719 - Appendix "A" referred to in Clause 3 of the Report of the Committee on Planning and Community Services dated April 4, 1995

Mr. Leslie J. Stechesen - Architect
Stechesen, Katz Architects
100 - #6 Roslyn Road
Winnipeg, Manitoba R3L 0G5

Mr. Greg Thomas - Historian
Parks Canada
457 Main Street
Winnipeg, Manitoba R3B 3E8

Ms. Valdine Buckley - Planner
c/o Lea Associates
111 - 93 Lombard
Winnipeg, Manitoba R3B 0T4

Mr. Rod Sasaki - Property Owner & Tenant
Warehouse Art Works
222 McDermot Avenue
Winnipeg, Manitoba R3B 0S3

Mr. Bill Ketcheson - Property Owner & Tenant
No. 10 Architectural Group
310 - 115 Bannatyne Avenue
Winnipeg, Manitoba R3B 0R3

Mr. Karl Farstad - Real Estate Appraiser
E. Karl Farstad & Associates
200 - 323 Portage Avenue
Winnipeg, Manitoba R3B 2C1

Mr. Gary Hilderman - Landscape Architect
Hilderman & Associates
5th Floor, 115 Bannatyne Avenue
Winnipeg, Manitoba R3B 0R3

Mr. Glen Tinley - Graphic Designer
Glen Tinley Design
454 Edmonton Street
Winnipeg, Manitoba R3B 2M3

Mr. Ron Hambley, Executive Director
The Exchange District Business Improvement Zone
314 - 63 Albert Street
Winnipeg, Manitoba R3B 1G4

720 - Schedule "A" referred to in Clause 5 of the Report of the Committee on Planning and Community Services dated April 4, 1995

By-Law No. _____

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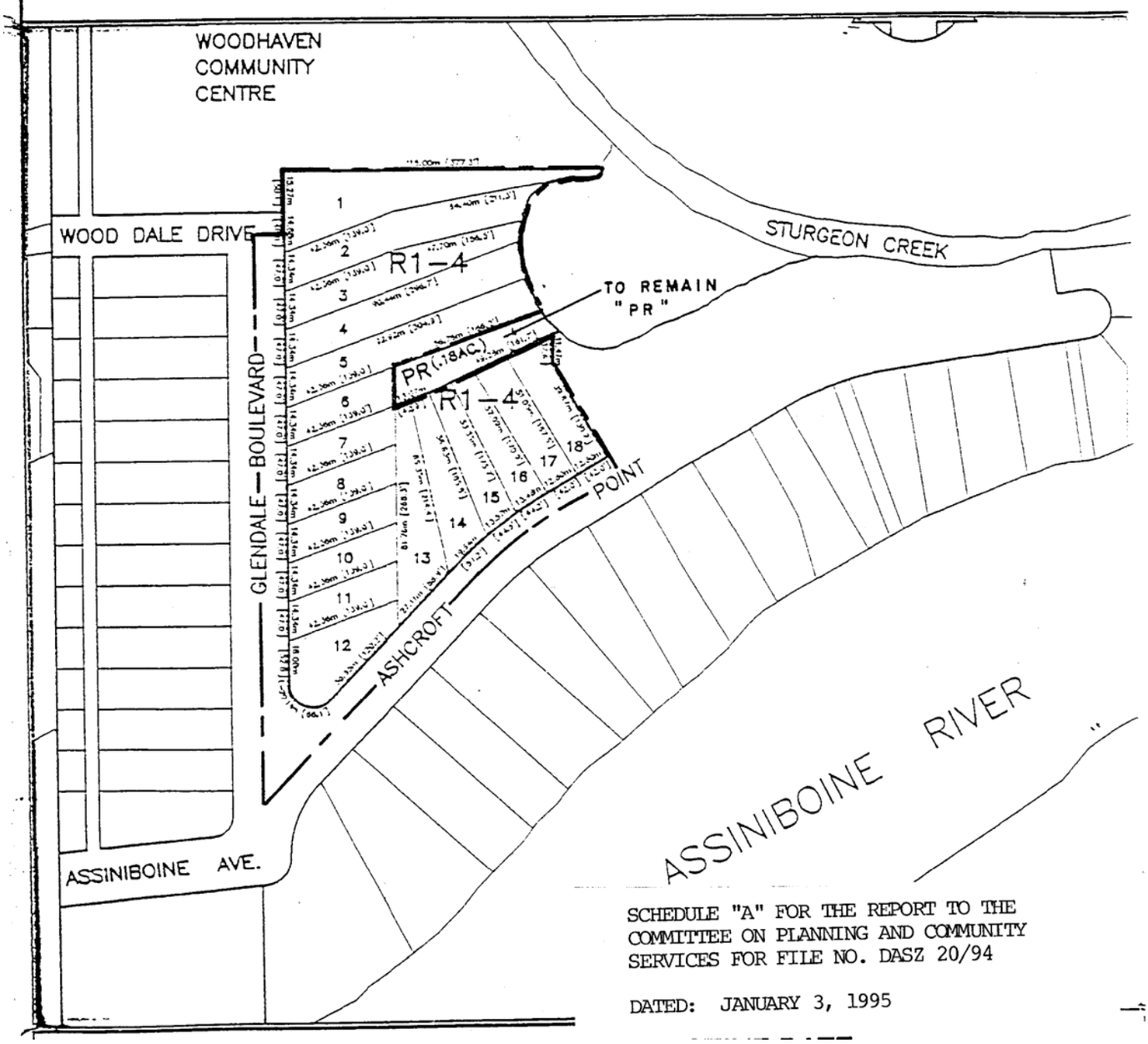
FILE No. DASZ 20/94

EXPLANATION: PROPOSAL "A"

ATLAS SHEET No. AC15

ASSINIBOIA COMMUNITY

Application for the approval of the subdivision shown outlined above and for a proposed zoning change to By-law 1558 by rezoning the lands therein from a "PR" PARK AND RECREATIONAL DISTRICT to an "R1-4" SINGLE-FAMILY DISTRICT as shown outlined below.



SCHEDULE "A" FOR THE REPORT TO THE COMMITTEE ON PLANNING AND COMMUNITY SERVICES FOR FILE NO. DASZ 20/94

DATED: JANUARY 3, 1995

Schedule "B" referred to in Clause 5 of the Report of the Committee on Planning and Community Services dated April 4, 1995 (continued)

By-Law No. _____

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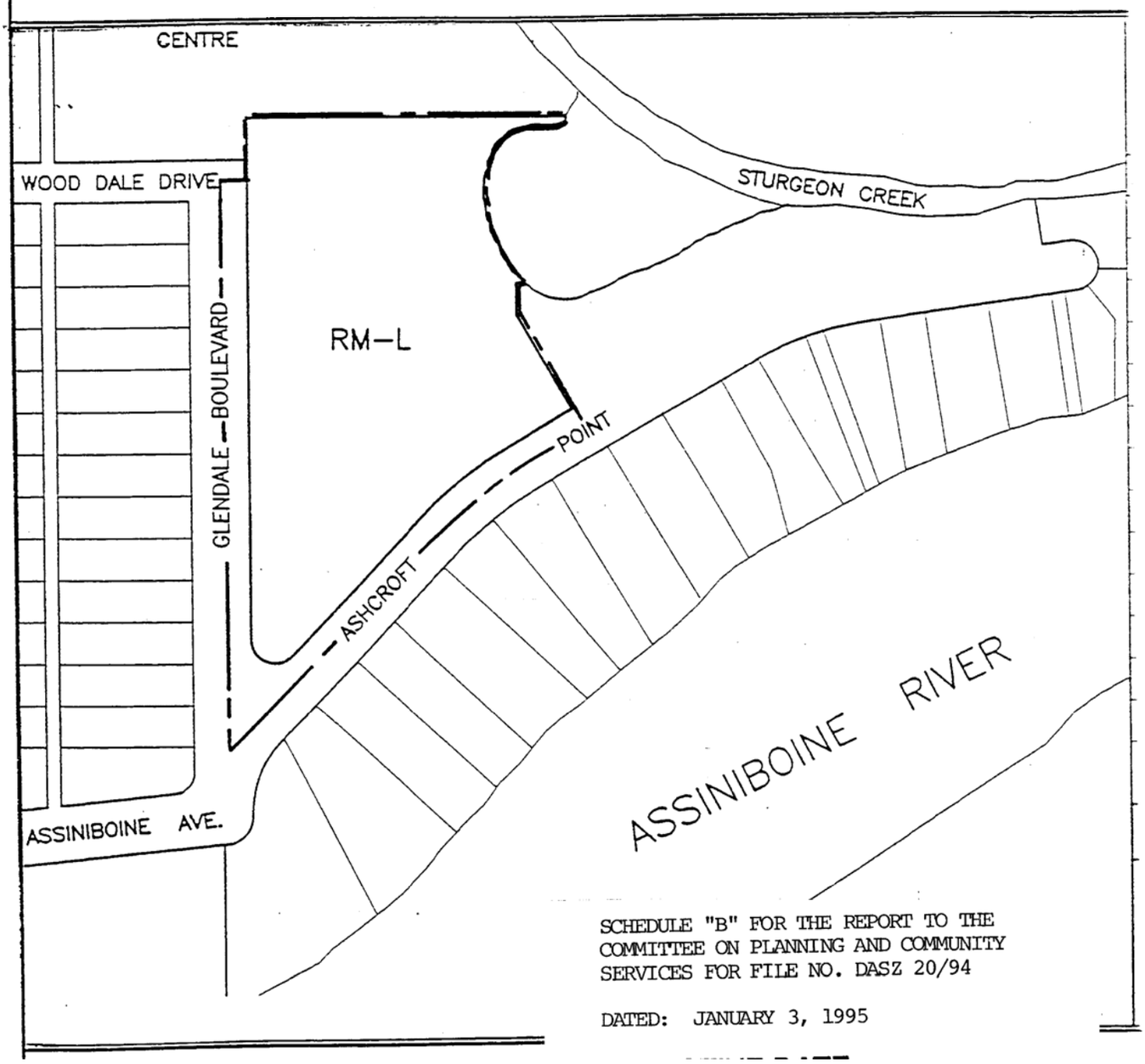
FILE No. DASZ 20/94

