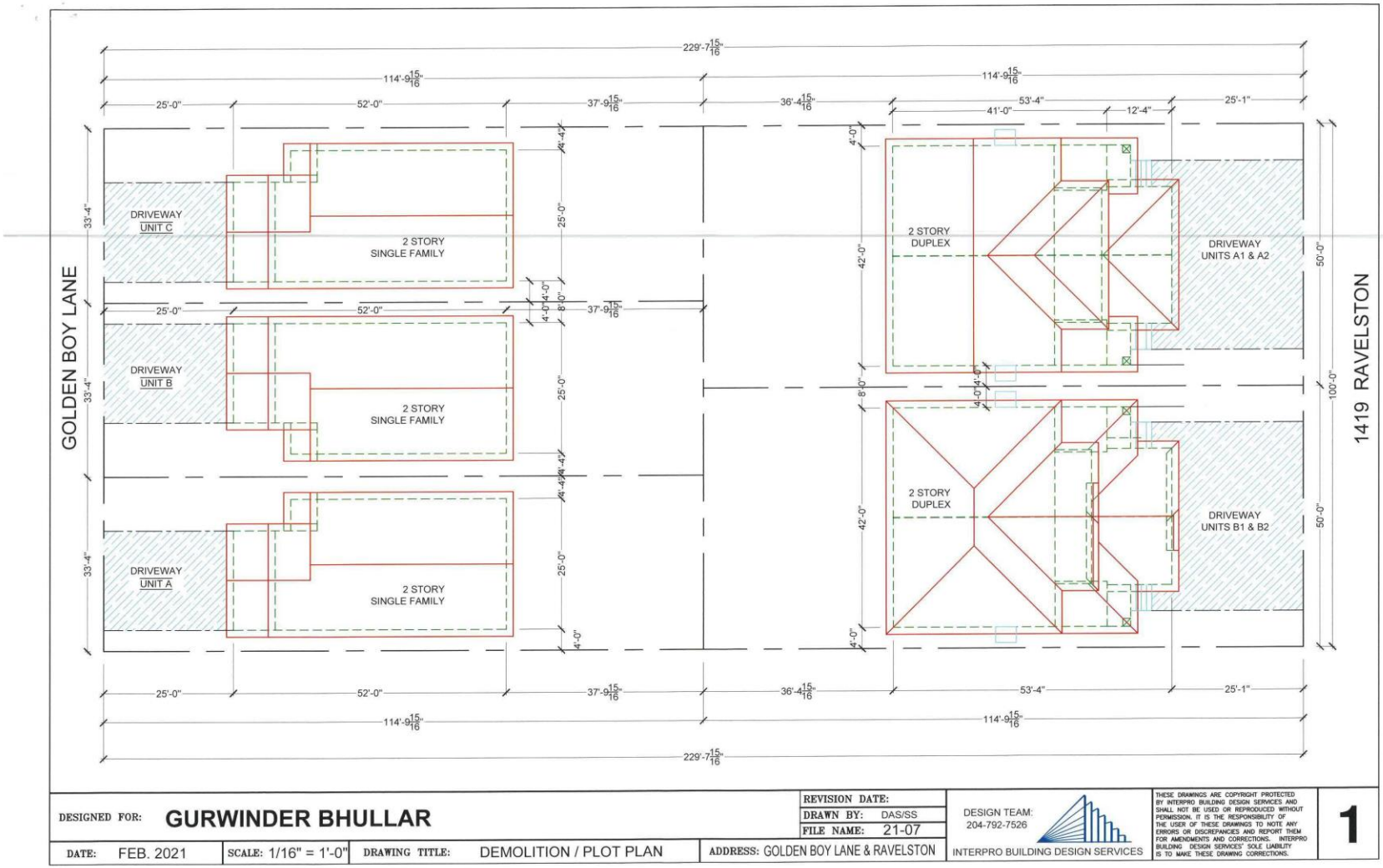
DRAWING NAME: \\DWGSERVER\DRAWINGS\PLANS\PL60570.DWG

