Minutes - Executive Policy Committee - March 5, 2008

PUBLIC HEARINGS

Minute No. 172 **Plan Winnipeg Amendment - 455 Templeton Avenue, 2401 Ferrier Street, south side Beecher Avenue, east of Ferrier Street (Old Kildonan Ward)**
File EP-1.1(PW 2/2007) [c/r DAZ 226/2007]

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

The Executive Policy Committee did not hear any representation on the application and further adjourned the public hearing to its meeting on Wednesday, May 21, 2008 at 9:00 a.m., in the Council Building, 510 Main Street.

DECISION MAKING HISTORY:

Moved by Councillor O'Shaughnessy,

That no representation be heard on the application, and the public hearing be further adjourned to the Executive Policy Committee meeting on Wednesday, April 16, 2008 at 9:00 a.m., in the Council Building, 510 Main Street.

With the permission of Councillor O'Shaughnessy, Councillor Swandel amended the motion as follows:

That the Executive Policy Committee further adjourn the public hearing to Wednesday, May 21, 2008 at 9:00 a.m., in the Council Building, 510 Main Street.

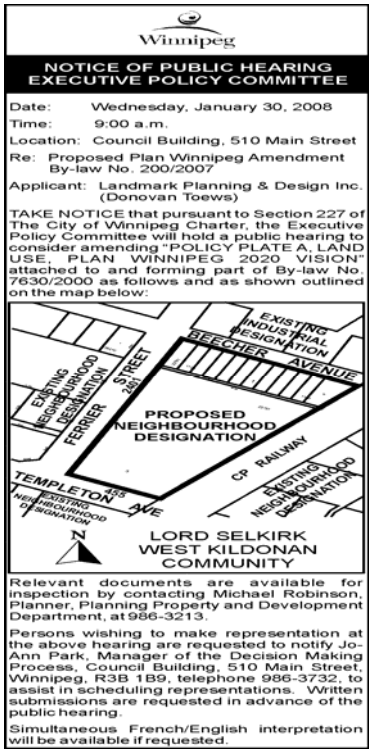
Carried

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On January 30, 2008, the Executive Policy Committee did not hear any representation on the application and adjourned the public hearing to its meeting on Wednesday, March 5, 2008 at 9:00 a.m., in the Council Building, 510 Main Street.

PUBLIC HEARING SUMMARY

File:	EP-1.1(PW 2/2007) [c/r DAZ 226/2007]
Before:	Executive Policy Committee His Worship Mayor Katz, Chairperson Deputy Mayor Leipsic Councillor O'Shaughnessy Councillor Steeves Councillor Swandel Councillor Wyatt
Public Hearing:	March 5, 2008 January 30, 2008 West Committee Room Council Building, 510 Main Street
Applicant:	Landmark Planning and Design Inc. (Donovan Toews)
Subject:	A proposal to amend Plan Winnipeg By-law No. 7630/2000 by redesignating the subject lands to a Neighbourhood Policy Area from an Industrial Policy Area.



Exhibits Filed:

1. Application dated September 13, 2007
2a. Manitoba Status of Title 1115032
2b. Certificate of Titles 428181, 482046, 48204, 680930
2c. Title Search 1291456
3a. Letter of authorization dated July 16, 2007, from the Manager of Real Estate, City of Winnipeg, to Landmark Planning and Design Inc.
3b. Letter of authorization dated July 18, 2007 from Maria Orszak, by the Administrator of her estate, the Public Trustee of Manitoba, per John Fergusson, Counsel for the Public Trustee, to Landmark Planning and Design Inc.
4. Plan (1 page)
5. Council Decision of November 21, 2007; contains report from the Acting Director of Planning, Property and Development dated October 26, 2007
6. First Reading of By-law No. 200/2007 by Council on November 21, 2007
7. Notification of Public Hearing by City Clerks to:
   A. Minister of Intergovernmental Affairs and Trade dated November 22, 2007
   B. Applicant dated November 22, 2007
   C. Administration dated November 22, 2007
   D. R.M. of West St. Paul dated November 22, 2007
8. Notification of Public Hearing dated December 13, 2007
9. Communication dated January 18, 2008, from the Planner, Planning, Property and Development Department, to the Regional Manager, Real Estate Marketing, Canadian Pacific Railway, submitting a Proposed Revision to Policy Plate "A" showing that the railway right-of-way is included in the Plan Winnipeg Amendment
10. Report from the Acting Director of Planning, Property and Development dated January 25, 2008
11. Inspection Report
12. Communication dated January 28, 2008 from Donovan Toews, Landmark Planning and Design Inc., Applicant, requesting that the application be adjourned
13. Communication dated January 29, 2008, from Kerry McKerracher in opposition to the application
14. Communication dated January 29, 2008, from Karen McKerracher in opposition to the application

15. Communication dated January 29, 2008, from Miguel and Darlene Morgadinho with respect to the application
16. Communication dated January 29, 2008 from Aurelio Gomes, Nouvelle Construction Limited, with respect to the application.
17. Communication dated January 29, 2008, from Michelle Cain with respect to the application
18. Communication dated January 30, 2008, from Sandra and Dennis Mosalowski in opposition to the application
19. Communication dated January 30, 2008, from Cynthia Spratt Goodmundson, with respect to the application
20. Petition in opposition to the application purporting to contain the signatures of 67 area residents, submitted by Nicole Dias
21. Petition in opposition to the application purporting to contain the signatures of 59 area residents, submitted by Michelle Cain
22. Petition with respect to the application purporting to contain the signatures of 10 area businesses of the community of Ferrier Street, submitted by Billy Stefanchuk
23. Audio Recording of representations from the public hearing held on January 30, 2008
24. Notice of Adjournment dated January 31, 2008
25. Communication dated February 17, 2008, from Sandra and Dennis Mosalowski with respect to the application
26. Communication from Sandra and Dennis Mosalowski, and Irene and Bill Tokarz, submitted to area residents with respect to the application
27. Communication dated February 21, 2008 from Donovan Toews, Landmark Planning and Design Inc., Applicant, requesting that the application be further adjourned for approximately 45 days
28. Communication dated February 25, 2008 from Rick Heuchert in opposition to the application
29. Communication dated February 26, 2008 from Sandra and Dennis Mosalowski, together with petition purporting to contain the signatures of 25 area residents, in opposition to the application
30. Notice of Anticipated Adjournment dated February 27, 2008

31. Communication dated March 3, 2008, from Valerie Lempen in opposition to the application
32. Communication dated March 2, 2008, from Bryan and Heather Jansen in opposition to the application
33. Communication dated March 3, 2008, from Beverly and Eberhard Fuhl in opposition to the application
34. Audio Recording of the adjourned public hearing held on March 5, 2008

REPRESENTATIONS:

In Support:

Nil

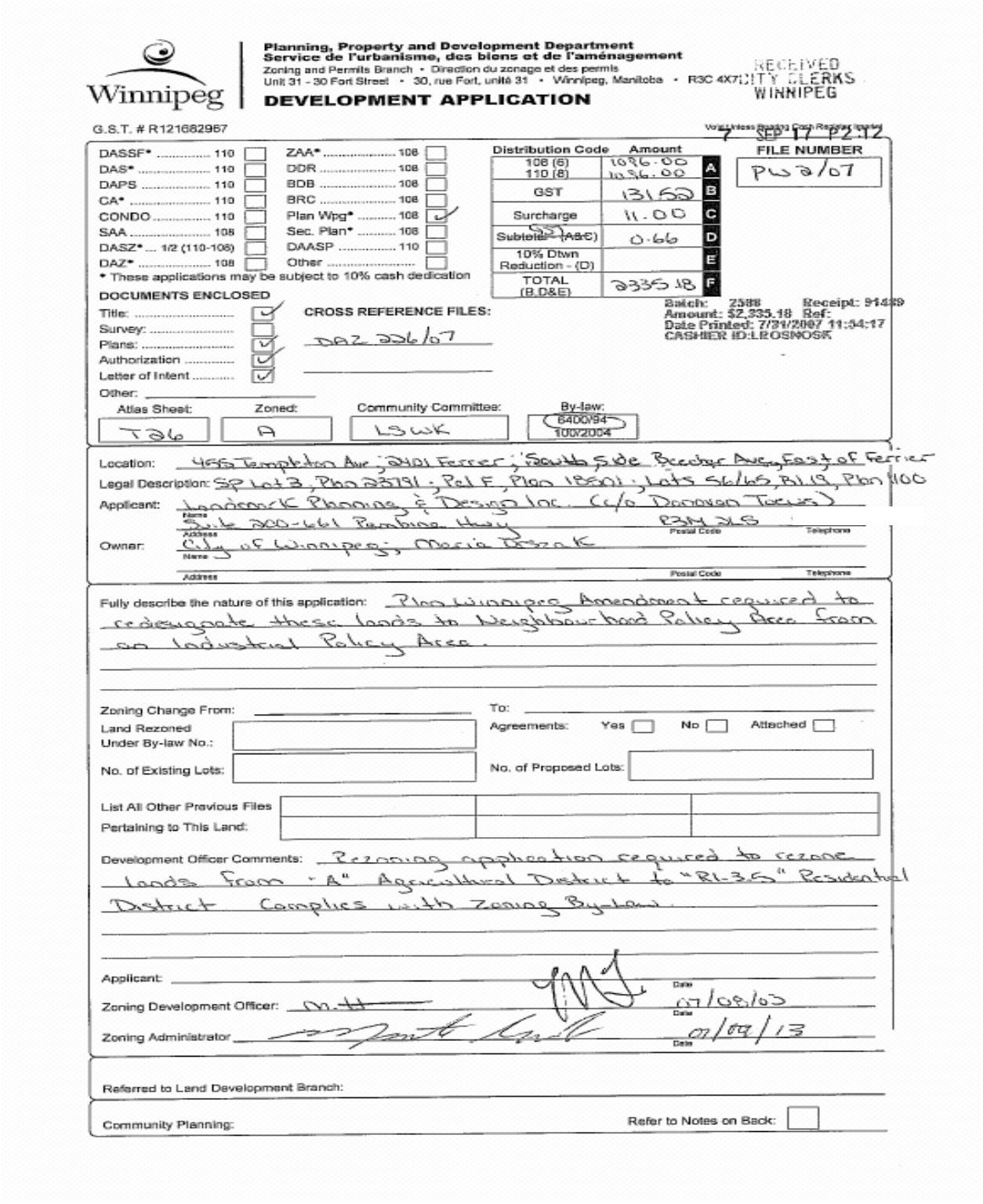
In Opposition:

Pete and Irene Poworoznyk

For the City:

Ms M. Richard, Senior Planner, Planning, Property and Development Department
Mr. S. Walker, Planner, Planning, Property and Development Department

Exhibit "1" referred to in File EP-1.1(PW 2/2007) [c/r DAZ 226/2007]



Winnipeg

Planning, Property and Development Department
Service de l'urbanisme, des biens et de l'aménagement
Zoning and Permits Branch • Direction du zonage et des permis
Unit 31 - 30 Fort Street • 30, rue Fort, unité 31 • Winnipeg, Manitoba • R3C 4X7

RECEIVED
CITY CLERKS
WINNIPEG
7 SEP 17 P2:12

DEVELOPMENT APPLICATION

G.S.T. # R121662967

DASSF*	110	ZAA*	108
DAS*	110	DDR	108
DAPS	110	BDB	108
CA*	110	BRC	108
CONDO	110	Plan Wpg*	108 ✓
SAA	108	Sec. Plan*	108
DASZ*	1/2 (110-108)	DAASP	110
DAZ*	108	Other	

* These applications may be subject to 10% cash dedication

Distribution Code	Amount	
108 (6) 110 (8)	1086.00 1036.00	A
GST	131.50	B
Surcharge	11.00	C
Subtotal (A&C)	0.66	D
10% Dtwn Reduction - (D)		E
TOTAL (B,D&E)	2335.18	F

FILE NUMBER: PW 2/07

Batch: 2588 Receipt: 91439
Amount: $2,335.18 Ref:
Date Printed: 7/31/2007 11:54:17
CASHIER ID:LBOSNOSK

DOCUMENTS ENCLOSED

Title: ✓
Survey:
Plans: ✓
Authorization ✓
Letter of Intent ✓
Other:

CROSS REFERENCE FILES:
DAZ 226/07

Atlas Sheet:	Zoned:	Community Committee:	By-law:
T36	A	LSWK	6400/94 100/2004

Location: 4695 Templeton Ave; 2481 Ferrier; South Side Beecher Ave, East of Ferrier
Legal Description: SP Lot 3, Plan 23791; Pcl F, Plan 18501; Lots 56/65, Bl. 19, Plan 100
Applicant: Landmark Planning & Design Inc. (c/o Donovan Toews)
Name
Suite 200-661 Pembina Hwy R3M 2L9
Address Postal Code Telephone
Owner: City of Winnipeg; Maria Deszak
Name
Address Postal Code Telephone

Fully describe the nature of this application: Plan Winnipeg Amendment required to redesignate these lands to Neighbourhood Policy Area from an Industrial Policy Area.

Zoning Change From: To:
Land Rezoned Under By-law No.:
Agreements: Yes ☐ No ☐ Attached ☐
No. of Existing Lots:
No. of Proposed Lots:

List All Other Previous Files Pertaining to This Land:

Development Officer Comments: Rezoning application required to rezone lands from "A" Agricultural District to "R1-3.5" Residential District. Complies with Zoning By-laws.

Applicant: Date
Zoning Development Officer: M.H Date 07/09/03
Zoning Administrator Date 07/09/13

Referred to Land Development Branch:

Community Planning: Refer to Notes on Back: ☐

Exhibit “2a” referred to in File EP-1.1(PW 2/2007) [c/r DAZ 226/2007]

DATE: 2007/07/31
TIME: 11:22

MANITOBA

STATUS OF TITLE

TITLE NO: 1115032

PAGE: 1

STATUS OF TITLE.....	ACCEPTED	PRODUCED FOR..	X
ORIGINATING OFFICE.....	WINNIPEG	ADDRESS.....	
REGISTERING OFFICE.....	WINNIPEG		
REGISTRATION DATE.....	1989/07/19		
COMPLETION DATE.....	1989/08/03	PRODUCED BY...	A.KASERBAUER

LEGAL DESCRIPTION:

MARIA ORSZAK
OF THE CITY OF WINNIPEG, IN MANITOBA

IS REGISTERED OWNER SUBJECT TO SUCH ENTRIES RECORDED HEREON IN THE FOLLOWING DESCRIBED LAND:

SP LOT 3 PLAN 23791 WLTO
IN RL 19 PARISH OF KILDONAN

ACTIVE TITLE CHARGES:

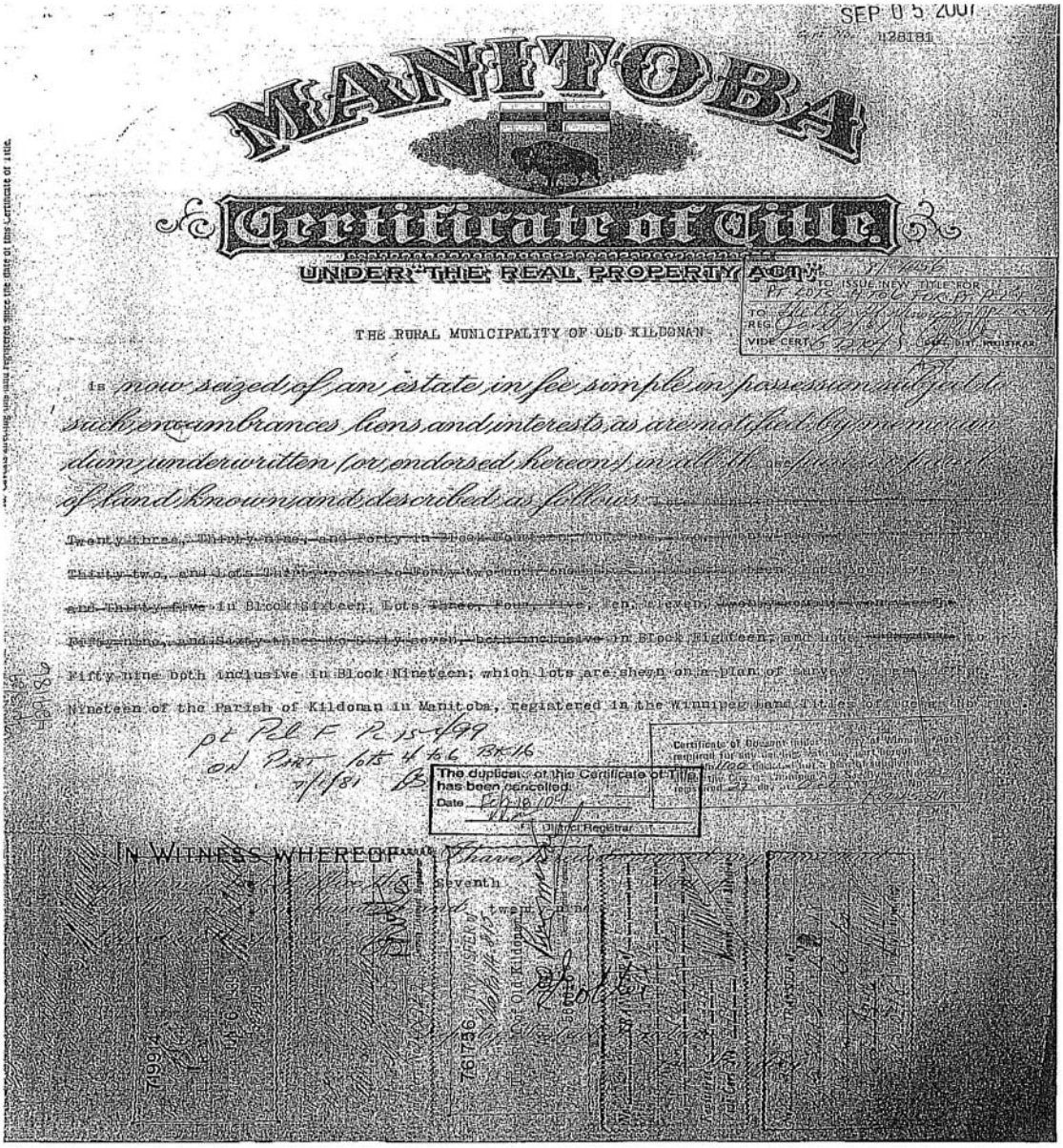
NO ACTIVE TITLE CHARGES EXIST ON THIS TITLE

ACCEPTED THIS 19TH DAY OF JULY, 1989
BY J.MOFFAT FOR THE DISTRICT REGISTRAR OF
THE LAND TITLES DISTRICT OF WINNIPEG.