EXPLANATION: PROPOSAL "B"

ATLAS SHEET No. AC15

ASSINIBOIA COMMUNITY

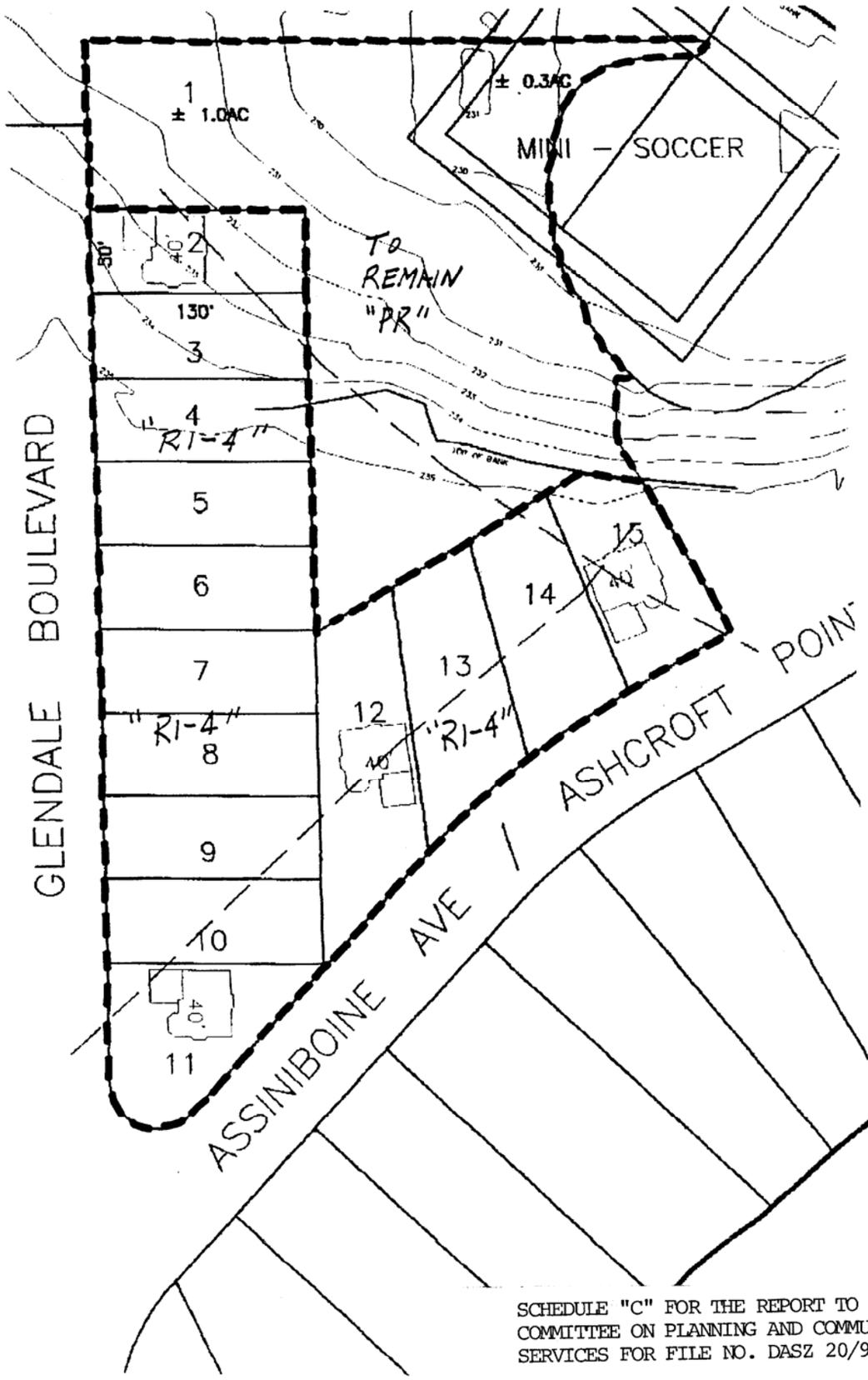
Application for the approval of the plan of subdivision on lands shown outlined above and for a proposed zoning change to By-law 1558 by rezoning the lands therein from a "PR" PARK AND RECREATIONAL DISTRICT to an "RM-L" MULTIPLE-FAMILY DISTRICT as shown outlined below.



SCHEDULE "B" FOR THE REPORT TO THE COMMITTEE ON PLANNING AND COMMUNITY SERVICES FOR FILE NO. DASZ 20/94

DATED: JANUARY 3, 1995

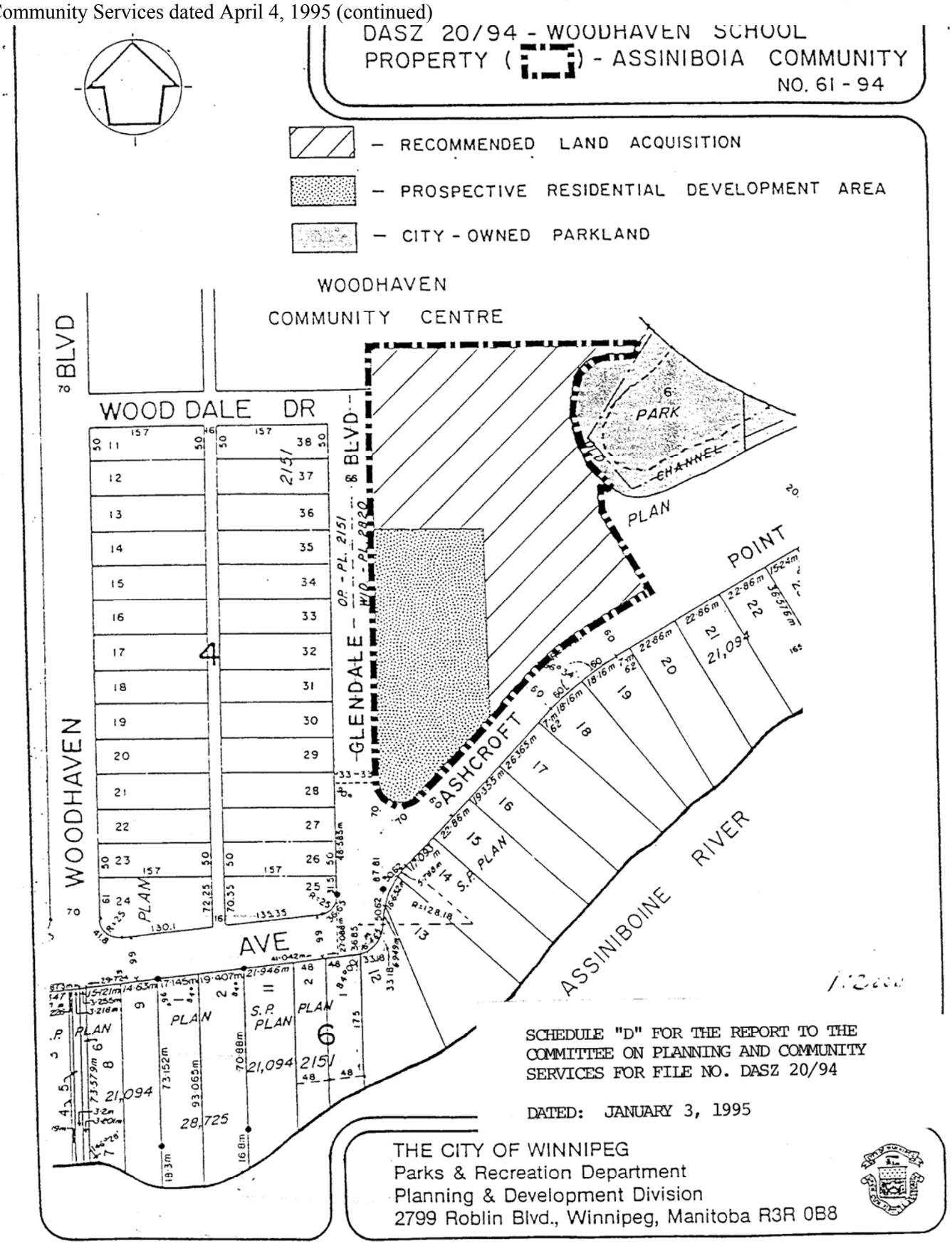
Schedule "C" referred to in Clause 5 of the Report of the Committee on Planning and Community Services dated April 4, 1995 (continued)



