Agenda – Executive Policy Committee – September 14, 2022

REPORTS

Item No. 27 Subdivision and Rezoning – 966 John Bruce Road East (St. Vital Ward) File DASZ 33/2022 [c/r DAV 150333/2022D]

COMMUNITY COMMITTEE RECOMMENDATION:

On August 30, 2022, the Riel 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 33/2022 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated August 11, 2022 and attached as Schedule "A" and with the Proposed By-law attached as Appendix "B" to this report, with such changes as may be required, and registration in the Winnipeg Land Titles Office.

2. That the Developer shall meet all terms and conditions as outlined in Schedule "B", the report of the Administrative Coordinating Group, dated May 31, 2022, to the satisfaction of the Director of Planning, Property and Development.

3. 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, as shown on the map dated August 11, 2022 and included within Schedule "A".

4. That in lieu of the dedication of land, the Developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of Development Application No. DASZ 33/2022, as determined by the City's Director of Planning, Property and Development.

5. That upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor prepare a By-law in accordance with this report and bring same directly to Council for first reading at the next available Council meeting.

6. That upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor be directed to return the By-law to Council to be given second and third reading to the By-law if a legal plan of subdivision (the "Plan"), prepared by the Manitoba Land Surveyor in accordance with Recommendations 1 and 5 of this Report, and all associated ancillary fees (the "Fees") are submitted to the City within 2 years after the By-law has been given first reading

COMMUNITY COMMITTEE RECOMMENDATION (continued):

7. That the matter will be deemed to be concluded and all approvals in connection with this matter will expire if the Plan and all associated ancillary fees (the "Fees") are not submitted within 2 years after the By-law has been given first reading unless the Developer applies for an extension of time before the expiration of the 2-year period and Council approves the extension.

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

9. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Plan is not registered in accordance with recommendations 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.

12. That the variance order or File No. DAV 22-150333\D shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DASZ 33/2022.

DECISION MAKING HISTORY:

COMMUNITY COMMITTEE RECOMMENDATION:

On August 30, 2022, the Riel 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

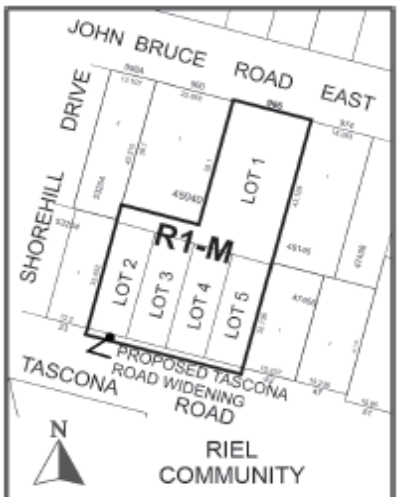
File: DASZ 33/2022

Before: Riel Community Committee
Councillor Allard, Chairperson
Councillor Chambers
Councillor Mayes

Public Hearing: August 30, 2022
Council Building, 510 Main Street

Applicant: Rajan Khinda

Subject:



APPLICANT : Rajan Khinda
FILE : DASZ 33/2022
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 "R1-E" RESIDENTIAL SINGLE-FAMILY (ESTATE) DISTRICT to an "R1-M" RESIDENTIAL SINGLE-FAMILY (MEDIUM) DISTRICT to allow for the maintenance of a single family dwelling and the establishment of five residential lots including the opening of a control strip along the Tascona Road right-of-way. **For information, phone S. Jerez, Planner at (204)986-7175.**

DEMANDEUR : Rajan Khinda
N° DE DOSSIER : DALZ 33/2022
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 R1-E (secteur d'habitations unifamiliales domaniales) à la catégorie R1-M (secteur d'habitations unifamiliales moyennes) en vue de permettre le maintien d'une habitation unifamiliale et l'aménagement de cinq lots résidentiels, y compris l'ouverture d'une bande de contrôle le long de l'emprise du chemin Tascona. **Pour obtenir des renseignements, appelez S. Jerez, urbaniste, au (204)986-7175.**

Premises Affected: 966 John Bruce Road East

For submission to: Executive Policy Committee

Prepared by: Rebecca Ford, Committee Clerk
Riel Community Committee

Report date: August 31, 2022

Community Committee Recommendation:

On August 30, 2022, the Riel Community Committee concurred in the recommendation of the Winnipeg Public Service and recommended to the Executive Policy Committee:

1. That the subdivision under Development Application No. DASZ 33/2022 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated August 11, 2022 and attached as Schedule "A" and with the Proposed By-law attached as Appendix "B" to this report, with such changes as may be required, and registration in the Winnipeg Land Titles Office.

