Minutes – Executive Policy Committee - May 9, 2007

PUBLIC HEARINGS

Minute No. 322 Appeal – Plan Winnipeg By-law No. 7630/2000 - 484 Almey Avenue File EP-1.1(PW)

EXECUTIVE POLICY COMMITTEE DECISION:

The Executive Policy Committee allowed the appeal and cancelled the decision of the Zoning and Permits Administrator, Planning, Property and Development Department dated April 12, 2007, regarding provisions of Plan Winnipeg By-law No. 7630/2000 for the premises located at 484 Almey Avenue.

DECISION MAKING HISTORY:

Moved by Councillor Wyatt,
That the receipt of public representations be concluded.

Carried

Moved by Councillor Wyatt,
That the Appeal be allowed and the decision of the Zoning and Permits Administrator, Planning Property and Development Department, be cancelled.

Carried

Moved by Councillor Wyatt,
That the public hearing with respect to this appeal be concluded.

Carried

PUBLIC HEARING SUMMARY

File: EP-1.1(PW)

Before: Executive Policy Committee
His Worship Mayor Katz, Chairperson
Deputy Mayor Leipsic
Councillor Clement
Councillor O'Shaughnessy
Councillor Steeves
Councillor Swandel
Councillor Wyatt

Public Hearing: May 9, 2007
West Committee Room
Council Building, 510 Main Street

Appellant: Peter A. and Judith C. Pshednovak

Premises Affected: 484 Almey Avenue

Nature of Appeal: On April 17, 2007, Peter A. and Judith C. Pshednovak appealed the decision of the Zoning and Permits Administrator, Planning, Property and Development Department, dated April 12, 2007, regarding provisions of Plan Winnipeg By-law No. 7630/2000 for the premises located at 484 Almey Avenue.

The decision stated:

The proposal is contrary to Section 3B-08 of Plan Winnipeg as a full range of municipal services is not currently available to service the development.

Consequently, any application to subdivide the subject property will be refused without a hearing pursuant to Section 275(2)(a) of The City of Winnipeg Charter.

Exhibits Filed:

1. Decision dated April 12, 2007, from the Zoning and Permits Administrator, Development and Inspections Division, Planning, Property and Development Department
2. Notice of Appeal filed by Peter A. and Judith C. Pshednovak received April 17, 2007
3. Notification of Public Hearing dated April 19, 2007
4. Communication received on May 3, 2007 in support of the application submitted by Peter A. and Judith C. Pshednovak

5. Petition in support of the application purporting to contain the signatures of 9 area residents, submitted by Peter A. and Judith C. Pshednovak on May 3, 2007
6. Report from the Acting Director of Planning, Property and Development dated May 4, 2007

REPRESENTATIONS:

In Support of the Appeal:

Peter A. and Judith C. Pshednovak

In Opposition to the Appeal:

Nil

For Information:

Nil

For the City:

Michelle Richard, Senior Planner (Plan Winnipeg),
Planning Property and Development Department
Terry Josephson, Services Development Engineer, Public Works Department

Exhibit "1"

Winnipeg

RECEIVED
CITY CLERKS
WINNIPEG

Planning, Property & Development Department • Service de l'urbanisme, des biens et de l'aménagement

Development and Inspections Division• Division de l'aménagement et des inspections
Inspections • Inspections

7 APR 16 A10:30

In reply please refer to: Martin Grady

(204) 986-5147
Fax / Téléc. : (204) 942-2008

April 12, 2007

Mr. & Mrs. Pshednovak
484 Almey Ave.
Winnipeg, MB
R3W 1P7

RE: PROPOSAL TO SUBDIVIDE
484 ALMEY AVE.

With reference to your request to subdivide land at the above referenced location, please be advised that the proposal is contrary to Section 3B-08 of Plan Winnipeg as a full range of municipal services is not currently available to service the development.

Consequently, any application to subdivide the subject property will be refused without a hearing pursuant to Section 275(2)(a) of the City of Winnipeg Charter.

