Report - Standing Policy Committee on Property and Development - November 19, 2002

6. Proposed Rezoning - 170 Fleetwood Road
File DAZ 222/2002

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On December 4, 2002, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and recommends to Council:

1. That Winnipeg Zoning By-law No. 6400/94 be amended by rezoning the subject land as shown on Schedule "A", for File DAZ 222/2002 dated November 5, 2002, to a "PR2" Parks and Recreation District.

2. That the ten percent (10%) dedication in lieu of the requirement for land dedication be waived.

3. 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.

4. That the City Solicitor/Manager of Legal Services be requested to prepare the necessary rezoning by-law and forward same to Council for all three readings.

5. 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 Act.

Report - Standing Policy Committee on Property and Development - November 19, 2002

STANDING COMMITTEE RECOMMENDATION:

On November 19, 2002, the Standing Policy Committee on Property and Development concurred in the recommendation of the Assiniboia Community Committee.

COMMUNITY COMMITTEE RECOMMENDATION:

On November 12, 2002, the Assiniboia Community Committee concurred in the administrative recommendation.

RE: **Proposed Zoning -170 Fleetwood Road**
DAZ 222/2002

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

Prepared by: **Josie Marques, Clerk, Assiniboia Community Committee**

Report date: **November 13, 2002**

COMMUNITY COMMITTEE RECOMMENDATION:

The Assiniboia Community Committee concurred in the administrative recommendation and recommends:

1. That Winnipeg Zoning By-law No. 6400/94 be amended by rezoning the subject land as shown on Schedule "A", for File DAZ 222/2002 dated November 4, 2002, to a "PR2" Parks and Recreation District.

2. That the ten percent (10%) dedication in lieu of the requirement for land dedication be waived.

3. 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.

4. That the City Solicitor/Manager of Legal Services be requested to prepare the necessary rezoning by-law and forward same to Council for all three readings.

5. 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 Act.

The Assiniboia Community Committee provided the following supporting reason(s) for its recommendations:

1. That this application allows the White Ridge Community and the Fort Whyte Community to cohabit the same recreational facility and still protects the historical significance of Fort Whyte.

PUBLIC HEARING SUMMARY

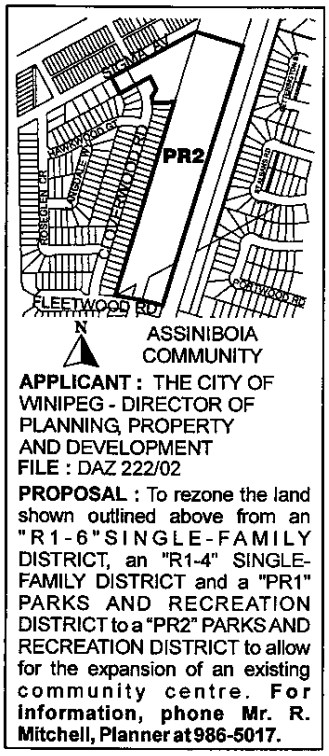
File: DAZ 222/2002

Before: Assiniboia Community Committee
Councillor Eadie, Chairperson
Councillor Clement
Councillor De Smedt

Hearing: November 12, 2002
Community Committee Chamber, 2000 Portage Avenue

Applicant: Director of Planning, Property and Development (Kevin Nixon)
15 - 30 Fort Street
Winnipeg, MB R3C 4X5

Subject:



Premises Affected: 170 Fleetwood Road

Exhibits Filed:
1. Application dated September 26, 2002
2. Advertising notice dated October 8, 2002
3. Title Search Nos.1861481, 1459770, 1462345 and 1462347

4. Plans (2 pages)
5. Report of the Manager of Planning and Land Use dated November 5, 2002
6. Photograph(s) of the site and Inspection Notice

REPRESENTATIONS:

In Support:

Kevin Nixon, Planner, Planning, Property and Development Department

In Opposition:

Nil

SUMMARIZATION OF REPRESENTATIONS AND SUBMISSIONS MADE AT THE PUBLIC HEARING:

Kevin Nixon, Planner, Planning, Property and Development Department appeared in support of the application.

In reply please refer to / Référence à rappeler :

Ross Mitchell
(204) 986-5017
Fax / TJlJc. : (204) 986-3684

File No. DAZ 222/02
Our c/f CP 500 (.647)

November 5, 2002

Ms. Josie Marques, Clerk
Assiniboia Community Committee
Council Building
510 Main Street
Winnipeg, MB R3B 1B9

Dear Ms. Marques:

SUBDIVISION AND REZONING
Land located north of Fleetwood west of the CPR La Riviere Subdivision
Assiniboia Community
File No. DAZ 222/02

An application has been received from The City of Winnipeg Planning, Property and Development Department for approval of a zoning change to Zoning By-Law No. 6400/94 by rezoning the subject lands from a “R1-6” and “R1-4” Single-Family Residential District to a “PR2” Parks and Recreation District District to reflect the current use of the lands.



SITE DESCRIPTION:

Site Area: About 14 acres.

Existing Land Use and Zoning: Whyte Ridge Community Centre zoned "R1-4" and "R1-6" Single-Family Residential District

Surrounding Land Use and Zoning: Single-family housing primarily zoned "R1-4"

DEVELOPMENT DESCRIPTION:

The proposal is to rezone the Whyte Ridge Community Centre lands to reflect their current parks and recreation use.