2. That the Developer shall meet all terms and conditions as outlined in Schedule "B", the report of the Administrative Coordinating Group, dated May 31, 2022, to the satisfaction of the Director of Planning, Property and Development.

3. 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, as shown on the map dated August 11, 2022 and included within Schedule "A".

4. That in lieu of the dedication of land, the Developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of Development Application No. DASZ 33/2022, as determined by the City's Director of Planning, Property and Development.

5. That upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor prepare a By-law in accordance with this report and bring same directly to Council for first reading at the next available Council meeting.

6. That upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor be directed to return the By-law to Council to be given second and third reading to the By-law if a legal plan of subdivision (the "Plan"), prepared by the Manitoba Land Surveyor in accordance with Recommendations 1 and 5 of this Report, and all associated ancillary fees (the "Fees") are submitted to the City within 2 years after the By-law has been given first reading

7. That the matter will be deemed to be concluded and all approvals in connection with this matter will expire if the Plan and all associated ancillary fees (the "Fees") are not submitted within 2 years after the By-law has been given first reading unless the Developer applies for an extension of time before the expiration of the 2-year period and Council approves the extension.

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

9. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Plan is not registered in accordance with recommendations 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.

12. That the variance order or File No. DAV 22-150333\D shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DASZ 33/2022.

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

1. This is the exact same thing that was voted on in 2017. In a way, apologies to the Khindas who have had to come back, but in a way, they let the time lapse unfortunately.

2. It's a good project. If you go down Tascona door knocking as I've done a couple of times, you wonder "what happened here?" Why is there this empty space in the middle of a relatively recent development" and the answer is this.

3. The owner is facing out on to John Bruce which is a wild mix of housing from different decades. It does fit with the neighbourhood. It will allow the development of a number of new parcels I think it makes sense, and as indicated, we did approve it in 2017 before I became ward Councillor. Its just really re-approving something in order to get the development going

Objections under the Charter:	Total number of **v**alid objections as per section 125(2) – 0 In accordance with section 236.1(1), the threshold for sufficient objection has not been met.
Exhibits Filed:	1. Application dated July 4, 2022 2. Notification of Public Hearing dated July 19, 2022 3. Manitoba Status of Title 2652291/1 4. Letter of authorization dated May 11, 2022 from Balbir Khinda, Nerdosh Khinda & Rajan Khinda to Rajan Khinda 5. Petition in support of the application purporting to contain 6 signatures, submitted by the applicant 6. Plans (1 page) 7. Report from the Urban Planning Division dated August 11, 2022 8. Inspection Report 9. Communication dated August 25, 2022 from Ben McGillivary in support of the application 10. Recording of representations

REPRESENTATIONS:

In Support:

Rajan Khinda
Ben McGillivary

In Opposition:

Nil

For Information:

Nil

For the City:

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

Exhibit "7" referred to in File DASZ 33/2022

ADMINISTRATIVE REPORT

Title: DASZ 33/2022 – 966 John Bruce RD E

Issue: An application for consideration at the public hearing to subdivide and rezone to establish 5 residential zoning lots.

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

AUTHORIZATION

Author	Department Head	CFO	CAO
S. Jerez, MCP	n/a	n/a	

RECOMMENDATIONS

1. That the subdivision under Development Application No. DASZ 33/2022 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated August 11, 2022 and attached as Schedule "A" and with the Proposed By-law attached as Appendix "B" to this report, with such changes as may be required, and registration in the Winnipeg Land Titles Office.
2. That the Developer shall meet all terms and conditions as outlined in Schedule "B", the report of the Administrative Coordinating Group, dated May 31, 2022, to the satisfaction of the Director of Planning, Property and Development.
3. 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, as shown on the map dated August 11, 2022 and included within Schedule "A".
4. That, in lieu of the dedication of land, the developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of Development Application No. DASZ 33/2022, as determined by the City's Director of Planning, Property and Development.
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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.

12. That the variance order or File No. DAV 22-150333\D shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DASZ 33/2022.