You may appeal this decision by submitting a letter to the Clerk of the Executive Policy Committee at the following address:

City Clerks Department
Main Floor Council Building
510 Main St.
Winnipeg, MB
R3B 1B9

Attention: Jo-Ann Park
Clerk, Executive Policy Committee
Phone: 986-3157

Yours truly,

Martin Grady
Zoning and Permits Administrator

Embrace the Spirit • Vivez l'esprit

Exhibit "2"

April 17, 2007

City of Winnipeg
Attn: Jo-Ann Park
Clerk, Executive Policy Committee
City Clerks Department
510 Main St.
Winnipeg, Mb.
R3B 1B9

Dear Ms. Park:

Subect: Letter of Refusal for Proposed Subdivision of property know as
484 Almey Av., Winnipeg Title No. 1124107

We wish to appeal the refusal for sub-division letter received from Martin Grady of Zoning and Permits dated April 12, 2007. Water and sewer mains were installed on Almey Av. in the spring of 2006. Our existing frontage is 226.9'and our intention is to create a 90' lot on the east side, a 55' lot on the west side and have to balance of 81.9 for our home, creating 2 new lots.

Reasons for our appeal:

1. We are told that it could be 20 years until the balance of the services are installed. The City has invested into this new sewer and water system and could be collecting additional tax dollars rather than not using this new infrastructure to its full potential.
2. We have a large piece of vacant land that requires maintenance.
3. We are at retirement age and find ourselves faced with a installation charge of $8,157.60 for the watermain + $8,610.80 for the wastewater sewer + approximately $10,000 for hook-ups & internal changes to our home for a total of $27,000 OR see our TIPP increase from $311 monthly to $661 monthly.
4. Our property tax will increase $576.30 a year, plus we now have a water bill/sewer bill every 3 months and we lose the sewer rebate.
5. Proposed new lot sizes would conform more closely with the neighbourhood.

Please consider our appeal. This proposed sub-vision would be a financial benefit to The City and allow us to pay our water and sewer expenses.

Please call us at if require any further information.

Yours truly;

Judith C. Pshednovak Peter A. Pshednovak
Winnipeg, Mb.

CofW/20070417

Exhibit "4"

MAY 9, 2007 - PRESENTATION TO THE EXECUTIVE POLICY COMMITTEE TO APPEAL THE REFUSAL TO SUB-DIVIDE 484 ALMEY AV., WINNIPEG

Good Morning Executive Policy Committee:

My name is Judy Pshednovak. My husband Peter & I reside at 484 Almey Av., Winnipeg. We applied for sub-division of our property at 484 Almey Ave to the Planning, Property & Development Department for The City of Winnipeg in April 2007. Our property width is 226.9 feet. The sub-division requested a 55 foot lot on the west side of the property, a 95 foot lot on the east side of the property with the remaining 76.9 feet for our existing home – please see Appendix 1. This was refused because we do not meet the Plan Winnipeg requirements. That brings us to the appeal process and this mornings meeting.

A little bit of history. We have lived on Almey Ave since 1985 - 22 years. When we moved to Almey Av., sewer and water were not available. Sewer & water were installed in the Spring of 2006. It was a long time overdue with 53 homes on a street that is only 1 kilometer long. Many of these homes had old leaking septic fields. Of the homes that had holding tanks, laundry water would be pumped into the open ditches to save the cost of sewage removal. Fortunately, none of the wells became contaminated.

The reasons why we feel our sub-division request deserves your time and consideration:

1. **Collection of Additional Tax Dollars** – We have been told that it could be 20 years before the balance of city services are installed, at which time we would meet the requirements of the current Plan Winnipeg. The City has invested into this new sewer and water system and could be collecting additional tax dollars that this sub-division would generate. Why would we let this new infrastructure age and not use to its full potential with these in-fill lots?

2. **Maintenance** – Due to the grade of our property, The City did insect control until 2005. Last year we obtained fill from the sewer and water contractor and now we find ourselves with a large piece of vacant land that requires weed control and we do not own the equipment that is required maintain it.