UNCERTIFIED EXTRACT PRODUCED FROM THE LAND TITLES DATA
STORAGE SYSTEM ON 2007/07/31 OF TITLE NUMBER 1115032.

********** END OF STATUS OF TITLE FOR TITLE 1115032 WPG **********

Exhibit "2b" referred to in File EP-1.1(PW 2/2007) [c/r DAZ 226/2007]



SEP 05 2007

128181

MANITOBA

Certificate of Title

UNDER THE REAL PROPERTY ACT

THE RURAL MUNICIPALITY OF OLD KILDONAN

is now seized of an estate in fee simple in possession subject to such encumbrances liens and interests as are notified by memorandum underwritten (or endorsed hereon) in all the [illegible] of land known and described as follows: [illegible]

~~Twenty-three, Thirty-nine, and Forty in Block Fourteen, [illegible]~~

~~Thirty-two, and Lots Thirty-seven to Forty-two both inclusive in Block Eighteen, [illegible]~~

~~and Thirty-five~~ in Block Sixteen; Lots ~~Three, Four, Five,~~ Ten, Eleven, ~~[illegible]~~

~~Fifty-nine, and Sixty-three to Sixty-seven, both inclusive~~ in Block Eighteen; and lots ~~[illegible]~~ to Fifty-nine both inclusive in Block Nineteen; which lots are shown on a plan of survey [illegible] Nineteen of the Parish of Kildonan in Manitoba, registered in the Winnipeg Land Titles Office as No. [illegible]

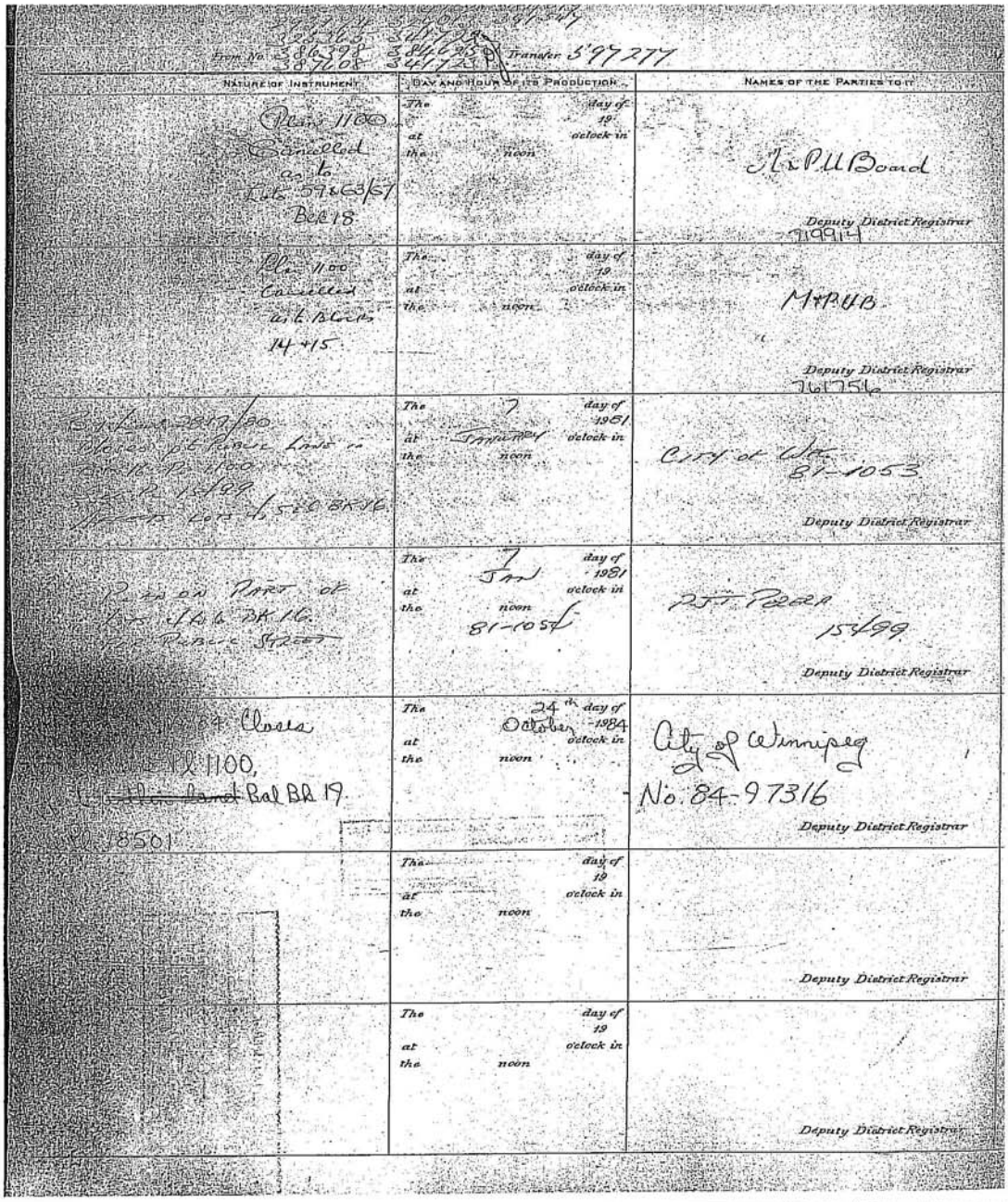
pt Pcl F Pl 15-499
on Part lots 4 to 6 Bk 16
7/1/81

The duplicate of this Certificate of Title has been cancelled.
Date Feb 18 1994
District Registrar

IN WITNESS WHEREOF I have [illegible]

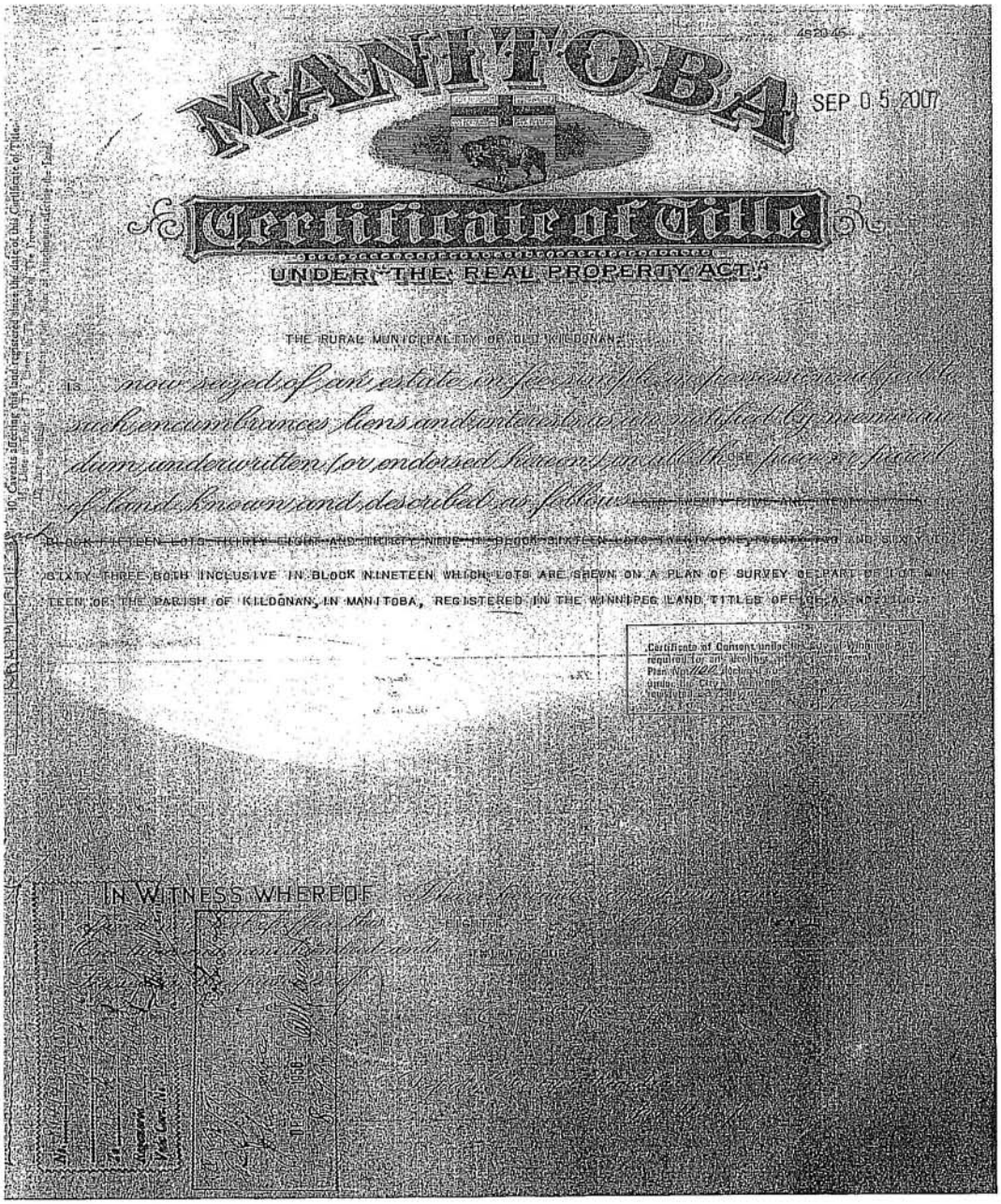
[illegible] Seventh

[illegible] twenty [illegible]



From No. 386398 384625 387608 341723 Transfer 597277

Nature of Instrument	Day and Hour of its Production	Names of the Parties to it
Plan 1100 Cancelled as to Lots 59 & 63/67 Bk 18	The day of 19 at o'clock in the noon	M & P.U Board Deputy District Registrar 719914
Plan 1100 Cancelled as to Blocks 14 + 15	The day of 19 at o'clock in the noon	M+P.U.B. Deputy District Registrar 761756
[illegible] 2819/80 Closes pt Public Land in Plan 16 Pl 1100 [illegible] Pl 15/99 [illegible] Lots 4, 5 & 6 BK 16	The 7 day of 1981 at January o'clock in the noon	City of Wpg 81-1053 Deputy District Registrar
Plan on Part of Lots 4 & 6 BK 16 [illegible] Public Street	The 7 day of 1981 at Jan o'clock in the noon 81-1054	P.J.T. Pezza 15/99 Deputy District Registrar
[illegible] 84 Closes [illegible] Pl 1100, [illegible] ~~[illegible] Land~~ Bal Bk 19 Pl 18501	The 24th day of October 1984 at o'clock in the noon	City of Winnipeg No. 84-97316 Deputy District Registrar
	The day of 19 at o'clock in the noon	Deputy District Registrar
	The day of 19 at o'clock in the noon	Deputy District Registrar



MANITOBA

SEP 05 2007

Certificate of Title

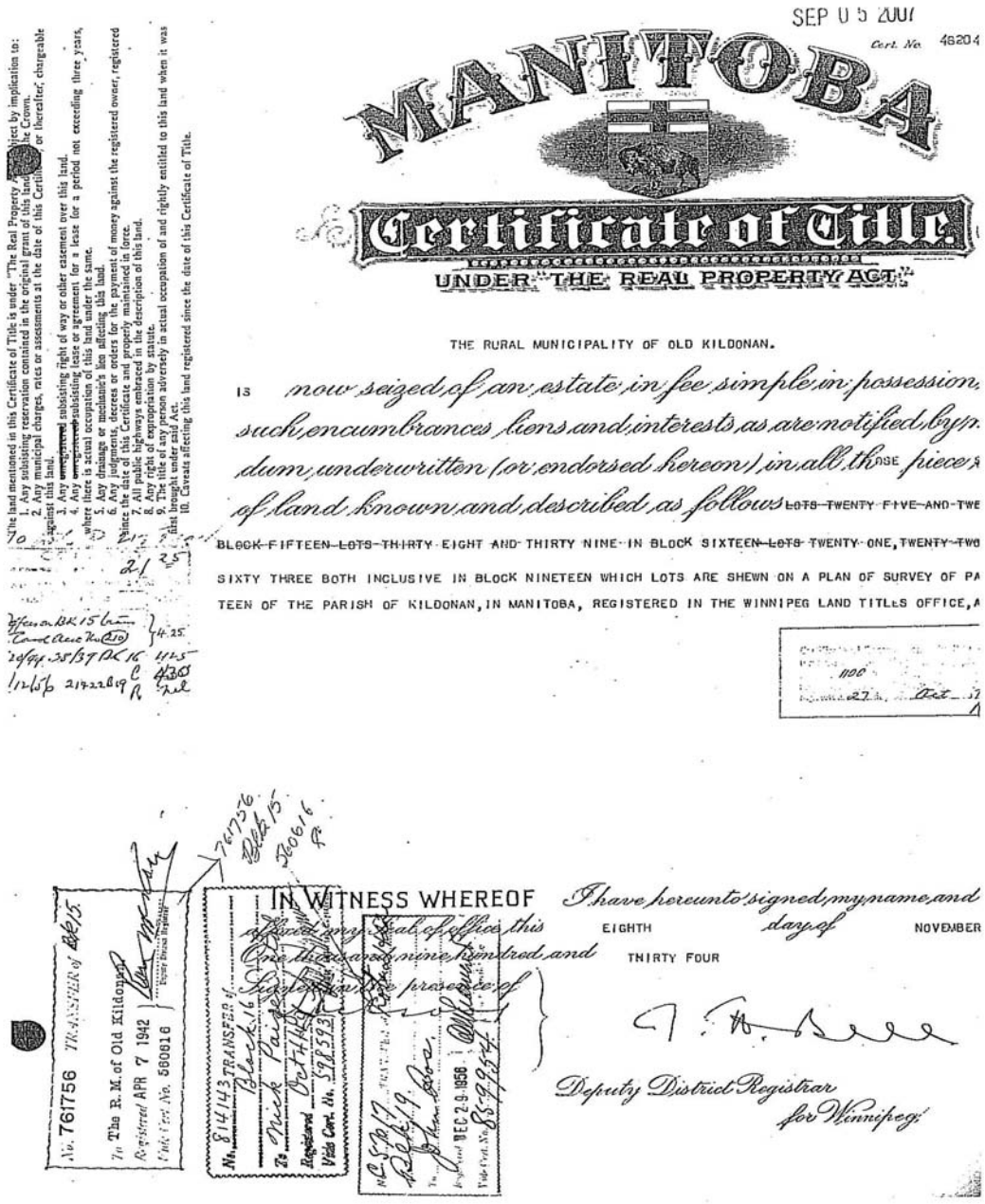
UNDER "THE REAL PROPERTY ACT."

