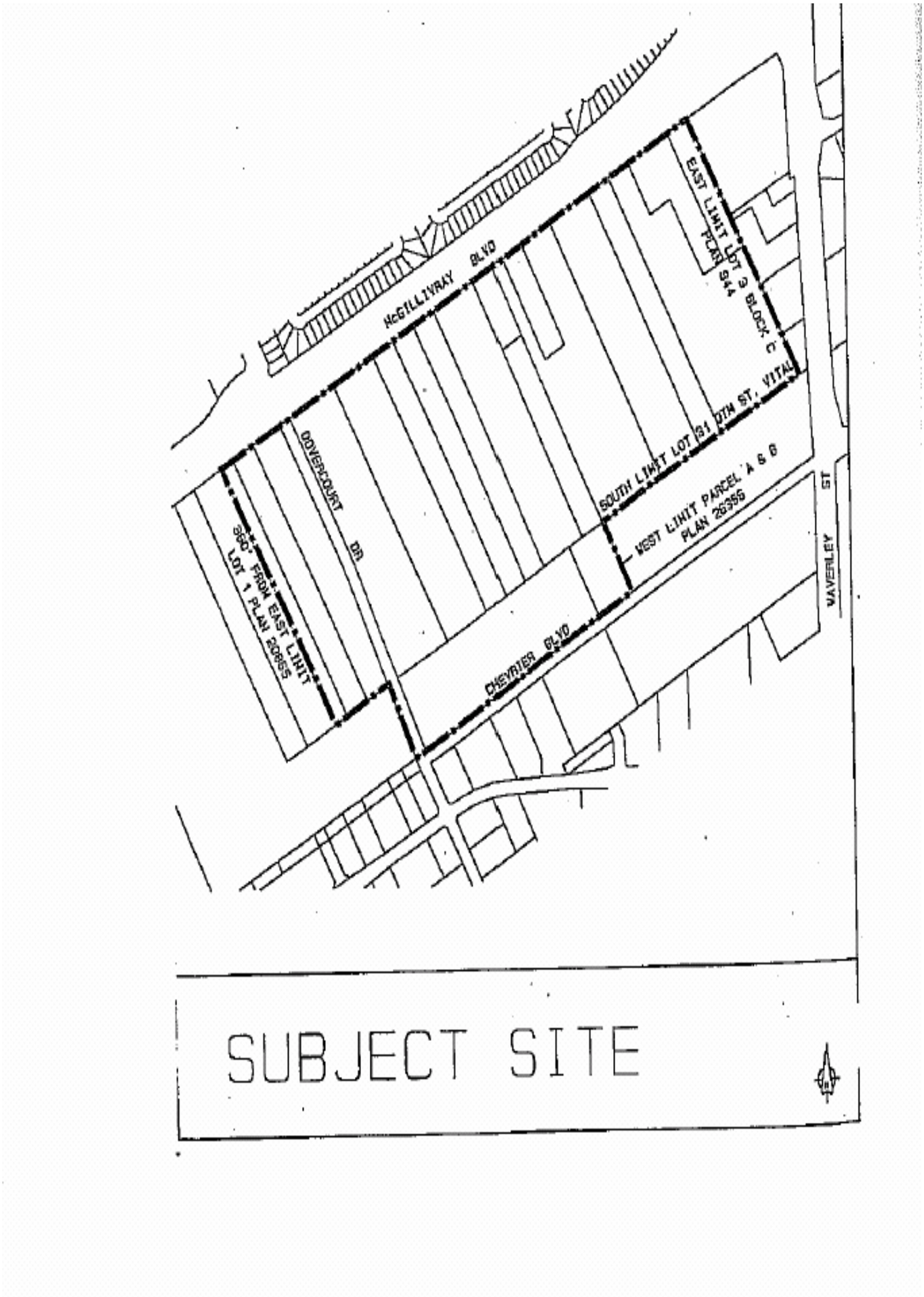
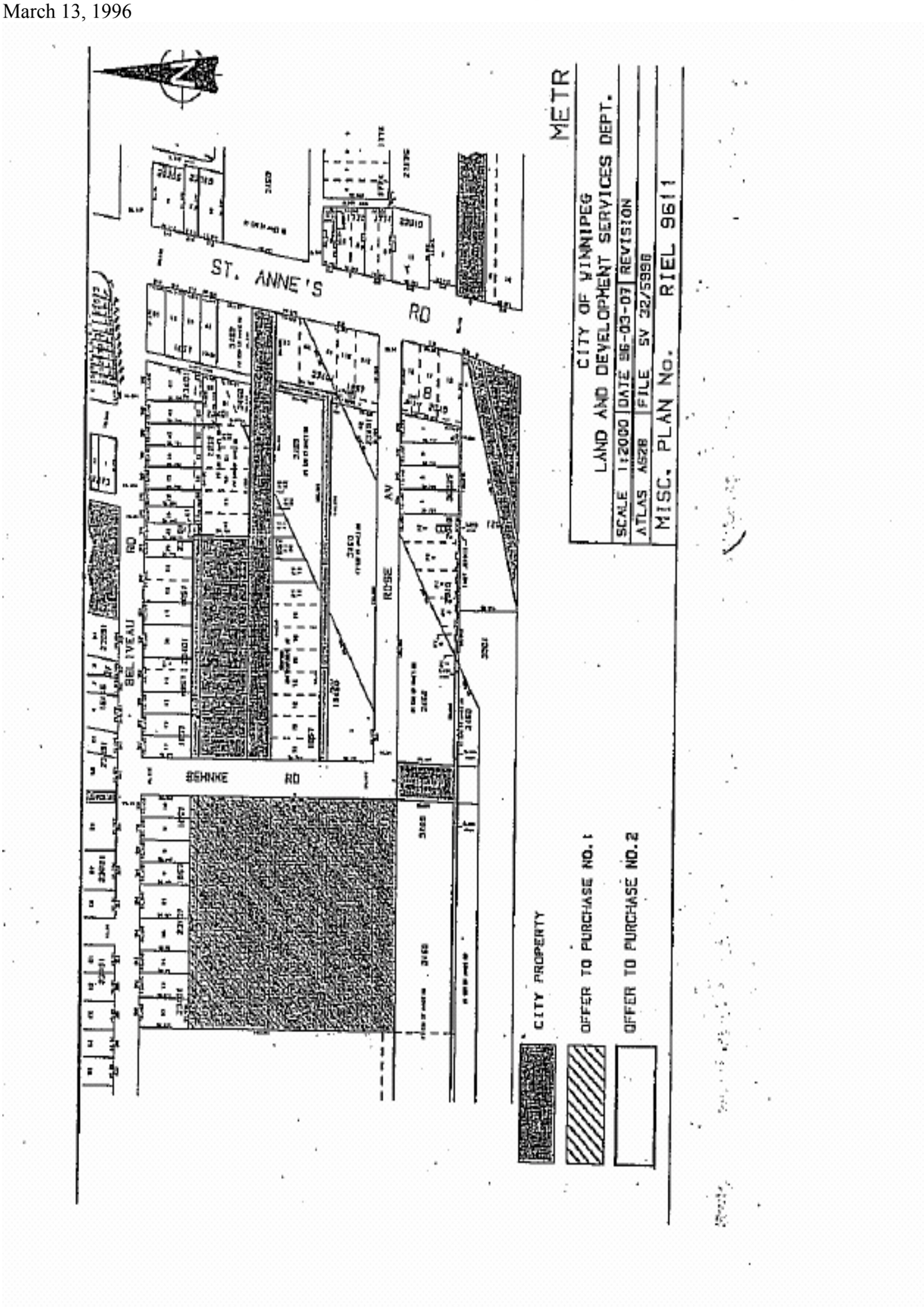
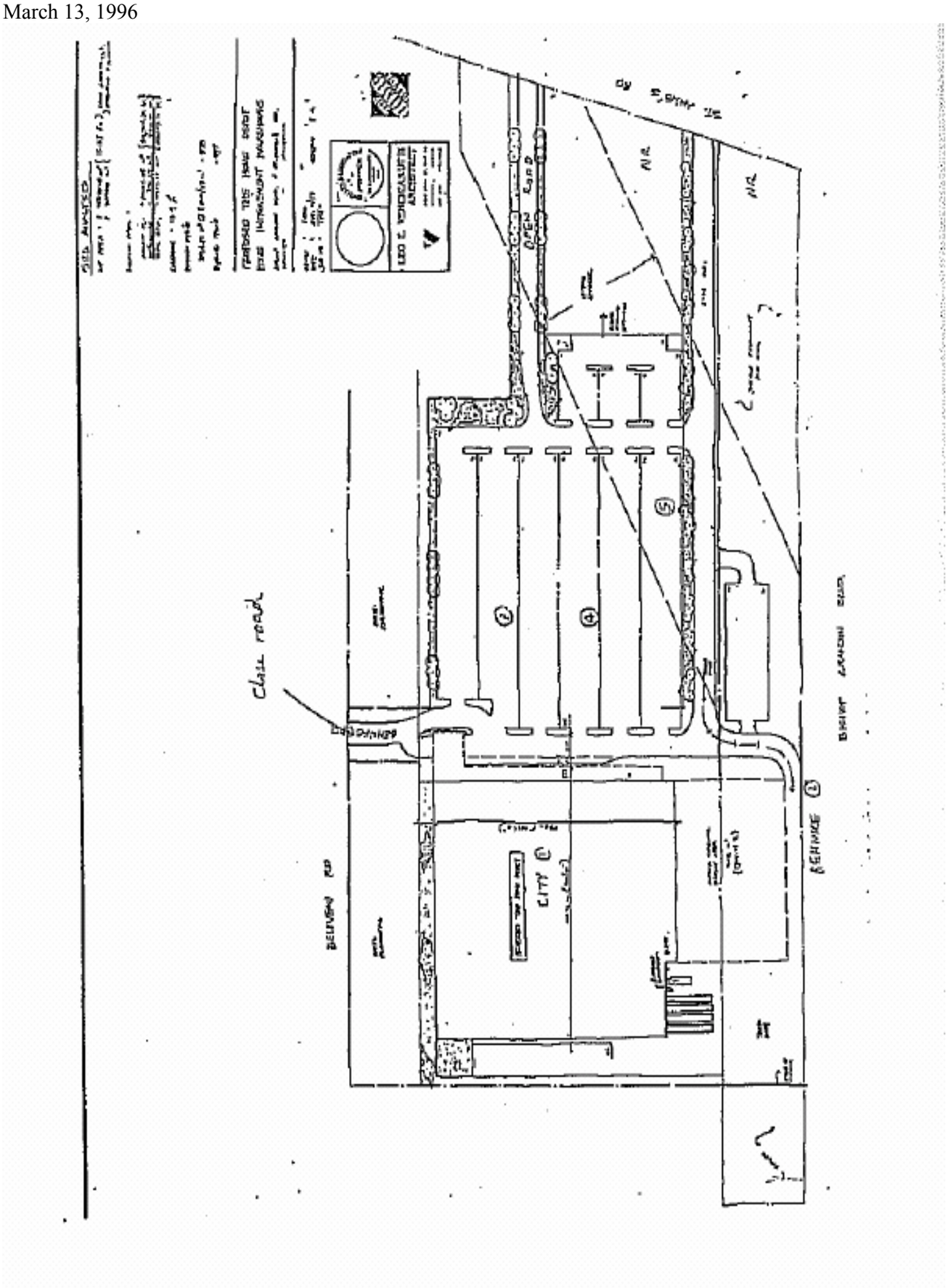
503 - Schedule “B” referred to in Clause 2 of Report “A” of the Executive Policy Committee dated March 13, 1996



