Agenda – Council – January 23, 2008

Report – Standing Policy Committee on Property and Development – January 8, 2008

Item No. 2 Subdivision of Land located at the southeast corner of Waverley Street and Rue des Trappistes (St. Norbert Ward) File DAPS 19/2007

STANDING COMMITTEE RECOMMENDATION:

On January 16, 2008, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development Riel Community Committee, as amended, and submits the following to Council:

1. That the Plan of Survey under File DAPS 19/2007 be approved, subject to Southwood Golf and Country Club (Southwood) entering into a Servicing Agreement as follows:

   A. i. That Southwood shall submit an engineering report to the City that will address the ability of the City's water and wastewater systems to accommodate the proposed development on Parcel A.

   ii. That Southwood shall, at no expense to the City, construct any required upgrading of the City's water and wastewater systems required to accommodate the proposed development and the historic use of the St. Norbert Arts Centre and the Provincial Park site.

   B. That Southwood shall, at no expense to the City, construct watermains and wastewater sewers required to serve the proposed development and adjacent lands as determined by and to the satisfaction of the Director of Water & Waste.

   C. That Southwood shall, at no expense to the City, upgrade rue des Trappistes, from rue du Monastère to approximately 25 to 50m west of the proposed access to the golf course off of rue des Trappistes, to similar standards as currently exist on rue des Trappistes east of rue du Monastère, and all related works, all as determined by and to the satisfaction of the Director of Public Works.

   D. That Southwood shall ensure that construction traffic uses access routes as determined by the Director of Public Works. The Developer shall maintain, at no expense to the City, the access routes in a clean and safe condition, free of dropped and tracked-on mud, and shall undertake regular maintenance of streets, including dust control, until all construction, is complete, all as determined by and to the satisfaction of the Director of Public Works.

Report – Standing Policy Committee on Property and Development – January 8, 2008

E. That Southwood shall pay the full cost of engineering services provided by or on behalf of the City in connection with the installation of watermains and wastewater sewers and the upgrading of the roadway.

F. That Southwood shall pay $1,650.00 to defray the City's administration and related costs associated with the preparation and implementation of the Servicing Agreement.

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

Report - Standing Policy Committee on Property and Development – January 8, 2008

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On January 16, 2008, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and the Riel Community Committee, as amended, and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On January 8, 2008, the Standing Policy Committee on Property and Development concurred in the recommendation of the Riel Community Committee, with the following amendment:

- Delete Recommendation 7. in its entirety, namely:

  "7. That Southwood provide, at no cost to the City, property required for a 7.0m widening to the portion of rue des Ruines du Monastère at the rear of the lots fronting onto rue du Monastère i.e. adjacent to the portion of rue des Ruines du Monastère which is City-owned and legally described as Lot 9, Plan 40678."

and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On December 4, 2007, the Riel Community Committee concurred in the recommendation of the Winnipeg Public Service dated November 28, 2007, and the recommendation of the Winnipeg Public Service dated November 15, 2007, with the following amendments:

In the Winnipeg Public Service Report dated November 15, 2007:

- Add the words "and the historic use of the St. Norbert Arts Centre and the Provincial Park site" to the end of Recommendation 1. B.
- Add the words "25 to" after the word "approximately" in the second line of Recommendation 3.

and forwarded to the Standing Policy Committee on Property and Development.

INTER-OFFICE MEMORANDUM

Planning, Property and Development Department

Development and Inspections Division, Land Development Branch
Main Floor, 65 Garry Street

Winnipeg

Date: November 28, 2007

To: Marc Pittet, Community Clerk

From: E.L. Carrière, Land Development Branch

RE: **Subdivision of Land located at the southeast corner of Waverley Street and Rue des Trappistes**
FILE: DAPS 19/07 (PLEASE QUOTE WHEN REPLYING)

Following is a condition of approval for DAPS 19/07 which is in addition to the recommendation contained in the Administrating Coordinating Group's report dated November 15, 2007.

It is recommended that Southwood provide at no cost to the City, property required for a 7.0m widening to the portion of rue des Ruines du Monastère at the rear of the lots fronting onto rue du Monastère i.e. adjacent to the portion of rue des Ruines du Monastère which is City-owned and legally described as Lot 9, Plan 40678.

"original signed by E.L. CarrièreA"
E.L. Carrière, P.Eng.
Land Development Engineer

ELC/cm

c.c. R. Hartmann,
T. Josephson
E. Axelrod
W.R. Stovel
D. Overby
Councillor Swandel
Kevin Lalor, Planner
MMM Group

document1

RE: PROPOSED SUBDIVISION OF LAND LOCATED AT THE SOUTHEAST CORNER OF WAVERLEY STREET AND RUE DES TRAPPISTES – DAPS 19/07

FOR SUBMISSION TO THE CHAIRPERSON AND MEMBERS OF THE RIEL COMMUNITY COMMITTEE

_____

E.L. Carrière
Chairman
Administrative Coordinating Group

November 15, 2007

4020

Re: Proposed subdivision of land located at the southeast corner of Waverley Street and rue des Trappistes - DAPS 19/07

An application has been submitted by MMM Group (Veronica Hicks) to subdivide land located at the southeast corner of Waverley Street and rue des Trappistes. A copy of the proposed plan is attached hereto. Proposed Parcel A as shown on the attached plan will be transferred to the Southwood Golf and Country Club.

It is recommended that approval of DAPS 19/07 be subject to Southwood Golf and Country Club (Southwood) entering into a Servicing Agreement as follows:

1. a) Southwood shall submit an engineering report to the City that will address the ability of the City's water and wastewater systems to accommodate the proposed development on Parcel A.
   b) Southwood shall, at no expense to the City, construct any required upgrading of the City's water and wastewater systems required to accommodate the proposed development.

