Agenda – Executive Policy Committee – October 16, 2024

Report – Standing Policy Committee on Property and Development – October 3, 2024

Item No. 5 Subdivision and Rezoning – 309, 313 and 500 Desrosiers Drive (Transcona Ward)
File DASZ 34/2024

STANDING COMMITTEE RECOMMENDATION:

On October 3, 2024, the Standing Policy Committee on Property and Development concurred in the recommendation of the East Kildonan-Transcona Community Committee, as amended, and submitted the following to Council:

1. That the subdivision proposed under Development Application No. DASZ 34/2024 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor for registration in the Winnipeg Land Titles Office in accordance with the proposed by-law attached as Appendix "B" to this report and as shown on the map dated September 23, 2024 and attached as Schedule "C" to this report, with such minor changes as may be required, subject to the following:

    A. That the developer be required to enter into a Servicing Agreement with the City, if required, pursuant to subsection 259(1) of The City of Winnipeg Charter in accordance with the report of the Administrative Coordinating Group dated September 13, 2024 and attached as Schedule "B" to this report, with the following amendments:

        i In Section III Servicing Conditions:

            a. Add the following new Condition: 8)b):

                "b) The developer shall, at no expense to the City, install three signs where the park fronts onto Desrosiers Drive advertising the future road alignment."

            b. Add the following new Condition 8)c):

                "c) The developer shall submit plans showing the location and design of all park amenities, including detailed plans for signage, on the subject property to the City for approval by the Director of Public Works ("Director") and the East Kildonan-Transcona Community Committee prior to the issuance of any building or development permit, and thereafter must construct the Works in substantial conformance with the approved plans and maintain the Works to the satisfaction of the Director."

Report – Standing Policy Committee on Property and Development – October 3, 2024

STANDING COMMITTEE RECOMMENDATION (continued):

c. Add the following new Condition 8)d):

"d) The developer shall have all park amenities on the subject property constructed within 2 years of the registration of the Legal Plan of Subdivision."

B. That the City enter into, execute and deliver with the developer a Servicing Agreement, if required, 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"); and

C. That authority be delegated to the 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 "PR1" Parks and Recreation 1 (Neighbourhood) District in accordance with the proposed by-law attached as Appendix "B" to this report and as shown on the map dated September 23, 2024, and attached as Schedule "C" to this report.

3. 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 (the "By-law") and bring same directly to Council by way of communication for first reading.

4. That, upon instruction from the Director of Planning, Property and Development that the Developer has submitted the Plan in accordance with recommendation 1 and has paid the Dedication and all other associated ancillary fees (the "Fees"), and subject to s. 236.1 of The City of Winnipeg Charter, the Director of Legal Services/City Solicitor be directed to return the By-law directly to Council by way of communication for second and third reading.

Report – Standing Policy Committee on Property and Development – October 3, 2024

STANDING COMMITTEE RECOMMENDATION (continued):

5. That Development Application No. DASZ 34/2024 will be deemed to be concluded and all approvals in connection with same will expire if the developer has not submitted the Plan and paid all associated ancillary fees (the "Fees") within 2 years following the date on which Council gives first reading to the By-law, unless the developer applies for an extension of time before the expiration of that 2 year period and Council approves the extension.

6. That the subdivision section of the By-law will come into force when the Servicing Agreement, if required, 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 that 1 year period and Council approves the extension.

9. That Development Application No. DASZ 34/2024 will be deemed to be concluded and all approvals in connection with same will expire if the developer fails to secure all necessary Plan approval signatures on behalf of the City within 1 year following the date on which the By-law is enacted, unless the developer applies for an extension of time before the expiration of that 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.

Report – Standing Policy Committee on Property and Development – October 3, 2024

DECISION MAKING HISTORY:

STANDING COMMITTEE RECOMMENDATION:

On October 3, 2024, the Standing Policy Committee on Property and Development concurred in the recommendation of the East Kildonan-Transcona Community Committee, with the following amendment:

- In Recommendation 1.A.i.c., delete the words "prior to the end of the 2026 construction season" and replace with "within 2 years of the registration of the Legal Plan of Subdivision"

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

COMMUNITY COMMITTEE RECOMMENDATION:

On September 23, 2024, the East Kildonan-Transcona Community Committee concurred in the recommendation of the Winnipeg Public Service, with the following amendments:

- In Recommendation 1.A., delete the semicolon after "Schedule "B" of this report" and replace with the following:

  ", with the following amendments:

  i In Section III Servicing Conditions:

    a. Add the following new Condition: 8)b):

      "b) The developer shall, at no expense to the City, install three signs where the park fronts onto Desrosiers Drive advertising the future road alignment."

    b. Add the following new Condition 8)c):

      "c) The developer shall submit plans showing the location and design of all park amenities, including detailed plans for signage, on the subject property to the City for approval by the Director of Public Works("Director") and the East Kildonan-Transcona Community Committee prior to the issuance of any building or development permit, and thereafter must construct the Works in substantial conformance with the approved plans and maintain the Works to the satisfaction of the Director."

Report – Standing Policy Committee on Property and Development – October 3, 2024

DECISION MAKING HISTORY (continued):

COMMUNITY COMMITTEE RECOMMENDATION (continued):

c. Add the following new Condition 8)d):

"d) The developer shall have all amenities on the subject property constructed prior to the end of the 2026 construction season.""

and forwarded the matter to the Standing Policy Committee on Property and Development.