504 - Schedule “A” referred to in Clause 8 of Report “A” of the Executive Policy Committee dated March 13, 1996



Schedule “B” referred to in Clause 8 of Report “A” of the Executive Policy Committee dated March 13, 1996



505 - Appendix "A" referred to in Clause 1 of the Report of the Committee on Protection, Parks and Culture dated February 5, 1996

POLICY DECISIONS OF COUNCIL
AS PASSED ON JANUARY 26, 1995 and MARCH 22, 1995

1. *That Council rescind its decision of October 20, 1993, which declared thirteen properties in the subject area surplus to parks needs and which authorized their disposal.*

2. *That the Planning Department be authorized to make application to amend the North St. Boniface Secondary Plan to designate the area north of a line drawn 100 feet north of the centre line of rue Darveau west of rue St. Joseph to the Red River to future park lands.*

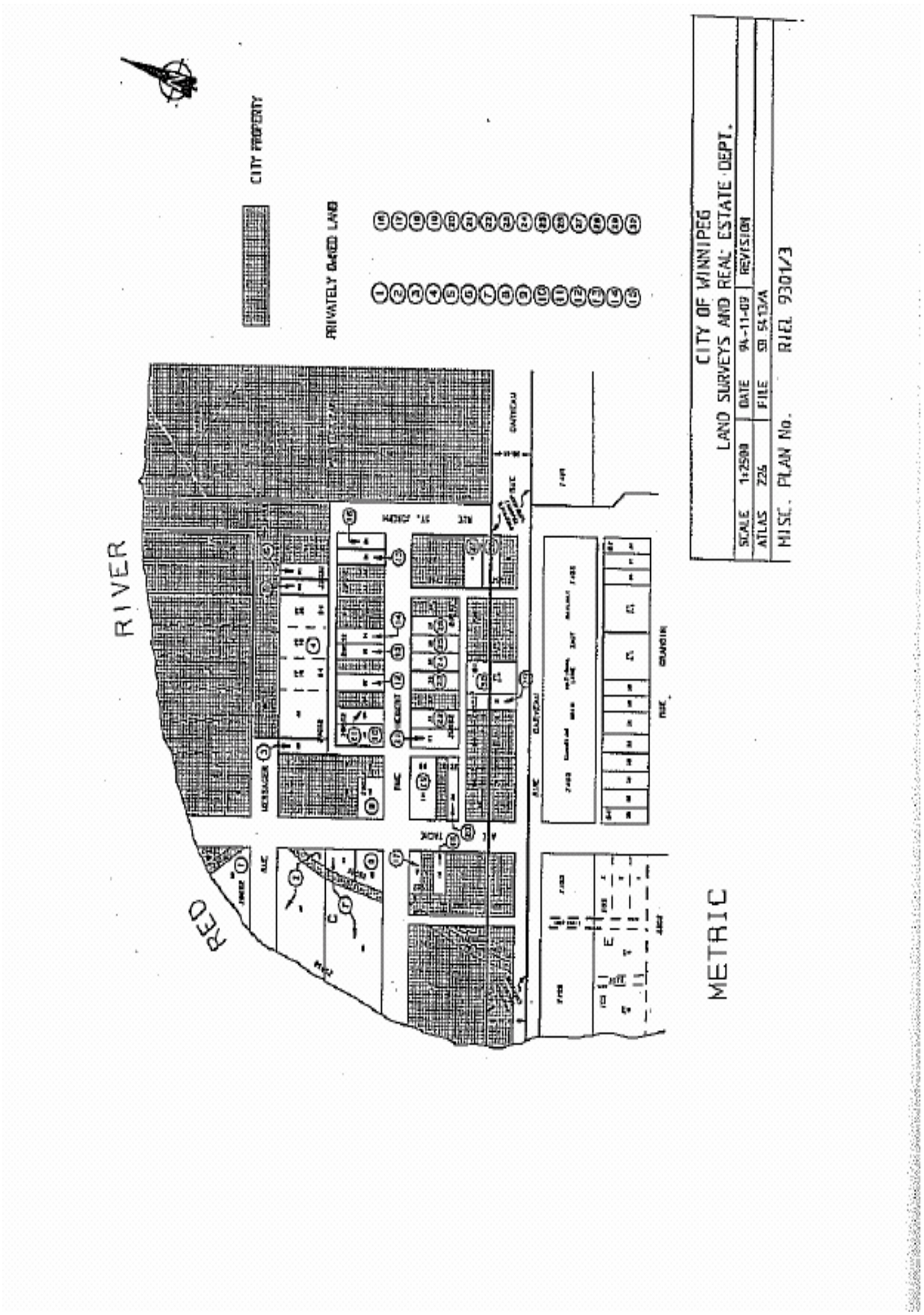
3. *That, subject to Recommendations I and II, the Director of Land Surveys and Real Estate be authorized to commence negotiations for the acquisition of the privately owned properties in the area as they become available for sale.*

4. *That, subject to Recommendation III above, the authorization on an interim basis, the use of funds currently committed against the Niakwa Road land acquisition project.*

5. *That the Parks and Recreation Department and the Budget Bureau be directed to identify an appropriate funding source for the acquisition of the private lands when the properties become available for sale.*

6. *That the Proper Officers of the City be authorized to do all things necessary to implement the foregoing recommendations.*

Plan referred to in Clause 1 of the Report of the Committee on Protection, Parks and Culture dated February 5, 1996



506 - Schedule "A" referred to in Clause 2 of the Report of the Committee on Planning and Community Services dated February 27, 1996

By-Law No. _____

_____

FILE No. DASZ 22/94

EXPLANATION:

