Report of the Standing Policy Committee on Property and Development dated October 30 2001

Proposed Subdivision and Rezoning - land located south of Aldgate Road between St. Anne's Road and Upavon Road - Riel Community

File DASZ 21/2001

[c/r DAC 16/2001, DASZ 31/84]

5. The Standing Policy Committee on Property and Development has been advised that an application has been received from Qualico Developments (Winnipeg) Ltd. (Eric Vogan), 30 Speers Road, Winnipeg, for approval of a plan of subdivision and related zoning change to By-law No. 6400/94 by rezoning the subject lands from an "A.5" Agricultural District to an "R1-3.5" Single-Family District and an "RM-2" Multi-Family District to allow for future residential development.

Site Area
The overall area of the subject site is 53.3 acres.

Existing Land Use and Zoning
The land is currently vacant, undeveloped and zoned "A.5" Agricultural.

Surrounding Land Use and Zoning

North:	Lands to the north are a mix of developed "R1-4" Residential and "A.5" Agricultural".
South:	Lands to the south are vacant "A.5" Agricultural lands extending to the Perimeter Highway.
East:	Lands to the east of St. Anne's Road are largely vacant; zoned "A.5" Agricultural.
West:	To the west are some developed "R1-5" Residential areas and some "PR-1" Parks and Recreational zones.

The proposed plan by Qualico Developments (Winnipeg) Ltd. allows for fixing of road rights-of-way off of Aldgate Road and the rezoning of the bulk of the area to an "R1-3.5" Residential category. Provision has been made for a five (5) acre parcel at the southwest corner of St. Anne's and Aldgate Roads to be rezoned to "RM-2" Multiple-Family category. Applications for short-form subdivisions will be required in order to establish individual lots in the future.

The proposed rezoning and use of the land fully complies with Plan Winnipeg Policy for designated neighbourhood areas.

The applicants, Qualico Developments (Winnipeg) Ltd., are proposing to rezone the subject 53.3 acre site into a large "R1-3.5" Single-Family area and a small five (5) acre multiple-family site ("RM-2") at the southwest corner of Aldgate Road and St. Anne's Road. The subject lands are one of the last remaining undeveloped parcels between St. Mary's Road and St. Anne's Road and south of Aldgate Road. The proposed application highlights future road rights-of-way and the location of a multiple-family site (low-medium density) adjacent to St. Anne's Road. The Administration supports the proposed application subject to all conditions outlined in Administrative Coordinating Group report dated September 26, 2001, and the Zoning Agreement.

The Administration noted that applications for short-form subdivisions (DASSF) will be required in order to establish individual lots on proposed new streets in the future. It should further be noted that the proposed streets were registered previously under File DASZ 31/84 and that a number of servicing conditions were also covered previously under Development Agreement AG 31/84.

On October 15, 2001, the Riel Community Committee held a public hearing to consider the proposed subdivision and rezoning. Two persons registered in support of the application, one person registered in opposition thereto, and two persons registered for information thereon. The Community Committee recommended that the proposed subdivision and rezoning be approved for the following reason:

1. The proposed rezoning and use of the land fully complies with Plan Winnipeg Policy for designated neighbourhood areas.

The Standing Policy Committee on Property and Development concurred in the recommendation of the Riel Community Committee and recommends:

I. That the plan of subdivision proposed under File DASZ 21/2001 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File DASZ 21/2001 dated September 11, 2001, for registration in the Winnipeg Land Titles Office, subject to the following:

   A. That the Developer be required to enter into an addendum to Development Agreement AG 31/84 with the City containing all the conditions outlined in the report of the Administrative Coordinating Group dated September 26, 2001.

II. That a minimum setback of 16 metres be established for all residential development abutting St. Anne's Road.

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

IV. That Zoning By-law No. 6400/94 be amended by rezoning the subject land as shown on Schedule "A" for File DASZ 21/2001 dated September 11, 2001, to an "R1-3.5" Residential District and an "RM-2" Multiple-Family District, subject to the applicant entering into a Zoning Agreement with the City pursuant to Section 591(1) of The City of Winnipeg Act to apply to the subject site to include the following conditions:

   A. That final site plans for the proposed "RM-2" Multiple-Family site at the southwest corner of St. Anne's and Aldgate Roads showing building locations, building profiles, approaches, parking areas, landscaping, fencing, exterior lighting and garbage receptacle locations shall be submitted to and approved by the Riel Community Committee prior to the issuance of any building permits.

V. That dedication of land under File DASZ 21/2001 is not applicable as this has been fully satisfied under Development Agreement AG 31/84.