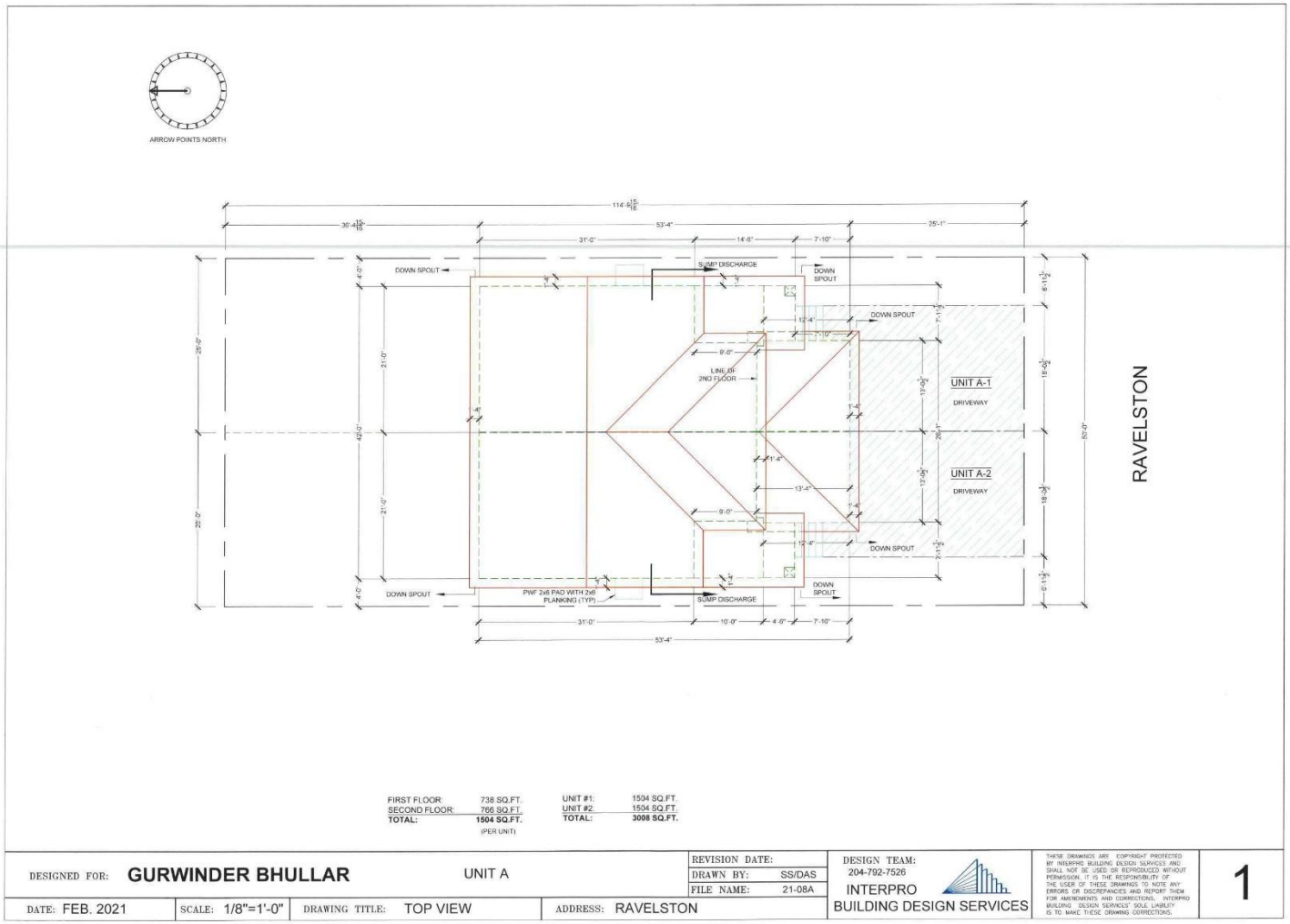
PLAN OF DEVELOPMENT

ON LOT 2 PLAN 58705 WLTO
BEING PART OF OTM LOTS 89 AND 90,
PARISH OF KILDONAN
CITY OF WINNIPEG, MANITOBA

Jason Andrew Crossley, M.L.S.

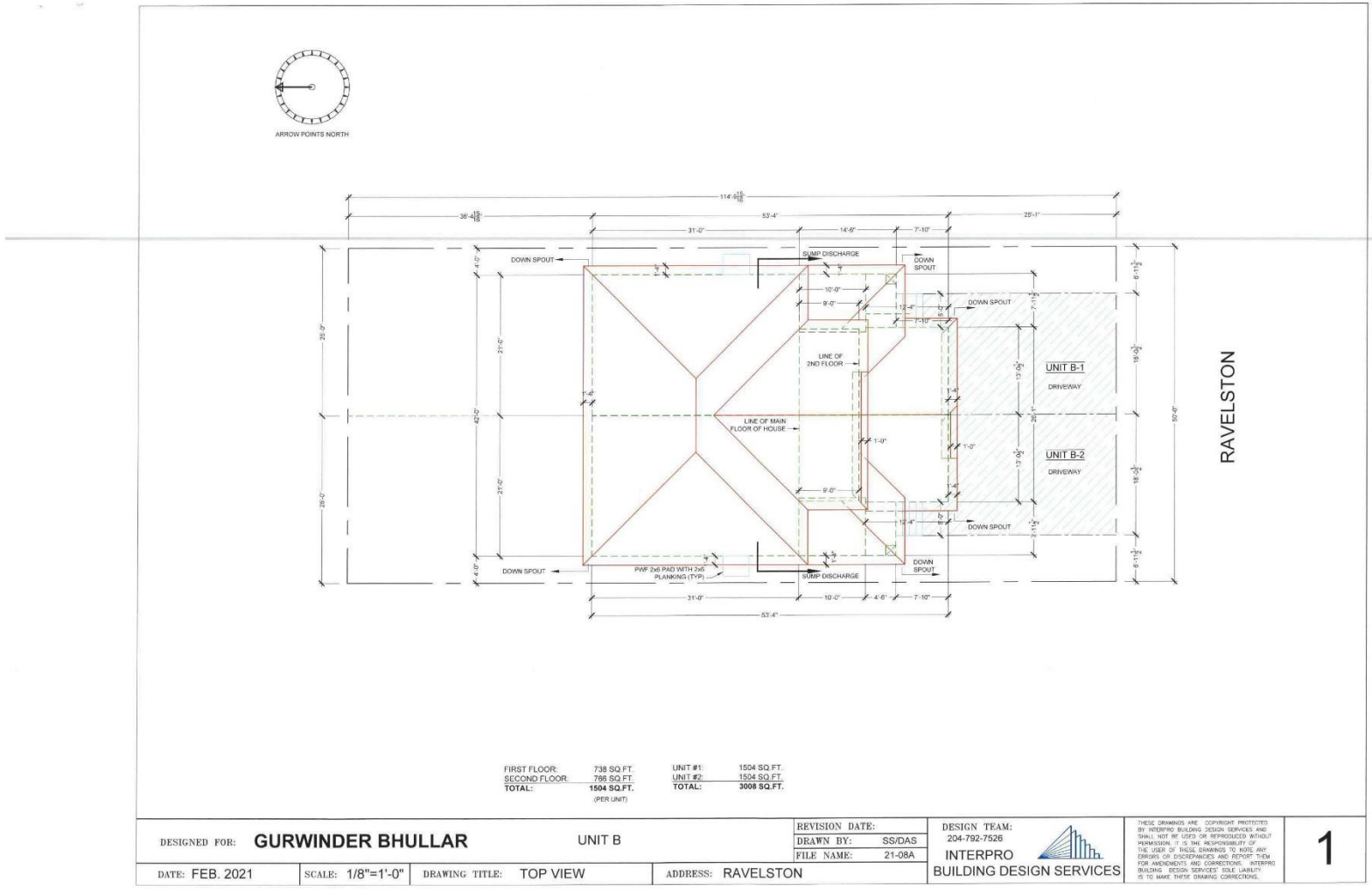
Pollock & Wright
LAND SURVEYING • GEOMATICS
2070 Notre Dame Avenue
Winnipeg, MB R3H 0J8
T: (204) 947-1557 F: (204) 943-8024
Toll Free: 1-800-563-8656
Wednesday: 9 am - 5 pm
2-500 Main Street, Winkler, MB R6W 1J3
T: (204) 325-4615