REASON FOR THE REPORT

- The applicant is proposing to subdivide and rezone the subject site into 5 lots "R1-M" Residential Single-Family (Medium) District. The application also includes the closing of a control strip along Tascona Road.
- 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

DASZ 3/2017 & DAV 17-103392\D

- On June 12, 2017, the Riel Community Committee concurred in the recommendation of the public service and approved the subdivision and rezoning as well as associated variances for the special boundary condition, of 966 John Bruce Road to establish five (5) “R1-M” Residential Zoning Lots.
- Approval for these applications expired in 2019, therefore the applicant has reapplied for the rezoning and subdivision with associated variances.

CONSULTATION

In preparing this report there was internal consultation with:

- Administrative Coordinating Group (ACG)

OURWINNIPEG POLICY ALIGNMENT

City Building Objective 1. Responsibly plan, prioritize and accommodate growth in areas that best support Complete Communities principles, to achieve this Plan’s sustainable development goals:

Facilitate growth and change strategically within Winnipeg’s unique Transformative Areas and Established Neighbourhoods, to enhance the ability of the urban environment to contribute towards this Plan’s goals.

City Building Objective 3. Facilitate development opportunities that complete established communities, and plan new communities as complete and connected from the outset:

New and existing communities are complete when they demonstrate: universally designed environments; mixed-income neighbourhoods; a continuum of housing types; multi-modal connections within and to elsewhere in the city; heritage conservation; opportunities for physical activity, social interaction, and access to healthy food, daily needs, employment, education, recreation, and green infrastructure.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

Strategic Opportunity #4: Facilitate Compact, Complete Development and Increase Density

- **Key Direction 4.2:** Ensure new areas of growth are designed according to the principles of Complete Communities.

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

Consideration was given as to whether this report connects to any of the specific Goals and Objectives in the PRS and it was determined that the PRS is not applicable to this specific report.

SUBMITTED BY

Department	Planning, Property and Development
Division	Urban Planning Division
Prepared by	Simi Jerez, MCP
Date:	August 11, 2022
File No.	DASZ 33/2022

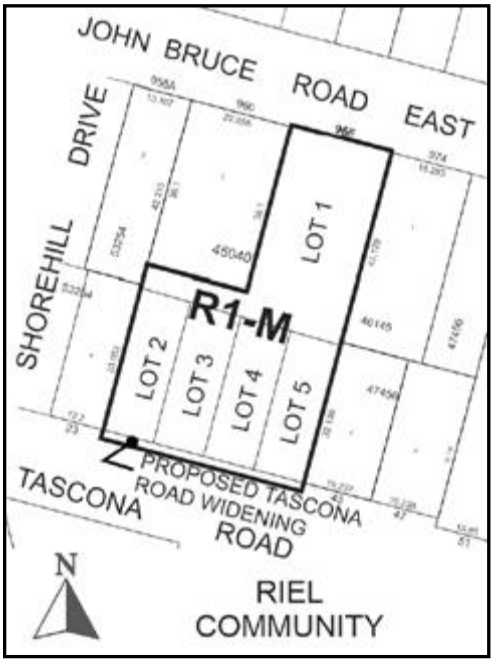
1. Appendix A — Planning Discussion.
2. Appendix B — Proposed By-law.
3. Schedule “A” — Recommended File No. DASZ 33/2022 Riel Community Committee, dated August 11, 2022.
4. Schedule “B” — Report of the Administrative Working Group – August 3, 2022.

APPENDIX 'A'

FILE:	**DASZ 33/2022**
RELATED FILES:	DAV 22-150333\D
COMMUNITY:	Riel Committee
NEIGHBOURHOOD #:	5.555 (Royalwood)

SUBJECT: To subdivide and rezone from "R1-E" Residential Single-family Estate District to "R1-M" Residential Single-family Medium District for the establishment of 5 residential zoning lots.

LOCATION: 966 John Bruce Road East



APPLICANT: Rajan Khinda
960 John Bruce Rd E
Winnipeg, MB R3X 1Y5

OWNERS: Nardosh Khinda
960 John Bruce Rd
Winnipeg, MB R3X 1Y5

RECOMMENDATION: Approval with conditions

SITE DESCRIPTION

- The subject site is located on the south side of John Bruce Road East in the Royalwood Neighbourhood of the St. Boniface Ward.
- The property is 28,640 square feet (0.65 acres) in lot area.
- The lot currently has double frontage onto public streets located on the north and south sides of the property. The lot width on the John Bruce Road East (north) side is approximately 75 feet, and the lot width on the Tascona Road (south) side is approximately 150 feet.
- The subject property is currently occupied by a one storey single-family dwelling that was built in 1966 and has a floor area of 1,060 square feet
- The site is located within the Established Neighbourhoods – Recent Communities Policy Area under the Complete Communities Direction Strategy 2.0 and is zoned "R1-E" Residential Single-Family Estate.