VI. 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.

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

VIII. 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.

IX. 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 when the Zoning Agreement has been filed by caveat as a first charge 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.

X. 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.

XI. 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.

Schedule "A" referred to in Clause 5 of the Report of the Standing Policy Committee on Property and Development dated October 30, 2001

By-Law No. _____

File No. DASZ 21/01

Atlas Sheet No. AL27 RIEL COMMUNITY

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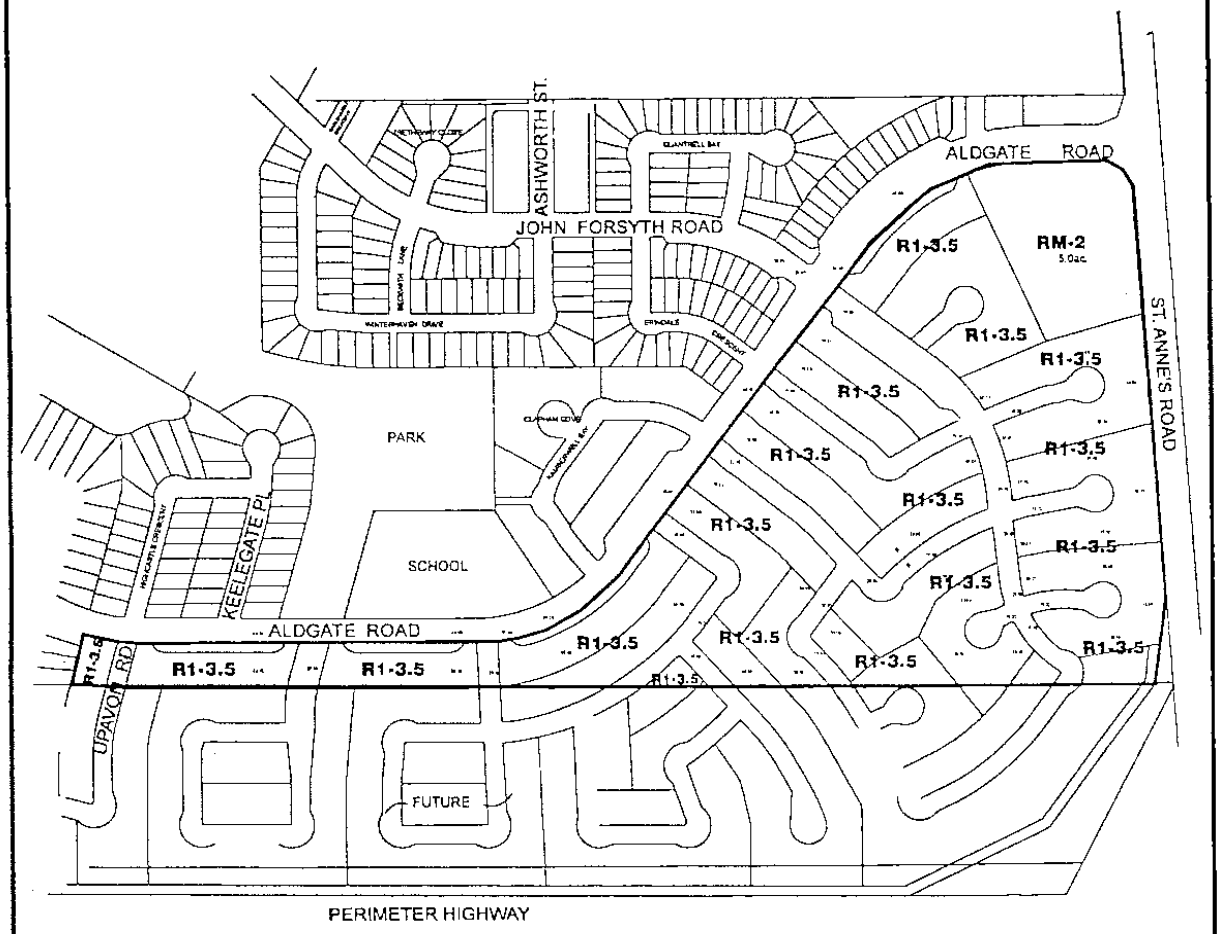
Explanation

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 south of Aldgate Road between St. Anne's Road and Upavon Road from an "A.5" AGRICULTURAL DISTRICT to an "R1-3.5" SINGLE-FAMILY DISTRICT and an "RM-2" MULTIPLE-FAMILY DISTRICT as shown outlined below.



Schedule "A" for
File DASZ 21/01
Riel Community Committee
September 11, 2001

THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____