**Agenda – Executive Policy Committee – September 21, 2023**

**Report – Standing Policy Committee on Property and Development – September 18, 2023**

Moved by Councillor

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

**Item No. 5 Amendment to Development Agreement AG 18/21 Sage Creek Development – Phase 10**
**(St. Vital Ward)**

STANDING COMMITTEE RECOMMENDATION:

On September 18, 2023, the Standing Policy Committee on Property and Development concurred in the recommendation of the Riel Community Committee, as amended, and submitted the following to Council:

1. That the request to amend Development Agreement AG/18, in accordance with the Revised Schedule G dated September 12, 2023, be approved.

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

**Agenda – Executive Policy Committee – September 21, 2023**

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DECISION MAKING HISTORY:

STANDING COMMITTEE RECOMMENDATION:

On September 18, 2023, the Standing Policy Committee on Property and Development concurred in the recommendation of the Riel Community Committee, with the following amendment:

- In Recommendation 1, add the words "dated September 12, 2023," immediately after "Revised Schedule G"

and submitted the matter to the Executive Policy Committee and Council.

STANDING COMMITTEE RECOMMENDATION:

On June 27, 2023, the Standing Policy Committee on Property and Development laid the matter over to its meeting on September 13, 2023.

COMMUNITY COMMITTEE RECOMMENDATION:

On June 19, 2023, the Riel Committee did not concur in the recommendation of the Winnipeg Public Service and recommended to the Standing Policy Committee on Property and Development:

1. That the request to amend Development Agreement AG/18, in accordance with the Revised Schedule G, be approved.

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

Bryan Ward, Vice President, Qualico Communities, submitted a presentation in support of the matter.

# ADMINISTRATIVE REPORT

**Title:** Amendment to Development Agreement AG 18/21 Sage Creek Development – Phase 10

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

## AUTHORIZATION

| Author | Department Head | CFO | CAO |
|---|---|---|---|
| G. Jasper | N/A | N/A | N/A |

## EXECUTIVE SUMMARY

A request was received from Sage Creek Development Corporation to amend Development Agreement AG/18 by deleting the requirement for a sidewalk at the location shown on the sidewalk map in Appendix" A" (attached).

The Public Service has recommended that the request be denied.

## RECOMMENDATIONS

1. The request to delete sidewalk as shown in Appendix "A" be denied.

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

## REASON FOR THE REPORT

Council approval is required to amend a Development Agreement.

## IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations are agreed to, there will be no change to Development Agreement AG 18/21

## HISTORY/DISCUSSION

On September 29, 2021, Council approved the subdivision and rezoning of land located south of Warde Avenue and East of Lagimodiere Boulevard, which allowed for the development and servicing of Phase 10 of the Sage Creek Development.

Pursuant to the above-referenced approval, the Developer, Sage Creek Development Corporation, entered into Development Agreement AG 18/21 with the City of Winnipeg. The agreement included a condition to install sidewalks and pathways throughout the development area.

On March 6, 2023 a letter was received from Bryan Ward on behalf of Sage Creek Development, attached as Appendix B, to amend the agreement by removing the obligation to install a section of sidewalk as indicated on the sidewalk map attached as Appendix A.

In keeping with the planning and architectural design of the community by allowing a variety of housing designs and elevations, the applicant contends that a sidewalk is not required at this location. Furthermore, the applicant contends that the remaining sidewalk network in the subdivision serves the pedestrian circulation very well.

Public Works disagree with the deletion of the sidewalk and offer the following comments

> *We have no reason to support the removal of this sidewalk. This block has a rear lane where vehicular access should be taken, leaving lots of boulevard space for a sidewalk. This sidewalk was identified to provide connectivity to and near the school, connectivity to the park path network and the overall sidewalk network including the adjacent collector. These sidewalk connections, coupled with the extra boulevard space creates a great opportunity for a sidewalk to be located here.*

Therefore, the administration recommends that the request to delete the sidewalk be denied.

## FINANCIAL IMPACT

N/A

## CONSULTATION

Public Works
Urban Planning

## OUR WINNIPEG POLICY ALIGNMENT

The proposed plan of subdivision and rezoning aligns with OurWinnipeg because it is consistent with the Key Direction of OurWinnipeg that applies to the New Communities Policy Area. This Key Direction states: New Communities will continue to play an important role in accommodating the city's a
complete from the outset and will continue to achieve a high standard of sustainability in planning, design, construction and management.

## WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

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

## WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

N/A

## SUBMITTED BY

Department: Planning, Property and Development
Division: Real Estate and Land Development
Prepared by: G.V. Jasper, Land Development Administrator
Date: May 31, 2023
File No: DASZ 18/2021

Attachments: Appendix "A" – DASZ 18/21 Schedule "G" Map
Appendix "B" – Letter requesting amendment to the agreement

**APPENDIX "A" – DAZ 201/2020 MAP**

