Agenda - Council - July 27, 2005

Report - Standing Policy Committee on Property and Development - July 18, 2005

Item No. 16 Subdivision and Rezoning - 1 Flora Place
File DASZ 24/2005 [c/r DAZ 232/2005]

STANDING COMMITTEE RECOMMENDATION:

On July 20, 2005, the Executive Policy Committee concurred in the recommendations of the Standing Policy Committee on Property and Development and the Lord Selkirk-West Kildonan Community Committee and submits the following to Council:

1. That the City-owned property shown as Proposed Lot 1 on Misc. Plan No. 10664/9 be declared surplus to the City's requirements.

2. That the sale of the subject City-owned property shown as Proposed Lot 1 on Misc. Plan No. 10664/9 to the Winnipeg Housing Rehabilitation Corporation for the sum of $1.00 be approved in accordance with such additional terms and conditions that the Director of Planning, Property and Development and the Solicitor/Manager of Legal Services consider necessary to protect the interest of the City.

3. That the plan of subdivision proposed under File DASZ 24/2005 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File DASZ 24/2005 dated July 11, 2005, for registration in the Winnipeg Land Titles Office.

4. That the Director of Planning, Property and Development be authorized to certify any documents in connection therewith.

5. That The Winnipeg Zoning By-Law No. 6400/94 be amended by rezoning the subject land as shown on Schedule "A" for File DASZ 24/2005 dated July 11, 2005, to an "RM-L" Multiple Family District, subject to the applicant entering into a Zoning Agreement with the City pursuant to Section 240 (1) of The City of Winnipeg Charter to include the following condition:

    A. That the development shall occur in substantial conformance with the plans submitted and identified as Exhibit "6a" for File DASZ 24/2005 dated July 12, 2005, and maintained thereafter to the satisfaction of the Director of Planning, Property and Development.

Report - Standing Policy Committee on Property and Development - July 18, 2005

6. That the ten per cent (10%) dedication to be made by a payment of a sum of money to the City in lieu of the requirement for land dedication based on the increase in market value of the land and the creation of additional sites be waived in this instance.

7. That in the event the application is not proceeded with expeditiously and the by-law is not enacted within twenty-four (24) months after adoption of the report by Council, the matter shall be deemed to be concluded and shall not be proceeded with unless an extension of time is applied for prior to the expiry of this twenty-four (24) month period and the extension is subsequently approved by Council.

8. That the City Solicitor/Manager of Legal Services be requested to prepare the necessary by-law in accordance with the above.

9. That the zoning section of the by-law shall come into force and effect when the Plan of Subdivision has been registered in the Winnipeg Land Titles Office and the Zoning Agreement has been filed by caveat in the Winnipeg Land Titles Office against those lands provided that the said effective date occurs within twenty-four (24) months from the date that the said rezoning by-law is adopted by Council.

10. That the Plan of Subdivision shall be approved and signed by the Director of Planning, Property and Development within two (2) years of the date of passage of the aforementioned by-law.

11. That in the event the necessary City of Winnipeg mylar approval signatures have not been secured within twenty-four (24) months after adoption of the by-law, the matter shall be deemed to be concluded and shall not be proceeded with unless Council extends that time.

12. That the City Solicitor/Manager of Legal Services be requested to do all things necessary for implementation in accordance with the terms of The City of Winnipeg Charter.

Agenda - Council - July 27, 2005

Report - Standing Policy Committee on Property and Development - July 18, 2005

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On July 20, 2005, the Executive Policy Committee concurred in the recommendations of the Standing Policy Committee on Property and Development and the Lord Selkirk-West Kildonan Community Committee and submitted the matter to Council

STANDING COMMITTEE RECOMMENDATION:

On July 18, 2005, the Standing Policy Committee on Property and Development concurred in the recommendation from the Lord Selkirk-West Kildonan Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On July 12, 2005, the Lord Selkirk-West Kildonan Community Committee concurred in the administrative recommendation contained in the revised report with the following amendments, namely:

- That Recommendation numbered 5.A. be deleted in its entirety and replaced with the following:

  "5. A. That the development shall occur in substantial conformance with the plans submitted and identified as Exhibit "6a" for File DASZ 24/2005 dated July 12, 2005, and maintained thereafter to the satisfaction of the Director of Planning, Property and Development."

- That Recommendation numbered 6 be deleted in its entirety and replaced with the following:

  "6. That the ten per cent (10%) dedication to be made by a payment of a sum of money to the City in lieu of the requirement for land dedication based on the increase in market value of the land and the creation of additional sites be waived in this instance."

and submitted its recommendation to the Standing Policy Committee on Property and Development.

RE: **Subdivision and Rezoning - 1 Flora Place**
File DASZ 24/2005 [c/r DAZ 232/2005 and DAV 136946/2005D]

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

Prepared by: **Diane Timmins, Clerk,**
Lord Selkirk-West Kildonan Community Committee

Report date: **July 13, 2005**

COMMUNITY COMMITTEE RECOMMENDATION:

On July 12, 2005, the Lord Selkirk-West Kildonan Community Committee concurred in the administrative recommendation contained in the revised report dated July 11, 2005, as amended, and recommends to the Standing Policy Committee on Property and Development:

1. That the City-owned property shown as Proposed Lot 1 on Misc. Plan No. 10664/9, be declared surplus to the City's requirements.

2. That the sale of the subject City-owned property shown as Proposed Lot 1 on Misc. Plan No. 10664/9, to the Winnipeg Housing Rehabilitation Corporation for the sum of $1.00, be approved in accordance with such additional terms and conditions that the Director of Planning, Property and Development and the Solicitor/Manager of Legal Services consider necessary to protect the interest of the City.

