Agenda - Executive Policy Committee - March 18, 2003

Report - Standing Policy Committee on Property and Development - March 4, 2003

Item No. 4 Proposed Amendment to Development Agreement - Canterbury Park, south of Kildare Avenue East and east of Ravenhurst Street
File DASZ 42/87

STANDING COMMITTEE RECOMMENDATION:

On March 4, 2003, the Standing Policy Committee on Property and Development concurred in the recommendation of the East Kildonan-Transcona Community Committee and recommended:

1. That the phasing plan for DASZ 42/87 be amended to include Phase 1.f, as shown on Map 3, subject to the following:

   A. The Developer shall, prior to the release of the subdivision mylars for Phase 1.f), post a Letter of Credit in the amount of $200,000.00 toward the cost of extending Ravenhurst Street between John Duncan Drive and Pandora Avenue East, which extension shall be as and when determined by the East Kildonan-Transcona Community Committee.

2. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing, including the execution of any documents related thereto.

Agenda - Executive Policy Committee - March 18, 2003

Report - Standing Policy Committee on Property and Development - March 4, 2003

DECISION MAKING HISTORY:

STANDING COMMITTEE RECOMMENDATION:

On March 4, 2003 the Standing Policy Committee on Property and Development concurred in the recommendation of the East Kildonan-Transcona Community Committee, and submitted its recommendation to Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On February 18, 2003, the East Kildonan-Transcona Community Committee concurred in the administrative recommendation to amend the Development Agreement under File DASZ 42/87 with the following amendment, namely:

- Amend Recommendation 1 by adding the following condition:

    1.A. That the Developer shall, prior to the release of the subdivision mylars for Phase 1.f), post a Letter of Credit in the amount of $200,000.00 toward the cost of extending Ravenhurst Street between John Duncan Drive and Pandora Avenue East, which extension shall be as and when determined by the East Kildonan-Transcona Community Committee",

and submitted its recommendation to the Standing Policy Committee on Property and Development.

COMMUNITY COMMITTEE DECISION:

On February 18, 2003, the East Kildonan-Transcona Community Committee concurred in the administrative recommendation and approved the construction of private approaches to serve Lots 1 to 15 on William Gibson Bay as shown on Map 3, subject to Council approval of the development agreement amendment to allow Phase 1.f in the phasing plan for DASZ 42/87.

Re: Canterbury Park, south of Kildare Avenue and east of Ravenhurst Street – DASZ 42/87

FOR SUBMISSION TO THE CHAIRPERSON AND MEMBERS OF THE EAST KILDONAN-TRANSCONA COMMUNITY COMMITTEE

"Original signed by E.L. Carrière"

E.L. Carrière, P.Eng.
Land Development Engineer

February 5, 2003

Re: Canterbury Park, south of Kildare Avenue and east of Ravenhurst Street – DASZ 42/87

Council at its meeting held on May 31, 1989 approved DASZ 42/87 being an application by Novamet Development Corporation to subdivide and rezone approximately 240 acres of land located south of Kildare Avenue and east of Redonda Street. A copy of the approved plan is attached hereto and identified as Map 1. At the Developer's request, Council at its meeting held on August 2, 1989, approved the registration of the approved plan of subdivision in phases in accordance with the plan attached hereto and identified as Map 2. To date only the following portions of the approved plan of subdivision have been registered:

i) All of Phase 1,
ii) The Public Reserve southeast of Murdoch MacKay Collegiate,
iii) 20 lots on Chadwick Crescent in 1999,
iv) 13 lots on Redonda Street in 1999, and
v) 40 lots on William Gibson Bay and Sherbo Cove in 2001.

Due to unfavourable market conditions the Developer has decided not to register Phase 2 at this time. The Developer however has advised that he could service and market ±57 lots on William Gibson Bay, John Duncan Drive and Edmund Gale Drive as shown on Map 3. The administration has reviewed the Developer's proposal and deems it acceptable from servicing and access perspectives even though the subject land is located within Phase 4.

The Developer has also advised that the lots on William Gibson Bay will require construction of single-family homes with double attached front drive garages. The City's Private Approaches By-law 6546/95 prohibits the construction of private approaches to serve property zoned residential where there is an alley (lane) to serve that property unless the relevant Community Committee approves the construction of those private approaches. The Developer has therefore requested the approval of non-conforming private approaches to allow for front drives for Lots 1 to 15 on William Gibson Bay.