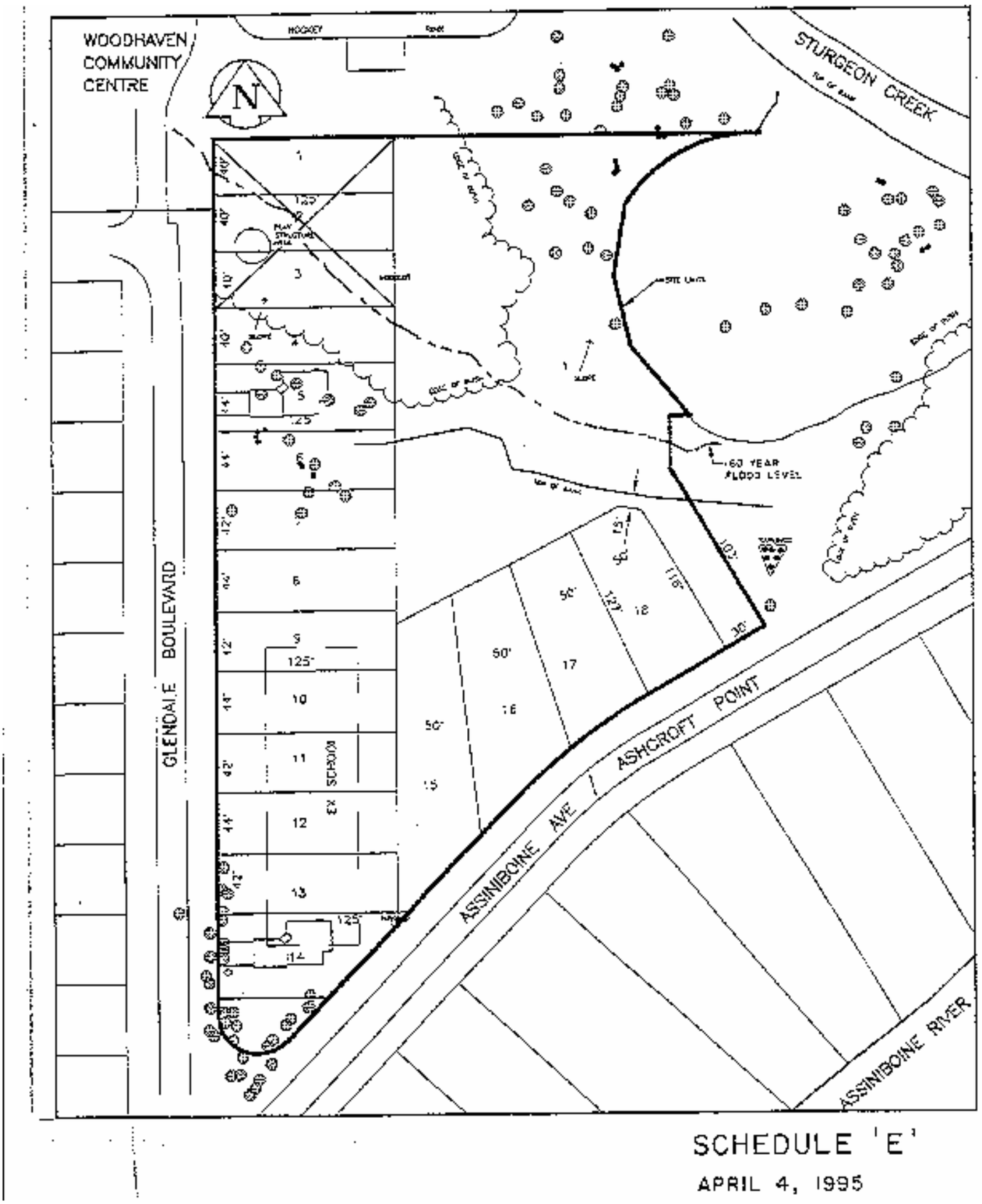
SCHEDULE "C" FOR THE REPORT TO THE COMMITTEE ON PLANNING AND COMMUNITY SERVICES FOR FILE NO. DASZ 20/94

DATED: JANUARY 3, 1995

Schedule "D" referred to in Clause 5 of the Report of the Committee on Planning and Community Services dated April 4, 1995 (continued)



Schedule "E" referred to in Clause 5 of the Report of the Committee on Planning and Community Services dated April 4, 1995 (continued)



Schedule "F" referred to in Clause 5 of the Report of the Committee on Planning and Community Services dated April 4, 1995 (continued)

April 6, 1995 *AG 20/94*

REPORT OF THE ADMINISTRATIVE COORDINATING GROUP

TO THE CHAIRPERSON AND MEMBERS OF THE EXECUTIVE POLICY COMMITTEE

RE: PROPOSED SUBDIVISION AND REZONING OF LAND LOCATED AT THE NORTH-EAST CORNER OF ASHCROFT POINT AND GLENDALE BOULEVARD - DASZ 20/94

An application has been submitted by SEG Engineering Inc. on behalf of Greentree Homes to subdivide and rezone land located at the north-east corner of Ashcroft Point and Glendale Boulevard.

The Committee on Planning and Community Services, at its meeting of April 4, 1995 considered the application under file DASZ 20/94 with plan amendments as outlined on the Schedule "E". The Committee requested that the Administrative Coordinating Group submit a revised report to the Executive Policy Committee with conditions relative to the plan amendments outlined in Schedule "E".

It is recommended that approval of the amended plan be subject to the Developer entering into a Development Agreement containing the following conditions:

1. *The Developer shall submit to the City for approval with following plans prepared by a municipal engineer, taking into consideration that no land drainage run-off will be permitted into the combined sewer systems:*

   i) *a detailed grading plan for the area to be developed and adjacent area complete to creek outfall which plan shall show existing and design grades of ditches and culverts; and*

   ii) *a detailed lot grading plan for the area to be developed as well as culvert designs for each lot approach.*

2. a) *The designated access route during the servicing of the residential lots and the construction of the houses on Glendale Boulevard shall be Portage Avenue, Woodhaven Boulevard and Wooddale Drive to the site. A pre-construction and a post-construction assessment of street conditions shall be carried out by the Commissioner of Works and Operations and the Developer shall perform any restorative works due to the construction traffic generated by the proposed development as determined by and to the satisfaction of the Commissioner of Works and Operations.*

   b) *Once all lot grade deposits have been released to the home builders the Developer shall at no expense to the City resurface Glendale Boulevard from Wooddale Drive to Ashcroft Point to the satisfaction of the Commissioner of Works and Operations.*

3. a) *The Developer shall be responsible to carry out all required remedial sodding and tree planting on the boulevards on Glendale Boulevard and Ashcroft Point following home construction according to plans and specifications approved by the Director of Parks and Recreation. This shall include the widened right-of-way at the intersection of Glendale and Ashcroft. (Existing trees in the boulevard areas will be considered in approval of the planting plans).*

   b) *The Developer shall be responsible to carry out all required remedial sodding in all the lands acquired by the City for park use following completion of house construction.*

Schedule "F" referred to in Clause 5 of the Report of the Committee on Planning and Community Services dated April 4, 1995 (continued)

4. *The total planned area is approximately 3.91 acres. The area of "developable land" identified in Schedule "E" is 2.184 acres. The area to remain PR and to be acquired by the City to consolidate with the adjacent park lands is approximate 1.68 acres which includes approximately 0.94 acres which lies below the 160 year flood elevation for the area (760.8). The Developer shall dedicate approximately 0.39 acres (10% of gross area) and the City shall purchase the balance of approximately 1.29 acres upon terms and conditions approved by the Committee on Finance and Administration which terms shall take into consideration the undevelopability of the area below the 160 year flood line. (All final areas shall be as determined by a legal land surveyor when the survey plan is finalized.)*