PUBLIC HEARING SUMMARY

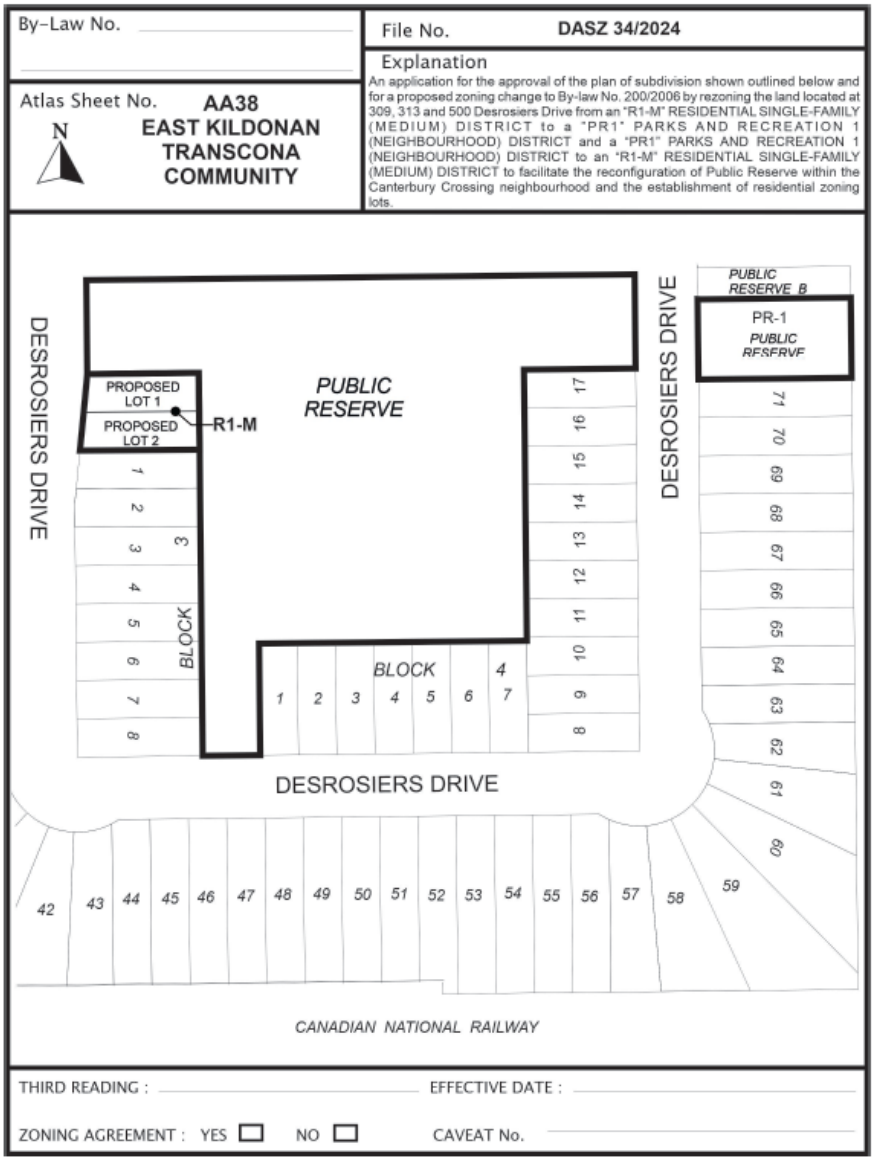
File: DASZ 34/2024

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

Public Hearing: September 23, 2024
Council Building, 510 Main Street

Applicant: McGowan Russell Group (Vincent Hosein)

Subject:



Premises Affected: 309, 313 and 500 Desrosiers Drive

For submission to: The Standing Policy Committee on Property and Development

Prepared by: B. Harris, Committee Clerk
East Kildonan-Transcona Community Committee

Report date: September 27, 2024

Community Committee Recommendation:

On September 23, 2024, the East Kildonan-Transcona Community Committee concurred in the recommendation of the Winnipeg Public Service, as amended, and recommended to the Standing Policy Committee on Property and Development:

1. That the subdivision proposed under Development Application No. DASZ 34/2024 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor for registration in the Winnipeg Land Titles Office in accordance with the proposed by-law attached as Appendix "B" to this report and as shown on the map dated September 23, 2024 and attached as Schedule "C" to this report, with such minor changes as may be required, subject to the following:

   A. That the developer be required to enter into a Servicing Agreement with the City, if required, pursuant to subsection 259(1) of The City of Winnipeg Charter in accordance with the report of the Administrative Coordinating Group dated September 13, 2024 and attached as Schedule "B" to this report***, with the following amendments:***

   i In Section III Servicing Conditions:

   a. Add the following new Condition: 8)b):

   "b) The developer shall, at no expense to the City, install three signs where the park fronts onto Desrosiers Drive advertising the future road alignment."

   b. Add the following new Condition 8)c):

   "c) The developer shall submit plans showing the location and design of all park amenities, including detailed plans for signage, on the subject property to the City for approval by the Director of Public Works ("Director") and the East Kildonan-Transcona Community Committee prior to the issuance of any building or development permit, and thereafter must construct the Works in substantial conformance with the approved plans and maintain the Works to the satisfaction of the Director."

c. Add the following new Condition 8)d):

"d) The developer shall have all amenities on the subject property constructed prior to the end of the 2026 construction season."

B. That the City enter into, execute and deliver with the developer a Servicing Agreement, if required, 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"); and

C. That authority be delegated to the 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 "PR1" Parks and Recreation 1 (Neighbourhood) District in accordance with the proposed by-law attached as Appendix "B" to this report and as shown on the map dated September 23, 2024, and attached as Schedule "C" to this report.

3. 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 (the "By-law") and bring same directly to Council by way of communication for first reading.

4. That, upon instruction from the Director of Planning, Property and Development that the Developer has submitted the Plan in accordance with recommendation 1 and has paid the Dedication and all other associated ancillary fees (the "Fees"), and subject to s. 236.1 of The City of Winnipeg Charter, the Director of Legal Services/City Solicitor be directed to return the By-law directly to Council by way of communication for second and third reading.

5. That Development Application No. DASZ 34/2024 will be deemed to be concluded and all approvals in connection with same will expire if the developer has not submitted the Plan and paid all associated ancillary fees (the "Fees") within 2 years following the date on which Council gives first reading to the By-law, unless the developer applies for an extension of time before the expiration of that 2 year period and Council approves the extension.

6. That the subdivision section of the By-law will come into force when the Servicing Agreement, if required, 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 that 1 year period and Council approves the extension.

9. That Development Application No. DASZ 34/2024 will be deemed to be concluded and all approvals in connection with same will expire if the developer fails to secure all necessary Plan approval signatures on behalf of the City within 1 year following the date on which the By-law is enacted, unless the developer applies for an extension of time before the expiration of that 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.

Note: The wording in bold and italics denotes amendments made by the Community Committee.

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

1. This area is very, it's been growing steadily.

2. The price of the homes in this area are priced in a way that still makes it somewhat affordable for folks.

3. This will complete the Canterbury Crossing development on the east side of Ravenhurst between Ravenhurst and the Perimeter, north of the CNR Rail subdivision line.

4. It will allow for, this potential connection discussions with the province about it. Hopefully they will be amenable. I've already had discussions with the local MLA, Minister, in our area.

5. I think the improvements to the parkland basically reflect what we had approved before, and we're restoring those changes.

6. It's important to note that there's AT being planned here, sidewalks, landscaping, trees, things that are important as well.

7. The applicant is installing, on Desrosiers Drive, a raised traffic table to allow for safe pedestrian crossing. That's positive, we're doing more and more of these in terms of our traffic design on new streets. I want to thank the applicant.

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 June 28, 2024
2. Notification of Public Hearing dated August 15, 2024
3. Manitoba Status of Titles 3241567/1, 3206206/1, 3206205/1
4. Letter of authorization dated April 4, 2024 from The City of Winnipeg (Marc Pittet, Director of Planning, Property and Development Department) to McGowan Russell Group Inc.
5. Letter of authorization dated June 4, 2024 from Ravenhurst Developments INC to McGowan Russell Group
6. Plans (3 pages)
7. Report from the Urban Planning Division dated September 12, 2024
8. Inspection Report
9. Communication dated September 19, 2024 from Ben McGillivary in support of the application
10. Communication dated September 23, 2024 from Vincent Hosein in support of the application

REPRESENTATIONS:

In Support:

Vincent Hosein
Ben McGillivary
Keith Merkel
Susan Russell

In Opposition:

Nil

For Information:

Nil

For the City:

D. Chyz-Lund, Planner, Planning, Property and Development Department
K. Kowalyk, Land Development Engineer, Planning, Property and Development Department

Exhibit “7” referred to in File DASZ 34/2024

ADMINISTRATIVE REPORT

Title: DASZ 34/2024 at 309, 313, and 500 Desrosiers Drive

Issue: For consideration at the public hearing of a subdivision and rezoning application to subdivide and rezone two lots from “R1-M” to “PR1,” and to subdivide and rezone a portion of one lot from “PR1” to “R1-M.”