THE RURAL MUNICIPALITY OF OLD KILDONAN

is now seized of an estate in fee simple in possession subject to such encumbrances liens and interests as are notified by memorandum underwritten (or endorsed hereon) in all those pieces or parcels of land known and described as follows: LOTS TWENTY FIVE AND TWENTY SIX IN BLOCK FIFTEEN LOTS THIRTY EIGHT AND THIRTY NINE IN BLOCK SIXTEEN LOTS TWENTY ONE, TWENTY TWO AND SIXTY TWO SIXTY THREE BOTH INCLUSIVE IN BLOCK NINETEEN WHICH LOTS ARE SHEWN ON A PLAN OF SURVEY OF PART OF LOT NINETEEN OF THE PARISH OF KILDONAN, IN MANITOBA, REGISTERED IN THE WINNIPEG LAND TITLES OFFICE AS NO. 1100.

Certificate of Consent under the City of Winnipeg Act required for any deeding [illegible] Plan No. 1100 declared [illegible] under the City of Winnipeg [illegible] registered [illegible]

IN WITNESS WHEREOF [illegible]



SEP 0 5 2007

Cert. No. 48204

MANITOBA

Certificate of Title

UNDER THE REAL PROPERTY ACT

The land mentioned in this Certificate of Title is under "The Real Property Act" subject to such exceptions, reservations, and conditions as are mentioned in section 21 of the said Act, and to such liabilities, rights, and interests as may subsist, or be declared to subsist, in the Crown, and to such rights as may be acquired by implication of law or otherwise in derogation of the title of the registered owner, and also to the following incumbrances, liens, and interests, namely:

1. Any subsisting reservation contained in the original grant of this land from the Crown.
2. Any municipal charges, rates or assessments at the date of this Certificate of Title, or thereafter, chargeable against this land.
3. Any ~~unregistered~~ subsisting right of way or other easement over this land.
4. Any ~~unregistered~~ subsisting lease or agreement for a lease for a period not exceeding three years, where there is actual occupation of this land under the same.
5. Any drainage or mechanic's lien affecting this land.
6. Any judgments, decrees or orders for the payment of money against the registered owner, registered since the date of this Certificate and properly maintained in force.
7. All public highways embraced in the description of this land.
8. Any right of expropriation by statute.
9. The title of any person adversely in actual occupation of and rightly entitled to this land when it was first brought under the Act.
10. Caveats affecting this land registered since the date of this Certificate of Title.

THE RURAL MUNICIPALITY OF OLD KILDONAN.

IS now seized of an estate in fee simple in possession, subject to such encumbrances liens and interests as are notified by memorandum underwritten (or endorsed hereon), in all those pieces of land known and described as follows LOTS TWENTY FIVE AND TWE BLOCK FIFTEEN LOTS THIRTY EIGHT AND THIRTY NINE IN BLOCK SIXTEEN LOTS TWENTY ONE, TWENTY TWO SIXTY THREE BOTH INCLUSIVE IN BLOCK NINETEEN WHICH LOTS ARE SHEWN ON A PLAN OF SURVEY OF PA TEEN OF THE PARISH OF KILDONAN, IN MANITOBA, REGISTERED IN THE WINNIPEG LAND TITLES OFFICE, A

IN WITNESS WHEREOF I have hereunto signed my name and caused my seal of office this EIGHTH day of NOVEMBER One thousand nine hundred and THIRTY FOUR

Deputy District Registrar for Winnipeg

No. 761756 TRANSFER of Blk 15
To The R.M. of Old Kildonan
Registered APR 7 1942
Title Cert. No. 580616

No. 814143 TRANSFER of Block 16
To Mick Paidel
Registered OCT 14 1948
Title Cert. No. 591593

No. 814144 TRANSFER of Block 15
To Mick Paidel
Registered DEC 29 1950
Title Cert. No. 591594

761756 Blk 15 580616 R

SEP 0 5 2007

Cert. No. 680930

MANITOBA

Certificate of Title

UNDER "THE REAL PROPERTY ACT"

THE RURAL MUNICIPALITY OF OLD KILDONAN

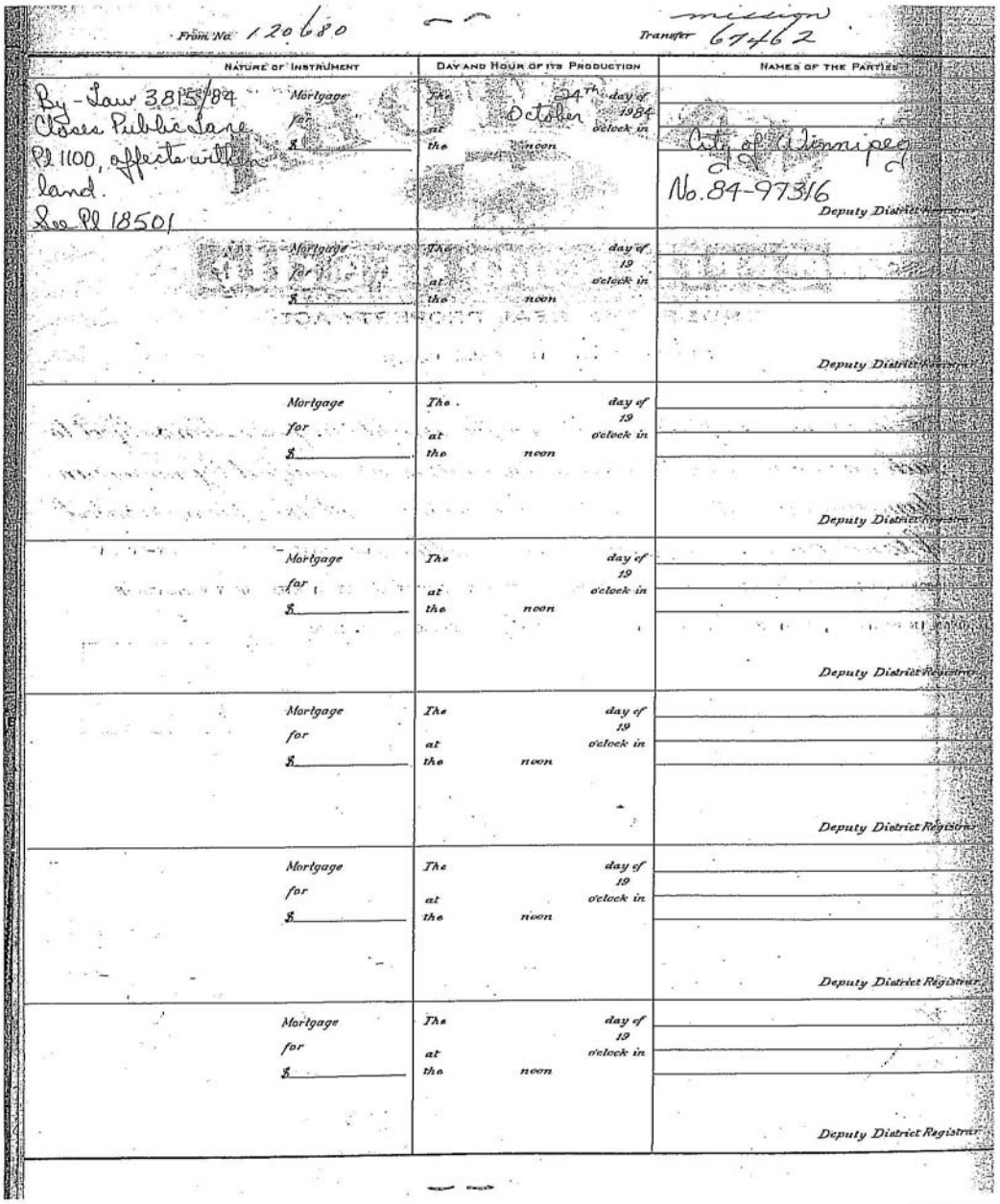
IS *now seized of an estate in fee simple in possession subject to such encumbrances liens and interests as are notified by memorandum underwritten (or endorsed hereon) in all those pieces or parcel of land known and described as follows* LOTS SIXTY-FOUR AND SIXTY-FIVE IN BLOCK NINETEEN WHICH LOTS ARE SHEWN ON A PLAN OF SURVEY OF PART OF LOT NINETEEN OF THE PARISH OF KILDONAN IN MANITOBA, REGISTERED IN THE WINNIPEG LAND TITLES OFFICE AS NO. 1100

Certificate of Consent under the City of Winnipeg Act required for any dealings with any part hereof.
Plan No. 1100 declared as a plan of subdivision under the City of Winnipeg Act. See By-law No. 7244/77 registered 27 day of Oct 1977 as No. K94581

IN WITNESS WHEREOF *I have hereunto signed my name and affixed my Seal of office this* SEVENTH *day of* JULY *One thousand nine hundred and* FORTY-EIGHT

Signed in the presence of

Deputy District Registrar



From No. 120680

Transfer 67462

NATURE OF INSTRUMENT	DAY AND HOUR OF ITS PRODUCTION	NAMES OF THE PARTIES
By-Law 3815/84 Closes Public Lane PL 1100, affects with land. See PL 18501 Mortgage for $	The 24TH day of October 1984 at the noon o'clock in	City of Winnipeg No. 84-97316 Deputy District Registrar
Mortgage for $	The day of 19 at the noon o'clock in	Deputy District Registrar
Mortgage for $	The day of 19 at the noon o'clock in	Deputy District Registrar
Mortgage for $	The day of 19 at the noon o'clock in	Deputy District Registrar
Mortgage for $	The day of 19 at the noon o'clock in	Deputy District Registrar
Mortgage for $	The day of 19 at the noon o'clock in	Deputy District Registrar
Mortgage for $	The day of 19 at the noon o'clock in	Deputy District Registrar

Exhibit “2c” referred to in File EP-1.1(PW 2/2007) [c/r DAZ 226/2007]

DATE: 2007/09/04 TITLE SEARCH PASREDO
TSTL (1 OF 9) TITLE DISPLAY - WINNIPEG PAGE: 01
TITLE NUMBER..... 1291456 TITLE STATUS..... ACCEPTED
REGISTRATION DATE.. 1993/02/08
COMPLETION DATE.... 1993/02/22 CONSOLIDATION..... NO

LEGAL DESCRIPTION

THE CITY OF WINNIPEG

IS REGISTERED OWNER, SUBJECT TO SUCH ENTRIES RECORDED HEREON, IN THE FOLLOWING DESCRIBED LAND:

PARCEL E PLAN 18501 WLTO
IN RL 19 PARISH OF KILDONAN

TX: ____
DA: _____

Exhibit “3a” referred to in File EP-1.1(PW 2/2007) [c/r DAZ 226/2007]

Winnipeg

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

Real Estate Division • Division des biens immobiliers

In reply please refer to / Référence à rappeler :

Ray Klassen
(204) 986-5016
Fax / Téléc. : (204) 944-8476

July 16, 2007

Mr. Donovan Toews
Landmark Planning & Design Inc.
200-661 Pembina Hwy
Winnipeg, Manitoba
R3M 2L5

Dear Mr. Toews,

RE: INCLUSION OF CITY LANDS AT SEC FERRIER ST & BEECHER AVE IN PLAN WINNIPEG AMENDMENT APPLICATION
FILE: 32/5827 (PLEASE QUOTE WHEN REPLYING)

Donovan Toews and/or Landmark Planning & Design Inc. are hereby authorized to make application within 6 months from the date of this letter, for a Plan Winnipeg Amendment from “Industrial Policy Area” to “Neighbourhood Policy Area” on the Subject City Property as shown on the attached Misc. Plan No 13191. You or your Client will be responsible for any and all associated costs of such applications. Please note that inclusion of the City property would not involve any additional cost, since it forms part of the same application. In the event that there are additional costs, the City would absorb the incremental cost.

You should provide a copy of this letter to the Zoning and Permits Branch when making application.

Should you require further clarification regarding the above, please contact David Marsh, Enhanced Land Marketing Program Administrator, at 986-6306 or dmarsh@winnipeg.ca .

Yours truly,

Ray Klassen, Manager of Real Estate Division

Encl.
V:\David Marsh\Letters of Authorization\Toews - SEC Ferrier & Beecher Plan Wpg Amendment (ver II) - July 07.doc

Embrace the Spirit • Vivez l'esprit

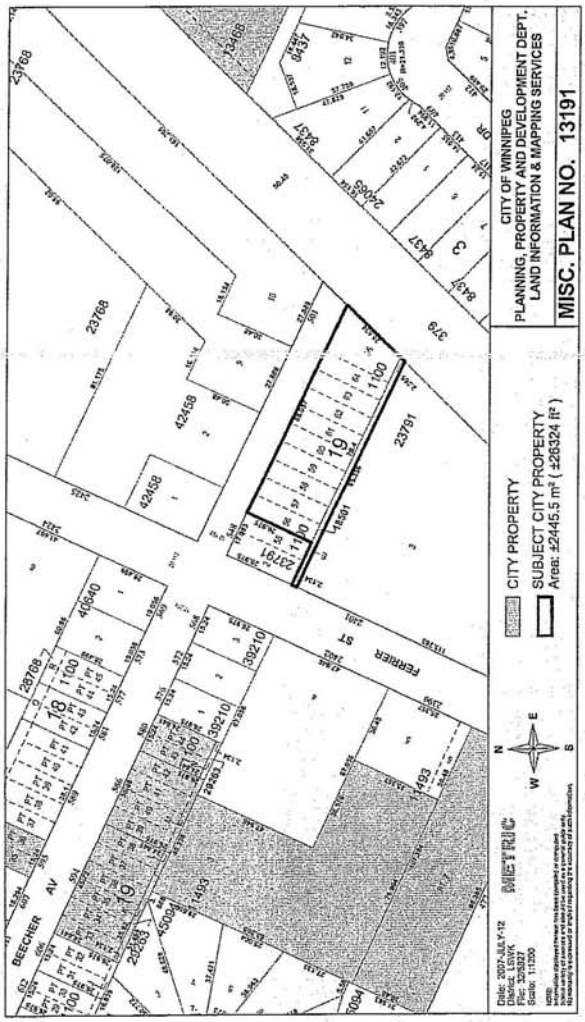
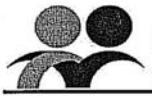

CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.
LAND INFORMATION & MAPPING SERVICES
MISC. PLAN NO. 13191
CITY PROPERTY
SUBJECT CITY PROPERTY
Area: ±2445.5 m² (±26324 ft²)
FERRIER ST
BEECHER AV
379

Exhibit "3b" referred to in File EP-1.1(PW 2/2007) [c/r DAZ 226/2007]



Public Trustee
of Manitoba

155 Carlton St, Suite 500
Winnipeg, MB R3C 5R9
CANADA

Telephone: (204) 945-2723
Fax: (204) 945-0410
E-mail: John.Fergusson@gov.mb.ca

July 18, 2007

Mr. Martin Grady
Chief Zoning Administrator
Zoning and Permits Branch
31-30 Fort Street
Winnipeg MB R3C 4X7

Dear Sir:

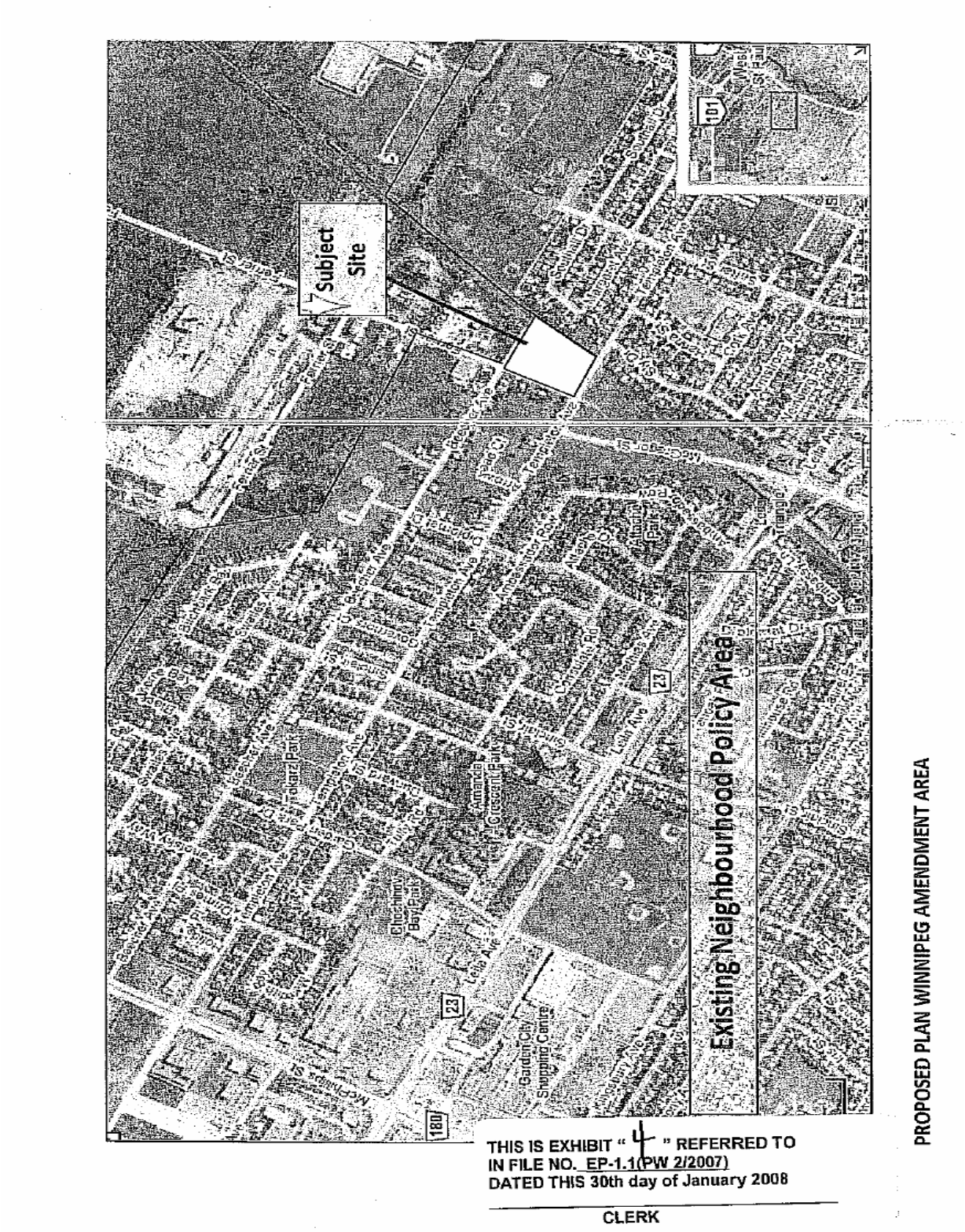
RE: Plan Winnipeg Amendment and Rezoning Applications
Certificate of Title No: 1115032
Legal Description: S.P. Lot 3, Plan 23791, WLTO in R.L. 19
Parish of Kildonan

The estate of Maria Orszak hereby authorizes Landmark Planning & Design Inc. to submit and facilitate a Plan Winnipeg Amendment application and a Rezoning application and any related municipal approvals that may arise.