3. **Retirement** - Now that we are at retirement age, we find ourselves faced with a Local Improvement Watermain installation charge of $8,157.60 see Appendix 2 + Local Improvement Wastewater Sewer charge of $8,160.80 see Appendix 3 + the hook-ups and conversions in our home are approximately $10,000, for a total of more than **$27,000**. Or, we have the option of adding the Local Improvement charges to our TIPP which would then increase from $311 monthly to **$661** monthly – please see Appendix 4. Both - very expensive options.

4. **Property Tax Increase** – Based on our current frontage of 226.9 feet, our property tax will increase by $576.30 and we lose the sewer rebate of $250. Plus, we now have a Water and Sewer bill , which we estimate to be $150 every 3 months.

5. **Lot sizes** – Our proposed lot sizes would conform more closely with the existing neighbourhood. Appendix 5 is a picture of the north side of the street indicating the proximity of the homes. Appendix 6 is a picture of the south side of the street indicating the large open spaces between homes. Our immediate neighbours are not in opposition to our proposal and have signed a sheet in petition fashion – please see Appendix 7.

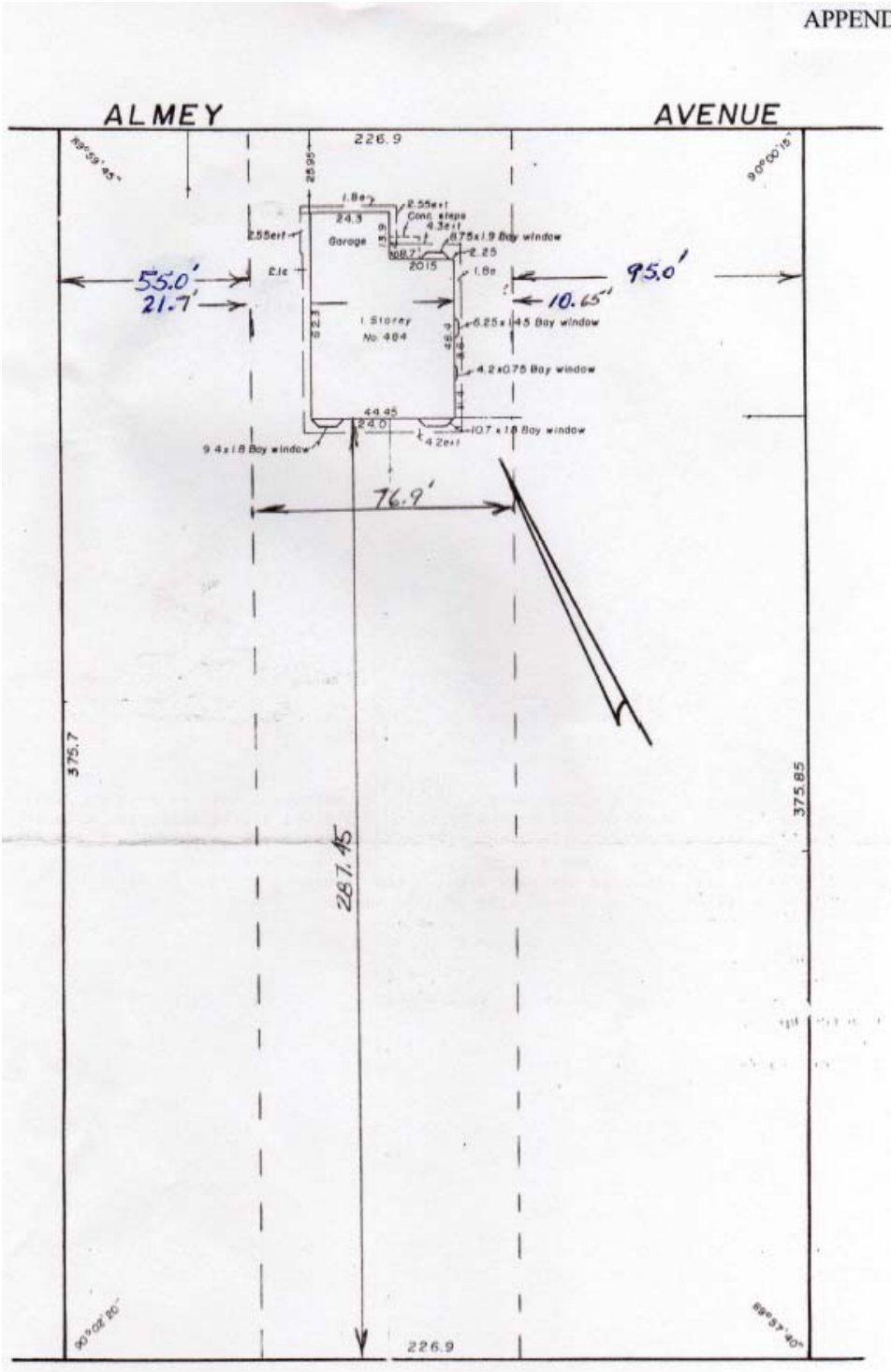
All of these issues could be addressed should your vote be in favour of our sub-division proceeding.

