Agenda - Executive Policy Committee - November 27, 2002

1. Expenditure from Riel Community Committee Land Dedication Reserve Fund - Servicing Charges for Development of Public Reserve Required to link the Royalwood Trail System North and South of John Bruce Road Files FI-2(35) (Vol. 10) and EP-2 (Vol. 30)

COMMUNITY COMMITTEE RECOMMENDATION:

On November 12, 2002, the Riel Community Committee concurred in the administrative recommendation and recommends that the Riel Community Land Dedication Reserve Fund be recommended as the funding source for the servicing charges, estimated at $4,500.00, relating to the acquisition of the Public Reserve regarding Development Application DASSF 567/2002. Community Committee further requested that Executive Policy Committee defer it's recommendation to Council on this matter pending the outcome of the Royalwood Phase II rezoning application.

RE: **ACQUISITION OF PUBLIC RESERVE REQUIRED TO LINK THE ROYALWOOD TRAIL SYSTEM NORTH AND SOUTH OF JOHN BRUCE ROAD**

APPROVED FOR SUBMISSION TO THE RIEL COMMUNITY COMMITTEE

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V. Buckley, MCIP
Manager of Planning and Land Use

Cc:

William R Stovel, Solicitor
Jo –Ann Park, Standing Policy Committee on Property and Development Clerk

Date: 30 October 2002

RECOMMENDATION:

That the Riel Community Land Dedication Reserve Fund be recommended as the funding source for the servicing charges, estimated at $4,500.00, relating to the acquisition of the Public Reserve regarding Development Application DASSF 567/02 which is highlighted on the attached Proposed Plan of Subdivision.

REASON:

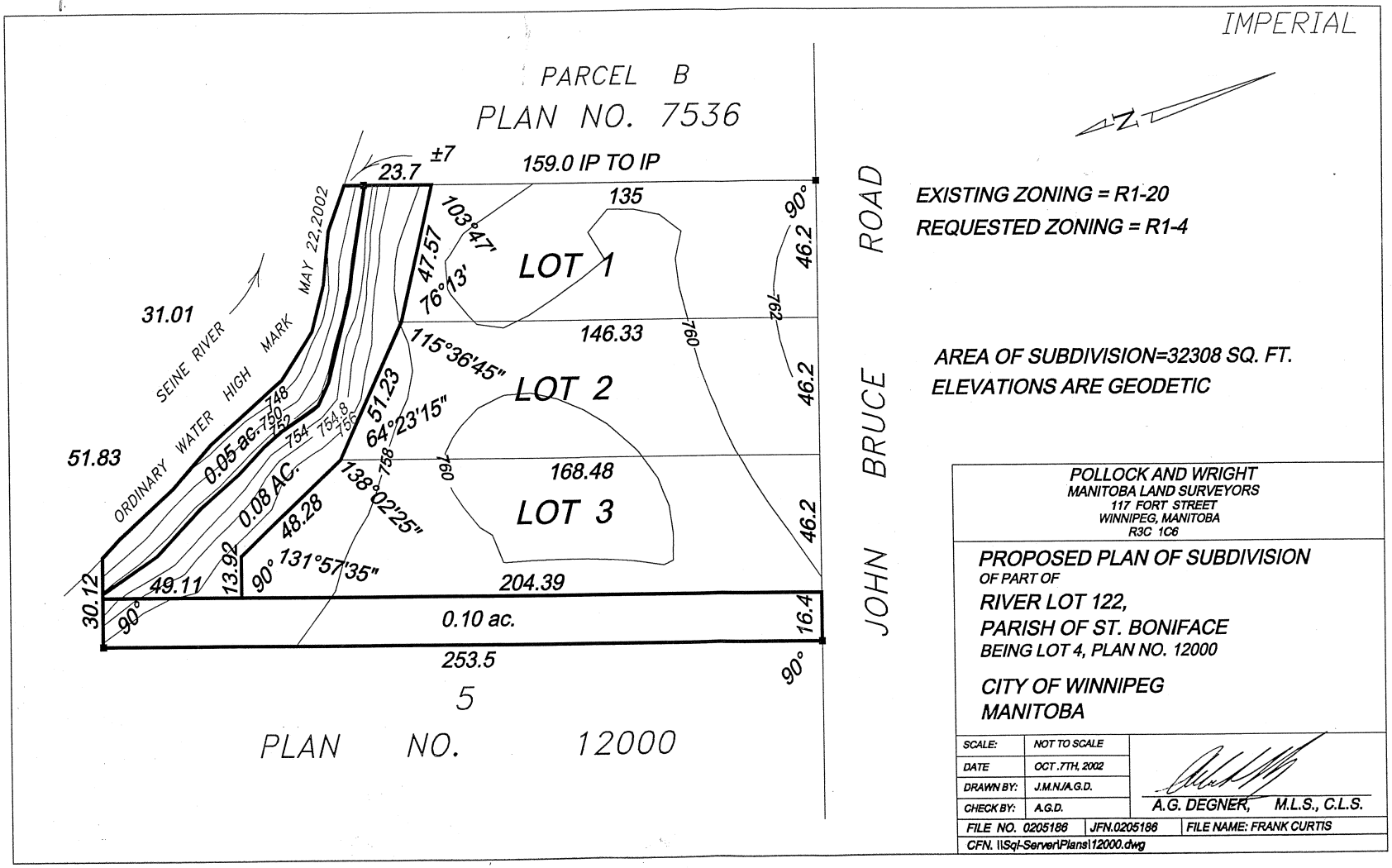
The Riel Community Committee has authority to recommend the utilization of funds from the Riel Land Dedication Reserve Fund to the Executive Policy Committee.