Maria Orszak, by the Administrator
of her estate, the Public Trustee of
Manitoba
Per: John Fergusson
Counsel for the Public Trustee

W:\tptptr\Appsdata\Legal\Fergusson\Away\ORSZAK-ltr to zoning branch.doc

Exhibit “4” referred to in File EP-1.1(PW 2/2007) [c/r DAZ 226/2007]



Minute No. 26
Report - Executive Policy Committee - November 14, 2007

Item No. 2 **Plan Winnipeg Amendment - 455 Templeton Avenue, 2401 Ferrier Street, south side Beecher Avenue, east of Ferrier Street (Old Kildonan Ward) File EP-1.1(PW 2/2007) [c/r DAZ 226/2007]**

COUNCIL DECISION:

Council concurred in the recommendation of the Executive Policy Committee and adopted the following:

1. That By-law No. 200/2007, a proposal to amend Plan Winnipeg 2020 Vision By-law No. 7630/2000 by:

   A. Re-designating lands from an Industrial Policy Area to a Neighbourhood Policy Area as identified on Attachment 1 in the report of the Winnipeg Public Service dated October 26, 2007,

   be forwarded to Council for first reading to allow for a public hearing on this issue.

2. That the Executive Policy Committee schedule a Public Hearing in accordance with Sections 227 and 278 of The City of Winnipeg Charter to consider the proposed amendment to Plan Winnipeg 2020 Vision By-law 7630/2000 and related development applications under The Winnipeg Zoning By-law No. 6400/94.

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

Report - Executive Policy Committee - November 14, 2007

DECISION MAKING HISTORY:

Moved by His Worship Mayor Katz,

That the recommendation of the Executive Policy Committee be adopted by consent.

Carried

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On November 14, 2007, the Executive Policy Committee concurred in the recommendation of the Winnipeg Public Service and submitted the matter to Council.

RE: **Plan Winnipeg Amendment – 455 Templeton Ave.; 2401 Ferrier – South Side of Beecher Ave. and East of Ferrier**

FOR SUBMISSION TO: **Executive Policy Committee**

ORIGINAL REPORT SIGNED BY: **Director of Planning, Property and Development**

REPORT DATE: **October 26th, 2007**

RECOMMENDATION:

1.) **That Council initiate an amendment to Plan Winnipeg 2020 Vision By-law No. 7630/2000 to redesignate lands identified on Attachment 1 from Industrial Policy Area to Neighbourhood Policy Area by giving First Reading to By-law No. 200/2007.**

2.) **That Executive Policy Committee schedule a Public Hearing in accordance with Sections 227 and 278 of The City of Winnipeg Charter to consider the proposed amendment to Plan Winnipeg 2020 Vision By-law 7630/2000 and related development applications under The Winnipeg Zoning By-law 6400/94.**

Report Summary

Key Issues:

The Public Service is recommending that the subject area, three (3) acres of land located east of Ferrier Street and south of Beecher Avenue as shown on Attachment 1, be re-designated from “Industrial Policy Area” to “Neighbourhood Policy Area”.

Re-designation will support the logical and orderly extension of Neighbourhood Policy Area and can be characterized as infill.

Additionally, re-designation will help offset a tight residential land supply in this area. According to draft preliminary residential land supply findings, most major land holdings in Neighbourhood Policy Area in this area of the city have been developed or are in the process of being developed.

The loss of three acres of vacant land designated industrial policy area will not negatively impact the industrial land supply in relation to demand in the northwest quadrant.

According to draft preliminary Employment Lands Strategy, this area's capacity to be developed for industrial use has eroded over time and the subject area no longer represents a strategic or logical location for industrial activity. Any significant industrial activity remains concentrated to the north.

The proposed development can be serviced by surrounding infrastructure in an environmentally sound, economical and timely manner.

A rezoning of the lands identified as Parcel A is being dealt with concurrently, through a combined hearing. Sections 227 and 278 of The City of Winnipeg Charter provide that Plan Winnipeg hearings may be combined with another hearing.

Since this proposed amendment is running concurrently with an application for re-zoning, Executive Policy Committee, upon forwarding the amendment by-law to Council for First Reading, will be asked to schedule a hearing to consider both the Plan Winnipeg amendment and the re-zoning.

Implications of the Recommendation(s):

General Implications

( ) None

( ) 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 amendment will allow for consideration of residential development to meet growing demand.

Policy Implications

( ) No

(x) Yes

Comment(s): Change from Industrial Policy Area to Neighbourhood Policy Area is consistent with Plan Winnipeg 2020 Vision policies and will facilitate orderly and logical development.

Re-designation from Industrial Policy Area to Neighbourhood Policy Area will not impact the City's industrial land supply.

Regulatory Implications

(x) None
( ) Eliminates or reduces regulatory impact
( ) Proposes regulatory impact

Comment(s):

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:
Pursuant to the City of Winnipeg Charter, the Executive Policy Committee is the designated hearing body responsible for Plan Winnipeg.

BACKGROUND:
The subject area of the application is approximately three (3) acres of vacant, unserviced land located on the east side of Ferrier Street and south side of Beecher Avenue. It is designated Industrial Policy Area and zoned A – Agricultural District.

The subject area is bound to the north by Industrial Policy Area, to the south, west and east by Neighbourhood Policy Area. Zoning in the area varies – south of the subject site is zoned "A" – Agricultural District; west of the subject site is zoned "R1.5" – Single Family Residential and "R1.20" – Single Family District and east of the subject area is predominately "R1.5" – Single Family District.

The subject area includes three parcels – two of the parcels are vacant (Parcels A and B) and Parcel C is being developed as an existing single-family residence. The Public Trustee of Manitoba, who initiated the amendment process, is holding the largest parcel, Parcel A. Parcel B is held by the City of Winnipeg who requested inclusion in the amendment process.

Parcel C is privately-owned and is being proposed to be included in the application to better reflect its residential land use. The current owners of Parcel C have been advised of the proposed re-designation and process to amend Plan Winnipeg 2020 Vision and an invitation for further discussion on the matter has been extended. Parcels B and C are not subject to rezoning at this time.

DISCUSSION:
Although background research and analysis demonstrates that the subject area requires a more thorough review to address on a comprehensive basis, long range residential land requirements, in this instance, there is merit to considering a site-specific amendment to Plan Winnipeg:

<u>Land Use Compatibility (PW Policy 3A-01)</u>
- Re-designation will support the logical and orderly extension of Neighbourhood Policy Area. The subject area is adjacent to and compatible with existing residential development making it a logical extension of existing Neighbourhood Policy Area. The subject site is adjacent to Neighbourhood Policy Area to the west, south and east.

- According to draft preliminary findings of the Employment Lands Strategy, the subject area has not functioned as a preferred strategic location for industrial activity and it no longer represents a viable area for industrial activity. The site remains vacant with the exception of residences located on two of the three parcels. One of the parcels has a dwelling and the owners of Parcel C plan on building a dwelling.

Land Supply and Demand (PW Policy 3A – 02)

- The growing demand for residential development in this area has resulted in limited land supply. According to the draft residential land supply findings, there are approximately 500 acres of Neighbourhood Policy Area in this quadrant of the city.

- City of Winnipeg growth projections suggest that the northwest quadrant will require approximately 1270 acres to accommodate single-family residential demand to 2030.

- Based on current projections, an additional 770 acres will be required over the next 23 years.

Servicing (PW Policy 3A-02)

- The proposed development can be serviced by surrounding infrastructure in an environmentally sound, economical and timely manner. Urban standard piped water and wastewater systems are located on Templeton Ave. and Ferrier Street. Site specific servicing plans, including transportation plans, will be required as part of the subdivision process.

- A portion of the subject area falls within the 1 km odour control zone around the North End Water Pollution Control Centre. Issues related to the odour control zone around the North End Water Pollution Control Centre can be managed by caveats being filed on the title of each lot within the zone.

Financial Impact Statement Date: October 15, 2007

Project Name:

PLAN WINNIPEG AMENDMENT – 455 Templeton Ave; 2401 Ferrier – South Side of Beecher Ave and East of Ferrier

COMMENTS:

The recommendations contained in this report are that Council initiate an amendment to Plan Winnipeg 2020 Vision by-law No. 7630/2000 to redesignate lands identified on Attachment 1 from Industrial Policy Area to Neighbourhood Policy Area by giving First Reading to By-law No. XXXX/2007 and that Executive Policy Committee schedule a public hearing in accordance with Sections 227 and 278 of The City of Winnipeg Charter to consider the proposed amendment to Plan Winnipeg 2020 Vision By-law 7630/2000 and related development applications under The Winnipeg Zoning By-law 6400/94.

There are no financial implications associated with these recommendations.

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

IN PREPARING THIS REPORT THERE WAS:

Internal Consultation With and Concurrence By:

Legal Services

Water and Waste

Public Works

External Consultation With:

NA

THIS REPORT SUBMITTED BY:

Department	Planning, Property and Development
Division	Planning and Land Use
Prepared by	Michelle Richard, Senior Planner
PPD File No.	PW2/07

O:\Reports Directive\Planning and Land Use\Urban Planning Reports\2007 Reports\Plan Winnipeg 455 TempletonFirstReading.doc

Exhibit "6" referred to in File EP-1.1(PW 2/2007) [c/r DAZ 226/2007]

REFERENCE: FILE NO: PW 01/07

THE CITY OF WINNIPEG

BY-LAW NO. 200/2007

A By-law of **THE CITY OF WINNIPEG** to amend By-law No. 7630/2000, a By-law establishing **PLAN WINNIPEG**, being a statement of the City's policy and general proposals in respect of development or use of land in the City.

THE CITY OF WINNIPEG, in Council assembled, enacts as follows:

1. The map titled "POLICY PLATE A, LAND USE, PLAN WINNIPEG 2020 VISION", attached to and forming part of By-law No. 7630/2000 is hereby amended as follows:

"Lands located in the Lord Selkirk – West Kildonan Community of The City of Winnipeg, shown outlined on the map attached hereto, and generally described as being located east of Ferrier Street and north of Templeton Avenue are hereby designated as "NEIGHBOURHOOD" Policy Area and the said Plan Winnipeg Policy Area Map shall hereafter be read and construed as though the said lands were indicated thereon as "NEIGHBOURHOOD" Policy Area."

RECEIVED FIRST READING on this day of , A.D., 2007.

RECEIVED SECOND READING on this day of , A.D., 2007.

RECEIVED THIRD READING on this day of , A.D., 2007.

DONE AND PASSED in Council assembled this 21st day of November, A.D., 2007.

_____
Mayor

_____
City Clerk

Certified as to Planning Details:

_____
for Planning, Property & Development

Certified as to Form:

_____
for City Solicitor/Manager of Legal Services
File No. P.7.3/07(2) WRS

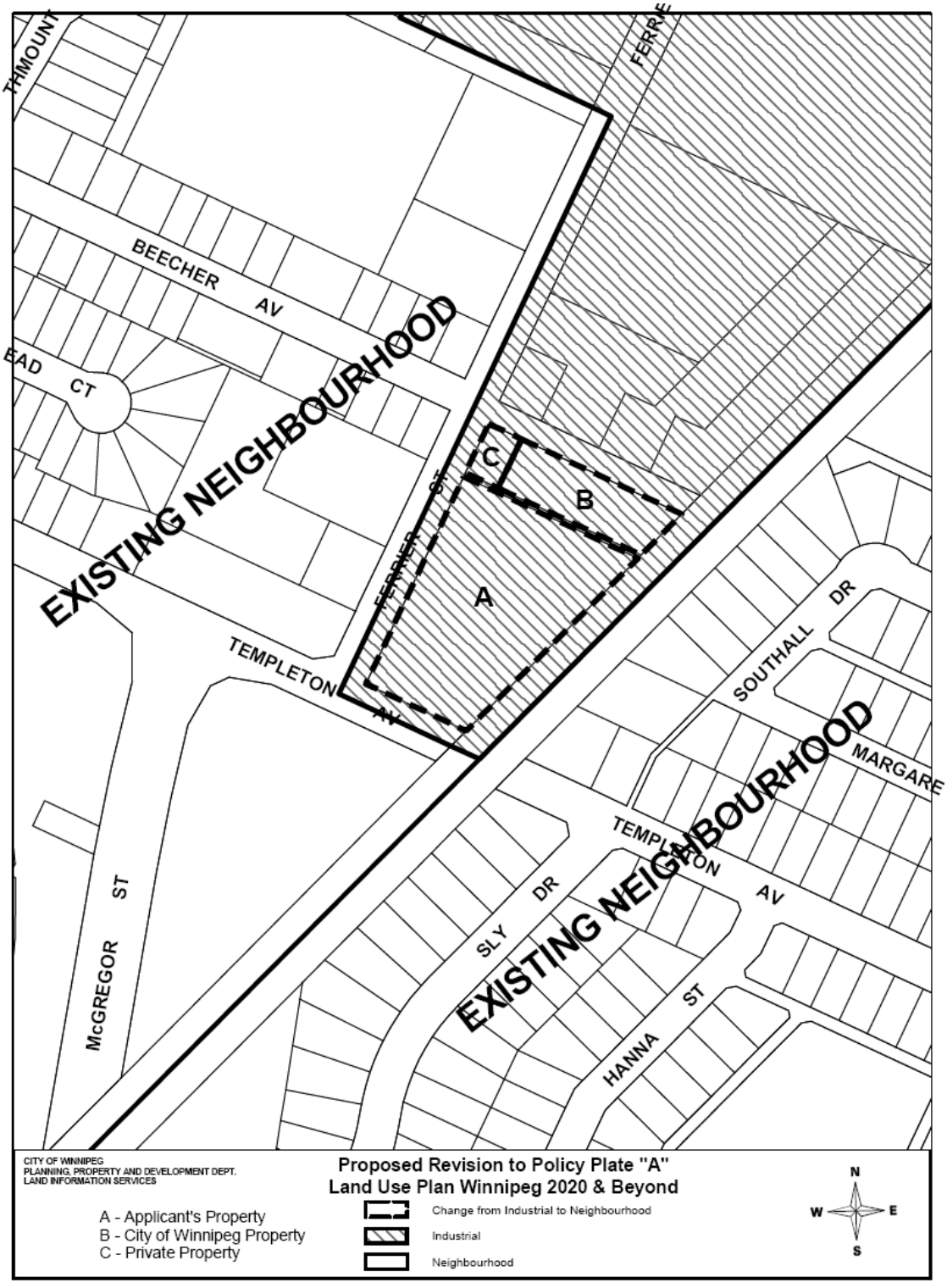

THMOUNT
FERRE
BEECHER AV
BAD CT
EXISTING NEIGHBOURHOOD
FERRIER ST
C
B
A
TEMPLETON AV
SOUTHALL DR
MARGARE
TEMPLETON AV
SLY DR
HANNA ST
McGREGOR ST
EXISTING NEIGHBOURHOOD
CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.
LAND INFORMATION SERVICES
Proposed Revision to Policy Plate "A"
Land Use Plan Winnipeg 2020 & Beyond
A - Applicant's Property
B - City of Winnipeg Property
C - Private Property
Change from Industrial to Neighbourhood
Industrial
Neighbourhood
N
W
E
S

Exhibit "7a" referred to in File EP-1.1(PW 2/2007) [c/r DAZ 226/2007]

Winnipeg

City Clerk's Department • Bureau du greffier

November 22, 2007

File EP-1.1 (PW 2/2007)

The Honourable Steve Ashton
Minister of Intergovernmental Affairs and Trade
Legislative Building, 450 Broadway
Winnipeg, Manitoba
R3C 0V8

Plan Winnipeg Amendment – 455 Templeton Avenue and 2401 Ferrier Street

I enclose for your attention, a copy of the November 21, 2007, Council decision with respect to the above-noted matter - Item No. 2 of the Report of the Executive Policy Committee dated November 14, 2007. On November 21, 2007, Council gave first reading to By-law No. 200/2007.