It is therefore recommended that:

1. The phasing plan approved by Council on August 2, 1989 be amended to allow Phase **1.f** as shown on Map 3, and
2. The construction of private approaches to serve Lots 1 to 15 on William Gibson Bay as shown on Map 3 be approved.

THIS REPORT SUBMITTED BY:

E.L. Carrière, P.Eng.
Land Development Engineer
File No. AG 42/87
February 5, 2003

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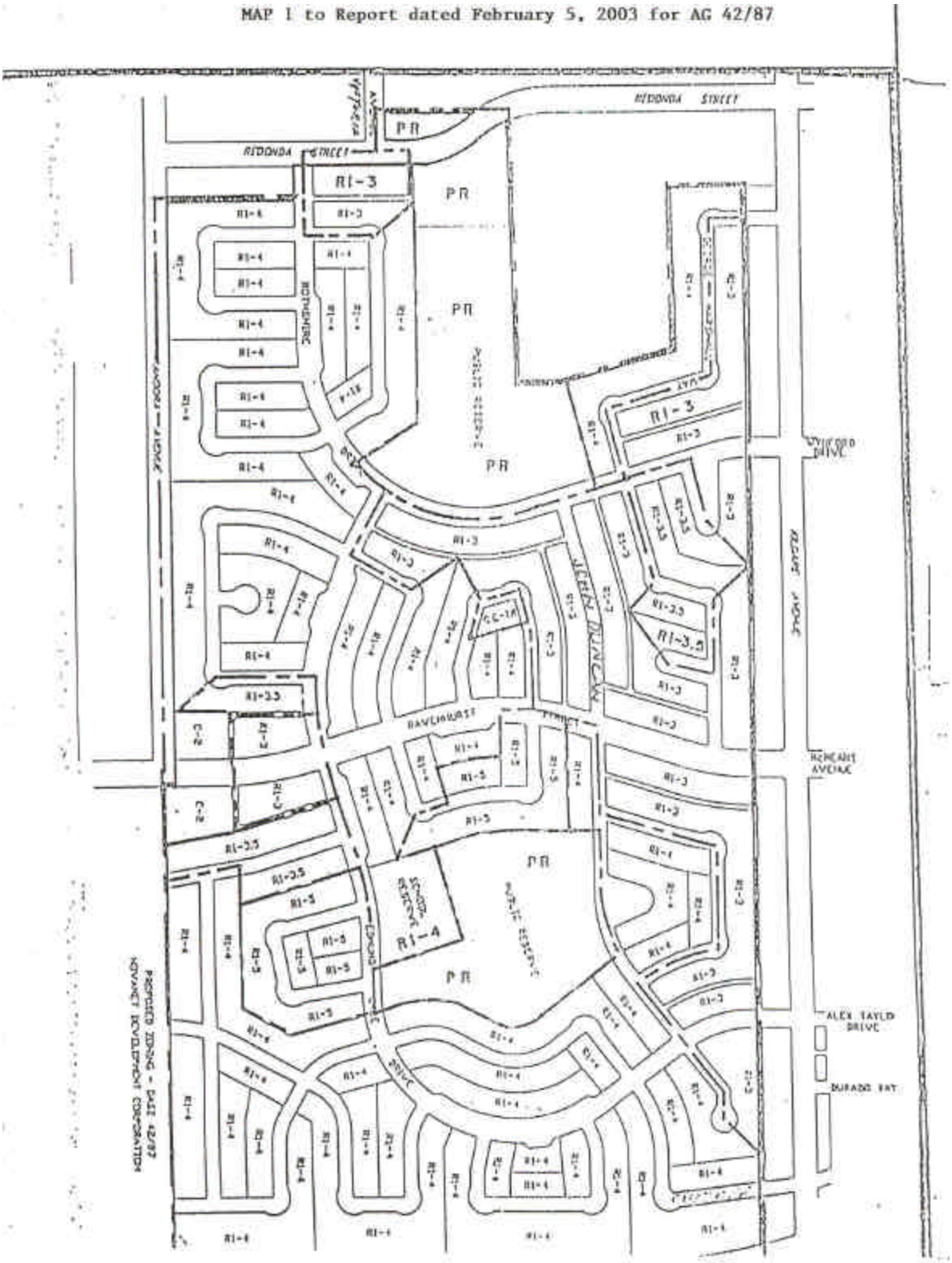
MAP 1 to Report dated February 5, 2003 for AG 42/87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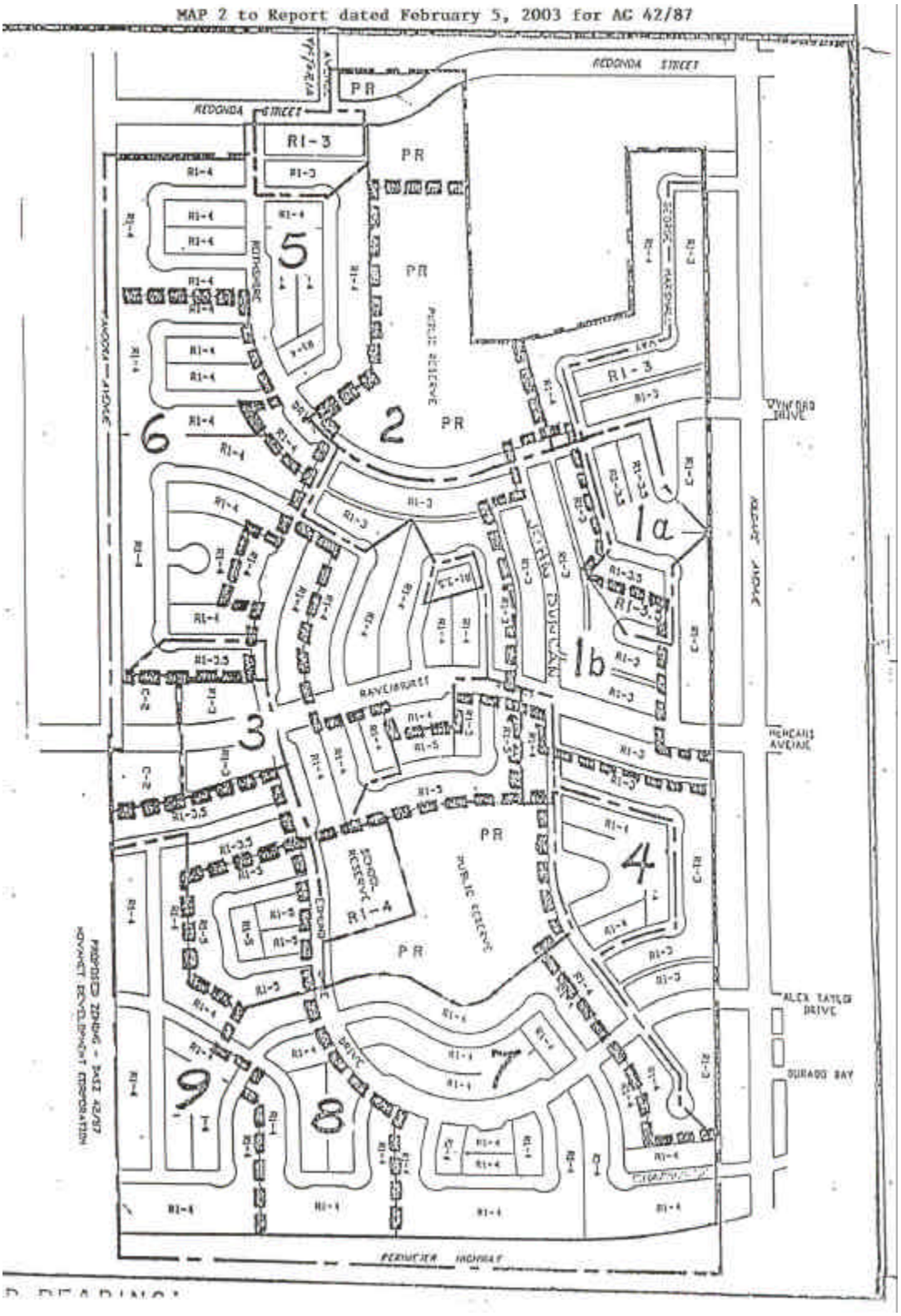
MAP 2 to Report dated February 5, 2003 for AC 42/87



Map 3 to Report dated February 5, 2003 for AG 42/87