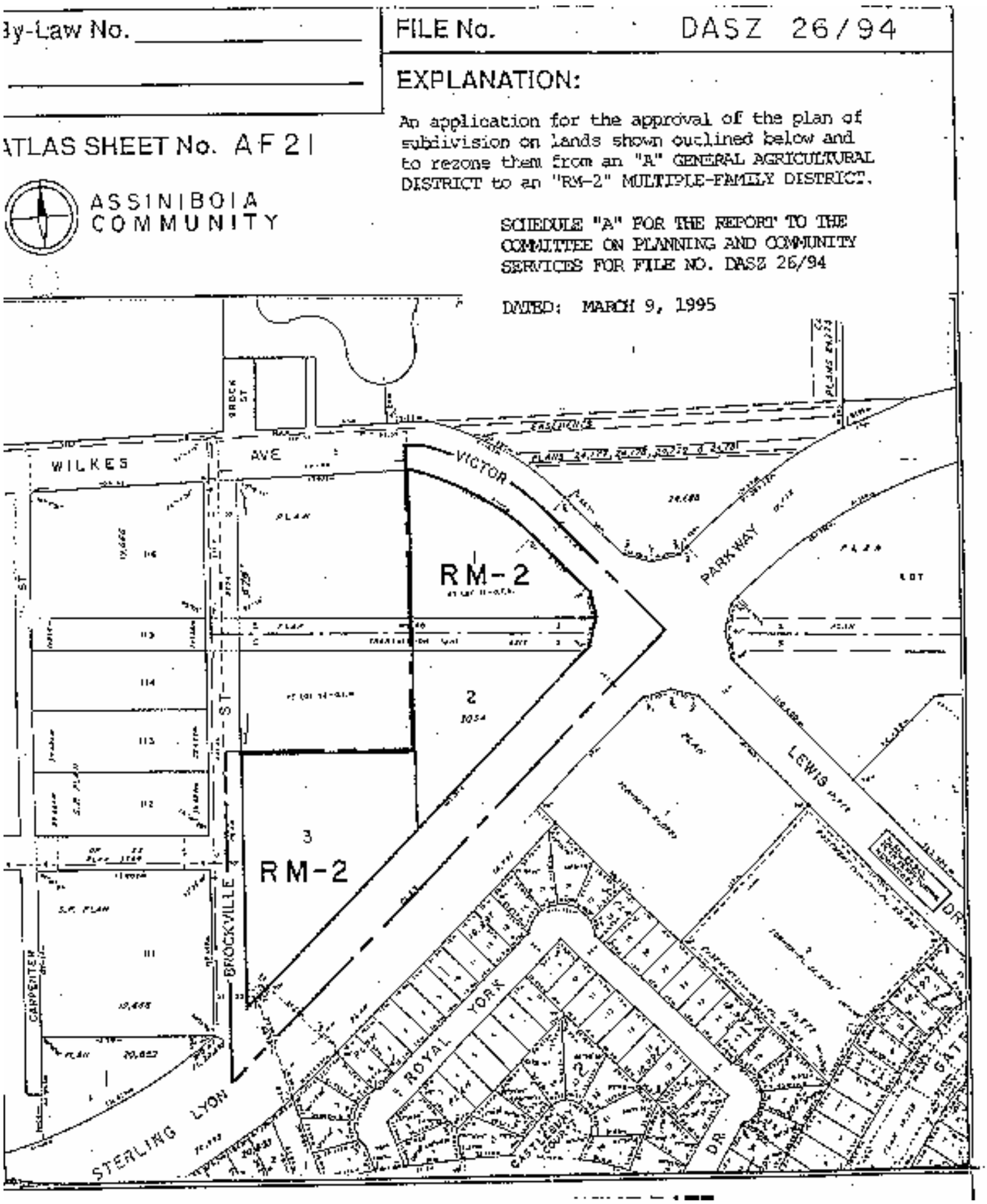
5. *The Developer shall, at no expense to the City, install water and wastewater lot line connections to serve each lot within the proposed subdivision.*

6. *The Developer shall pay the full cost of engineering services provided by or on behalf of the City in connection with the installation and construction of the works under the terms of the Development Agreement.*

7. *The Developer shall pay $1,600.00* to defray the City's administration and related costs associated with the preparation and implementation of the Development Agreement. (*amended to reflect 1995 rate)*

8. *Building permits will not be issued until the Province of Manitoba Historic Resources Branch has conducted a field examination of the site.*

721 - Schedule "A" referred to in Clause 6 of the Report of the Committee on Planning and Community Services dated April 4, 1995



722 - Schedule "A" referred to in Clause 8 of the Report of the Committee on Planning and Community Services dated April 4, 1995

By-Law No. _____

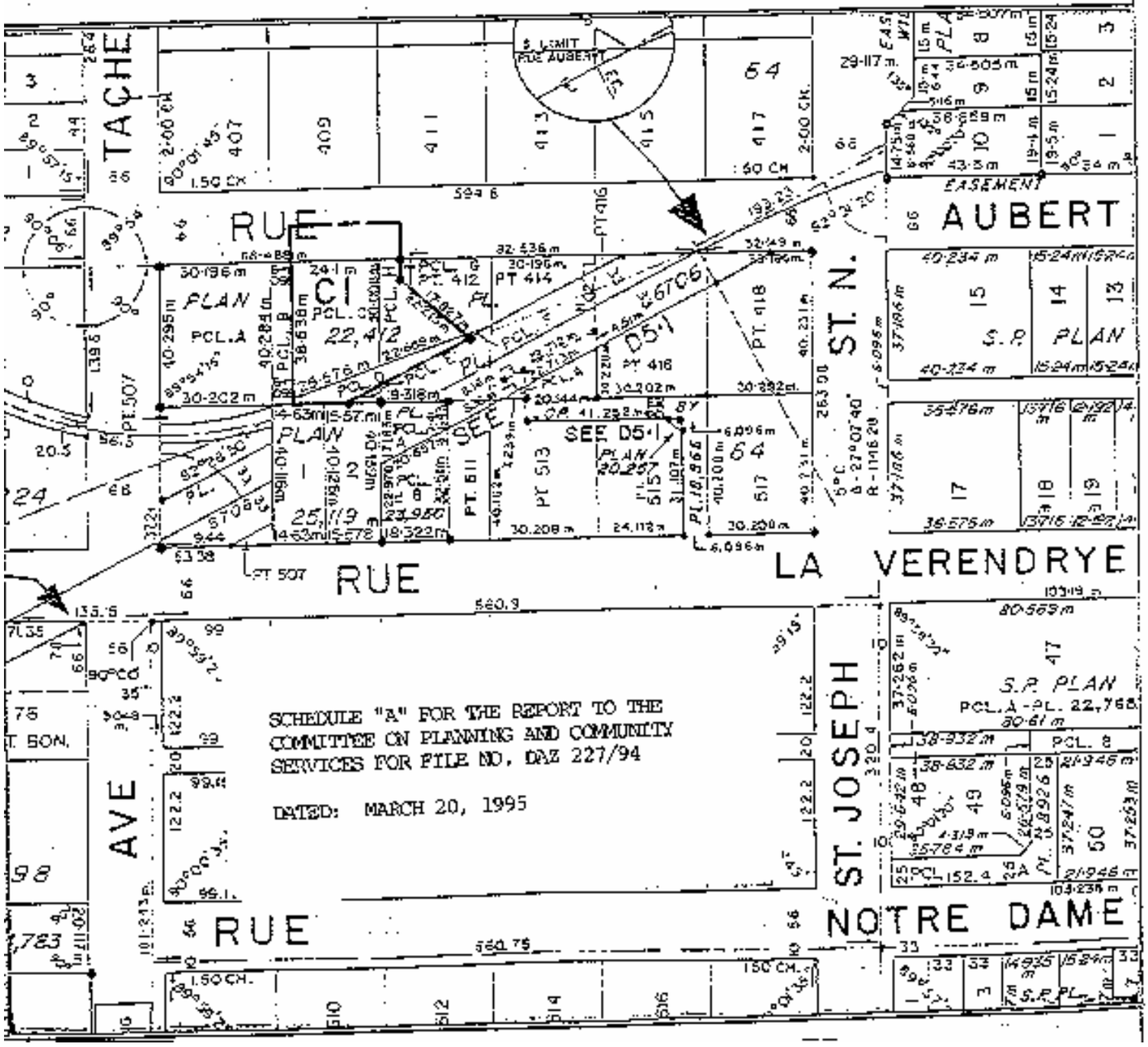
FILE No. DAZ 227 / 94

EXPLANATION:

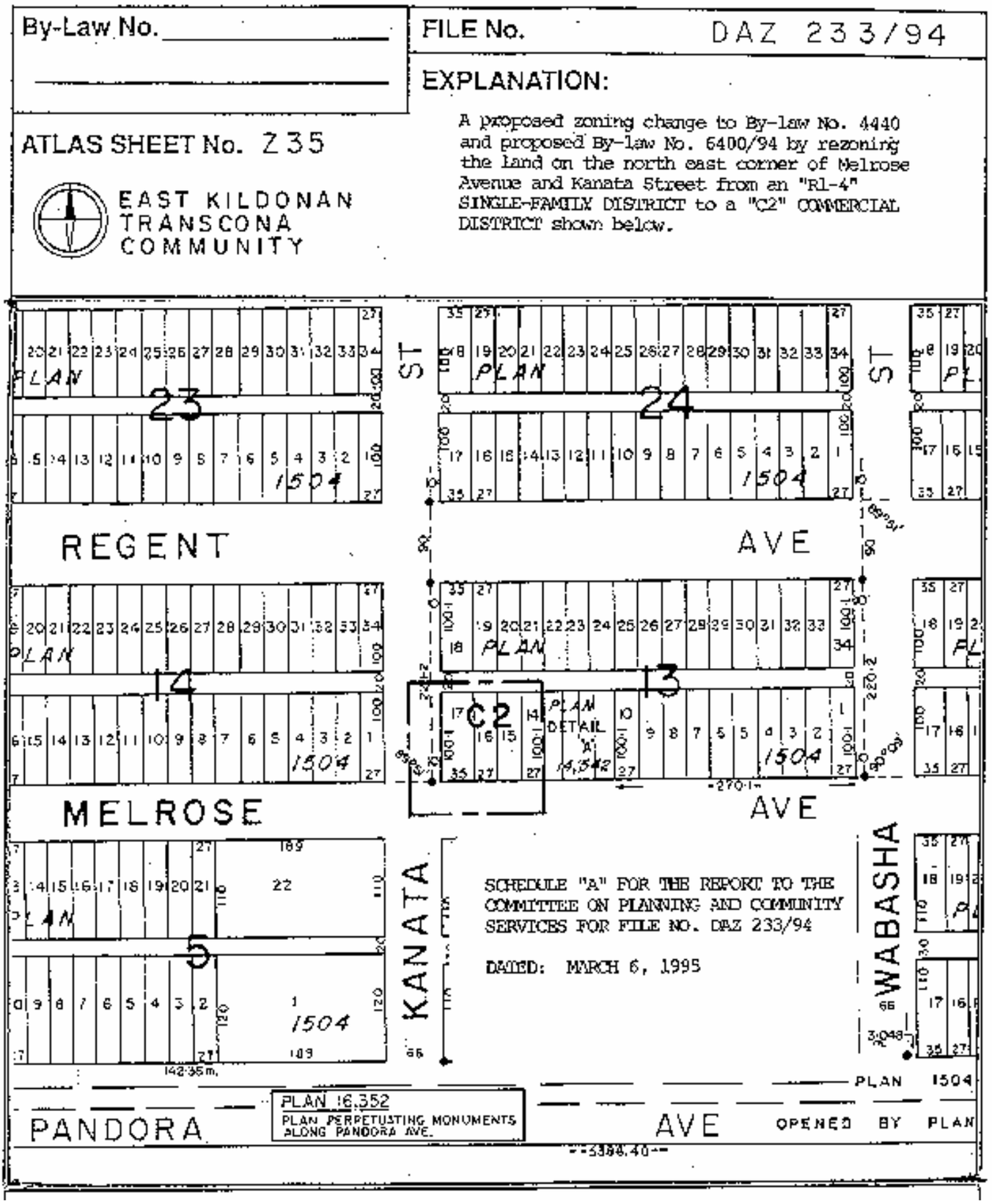
A proposed zoning change to The St. Boniface Town Planning Scheme 1957 by rezoning the land on the south side Rue Aubert from an "R2" TWO-FAMILY DISTRICT to a "C1" LIMITED COMMERCIAL DISTRICT as shown outlined below.