We realize that our request is outside the guide lines of Plan Winnipeg but are sure that it was never the intention of Plan Winnipeg to create hardships, physical or financial, for its residents. We also realize that the water and sewer were necessary and that this is progress. If we were able to maintain this property as it is we wouldn't be in front of you today.

It is not our intention to create lots, sell them and move along. As stated, we have lived here for 22 years, we are friends with the neighbours and plan to stay until our personal circumstances change.

We Thank-you for your time and consideration.

APPENDIX 1


ALMEY
AVENUE
226.9
Garage
1 Storey
No. 484
55.0'
21.7'
95.0'
10.65'
76.9'
287.45
375.7
375.85
226.9

APPENDIX 2

Winnipeg

THE CITY OF WINNIPEG
CORPORATE FINANCE DEPARTMENT
TAXATION AND MISCELLANEOUS REVENUE DIVISION

IN REPLY PLEASE REFER TO:
LOCAL IMPROVEMENTS AND MISCELLANEOUS REVENUE
(204) 986-2539 or (204) 986-2086
Friday February 23, 2007

PETER A & JUDITH C PSHEDNOVAK
484 ALMEY AVE
WINNIPEG,MB R3W 1P7

LOCAL IMPROVEMENT CASH COST STATEMENT

Property Address : 484 ALMEY AVE

Roll Number: 04003843500 **Project Number:** 9905060102

Legal Description:

PART OF LOT	LOT	BLOCK	PLAN	PARISH LOT
PART	3		4865	94/5 K OTM

Improvement	Taxable Measurement	Term	Number of Years	By-Law	Annual Levy	Cash Cost Payable
WATERMAIN	226.600	2007 - 2016	10	56/2007	$1,148.86	$8,157.60

The cash cost payable of any one or all of these improvements may be paid in full on or before Monday March 27, 2006 at the Tax Office at 510 Main Street.

If you choose not to pay the cash cost, be advised the amount shown under the annual levy will be added to your annual property tax statement until the term expires or the Local Improvement is commuted, which ever occurs first.

* NOTE: If you choose not to pay the cash cost be advised that the Annual Levy includes a 1% administration fee that is not commutable.