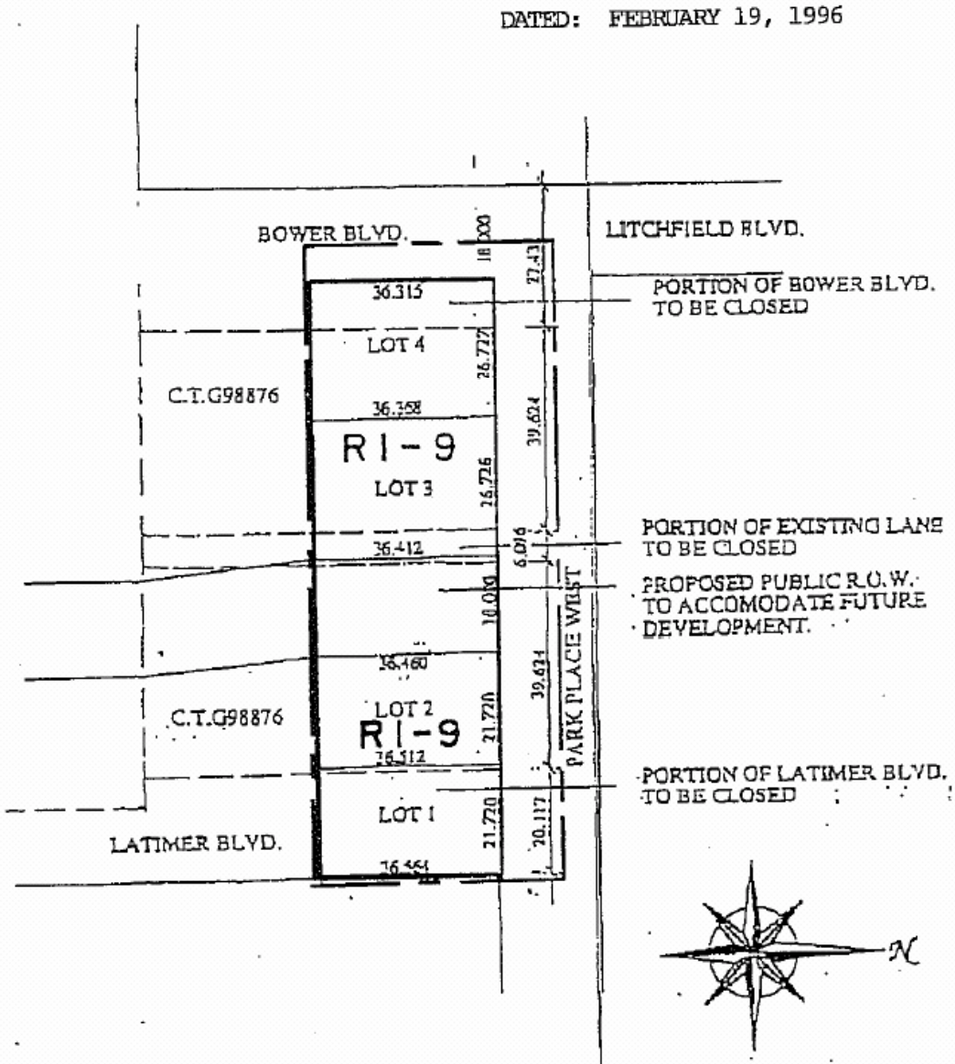
A proposal to subdivide the land located on the south side of Park Place West between Litchfield Boulevard and Kerslake Drive from an "A" GENERAL AGRICULTURAL DISTRICT to an "R1-9" SINGLE-FAMILY DISTRICT as shown below.