ATLAS SHEET No. Z 26

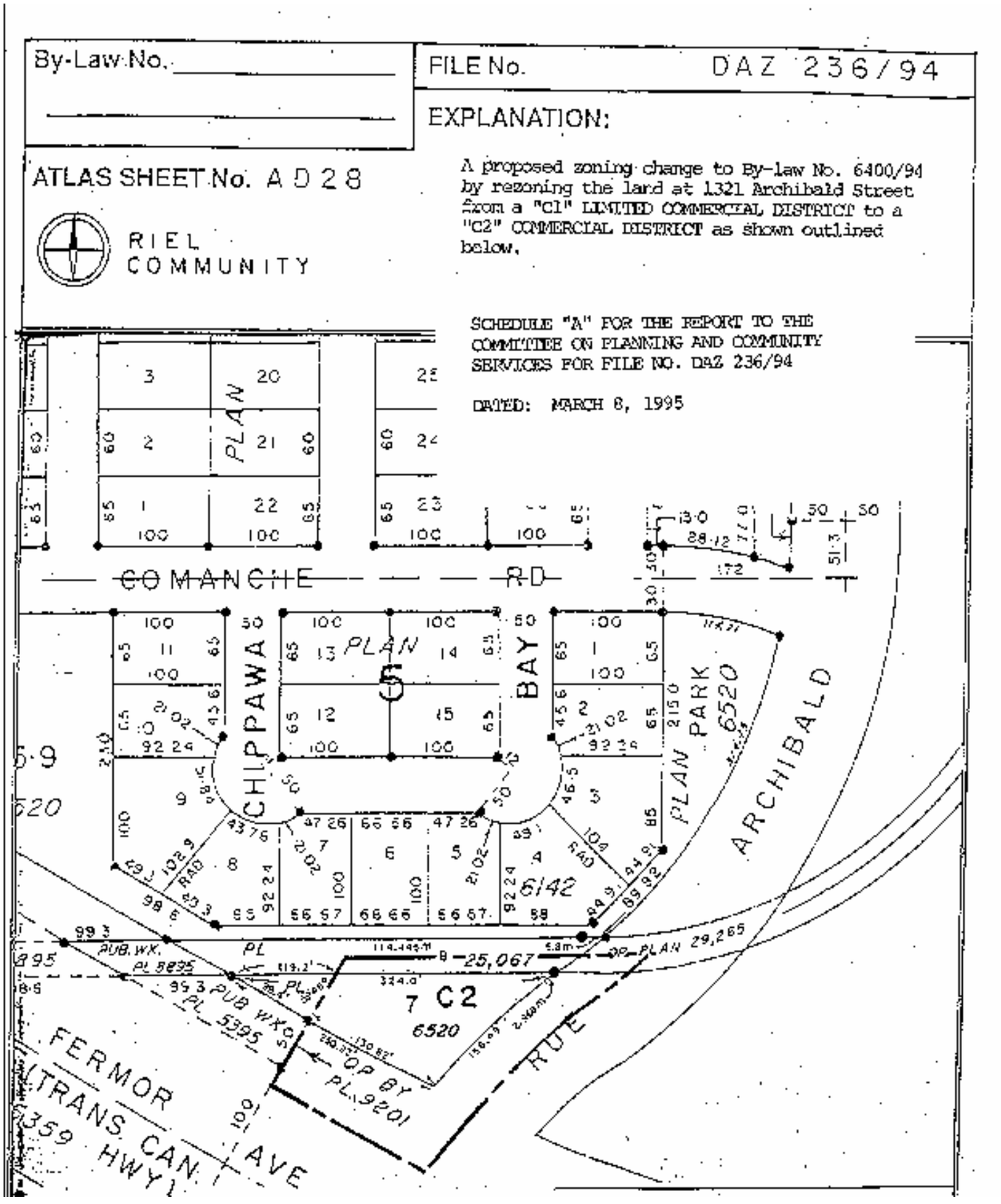
RIEL COMMUNITY



723 - Schedule "A" referred to in Clause 9 of the Report of the Committee on Planning and Community Services dated April 4, 1995



724 - Schedule "A" referred to in Clause 10 of the Report of the Committee on Planning and Community Services dated April 4, 1995



725 - Schedule "A" referred to in Clause 11 of the Report of the Committee on Planning and Community Services dated April 4, 1995

By-Law No. _____

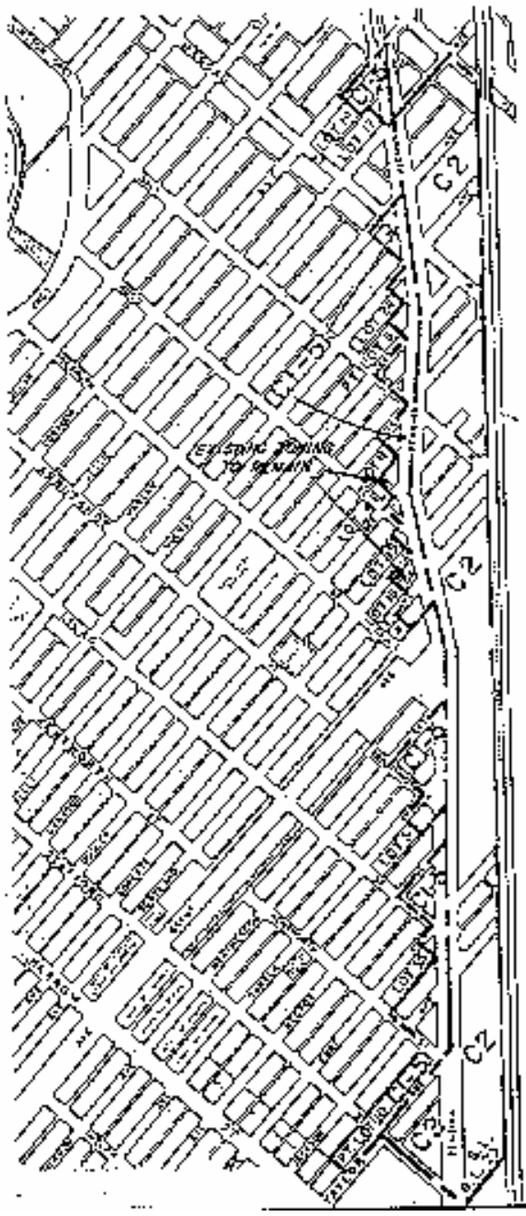
FILE No. DAZ 237 "A" /94

EXPLANATION:

A proposed zoning change to proposed Zoning By-law No. 6400 by rezoning the land on the east and west sides of Pembina Highway between Stafford and Osborne Streets from an "M1" LIGHT INDUSTRIAL DISTRICT and "C2" COMMERCIAL DISTRICT to a "C1.5" COMMERCIAL DISTRICT and "C2" COMMERCIAL DISTRICT as shown below.