3. That the plan of subdivision proposed under File DASZ 24/2005 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File DASZ 24/2005 dated July 11, 2005, for registration in the Winnipeg Land Titles Office.

4. That the Director of Planning, Property and Development be authorized to certify any documents in connection therewith.

5. That The Winnipeg Zoning By-Law No. 6400/94 be amended by rezoning the subject land as shown on Schedule "A" for File DASZ 24/2005 dated July 11, 2005, to an "RM-L" Multiple Family District, subject to the applicant entering into a Zoning Agreement with the City pursuant to Section 240 (1) of The City of Winnipeg Charter, to include the following condition:

   A. That the development shall occur in substantial conformance with the plans submitted and identified as Exhibit "6a" for File DASZ 24/2005 dated July 12, 2005, and maintained thereafter to the satisfaction of the Director of Planning, Property, and Development.

6. ***That the ten per cent (10%) dedication to be made by a payment of a sum of money to the City in lieu of the requirement for land dedication based on the increase in market value of the land and the creation of additional sites be waived in this instance.***

7. That in the event the application is not proceeded with expeditiously and the by-law is not enacted within twenty-four (24) months after adoption of the report by Council, the matter shall be deemed to be concluded and shall not be proceeded with unless an extension of time is applied for prior to the expiry of this twenty-four (24) month period and the extension is subsequently approved by Council.

8. That the City Solicitor/Manager of Legal Services be requested to prepare the necessary by-law in accordance with the above.

9. That the zoning section of the by-law shall come into force and effect when the Plan of Subdivision has been registered in the Winnipeg Land Titles Office, and the Zoning Agreement has been filed by caveat in the Winnipeg Land Titles Office against those lands provided that the said effective date occurs within twenty-four (24) months from the date that the said rezoning by-law is adopted by Council.

10. That the Plan of Subdivision shall be approved and signed by the Director of Planning, Property and Development within two (2) years of the date of passage of the aforementioned by-law.

11. That in the event the necessary City of Winnipeg mylar approval signatures have not been secured within twenty-four (24) months after adoption of the by-law, the matter shall be deemed to be concluded and shall not be proceeded with unless Council extends that time.

12. That the City Solicitor/Manager of Legal Services be requested to do all things necessary for implementation in accordance with the terms of The City of Winnipeg Charter.

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

The Lord Selkirk-West Kildonan Community Committee provided the following supporting reasons for its recommendation:

1. The Lord Selkirk-West Kildonan Community Committee agreed with the administrative comments contained in the revised report from the Manager of Planning and Land Use dated July 11, 2005.

2. There is neighbourhood support and no opposition to the application.

PUBLIC HEARING SUMMARY

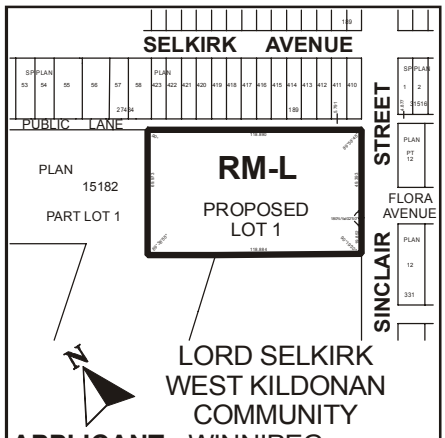
File: DASZ 24/2005 [c/r DAZ 232/2005 and DAV 136946/2005D]

Before: Lord Selkirk-West Kildonan Community Committee
Councillor Pagtakhan, Chairperson
Councillor Lazarenko
Councillor O'Shaughnessy

Public Hearing: July 12, 2005
West Committee Room, Council Building
510 Main Street

Applicant: Winnipeg Housing Rehabilitation Corporation
(Menno Peters)

Subject:



APPLICANT : WINNIPEG HOUSING REHABILITATION CORPORATION
FILE : DASZ 24/05
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. 6400/94 by rezoning the land shown outlined above from an "R1-2.5" RESIDENTIAL DISTRICT to an "RM-L" MULTIPLE-FAMILY DISTRICT. **For information, phone Mr. M. Robinson, Planner at 986-3213.**

Premises Affected: 1 Flora Place

Exhibits Filed:

1. Application dated June 8, 2005
2. Notification of Public Hearing dated June 14, 2005
3. Manitoba Status of Title 1841929
4. Letter of authorization dated May 24, 2005, from The City of Winnipeg to Winnipeg Housing Rehabilitation Corporation
5. Plan showing Proposed 1 Lot Subdivision dated May 25, 2005

6a. Flora Place Housing Project Redevelopment Plan Option 1 dated May 24, 2005

6b. Flora Place Housing Project Context Plan Option 1 dated May 24, 2005

7. Report from the Manager of Planning and Land Use dated July 4, 2005
8. Revised report from the Manager of Planning and Land Use dated July 11, 2005
9. Inspection Report
10. Communication dated July 12, 2005, from Andrea Babinsky, Winnipeg Sponge Puck Hockey League Inc., in support of the application

REPRESENTATIONS:

In Support:

Andrea Babinsky, Winnipeg Sponge Puck Hockey League Inc.
Ray and Millie Georgetts
Harold Millitaire
Menno Peters, Winnipeg Housing Rehabilitation Corporation
Susan Russell
Barbara Yussack

In Opposition:

Nil

For Information:

Nil

For the City:

Mr. M. Robinson, Planner, Planning, Property and Development Department

SUMMARIZATION OF REPRESENTATIONS AND SUBMISSIONS
MADE AT THE PUBLIC HEARING

Menno Peters, on behalf of the applicant, appeared in support of the application and indicated concurrence in the recommendations outlined in the revised report of the Manager of Planning and Land Use dated July 11, 2005 (Exhibit "8"), with the exception of the requirement for the 10% land dedication and requested that same be waived.