ATLAS SHEET No. A E 18

ASSINIBOIA COMMUNITY

SCHEDULE "A" FOR THE REPORT TO THE COMMITTEE ON PLANNING AND COMMUNITY SERVICES FOR FILE NO. DASZ 22/94

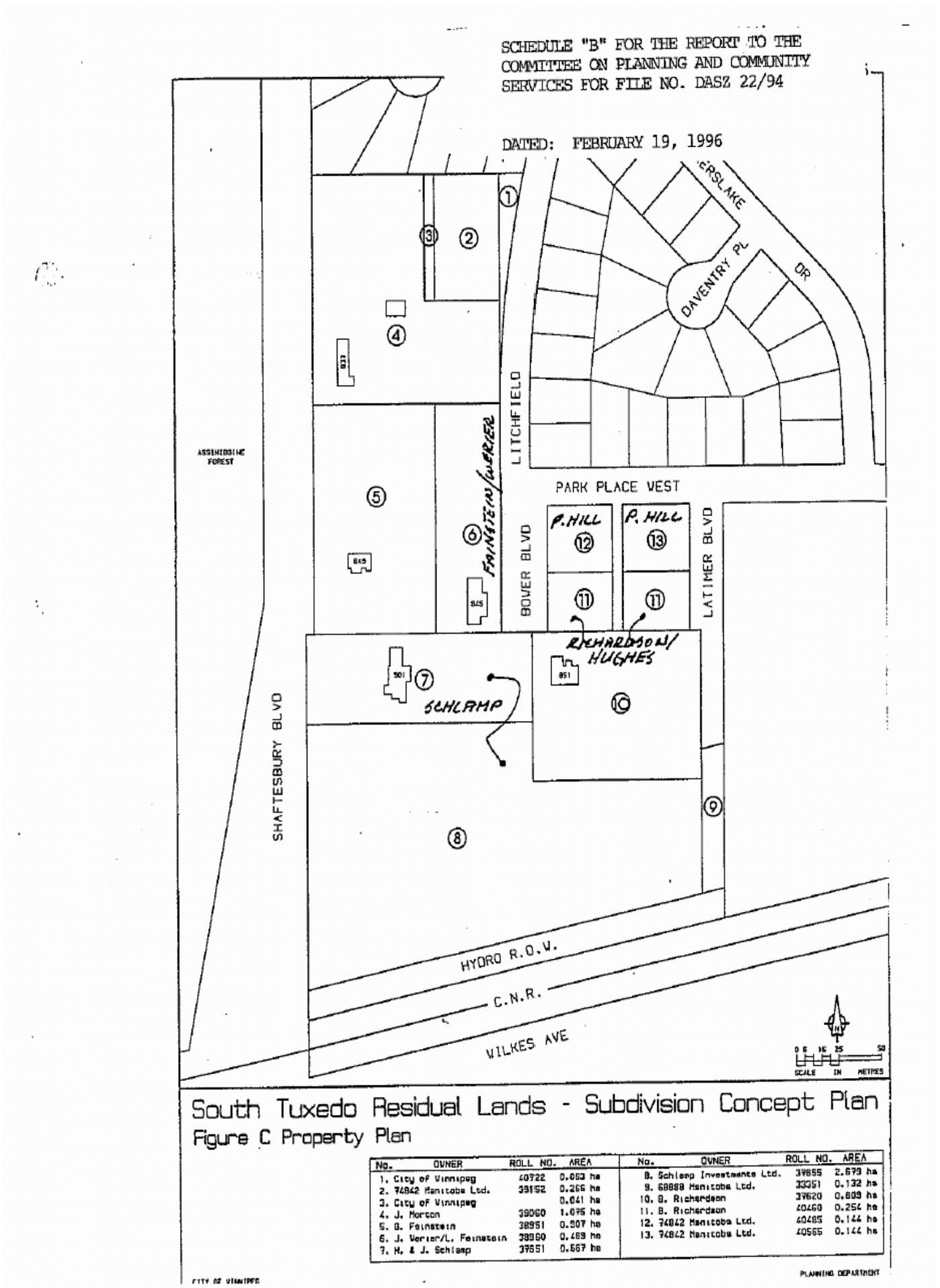
DATED: FEBRUARY 19, 1996



THIRD READING: _____ EFFECTIVE DATE: _____

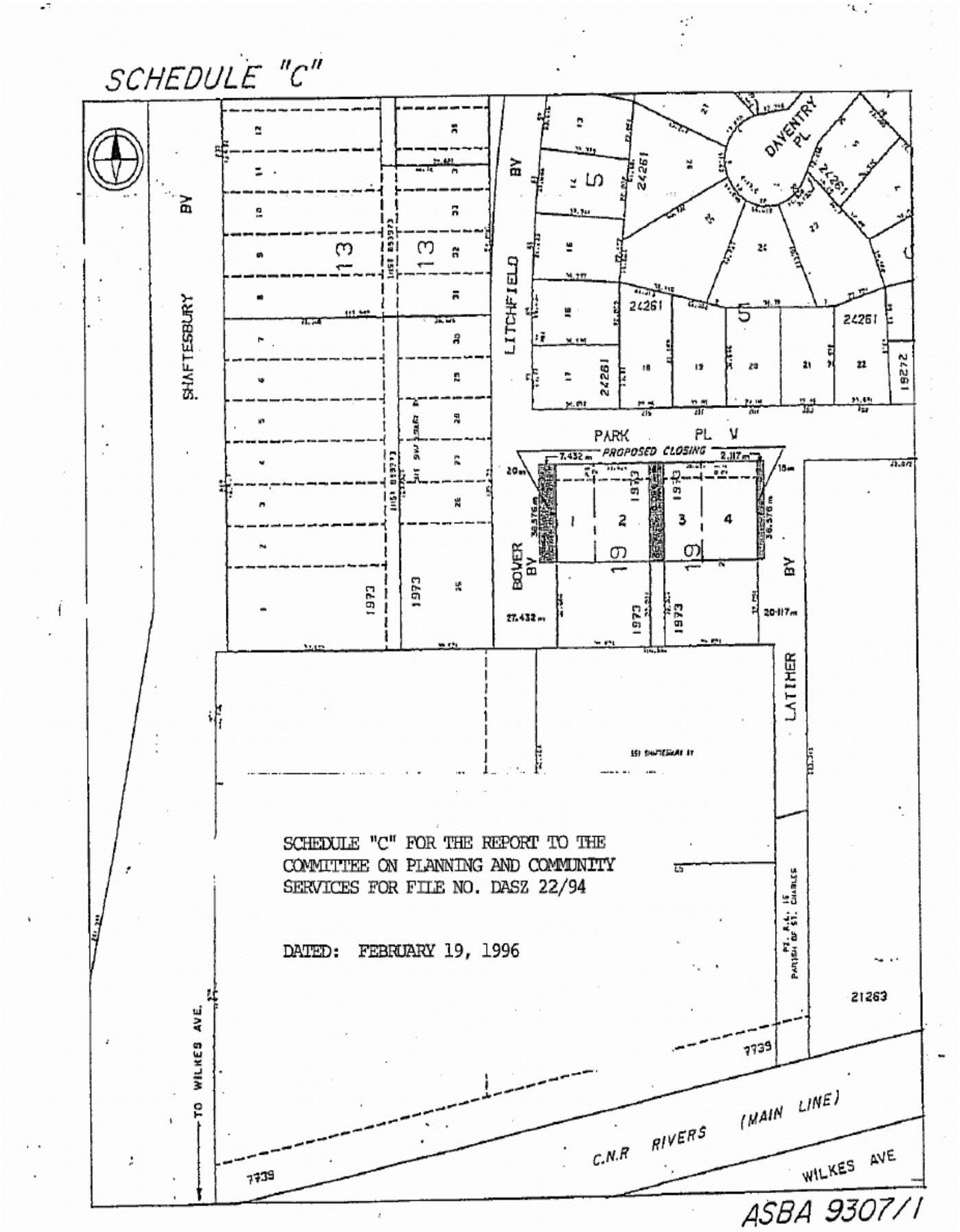
ZONING AGREEMENT: YES ☐ NO ☒ CAVEAT No. _____

Schedule “B” referred to in Clause 2 of the Report of the Committee on Planning and Community Services dated February 27, 1996



No.	OWNER	ROLL NO.	AREA
1.	City of Winnipeg	40722	0.053 ha
2.	74842 Manitoba Ltd.	39152	0.266 ha
3.	City of Winnipeg		0.041 ha
4.	J. Morson	39060	1.075 ha
5.	G. Feinstein	38951	0.307 ha
6.	J. Werier/L. Feinstein	38960	0.489 ha
7.	H. & J. Schlamp	37651	0.567 ha
8.	Schlamp Investments Ltd.	39655	2.679 ha
9.	68888 Manitoba Ltd.	33351	0.132 ha
10.	B. Richardson	39620	0.809 ha
11.	B. Richardson	40460	0.254 ha
12.	74842 Manitoba Ltd.	40485	0.144 ha
13.	74842 Manitoba Ltd.	40565	0.144 ha

Schedule “C” referred to in Clause 2 of the Report of the Committee on Planning and Community Services dated February 27, 1996



Schedule "D" referred to in Clause 2 of the Report of the Committee on Planning and Community Services dated February 27, 1996

January 23, 1995

AG 22/94

REPORT OF THE ADMINISTRATIVE COORDINATING GROUP

TO THE CHAIRPERSON AND MEMBERS OF THE
ASSINIBOIA COMMUNITY COMMITTEE

RE: **PROPOSED SUBDIVISION AND REZONING OF LAND LOCATED ON THE SOUTH SIDE OF PARK PLACE WEST BETWEEN LITCHFIELD BOULEVARD AND KERSLAKE DRIVE - DASZ 22/94**

An application has been submitted by Pine Hill Development Corporation o/b of the registered owner 74842 Manitoba Ltd. to subdivide and rezone land located on the south side of Park Place West between Litchfield Boulevard and Kerslake Drive.

It is recommended that the Applicant amend its plan as required to comply with the attached conceptual plan of subdivision, which conceptual plan was reviewed and approved by the Administrative Coordinating Group at its meeting held on January 18, 1995.

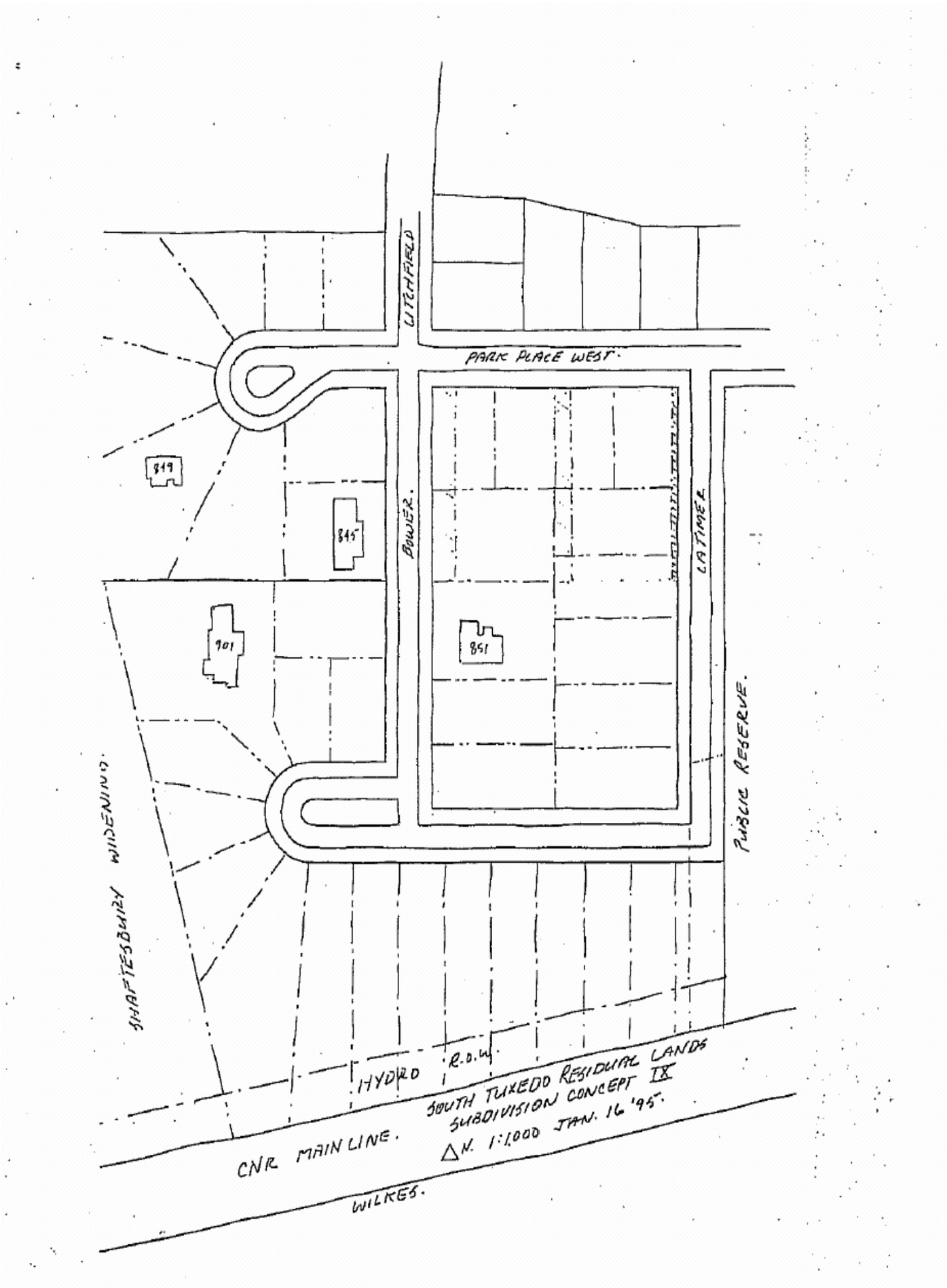
Park Place West abutting the proposed plan of subdivision was established under the terms of Development Agreement AG 16/88 between the City and 68888 Manitoba Ltd. Sam Searle of Pine Hill Development Corporation advises that 74842 Manitoba Ltd. and 68888 Manitoba Ltd. are related corporations.