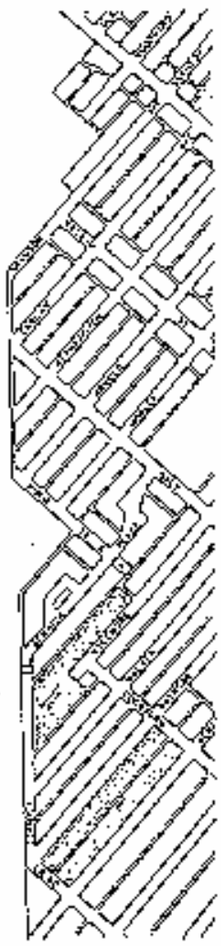
ATLAS SHEET No. AC 24
AD 24

CITY CENTRE COMMUNITY



SCHEDULE "A" FOR THE REPORT TO THE COMMITTEE ON PLANNING AND COMMUNITY SERVICES FOR FILE NO. DAZ 237/94

DATED: MARCH 23, 1995



726 - Schedule "A" referred to in Clause 12 of the Report of the Committee on Planning and Community Services dated April 4, 1995

By-Law No. _____

FILE No. DAZ 238/94

EXPLANATION:

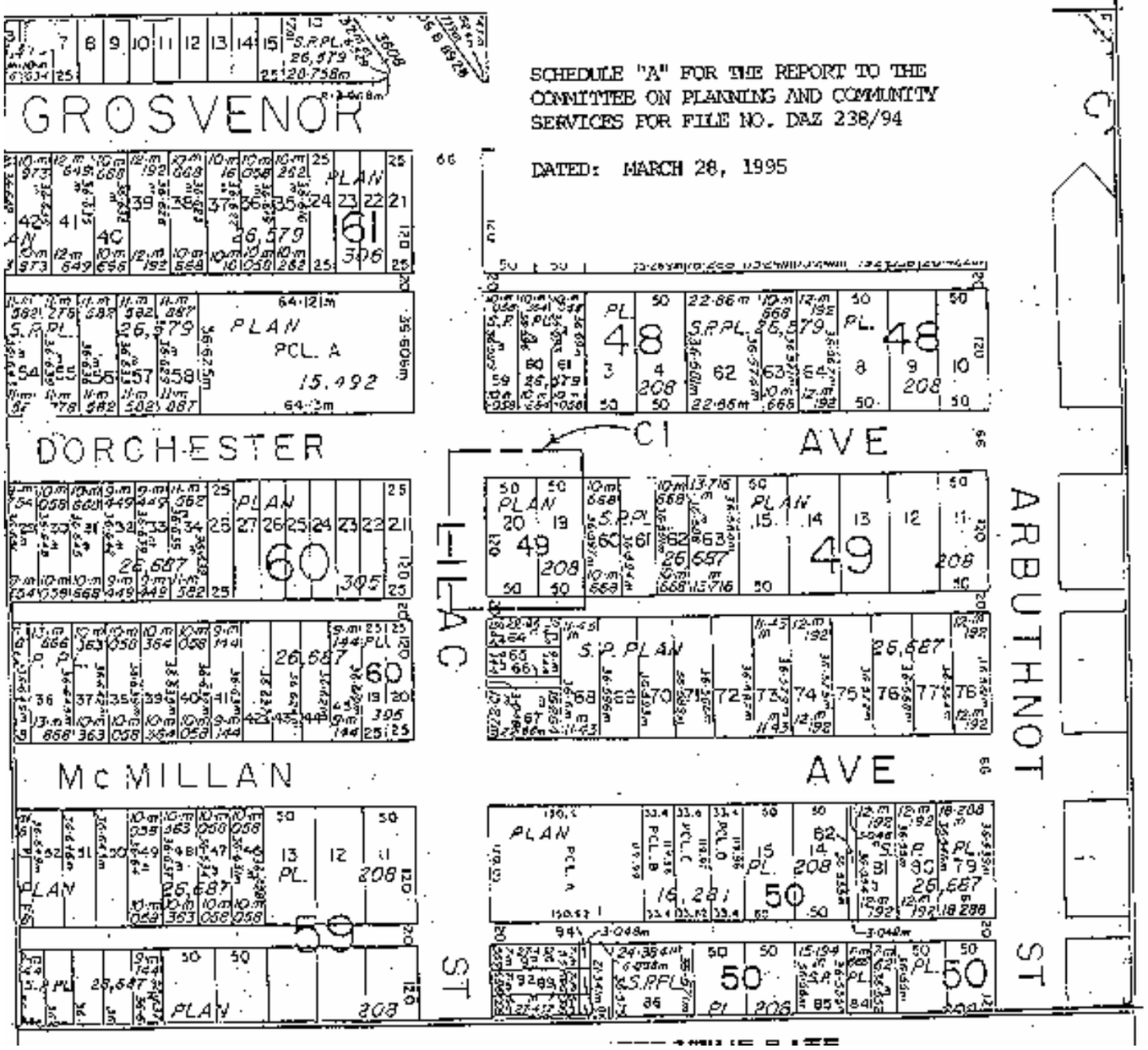
A proposed zoning change to By-law No. 16502 by rezoning the land on the south-east corner of Dorchester Avenue and Lilac Street from an "R2" TWO-FAMILY DISTRICT to a "C1" or "C1-5" COMMERCIAL DISTRICT under By-law No. 6400 as shown outlined below.