DISCUSSION:

A Development Application has been received from Pollock & Wright Land Surveyors on behalf of the owners of 800 John Bruce Road for the subdivision of said land. The applicant proposes to subdivide the property to provide for 3 building lots. The applicant has advised that all existing structures are to be removed or demolished.

The applicant has agreed to dedicate as "Public Reserve" the lands highlighted on the attached Proposed Plan of Subdivision. Said lands constitute more than the normal 10% land dedication requirement and include the City's Seine River Waterway requirement. The acquisition of this Public Reserve is critically important to link the existing riverbank trails in the Royalwood Phase I development to the future riverbank trails within the Bois des Esprits in the proposed Royalwood Phase II development.

The City is obligated under the terms of Development Agreement AG 5/90 to reimburse Ladco the Public Reserves share of the costs of services installed in John Bruce Road. These charges are estimated at $4,500.


IMPERIAL
PARCEL B
PLAN NO. 7536
±7
23.7
159.0 IP TO IP
135
103°47'
47.57
76°13'
LOT 1
146.33
115°36'45"
LOT 2
51.23
64°23'15"
168.48
LOT 3
138°02'25"
48.28
131°57'35"
204.39
0.10 ac.
253.5
31.01
51.83
30.12
49.11
13.92
0.05 ac.
0.08 AC.
SEINE RIVER
ORDINARY WATER HIGH MARK MAY 22,2002
748
750
752
754
754.8
756
758
760
762
90°
46.2
16.4
JOHN BRUCE ROAD
5
PLAN NO. 12000
N
EXISTING ZONING = R1-20
REQUESTED ZONING = R1-4
AREA OF SUBDIVISION=32308 SQ. FT.
ELEVATIONS ARE GEODETIC
POLLOCK AND WRIGHT
MANITOBA LAND SURVEYORS
117 FORT STREET
WINNIPEG, MANITOBA
R3C 1C6
PROPOSED PLAN OF SUBDIVISION
OF PART OF
RIVER LOT 122,
PARISH OF ST. BONIFACE
BEING LOT 4, PLAN NO. 12000
CITY OF WINNIPEG
MANITOBA
SCALE: NOT TO SCALE
DATE OCT.7TH, 2002
DRAWN BY: J.M.N./A.G.D.
CHECK BY: A.G.D.
A.G. DEGNER, M.L.S., C.L.S.
FILE NO. 0205186
JFN.0205186
FILE NAME: FRANK CURTIS
CFN. \\Sql-Server\Plans\12000.dwg

This Report Prepared By:
Name: Kevin Nixon, Planner
Planning and Land Use Division
Planning, Property and Development Department

Date: 30 October 2002

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