Figure 1: Aerial Photo of Subject Site and Surrounding Uses *(flown 2021)*

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: John Bruce Road East; then single-family residential uses zoned “R1-M” Residential Single-family Medium.

South: A 1 foot (.3 metres) control strip owned by the City of Winnipeg for the Tascona Road widening; then Tascona Road; then single-family residential uses zoned “R1-M” Residential Single-family Medium.

East: Single-family residential uses zoned “R1-M” Residential Single-family Medium, “R1-L” Residential Single-family Large, and “R1-E” Residential Single-family Estate.

West: Single-family residential uses zoned “R1-M” Residential Single-family medium.



Figure 2: Zoning of the Site and Surrounding Area

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing to subdivide and rezone the subject 28,640 square foot lot from “R1-E” Residential Single-Family Estate District to “R1-M” Residential Single-Family Medium District to create five (5) residential zoning lots.
- The subject DASZ application includes removal of the control strip along Tascona Road.
- Proposed Lot 1 fronting on John Bruce Road East would maintain the existing single-family dwelling and attached garage. Lots 2 through 5 fronting on Tascona Road would be developed with single-family dwellings.
- Proposed Lot 1 would have a lot width of 75 ft. and a lot area of approximately 9373 square feet. Proposed Lots 2 through 5 would have lot widths of 37 feet and lot areas of 4817 square feet each, and would have frontage on Tascona Road.

- Detailed plans of development have not been included with the application.
- There is an associated Variance application (DAV 22-150333\D) for the Special Boundary Conditions for lot area and lot widths. Please refer to the associated Planner's report for further details.

COLLABORATION

- The applicant approached Zoning and Permits to discuss whether an application would be required following the expiration of DASZ 3/2017 and DAV 17-103392\D.
- The Urban Planning & Design Division confirmed that reapplication would be required given the length of time that approval had lapsed, and that Variances alone to establish 5 lots zoned "R1-E" Residential Sigle-family Estate District would not be supported.

ANALYSIS AND ISSUES

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

- The *Complete Communities Direction Strategy 2.0* (*CCDS 2.0*) is one of four direction strategies supporting *OurWinnipeg*, the city's long-range development plan, and has statutory authority as a secondary plan. The strategy guides land use and development in Winnipeg.
- The subject property is located in an "Established Neighbourhoods – Recent Communities" policy area as outlined in *CCDS 2.0*. The Vision for Established Neighbourhoods is for them to continue to evolve as complete communities to increase the diversity of housing choices, improve housing affordability, and more efficiently use land, infrastructure and services.
- With regard to this proposal, the key goal and policies guiding the development of Established Neighbourhoods include:

  1.0 Encourage compatible residential development within Established Neighbourhoods to build more Complete Communities and align with the City's residential intensification target.

  1.1 Encourage residential development that positively contributes to neighbourhood character while expanding housing options for residents in a manner that is sensitive and complementary to existing development.

  1.2 Increase the population within Established Neighbourhoods to contribute to the physical renewal and revitalization of older neighbourhoods.

  1.5 Support up to mid-rise residential development in Established Neighbourhoods that is compatible with neighbourhood context.

  1.6 In the absence of a secondary plan guiding the local development of an Established Neighbourhood, intensification should be guided by a number of factors to ensure compatible development, including:

  - *Applicable City-endorsed policies or guidelines;*
  - *Existing zoning of the property and adjacent properties;*
  - *Characteristics of the immediately surrounding built form including building mass, height, lot coverage, setbacks, and layout;*

- *Surrounding uses and their characteristics including residential density and the intensity of commercial and other non-residential uses;*
- *Characteristics of the lot, including whether it is a corner lot, a larger lot than is typical for the neighbourhood, or the shape of the lot;*
- *Proximity to Downtown, Mixed Use Centres, Major Redevelopment Sites and Mixed-Use Corridors;*
- *The supporting street network (ex. local, collector, or arterial streets) and the street network's ability to support proposed development;*
- *The supporting transit, pedestrian and active transportation network; and*
- *The supporting water, wastewater, and land drainage infrastructure and capacity to accommodate a proposed development or ability to make the required upgrades necessary to accommodate a proposed development.*

2.0 Design new development in Established Neighbourhoods to a high standard of urban design and construction to ensure new development adds value to public and private urban spaces to create a sense of place and civic pride.

