Proposed Subdivision and Rezoning - land located on Gablehurst Crescent, Julia Road, Ashworth Street, Abbotsfield Drive, Aldgate Road
File DASZ 26/2001 [c/r DAV 751/2001D]

2. The Standing Policy Committee on Property and Development has been advised that an application has been received from Qualico Developments (Winnipeg) Inc. for approval of a plan of subdivision and related zoning change to Zoning By-law No. 6400/94 by rezoning the subject lands from an "A-5" Agricultural District to an "R1-3.5" Residential District, an "R1-4" Residential District and an "RM-2" Residential Multiple-Family District.

The applicant proposes to rezone and subdivide the subject lands for future residential development. The subject 15.3 acres is one of the last infill areas between Dakota Street and St. Anne's Road. The proposed zonings are consistent and in character with similar adjacent subdivisions previously approved in the area.

On November 13, 2001, a public hearing was held before the Riel Community Committee. Six people appeared in support of the application and no one registered in opposition thereto.

The Riel Community Committee concurred in the recommendations contained in the report dated November 6, 2001, from the Manager of Planning and Land Use, Planning, Property and Development Department. The Community Committee recommended approval of the proposed subdivision and rezoning for the following reasons:

1. The application fully complies with Plan Winnipeg Policy as the area is a designated neighbourhood policy area under Plan Winnipeg.

2. It is the view of the Planning, Property and Development Department that the proposed housing development is consistent and in character with the previously approved applications for rezoning in adjacent areas to the north and south.

On January 8, 2002, the Standing Policy Committee on Property and Development concurred in the recommendations of the Subdivision and Zoning Change Report dated November 13, 2001, from the Riel Community Committee.

The Standing Policy Committee on Property and Development recommends:

I. That the plan of subdivision proposed under File DASZ 26/2001 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File DASZ 26/2001 dated November 6, 2001, for registration in the Winnipeg Land Titles Office, subject to the following:

   A. That the Developer be required to enter into a Development Agreement with the City containing all the conditions outlined in the report of the Administrative Coordinating Group dated November 2, 2001.

II. That the minimum setback of sixteen (16) metres be established for all residential development abutting St. Anne's Road.

III. That the Director of Planning, Property and Development be authorized to certify any documents in connection therewith.

IV. That Zoning By-law No. 6400/94 be amended by rezoning the subject land as shown on Schedule "A" for File DASZ 26/2001 dated November 6, 2001, to "R1-3.5" and "R1-4" Residential Districts and an "RM-2" Residential Multiple-Family District, subject to the applicant entering into a Zoning Agreement with the City pursuant to Section 591(1) of The City of Winnipeg Act to apply to the subject site to include the following conditions:

A. That final site plans for the proposed "RM-2" Multiple-Family site at the northwest corner of St. Anne's and Aldgate Roads showing building locations building profiles, approaches, parking areas, landscaping, fencing, exterior lighting and garbage receptacle locations shall be submitted and approved by the Riel Community Committee prior to the issuance of any building permits.

V. That the ten (10) percent dedication customarily made by a sum of money to the City in lieu of the requirement for land dedication is not applicable in this instance as it was covered under File DASZ 31/84.

VI. That in the event this application is not proceeded with expeditiously and the by-law is not enacted within twenty-four (24) months after adoption of this report by Council, the matter shall be deemed to be concluded and shall not be proceeded with unless Council extends that time.

VII. That the City Solicitor/Manager of Legal Services be requested to prepare the necessary by-law in accordance with the above.

VIII. That the subdivision section of the by-law shall come into force and effect upon execution by the City of Winnipeg of the Development Agreement.

IX. That the zoning section of the by-law shall come into force and effect when the Plan of Subdivision has been registered in the Winnipeg Land Titles Office when the Zoning Agreement has been filed by caveat as a first charge in the Winnipeg Land Titles Office against those lands provided that the said effective date occurs within twenty-four (24) months from the date that the said rezoning by-law is adopted by Council.

X. The Plan of Subdivision shall be approved and signed by the Director of Planning, Property and Development within two (2) years of the date of passage of the aforementioned by-law.

XI. In the event that the necessary City of Winnipeg mylar approval signatures have not been secured within 24 months after adoption of the by-law, the matter shall be deemed to be concluded and shall not be proceeded with unless Council extends that time.

Copies of the documents referred to in the above clause are on file in the office of the City Clerk.