Exhibit "8" referred to in File DASZ 24/2005

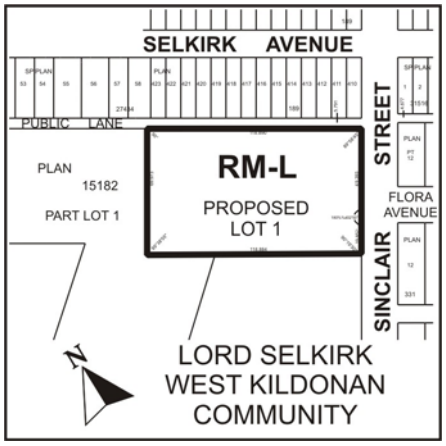
Planning, Property and Development Department Report

To the Lord Selkirk – West Kildonan Community Committee

Revised

Date: **July 11, 2005**
File: **DASZ 24/05**
Related Files: **DAZ 232/05, DAV 05-136946D**
Subject: **An application has been received from the Winnipeg Housing Rehabilitation Corporation (WHRC) for approval of a plan of subdivision and related zoning change to Zoning By-Law 6400/94 by rezoning the subject lands from an "R1-2.5" Single-Family Residential District to a "RM-L" Multiple Family District to allow for the redevelopment of the Flora Place Housing Development.**

Location: **1 Flora Place**



Applicant: **Winnipeg Housing Rehabilitation Corporation (Menno Peters)**
Owner: **City of Winnipeg**

Recommendation: **Approval**

Report Summary:

- **Redevelopment of the existing Flora Place Housing Development will create 28 affordable housing units;**
- **The existing housing at Flora Place has exceeded its lifespan and all stakeholders agree that it must be replaced;**
- **The proposed redevelopment will provide safe, affordable housing for the community;**
- **The proposed rezoning and site design are compatible with the surrounding community in scale, the intensity of development, and the nature of the use;**
- **The design proposed received the greatest support from tenants and neighbourhood residents;**
- **The proposed rezoning advances Plan Winnipeg and its policies;**
- **The proposed rezoning will not create an adverse effect on the amenities, use, safety and convenience of the adjoining properties and adjacent area;**

Site Description

The subject site, which is 2.05 acres is size, is located west of the intersection of Sinclair Street and Flora Avenue in the Dufferin Neighbourhood of the Point Douglas Ward. It is being subdivided from land which is currently what remains of the existing Flora Place Housing Development and is zoned "R1-2.5" Single-Family Residential.

North: Single-family residences zoned "R1-2.5" Residential
South: Open space zoned "PR-1" Parks and Recreation. This land is the subject of an associated application (DAZ 232/05) to rezone this land to "PR-2" Parks and Recreation.
East: Residences zoned "R2-T" Two-Family Residential
West: Open space zoned "PR-1" Parks and Recreation and "R1-2.5" Single-Family Residential. This land is the subject of an associated application (DAZ 232/05) to rezone this land to "PR-2" Parks and Recreation.

Background

- The Flora Place Housing Project began in 1947 as 100 temporary homes for returning war veterans. Over the past fifty years, the units have been renovated three times and 72 units have been demolished. Currently, only 28 of the original 100 units remain, clustered at Sinclair Street and Flora Place.

- In June 1999, the City initiated the creation of a Task Force to prepare a study that reviewed the Flora Place Housing Development. This Task Force was comprised of representatives of the Manitoba Housing Authority, the City of Winnipeg, the Flora Place Tenants' Association, and the Community Economic Development Association. The Task Force also had the Deputy Minister of Housing and Urban Affairs and two City of Winnipeg councilors as advisory representatives.

- On September 22, 1999 the Task Force completed the Flora Place Housing Study for submission to Council. The study examined the development and surrounding

neighbourhoods, as well as demand for social housing in Winnipeg and acknowledged the unique nature of the development and the deteriorated condition of many of the units. Four alternatives were considered to address housing needs at Flora Place. They were: 1) Full Rehabilitation of all 100 existing housing units; 2) Partial Rehabilitation, Option 1 – Partial rehabilitation of 33 units, Option 2 – Partial rehabilitation of 66 units (forming two clusters); 3) Full Redevelopment to single family housing lots; and 4) Mixed Housing Development and retention of the Flora Place Eastern Cluster, Option 1 – Retention of 33 units, combined with a mixed housing development, Option 2 – Rehabilitation of 33 housing units and replacement of 45 housing units/mixed housing development.

- On June 21, 2000, City Council adopted five amended recommendations from Executive Policy Committee that were based on the 1999 Flora Place Study Report. The following items were passed: 1) release of the Memorandum of Agreement regarding lease of the development to Manitoba Housing Renewal Corporation (MHRC) for upgrading, maintaining and managing the units at Flora Place; 2) prior to the release, the MHRC would rehabilitate 28 units and relocate them to the far eastern portion of the site (The City contributed $125,000 toward the costs); 3) prior to the release, MHRC would demolish the 50 housing units that were beyond repair; 4) adding the management of remaining housing units to the Winnipeg Housing Rehabilitation Corporation Management Agreement. (In April 2001, the Province transferred management of the remaining 28 units to the City); and 5) authorizing the Director of Planning, Property and Development "to prepare a feasibility study in anticipation of a Request for Proposal in accordance with the following:

  1. Flora Place Housing Study – Alternative Four, Options One and Two;
  2. The results of the Community Consultation process as reported on separately; and
  3. The Winnipeg Housing Initiative;

  and in the context of working to create a housing community partnership model."