2.1 Single-family buildings should have setbacks that respect existing building alignments on a street. Setbacks should provide adequate space for tree growth and open space.

2.4 Encourage the use of high-quality, energy efficient, and durable exterior building facade materials.

2.5 Encourage a variety of architectural styles.

2.6 Encourage building design to include a range of architectural features that create visual interest and positively contribute to the visual aesthetics of the street and neighbourhood.

2.7 Single-family buildings should relate to the street on which they are located through the use of design elements, which may include, but are not limited to, the following:

a. Front doors facing the public street;

b. Thoughtful window placement;

c. Architectural features such as porches, awnings and dormers; and

d. A variety of exterior building façade materials.

2.9 Buildings with multi unit residential uses should be designed to support pedestrian activity and reinforce the public realm through thoughtful use of architectural features which may include, but are not limited to, the following:

a) Window placement that supports passive surveillance;

b) Unit entrances with direct access to the street;

c) Front porches;

d) Balconies;

e) Awnings;

f) Lighting; and

g) Height of primary entrances

2.10 Discourage building designs that orient the back of the building to the street.

2.12 New development should respect and complement the existing character of the built form of surrounding properties.

2.13 Where appropriate, taller buildings should use step backs and roof design to mitigate negative impacts on adjacent properties and provide a more comfortable pedestrian environment.

2.14 Avoid buildings that create long blank walls facing public streets.

2.15 Encourage the use of architectural features to articulate building walls in order to mitigate the impact of new building mass.

2.21 Site design should take cues from the character of the neighbourhood or street and should mitigate the potential for land use conflict with adjacent properties that have different scales, densities and uses. Parking location (motor vehicle and bicycle), vehicular access, servicing elements, building placement and landscaping treatment will be important design elements to ensure context-sensitive design.

2.22 Create or reinforce compact, pedestrian-oriented urban development patterns by ensuring the siting, form and scale of new development has a strong relationship to the street, public spaces and amenities in a way that is consistent with neighbourhood context.

CITY OF WINNIPEG ZONING BY-LAW 200/2006

"R1-E" Residential Single-Family Estate District

- Currently, the land is zoned "R1-E" Residential Single-Family Estate District. The R1-E district requires: a minimum lot width of 25 feet, a minimum lot area of 20,000 square feet, side yards of 15 feet, a front yard of 30 feet, and a rear yard of 25 feet. The maximum building height is 35 feet and the maximum lot coverage is 30 percent.

"R1-M" Residential Single-Family Medium District

- The intent of the "R1-M" zoning district is to accommodate primarily single-family residential development in lower-density areas.
- 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%.

COMPATIBILITY WITH THE EXISTING NEIGHBOURHOOD AND SURROUNDING USES

- The subject site is located in the Established Neighbourhoods - Recent Communities policy area under the *Complete Communities Direction Strategy 2.0*. As stated above, this policy area supports infill development that is context sensitive and complementary to the existing scale, character and built form of the neighbourhood.
- As part of analyzing whether a project is "complementary" to existing development, the Urban Planning Division takes into consideration such things as land use, building heights, built-form, density, setbacks, parking, site access, and landscaping/buffering.

- From a land use perspective, the immediate area is characterized by single-family residential dwellings along both John Bruce Road East and Tascona Road.
- This property is one of the last two remaining large estate size lot within the immediate area. Given the surrounding neighbourhood character, rezoning the subject property from ‘R1-E’ to ‘R1-M’ for the creation of 5 (five) single family lots fits the land use context of the existing development surrounding the subject site.

