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QUALICOCOMMUNITIES.COM

QUALICO communities

Mr. Greg Jasper
Land Development Administrator
Property and Development
City of Winnipeg
Via Email

March 6, 2023

RE: Sage Creek, Phase 10
Development Agreement Amendment Request for AG 18-21 - Letter of Intent

Please accept this letter as application by Sage Creek Development Corporation to amend Development Agreement AG 18-21 by removing one sidewalk in Schedule "G" as shown along the frontage of block 46 on the attached sketch. Although block 46 backs onto a lane, the lane was created to facilitate rear access for the block zoned RMF-S to the north side of the lane (block 45) which fronts onto a future school site. Because block 45 fronts onto a future school site, not having front drives was a conscious design consideration here. This would reduce vehicular travel on the street adjacent to a school by directing vehicular traffic to the rear lane and allow a sidewalk across the front of block 45 that would have no driveways.

The Developer designed the subdivision with the intent to have block 46 served by front drives. Having front drives at this location would be consistent with the higher end homes across the street that have front drive and back onto the public reserve/retention pond (amenity lots). We understand that a non-conforming approach application must be submitted after the subdivision process commences to allow front driveways for homes on lots that back onto a lane.

To ensure that the public service was aware of our intention, we indicated clearly in our application and at the public hearing that we would be asking for non-conforming approaches in block 46. We also asked and had approved a wording change in the Development Agreement to state "Non-conforming approaches will be considered by the Administration to maintain consistent street frontages in instances where lots are served by front drives and rear lanes." (Clause 10.c of Schedule C). Administration never indicated any concerns to these requests at the hearing.

We overlooked the placement of the sidewalk in block 46 during the development agreement review and would like to have the sidewalk removed from Schedule G to reflect the original intent. The remaining sidewalk network in the subdivision serves the pedestrian circulation very well. There is a well-planned sidewalk network connecting to areas of higher density and key destinations (school site and park spaces) as shown on Schedule G. Sidewalks will also link to pathways cutting through public reserve and the utility corridor to connect to all areas of the subdivision/neighbourhood.

We feel the sidewalk is not necessary on block 46 and ask that the Development Agreement Schedule G be amended accordingly. We appreciate your consideration of this request. Please take the fees for this application from the Qualico Communities account (#04-116919 TR).

Bryan Ward

Bryan Ward

Sage Creek Development Corporation