Agenda - Executive Policy Committee - July 18, 2007

Report - Standing Policy Committee on Property and Development - July 13, 2007

Item No. 7 Plan of Survey on land located at 280 Almey Avenue (Transcona Ward) File DAPS 13/2007

STANDING COMMITTEE RECOMMENDATION:

On July 13, 2007, the Standing Policy Committee on Property and Development concurred in the recommendation of the East Kildonan-Transcona Community Committee and submits the following to Council:

1. That the Plan of Survey under File DAPS 13/2007 be approved subject to the Developer entering into an Addendum to Servicing Agreement AG 14/99 as follows:

    A. That Zoning Agreement Caveat 3084917 be carried forward and registered against the entire parcels of land shown as Proposed Subdivision on Map 2.

    B. That a copy of the plan of survey (shown as Map 2) under DAPS 13/2007 be attached to AG 14/99.

    C. That a copy of a servicing drawing be attached to AG 14/99 showing:

        i. A turnaround to be constructed by the applicant at no expense to the City at the south limit of the Ravelston Avenue right-of-way, including landscaping, as determined by and to the satisfaction of the Directors of Public Works and Planning, Property and Development.

        ii. A land drainage sewer to be constructed by the applicant at no expense to the City in the south limit of the subject property, being the closed Ravelston Avenue right-of-way, for the purpose of conveying land drainage from the existing east ditch in Ravelston Avenue to the existing ditch in Lagimodiere Boulevard as determined by and to the satisfaction of the Director of Water and Waste.

        iii. That a public sidewalk at no expense to the City be constructed in Lagimodiere Boulevard, between Almey Avenue and the south limit of the subject property, prior to the release of the subdivision mylars for registration in the Winnipeg Land Titles office.

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iv. That plans be submitted showing the turnaround, landscaping, fencing and sidewalk to the satisfaction of the Director of Planning, Property and Development and the East Kildonan-Transcona Community Committee for approval prior to the issuance of any building or development permit, and thereafter all to be maintained to the satisfaction of the Director of Planning, Property and Development.

D. That a clause be added requiring the Developer to grant easements as required, including an easement 6.1 metres in width to accommodate the land drainage sewer described in Clause 3.b. above.

E. That a clause be added requiring the Developer to pay a share of regional land drainage facilities for land not previously covered under Servicing Agreement AG 14/99 being the closed Ravelston Avenue right of way included in the plan of survey. The 2007 rate is $9,801.00 per acre.

F. That a clause be added requiring the Developer to pay $545.00 plus G.S.T. to defray the City's administration and related costs associated with the preparation and implementation of the addendum.

2. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

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Report - Standing Policy Committee on Property and Development - July 13, 2007

DECISION MAKING HISTORY:

STANDING COMMITTEE RECOMMENDATION:

On July 13, 2007, the Standing Policy Committee on Property and Development concurred in the recommendation of the East Kildonan-Transcona Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On July 9, 2007, the East Kildonan-Transcona Community Committee concurred in the administrative recommendation with the following amendments, namely:

- That new Recommendations 3.C. and 3.D. be added as follows:

    "3.C. That a public sidewalk, at no expense to the City, be constructed in Lagimodiere Boulevard, between Almey Avenue and the south limit of the subject property, prior to the release of the subdivision mylars for registration in the Winnipeg Land Titles office."

    3.D. That plans shall be submitted showing the turnaround, landscaping, fencing and sidewalk to the satisfaction of the Director of Planning, Property and Development and the East Kildonan-Transcona Community Committee for plan approval prior to the issuance of any building or development permit, and thereafter all to be maintained to the satisfaction of the Director of Planning, Property and Development.",

and submitted its recommendation to the Standing Policy Committee on Property and Development.

RE: PROPOSED PLAN OF SURVEY ON LAND LOCATED AT 280 ALMEY AVENUE - DAPS 13/07

An application has been submitted by ND – Lea Engineers and Planners Inc. to create three new parcels of land from the existing parcels shown on Map 1 attached hereto and by including additional land made available by closing a portion of the Ravelston Avenue right of way between Almey Avenue and Lagimodiere Boulevard, all as shown as Proposed Subdivision on Map 2. The subject property comprises part of the land developed by 3801233 Manitoba Ltd. under the terms of Servicing Agreement AG 14/99.

It is therefore recommended that approval of application DAPS 13/07 be subject to the Developer entering into an Addendum to Servicing Agreement AG 14/99 as follows:

1. By carrying forward Zoning Agreement Caveat 3084917 to be registered against the entire parcels of land shown as Proposed Subdivision on Map 2 attached hereto.