GOLDEN BOY LANE
1419 RAVELSTON
DRIVEWAY UNIT C
2 STORY SINGLE FAMILY
DRIVEWAY UNIT B
2 STORY SINGLE FAMILY
DRIVEWAY UNIT A
2 STORY SINGLE FAMILY
2 STORY DUPLEX
DRIVEWAY UNITS A1 & A2
2 STORY DUPLEX
DRIVEWAY UNITS B1 & B2
229'-7 15/16"
114'-9 15/16"
25'-0"
52'-0"
37'-9 15/16"
36'-4 15/16"
41'-0"
53'-4"
12'-4"
25'-1"
33'-4"
25'-0"
42'-0"
50'-0"
100'-0"
4'-0"
8'-0"
DESIGNED FOR: GURWINDER BHULLAR
DATE: FEB. 2021
SCALE: 1/16" = 1'-0"
DRAWING TITLE: DEMOLITION / PLOT PLAN
ADDRESS: GOLDEN BOY LANE & RAVELSTON
REVISION DATE:
DRAWN BY: DAS/SS
FILE NAME: 21-07
DESIGN TEAM: 204-792-7526
INTERPRO BUILDING DESIGN SERVICES
THESE DRAWINGS ARE COPYRIGHT PROTECTED BY INTERPRO BUILDING DESIGN SERVICES AND SHALL NOT BE USED OR REPRODUCED WITHOUT PERMISSION. IT IS THE RESPONSIBILITY OF THE USER OF THESE DRAWINGS TO NOTE ANY ERRORS OR DISCREPANCIES AND REPORT THEM FOR AMENDMENTS AND CORRECTIONS. INTERPRO BUILDING DESIGN SERVICES' SOLE LIABILITY IS TO MAKE THESE DRAWING CORRECTIONS.
1


ARROW POINTS NORTH
DOWN SPOUT
SUMP DISCHARGE
LINE OF 2ND FLOOR
UNIT A-1
DRIVEWAY
UNIT A-2
DRIVEWAY
PWF 2x6 PAD WITH 2x6 PLANKING (TYP)
RAVELSTON
FIRST FLOOR: 738 SQ.FT.
SECOND FLOOR: 766 SQ.FT.
TOTAL: 1504 SQ.FT.
(PER UNIT)
UNIT #1: 1504 SQ.FT.
UNIT #2: 1504 SQ.FT.
TOTAL: 3008 SQ.FT.
DESIGNED FOR: GURWINDER BHULLAR
UNIT A
REVISION DATE:
DRAWN BY: SS/DAS
FILE NAME: 21-08A
DESIGN TEAM:
204-792-7526
INTERPRO
BUILDING DESIGN SERVICES
DATE: FEB. 2021
SCALE: 1/8"=1'-0"
DRAWING TITLE: TOP VIEW
ADDRESS: RAVELSTON
1



FRONT ELEVATION



FIRST FLOOR:	738 SQ.FT.	UNIT #1:	1504 SQ.FT.
SECOND FLOOR:	766 SQ.FT.	UNIT #2:	1504 SQ.FT.
TOTAL:	1504 SQ.FT. (PER UNIT)	TOTAL:	3008 SQ.FT.

DESIGNED FOR: **GURWINDER BHULLAR** UNIT B

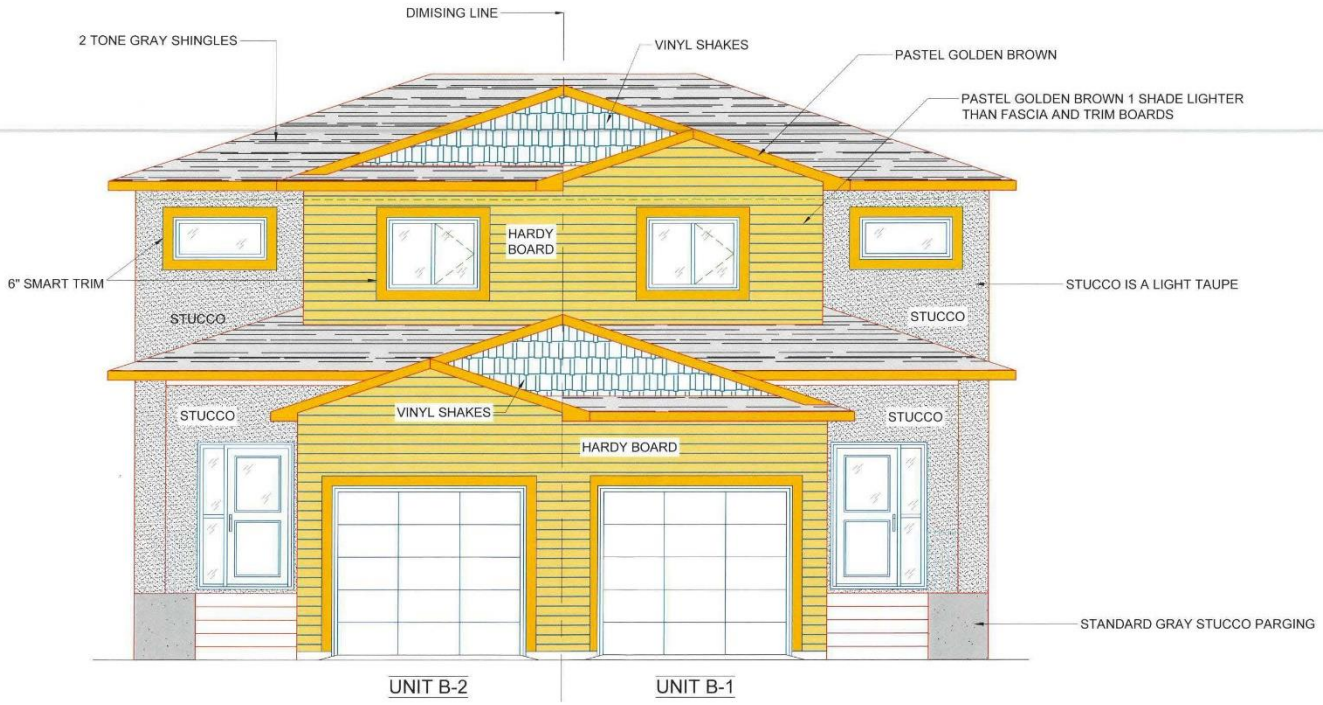
REVISION DATE:
DRAWN BY: SS/DAS
FILE NAME: 21-08A