ATLAS SHEET No. AC 23

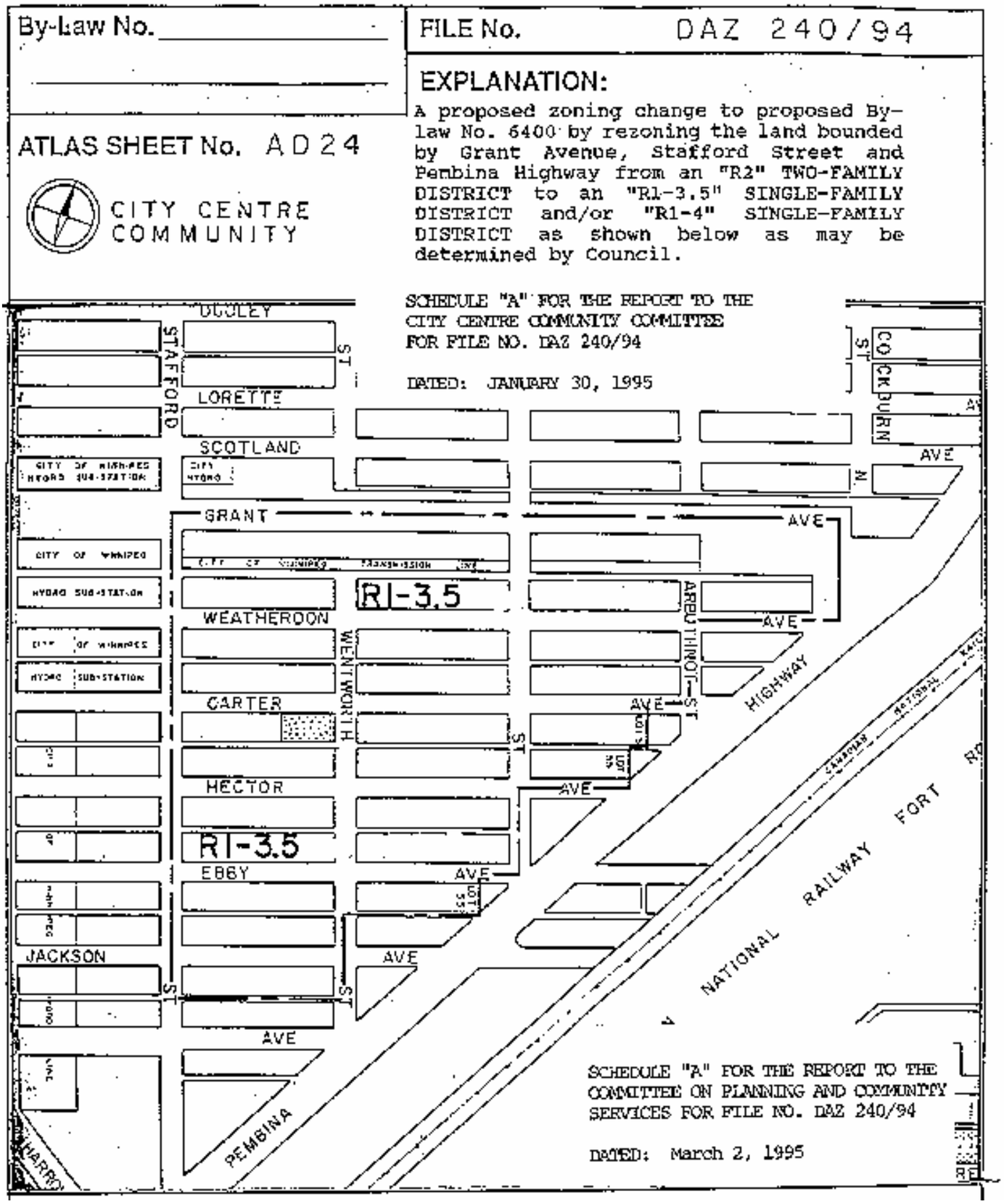
CITY CENTRE COMMUNITY

SCHEDULE "A" FOR THE REPORT TO THE COMMITTEE ON PLANNING AND COMMUNITY SERVICES FOR FILE NO. DAZ 238/94

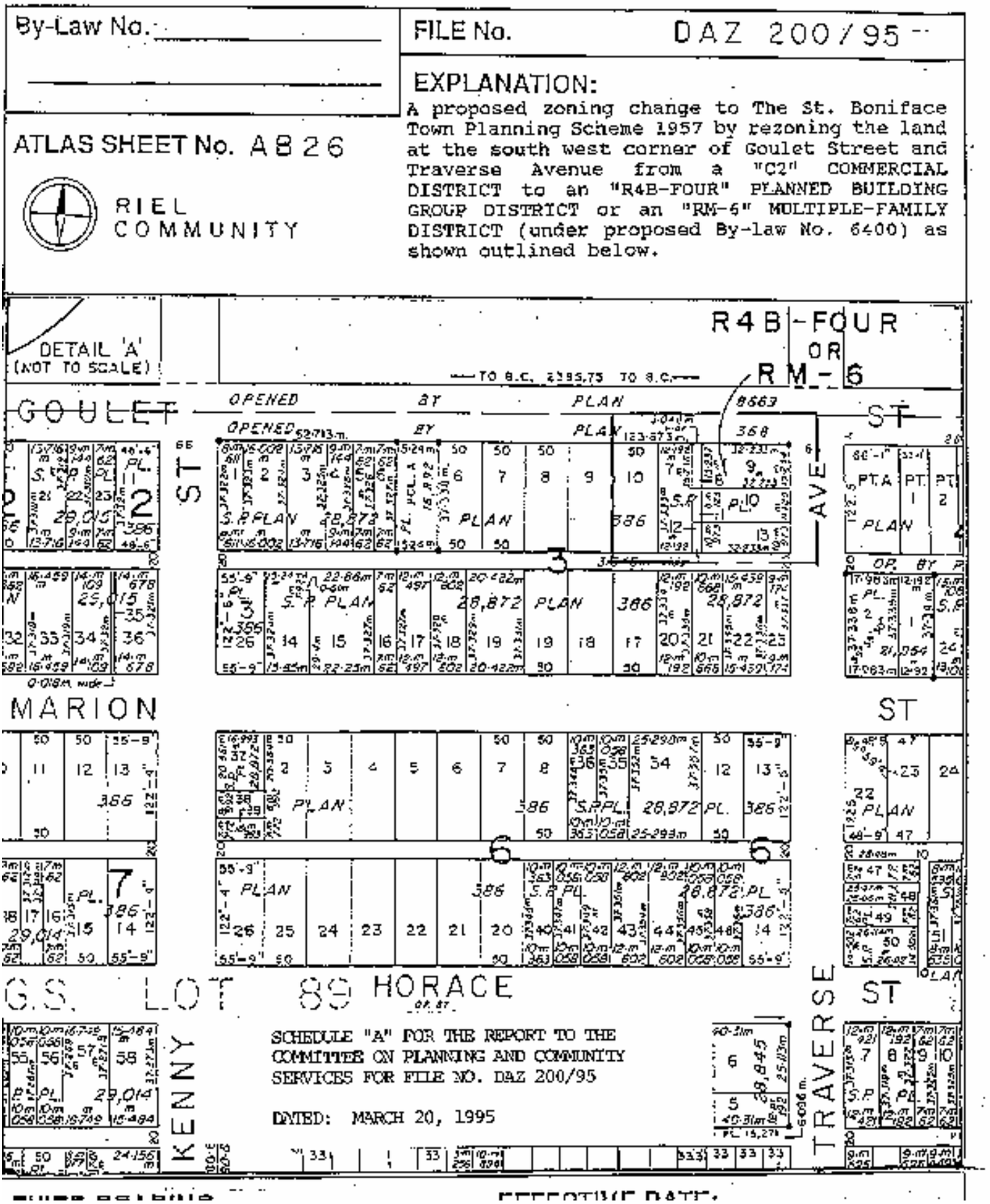
DATED: MARCH 28, 1995



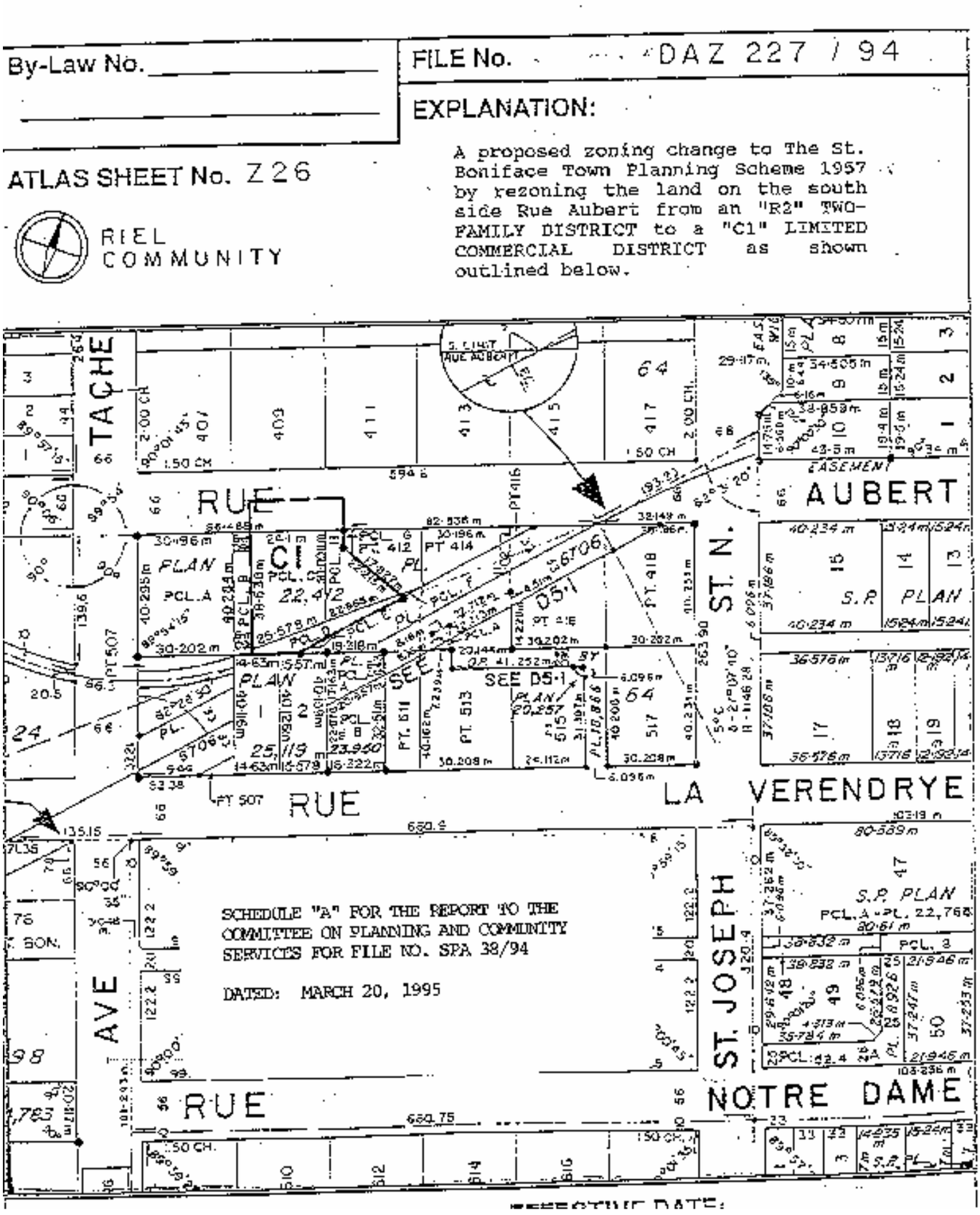
727 - Schedule "A" referred to in Clause 14 of the Report of the Committee on Planning and Community Services dated April 4, 1995



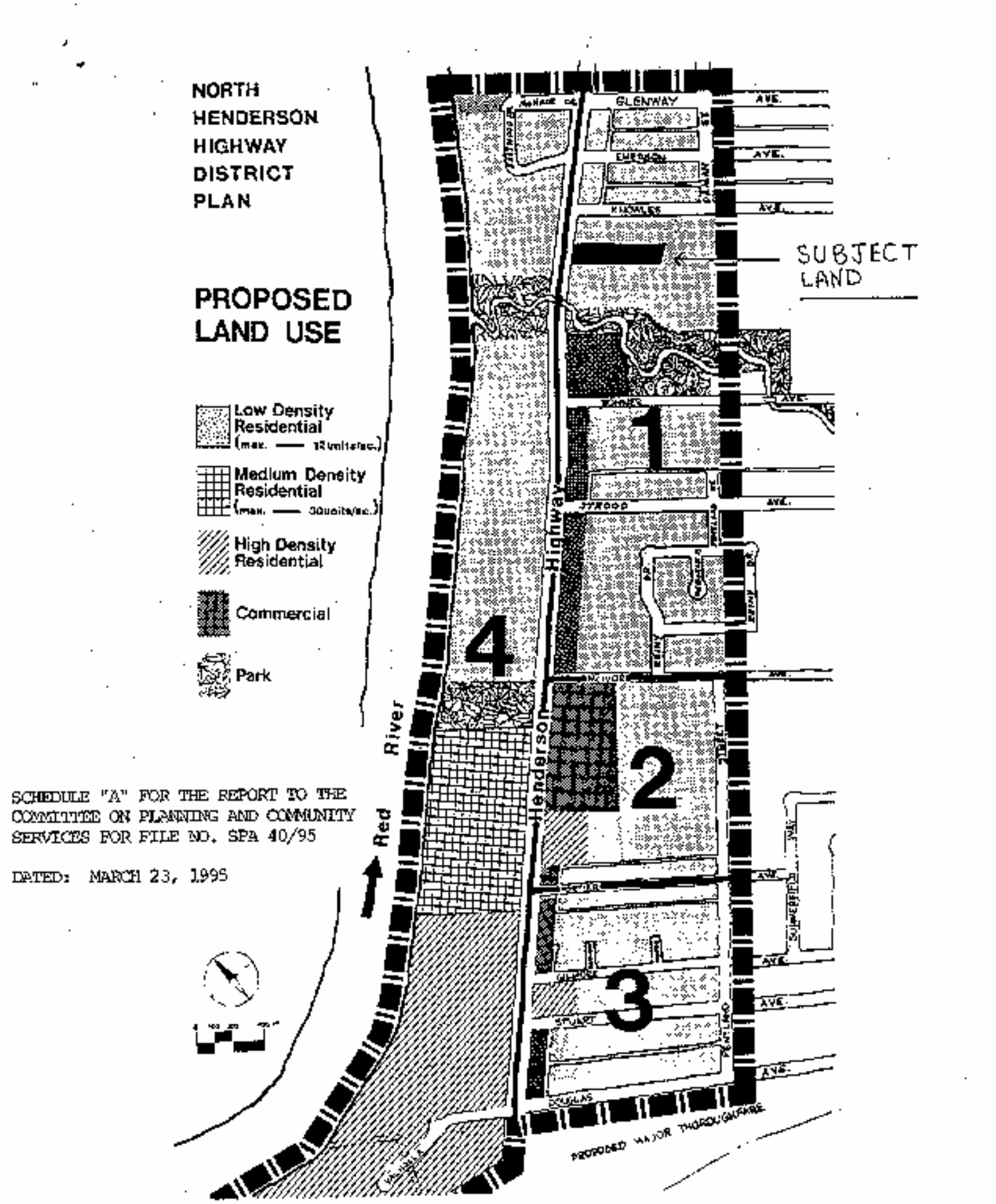
728 - Schedule "A" referred to in Clause 15 of the Report of the Committee on Planning and Community Services dated April 4, 1995