Critical Path: East Kildonan Transcona Community Committee > Standing Policy Committee on Property and Development > Executive Policy Committee > Council

AUTHORIZATION

Author	Division Head	Department Head	CFO	CAO
Dylan Chyz-Lund, MCP	n/a	n/a	n/a	

RECOMMENDATIONS

1. That the subdivision proposed under Development Application No. DASZ 34/2024 be approved for preparation as a plan of subdivision (the “Plan”) by a Manitoba Land Surveyor for registration in the Winnipeg Land Titles Office in accordance with the proposed by-law attached as Appendix “B” to this report and as shown on the map dated September 23, 2024 and attached as Schedule “C” to this report, with such minor changes as may be required, subject to the following:

    A. That the developer be required to enter into a Servicing Agreement with the City, if required, pursuant to subsection 259(1) of The City of Winnipeg Charter in accordance with the report of the Administrative Coordinating Group dated September 13, 2024 and attached as Schedule “B” to this report;
    B. That the City enter into, execute and deliver with the developer a Servicing Agreement, if required, 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"); and
    C. That authority be delegated to the 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 “PR1” Parks and Recreation 1 (Neighbourhood) District in accordance with the proposed by-law attached as Appendix “B”

to this report and as shown on the map dated September 23, 2024, and attached as Schedule “C” to this report.

3. 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 (the “By-law”) and bring same directly to Council by way of communication for first reading.

4. That, upon instruction from the Director of Planning, Property and Development that the Developer has submitted the Plan in accordance with recommendation 1 and has paid the Dedication and all other associated ancillary fees (the “Fees”), and subject to s. 236.1 of The City of Winnipeg Charter, the Director of Legal Services/City Solicitor be directed to return the By-law directly to Council by way of communication for second and third reading.

5. That Development Application No. DASZ 34/2024 will be deemed to be concluded and all approvals in connection with same will expire if the developer has not submitted the Plan and paid all associated ancillary fees (the “Fees”) within 2 years following the date on which Council gives first reading to the By-law, unless the developer applies for an extension of time before the expiration of that 2 year period and Council approves the extension.

6. That the subdivision section of the By-law will come into force when the Servicing Agreement, if required, 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 that 1 year period and Council approves the extension.

9. That Development Application No. DASZ 34/2024 will be deemed to be concluded and all approvals in connection with same will expire if the developer fails to secure all necessary Plan approval signatures on behalf of the City within 1 year following the date on which the By-law is enacted, unless the developer applies for an extension of time before the expiration of that 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.

REASON FOR THE REPORT

- The applicant wishes to subdivide and rezone three properties, including 309, 313, and 500 Desrosiers Drive. 309 and 313 Desrosiers Drive are existing “R1-M” lots that are proposed to be consolidated and rezoned to “PR1” for the purpose of establishing park space. 500 Desrosiers Drive is a larger lot that is zoned “PR1” and used as a park. The applicant wishes to add two new “R1-M” lots to the existing park space to make up for the lost “R1-M” lots that would be subdivided and rezoned to “PR1” as part of this application.

- 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 land will be **subdivided and rezoned.**

CONSULTATION

In preparing this report there was consultation with:

Parks

Land Development

SUBMITTED BY

Department	Planning, Property and Development
Division	Urban Planning
Prepared By:	Dylan Chyz-Lund, MCP
Date:	September 12, 2024
File No.	DASZ 34/2024

List of Schedules and Appendices

- Schedule A – Planning Discussion
- Schedule B: Report of the Administrative Coordinating Group, dated September 13, 2024 Schedule "C" of File No. DASZ 17/2024, East Kildonan – Transcona Community Committee, dated September 23, 2024

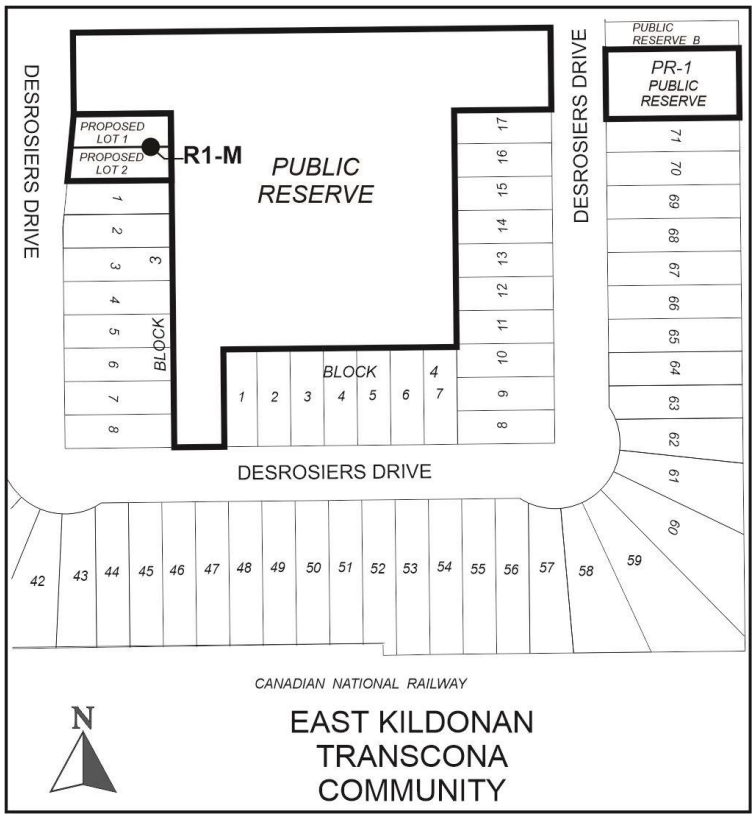
- Appendix B: Draft by-law

SCHEDULE 'A'- PLANNING DISCUSSION

DATE:	September 12, 2024, 2024
FILE:	**DASZ 34/2024**
RELATED FILES:	N/A
COMMUNITY:	East Kildonan - Transcona Committee
NEIGHBOURHOOD #:	Canterbury Park - 414

SUBJECT: For consideration at the public hearing of a subdivision and rezoning application to subdivide and rezone two lots from "R1-M" to "PR1," and to subdivide and rezone a portion of one lot from "PR1" to "R1-M."