DESIGN TEAM: 204-792-7526
INTERPRO BUILDING DESIGN SERVICES

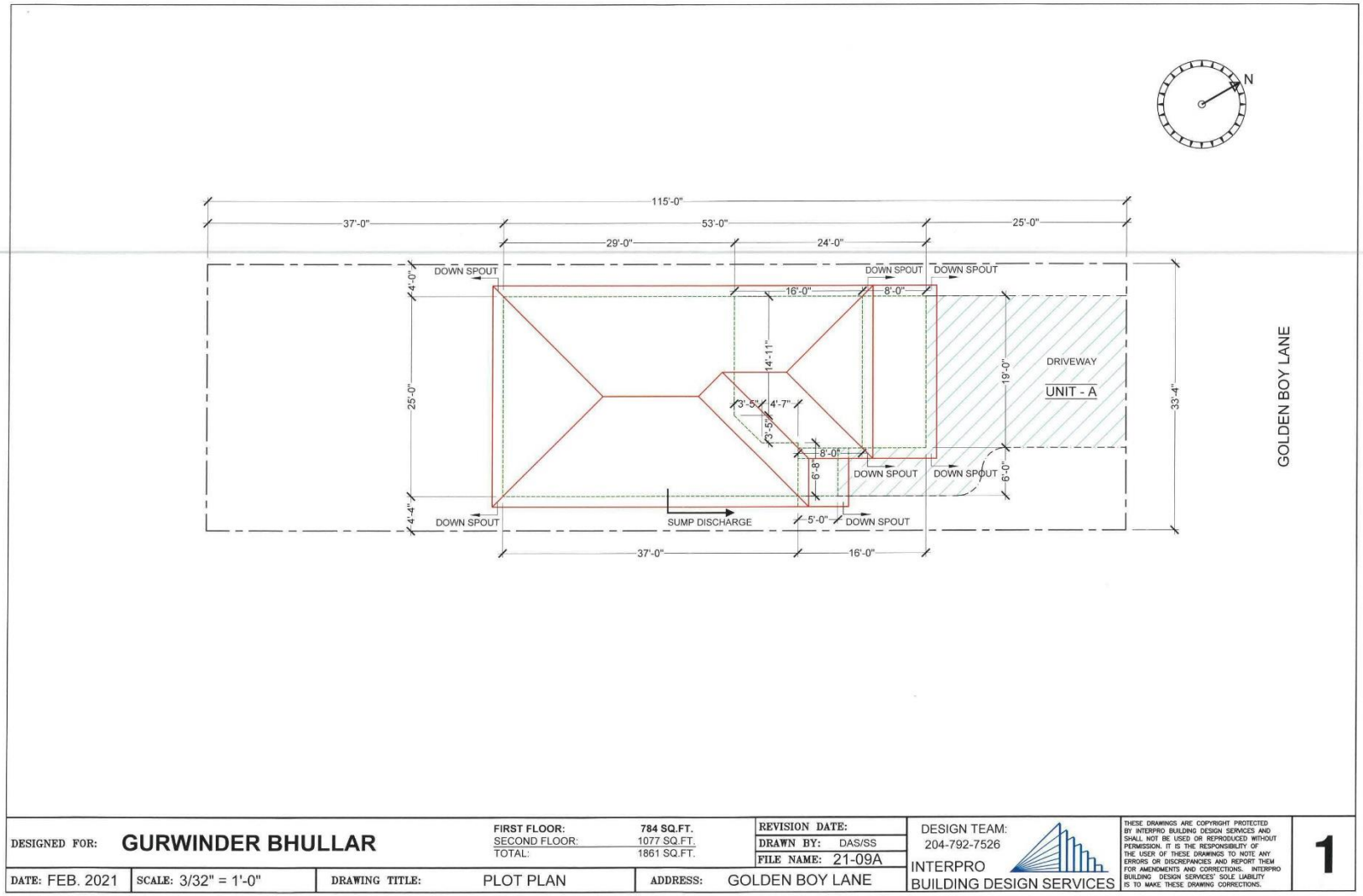
THESE DRAWINGS ARE COPYRIGHT PROTECTED BY INTERPRO BUILDING DESIGN SERVICES AND SHALL NOT BE USED OR REPRODUCED WITHOUT PERMISSION. IT IS THE RESPONSIBILITY OF THE USER OF THESE DRAWINGS TO NOTE ANY ERRORS OR DISCREPANCIES AND REPORT THEM FOR AMENDMENTS AND CORRECTIONS. INTERPRO BUILDING DESIGN SERVICES' SOLE LIABILITY IS TO MAKE THESE DRAWING CORRECTIONS.