A public hearing before the Executive Policy Committee for the proposed amendment to Plan Winnipeg 2020 Vision By-law No. 7630/2000 and related development applications has been scheduled for Wednesday, January 30, 2008 at 9:00 a.m. in the Council Building, 510 Main Street.

Notice for the public hearing will be advertised in the Winnipeg Free Press and the Winnipeg Sun in accordance with The City of Winnipeg Charter.

Additional information on this matter can be accessed via the City Clerk's Department Decision Making Information System at www.winnipeg.ca/CLKDMIS in Council's Minute documents, as well as the Executive Policy Committee's agenda documents.

Should you require further information, please contact Jo-Ann I. Park, Manager of the Decision Making Process at 986-3732.

THIS IS EXHIBIT "7a" REFERRED TO
IN FILE NO. EP-1.1(PW 2/2007)
DATED THIS 30th day of January 2008

CLERK

R. Kachur
City Clerk

Enclosures

c. Mr. B. Gray, Mayor's Director of Policy, Manager EPC Secretariat
Ms L. Black, Manager, CAO Secretariat
Mrs. U. Goeres, City Solicitor/Manager of Legal Services, Internal Services Department
Mr. J. Paterson, Acting Director of Planning, Property and Development
Ms M. Richard, Senior Planner - Plan Winnipeg, Planning, Property and Development Department
Mr. M. Robinson, Planner, Planning, Property and Development Department

Embrace the Spirit • Vivez l'esprit

Council Building, 510 Main Street • Immeuble du Conseil, 510, rue Main • Winnipeg • Manitoba R3B 1B9
tel/tél. (204) 986-2171 • fax/télec. (204) 947-3452 • website: winnipeg.ca

Exhibit “7b" referred to in File EP-1.1(PW 2/2007) [c/r DAZ 226/2007]

Winnipeg

City Clerk's Department • Bureau du greffier

November 22, 2007

File EP-1.1 (PW 2/2007)

Landmark Planning & Design Inc.
Suite 200 – 661 Pembina Highway
Winnipeg, Manitoba
R3M 2L5

Attention : Donovan Toews

Plan Winnipeg Amendment: 455 Templeton Avenue and 2401 Ferrier Street

I enclose for your attention, a copy of the November 21, 2007, Council decision with respect to the above-noted matter - Item No. 2 of the Report of the Executive Policy Committee dated November 14, 2007. On November 21, 2007, Council gave first reading to By-law No. 200/2007.

A public hearing before the Executive Policy Committee for the proposed amendment to Plan Winnipeg 2020 Vision By-law No. 7630/2000 and related development applications has been scheduled for Wednesday, January 30, 2008 at 9:00 a.m. in the Council Building, 510 Main Street.

Notice for the public hearing will be advertised in the Winnipeg Free Press and the Winnipeg Sun in accordance with The City of Winnipeg Charter.

Additional information on this matter can be accessed via the City Clerk's Department Decision Making Information System at www.winnipeg.ca/CLKDMIS in Council's Minute documents, as well as the Executive Policy Committee's agenda documents.

Should you require further information, please contact Jo-Ann I. Park, Manager of the Decision Making Process at 986-3732.

R. Kachur
City Clerk

THIS IS EXHIBIT "7b" REFERRED TO
IN FILE NO. EP-1.1(PW 2/2007)
DATED THIS 30th day of January 2008

CLERK

Enclosures

c. Ms L. Black, Manager, CAO Secretariat
Mrs. U. Goeres, City Solicitor/Manager of Legal Services, Internal Services Department
Mr. J. Paterson, Acting Director of Planning, Property and Development
Ms M. Richard, Senior Planner - Plan Winnipeg, Planning, Property and Development Department
Mr. M. Robinson, Planner, Planning, Property and Development Department

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Exhibit “7c" referred to in File EP-1.1(PW 2/2007) [c/r DAZ 226/2007]

Winnipeg

City Clerk's Department • Bureau du greffier

November 22, 2007

File EP-1.1(PW 2/2007)

Mr. J. Paterson
Acting Director of Planning, Property
and Development

Plan Winnipeg Amendment – 455 Templeton Avenue and 2401 Ferrier Street

I enclose for your attention, copy of the November 21, 2007 Council decision with respect to the above-noted matter - Item 2 of Report of the Executive Policy Committee dated November 14, 2007. On November 21, 2007, Council also gave first reading to By-law No. 200/2007.

A public hearing before the Executive Policy Committee for the proposed amendment to Plan Winnipeg 2020 Vision By-law No. 7630/2000 and related development applications has been scheduled for Wednesday, January 30, 2008 at 9:00 a.m. in the Council Building, 510 Main Street.

Additional information on this matter can be accessed via the City Clerk's Department Decision Making Information System at www.winnipeg.ca/CLKDMIS in Council's Minute documents.

Should you require further information, please contact Jo-Ann I. Park, Manager of the Decision Making Process at 986-3732.

THIS IS EXHIBIT "7c" REFERRED TO
IN FILE NO. EP-1.1(PW 2/2007)
DATED THIS 30th day of January 2008

CLERK

R. Kachur
City Clerk

Enclosures

c. Mr. B. Gray, Mayor's Director of Policy/Manager EPC Secretariat
Ms L. Black, Manager, CAO Secretariat
Mrs. U. Goeres, City Solicitor/Manager of Legal Services, Internal Services Department
Ms J. East, Manager of Planning and Land Use, Planning, Property and Development Department
Ms M. Richard, Senior Planner - Plan Winnipeg, Planning and Land Use Division, Planning, Property and Development Department
Mr. M. Robinson, Planner, Planning, Property and Development Department

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tel/tél. (204) 986-2171 • fax/télec. (204) 947-3452 • website: winnipeg.ca

Exhibit “7d" referred to in File EP-1.1(PW 2/2007) [c/r DAZ 226/2007]

Winnipeg

City Clerk's Department • Bureau du greffier

November 22, 2007

File EP-1.1 (PW 2/2007)

R. M. of West St. Paul
3550 Main Street
West St. Paul, Manitoba
R4A 5A3

Attention: Reeve Clifford Dearman
Mr. G. Wright, Acting Chief Administrative Officer

Plan Winnipeg Amendment – 455 Templeton Avenue and 2401 Ferrier Street

I enclose for your information, a copy of the November 21, 2007 Council decision with respect to the above-noted matter - Item No. 2 of the Report of the Executive Policy Committee dated November 14, 2007. On November 21, 2007, Council gave first reading to By-law No. 200/2007.

A public hearing before the Executive Policy Committee for the proposed amendment to Plan Winnipeg 2020 Vision By-law No. 7630/2000 and related development applications has been scheduled for Wednesday, January 30, 2008 at 9:00 a.m. in the Council Building, 510 Main Street.

Additional information on this matter can be accessed via the City Clerk's Department Decision Making Information System at www.winnipeg.ca/CLKDMIS in Council's Minute documents, as well as the Executive Policy Committee's agenda documents.

Should you require further information, please contact Jo-Ann I. Park, Manager of the Decision Making Process at 986-3732.

THIS IS EXHIBIT "7d" REFERRED TO
IN FILE NO. EP-1.1(PW 2/2007)
DATED THIS 30th day of January 2008

CLERK

R. Kachur
City Clerk

Enclosures

c. Ms L. Black, Manager, CAO Secretariat
Mrs. U. Goeres, City Solicitor/Manager of Legal Services, Internal Services Department
Mr. J. Paterson, Acting Director of Planning, Property and Development
Ms M. Richard, Senior Planner - Plan Winnipeg, Planning, Property and Development Department
Mr. M. Robinson, Planner, Planning, Property and Development Department

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Exhibit "8" referred to in File EP-1.1(PW 2/2007) [c/r DAZ 226/2007]

DATE: December 13, 2007

PLEASE BE ADVISED THAT YOUR APPLICATION HAS BEEN SCHEDULED FOR THE FOLLOWING PUBLIC HEARING AT THE DATE, TIME AND LOCATION AS INDICATED BELOW:

PUBLIC HEARING

EXECUTIVE POLICY COMMITTEE,
Council Building,
510 Main Street
on Wednesday, January 30, 2008
at 9:00 a.m.

_____

E. Axelrod
Ph: 986-5113
EA/ddg

cc: M. Robinson, Planner
E. Carriere - Land Development Br.
Donna Beaton, Parks Planner
Applicant
Community Clerk
Ward Councillor - O'Shaughnessy
File
R. J. Hartmann - Public Works
Frank/Terry - Water & Waste
Zoning Development Branch

Note: Check advertising sketch for any errors or omissions. If you require any changes, please contact me immediately.

I hereby acknowledge receipt of the notice for the public hearing outlined above.

_____.

Signed: _____

Mailed out on _____.

Signed: _____

NOTE: ***Cuts will appear in both newspapers on the Thursday, 14 days prior to the date of the meeting.***

Winnipeg

NOTICE OF PUBLIC HEARING
EXECUTIVE POLICY COMMITTEE

Date: Wednesday, January 30, 2008

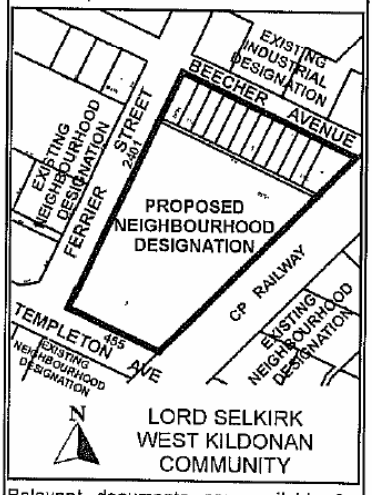
Time: 9:00 a.m.

Location: Council Building, 510 Main Street

Re: Proposed Plan Winnipeg Amendment By-law No. 200/2007

Applicant: Landmark Planning & Design Inc. (Donovan Toews)

TAKE NOTICE that pursuant to Section 227 of The City of Winnipeg Charter, the Executive Policy Committee will hold a public hearing to consider amending "POLICY PLATE A, LAND USE, PLAN WINNIPEG 2020 VISION" attached to and forming part of By-law No. 7630/2000 as follows and as shown outlined on the map below:



Relevant documents are available for inspection by contacting Michael Robinson, Planner, Planning Property and Development Department, at 986-3213.

Persons wishing to make representation at the above hearing are requested to notify Jo-Ann Park, Manager of the Decision Making Process, Council Building, 510 Main Street, Winnipeg, R3B 1B9, telephone 986-3732, to assist in scheduling representations. Written submissions are requested in advance of the public hearing.

Simultaneous French/English interpretation will be available if requested

Exhibit "9" referred to in File EP-1.1(PW 2/2007) [c/r DAZ 226/2007]

Winnipeg

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

Planning and Land Use Division • Division de l'urbanisme et de l'usage des sols

In reply please refer to / Référence à rappeler :

Stephen Walker, Planner
(204) 986-5549
Fax / Téléc. : (204) 986-3684

January 18, 2008

Mike Hyder, Regional Manager Real Estate Marketing
Candaian Pacific Railway
Gulf Canada Square
500-401 9th Ave SW
Calgary, AB T2P 3C5

Dear Sir:

RE: PLAN WINNIPEG AMENDMENT 2/07 (BY-LAW 200/07)

Please be advised that an application has been received to amend *Plan Winnipeg 2020 Vision*, the City of Winnipeg's long range development plan. The amendment proposes to redesignate a small area of land in the north west quadrant of the City from Industrial Policy Area to Neighbourhood Policy Area. To promote orderly and efficient development, the Public Service has recommended the lands east of Ferrier Street between Beecher Avenue and Templeton Avenue be redesignated to Neighbourhood Policy Area. The maps attached display the area as it is currently designated and how the area is proposed to be designated.

Our records indicate that Canadian Pacific Railway owns the railway right-of-way in this area. The purpose of this letter is to inform you of the Plan Winnipeg amendment and that a Public Hearing has been scheduled for January 30, 2008 to hear the proposed By-law. The proposed Plan Winnipeg amendment does not affect the zoning of any of the properties. If you have any questions or concerns please feel free to contact the undersigned.

Sincerely,

Stephen Walker, MCP

V:Plan Winnipeg/2007 Applications/Letter to CPR

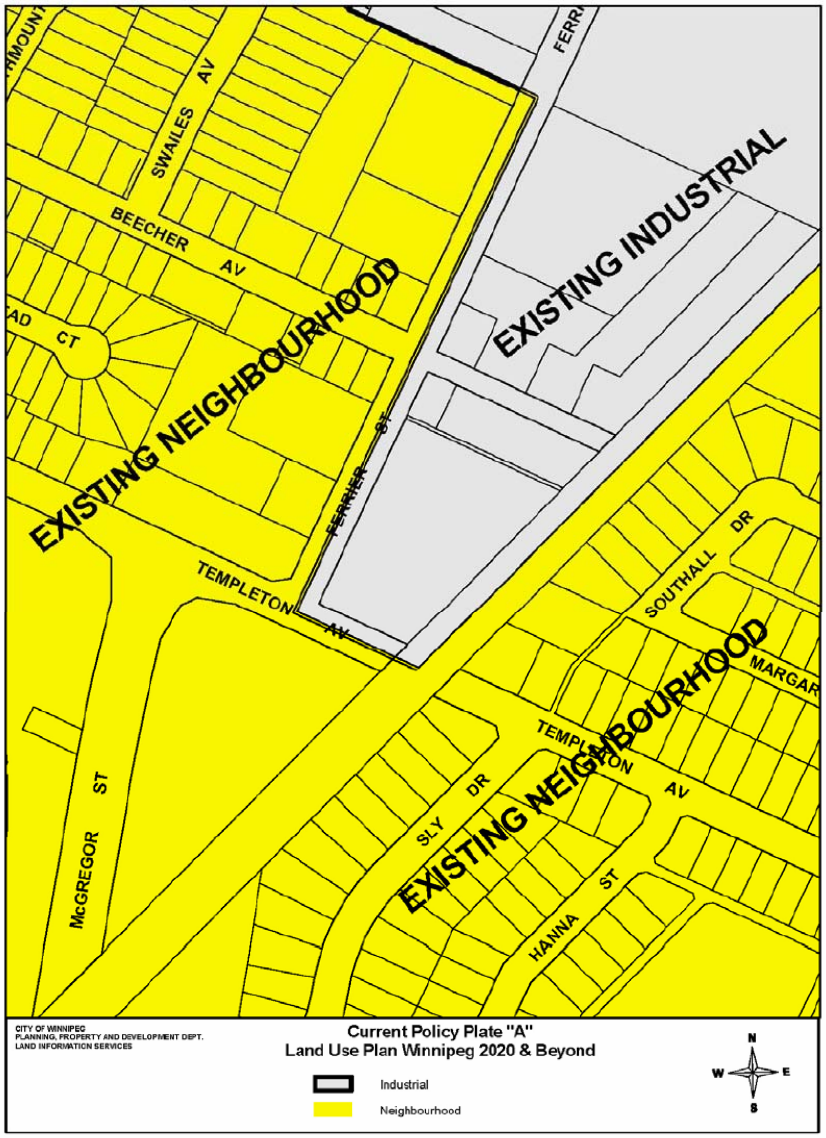


Figure 1: Current Plan Winnipeg Designations



Figure 2: Proposed Plan Winnipeg Designations

Exhibit "10" referred to in File EP-1.1(PW 2/2007) [c/r DAZ 226/2007]

RE: **Plan Winnipeg Amendment – 455 Templeton Ave.; 2401 Ferrier – South Side of Beecher Ave. and East of Ferrier**

FOR SUBMISSION TO: **Executive Policy Committee**

ORIGINAL REPORT SIGNED BY: **Director of Planning, Property and Development**

REPORT DATE: **January 25, 2008**

RECOMMENDATION:

1. **That By-Law No. 200/2007, as amended, a proposal to amend Plan Winnipeg 2020 Vision By-law No. 7630/2000 by re-designating lands from Industrial Policy Area to Neighbourhood Policy Area, be forwarded to Council for Second Reading**

Report Summary

Key Issues:

- On November 21, 2007, Council gave First Reading to By-law No. 200/2007 directing the Executive Policy Committee to schedule a public hearing (January 30, 2008) to consider amending Plan Winnipeg 2020 Vision. Giving Second Reading to the proposed By-law will allow the proposed amendment to be forwarded to the Minister of Intergovernmental Affairs for consideration, prior to Third Reading and final approval by Council.