Cheques should be made payable to **THE CITY OF WINNIPEG** and mailed to:

TAXATION AND REVENUE DIVISION
510 Main Street
Winnipeg, Manitoba
R3B 3M2
Attention: Senior Local Improvement Clerk

PLEASE RETURN STUB WITH PAYMENT / VEUILLEZ DÉTACHER ET RETOURNER AVEC VOTRE PAIEMENT
The City of Winnipeg Tax Statement to February 23, 2007
Relevé de compte de taxes de la ville de Winnipeg au 23 FÉVRIER 2007

ROLL NUMBER - NUMÉRO DU RÔLE	TOTAL PAYABLE - SOLDE PAYER	AMOUNT PAID - MONTANT PAYÉ
04003843500	$8,157.60	

R04003843500000008157600400384350O

PETER A & JUDITH C PSHEDNOVAK
484 ALMEY AVE
WINNIPEG,MB R3W 1P7

Remit to:
The City of Winnipeg
Taxation and Revenue Division
510 Main Street
Winnipeg, MB R3B 3M2
Attention: Senior Local Improvement Clerk

Envoyez à:
Ville de Winnipeg
Division des taxes et des recettes diverses
510, rue Main
Winnipeg (Manitoba) R3B 3M2
À l'attention du commis principal aux aménagements locaux

:13373=900:

96

APPENDIX 3

Winnipeg

THE CITY OF WINNIPEG
CORPORATE FINANCE DEPARTMENT
TAXATION AND MISCELLANEOUS REVENUE DIVISION

IN REPLY PLEASE REFER TO:
LOCAL IMPROVEMENTS AND MISCELLANEOUS REVENUE
(204) 986-2539 or (204) 986-2086
February 22 2007

PETER A & JUDITH C PSHEDNOVAK
484 ALMEY AVE
WINNIPEG,MB R3W 1P7

LOCAL IMPROVEMENT CASH COST STATEMENT

Property Address : 484 ALMEY AVE

Roll Number: 04003843500 **Project Number:** 9905010102

Legal Description:

PART OF LOT	LOT	BLOCK	PLAN	PARISH LOT
PART	3		4865	94/5 K OTM

Improvement	Taxable Measurement	Term	Number of Years	By-Law	Annual Levy	Cash Cost Payable
WASTEWATER SEWER	226.600	2007 - 2026	20	51/2007	$813.49	$8,610.80

The cash cost payable of any one or all of these improvements may be paid in full on or before Monday March 26, 2007 at the Tax Office at 510 Main Street.

If you choose not to pay the cash cost, be advised the amount shown under the annual levy will be added to your annual property tax statement until the term expires or the Local Improvement is commuted, which ever occurs first.

* NOTE: If you choose not to pay the cash cost be advised that the Annual Levy includes a 1% administration fee that is not commutable.

Cheques should be made payable to **THE CITY OF WINNIPEG** and mailed to:

TAXATION AND REVENUE DIVISION
510 Main Street
Winnipeg, Manitoba
R3B 3M2
Attention: Senior Local Improvement Clerk

PLEASE RETURN STUB WITH PAYMENT / VEUILLEZ DÉTACHER ET RETOURNER AVEC VOTRE PAIEMENT
The City of Winnipeg Tax Statement to February 22 2007
Relevé de compte de taxes de la ville de Winnipeg au 22 FÉVRIER 2007

ROLL NUMBER - NUMÉRO DU RÔLE	TOTAL PAYABLE - SOLDE PAYER	AMOUNT PAID MONTANT PAYÉ
04003843500	$8,610.80	

R04003843500000008610800400384350O

PETER A & JUDITH C PSHEDNOVAK
484 ALMEY AVE
WINNIPEG,MB R3W 1P7

Remit to:
The City of Winnipeg
Taxation and Revenue Division
510 Main Street
Winnipeg, MB R3B 3M2
Attention: Senior Local Improvement Clerk

Envoyez à:
Ville de Winnipeg
Division des taxes et des recettes diverses
510, rue Main
Winnipeg (Manitoba) R3B 3M2
À l'attention du commis principal aux aménagements locaux

⑆13373⑈900⑆

96

APPENDIX 4

Winnipeg

CORPORATE FINANCE DEPARTMENT · SERVICE DES FINANCES GÉNÉRALES
TAXATION AND MISCELLANEOUS REVENUE DIVISION · DIVISION DE L'IMPÔT ET DES RECETTES DIVERSES

April 12, 2007

PSHEDNOVAK PETER A & JUDITH C
484 ALMEY AVE
WINNIPEG,MB R3W 1P7

Re: Property Tax - Tax Instalment Payment Plan
Roll Number 04003843500
484 ALMEY AVE

This letter is intended to provide you with information concerning the above noted property enrolled on the monthly Tax Instalment Payment Plan (T.I.P.P.).