LOCATION: 309, 313, and 500 Desrosiers Drive



LEGAL DESCRIPTION: LOT 72 BLOCK 1 PLAN 70448 WLTO IN SE 1/4 3-11-4 EPM
LOT 73 BLOCK 1 PLAN 70448 WLTO IN SE 1/4 3-11-4 EPM

FIRSTLY: PUBLIC RESERVE B PLAN 65096 WLTO EXC PLAN 70448 IN S 1/2 3-11-4 EPM
SECONDLY: PUBLIC RESERVE A PLAN 70448 WLTO IN SE 1/4 3-11-4 EPM

APPLICANT: McGowan Russell Group Inc. (Vincent Hosein)
825 St. Joseph Street
Winnipeg, MB R2H 3A8

OWNER: Ravenhurst Developments Inc. / The City of Winnipeg.
Unit 1 – 1480 Plessis Road / 500 Main Street
Winnipeg, MB R2C 5R5 / Winnipeg, MB R3B 1B9

RECOMMENDATION: **Approval with conditions**

SITE DESCRIPTION

The subject properties are located on the east side of Desrosiers Drive, shown in Figure 1. The properties are located in the Canterbury Park Neighbourhood of the Transcona Ward.

The westerly property is currently zoned “PR1” Parks and Recreation – Passive Neighbourhood / Community, and the easterly properties are currently zoned “R1-M” Residential Single-Family Medium.

The properties are located in an Established Neighbourhood – Recent Community policy area as designated in *Complete Communities 2.0*.

The existing portion of the westerly park parcel proposed to be rezoned to “R1-M”, has an assessed area of 7839.67 square feet. The existing easterly two lots proposed to be rezoned to “PR1”, have an assessed area of 10367.26 square feet.

The properties are currently vacant.

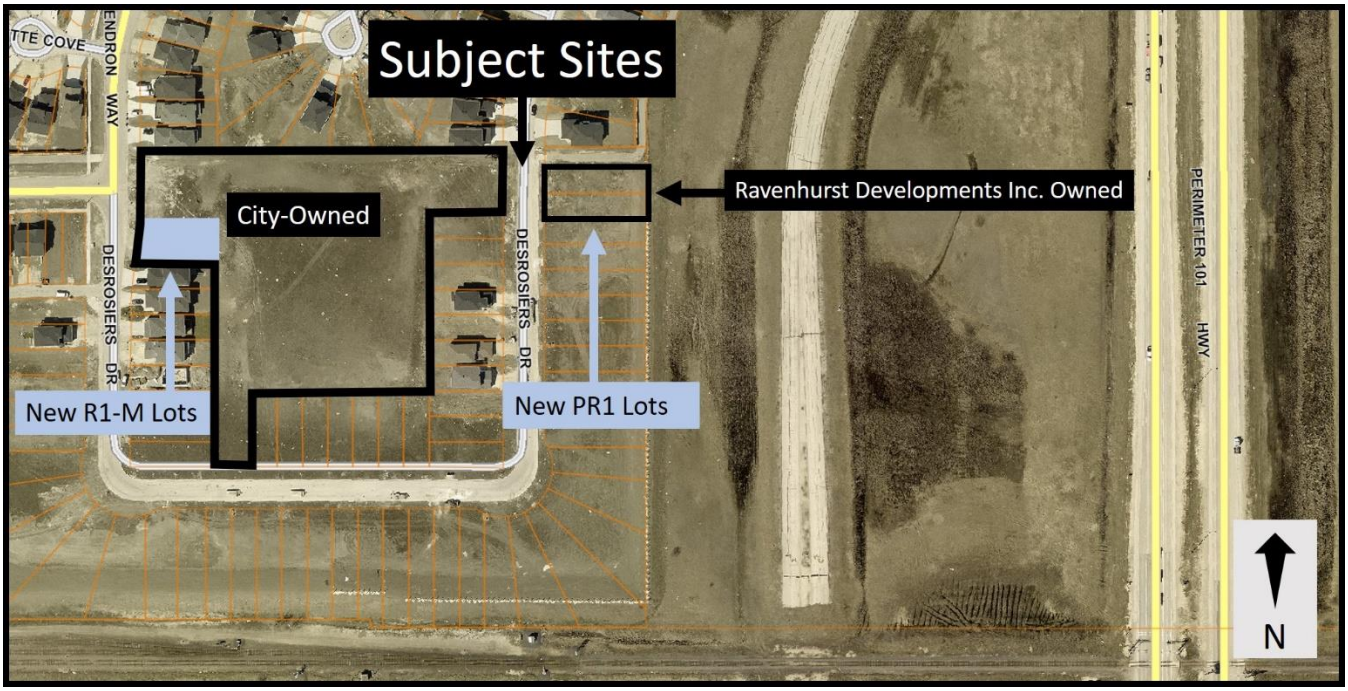


Figure 1: Subject site and surrounding area (flown 2021).

SURROUNDING LAND USE AND ZONING (See Figure 2)

City Owned Land (westerly lot)

North: City-owned land zoned “PR1” Parks and Recreation – Passive Neighbourhood / Community,” then single-family dwellings zoned “R1-S” Residential Single-Family Small District.

East: City-owned land zoned “PR1” Parks and Recreation – Passive Neighbourhood / Community.”

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

West: Desrosiers Drive, then two-family dwellings zoned “R2” Residential Two-Family.

Ravenhurst Developments Inc. Owned Land (easterly lots)

North: An active transportation pathway owned by the City and zoned “PR1” Parks and Recreation – Passive Neighbourhood / Community.”

East: Vacant land, then the Perimeter Highway.

South: Vacant land zoned “R1-M” Residential Single-Family (Medium) District.

West: Desrosiers Drive, then City-owned land zoned “PR1” Parks and Recreation – Passive Neighbourhood / Community.”