DATE: FEB. 2021 | SCALE: 1/8"=1'-0" | DRAWING TITLE: TOP VIEW | ADDRESS: RAVELSTON

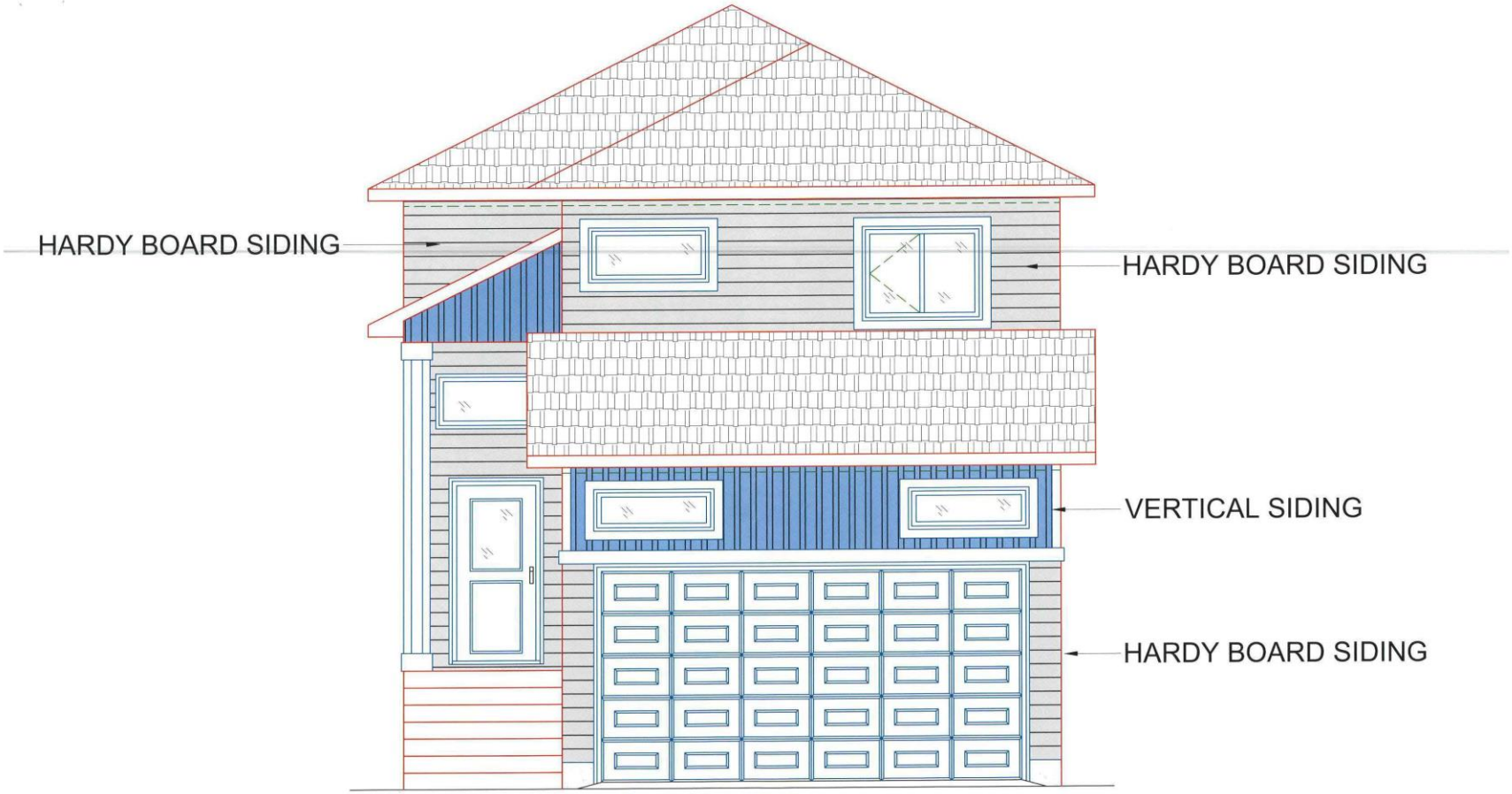
1



FRONT ELEVATION

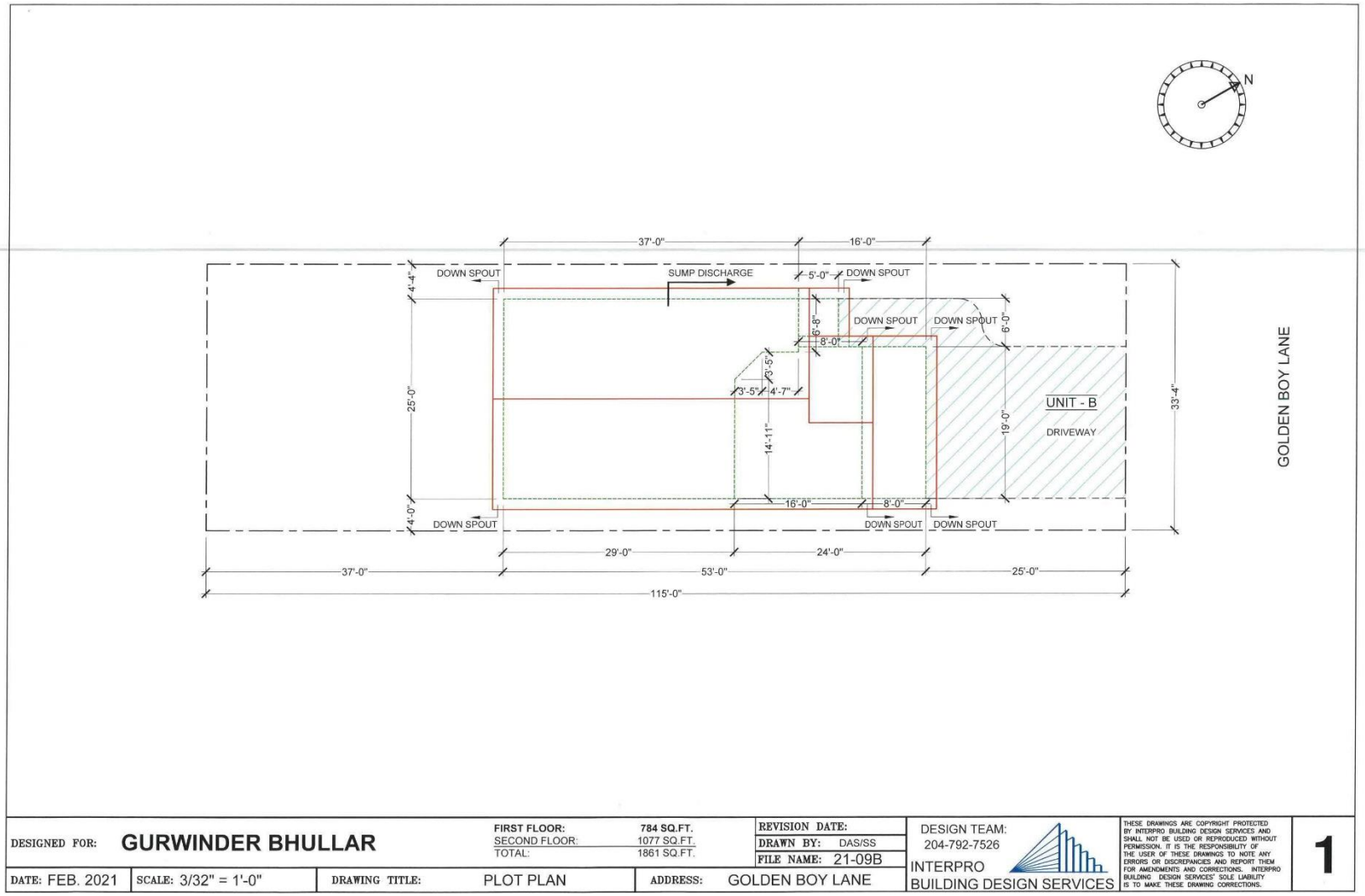


DESIGNED FOR: **GURWINDER BHULLAR**	FIRST FLOOR: 784 SQ.FT. SECOND FLOOR: 1077 SQ.FT. TOTAL: 1861 SQ.FT.	REVISION DATE: DRAWN BY: DAS/SS FILE NAME: 21-09A	DESIGN TEAM: 204-792-7526 INTERPRO BUILDING DESIGN SERVICES	THESE DRAWINGS ARE COPYRIGHT PROTECTED BY INTERPRO BUILDING DESIGN SERVICES AND SHALL NOT BE USED OR REPRODUCED WITHOUT PERMISSION. IT IS THE RESPONSIBILITY OF THE USER OF THESE DRAWINGS TO NOTE ANY ERRORS OR DISCREPANCIES AND REPORT THEM FOR AMENDMENTS AND CORRECTIONS. INTERPRO BUILDING DESIGN SERVICES' SOLE LIABILITY IS TO MAKE THESE DRAWING CORRECTIONS.	1
DATE: FEB. 2021	SCALE: 3/32" = 1'-0"	DRAWING TITLE: PLOT PLAN	ADDRESS: GOLDEN BOY LANE		