- A community partnership approach was used to develop the options to be considered for the redevelopment of Flora Place. In 2001, North End Housing Project (NEHP) was appointed by City Administration to initiate a feasibility study for redevelopment of Flora Place. During the review, Burrows Central Residents' Council expressed the need for park space and their opposition to more public rental housing. They petitioned City Councillors and the Administration to amend the redevelopment proposal to consider only a portion of the original 10.4-acre Flora Place site for housing. They requested that approximately 8 acres of the site be rezoned and developed as a passive park. This request was formally put to the Lord Selkirk-West Kildonan Community Committee on June 18, 2002, accompanied by a petition purporting to contain signatures of 400 area residents supporting development of a passive park.
- On June 27, 2002, the Community Committee forwarded the request to the Standing Committee on Property and Development, which referred the matter to the Director of Planning, Property and Development for review and recommendation. On May 6, 2003, the Director provided a verbal report to the Standing Committee, which agreed to file the

recommendation from the Community Committee. Based on the neighbouring community feedback, NEHP concentrated their efforts on redevelopment options restricted to replacing housing on this eastern 2.5 acres of land.

- In May 2003, NEHP and McGowan Russell Group released its "Flora Place Housing Project Feasibility Study" (see Appendix C). This study recommended limiting housing development to approximately 2.5 acres on the east side of the site, and developing the balance of the site as a passive park. Financial data associated with the recommended option was asked to be clarified in order to bring the information back to Council. NEHP withdrew from the project in February 2004, stating that the project was not financially viable.
- After receiving the withdrawal of NEHP, the City's Housing Development Division approached WHRC to become the development proponent of Flora Place. WHRC accepted this role in September 2004.
- WHRC and representatives of the City of Winnipeg's Housing Division cooperatively explored options for redevelopment. With the continued involvement of McGowan Russell Group, they evaluated feasibility of several housing configurations in addition those considered in the 2003 study.
- On January 25, 2005, the Housing Division Staff presented options to the Flora Place Tenants Association. The group overwhelmingly approved the cluster housing option as the preferred choice for Flora Place redevelopment.

Description of the Proposed Development

The applicant is requesting approval to subdivide and rezone a 2.05 acre parcel of land which is owned by the City of Winnipeg, and is currently in use as the Flora Place Housing Development.

Access would be provided off an approach on Sinclair Avenue, which would be in alignment with the Flora Avenue right-of-way to the east. All parking requirements will be accommodated on-site within several shared parking areas.

The applicant is proposing to remove the existing units and to replace them with 28 new units, which would be developed as cluster houses, with private entrances and private backyards. The plans call for a total of eight buildings with four buildings having three units per building and four buildings having four units per building. It is expected that these will be made up of sixteen one bedroom, eight two bedroom, and four three bedroom units. At least four of these units will be accessible.

After evaluating several options, the cluster house layout was considered to be the best option since it addressed the majority of the issues of all stakeholders as well as being cost effective. On January 25, 2005, the Flora Place tenants overwhelmingly endorsed the cluster house option.

Analysis

Plan Winnipeg Compliance
The subject application constitutes redevelopment within a Neighbourhood Policy Area. Neighbourhood Policy Areas are intended to include a residential mix together with a variety of educational, recreational, institutional, commercial and possibly industrial uses, at a scale and density compatible with each other.

In addition, this development meets several key goals of Plan Winnipeg including *supporting neighbourhood revitalization* (1B-01iv) *facilitating the provision of safe and affordable housing* (1C-01), and *promoting compact urban form* (3A-02).

In that vein, there is a recognition that redevelopment of existing sites maximizes the use of existing infrastructure, helps revitalize existing neighbourhoods, and assists in allowing people to remain in the areas where they already live.

City of Winnipeg Housing Policy

The Flora Place Housing Project falls within the stated goals of the Winnipeg Housing Policy, which included enhancing neighbourhood stability and integrity, increasing property assessments, providing affordable accommodation and generally improving the overall health of Winnipeg.

Compatibility with existing neighbourhood and surrounding uses
As mentioned above, the subject site has been used for housing since shortly after World War II. Whereas there have previously been up to 100 units on this site, the current proposal is to redevelop a total of 28 housing units. The units will be clustered in eight buildings, with a maximum of four units per building. The plan orients the parking and the backyards internally, away from the street and provides for landscaping and fencing to provide a buffer between adjacent residences to the north and to the east. Adjacent lands to the east, it should be noted, are zoned "R2-T", which allows for multiple-family development as a conditonal use.

Public Input
In addition to the consultation which occurred in advance of this proposal, the applicant has engaged in two meetings with the community. The first meeting, with the Burrows Central Residents Association, took place on June 22, 2005. The second meeting, which was a community-wide open house, was scheduled for July 5, 2005.

Other Issues

Conveyance of Land
In order to facilitate the conveyance to WHRC for this project, the Real Estate Division is recommending that two conditions be approved. They are as follows:

1.) That the City-owned property shown as proposed lot 1 on Misc. Plan No. 10664/9, be declared surplus to City requirements.