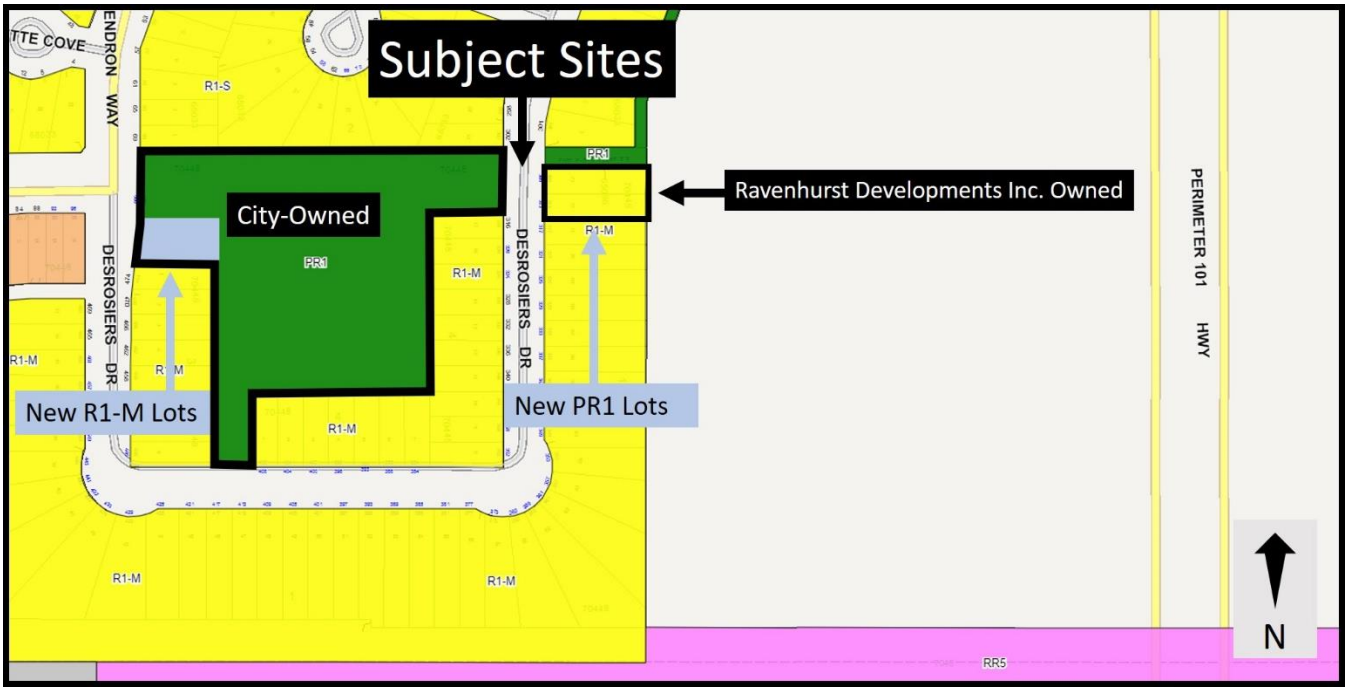


Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant wishes to subdivide and rezone the subject properties as part of an exchange of land with the City of Winnipeg.
- The proposal would reduce the size of the central park space by 7839.67 square feet, which would be subdivided and rezoned into two new "R1-M" lots for the purpose of building a total of two new single-family dwellings. Simultaneously, 10,367.26 square feet of new park space would be created south of the pathway on the east side of Desrosiers Drive, and transferred to the City.
- No variances are proposed.

REASON FOR APPLICATION

- The City of Winnipeg expressed an interest in acquiring land to the south of the existing active transportation pathway, and divesting land in the larger park area that would be equal to or less than the amount being acquired. This proposal would flip the zoning on the three parcels of land, requiring the "PR1" zoned lands be rezoned to "R1-M" so that they could be developed with single-family dwellings. Simultaneously, the "R1-M" zoned lands would be rezoned to "PR1" so that they could be used as park space.

Collaboration with the Public Service:

- The applicant worked with the Public Service, and received authorization from the City to apply for the rezoning of the City-owned lands.

ANALYSIS AND ISSUES

OURWINNIPEG

OurWinnipeg is the City of Winnipeg's long-range development plan. Applicable Policies for Recent Communities include the following:

6.1 Sustainable Urban Growth

- *The City must accommodate physical development that reflects this Plan's goals, and achieves a continuum of complete and connected communities over the lifecycle of the Plan.*

The proposed development application **aligns** with *OurWinnipeg* for the following reasons:

- It facilitates the same number and type of dwelling units in the area as what is currently permitted with no net loss of park space, and is consistent with the policies of *OurWinnipeg*.

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

- The *Complete Communities Direction Strategy 2.0* (*CCDS 2.0*) is one of four direction strategies supporting *OurWinnipeg 2045*, 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 site is located in an Established Neighbourhood – Recent Community policy area of *CCDS 2.0*. Certain goals and policies of *CCDS 2.0* apply to the proposal.

- Goal 1 - *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.*
    - *1.3 The subdivision of land or the consolidation of land may occur when it is done in a context-sensitive manner, and only when in compliance with policy section 9.1 of the Strategic Infrastructure and Resources section.*
    - *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:*

      a. Applicable City-endorsed policies or guidelines;

      b. Existing zoning of the property and adjacent properties;

      c. Characteristics of the immediately surrounding built form including building mass, height, lot coverage, setbacks, and layout;

      d. Surrounding uses and their characteristics including residential density and the intensity of commercial and other non-residential uses;

      e. 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;

      f. Proximity to Downtown, Mixed Use Centres, Major Redevelopment Sites and Mixed Use Corridors;

      g. The supporting street network (ex. local, collector, or arterial streets) and the street network's ability to support proposed development;

      h. The supporting transit, pedestrian and active transportation network; and

      i. 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.

The proposed subdivision and rezoning will facilitate the same number and type of dwelling units in the area as what is currently permitted. As there is no change to the intensity of use, and the amount of park land will be moderately increased, the proposal is complimentary to the existing character of the area.

SUMMARY

The Urban Planning Division recommends **approval** for the following reasons:

- The Subdivision and rezoning will result in the establishment of two new residential lots with no net loss of park space, in a manner that is consistent with policies in *OurWinnipeg 2045* and *Complete Communities 2.0*.

RECOMMENDATION

The Urban Planning Division recommends this application be **approved** and the subject property be Subdivided and rezoned to the “PR1” Parks and Recreation – Passive Neighbourhood / Community district and the “R1-M” Residential Single-Family Medium district.

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

Report Prepared by: Dylan Chyz-Lund, MCP
PPD File # DASZ 34/2024

SCHEDULE B

REPORT OF THE ADMINISTRATIVE COORDINATING GROUP

RE: PROPOSED REZONING OF LAND LOCATED AT 309, 313 AND 500 DESROSIERS DRIVE

It is recommended that approval of DASZ 34/2024, if granted, be subject to the applicant entering into a Servicing Agreement, if required, containing the following conditions:

Section I – General Comments

1. The Conceptual Layout Plan includes park amenities that may not meet with Parks service interests. Park Design Standards are available to guide the design of neighbourhood parks. The Park Development Guidelines identifies the process by which park design and amenities are approved in new developments.

2. The Water and Waste Department advises there is adequate water and wastewater servicing for the proposed development. If the development plans change, further review will be required by their department.

Section II – Engineering Studies

1. The Developer shall provide an updated servicing report or technical memorandum, prepared by a qualified municipal engineer, which shall outline the provision of land drainage services required for the Planned Area's change in use, as determined by and to the satisfaction of the Director of Water and Waste. This report shall include land drainage sewer analysis.

Section III - Servicing Conditions

2. Land Drainage Sewers

The Developer shall, at no expense to the City, construct and install all land drainage sewers required to serve the Planned Area and adjacent lands as indicated by the servicing report or technical memorandum, to the satisfaction of the Director of Water and Waste.

3. 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 an updated lot grading plan, prepared by a municipal engineer, for the Planned Area, and construct all drainage works necessitated by the lot grading plan of record to the satisfaction of the Director of Water and Waste.

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, catch basins and leads required to

provide lot drainage within the Planned Area.

Upon registration of the approved plan of 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, catch basins and leads for lot drainage within the Planned Area.

4. Lot Line Service Connections

a) The Developer shall be responsible for the full cost to install separate sewer and water lot line services from the respective mains property line to the newly created lots, including retaining an engineer to provide inspection/as-builts for the new services.

b) The Developer shall, at no cost to the City, cut-off and abandon the existing wastewater and water building service connections for the properties which will be rezoned from R1-M to PR1, to the satisfaction of the Director of Water and Waste.