It is therefore recommended that approval of the amended plan of subdivision be subject to the execution of an Addendum to Development Agreement AG 16/88 containing the following conditions:

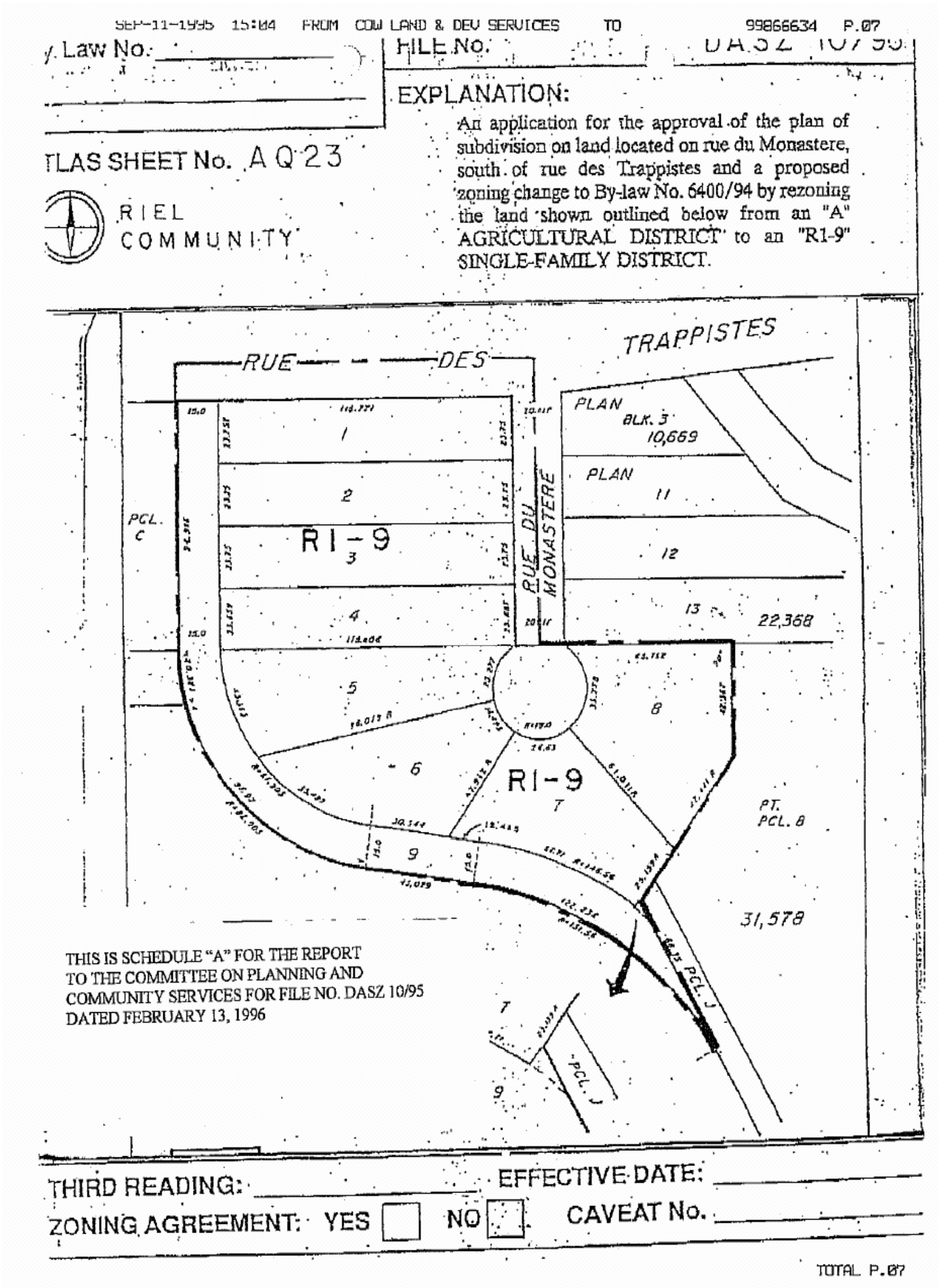
1. The Developer shall pay the Park Boulevard Trunk Uses' Charge attributable to the proposed plan of subdivision as determined by the Commissioner of Works and Operations.

2. The Developer shall pay $535.00 to defray the City's administration and related costs associated with the preparation of the Addendum.

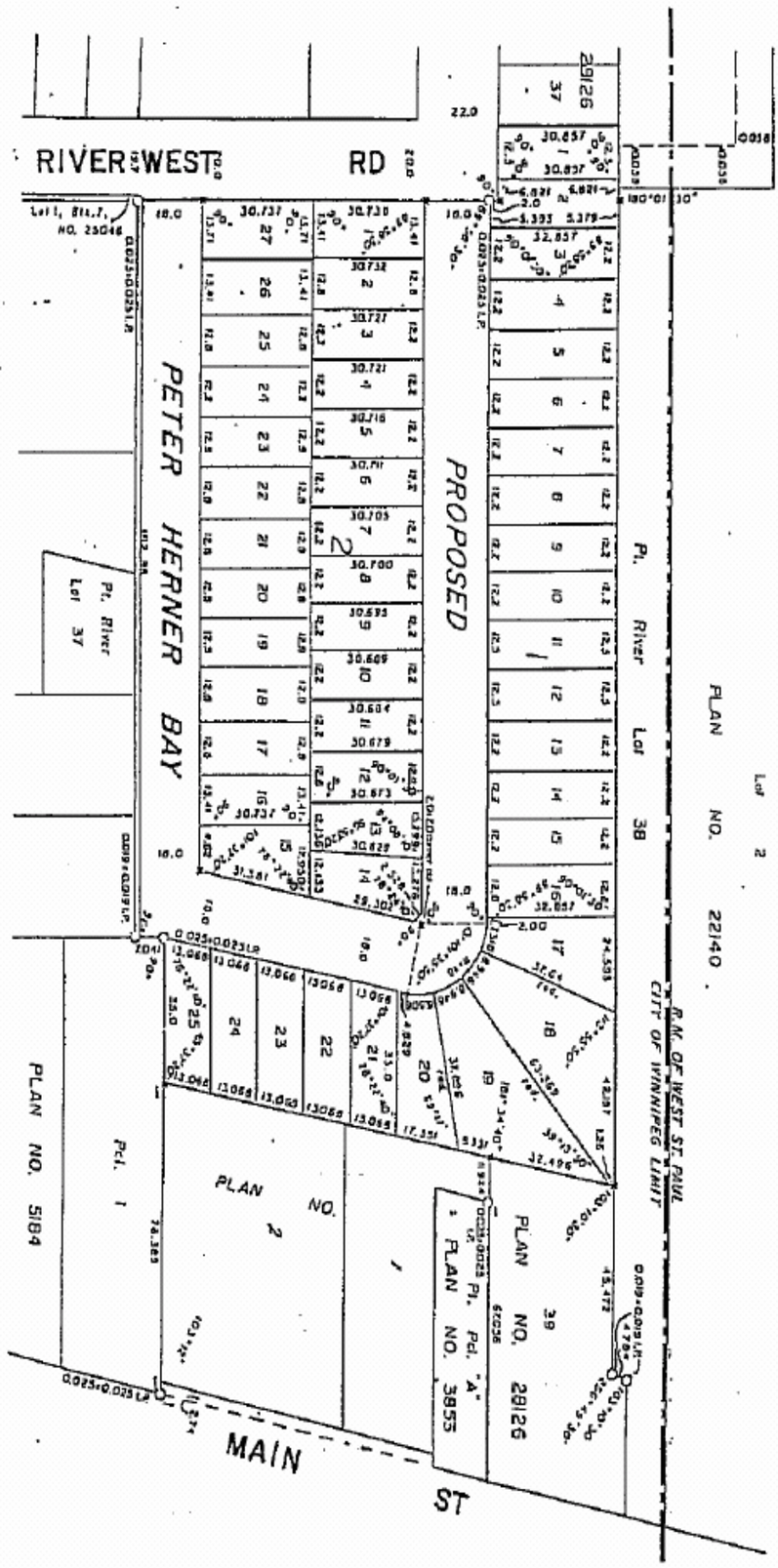
Schedule "D" referred to in Clause 2 of the Report of the Committee on Planning and Community Services dated February 27, 1996 (continued)