PLAN WINNIPEG:

The proposal complies with Plan Winnipeg.

ADMINISTRATIVE COMMENTS:

It is recommended that the application be approved. You will note that the Council instructions include a recommendation that the park dedication fee be waived. This stems from the fact that the property is already used for parks and recreation purposes.

RECOMMENDATION:

I. That By-law 6400/94 be amended by rezoning the subject land as shown on Schedule "A", for file DAZ 222/02, attached hereto and dated November 4, 2002, to a "PR2" Parks and Recreation District.

II. That the 10 per cent dedication in lieu of the requirement for land dedication be waived.

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 be requested to prepare the necessary rezoning by-law and forward same to Council for all three readings.

V. That the City Solicitor be requested to do all things necessary for implementation in accordance with the terms of The City of Winnipeg Act.

Sincerely,

V. Buckley
Manager of Planning and Land Use

_____

Per: Ross Mitchell, Senior Planner
(Assiniboia Community)
986-5017

/jc

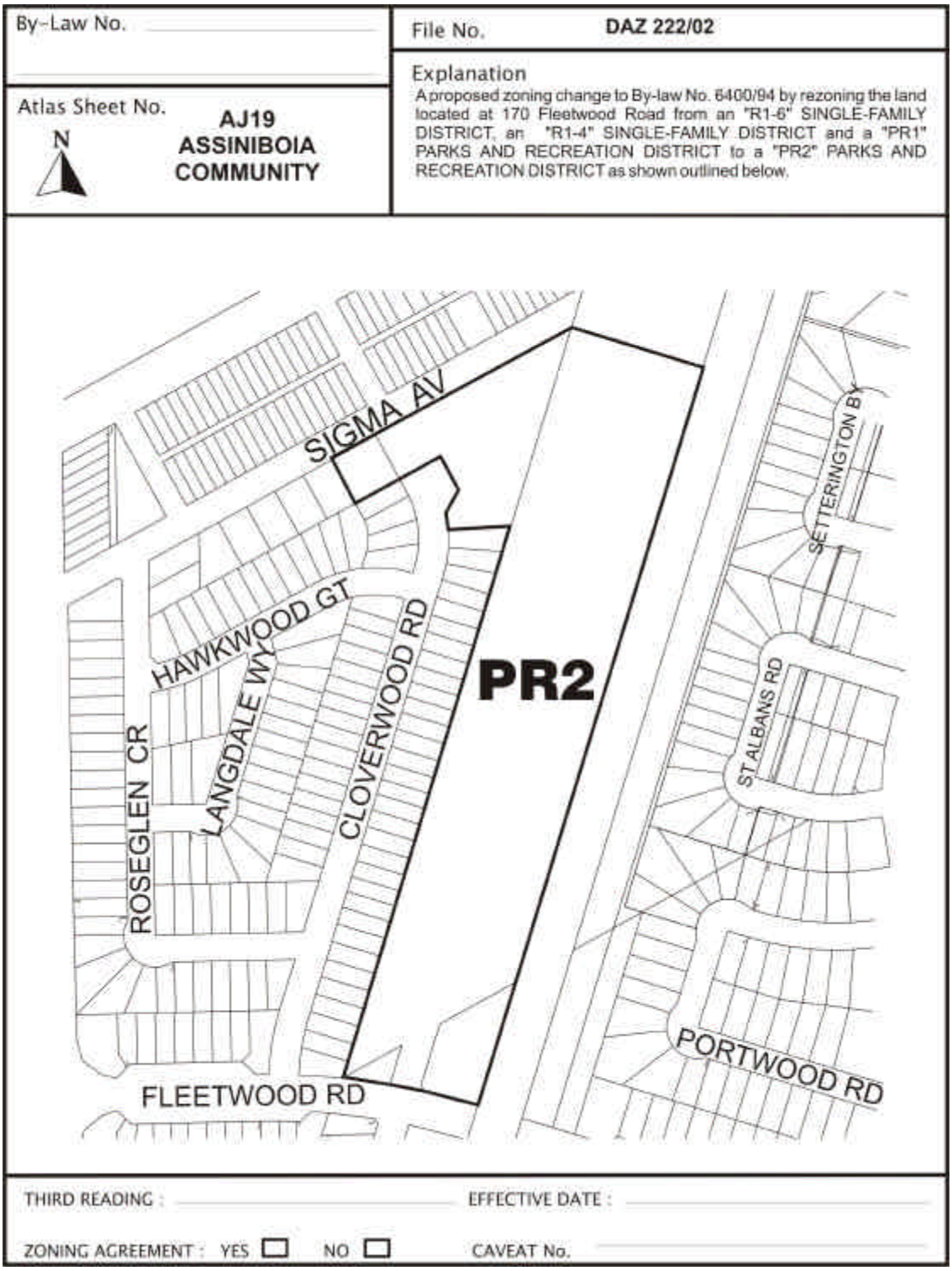


Figure 1: Schedule "A" to the report to the Assiniboia Community Committee for File No. DAZ 222/02, dated November 5, 2002.