5. Utilities

a) The Developer shall, at no expense to the City, cause underground electrical and telephone services to be installed to serve the Planned Area and will pay the full cost to convert any existing overhead services within the Planned Area to underground to the satisfaction of the Director of Public Works.

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.

6. Construction Traffic

a) The Developer shall ensure that construction traffic uses access routes as determined by the Director of Public Works.

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.

7. Litter and Refuse Control and Clean-Up

a) The Developer shall, at no expense to the City, and of its own volition, initiate and control the regular cleanup of litter and refuse from the contractors and builders for this development, both on-site and off-site, during the installation of services and construction of buildings, until substantial completion of all construction, as determined by and to the satisfaction of the Director of Public Works.

The cleanup of litter and refuse shall be done on a regular basis as determined by the Director of Public Works. This shall include initiating action and assuming any costs in remedying the situation to the satisfaction of the Director of Public Works.

8. Public Reserve

a) The Developer shall provide the following standard landscaping and improvements within the Public Reserve(s), in accordance with *Park Development Guidelines, Park Standards* and plans and specifications all as approved by the City:

Grade, level and vegetate;

Construct primary pathways; and

Provide tree plantings in accordance with the Winnipeg Urban Forest Strategy.

The Developer shall assume responsibility for all Public Open Spaces until they are developed, and throughout the maintenance period until a Final Acceptance Certificate for Parks has been issued by the Director of Public Works.

The Developer shall, at no expense to the City, maintain the improvements to the Public Open Spaces for a period of two years, or longer, in accordance with specifications approved by the Director of Public Works. The said maintenance period shall begin on the date of issuance of a Construction Completion for Parks and shall conclude on the date of the issuance of a Final Acceptance Certificate for Parks. Despite the foregoing, the City reserves the right to impose longer maintenance periods for such amenities and features, such as naturalized areas, that the Director of Public Works deems to be beyond the standard scope of development.

The Developer agrees to undertake the required improvements to the Public Open Spaces before build out has reached 80% and to complete the said improvements before build out has reached 100%, unless an extension of time has been previously approved, in writing, by the Director of Public Works.

Section IV – Costs and Fees

1) By-laws and Approvals

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

2) Professional Fees

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

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

3) Administration Fees

The Developer shall pay to the City, prior to the release of the subdivision mylars for registration in the 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 34/2024
September 13, 2024

"*Original Signed by K.Kowalyk"*
K. Kowalyk, 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 S. Whitehouse"*
S. Whitehouse, M.C.P.
Urban Planning and Design Division
Planning, Property and Development Department

SCHEDULE “C” OF FILE DASZ 34/2024, East Kildonan – Transcona Community Committee,