507 - Schedule "A" referred to in Clause 3 of the Report of the Committee on Planning and Community Services dated February 27, 1996



508 - Schedule “A” referred to in Clause 4 of the Report of the Committee on Planning and Community Services dated February 27, 1996



SCHEDULE "A" FOR THE REPORT TO THE COMMITTEE ON PLANNING AND COMMUNITY SERVICES FOR FILE NO. DASZ 20/95

DATED: FEBRUARY 9, 1996

Schedule "B" referred to in Clause 4 of the Report of the Committee on Planning and Community Services dated February 27, 1996

December 28, 1995 AG 20/95

REPORT OF THE ADMINISTRATIVE COORDINATING GROUP

TO THE CHAIRMAN AND MEMBERS OF THE
LORD SELKIRK/WEST KILDONAN COMMUNITY COMMITTEE

RE: PROPOSED SUBDIVISION AND REZONING OF LAND LOCATED BETWEEN RIVERWEST ROAD AND MAIN STREET, NORTH OF BENN AVENUE - DASZ 20/95

An application has been submitted by Novamet Development Corporation to subdivide and rezone land located west of Main Street, north of Fernbank Avenue. The land to the west of the subject property is covered under the terms of Development Agreement AG 43/87 with Novamet Development Corporation. The Developer, in anticipation that a change will be approved for right-of-way geometrics, has not provided the usual 21.5 m bulbs at the bends in the proposed bay. Your Committee's approval of the plan as submitted by the Developer however will not preclude the addition of a 21.5 m bulb on the final plan prior to its release for registration in the Land Titles Office if the change in geometrics is not approved.

It is therefore recommended that approval of DASZ 20/95 be subject to the Developer entering into an Addendum to Development Agreement AG 43/87 as follows:

1. By attaching to AG 43/87 a copy of the approved plan under DASZ 20/95.

2. By attaching to AG 43/87 a copy of an engineering drawing conceptually showing the servicing for the land under DASZ 20/95.

3. By adding a clause that the Developer shall pay the land drainage trunk charge attributable to the land under DASZ 20/95 as determined by the Commissioner of Works and Operations.

4. By adding a clause that the Developer shall pay its share of the cost of traffic improvements at the intersection of Main Street and Fernbank Avenue as determined by the Commissioner of Works and Operations.

5. By adding a clause that the Developer shall provide a cash payment in lieu of parkland dedication, landscaping and services prior to the release of the approved subdivision mylars.

6. By adding a clause that the Developer shall pay $1,200.00/acre in lieu of the City's administrative and related costs associated with the preparation and implementation of the Addendum to the Agreement.

509 - Schedule “A” referred to in Clause 6 of the Report of the Committee on Planning and Community Services dated February 27, 1996

By-Law No. _____

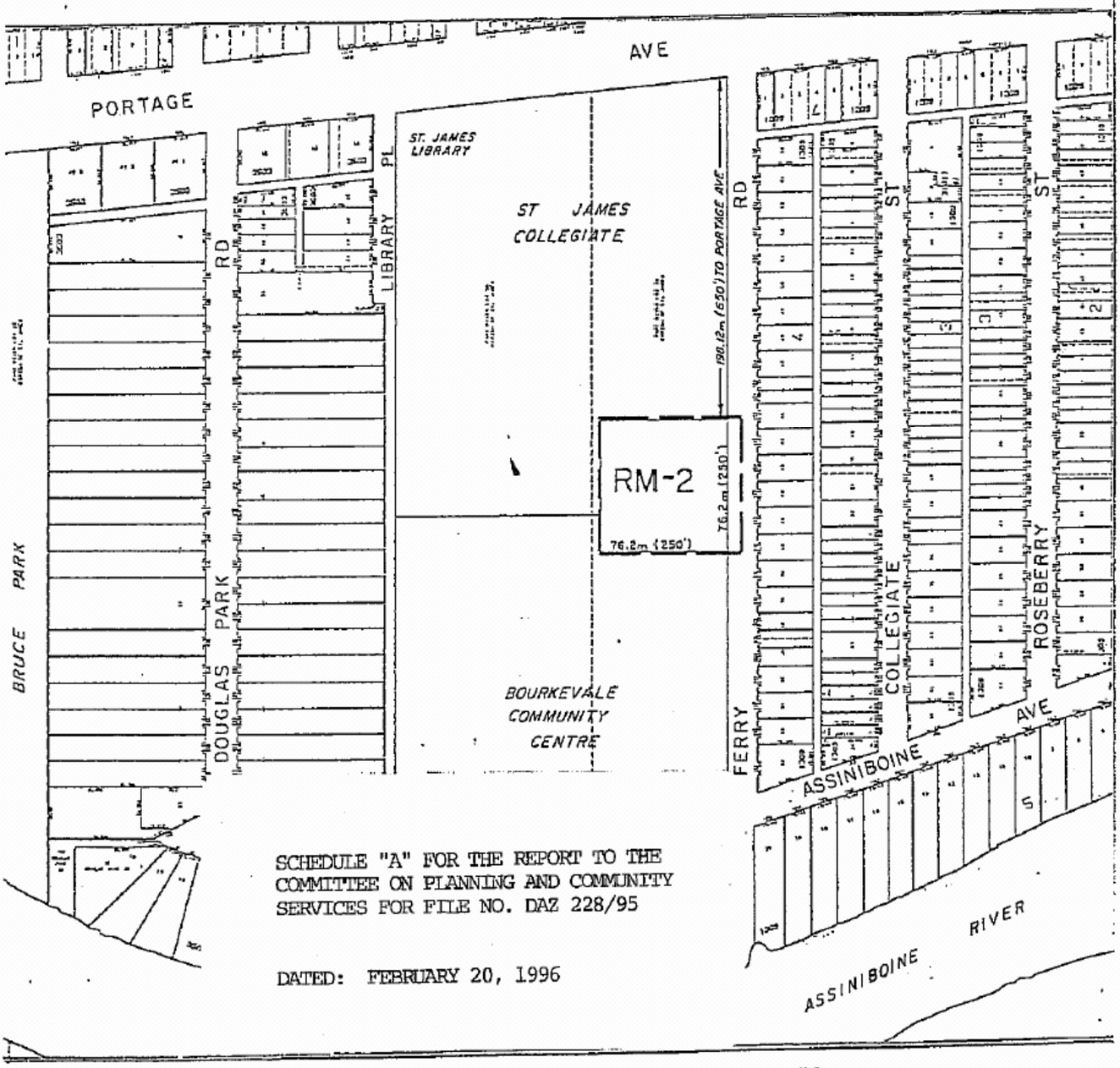
FILE No. DAZ 228/95

EXPLANATION:

A proposed zoning change to By-law No. 6400/94, by rezoning the land located on the west side of Ferry Road between Portage Avenue and the Assiniboine River from a "PR1" PARKS AND RECREATION DISTRICT to an "RM-2" MULTIPLE-FAMILY DISTRICT as shown below.

ATLAS SHEET No. AB 19

ASSINIBOIA COMMUNITY



SCHEDULE "A" FOR THE REPORT TO THE COMMITTEE ON PLANNING AND COMMUNITY SERVICES FOR FILE NO. DAZ 228/95

DATED: FEBRUARY 20, 1996

THIRD READING: _____ EFFECTIVE DATE: _____

ZONING AGREEMENT: YES [✓] NO [ ] CAVEAT No. _____

Schedule "B" referred to in Clause 6 of the Report of the Committee on Planning and Community Services dated February 27, 1996

THE CITY OF WINNIPEG • VILLE DE WINNIPEG
CORPORATE SERVICES DEPARTMENT • SERVICES GÉNÉRAUX

CIVIC CENTRE
CENTRE MUNICIPAL
510 MAIN STREET
510, RUE MAIN
WINNIPEG, MB
R3B 1B9

FAX/TELÉC. : (204) 985-8952

November 14, 1995

File 201.4 (Your File DAZ 228/95)

Mr. C. Milroy, Subdivision Administrator
Land & Development Services Department
395 Main Street

Dear Mr. Milroy

Re: Proposed Rezoning of Land Located on the West Side of Ferry Road Between Portage Avenue and the Assiniboine River

The above-referenced proposal affects lands designated as Area II on Policy Plate A.1 of Plan Winnipeg as amended by the Winnipeg Airport Vicinity Development Plan. As such, Plan Winnipeg states:

> "2F-05 Development (Zoning) By-law for AVPA
> The City shall follow Noise Exposure Forecast (NEF) contours, adjusted as required to achieve development (zoning) district boundaries and by and under applicable development (zoning) by-laws and other land use controls shall regulate the use of land and buildings within the AVPA as follows:
>
> ii) subject to any required rezoning or other change in land use controls, within Area II new single-family dwellings may be approved and new multiple residential dwellings may be approved up to 85 units per hectare (35 units per acre) and approved above that density by conditional use approval."