2.) That a sale of the subject City-owned property shown as proposed lot 1 on Misc Plan No. 10664/9, to the WHRC for the sum of $1.00, be approved and be subject to such additional terms and conditions that the Director of the Planning, Property and Development Department and the Solicitor/Manager of Legal Services consider necessary to protect the interest of the City.

It should also be noted that it will be necessary to amend the management agreement between WHRC and the City of Winnipeg, if the project proceeds. This item will be addressed in a separate report by the Real Estate Department.

Dedication

It is being recommended that the 10% dedication be waived for this application for the following reasons:

1. The applicant is a non profit organization;
2. Additional park space is being created through conversion of lands which are part of the existing Flora Place Housing Project.

Utilities

As a condition of the purchase agreement, the City will require that the applicant plug and abandon all existing watermains and combined sewers that are no longer required to service this proposed development to the satisfaction of the Director of Water and Waste. This shall include all facilities west and south of Proposed Lot 1. Further, ownership and responsibility for the existing watermains and combined sewers that are proposed to be re-used to service this development shall transfer from the City to the property owner, since he will be the only property that will benefit from these facilities. Further, if required, the applicant shall redirect the sewer services from the hockey arena and/or swimming pool as required to avoid encroaching onto Proposed Lot 1.

Recommendation

The Planning and Land Use Division recommend approval for the following reasons:

- The existing housing at Flora Place has exceeded its lifespan and all stakeholders agree that it must be replaced
- The proposed redevelopment will provide safe, affordable housing for the community
- The proposed rezoning and site design are compatible with the surrounding properties in scale, the intensity of the development, and the nature of the use;
- The proposed rezoning advances Plan Winnipeg and its policies;
- The proposed rezoning will not create an adverse effect on the amenities, use, safety and convenience of the adjoining properties and adjacent area;
- Municipal services for multi-family development are available.

Recommended Conditions of Approval

1. That the City-owned property shown as proposed lot 1 on Misc. Plan No. 10664/9, be declared surplus to the City's requirements.

2. Subject to Recommendation 1 & Recommendations 3-11 being approved, that a sale of the subject City-owned property shown as proposed lot 1 on Misc Plan No. 10664/9, to the WHRC for the sum of $1.00, be approved in accordance with such additional terms and conditions that the Director of the Planning, Property and Development Department and the Solicitor/Manager of Legal Services consider necessary to protect the interest of the City.

3. That the plan of subdivision proposed under File No. DASZ 24/05 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File No. DASZ 24/05, attached hereto and dated July 11, 2005 for registration in the Winnipeg Land Titles Office.

4. That the Director of Planning, Property and Development be authorized to certify any documents in connection therewith.

5. That The Winnipeg Zoning By-Law No. 6400/94 be amended by rezoning the subject land as shown on Schedule "A" for File No. DASZ 24/05, attached hereto and dated July 11, 2005, to an "RM-L" Multiple Family District, subject to the applicant entering into a Zoning Agreement with the City pursuant to Section 240 (1) of The City of Winnipeg Charter to, to include the following conditions:

    A. That the development shall occur in substantial conformance with the plans submitted and attached hereto and identified as Sheet No. 1 of 1 for File No. DASZ 24/05 dated July 4, 2005, and maintained thereafter to the satisfaction of the Director of Planning, Property, and Development.

6. That a ten (10) percent dedication be made by a payment of a sum of money to the City in lieu of the requirement for land dedication based on the increase in market value of the land and the creation of additional sites.

7. That, in the event the application is not proceeded with expeditiously and the by-law is not enacted within twenty-four (24) months after adoption of the report by Council, the matter shall be deemed to be concluded and shall not be proceeded with unless an extension of time is applied for prior to the expiry of this twenty-four (24) month period and the extension is subsequently approved by Council.

8. That the City Solicitor/Manager of Legal Services be requested to prepare the necessary by-law in accordance with the above.

9. That the zoning section of the by-law shall come into force and effect when the Plan of Subdivision has been registered in the Winnipeg Land Titles Office, and the Zoning Agreement has been filed by caveat in the Winnipeg Land Titles Office against those lands **provided that the said effective date occurs within twenty-four (24) months from the date that the said rezoning by-law is adopted by Council.**

10. The Plan of Subdivision shall be approved and signed by the Director of Planning, Property and Development within two (2) years of the date of passage of the aforementioned by-law.

11. In the event that the necessary City of Winnipeg mylar approval signatures have not been secured within twenty-four (24) months after adoption of the by-law, the matter shall be deemed to be concluded and shall not be proceeded with unless Council extends that time.

This Report Submitted by:
Planning, Property and Development Department
Planning and Land Use Division & Real Estate Division

Report Prepared by: Michael Robinson, AICP & Bob Senyk
PPD File # 3.301

Schedule "A"