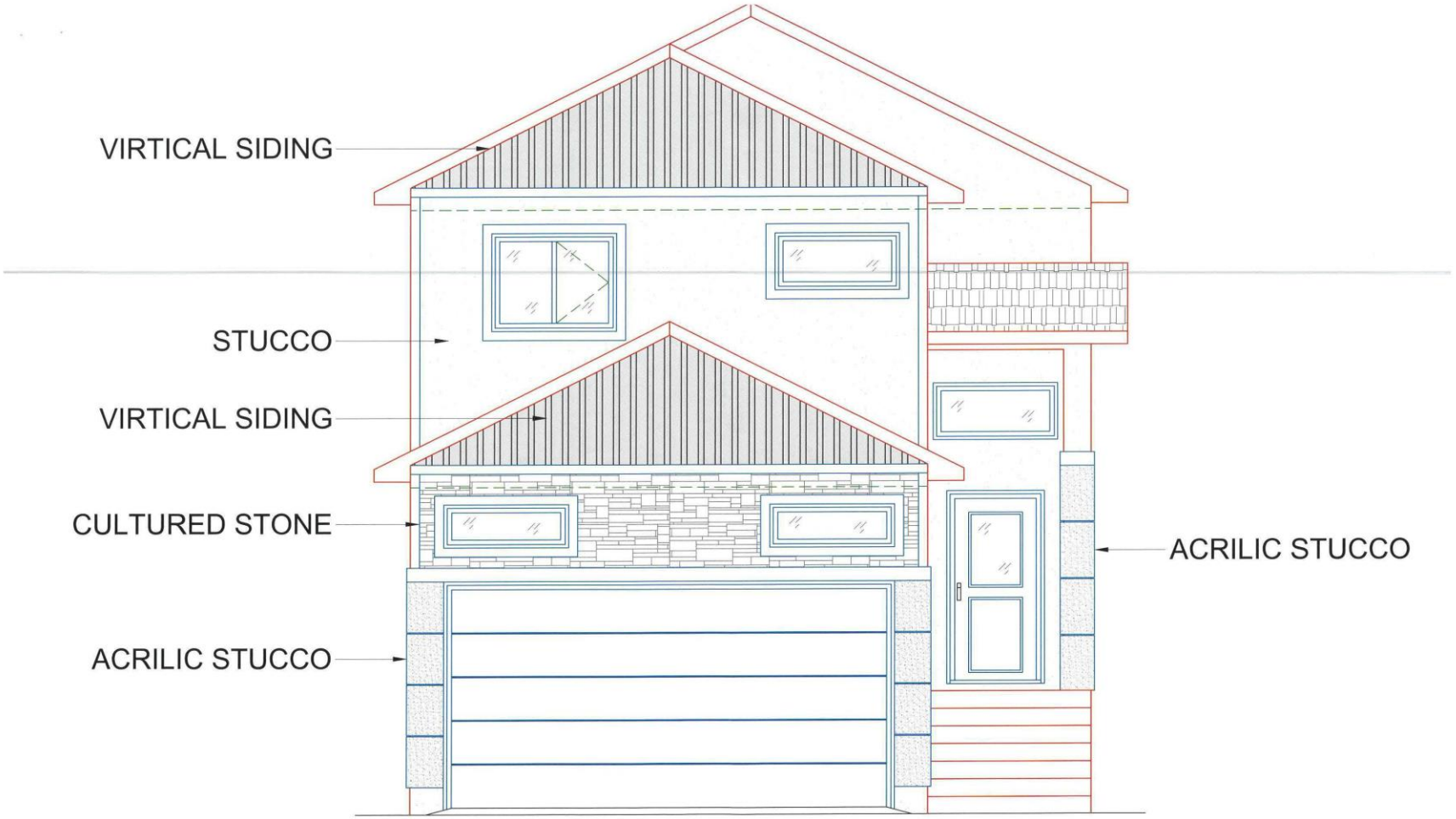


FRONT ELEVATION

UNIT 'A'

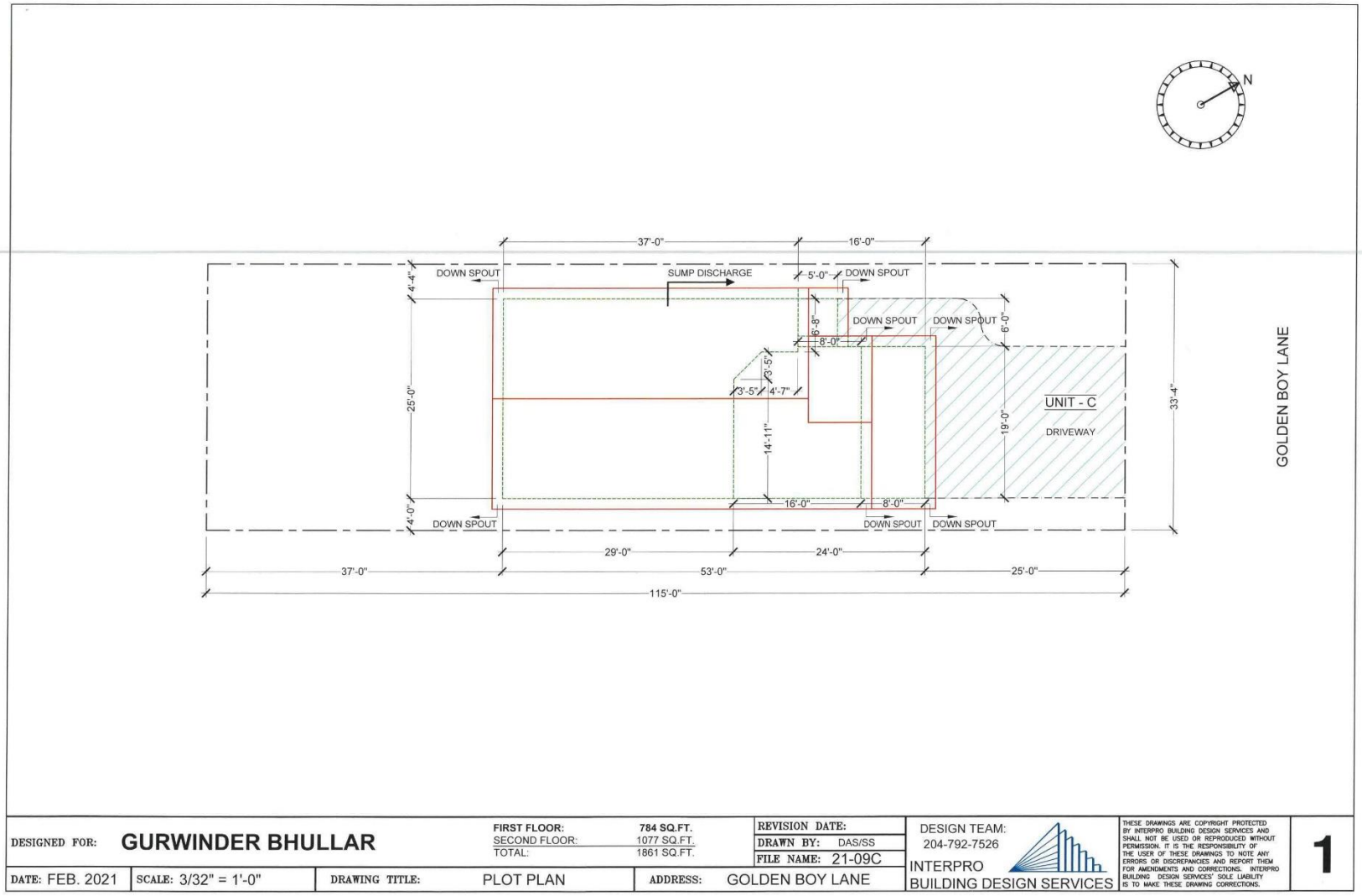


DESIGNED FOR: **GURWINDER BHULLAR**		FIRST FLOOR: 784 SQ.FT. SECOND FLOOR: 1077 SQ.FT. TOTAL: 1861 SQ.FT.		REVISION DATE: DRAWN BY: DAS/SS FILE NAME: 21-09B	DESIGN TEAM: 204-792-7526 INTERPRO BUILDING DESIGN SERVICES	THESE DRAWINGS ARE COPYRIGHT PROTECTED BY INTERPRO BUILDING DESIGN SERVICES AND SHALL NOT BE USED OR REPRODUCED WITHOUT PERMISSION. IT IS THE RESPONSIBILITY OF THE USER OF THESE DRAWINGS TO NOTE ANY ERRORS OR DISCREPANCIES AND REPORT THEM FOR AMENDMENTS AND CORRECTIONS. INTERPRO BUILDING DESIGN SERVICES' SOLE LIABILITY IS TO MAKE THESE DRAWING CORRECTIONS.	1
DATE: FEB. 2021	SCALE: 3/32" = 1'-0"	DRAWING TITLE: PLOT PLAN		ADDRESS: GOLDEN BOY LANE			