Effective: **May 1, 2007**

Your monthly T.I.P.P. payment will be: **$661.00**

Monthly T.I.P.P. payments are normally reviewed again during the annual property tax billing cycle. The calculation of your actual property taxes for the current year may result in further adjustments being made to your monthly T.I.P.P. payment to ensure all taxes are paid by the end of your payment term. The adjusted monthly T.I.P.P. payment, if required, will be shown on your annual property tax bill and will be effective on July 1st.

Since certain changes may affect your continued participation under the T.I.P.P. program, we will require at least 2 (two) weeks advance notice if you:

- Change your bank information (we will require a void cheque with the new account number);
- Sell your property;
- Wish to change your payment term; or
- Plan on withdrawing from the program for any reason.

It should be noted that once you are no longer enrolled on the T.I.P.P program, all unpaid taxes become due and payable and are subject to monthly penalties in accordance with the Tax Penalty By-Law.

If you have any questions, please contact our Customer Service Call Centre at (204) 986-2161.
or visit our website at www.winnipeg.ca/tax

Embrace the Spirit • Vivez l'esprit

510 Main Street · 510, rue Main · Winnipeg · Manitoba R3B 3M2 · Fax/Téléc.: (204) 986-3220 · www.winnipeg.ca



NORTH SIDE OF ALMEY

APPENDIX 6



SOUTH SIDE OF ALMEY

Exhibit “5”

APPENDIX 7

I **do not** oppose to the sub-division as proposed by Peter & Judy Pshednovak for the property known as 484 Almey Ave. Winnipeg.

Date	Print Name	Address	Signature
MAY 1/07	C TUCK		
MAY 1/07	A. TUCK		
MAY 1/07	M. GOLLUB		
MAY 1/07	M. CARRIERE		
MAY 1/07	J. McCAFFERY		
MAY 1/07	I SPITULA		
MAY 2/07	A. MICHALYNA		
MAY 2/07	F. TOSKY		
MAY 3/07	M. LOZINSKY		

Exhibit "6"

RE: Plan Winnipeg Appeal 484 Almey Avenue – Rejection of Application for Proposed Subdivision of Property without Full Range of Municipal Infrastructure.

FOR SUBMISSION TO:	**Executive Policy Committee**
ORIGINAL REPORT SIGNED BY:	**Jim Paterson, A/Director of Planning, Property and Development**
REPORT DATE:	**May 4, 2007**

RECOMMENDATION:

That the Executive Policy Committee concur with the interpretation of the Administration that an application to subdivide the subject property is contrary to Plan Winnipeg and should be rejected in accordance with Section 275(2) of the City of Winnipeg Charter.

Report Summary

Key Issues:
An application was received to subdivide 484 Almey Avenue. The Administration rejected this application, as it is contrary to Plan Winnipeg 2020.

Section 3A-02 Promote Compact Urban Form of Plan Winnipeg 2020 states that "*The City shall promote compact urban form in support of sustainability by approving new residential, commercial, and industrial subdivisions only where there is a reasonable relationship between the supply of land and the projected demand and when a full range of municipal infrastructure can be provided in an environmentally- sound, economical and timely manner*".

The subject land does not have a full range of municipal infrastructure. A full range of municipal infrastructure includes piped water, sanitary sewer, land drainage system and improved right of ways. Almey Avenue is currently serviced with only piped water and sanitary sewer and a rural cross section roadway. There is currently no access to an urban land drainage system.

The intent of requiring a full range of municipal infrastructure for new development is recognition that piped water, sanitary sewer, land drainage and paved right of ways define an urban standard of development to meet economic and environmental objectives.