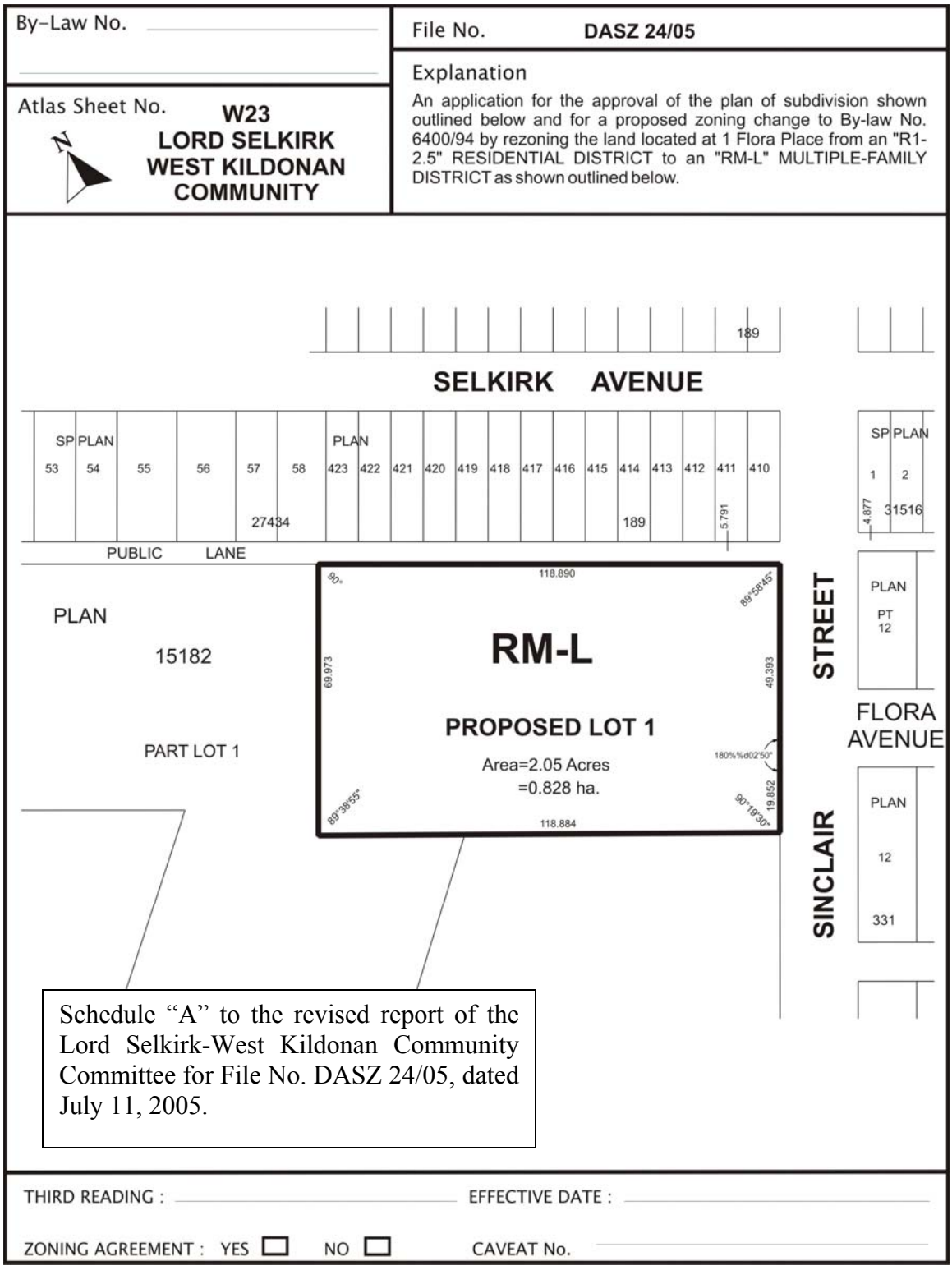

By-Law No.
File No. DASZ 24/05
Explanation
An application for the approval of the plan of subdivision shown outlined below and for a proposed zoning change to By-law No. 6400/94 by rezoning the land located at 1 Flora Place from an "R1-2.5" RESIDENTIAL DISTRICT to an "RM-L" MULTIPLE-FAMILY DISTRICT as shown outlined below.
Atlas Sheet No. W23
LORD SELKIRK
WEST KILDONAN
COMMUNITY
N
189
SELKIRK AVENUE
SP PLAN 53
54
55
56
57
58
PLAN 423
422
421
420
419
418
417
416
415
414
413
412
411
410
27434
189
5.791
PUBLIC LANE
SP PLAN 1
2
4.877
31516
PLAN 15182
PART LOT 1
118.890
89°58'45"
RM-L
PROPOSED LOT 1
Area=2.05 Acres
=0.828 ha.
69.973
49.393
89°38'55"
90°19'30"
19.852
118.884
PLAN PT 12
STREET
FLORA AVENUE
PLAN 12 331
SINCLAIR
Schedule "A" to the revised report of the Lord Selkirk-West Kildonan Community Committee for File No. DASZ 24/05, dated July 11, 2005.
THIRD READING :
EFFECTIVE DATE :
ZONING AGREEMENT : YES NO
CAVEAT No.



Figure 1: Aerial Photo (Flown in 2002)