- The Public Service is recommending that the subject area, three (3) acres of land located east of Ferrier Street and south of Beecher Avenue as shown on Attachment 1, be re-designated from "Industrial Policy Area" to "Neighbourhood Policy Area".

- The Public Service recommends that the railway lands to the east of the subject area from Beecher Avenue to Templeton Avenue be re-designated to Neighbourhood Policy Area to support the logical and orderly extension of Neighbourhood Policy Area.

- Re-designation will support the logical and orderly extension of Neighbourhood Policy Area and can be characterized as infill.

- Additionally, re-designation will help offset a tight residential land supply in this area. According to draft preliminary residential land supply findings, most major land holdings in Neighbourhood Policy Area in this area of the city have been developed or are in the process of being developed.

- The loss of three acres of vacant land designated Industrial Policy Area will not negatively impact the industrial land supply in relation to demand in the northwest quadrant.

- According to draft preliminary Employment Lands Strategy, this area's capacity to be developed for industrial use has eroded over time and the subject area no longer represents a strategic or logical location for industrial activity. Any significant industrial activity remains concentrated in the West Kildonan Industrial Neighbourhood to the north of the subject area.

- The proposed development can be serviced by surrounding infrastructure in an environmentally sound, economical and timely manner.

- A rezoning of the lands identified as Parcel A is being dealt with concurrently, through a combined hearing. Sections 227 and 278 of The City of Winnipeg Charter provide that Plan Winnipeg hearings may be combined with another hearing.

Implications of the Recommendation(s):

General Implications

( ) None

( ) 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 amendment will allow for consideration of residential development to meet growing demand.

Policy Implications

() No

(x) Yes

Comment(s): Change from Industrial Policy Area to Neighbourhood Policy Area is consistent with Plan Winnipeg 2020 Vision policies and will facilitate orderly and logical development.

Re-designation from Industrial Policy Area to Neighbourhood Policy Area will not significantly impact the City's industrial land supply.

Regulatory Implications

(x) None

( ) Eliminates or reduces regulatory impact

( ) Proposes regulatory impact

Comment(s):

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:
Pursuant to the City of Winnipeg Charter, the Executive Policy Committee is the designated hearing body responsible for Plan Winnipeg.

BACKGROUND:
The subject area of the application is approximately three (3) acres of vacant, unserviced land located on the east side of Ferrier Street and south side of Beecher Avenue. It is designated Industrial Policy Area and zoned "A" – Agricultural District.

The subject area is bound to the north by Industrial Policy Area and to the south, west and east by Neighbourhood Policy Area. Zoning in the area varies: to the north "M2" Industrial District and "A" Agricultural District, to the south "A" – Agricultural District; to the west "R1-5" and "R1-20" – Single Family Districts and to the east the land is predominately zoned "R1-5" – Single Family District.

The subject area includes three major parcels – two of the parcels are vacant (Parcels A and B) and the owner of Parcel C is planning to build a single-family dwelling. The Public Trustee of Manitoba, who initiated the amendment process, holds the largest parcel, Parcel A. Parcel B is held by the City of Winnipeg who requested inclusion in this amendment process. Parcel C is privately-owned and has been included in this application to better reflect its residential land use. The current owners of Parcel C have been advised of this application to amend Plan Winnipeg 2020 Vision and have indicated support for the amendment. Parcels B and C are not subject to rezoning at this time.

The railway lines to the east of Parcels A, B, and C should be included in this amendment to reflect logical and orderly extension of Neighbourhood Policy Area and support residential development in the area. Inclusion of these lands is consistent with the intent of clause 110(1)(f) of the Winnipeg Zoning By-law and reflected in map attached to this report.

DISCUSSION:
Although background research and analysis demonstrates that the subject and surrounding area requires a more comprehensive and thorough review to address long range residential land requirements, in this instance there is merit to considering a site-specific amendment to Plan Winnipeg:

<u>Land Use Compatibility (PW Policy 3A-01)</u>
- Re-designation will support the logical and orderly extension of Neighbourhood Policy Area. The subject area is adjacent to and compatible with existing residential

development making it a logical extension of existing Neighbourhood Policy Area. The subject site is adjacent to Neighbourhood Policy Area to the west, south and east. The subject site is also located within close proximity (less than 1.5 km) to commercial services in an area of regional commercial and mixed-use concentration.

- According to draft preliminary findings of the Employment Lands Strategy, the subject area has not functioned as a preferred strategic location for industrial activity and it no longer represents a viable area for industrial activity. The area to be re-designated remains vacant with the exception of two single family dwellings on Parcel B. Additionally, the owners of Parcel C plan on building a single family dwelling.

Land Supply and Demand (PW Policy 3A–02)

- The growing demand for residential development in this area has resulted in limited land supply. According to the draft residential land supply findings, there are approximately 500 acres of Neighbourhood Policy Area in this quadrant of the city.

- City of Winnipeg growth projections suggest that the northwest quadrant will require approximately 1,270 acres to accommodate single-family residential demand to 2030.

- Based on current projections, an additional 770 acres will be required over the next 23 years.

Servicing (PW Policy 3A-02)

- The proposed development can be serviced by surrounding infrastructure in an environmentally sound, economical and timely manner. Urban standard piped water and wastewater systems are located on Templeton Ave. and Ferrier Street. Site specific servicing plans, including transportation plans, will be required as part of the subdivision process.

- A portion of the subject area falls within the 1 km odour control zone around the North End Water Pollution Control Centre. Issues related to the odour control zone around the North End Water Pollution Control Centre can be managed by caveats being filed on the title of each lot within the zone.

Financial Impact Statement Date: January 16, 2008

Project Name:

Second Reading Report -Plan Winnipeg Amendment, By-law 200/2007

COMMENTS:

The recommendation contained in this report is that By-Law No. 200/2007, as amended, a proposal to amend Plan Winnipeg 2020 Vision By-law No. 7630/2000 by re-designating lands from Industrial Policy Area to Neighbourhood Policy Area, be forwarded to Council for Second Reading.

There are no financial implications associated with this report.

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

IN PREPARING THIS REPORT THERE WAS:

Internal Consultation With and Concurrence By:

Legal Services

Water and Waste

Public Works

External Consultation With:

NA

THIS REPORT SUBMITTED BY:

Department	Planning, Property and Development
Division	Planning and Land Use
Prepared by	Stephen Walker, Planner
PPD File No.	PW2/07

O:\Reports Directive\Planning and Land Use\Urban Planning Reports\2007 Reports\Plan Winnipeg 455 Templeton Second Reading (Rev)v2.doc

Exhibit "11" referred to in File EP-1.1(PW 2/2007) [c/r DAZ 226/2007]

Winnipeg

Planning, Property & Development Department
Service de l'urbanisme, des biens et de l'aménagement
Main Floor, 65 Garry Street • 65, rue Garry, rez-de-chaussée
• Winnipeg • Manitoba R3C 4K4

"A" referred to in the Affidavit of Ron Laubmann sworn before me this 29th day of January A.D. 2008

A COMMISSIONER FOR OATHS IN AND FOR THE PROVINCE OF MANITOBA. MY COMMISSION EXPIRE 08/05/24

INSPECTION REPORT

INSPECTION DECLARATION OF PUBLIC NOTICE FOR:

File Number : PW 2/07 (c/r DAZ-226/2007)

Date of Public Hearing : Wednesday, January 30,2008

Applicant - name : Landmark Planning & Design Inc. (Donovan Toews)
- phone :

Posters - to be erected: 1 Posters – 1 large Poster on Templeton Ave

Posters - erected by: Applicant X City of Winnipeg ___

PREMISES: Land located on the corner of Templeton Avenue and Ferrier St.

1. City posted premises on: ✓
Number of Posters erected: ✓
(Delete where not applicable)

2. Premises Inspected on: January 21, 20
Number of Posters on premises: 1

3. Premises Inspected on: N/A
Number of Posters on premises: ✓

I, Ron Laubmann , Development Application Inspector of the City of Winnipeg, in the
solemnly declare that I did on the 21st day of January, A.D. 2008, pos
public notice as stated above, and I make this solemn declaration conscientiously b
knowing that it is of the same force and effect as if made under oath, and by virtue of the

Declared before me at Winnipeg
In the Province of Manitoba this

29th Day of January A.D. 2008

COMMISSIONER FOR OATHS IN AND FOR THE PROVINCE OF MANITOBA. MY COMMISSION EXPIRES 08/05/24

Development Application

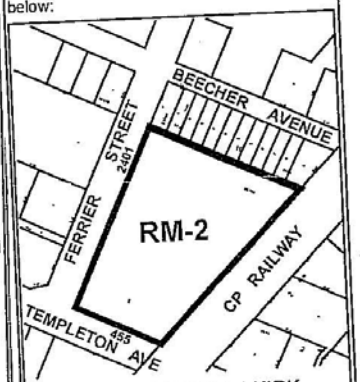
Exhibit "A"

Winnipeg

NOTICE OF PUBLIC HEARING
EXECUTIVE POLICY COMMITTEE

Date: Wednesday, January 30, 2008
Time: 9:00 a.m.
Location: Council Building, 510 Main Street
File: DAZ 226/2007
Applicant: Landmark Planning & Design Inc. (Donovan Toews)

TAKE NOTICE that the Executive Policy Committee will hold a public hearing to consider amending The Winnipeg Zoning By-Law 6400/94 from an "A" AGRICULTURAL DISTRICT to an "RM-2" MULTIPLE-FAMILY DISTRICT as shown outlined on the map below:

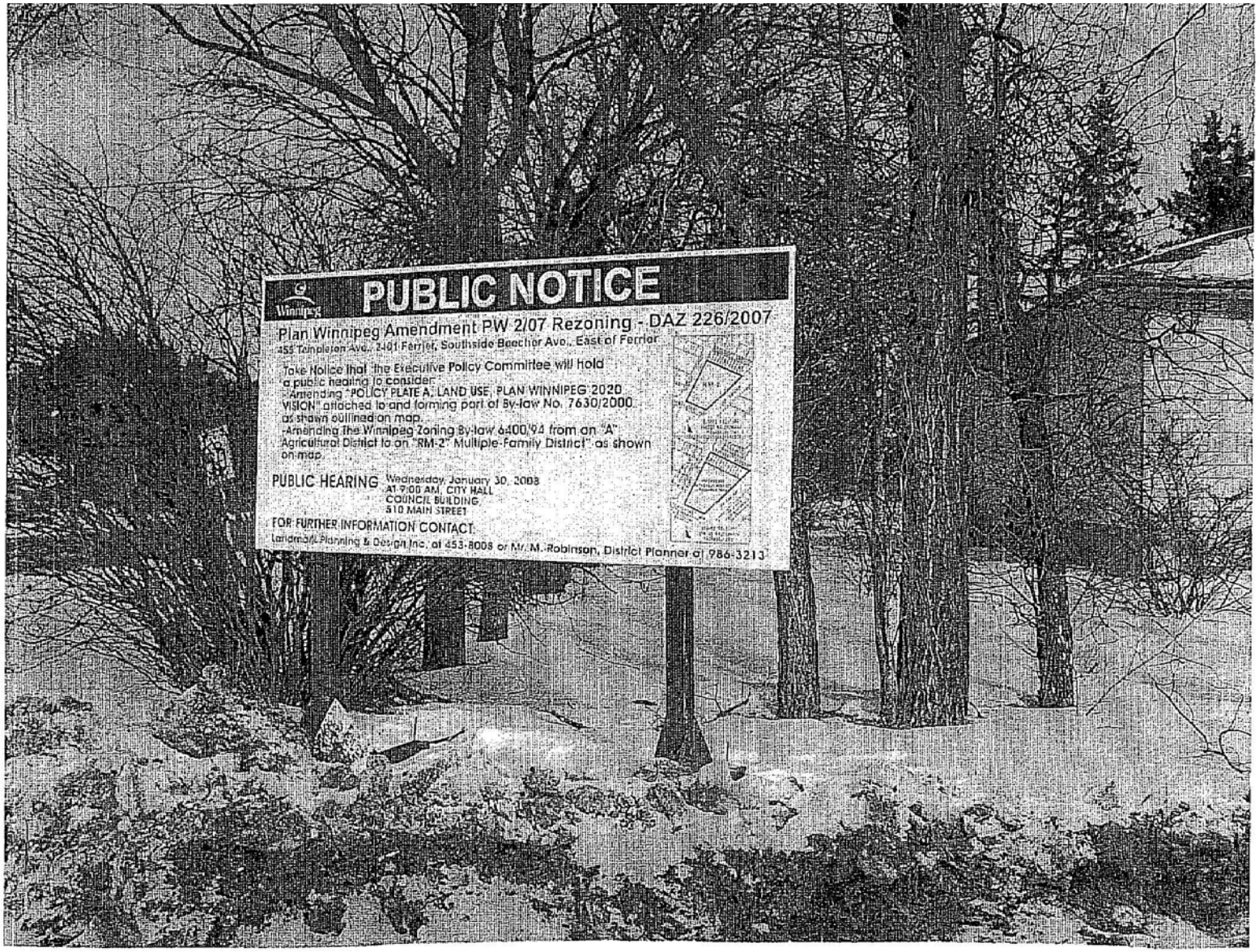


Relevant documents are available for inspection by contacting Michael Robinson, Planner, Planning Property and Development Department, at 986-3213.

Persons wishing to make representation at the above hearing are requested to notify Jo-Ann Park, Manager of the Decision Making Process, Council Building, 510 Main Street, Winnipeg, R3B 1B9, telephone 986-3732, to assist in scheduling representations. Written submissions are requested in advance of the public hearing.

LORD SELKIRK - WEST KILDONAN

NT completed one week prior to March 30.


PUBLIC NOTICE
Plan Winnipeg Amendment PW 2/07 Rezoning - DAZ 226/2007
455 Templeton Ave., 2481 Ferrier, Southside Beechler Ave., East of Ferrier
Take Notice that the Executive Policy Committee will hold a public hearing to consider:
-Amending "POLICY PLATE A, LAND USE, PLAN WINNIPEG 2020 VISION" attached to and forming part of By-law No. 7630/2000 as shown outlined on map.
-Amending the Winnipeg Zoning By-law 6400/94 from an "A" Agricultural District to an "RM-2" Multiple-Family District" as shown on map.
PUBLIC HEARING Wednesday, January 30, 2008
At 9:00 AM, CITY HALL
COUNCIL BUILDING
510 MAIN STREET
FOR FURTHER INFORMATION CONTACT:
Landmark Planning & Design Inc. at 453-8008 or Mr. M. Robinson, District Planner at 986-3213

Winnipeg

RECEIVED
CITY CLERKS
WINNIPEG
8 JAN 29 P12:36

COW Copy

Planning, Property and Development Department • Service de l'urbanisme, des biens et de l'aménagement
Development and Inspections Division • Division de l'aménagement et des inspections

January 9, 2008

Donovin Toews
Landmark Planning & Design Inc.

Dear Sir/Madam:

RE: EAST SIDE OF FERRIER STREET, BETWEEN TEMPLETON AND BEECHER AVENUE – 2401 FERRIER STREET

POSTERS MUST BE PLACED ON THE SUBJECT PROPERTY NOT LATER THAN JANUARY 15, 2008.