The following considerations reflect potential outcomes of development in Neighbourhood Policy Areas that lack a full range of municipal infrastructure:

- Underserviced homes in an urban area often create pressures later to provide a full standard of municipal infrastructure on an unplanned basis.
- Piecemeal development negatively impacts the economic viability of the installation of infrastructure in the future.
- The incremental and unplanned subdivision of land can preclude broader development objectives, thus delaying the municipal revenues to be realized by complete development at an urban standard.
- By approving even a minor subdivision, a precedent is set for similar development in areas with sub-standard infrastructure. For example, if each Almey Avenue landowner is permitted the same development rights outlined in the subject application, there is a potential of an additional 82 homes on a rural road, without land drainage.

Under Section 189 (1) of the City of Winnipeg Charter, the applicant may appeal an administrative decision to reject an application. An appeal hearing has been set for May 9th, 2007. The appeal focuses on whether the Administration correctly interpreted Plan Winnipeg when this application was rejected.

Implications of the Recommendation(s):

General Implications

( ) None

(x) For the organization overall and/or for other departments

(x) For the community and/or organizations external to the City

( ) Involves a multi-year contract

Comment(s): The recommendation provides clear and consistent support for Plan Winnipeg policies concerning a full range of municipal infrastructure.

Policy Implications

( ) No

(x) Yes

Comment(s): The recommendation supports Plan Winnipeg policies.

Regulatory Implications

(x) None

( ) Eliminates or reduces regulatory impact

() Proposes regulatory impact

Comment(s): The recommendation rejects an application that is contrary to the City of Winnipeg Charter. Section 235 states the following:

"The passing of a Plan Winnipeg by-law or a secondary plan by-law does not require council, any person, or any department or agency of the government, to undertake a proposal contained in the by-law, but public works, undertakings and development in the city must be consistent with Plan Winnipeg or any secondary plan."

Environmental Implications

(x) No

( ) Yes

Comment(s):

Human Resources Implications

(x) No

( ) Yes

Comment(s):

Financial Implications

(x) Within approved current and/or capital budget

( ) Current and/or capital budget adjustment required

Comment(s):

Report

REASON FOR THE REPORT:

The Executive Policy Committee is responsible for hearing any appeal of an Administration decision concerning Plan Winnipeg.

HISTORY:

History of Residential Development – Almey Avenue:
Almey Avenue, east of Lagimodiere Blvd and west of Peguis Street has a total of 55 single-family dwellings on 64 lots. Most of these lots were created well before Plan Winnipeg established clear standards for municipal infrastructure. The last plan of subdivision approved in 1987 (DASSF 54/87) for the creation of two lots required variances with a restriction that no building permits be issued for the new lot until municipal infrastructure were available.

Since the adoption of Plan Winnipeg in 1986, further subdivision of land along Almey without a full range of municipal infrastructure has been prohibited. Except for "lots of records" on which homes may still be built with existing infrastructure, no new building lots have been created on Almey since 1987.

The City of Winnipeg has rejected a number of enquiries and applications for subdivisions in the Almey / Ravelston / Lagimodiere area based on the Plan Winnipeg policy requiring a full range of municipal infrastructure.

The rejections included two previous applications (DAZ 214/92 and DAZ 201/93) to develop the property at the Almey / Ravelston/ Lagimodiere intersection due to the lack of piped municipal infrastructure; and DASSF 524/90 for the property located at 484 Almey Avenue, the subject of this appeal.

In 1999, the City of Winnipeg approved a development application (DASZ 14/1999) at the Almey / Ravelston / Lagimodiere intersection. A full range of municipal infrastructure was available for that site because an on-site storage facility for land drainage was provided and water and sewer were extended along Almey in 2005 as a Local Improvement to serve this commercial development.

Future Access to Land Drainage System:
In the last three years (2004 - 2006) 1,025 fully serviced single family lots have been approved in the Transcona West Area. Municipal piped water, sanitary sewer and land drainage are being progressively extended westward. It is anticipated that further residential developments will provide future land drainage to the Almey / Ravelston

area, with the planned construction of two new impoundments to be inter-connected to the Transcona 'deep' pond and the Kildare Avenue trunk. One new lake will be located east of Peguis Street, south of Ravelston and one lake located between Almey and Ravelston.