Dated September 23, 2024

By-Law No. _____

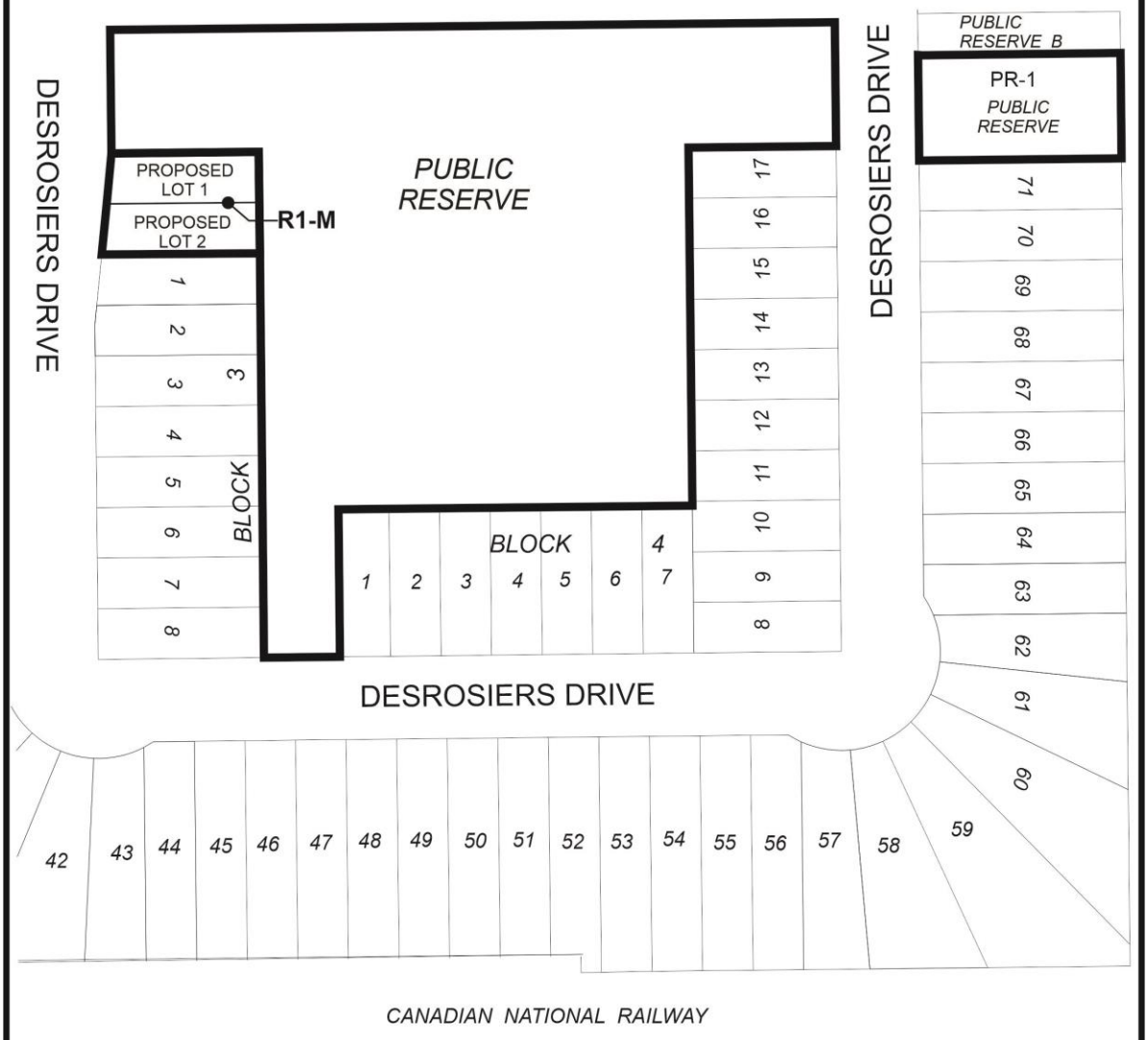
File No. **DASZ 34/2024**

Atlas Sheet No. **AA38**

EAST KILDONAN TRANSCONA COMMUNITY

Explanation

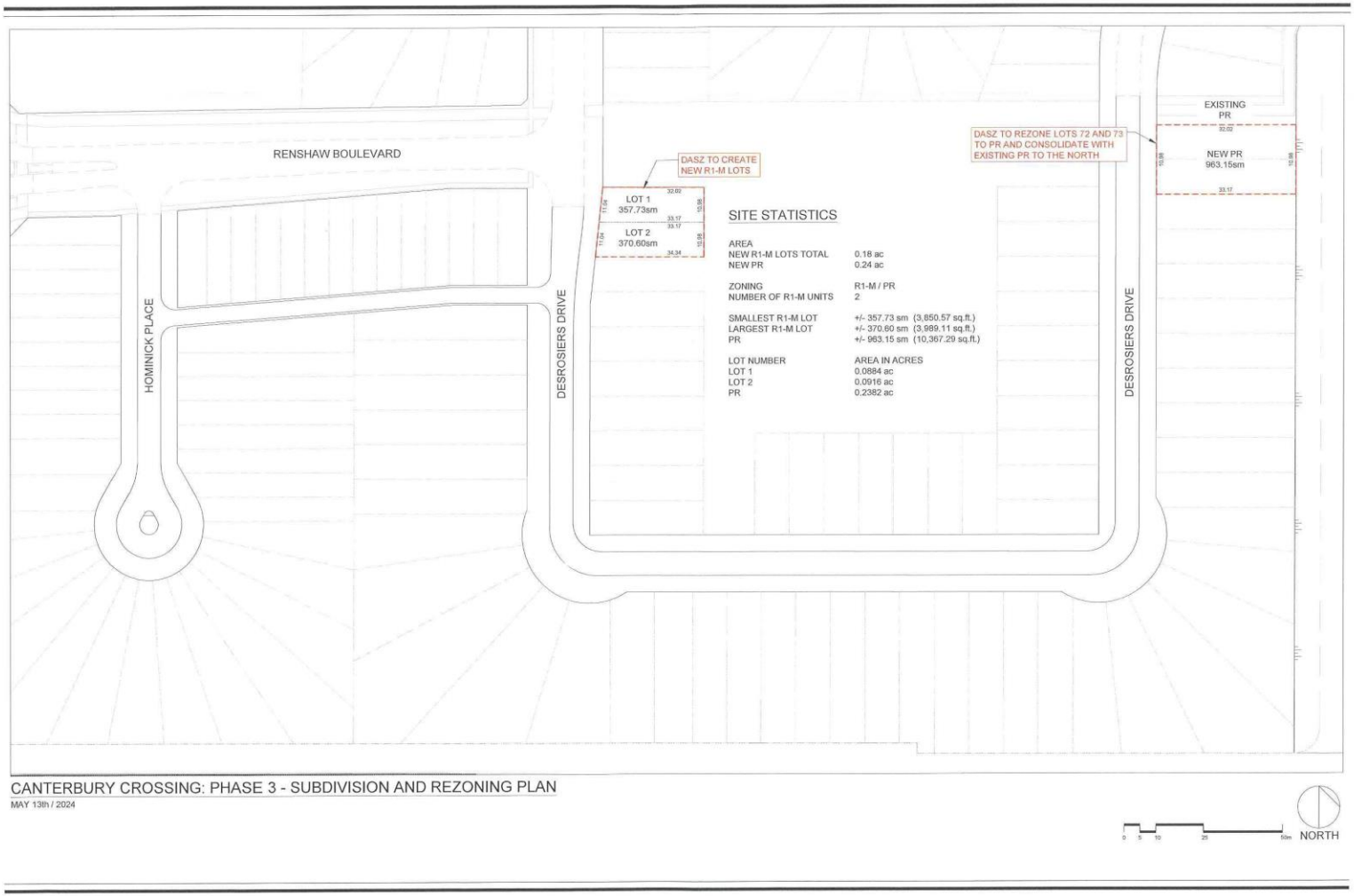
An application for the approval of the plan of subdivision shown outlined below and for a proposed zoning change to By-law No. 200/2006 by rezoning the land located at 309, 313 and 500 Desrosiers Drive from an "R1-M" RESIDENTIAL SINGLE-FAMILY (MEDIUM) DISTRICT to a "PR1" PARKS AND RECREATION 1 (NEIGHBOURHOOD) DISTRICT and a "PR1" PARKS AND RECREATION 1 (NEIGHBOURHOOD) DISTRICT to an "R1-M" RESIDENTIAL SINGLE-FAMILY (MEDIUM) DISTRICT to facilitate the reconfiguration of Public Reserve within the Canterbury Crossing neighbourhood and the establishment of residential zoning lots.