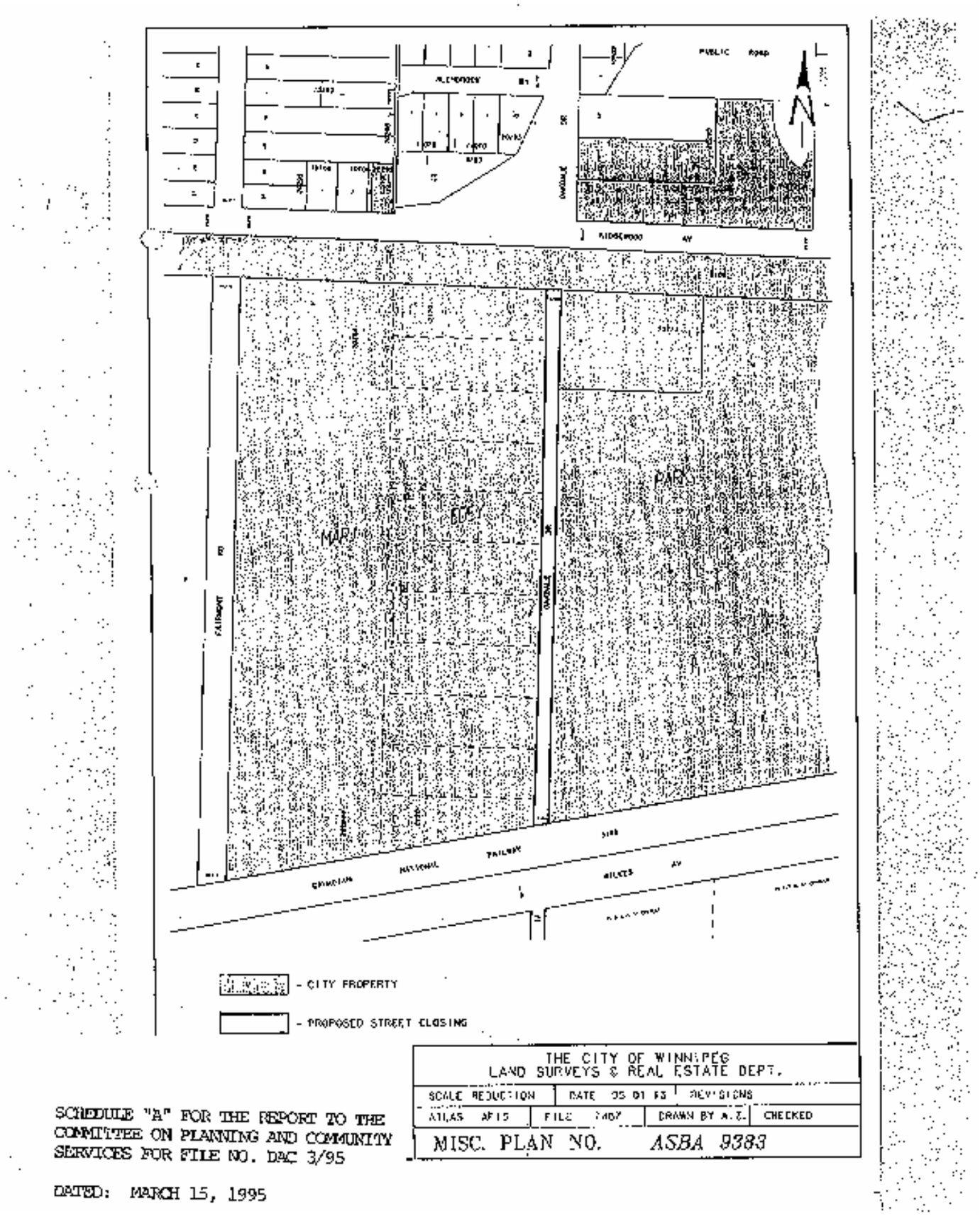
729 - Schedule "A" referred to in Clause 16 of the Report of the Committee on Planning and Community Services dated April 4, 1995



730 - Schedule "A" referred to in Clause 17 of the Report of the Committee on Planning and Community Services dated April 4, 1995



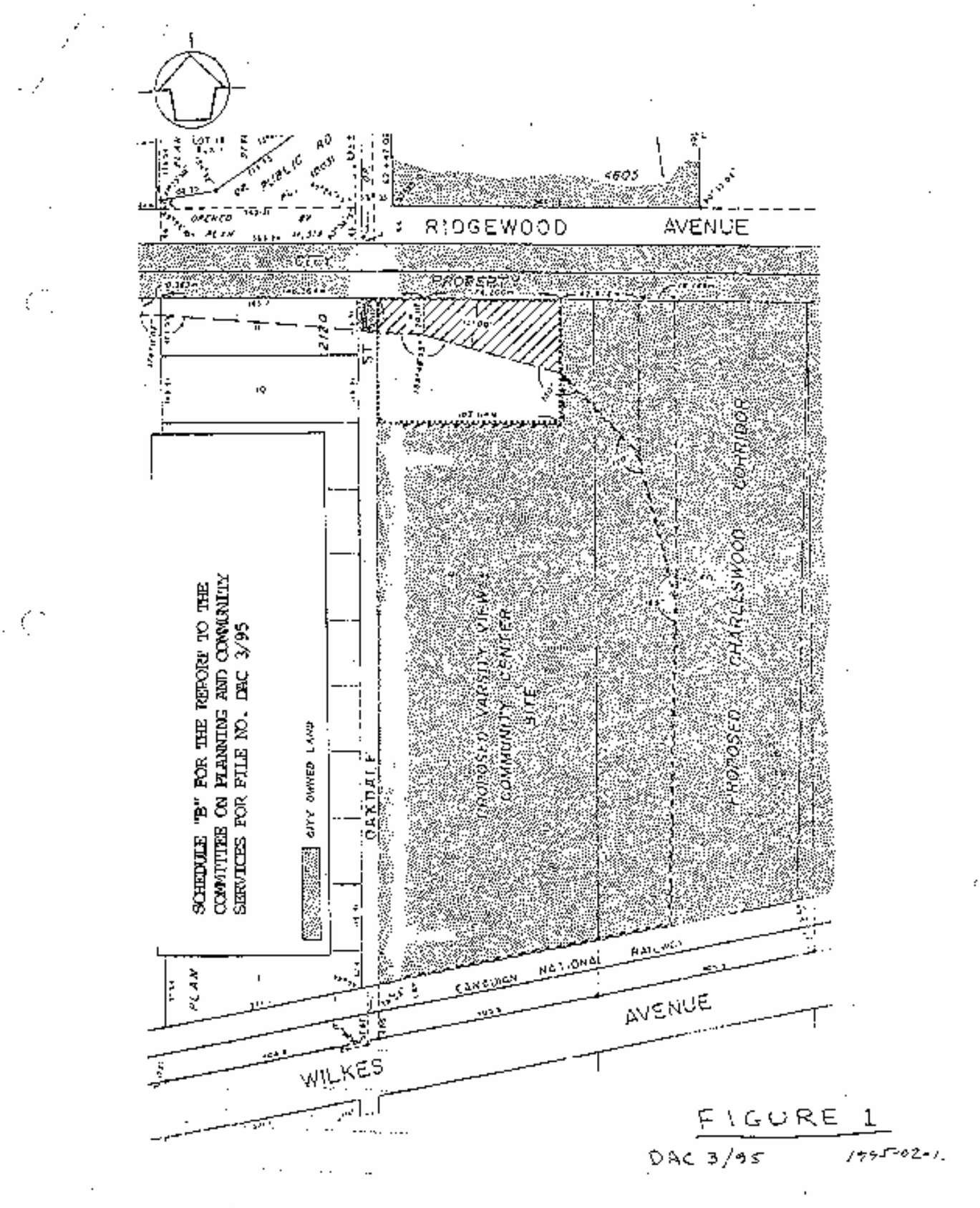
731 - Schedule "A" referred to in Clause 20 of the Report of the Committee on Planning and Community Services dated April 4, 1995



SCHEDULE "A" FOR THE REPORT TO THE COMMITTEE ON PLANNING AND COMMUNITY SERVICES FOR FILE NO. DAC 3/95

DATED: MARCH 15, 1995

Schedule "B" referred to in Clause 20 of the Report of the Committee on Planning and Community Services dated April 4, 1995



732 - Schedule "A" referred to in Clause 21 of the Report of the Committee on Planning and Community Services dated April 4, 1995