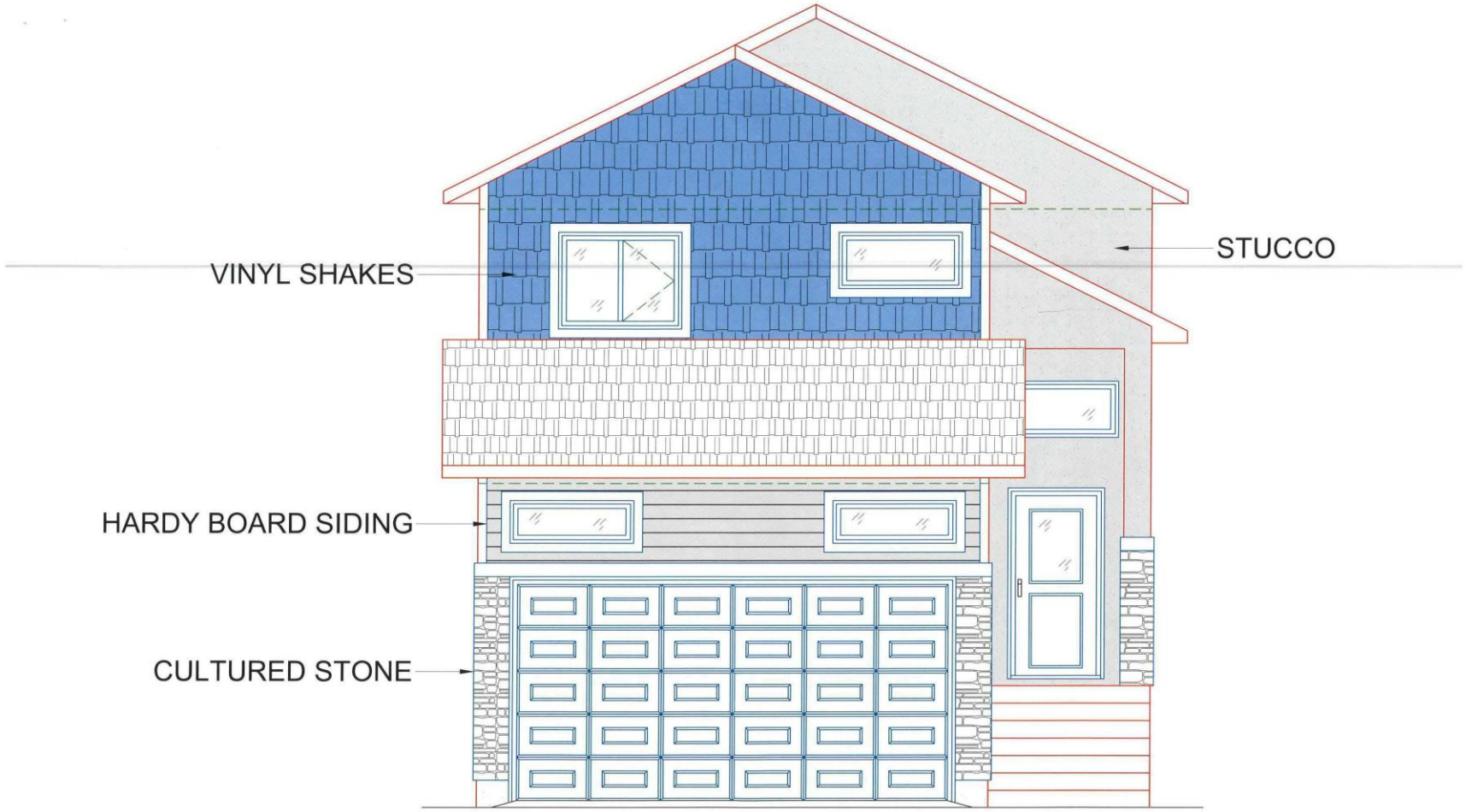


FRONT ELEVATION

UNIT 'B'



DESIGNED FOR: **GURWINDER BHULLAR**	FIRST FLOOR: 784 SQ.FT. SECOND FLOOR: 1077 SQ.FT. TOTAL: 1861 SQ.FT.	REVISION DATE: DRAWN BY: DAS/SS FILE NAME: 21-09C	DESIGN TEAM: 204-792-7526 INTERPRO BUILDING DESIGN SERVICES	THESE DRAWINGS ARE COPYRIGHT PROTECTED BY INTERPRO BUILDING DESIGN SERVICES AND SHALL NOT BE USED OR REPRODUCED WITHOUT PERMISSION. IT IS THE RESPONSIBILITY OF THE USER OF THESE DRAWINGS TO NOTE ANY ERRORS OR DISCREPANCIES AND REPORT THEM FOR AMENDMENTS AND CORRECTIONS. INTERPRO BUILDING DESIGN SERVICES' SOLE LIABILITY IS TO MAKE THESE DRAWING CORRECTIONS.	1
DATE: FEB. 2021	SCALE: 3/32" = 1'-0"	DRAWING TITLE: PLOT PLAN	ADDRESS: GOLDEN BOY LANE		



FRONT ELEVATION

UNIT 'C'