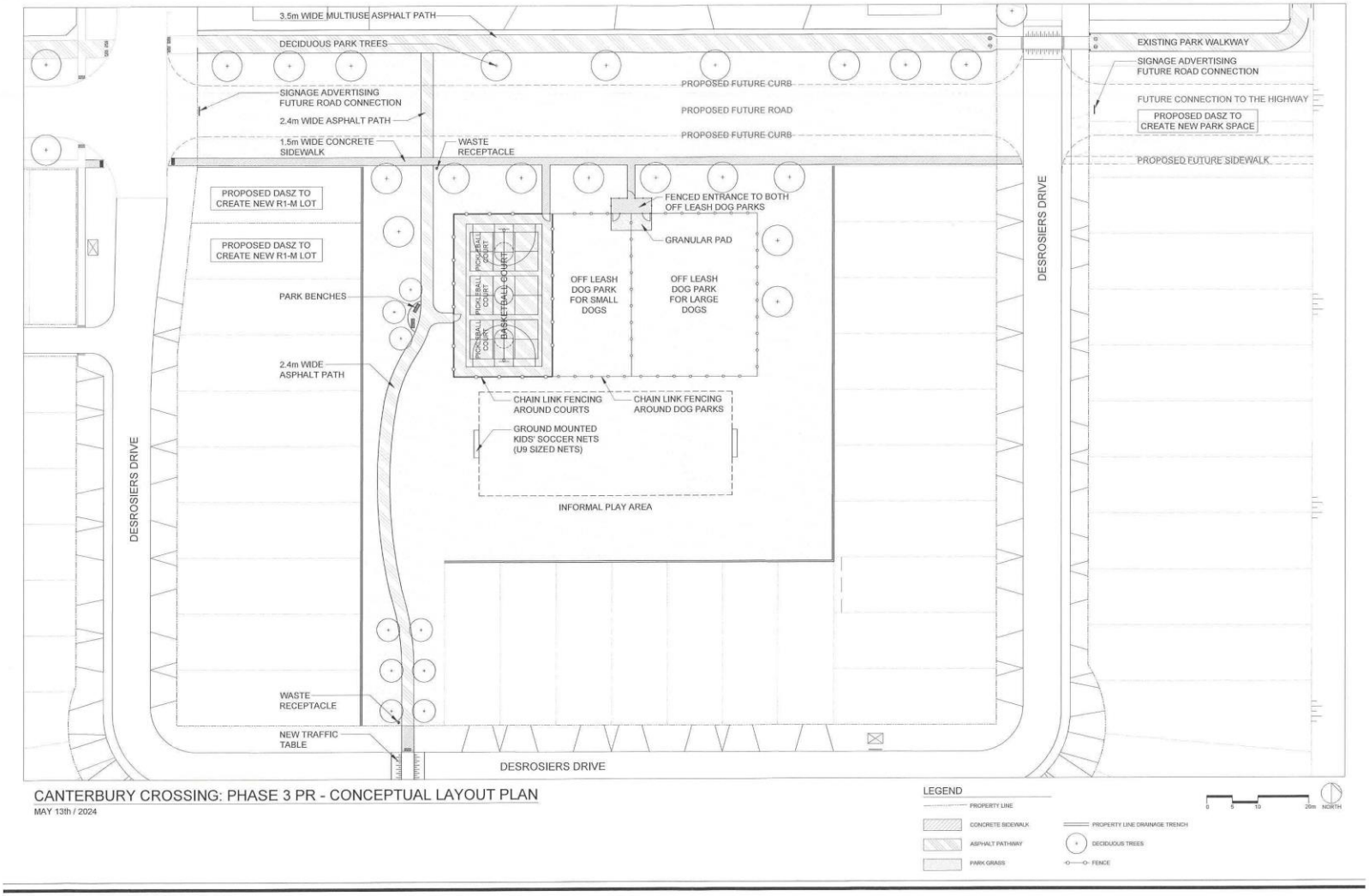


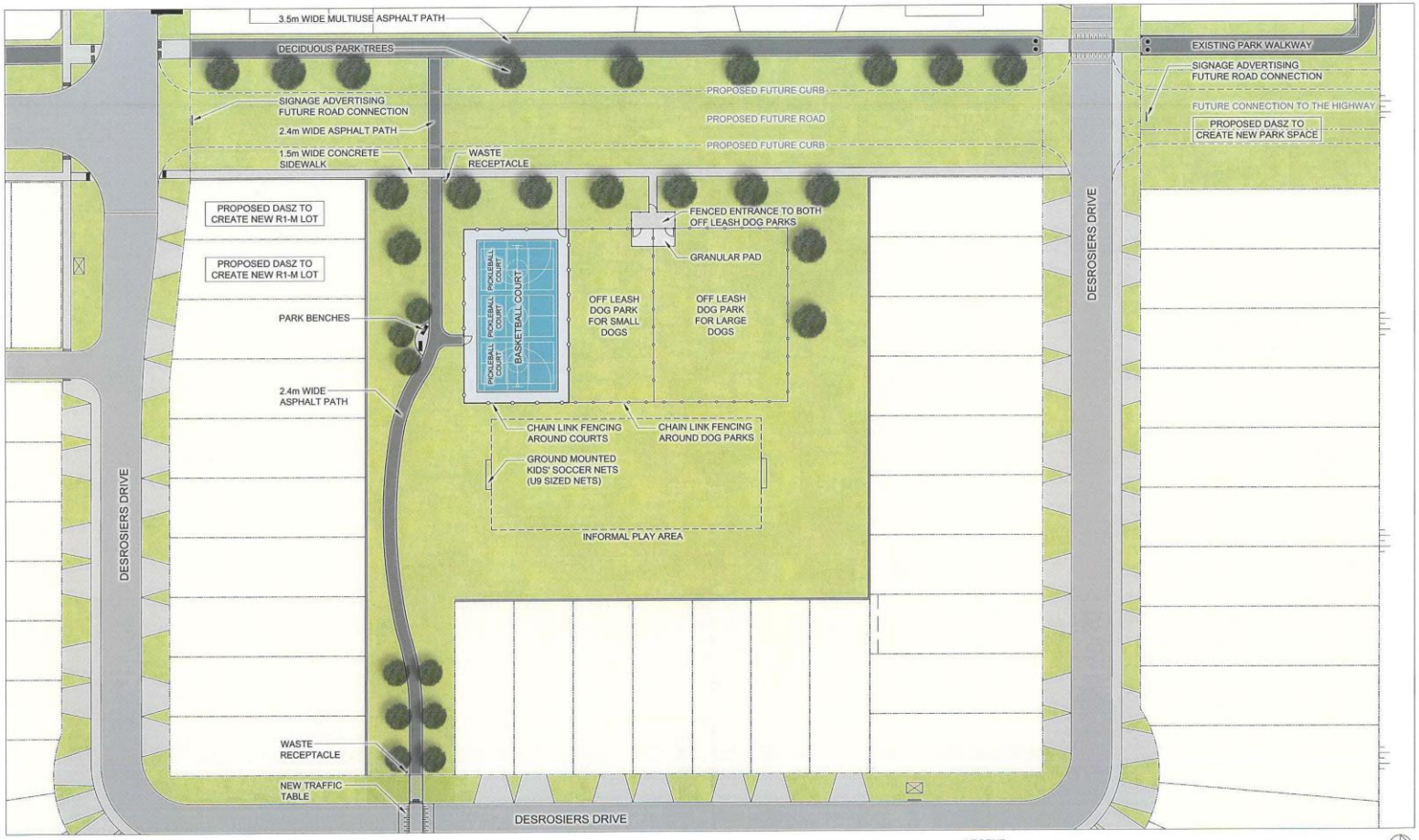
THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

Exhibit “6” referred to in File DASZ 34/2024




3.5m WIDE MULTIUSE ASPHALT PATH
DECIDUOUS PARK TREES
SIGNAGE ADVERTISING FUTURE ROAD CONNECTION
2.4m WIDE ASPHALT PATH
1.5m WIDE CONCRETE SIDEWALK
WASTE RECEPTACLE
PROPOSED FUTURE CURB
PROPOSED FUTURE ROAD
PROPOSED FUTURE CURB
EXISTING PARK WALKWAY
SIGNAGE ADVERTISING FUTURE ROAD CONNECTION
FUTURE CONNECTION TO THE HIGHWAY
PROPOSED DASZ TO CREATE NEW PARK SPACE
PROPOSED FUTURE SIDEWALK
PROPOSED DASZ TO CREATE NEW R1-M LOT
PROPOSED DASZ TO CREATE NEW R1-M LOT
FENCED ENTRANCE TO BOTH OFF LEASH DOG PARKS
GRANULAR PAD
PARK BENCHES
PICKLEBALL COURT
PICKLEBALL COURT
PICKLEBALL COURT
BASKETBALL COURT
OFF LEASH DOG PARK FOR SMALL DOGS
OFF LEASH DOG PARK FOR LARGE DOGS
DESROSIERS DRIVE
2.4m WIDE ASPHALT PATH
CHAIN LINK FENCING AROUND COURTS
CHAIN LINK FENCING AROUND DOG PARKS
GROUND MOUNTED KIDS' SOCCER NETS (U9 SIZED NETS)
INFORMAL PLAY AREA
DESROSIERS DRIVE
WASTE RECEPTACLE
NEW TRAFFIC TABLE
DESROSIERS DRIVE
CANTERBURY CROSSING: PHASE 3 PR - CONCEPTUAL LAYOUT PLAN
MAY 13th / 2024
LEGEND
PROPERTY LINE
CONCRETE SIDEWALK
ASPHALT PATHWAY
PARK GRASS
PROPERTY LINE DRAINAGE TRENCH
DECIDUOUS TREES
FENCE
0 5 10 20m
NORTH



CANTERBURY CROSSING: PHASE 3 PR - SITE PLAN

MAY 14th / 2024

Provided for information only!