Winnipeg

EXECUTIVE POLICY COMMITTEE
DISPOSITION OF ITEMS

JANUARY 6, 2010

MEMBERS PRESENT: His Worship Mayor Katz, Chairperson
Deputy Mayor Swandel
Councillor Clement
Councillor Fielding
Councillor O'Shaughnessy
Councillor Pagtakhan
Councillor Steeves

COMMITTEE CLERK: Jo-Ann I. Park, Manager of the Decision Making Process
City Clerk's Department

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Minute	Subject/File	Recommendations	Action Required
		DELEGATIONS	
91	Ross McGowan, President and CEO and Jeff Palmer, Senior Development Officer, CentreVenture Development Corporation		See Minute 96
		REPORTS	
92	Subdivision and Rezoning – 221 Stradbrook Avenue Minute 23, CC CC, 2009 12 08 File DASZ 30/2009	The Executive Policy Committee concurred in the recommendation of the City Centre Community Committee and recommends to Council: 1. That the plan of subdivision proposed under File DASZ 30/2009 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File DASZ 30/2009 dated November 25, 2009, for registration in the Winnipeg Land Titles Office subject to the following: A. That the Developer be required to enter into a Servicing Agreement with the City containing all the conditions outlined in Schedule 'B' the report of the Administrative Coordinating Group dated November 27, 2009. 2. That The Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land as shown on Schedule "A" for File DASZ 30/2009 dated November 25, 2009 to a "RMU" Residential Mixed-Use District, subject to the following: A. That the applicant enter into a Zoning Agreement with the City pursuant to Section 240 (1) of The City of Winnipeg Charter to include the following conditions: i. That final plans showing the location and design of all buildings, private approaches, parking areas, fencing, landscaping, pathways, seating, bicycle parking, signage, site lighting, as well as a building shadowing study shall be submitted to and approved by the City Centre Community Committee and the Director of Planning, Property and Development prior to the issuance of any building or development permit, and thereafter all to be maintained to the satisfaction of the Director of Planning, Property and Development;	Council

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		3. That a ten percent (10%) dedication be made by a payment of a sum of money to the City in lieu of the requirement for land dedication based on the increase in market value of the land and the creation of additional lots. 4. That the Director of Planning, Property and Development be authorized to certify any documents in connection therewith. 5. That in the event the application is not proceeded with expeditiously and the by-law is not enacted within twenty-four (24) months after adoption of the report by Council, the matter shall be deemed to be concluded and shall not be proceeded with unless an extension of time is applied for prior to the expiry of this twenty-four (24) month period and the extension is subsequently approved by Council. 6. That the City Solicitor/Manager of Legal Services be requested to prepare the necessary by-law in accordance with the above. 7. That the subdivision section of the by-law shall come into force and effect upon execution by the City of Winnipeg of the Servicing Agreement. 8. That the zoning section of the by-law comes into force when the plan of subdivision is registered in the Winnipeg Land Titles Office and the Zoning Agreement is registered in the Winnipeg Land Titles Office by caveat against the subject lands, provided that the said effective date occurs within one year from the date the by-law is passed. 9. That the plan of subdivision shall be approved and signed by the Director of Planning, Property and Development within two (2) years from the date the by-law is passed, failing which the matter shall be deemed to be concluded and shall not be proceeded with unless Council extends that time. 10. That in the event the necessary City of Winnipeg mylar approval signatures have not been secured within twenty-four (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.	

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		11. That the City Solicitor/Manager of Legal Services be requested to do all things necessary for implementation in accordance with the terms of The City of Winnipeg Charter.	
93	Rezoning – 701 St. Anne's Road Minute 34, Riel CC, 2009 12 07 File DAZ 216/2009	The Executive Policy Committee concurred in the recommendation of the Riel Community Committee and recommends to Council: 1. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land as shown on Schedule "B" for File DAZ 216/2009 dated November 20, 2009 to a "RMF-M" Residential Multi-Family Medium and "PR1" Parks and Recreation 1 (Neighbourhood), subject to the following: A. That the Developer be required to enter into a Servicing Agreement with the City containing all the conditions outlined in Schedule "C" the Report of the Administrative Coordinating Group, dated November 20, 2009. B. That the applicant enter into a zoning agreement with the City of Winnipeg pursuant to Subsection 240(1) of the City of Winnipeg Charter to provide for the following: i. That for the development of any building or structure, plans shall be submitted showing the location and design of proposed buildings, the location and design of accessory parking areas, garbage enclosures, fencing and landscaping to the Director of Planning, Property and Development and the Riel Community Committee for plan approval prior to the issuance of any building or development permit, and thereafter to be maintained to the satisfaction of the Director of Planning, Property and Development. 2. That in the event the application is not proceeded with expeditiously and the by-law is not enacted within twenty-four (24) months after adoption of the report by Council, the matter shall be deemed to be concluded and shall not be proceeded with unless an extension of time is applied for prior to the expiry of this twenty-four (24) month period and the extension is subsequently approved by Council.	Council