RECOMMENDED CONDITION OF APPROVAL

Land Dedication

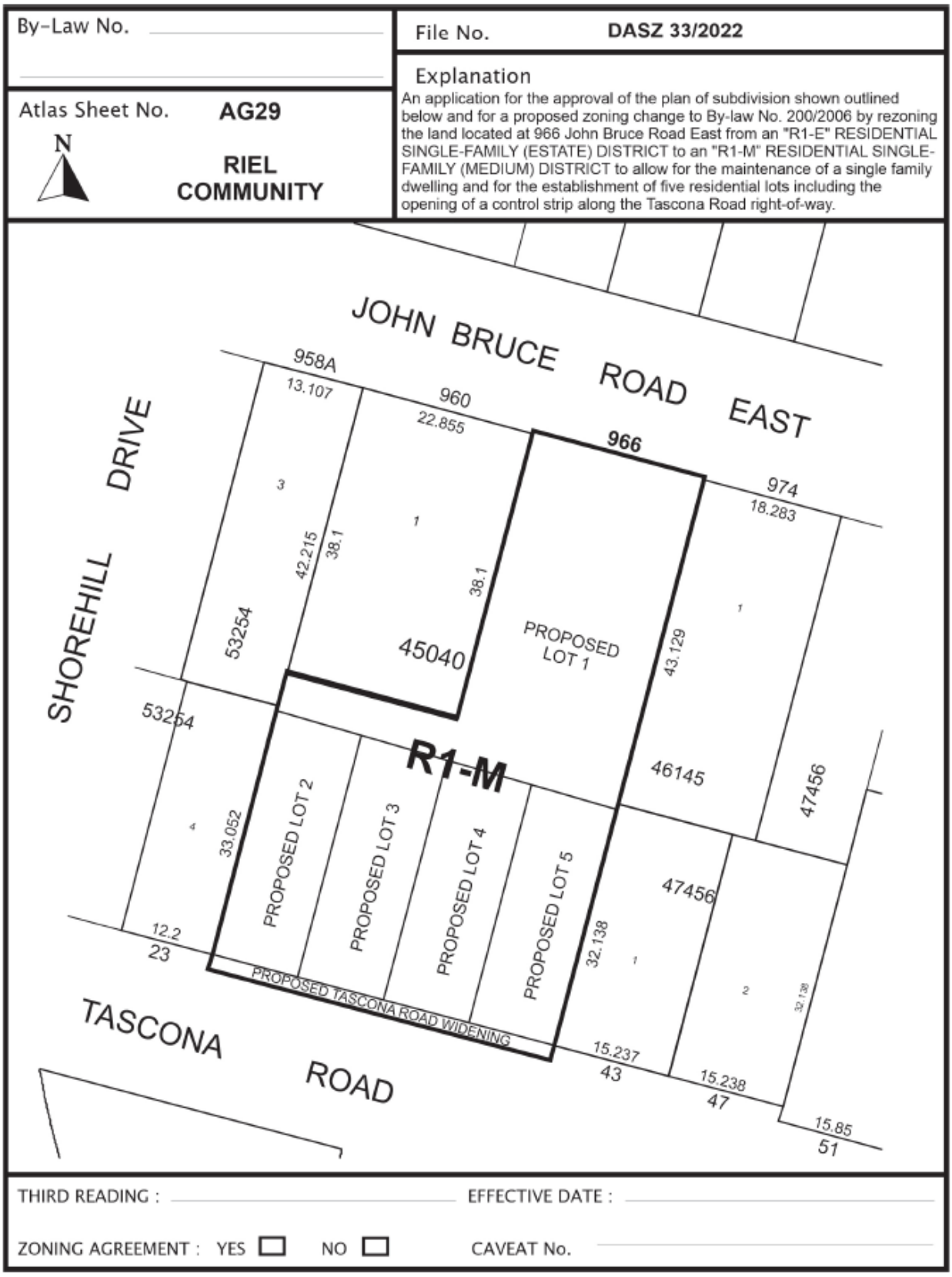
- As a condition of rezoning or subdivision of a parcel of land, a developer is required to contribute a portion of the land to be developed, or cash in lieu, to the City for parks purposes.
- For DASZ 33/2022, cash in lieu is being requested towards land dedication.

RECOMMENDATION

The Urban Planning Division recommends **approval with conditions** as the subject rezoning complies with the intent of the policies in the *Complete Communities Direction Strategy 2.0,* promoting contextually compatible infill development to maximize the use of existing infrastructure.