IT IS YOUR RESPONSIBILITY AS THE APPLICANT TO:

1. Erect and maintain the posters in the following manner:
   a. **ON** the subject property.
   b. No more than one (1) metre (3 feet) in from the property line.
   c. Facing out towards all street and lane frontages in a manner that they can easily be read by passersby on the sidewalk, street or lane.
   - Posters may be attached to any surface such as walls, fences or within windows provided the above regulations are followed, or if necessary, by using stakes driven into the ground.
   - POSTERS MUST NOT BE ATTACHED TO PUBLIC UTILITY POLES OR TREES ON PUBLIC LANDS.* ANY SUCH PLACEMENT WILL CONSTITUTE A VIOLATION OF THE POSTING REQUIREMENTS AND THE STREETS BY-LAW NO. 1481/77 AND WILL BE SO NOTED ON THE POSTING INSPECTION REPORT.
   - Posters must remain up for the required fourteen (14) days prior to the public hearing, not including the posting date or the hearing date. (* The City Forester advises you are not to attach the poster to any tree on your property to avoid long term damage to the tree through disease and insect infestations.)
2. Arrange to obtain replacement posters by calling this office at 986-2533 immediately if posters have been damaged or removed due to vandalism or adverse weather conditions.
3. Correct any irregularities in our posting or departures from the written instructions on the application form, as may be pointed out to you by the posting inspector.
4. Remove all notices from the subject property immediately after the date of the public hearing.

The subject property will be inspected during the posting period and you will be notified if the posting procedure is not being adhered to. This does not, however, preclude your own surveillance of the property or your responsibility to contact this office should you notice any irregularities. The posting inspector will present a posting inspection report at the public hearing.

Yours truly,

Zoning and Permits Administrator

M. Grady
cc: Public Hearing Clerk

I hereby acknowledge receipt of the notice for the public hearing outlined above.

DONOVIN TOEWS

THIS IS SCHEDULE "A" ATTACHED TO AND FORMING PART OF BY-LAW No. 5893/92

SITE POSTING SPECIFICATIONS

Sign Specifications

1. Materials for a 4 foot X 8 foot sign shall include laminated plywood or other wood by-product board (½ inch thick) or corrugated plastic (10 mil thick). Sign shall be affixed to a building wall or free-standing using 4 inch X 4 inch posts or secured to a skid structure and anchored to the ground. Sign installation shall be certified by a qualified, registered professional engineer.

2. Plywood or wood by-product board shall have front and back sides, and all edges shall be painted with white acrylic exterior enamel.

3. All lettering shall be black with fonts and sizes as per attached sample and requirements set out on page 2 of this Schedule.

4. All signs shall be pre-approved by the Director of Planning, Property and Development (or designate) prior to installation and shall be placed on the site in accordance with the approved plan.

Applicant Information Area (located at the bottom of the sign)

1. Applicant area shall be not less than 8 inches and not more than 16 inches from the bottom of the sign.

2. Applicant information may not be used for promoting, selling or advertising a product and/or service.

3. Applicant information area may contain: developer/owner/applicant name(s), address, phone number, email or web site address including a rendering of the proposed building or development.

4. Colour may be used in the applicant information area; however, this area is not intended to detract from the primary purpose of the Public Notice.

5. Applicant information area, including size, colour and content, is subject to the approval of the Director of Planning, Property and Development (or designate).

Site Posting Instructions

1. The site shall be posted no more than 21 days or less than 10 days prior to the date of the first public hearing.

2. If the sign is for a Variance and or Conditional Use application, either in whole or in part, the site shall be posted no more than 21 or less than 14 days prior to the date of the first public hearing.

3. Sign posting shall be maintained until final disposition of the application(s); that is, until after the decision of the designated Committee is posted on the City's website.

4. Sign shall be removed no sooner than 1 day nor more than 14 days after the final disposition of the application.

5. Bottom edge of the 4' X 8' sign shall be a minimum of 4 feet and a maximum of 8 feet above ground level.

6. Sign shall be located no further than 3 feet from a property line.

7. Applicant may use a sign vendor of their choice.

8. If installing a sign using 4" X 4" posts, applicant must Call Before You Dig (480-1212) – Manitoba Hydro

Exhibit “12” referred to in File EP-1.1(PW 2/2007) [c/r DAZ 226/2007]

From: Donovan Toews
Sent: Monday, January 28, 2008 3:38 PM
To: Park, Jo-Ann
Cc: Fergusson, Exhibit “12” referred to in File EP-1.1(PW 2/2007) [c/r DAZ 226/2007]
John (TPT)
Subject: DAZ 226/07 and PW 200/07

Ms. Park,

Respecting City of Winnipeg file numbers noted above related to lands located at the northeast corner of the intersection of Templeton Avenue and Ferrier road, the applicant is requesting that both the rezoning application as well as the Plan Winnipeg amendment application be adjourned to a future date, in order to allow the applicant time to re-examine development options for this site. We anticipate that we would require approximately one month in order to carry out our investigations.

Could you please confirm that our request has been received.

Thanks kindly,

Donovan Toews
Landmark Planning & Design Inc.
453-8008 or 791-4259

Exhibit “13” referred to in File EP-1.1(PW 2/2007) [c/r DAZ 226/2007]

From: Kerry McKerracher
Sent: Tuesday, January 29, 2008 1:39 PM
To: Park, Jo-Ann
Cc: Lazarenko, Harry
Subject: FW: Templeton and Ferrier

To : Clerk, Jo-Ann Park

From Kerry McKerracher
Homeowner at 487 Sly Drive, Winnipeg

Dear Jo-Anne,

I received your email address from Councilor Harry Lazarenko's office and wanted to express my concern and OBJECTION to the re-zoning of the attached Parcels of land.

I am unable to attend the re-zoning meeting to be held City Hall tomorrow at 9:00 A.M. due to a previous commitment.

I am emailing you to express my concern and OBJECTION at the re-zoning of the Parcels of Land off of Ferrier and Templeton and Ferrier and Beecher.

Due to the Increased Traffic flow in the area I do not think we should allow re-zoning for density higher than Single Family Dwellings.

Templeton is already a very busy street due to the WAL-Mart located at McPhillips and Templeton and Further Traffic on this street would present a major problem to Kids crossing to the Park located behind the railroad tracks with access from Templeton across from SLY Drive. My 12 Year old Son Walks this way to the park, and to his friends as well as to the community centre located at the end of Salter Street. While he may be old enough to watch for Cars I still am concerned with Him crossing as there is a incline at the railway tracks and it is hard to see cars coming east on Templeton when you are looking from the corner of Sly Drive and Templeton.

I am also concerned about over-flow parking on the residential streets in the Neighborhood.

While I am not directly adjacent to the proposed re-zoning, if approved I fear it will impact my family in a negative way due to the concerns expressed above.

Please pass on my OBJECTION to the proposed re-zoning to the council members.

Thanks in Advance
Kerry McKerracher

Exhibit “14” referred to in File EP-1.1(PW 2/2007) [c/r DAZ 226/2007]

From: Karen_McKerracher
Sent: Tuesday, January 29, 2008 2:07 PM
To: Park, Jo-Ann
Cc: Lazarenko, Harry

Subject: Templeton & Ferrier

From Karen McKerracher
Homeowner at 487 Sly Drive
Winnipeg, MB R2V 2H3

Dear Jo-Anne,

I received your email address from Councilor Harry Lazarenko's office and wanted to express my concern and OBJECTION to the re-zoning of the attached Parcels of land.

I am unable to attend the re-zoning meeting to be held City Hall tomorrow at 9:00 A.M. due to a previous commitment.

I am emailing you to express my concern and OBJECTION at the re-zoning of the Parcels of Land off of Ferrier and Templeton and Ferrier and Beecher.

Due to the Increased Traffic flow in the area I do not think we should allow re-zoning for density higher than Single Family Dwellings.

Templeton is already a very busy street due to the WAL-Mart located at McPhillips and Templeton and Further Traffic on this street would present a major problem to Kids crossing to the Park located behind the railroad tracks with access from Templeton across from SLY Drive. My 12 Year old Son Walks this way to the park, and to his friends as well as to the community centre located at the end of Salter Street. While he may be old enough to watch for Cars I still am concerned with Him crossing as there is a incline at the railway tracks and it is hard to see cars coming east on Templeton when you are looking from the corner of Sly Drive and Templeton.

I am also concerned about over-flow parking on the residential streets in the Neighborhood.

While I am not directly adjacent to the proposed re-zoning, if approved I fear it will impact my family in a negative way due to the concerns expressed above.

Please pass on my OBJECTION to the proposed re-zoning to the council members.

Thanks in Advance
Karen McKerracher

Exhibit “15” referred to in File EP-1.1(PW 2/2007) [c/r DAZ 226/2007]

From: Miguel Morgadinho
Sent: Tuesday, January 29, 2008 7:11 PM
To: Park, Jo-Ann
Subject: Templeton\Ferrier Project Proposal
I wish to participate in the process for the Templeton\Ferrier Project. Please keep me informed on any important dates and meetings. Thanks

Miguel Morgadinho
and
Darlene Morgadinho

Exhibit “16” referred to in File EP-1.1(PW 2/2007) [c/r DAZ 226/2007]

From: Gomes
Sent: Tuesday, January 29, 2008 7:51 PM
To: Park, Jo-Ann
Subject: Beecher & Templeton Project
Attention: Jo-Ann Park

Hello,

Please note that I wish to participate in the process with regard to the Beecher & Templeton Project.

Nouvelle Construction Limited
Aurelio Gomes

Thank you for your consideration.

Regards,

A. Gomes

Exhibit “17” referred to in File EP-1.1(PW 2/2007) [c/r DAZ 226/2007]

From: michelle
Sent: Tuesday, January 29, 2008 10:37 PM
To: Park, Jo-Ann
Subject: ferrier@templeton

michelle cain

I wish to participate in the process
(ferrier @ templeton) my petition will be submitted
by nicole dias

Thanks Michelle Cain

Exhibit "18" referred to in File EP-1.1(PW 2/2007) [c/r DAZ 226/2007]

From: Dennis Mosalowski
Sent: Tuesday, January 29, 2008 10:06 PM
To: CLK-City-Clerks
Cc: Hurley, Chris
Subject: Executive Policy Committee Mtg re Rezoning 455 Templeton, 2401 Ferrier

Unfortunately, we will be unable to attend the Executive Policy Committee meeting to be held January 30, but we would like to voice our concerns in regard to the proposed rezoning of this parcel of land and the subsequent development of apartment buildings in this area.

As long time residents in the Margaret Park area, we have noted the increased traffic flow on Templeton already, especially since the construction of the Wal-Mart on McPhillips, and the new housing developments which feed into Templeton. Templeton is already used by non-area residents as a major thoroughfare between Main and Mcphillips, a use for which it was not designed . Residents on Templeton already have to back out onto an increasingly busy street, and we notice that quite a few of these homes are put up for sale. This would indicate to us that the increased traffic is making the homes along the street less desireable. The intersection of Templeton and McGregor is not the only intersection to be considered in traffic flow studies, as already there are lineups of traffic waiting to get onto Main Street, where there is only an uncontrolled intersection. Construction of apartment buildings in this residential area will only compound this problem.

City planners allot 1.5 parking spaces per rental unit, however, most families now have more than one vehicle, and visitors will not be able to park on site, especially on holidays and special occasions. Since limited parking exists on Templeton itself, the overflow will end up on nearby streets such as Ferrier, Beecher, and even Sly Drive and Hannah.

Passage of this rezoning would set a precendent to allow future apartment building construction along McGregor. Our preference, and that of the majority of the people in the existing area, would be to limit development to single family dwellings, in keeping with the makeup of the existing neighbourhood. In fact, new housing in this area presently consists of single family dwellings such as the large new development north of Templeton, between Ferrier and Diplomat.

Please give our concerns due consideration when discussion takes place at the Executive Policy Committee meeting.

Yours Truly,
Sandra and Dennis Mosalowski

Exhibit “19” referred to in File EP-1.1(PW 2/2007) [c/r DAZ 226/2007]

From: SprattGoodmundson, Cynthia (FSH)
Sent: Wednesday, January 30, 2008 8:55 AM
To: Park, Jo-Ann
Subject: Meeting regarding Ferrier/Templeton property
I wish to be included in the process regarding the Ferrier/Templeton property and notified of the date for the second meeting. My address is as follows;

Cynthia Spratt Goodmundson

Exhibit "20" referred to in File EP-1.1(PW 2/2007) [c/r DAZ 226/2007]

Petition

January 8, 2008

We the undersigned, do not agree with the construction of the new apartments to be built in the north east corner of Templeton Street and Ferrier Road and adjacent to CP Rail line.

	Name:	Address:	Phone #:	Signature:
1	Nicole DIAS			
2	Adelino DIAS			
3	Darlene Morgadinho			
4	Miguel Morgadinho			
5	IVAN PECH			
6	Simone Peuberty			
7	IVAN GRDIC			
8	LINDA BAIOCCHI			
9	DINO VALERI			
10	CRISTINA CRUZ			
11	JOE CRUZ			
12	PETE POWOROZNYK			
13	IRENE POWOROZNYK			
14	ZVI GITTER			
15	IMP CARPINTS			
16	Wendy Williams			
17	Kevin Williams			
18	Karlee Williams			
19	BARB LABEDZ			
20	RANDY TRADIAK			
21	Christina Lewis			
22	[illegible]			
23	CARLOS Marques-			
24	Elizabeth Oliveira			
25	RUDY STEFURA			
26	SURINDER Thind			
27	Debra Russell			
28	BRIAN Russell			
29	Tania Sousa			
30	SUSANA SOUSA			
31	ROGER HINES			
32	[illegible]			
33	Calvador S Hermano			
34	DAVID MCFADDEN			
35	GAIL McINDLESS			
36	BM-COLE			
37	ODAIR N. BONITO			
38	Nona D. Bonito			
39	Ian Collins			
40	[illegible]			
41	M. MARASEMIW (MARIA			

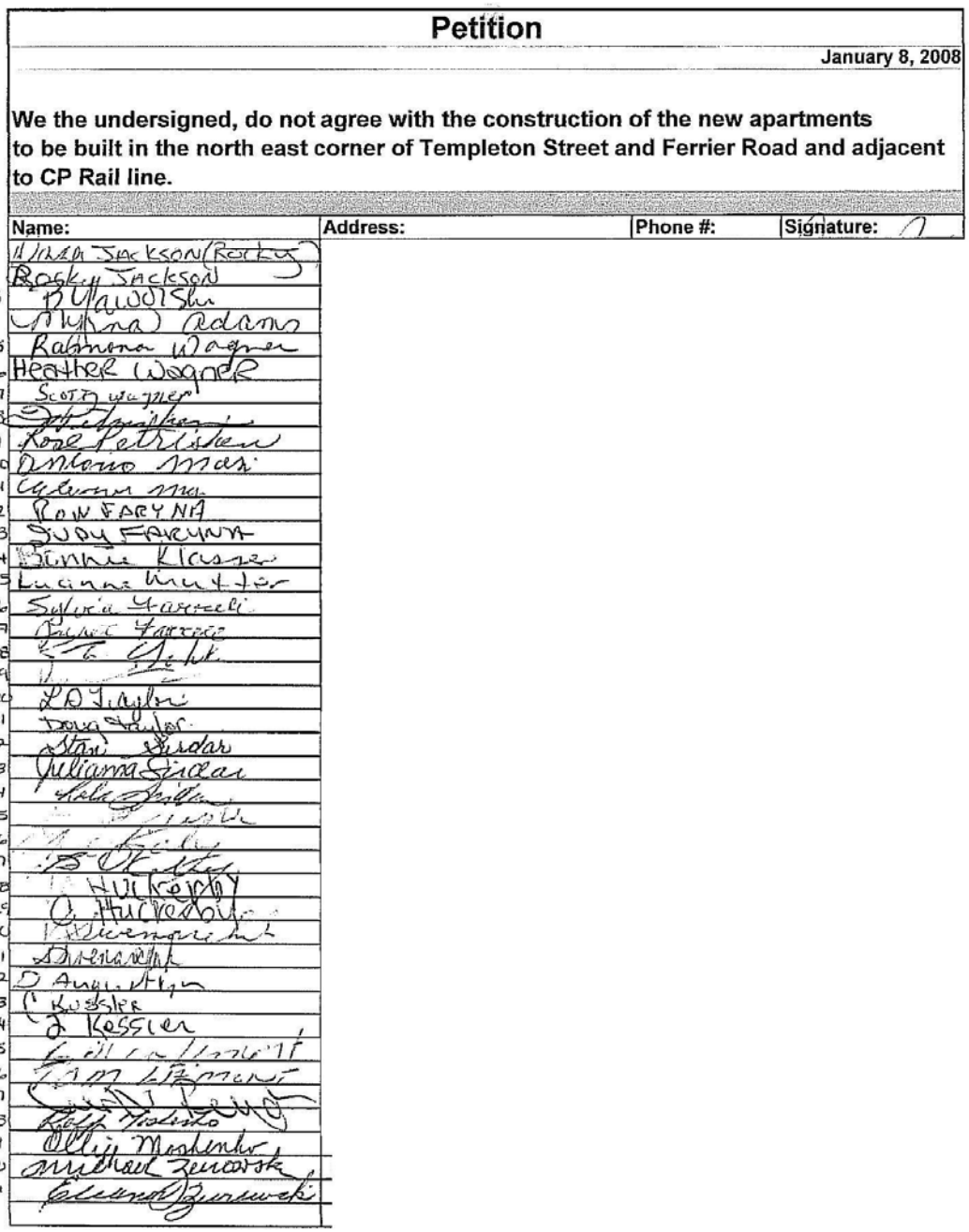
Petition

January 8, 2008

We the undersigned, do not agree with the construction of the new apartments to be built in the north east corner of Templeton Street and Ferrier Road and adjacent to CP Rail line.