In 2005, the level of servicing required for the Almey / Ravelston area was reviewed with residents as part of the 'Transcona West Secondary Plan' process. Proposed land-use concept plans, including retention lakes and policies requiring a full range of municipal infrastructure, had public input at two (2) public open houses. An exit survey of residents indicated that the neighbourhood supported the changes / improvements as proposed.

DISCUSSION:
Plan Winnipeg is the primary planning policy document that guides all land use, development and planning matters within the City of Winnipeg.

All versions of Plan Winnipeg (1986, 1993 and 2001) have included policies restricting the subdivision of land without a full range of municipal infrastructure.

Each Plan Winnipeg recognized that piped water, sanitary sewer, urban standard land drainage system along with improved right of ways, facilitates orderly urban development and from an overall perspective, contributes to environmental quality and safety of an area:

Plan Winnipeg (1986) – 13(1) Suburban Residential Neighbourhoods – Efficient Utilization of Regional Infrastructure
The City shall not, by subdivision by-law, approve the conversion of land in Suburban Residential Neighbourhoods to large lot development with any one or more independent waste water or water supply system or ditch drainage.

Plan Winnipeg 2010 – 5A-17 Restrict Conversion of Land
The City shall not approve the subdivision or conversion of land within areas designated as Neighbourhoods on Plate A with any independent system of water supply, sewage disposal or drainage.

Plan Winnipeg 2020 - 3A-02 Promote Compact Urban Form
The city shall promote compact urban form in support of sustainability by approving new residential, commercial and industrial subdivisions only where there is a reasonable relationship between the supply of land and the projected demand and when a full range of municipal infrastructure can be provided in an environmentally-sound, economical and timely manner.

Policy Implications -
The subject property does not have access to a full range of municipal infrastructure. Almey Avenue is currently serviced with only piped water and sanitary sewer. Existing

development is located on a Type II rural cross section roadway and relies on open ditches to manage land drainage. Urban standard land drainage typically includes a piped system connecting to storm water retention basins.

The minor subdivision of property without a full range of municipal infrastructure may seem harmless from a site-specific engineering perspective but as development increases in Transcona there will be increased pressure to approve sub-standard residential lots. The incremental impact on the area will ultimately have to be addressed by the City.

The possible implications of approving sub-standard servicing contrary to Plan Winnipeg are:

- Incremental intensification of development that is not serviced by a full range of municipal infrastructure.

- Increased difficulty in establishing a full range of municipal infrastructure.

- Inconsistent standards in development within the urban environment.

- Impacts to the logical and orderly extension and use of regional piped water, sanitary sewer, land drainage and transportation systems.

- Erosion of the credibility of City development policy.

Financial Impact Statement Date: April 26, 2007

Project Name:

Plan Winnipeg Appeal 484 Almey Avenue – Rejection of Application for Proposed Subdivision of Property without A Full Range of Municipal Services

COMMENTS:

The recommendation contained in this report is that the Executive Policy Committee concur with the interpretation of the Administration that an application to subdivide the subject property is contrary to Plan Winnipeg and should be rejected in accordance with Section 275(2) of the City of Winnipeg Charter. There are no financial implications associated with this recommendation.

"Original Signed By"
Mike McGinn, CA
Manager of Finance

IN PREPARING THIS REPORT THERE WAS:

Internal Consultation With and Concurrence By:
Water and Waste
Public Works

External Consultation With:

N/A

THIS REPORT SUBMITTED BY:

Department Planning, Property and Development

Division Planning and Land Use

Prepared by: Michelle Richard, Senior Planner, Plan Winnipeg

PPD File No. EX-DAZ(33)

O:\Reports Directive\Planning and Land Use\Urban Planning Reports\2007 Reports\Almey Appeal.doc