This Report Submitted by: Simi Jerez, MCP
Planning, Property and Development Department
Urban Planning & Design Division
Report Prepared by: PPD File # DASZ 33/2022

Schedule "A" for File No. DASZ 12/2022, Riel Community Committee, dated August 11, 2022



SCHEDULE B

REPORT OF THE ADMINISTRATIVE COORDINATING GROUP

RE: PROPOSED SUBDIVISION AND REZONING OF LAND LOCATED AT 966 JOHN BRUCE ROAD EAST

The Administrative Coordinating Group (ACG) reviewed the servicing requirements for DASZ 33/2022. The Developer should take into consideration the following servicing and design requirements and considerations in the redevelopment of the site:

Section I – Plan Considerations

1) The Developer shall, at no expense to the City, legally open property required to widen Tascona Road by 2.0m to the north, along the full length of the Planned Area abutting the control strip abutting Tascona Road, as determined by and to the satisfaction of the Director of Public Works.

2) The Developer shall, at no expense to the City, legally open the existing 0.3m control strip separating the Planned Area from Tascona Road for the length of the Planned Area abutting Tascona Road, as determined by and to the satisfaction of the Director of Public Works.

Section II – Servicing Conditions

3) Local Improvement Levies

The Developer shall pay to the City, in cash, prior to the release of mylars for registration in the Winnipeg Land Titles Office, the commuted amount of all outstanding local improvement levies on all Developer-owned lands within the Planned Area.

4) Lot Line Servicing

The Developer shall provide a signed letter to the City of Winnipeg's Land Development Branch stating that:

i. the Developer understands that they are responsible for the full costs to install separate sewer and water lot line services from the respective mains in Tascona Road to the property line of the newly created Lots 1 and 2; and,

ii. if the Developer sells any of the newly created Lots 1 and 2 before they have installed the lot line services referred to above, they will undertake to inform the purchaser (new owner) in writing that the purchaser is responsible for the costs to install the lot line services referred to in *i*.

5) Lot Grading

a) The Developer shall, at no expense to the City and prior to release of subdivision mylars for registration in the Winnipeg Land Titles Office, provide a lot grading plan for the Planned Area, prepared by a qualified municipal engineer, 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) 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.

d) The Developer shall, prior to the release of subdivision mylars for registration in the Winnipeg Land Titles Office, post security deposits for all catch basin(s) and leads, as required by the approved lot grading plan, to the satisfaction of the Director of Water and Waste.

6) Boulevards

a) The Developer shall, at no expense to the City, sod and plant trees abutting the Planned Area on Tascona Road and John Bruce Road East, if required, 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 1 year and the trees for a period of two years, in accordance with specifications approved by the Director of Public Works.

7) John Bruce Road East Services

The Developer shall pay to the City, in cash, prior to the release of mylars for registration in the Winnipeg Land Titles Office, their share of the following services installed by others in John Bruce Road East, along the full length of the Planned Area abutting John Bruce Road East:

i. land drainage sewer (trunks and laterals);
ii. Portland cement concrete lane of pavement and all related works;
iii. Portland cement concrete sidewalk; and,
iv. street lighting;

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

8) Tascona Road

The Developer shall pay to the City, in cash, prior to the release of mylars for registration in the Winnipeg Land Titles Office, their share of the following services installed by others in Tascona Road, along the full length of the Planned Area abutting Tascona Road:

i. wastewater sewer;
ii. land drainage sewer (trunks and laterals);
iii. water main;
iv. Portland cement concrete lane of pavement and all related works; and,
v. street lighting;

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

THIS REPORT SUBMITTED BY:

Administrative Co-ordinating Group
File No. DASZ 33/2022
August 3, 2022

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

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

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

Exhibit “6” referred to in File DASZ 33/2022

BARNES 1906 &DUNCAN
SURVEYING, ENGINEERING & GEOMATICS

6 Donald Street
Winnipeg, Manitoba
R3L 0K6

180-A, 5th Street
Morden, Manitoba
R6M 1C9

Phone: 204-284-5999
204-943-0546
800-665-6609
Fax: 204-452-7877
204-947-2918
www.BarnesDuncan.com

Christian P. Korell, M.L.S., B.Sc. Eng.
Donald F. Shiach, M.L.S.
Jesse P.S. Carels, M.L.S., C.L.S., B.Sc. Eng.
Kelly W. Mantik, M.L.S.
Michael E. Sippola, M.L.S.
Daniel B.J. Gautron, M.L.S., O.L.S.
Jason A. Crossley, M.L.S.
Brett Carels, P. Eng.
Charles R. Terpstra, P. Eng.
Alexandr Nezvesciuc, P. Eng.
Tanishq Verma, P. Eng.
Danica J. Broza-Swanson, P. Eng.