	Name:	Address:	Phone #:	Signature:
42	METRO HARASEMILO			
43	JAN HERMAN			
44	KEVIN STEINKE			
45	Anna Day			
46	[illegible]			
47	MARTO FONSECA			
48	DANIEL MACAMLON			
49	KATHY ASSORO			
50	Lee Gomes			
51	Doris F. Gomes			
52	[illegible]			
53	~~[illegible]~~ JEREMY LE			
54	J. Jimmy Le			
55	Tuan Le			
56	Carol Mykytiuk			
57	Peter Mykytiuk			
58	Nicholas Mykytiuk			
59	P. Mykytiuk			
60	N. J. Mykytiuk			
61	B. Mykytiuk			
62	Jean Rodrig			
63	MARY-ERIC LAHOPER			
64	Dom Lego Protain			
65	BARCITY RANVILLE			
66	Julieta DePaula			
67	Diane Cameron			

Exhibit "21" referred to in File EP-1.1(PW 2/2007) [c/r DAZ 226/2007]



Petition

January 8, 2008

We the undersigned, do not agree with the construction of the new apartments to be built in the north east corner of Templeton Street and Ferrier Road and adjacent to CP Rail line.

	Name:	Address:	Phone #:	Signature:
1	[illegible] Jackson (Rocky)			
2	Rocky Jackson			
3	[illegible]			
4	(Myrna) Adams			
5	Rahmona Wagner			
6	Heather (Wagner			
7	Scott Wagner			
8	[illegible]			
9	Rose Petrishen			
10	Antonio Masi			
11	[illegible]			
12	Ron Faryna			
13	Judy Faryna			
14	[illegible]			
15	[illegible]			
16	Sylvia Tarozzi			
17	[illegible]			
18	[illegible]			
19	[illegible]			
20	[illegible]			
21	[illegible]			
22	[illegible]			
23	[illegible]			
24	[illegible]			
25	[illegible]			
26	[illegible]			
27	[illegible]			
28	[illegible]			
29	[illegible]			
30	[illegible]			
31	[illegible]			
32	[illegible]			
33	[illegible]			
34	[illegible]			
35	[illegible]			
36	[illegible]			
37	[illegible]			
38	[illegible]			
39	[illegible]			
40	[illegible]			
41	[illegible]			

#42 sheet

Petition

January 8, 2008

We the undersigned, do not agree with the construction of the new apartments to be built in the north east corner of Templeton Street and Ferrier Road and adjacent to CP Rail line.

	Name:	Address:	Phone #:	Signature:
42	DEAN ROMANS			
43				
44	CARLO BERNASCONI			
45	Lee Butler			
46	Laura Meisner			
47	LIZ DILLON			
48	Kent Simmons			
49	CLIFF DIAKIW			
50	LYNNE JAMESON			
51	JAY JAMESON			
52	Enid C Parker			
53	Richard Vidosa			
54	[illegible]			
55	[illegible]			
56	Dennis Doucette			
57	[illegible]			
58	Brian Talling			
59	Michelle Cain			

Exhibit "22" referred to in File EP-1.1(PW 2/2007) [c/r DAZ 226/2007]

To The Executive Policy Committee - City of Winnipeg

Petition

The Business Community of Ferrier Street takes no current position with regards to the **Plan Winnipeg Amendment PW 2/2007,** concerning the properties known as 455 Templeton Avenue & 2401 Ferrier Street.

The Business Community of Ferrier Street, along with the Citizens of Ferrier Street, Templeton Avenue, Beecher Avenue, Southall Drive & Margaret Avenue, **oppose DAZ 226/2007**, the re-zoning application to permit any multi-family or RM2 development on the properties known as 445 Templeton Avenue & 2401 Ferrier Street.

Our Members are:

Imperial Cabinet (1980) Co. Ltd.

Nouvelle Construction Limited

Stefanchuk Concrete-Mobile Service

Luna International
Address: 2460 Ferrier Street Tel: 334 6698

Kildonan Garden Supplies

M. Block & Associates Limited

Norwin Roofing Limited

Lehigh Inland Limited

Con-Force Structures Limited

Lohr Underground Utilities & Const. Services Ltd. MARK ST VINCENT
CHARLIE LOHR.

6

Exhibit "24" referred to in File EP-1.1(PW 2/2007) [c/r DAZ 226/2007]

Winnipeg
City Clerk's Department • Bureau du greffier

January 31, 2008

Files EP-1.1(PW 2/2007), DAZ 226/2007

TO WHOM IT MAY CONCERN

Applications for Plan Winnipeg Amendment and Rezoning - 455 Templeton Avenue, 2401 Ferrier Street, south side Beecher Avenue, east of Ferrier Street

On January 30, 2008, the Executive Policy Committee considered a request from the applicant that the subject applications be adjourned.

Accordingly, the Executive Policy Committee adjourned the public hearings in the above connection to its meeting to be held on Wednesday, March 5, 2008, at 9:00 a.m., in the Council Building, 510 Main Street.

Additional information on this matter can be accessed via the City Clerk's Department Decision Making Information System at www.winnipeg.ca/CLKDMIS in Committee's Minute documents.

JoPark

Jo-Ann Park
Manager of the Decision Making Process
Telephone 986-3732

Exhibit “25” referred to in File EP-1.1(PW 2/2007) [c/r DAZ 226/2007]

-----Original Message-----
From:
Sent: Sunday, February 17, 2008 5:37 PM
To:
Subject: Comment - Templeton and Ferrier

Sent: Sunday, February 17, 2008 5:36:38 PM
URL: http://www.winnipeg.ca/council/mynarski.stm
First name: Sandra and Dennis
Last name: Mosalowski

Message:
As residents of the Margaret Park area, we are again concerned about the proposed developement of vacant land adjacent to our property.

The developer has proposed developement of this land ,situated at Templeton and Ferrier, for apartment buildings. Although this parcel of land does not directly abut our property, we feel that future plans of the land directly behind us would be affected by a rezoning of the Templeton/Ferrier parcel of land to a RM-2 .

We sent an E-mail to the City Clerk in regard to the January 29 meeting, outlining a few of our concerns , and I will forward it to you for your information. Also, I will forward to you a copy of the letter which we are distributing to all of the residences surrounding the vacant land in question, as well as residences along Templeton between McPhillips and Main Streets.

We continue to hope that any rezoning of this vacant land would be to a RM-1 designation, single family dwellings in keeping with the existing makeup of the surrounding area. Is there any way to bring this about before land is purchased by developer?

I plan on sending this message also to Councilor O'Shaunnessy

Thank you in advance,
Sandra and Dennis Mosalowski

Exhibit "26" referred to in File EP-1.1(PW 2/2007) [c/r DAZ 226/2007]

Proposed Rezoning of land at the corner of Templeton and Ferrier

Attention to ALL residents in the surrounding neighbourhoods!

This parcel of land has been purchased by a developer who has proposed to have this parcel of land rezoned to a "RM-2", and has submitted to the city plans for the construction of three apartment buildings on this site (up to 75 units). The parcel of land to the south of this, bordered by Templeton, McGregor, and the railway tracks has also been purchased, perhaps by the same developer.

In the last year, developers had purchased this adjacent land to the south with the intent to build several four-storey apartment buildings. Councilors Lazarenko and Oshaunnessy at that time put their support behind residents of the area and the application for rezoning was defeated, at which time the developer withdrew their offer to purchase the land. A few of the concerns put forward at that time included:

-increased traffic flow on Templeton, an already busy residential street
-development of multifamily housing within an existing area consisting of single family dwellings
-increased population density in the area
-increased on street parking in surrounding residential areas
-loss of privacy of existing homeowners due to multi-storey constructions.

Our fear is that if construction of apartment buildings takes place on the Templeton/Ferrier site, argument against future construction of multi-family type buildings on the vacant land along McGregor would be very difficult to justify. Development may be inevitable, but why not single family dwellings in keeping with the format of the existing surrounding area?

The developer has had meetings only with those homeowners whose property directly abuts the land in question, but we feel that it will ultimately affect all who live in the surrounding area. An Executive Policy Committee meeting was held January 30, but has been adjourned until Wednesday, March 5, at 9:00a.m. in the Council Building, 510 Main Street.

Please contact your Councilor and express your opinions and concerns in regard to this proposed development. If you can attend the meeting March 5, it would be a great show of support, but petitions, phone calls and E-mails to your Councilor or to the City Clerk's office are also taken into consideration. We are hopeful that by doing this we can, as a group , have a greater say. Also, if you have any further information about this or any other meetings to be held, we would appreciate hearing from you. City contact names and phone numbers are included on the reverse.

Thank You
Sandy and Dennis Mosalowski
Irene and Bill Tokarz

Exhibit “27” referred to in File EP-1.1(PW 2/2007) [c/r DAZ 226/2007]

From: Donovan Toews
Sent: Thursday, February 21, 2008 9:44 PM
To: Park, Jo-Ann
Cc: 'Fergusson, John (TPT)'
Subject: PW 2/2007 and DAZ 226/2007

Ms. Park,

We are requesting a further layover of the files noted above for about 45 days, as the Public Trustee is currently undertaking preparations to solicit development proposal options for the site, and wishes to discuss the anticipated results with area residents. Ideally, if EPC would consider a layover to April 16, it would be greatly appreciated. We trust that anyone who attended and registered at the March 5 meeting of EPC will be notified of the layover request. If that is not the case, could you please advise so that we may contact residents directly.

Thanks kindly,

Donovan Toews
Landmark Planning & Design Inc.

Exhibit “28” referred to in File EP-1.1(PW 2/2007) [c/r DAZ 226/2007]

From: RICK HEUCHERT
Sent: Monday, February 25, 2008 12:09 PM
To: Park, Jo-Ann
Subject: Proposed Rezoning of Land at Templeton and Ferrier

Hello Jo-Ann
Recently a development proposal has been submitted for the development of multi-family appartment blocks at the corner of Templeton Avenue and Ferrier Road.
I am a resident of this area and my home abuts the railway tracks near the corner of Templeton and Ferrier.

I am concerned about, and opposed to the development of multi family appartments in this space. The reasons have already been expressed at prior meetings with the City of Winnipeg. The majority, if not all residents adjacent to this space also oppose the appartment proposal. The group are in favor of single family dwellings in keeping with the existing format of the area. This same concern also exists for the parcel of land on the south side of Templeton between the railway tracks and McGregor Street.

I will try to attend the meeting on March 5, 2008; however, if I cannot attend please ensure my thoughts are presented.

Thanks you
Rick Heuchert

Exhibit "29" referred to in File EP-1.1(PW 2/2007) [c/r DAZ 226/2007]

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February 26, 2008

Jo-Ann Park
Manager of the Decision Making Process
City of Winnipeg Clerk's Department
510 Main Street, Winnipeg

Dear Ms Park,

I am enclosing with this letter a petition which has been signed by residents of Templeton Avenue, who are opposed to the construction of apartment buildings on the land at the corner of Templeton and Ferrier. I believe that you have also received signiatures on this same petition from other concerned residents of the area, Michelle Cain and Irene Tokarz.

The general opinion of people signing this petition seems to be an opposition to multi-family dwellings, and a preference for single family-type dwellings to be built in this area. A common concern is already increasing traffic flow on Templeton, and the possibility of even greater traffic in the area if multiple-family type housing is allowed .

Please include this letter of opposition and the enclosed petition into the minutes of the Executive Policy Committee meeting to be held March 5, 2008. Thank you.

Yours truly,
Sandra and Dennis Mosalowski

cc: Councillor Harry Lazarenko
Councillor Mike O'Shaughnessy

Petition

January 8, 2008

We the undersigned, do not agree with the construction of the new apartments to be built in the north east corner of Templeton Street and Ferrier Road and adjacent to CP Rail line.

Name:	Address:	Phone #:	Signature:
S. Mosalowski			
S. Hansen			
DAN PELVIRA			
[illegible] Cabinhat			
RICHARD SLIWKA			
[illegible] Michael [illegible]			
Mildred Josephine Waldner			
Myron Walker			
[illegible]			
[illegible] Jensen			
[illegible]			
B. [illegible]			
[illegible]			
[illegible]			
[illegible] OSUDAN			
[illegible]			
Kelly Morin			
Eddy Morin			
[illegible]			
[illegible]			
Ronald W. [illegible]			
M. LEMER			
M. [illegible] Peterson			
T. Sacchetta-Greco			
Dennis Mosalowski			

Exhibit "30" referred to in File EP-1.1(PW 2/2007) [c/r DAZ 226/2007]

Winnipeg

City Clerk's Department • Bureau du greffier

February 27, 2008

Files EP-1.1(PW2/2007), DAZ 226/2007

TO WHOM IT MAY CONCERN

Applications for Plan Winnipeg Amendment and Rezoning - 455 Templeton Avenue, 2401 Ferrier Street, south side Beecher Avenue, east of Ferrier Street

The City Clerk's Department has received a request from the applicant, Donovan Toews, Landmark Planning & Design Inc, that the Executive Policy Committee further adjourn the public hearings in the above connection for approximately 45 days. Mr. Toews advises that the Public Trustee of Manitoba is preparing to solicit development proposals for the site and wishes to discuss the anticipated results with area residents before the hearings resume.

I have consulted with the Members of the Executive Policy Committee, and I anticipate that on Wednesday, March 5, 2008, the Committee will grant this request and further adjourn the public hearings to its meeting to be held on Wednesday, April 16, 2008.

Once the Executive Policy Committee ratifies this decision on March 5, 2008, the City Clerk's Department will send confirmation of the new public hearing date, time and location to all persons who registered with respect to these applications.

Please do not hesitate to contact me if you have any questions regarding this matter.

JPark

Jo-Ann Park
Manager of the Decision Making Process
Telephone 986-3732

Embrace the Spirit • Vivez l'esprit

Council Building, 510 Main Street • Immeuble du Conseil, 510, rue Main • Winnipeg • Manitoba R3B 1B9
tel/tél. (204) 986-2171 • fax/télec. (204) 947-3452 •website: winnipeg.ca

Exhibit "31" referred to in File EP-1.1(PW 2/2007) [c/r DAZ 226/2007]

Timmins, Diane

From: Park, Jo-Ann
Sent: Monday, March 03, 2008 2:17 PM
To: Timmins, Diane
Subject: FW: Proposed Rezoning of Land

From: VLemper
Sent: Monday, March 03, 2008 1:40 PM
To: Park, Jo-Ann
Subject: Proposed Rezoning of Land

Proposed Rezoning of Land at the corner of Templeton and Ferrier

As a resident living on Templeton in a single family dwelling, I have concerns regarding the above. Templeton is an already extremely busy street let alone adding all the extra vehicles that would be using this area should apartment blocks go up. Parking is already an issue on the street, let alone the population increase. This area makes for a nice place for walking, etc. and almost a peaceful feeling when doing so. Adding apartment blocks would change the whole dynamics, turning it into a concrete jungle. And my biggest concern is should it now or in the future become a low rental housing project, property values will decrease, crime rates will rise, and the neighbourhood will become unsavoury. Lets not overburden this area!

I support all residents in this area for the concerns of the proposed rezoning.

Thank you,

Valerie Lempen

Exhibit "32" referred to in File EP-1.1(PW 2/2007) [c/r DAZ 226/2007]

P.01

March 2/05

TO: Councilors
Harry Lazarenko and
Mike O'Shaunnessy

Re: Proposed Rezoning of land at the corner of Templeton and Ferrier.

We are totally opposed to any kind of apartment complex on this land due to increased traffic flow on Templeton (already a very busy street) and also are concerned about street parking. Why can't this land be zoned single family as the rest of the adjoining property is at present!

Bryan + Heather Jensen

Exhibit "33" referred to in File EP-1.1(PW 2/2007) [c/r DAZ 226/2007]

March 3, 2008

To Councilor Harry Lazarenko

Re: Rezoning of Land at the Corner of Templeton & Lemieux Rd.

We are strongly opposed to the construction of multi family or apartment blocks in this area

We already have numerous apartment blocks on Leila & Partridge & Salter & feel that more would devalue our properties.

Also holding a meeting on a week day leaves many area residents unable to attend.

We would vote against this rezoning.

Beverly Judd &
Eberhard Fuchs