2. By attaching to AG 14/99 a copy of the plan of survey proposed under DAPS 13/07 shown attached hereto as Map 2.

3. By attaching to AG 14/99 a copy of a servicing drawing showing;

    a. A turnaround to be constructed by the applicant, at no expense to the City, at the south limit of the Ravelston Avenue right of way, including landscaping, as determined by and to the satisfaction of the Director of Public Works and the Director of Planning, Property and Development;

    b. A land drainage sewer, to be constructed by the applicant, at no expense to the City, in the south limit of the subject property, being the closed Ravelston Avenue right of way, for the purpose of conveying land drainage from the existing east ditch in Ravelston Avenue to the existing ditch in Lagimodiere Boulevard as determined by and to the satisfaction of the Director of Water and Waste;

4. By adding a clause that the Developer shall grant easements as required, including an easement, 6.1 metres in width to accommodate the land drainage sewer described in Clause 2.b. above.

5. By adding a clause that the Developer shall pay a share of regional land drainage facilities for land not previously covered under Servicing Agreement AG 14/99 being the closed Ravelston Avenue right of way included in the plan of survey. The 2007 rate is therefore $9,801.00 per acre.

6. By adding a clause that the Developer shall pay $545.00 plus G.S.T. to defray the City's administration and related costs associated with the preparation and implementation of the addendum;

East Kildonan - Transcona Community Committee
June 29, 2007
DAPS 13/07

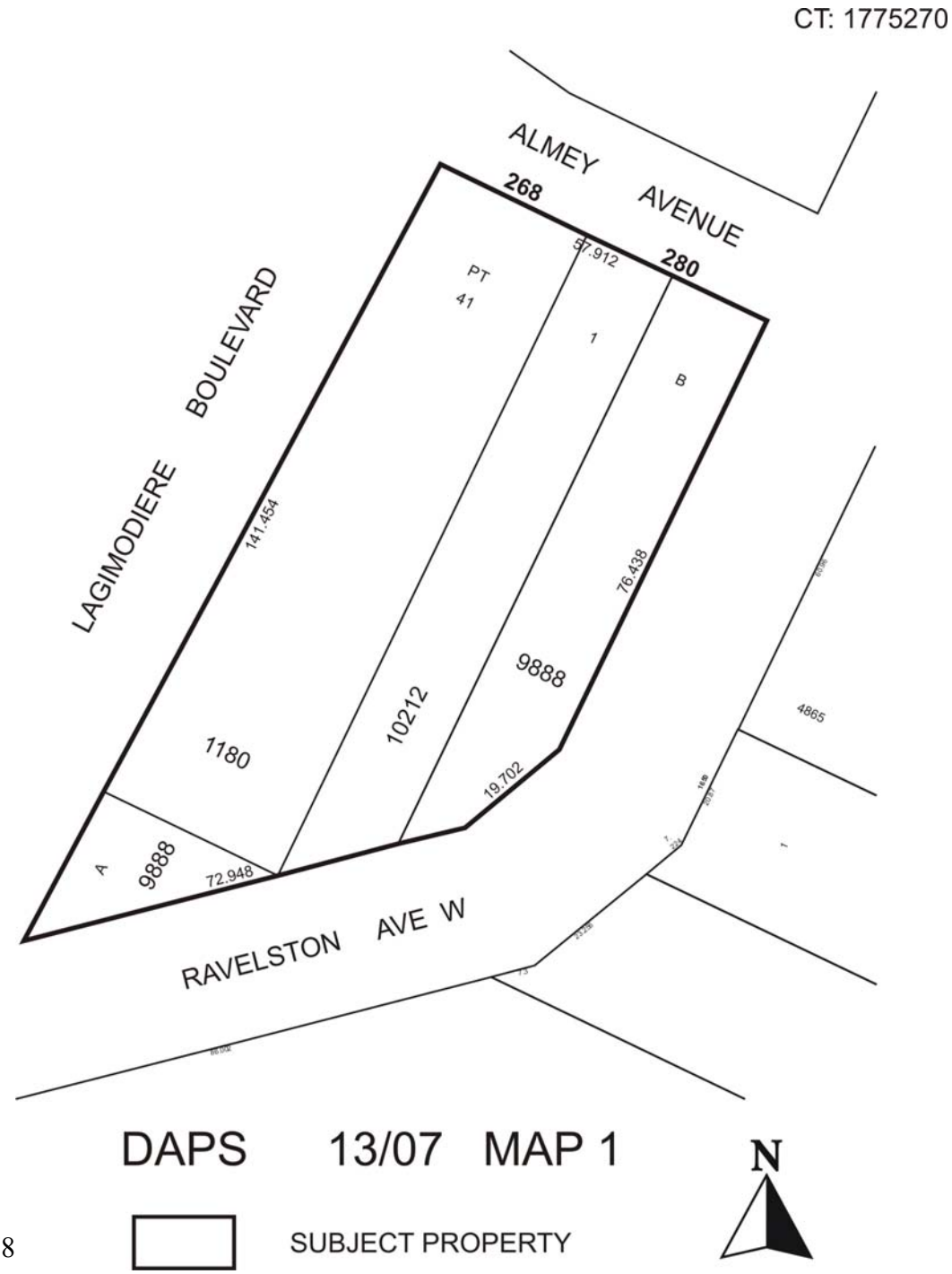
THIS REPORT SUBMITTED BY:

Administrative Coordinating Group
File No. DAPS 13/07
June 29, 2007

"original signed by K.T. Raban, P. Eng."
Land Development Engineer

"original signed by T. Josephson, P. Eng."
Water and Waste Department

"original signed by R. Hartmann, P. Eng."
Public Works Department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RAVELSTON AVE W
DAPS 13/07 MAP 1
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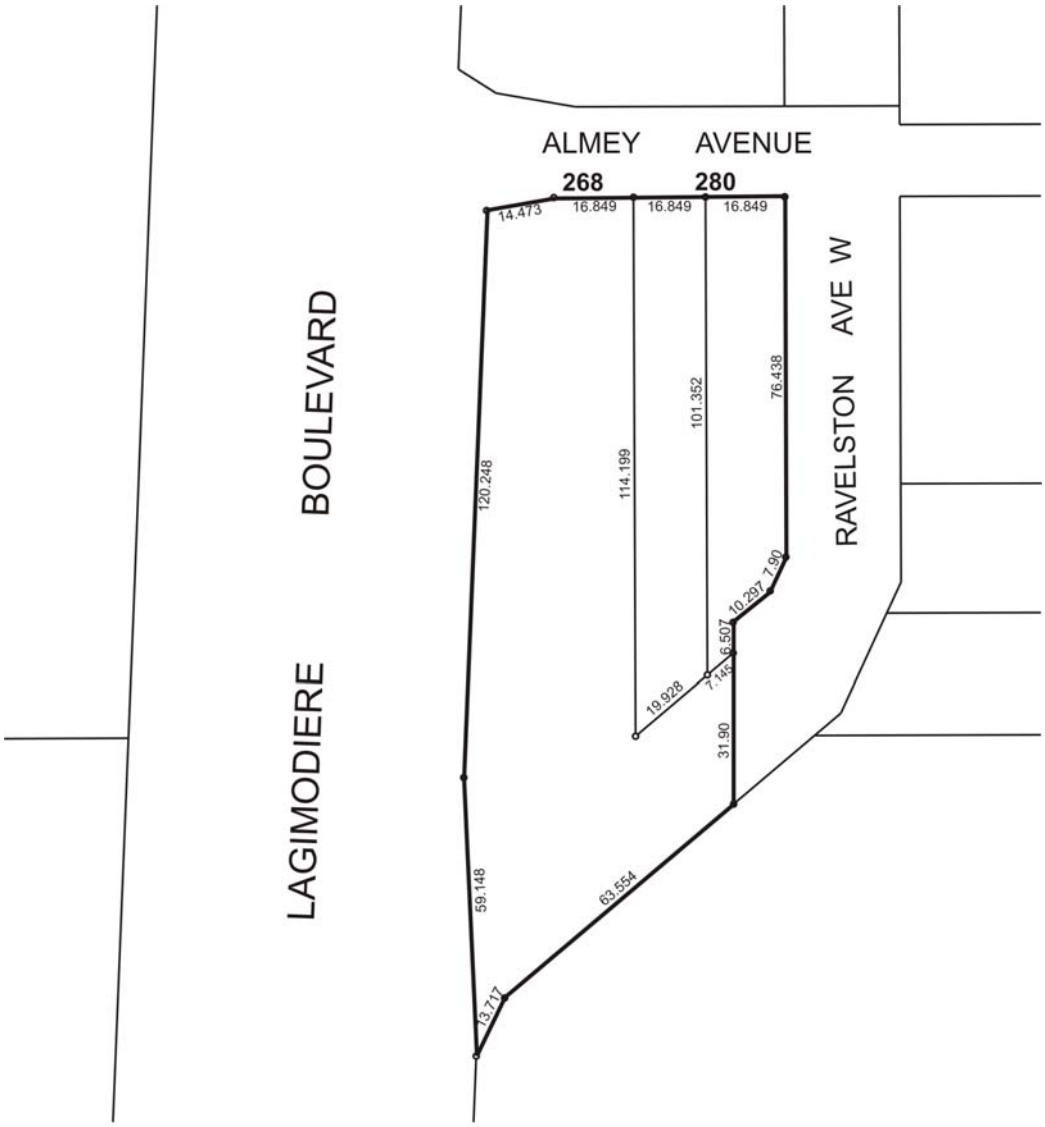
SUBJECT PROPERTY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DAPS 13/07 MAP 2
PROPOSED SUBDIVISION
N