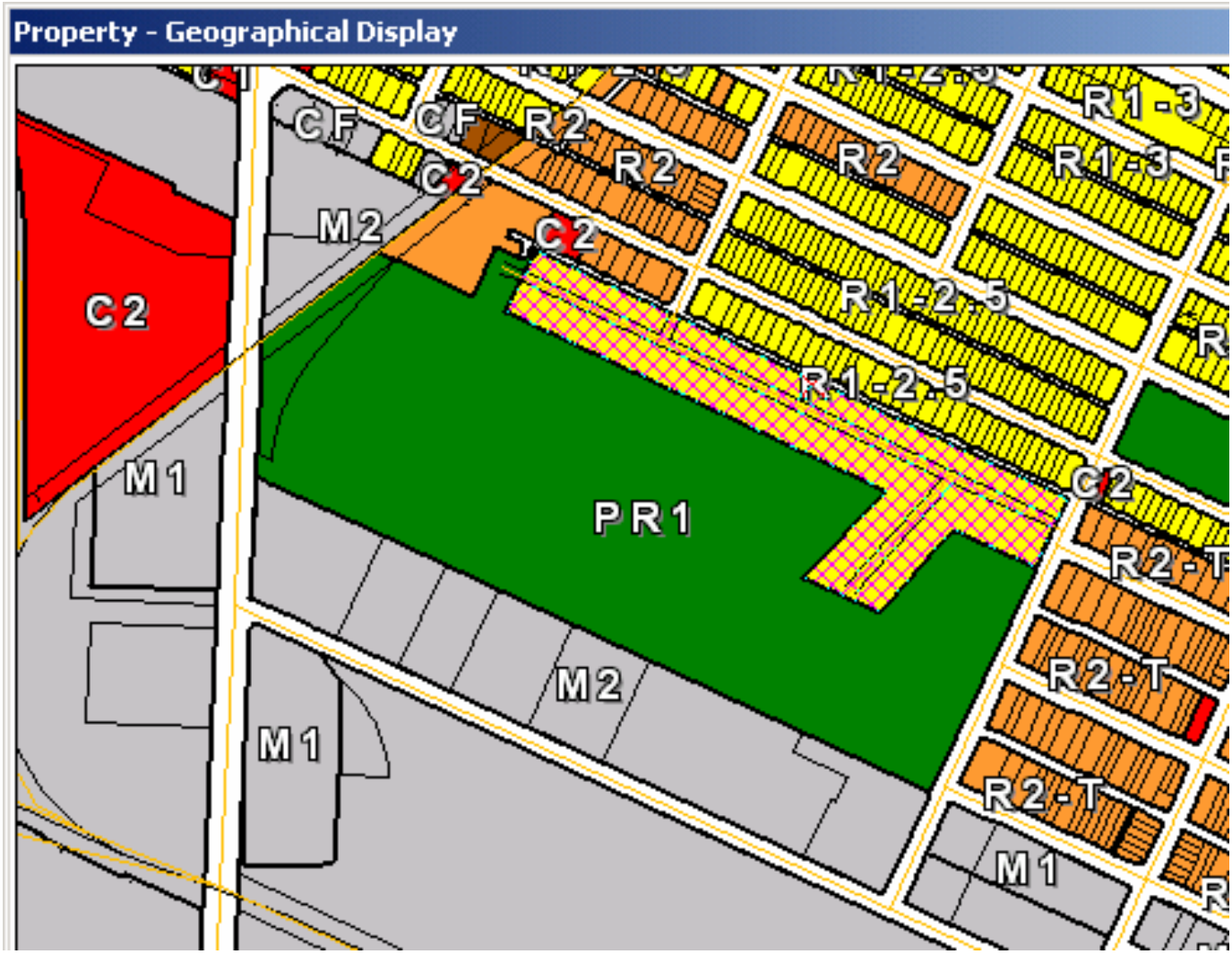
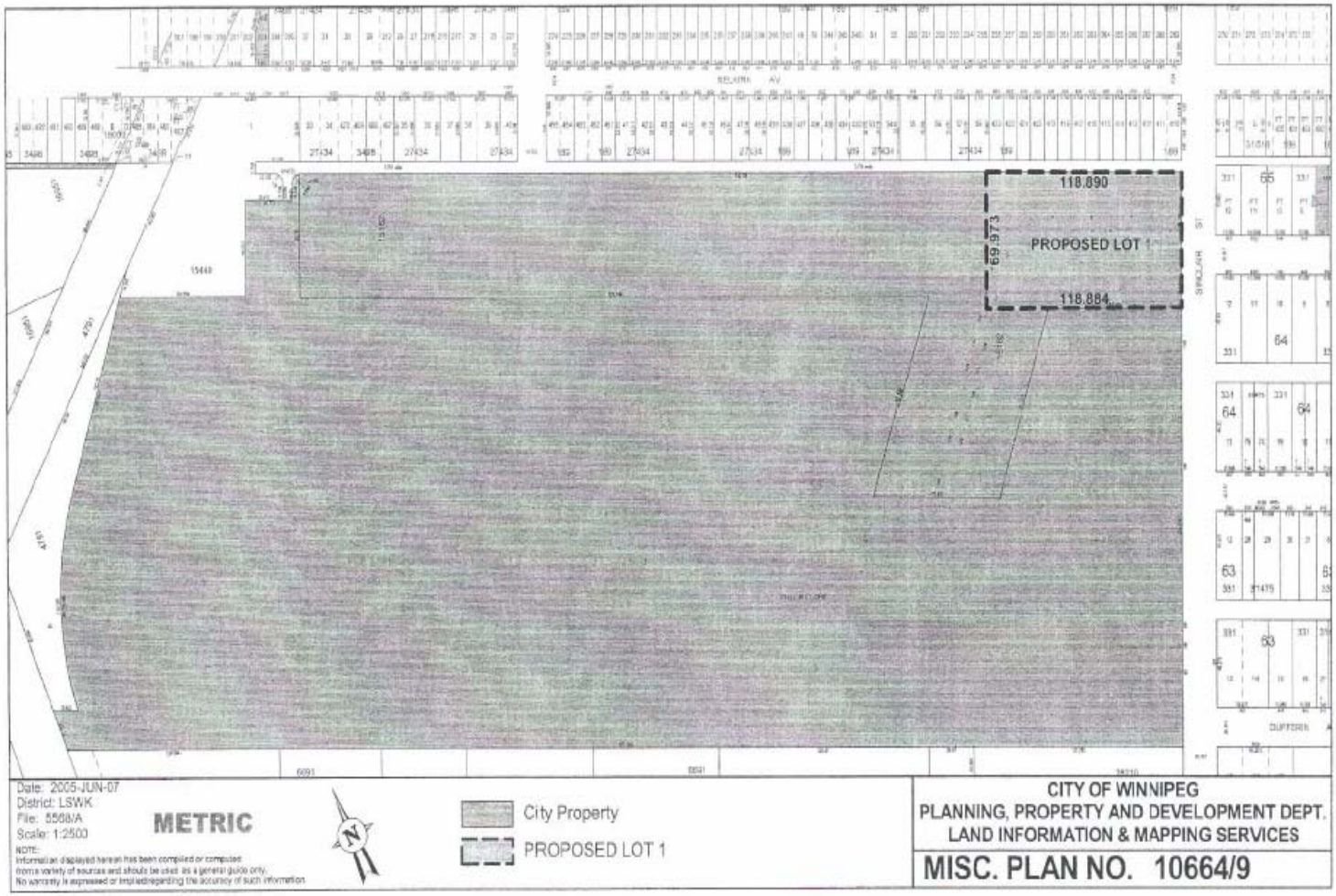
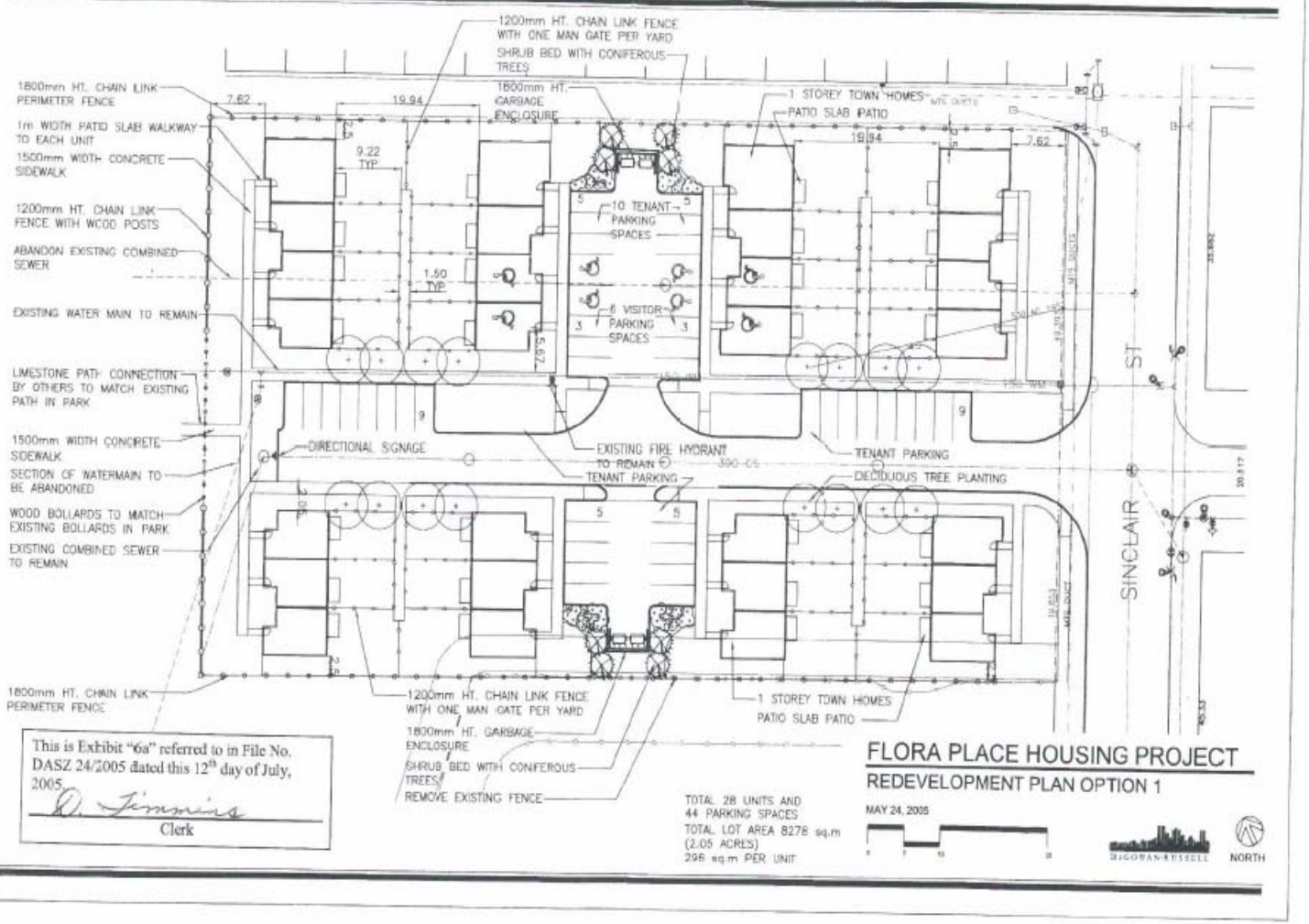


Figure 2: Zoning Map


118.890
PROPOSED LOT 1
69.973
118.884
SINCLAIR ST
Date: 2005-JUN-07
District: LSWK
File: 5568/A
Scale: 1:2500
METRIC
NOTE:
Information displayed hereon has been compiled or computed from a variety of sources and should be used as a general guide only. No warranty is expressed or implied regarding the accuracy of such information.
City Property
PROPOSED LOT 1
CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.
LAND INFORMATION & MAPPING SERVICES
MISC. PLAN NO. 10664/9



This is Exhibit "6a" referred to in File No. DASZ 24/2005 dated this 12th day of July, 2005.

Clerk