The Airport Vicinity Protection Area (AVPA) was created to protect the 24-hour operation of the airport by regulating development along the flight paths. The premise is that increased residential development in areas subjected to airport-related noise increases the vulnerability of airport operations through ensuing complaints. To minimize this threat the Plan is intended to limit the amount of new residential development within the AVPA without restricting it altogether.

The zones have been created using Noise Exposure Forecasts (NEF) contours as guidelines. The site in question lies within Area II, that is, the zone that is less directly affected by airport-related noise and therefore subject to the less stringent regulations. Within this context of airport protection this application is consistent with Plan Winnipeg. However, given the close proximity of the subject property to Area I, it is recommended that the development be limited to a maximum of 35 units per acre.

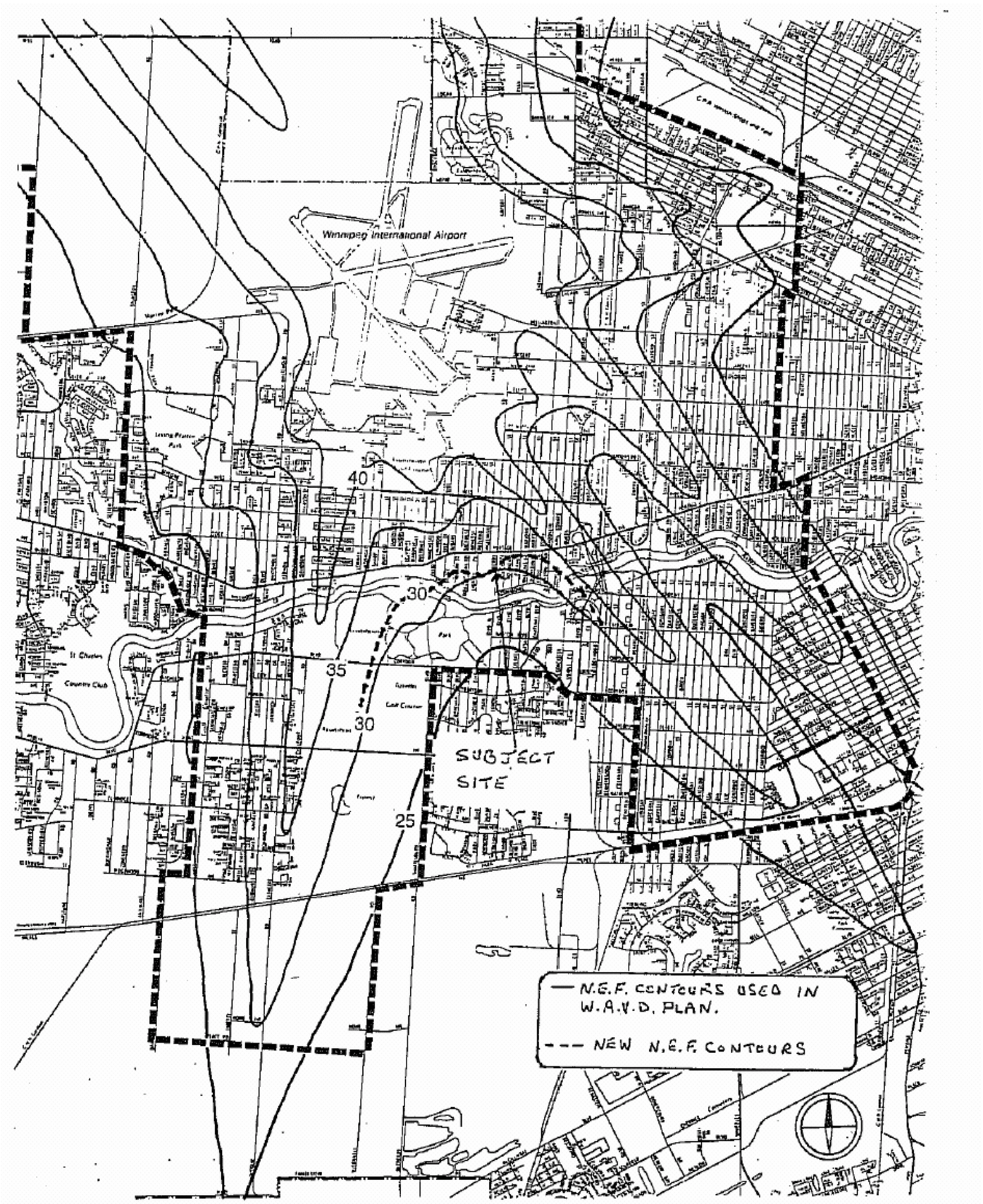
Sincerely

Helen Tack
Administrator for Plan Winnipeg
/HT

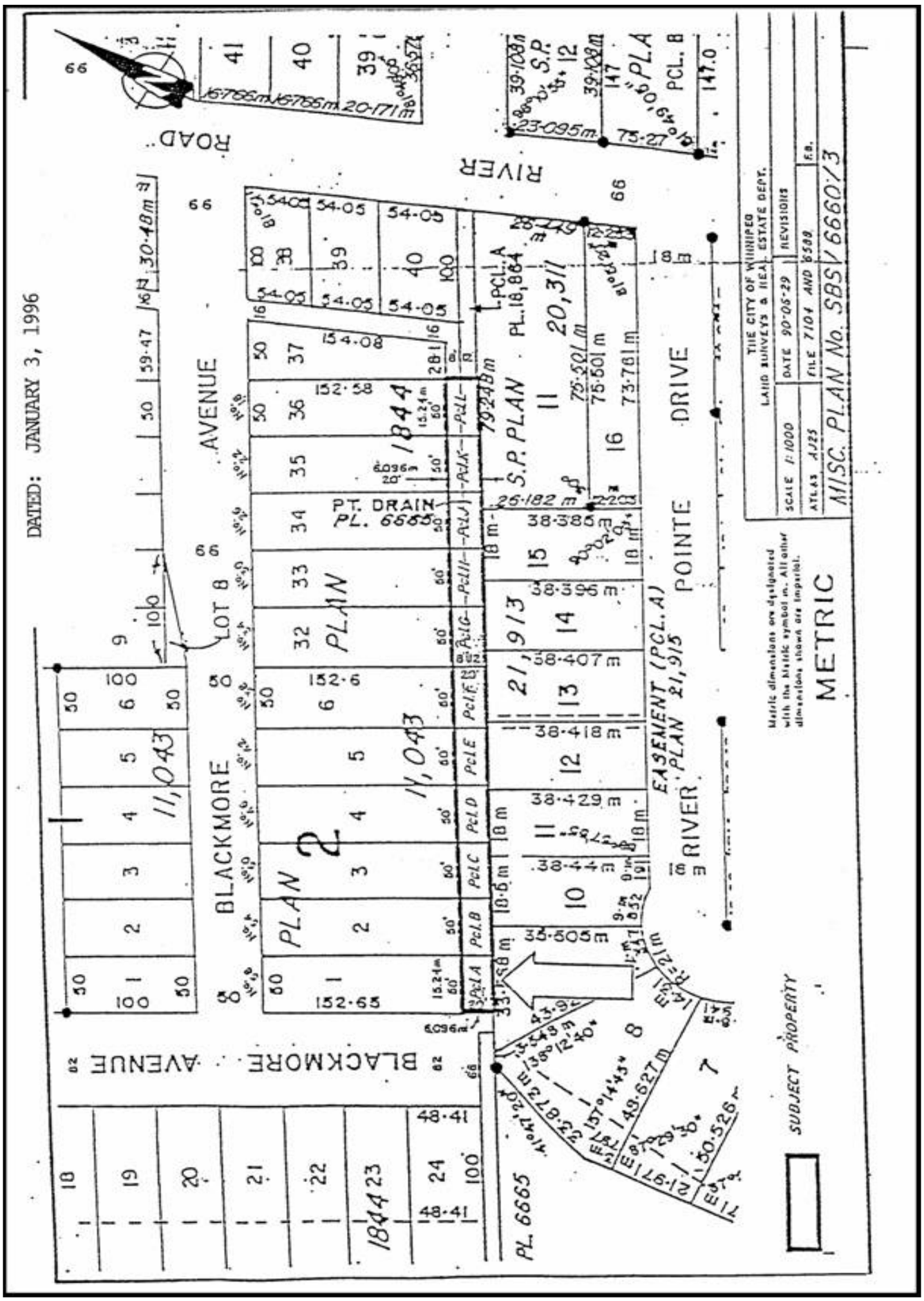
WINNIPEG

SUBDIVISION
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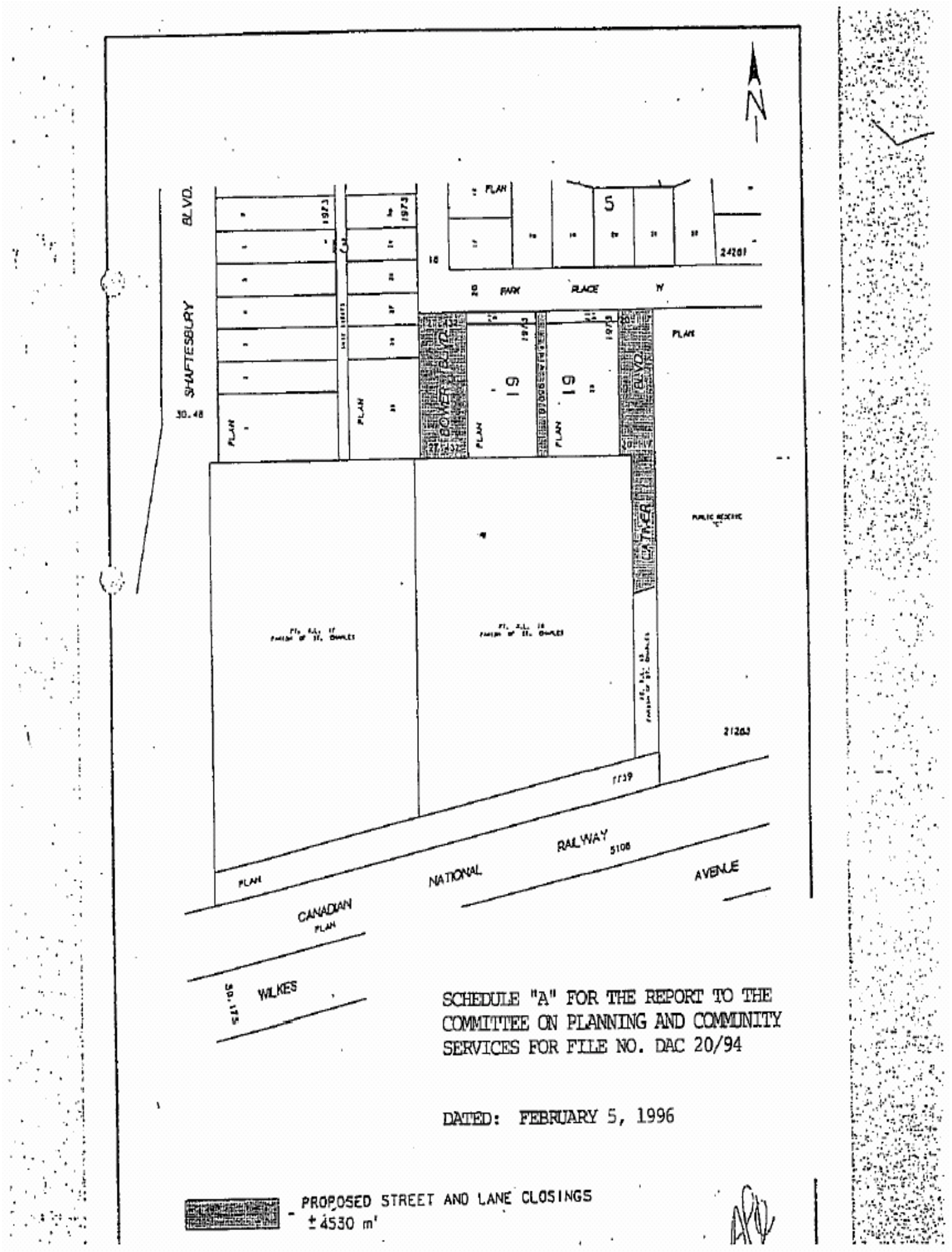
Schedule “B” referred to in Clause 6 of the Report of the Committee on Planning and Community Services dated February 27, 1996 (continued)



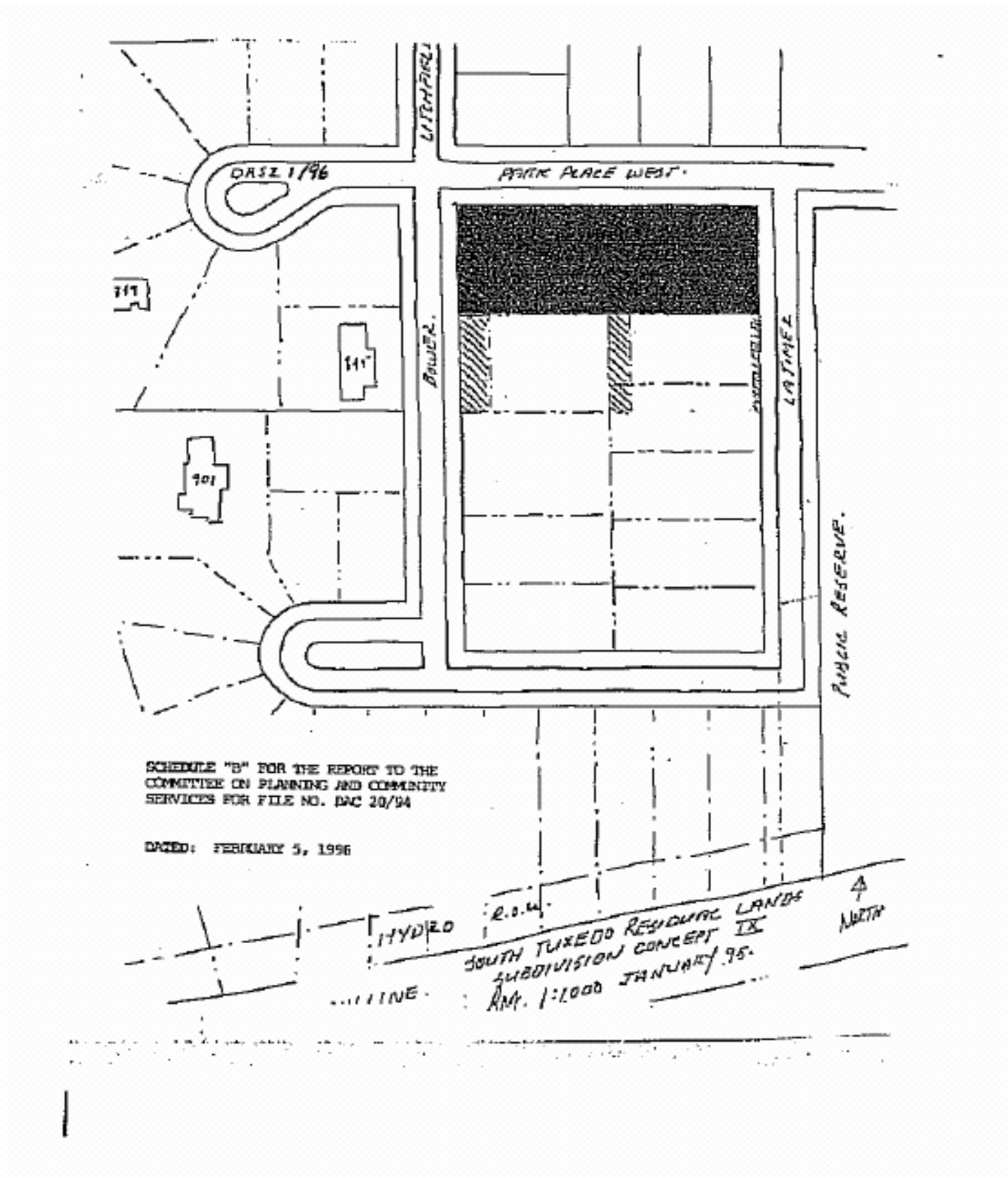
510 - Schedule “A” referred to in Clause 7 of the Report of the Committee on Planning and Community Services dated February 27, 1996



511 - Schedule “A” referred to in Clause 8 of the Report of the Committee on Planning and Community Services dated February 27, 1996



Schedule “B” referred to in Clause 8 of the Report of the Committee on Planning and Community Services dated February 27, 1996



Schedule “C” referred to in Clause 8 of the Report of the Committee on Planning and Community Services dated February 27, 1996