Our File: 16-1167
Acad dwg: 16-1167-4-BLC-STK
Field Book: B&D 1446-111
Drafter: AN

Surveyor's Partial Staking and Building Location Certificate

April 12, 2022

Nick Khinda
1877 Henderson Highway
Winnipeg, Manitoba
R2G 1P4

Dear Sir:

Re: Tascona Road/John Bruce Road East, Winnipeg, Manitoba

Certificate of Title: 2652291/1 W.L.T.O. (Search Date: April 5, 2022)

Registered Owners: Nardosh Singh Khinda and Balbir Kaur Khinda

Legal Description: Lot 2, Plan 45040 WLTO in RL 122, Parish of St. James

Encumbrances: Instruments Numbered 3367854/1 and 4795296/1 are registered against the above Certificate of Title. Encumbrances noted herein are provided for information purposes only and have not been investigated as to their intent or extent.

As requested, this is to certify that we have made the necessary measurements to determine the position of a one storey wood and stucco dwelling with an attached garage, numbered 966 on the South side of John Bruce Road East, in the City of Winnipeg, and find that the same, above ground level, is contained entirely within limits of the above described land.

The two wood sheds and vinyl clad shed, as appurtenant to said dwelling, are contained entirely within the limits of the above described land.

There are no encroachments above ground level onto the above described land by buildings from adjoining properties.

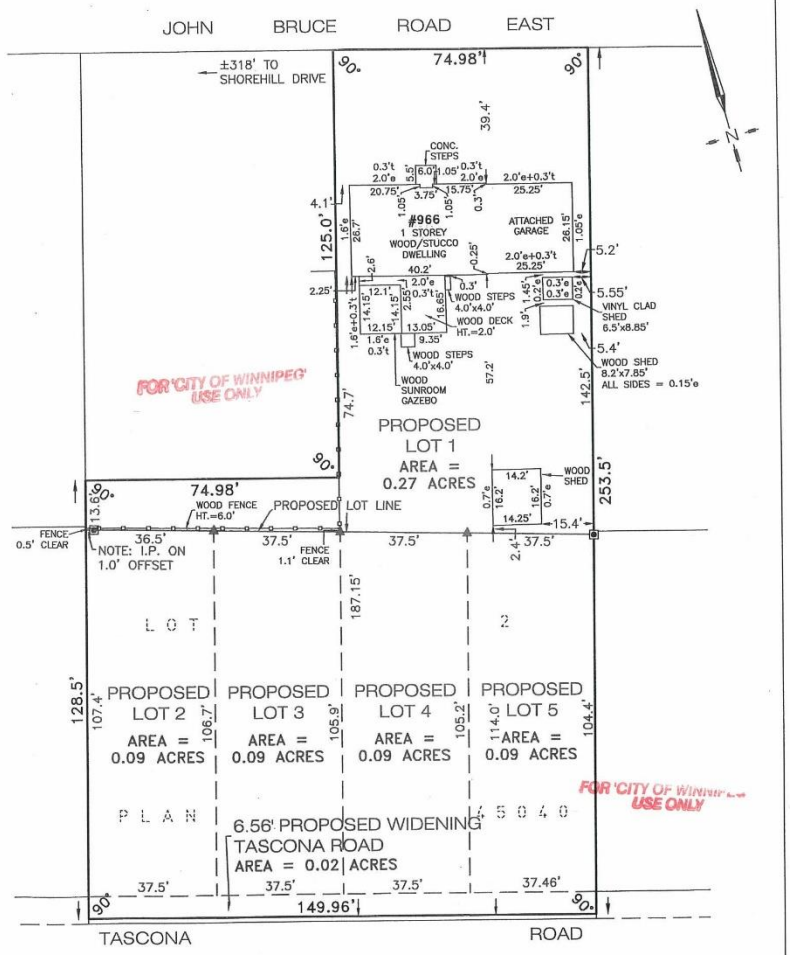
PLEASE NOTE THAT NO SURVEY MONUMENTS WERE REQUESTED TO BE INSTALLED AT PROPERTY CORNERS.

This survey was made on the 1st day of April, 2022.

1/2" x 1/2" x 18" iron posts are placed at all points shown thus _____■
Lathes are placed at all points shown thus _____▲

Signed & Sealed

Daniel B.J. Gautron, M.L.S.



SKETCH - all distances are in feet and decimals of a foot.

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