2. Southwood shall, at no expense to the City, construct watermains and wastewater sewers required to serve the proposed development and adjacent lands as determined by and to the satisfaction of the Director of Water & Waste.

3. Southwood shall, at no expense to the City, upgrade rue des Trappistes, from rue du Monastère to approximately 50m west of the proposed access to the golf course off of rue des Trappistes, to similar standards as currently exist on rue des Trappistes east of rue du Monastère, and all related works, all as determined by and to the satisfaction of the Director of Public Works.

4. Southwood shall ensure that construction traffic uses access routes as determined by the Director of Public Works. The Developer shall maintain, at no expense to the City, the access routes in a clean and safe condition, free of dropped and tracked-on mud, and shall undertake regular maintenance of streets, including dust control, until all construction, is complete, all as determined by and to the satisfaction of the Director of Public Works.

5. Southwood shall pay the full cost of engineering services provided by or on behalf of the City in connection with the installation of watermains and wastewater sewers and the upgrading of the roadway.

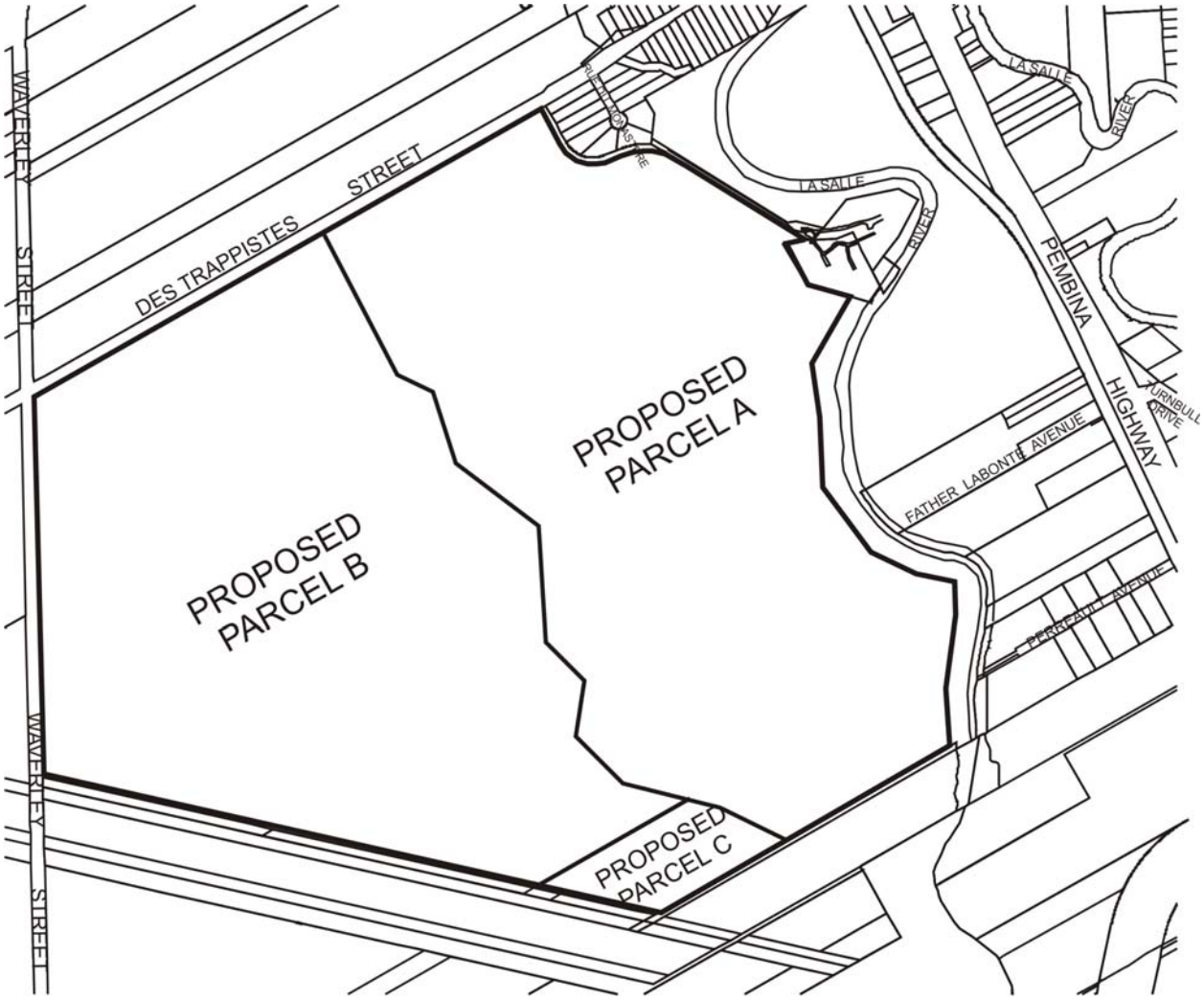
6. Southwood shall pay $1,650.00 to defray the City's administration and related costs associated with the preparation and implementation of the Servicing Agreement.

THIS REPORT SUBMITTED BY:
Administrative Coordinating Group
File No. AG 19/07
June 11, 2007

"original signed by E.L. Carrière"
Land Development Engineer

"original signed by T. Josephson"
Water and Waste Department

"original signed by R. Hartmann"
Public Works Department



DAPS 19/07 MAP 2

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PROPOSED SUBDIVISION