Report of the Standing Policy Committee on Property and Development dated September 10, 2002

Proposed Subdivision and Rezoning – land located south of/adjacent to 191 to 215 George Marshall Way

File DASZ 16/2002

21. The Standing Policy Committee on Property and Development has been advised that an application has been made by the Planning, Property and Development Department, Real Estate Division (Ms. Pat Henry) for a plan of subdivision and related zoning change to amend Winnipeg Zoning By-law No. 6400/94 to rezone the subject lands from a "PR-1" Parks and Recreation District to a "R1-4" Residential District.

The Real Estate Division intends to subdivide a 20 feet (6.096 metres) by 395 feet (120.46 metres) strip of parkland behind 191 to 215 George Marshall Way. Seven parcels of various sizes will be created from an area of 7,907 square feet (734.65 square metres). One parcel will be 2334.3 square feet (216.9 square metres). One parcel will be 1412 square feet (131.2 square metres). Two parcels will be 880 square feet (81.8 square metres). Three parcels will be 800.5 square feet (74.4 square metres).

All seven parcels will be rezoned from "PR-1" Parks and Recreation District to "R1-4" Residential District. Each of the parcels will then be consolidated with the adjacent residential properties to the north (Lots 32 to 38, Block 1, Plan 24,600) along George Marshall Way. The residual parcel of 83.64 acres (338,518.48 square metres) of the public reserve on Plan 36,714 will remain "PR-1" Parks and Recreation.

The residents on George Marshall Way initiated the subdivision and rezoning by approaching the City of Winnipeg. The residents requested the purchase of a portion of the parkland in order to increase the size of their lots. All the residents (191 to 215 George Marshall Way) have returned signed offers of purchase. The Standing Policy Committee on Property and Development has accepted the transaction(s).

On August 27, 2002, the East Kildonan-Transcona Community Committee held a public hearing to consider the subject subdivision and rezoning application. No one registered in support of the application, and no one registered in opposition thereto.

The Lord Selkirk-West Kildonan Community Committee concurred in the recommendation contained in the report dated July 22, 2002, from the Manager of Planning and Land Use, Planning, Property and Development Department.

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The Community Committee recommended approval of the plan of subdivision and related rezoning for the following reason:

1. It agreed with the administrative comments contained in the report of the Manager of Planning and Land Use, Planning, Property and Development Department.

On September 10, 2002, the Standing Policy Committee on Property and Development concurred in the recommendations contained in the Subdivision and Zoning Change Report dated August 30, 2002, from the East Kildonan-Transcona Community Committee.

The Standing Policy Committee on Property and Development recommends:

I. That Winnipeg Zoning By-law No. 6400/94 be amended by rezoning the subject land as shown on Schedule 'A' for File DASZ 16/2002 dated July 22, 2002, to "R1-4" Single Family Residential District.

II. That the plan of subdivision proposed under File DASZ 16/2002 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File DASZ 16/2002 dated July 22, 2002, for registration in the Winnipeg Land Titles Office.

III. That in the event this application is not proceeded with expeditiously and the by-law is not enacted within twenty-four (24) months after adoption of this report by Council, the matter shall be deemed to be concluded and shall not be proceeded with unless Council extends that time.

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

V. 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.

VI. 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.

Attachment "A" referred to in Clause 21 of the Report of the Standing Policy Committee on Property and Development dated September 10, 2002

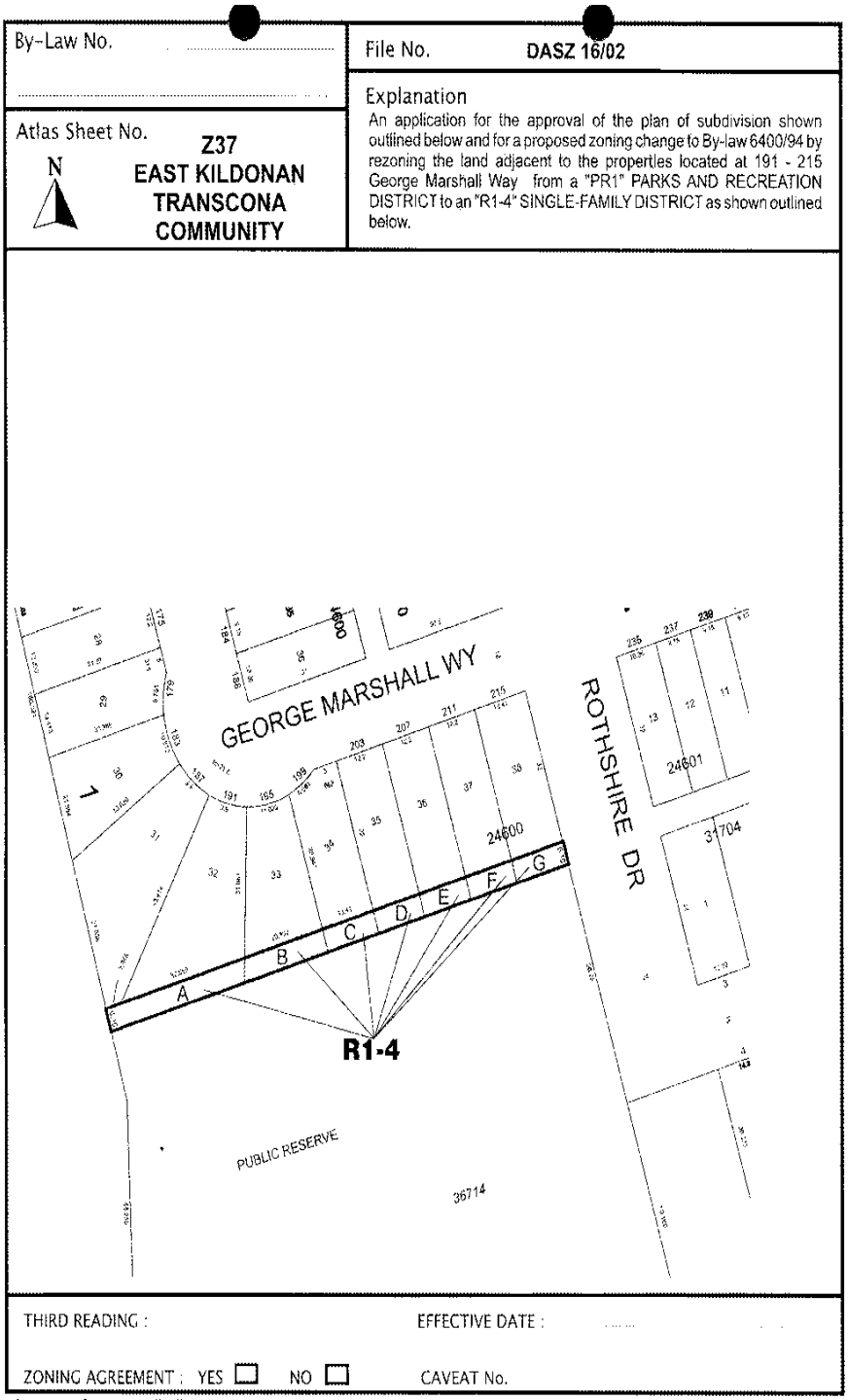

Figure 1: Schedule "A" to the report to the East Kildonan -Transcona Community Committee for File No. DASZ 16/02, dated July 22, 2002.