Schedule "A" referred to in Clause 2 of the Report of the Standing Policy Committee on Property and Development dated January 8, 2002

By-Law No. _____

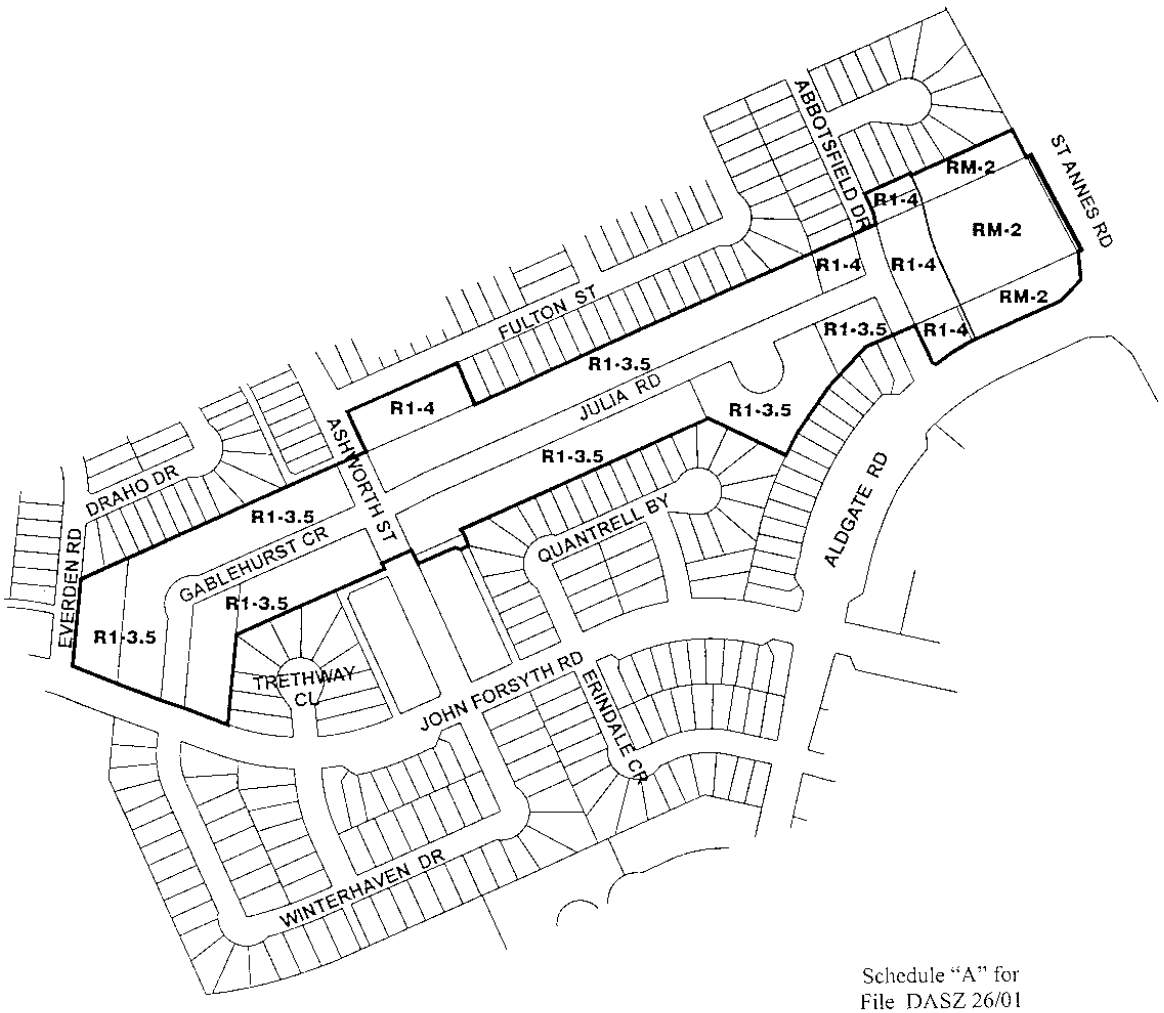
File No. DASZ 26/2001

Atlas Sheet No. AJ29 RIEL COMMUNITY

N

Explanation

An application for the approval of the plan of subdivision shown outlined below and for a proposed zoning change to By-law No. 6400/94 by rezoning the land north of John Forsyth Road between St. Anne's Road and Everden Road from an "A.5" AGRICULTURAL DISTRICT to an "R1-3" SINGLE-FAMILY DISTRICT, AN "R1-4" SINGLE-FAMILY DISTRICT and an "RM-2" MULTIPLE-FAMILY DISTRICT as shown outlined below.



Schedule "A" for
File DASZ 26/01
Riel Community Committee
November 6, 2001

THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____