Minute No. 557
Report - Standing Policy Committee on Property and Development - September 8, 2009

Item No. 11 **Secondary Plan Amendment - West Alexander and Centennial Neighbourhood Plan**
(Point Douglas Ward)
File SPA 2/ 2009

COUNCIL DECISION:

Council concurred in the recommendation of the Standing Policy Committee on Property and Development and adopted the following:

1. That By-law No. 105/2009, a by-law to amend the West Alexander and Centennial Neighbourhood Plan (By-law 64/2008), be given First Reading and proceed to the Lord Selkirk - West Kildonan Community Committee for a public hearing.

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

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DECISION MAKING HISTORY:

Moved by Councillor Fielding,

That the recommendation of the Standing Policy Committee on Property and Development be adopted by consent.

Carried

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On September 23, 2009, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On September 8, 2009, the Standing Policy Committee on Property and Development concurred in the recommendation of the Winnipeg Public Service and submitted the matter to the Executive Policy Committee and Council.

ADMINISTRATIVE REPORT

ISSUE: Secondary Plan Amendment Application to amend the *West Alexander and Centennial Neighbourhood Plan* (By-law 64/2008), File 2/2009

Critical Path: Standing Policy Committee on Property and Development, Executive Policy Committee, Council (to decide whether the application will proceed to a public hearing)

AUTHORIZATION

Author	Department Head	CFO	CAO
J. G. Doney	D. Joshi	N/A	P. Sheegl Deputy CAO

RECOMMENDATIONS

That the Standing Policy Committee on Property and Development recommend to Council that By-law No. XXXX, a by-law to amend the *West Alexander and Centennial Neighbourhood Plan* (By-law 64/2008), be given First Reading and proceed to the Lord Selkirk – West Kildonan Community Committee for a public hearing.

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendation is concurred with, the Lord Selkirk – West Kildonan Community Committee would be allowed to conduct a Public Hearing on the proposed amendment.

HISTORY

By-law 64/2008, which adopted the *West Alexander and Centennial Neighbourhood Plan* as a secondary plan, was passed on July 16, 2008.

FINANCIAL IMPACT

Financial Impact Statement Date: August 31, 2009

Project Name:

Secondary Plan Amendment Application to amend the West Alexander and Centennial Neighbourhood Plan (By-law 64/2008), File 2/2009

COMMENTS:

The recommendation contained in this report is that the Standing Policy Committee on Property and Development recommend to Council that By-law No. XXXX, a by-law to amend the West Alexander and Centennial Neighbourhood Plan (By-law 64/2008), be given First Reading and proceed to the Lord Selkirk – West Kildonan Community Committee for a public hearing.

There are no financial implications associated with this recommendation.

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

CONSULTATION

Legal Services Division was consulted in the preparation of the by-law.

SUBMITTED BY

Department	Planning, Property and Development
Division	Planning and Land Use
Prepared by	J. Glen Doney, Senior Planner
Date	September 1, 2009
File	SPA 2/209

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THE CITY OF WINNIPEG

BY-LAW NO. /2009

A By-law of THE CITY OF WINNIPEG to amend the West Alexander and Centennial Neighbourhood Plan By-law No. 64/2008

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

1 *The West Alexander and Centennial Neighbourhood Plan By-law No. 64/2008 is amended as follows.*

2 *In Policy 25 of Chapter 4, the following is added after the word* "street":

except where the yard is directly across, or east of, Lot 11, Block 113, Plan 32676, where said yard must be landscaped and at least five feet deep.

3 *In Appendix A, the following is added after the last sentence:*

The Director of the Planning, Property and Development Department may allow a proposed development, which would have a height greater than what is allowed in this appendix, to proceed only if the Director is satisfied that the proposed development will not have an adverse effect on the neighbourhood in terms of shadowing and privacy. The proposed development must be completed in substantial conformity with plans submitted to the City's Director of Planning, Property and Development for approval, and thereafter maintained to the satisfaction of the said Director.

RECEIVED FIRST READING on this day of , 2009.

RECEIVED SECOND READING on this day of , 2009.

RECEIVED THIRD READING on this day of , 2009.

DONE AND PASSED this day of . 2009.

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Mayor

City Clerk

Approved as to planning details:

for Director of Planning, Property & Development

Approved as to form:

for Acting City Solicitor/Manager of Legal Services
XXX