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

Proposed Subdivision and Rezoning - land located north of Beecher Avenue opposite Diplomat Drive

File DASZ 27/2001
[c/r DAC 22/2001]

4. The Standing Policy Committee on Property and Development has been advised that an application has been received from D.W.E. Holdings Limited (Warren Earl), 85 Wiebe's Drive, Winnipeg, for approval of a plan of subdivision and related zoning change to Winnipeg Zoning By-law No. 6400/94 by rezoning the subject lands from an "R1-20" Single-Family District to an "R1-4.5" Single-Family District to allow for the creation of sites for single-family development.

The applicant proposes to establish a residential subdivision of 33 lots accessed off of Beecher Avenue. The lots will range in width from 45 feet to 57 feet on the larger pie shaped lots. The land is fully serviced by a full range of services.

On June 18 and July 16, 2002, the Lord Selkirk-West Kildonan Community Committee held a public hearing to consider the subject subdivision and rezoning application. Two persons registered in support of the application, and no one registered in opposition thereto.

The Lord Selkirk-West Kildonan Community Committee concurred, in part, in the recommendation contained in the report dated June 11, 2002, from the Manager of Planning and Land Use, Planning, Property and Development Department.

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

1. The proposed development will address a shortage of residential lots in the area.

2. The proposed development will be expensive for the Developer to develop, but very economical for the City as this is infill development.

On September 10, 2002, the Standing Policy Committee on Property and Development concurred in the recommendations contained in the Plan of Subdivision and Zoning Change Report dated July 26, 2002, from the Lord Selkirk-West Kildonan Community Committee.

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

The Standing Policy Committee on Property and Development recommends:

I. That the plan of subdivision proposed under File DASZ 27/2001 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File DASZ 27/2001 dated June 11, 2002, for registration in the Winnipeg Land Titles Office, subject to the following:

A. That the Developer be required to enter into a Development Agreement with the City containing all the conditions outlined in the report of the Administrative Coordinating Group dated May 23, 2002 and the amendments contained in the supplementary report dated June 27, 2002, with the following exception, namely:

1. That the following new sentence be added at the end of the second paragraph of Clause 8.c) of the report of the Administrative Coordinating Group dated May 23, 2002, namely, "The Developer shall not be responsible for required remedial works on granular sections of the haul roads (Ferrier Street)".

B. That the Developer be required to pay to the City ten percent (10%) cash dedication in lieu of land dedication, to be calculated on the basis of thirty three additional building site(s) being created.

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

III. That the Winnipeg Zoning By-law No. 6400/94 be amended by rezoning the subject land as shown on Schedule "A" for File DASZ 27/2001 dated June 11, 2002, to an "R1-4.5" Residential District.

IV. 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.

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

VI. That the subdivision section of the by-law shall come into force and effect upon execution by the City of Winnipeg of the Development Agreement.

VII. 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.

VIII. 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.

IX. That 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.

Attachment "A" referred to in Clause 4 of the Report of the Standing Policy Committee on Property and Development dated September 10, 2002

By-Law No. _____

File No. **DASZ 27/01**

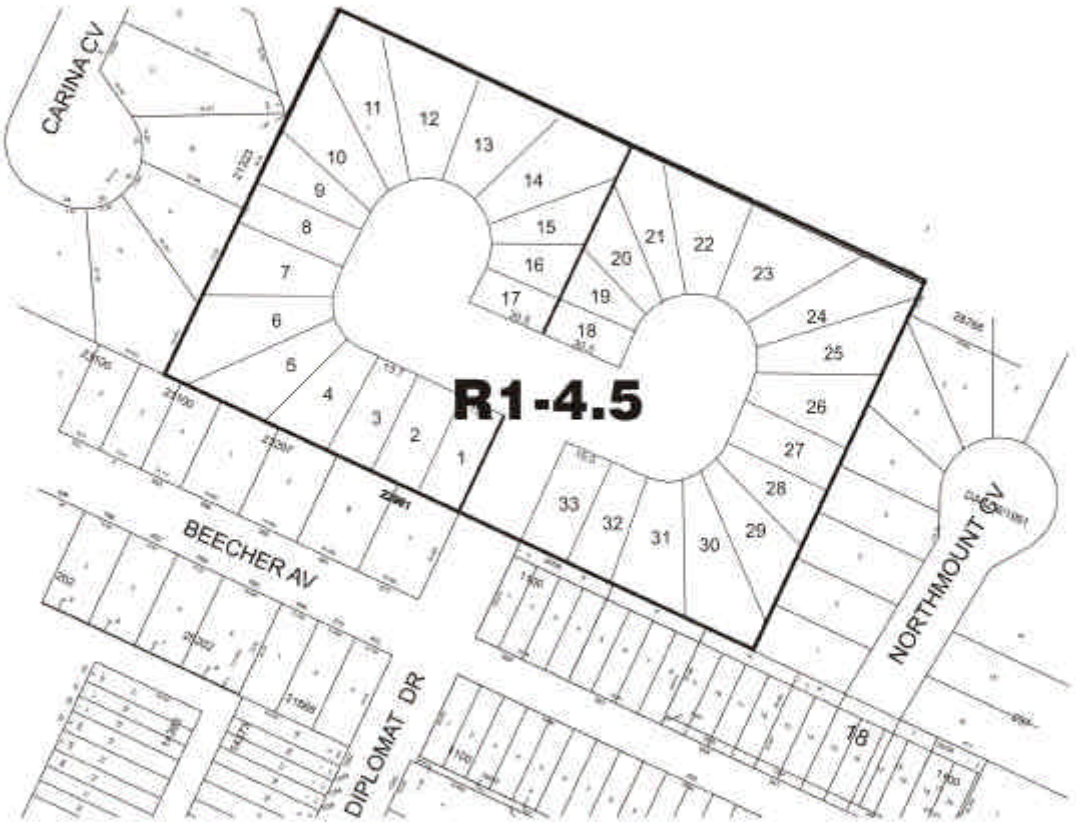
Atlas Sheet No. **S25 & S26**

N

LORD SELKIRK WEST KILDONAN 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. 6400/94 by rezoning the land located north of Beecher Avenue south of Swailes Avenue from an "R1-20" SINGLE-FAMILY DISTRICT to an "R1-4.5" SINGLE-FAMILY DISTRICT as shown outlined below.



THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____