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		3. That the City Solicitor/Manager of Legal Services be requested to prepare the necessary rezoning by-law and forward the same to Council for all three (3) readings. 4. That the zoning section of the by-law comes into force when the Zoning Agreement is registered in the Winnipeg Land Titles Office by caveat against the subject lands, provided that the said effective date occurs within one year from the date by-law is passed. 5. That the Proper Officers of the City are hereby authorized to execute said Zoning Agreement. 6. That the City Solicitor/Manager of Legal Services be requested to do all things necessary for implementation in accordance with the terms of The City of Winnipeg Charter.	
94	Rezoning – 721 and721½ Lorette Avenue Minute 25, CC CC, 2009 12 08 File DAZ 213/2009	The Executive Policy Committee concurred in the recommendation of the City Centre Community Committee and recommends to Council: 1. That The Winnipeg Zoning By-law No. 200/06 be amended by rezoning the subject land as shown on Schedule "A" for File DAZ 213 /2009 dated December 1, 2009, to a "R2" Residential District subject to the following: A. That the applicant enter into a zoning agreement with the City of Winnipeg pursuant to Subsection 240(1) of The City of Winnipeg Charter to provide for the following: i. That final detailed plans showing the location and design of the proposed building, the location and design of accessory parking areas, be submitted to and approved by the Director of Planning, Property and Development and the City Centre Community Committee for plan approval prior to the issuance of any building or development permit, and thereafter all to be maintained to the satisfaction of the Director of Planning, Property and Development.	Council

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		2. That a ten percent (10%) dedication be made by a payment of a sum of money to the City in lieu of the requirement for land dedication based on the increase in market value of the land. 3. That in the event the application is not proceeded with expeditiously and the by-law is not enacted within twenty-four (24) months after adoption of the report by Council, the matter shall be deemed to be concluded and shall not be proceeded with unless an extension of time is applied for prior to the expiry of this twenty-four (24) month period and the extension is subsequently approved by Council. 4. That the City Solicitor/Manager of Legal Services be requested to prepare the necessary rezoning by-law and forward same to Council for all three (3) readings. 5. That the zoning section of the by-law comes into force when the Zoning Agreement is registered in the Winnipeg Land Titles Office by caveat against the subject lands, provided that the said effective date occurs within one year from the date by-law is passed. 6. That the Proper Officers of the City are hereby authorized to execute said Zoning Agreement. 7. That the City Solicitor/Manager of Legal Services be requested to do all things necessary for implementation in accordance with the terms of The City of Winnipeg Charter.	
95	Rezoning – 1580 Taylor Avenue Minute 27, CC CC, 2009 12 08 File DAZ 215/2009	The Executive Policy Committee concurred in the recommendation of the City Centre Community Committee and recommends to Council: 1. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land as shown on Schedule "A" for file DAZ 215/2009, attached hereto and dated November 13, 2009, to a "C1" Commercial Neighbourhood district, subject to the following:	Council

Minute	Subject/File	Recommendations	Action Required
		A. That the Developer be required to enter into a Servicing Agreement with the City containing all the conditions outlined in Schedule "B" to the report of the Winnipeg Public Service dated November 27, 2009. B. That the applicant enter into a Zoning Agreement with the City of Winnipeg pursuant to subsection 240(1) of the City of Winnipeg Charter, to provide for the following: i. That there shall be no "dwelling, single-family detached" and "dwelling, two-family" on the subject lands. ii. That there shall be no advertising signs, mobile signs, poster signs, electronic message centres, and A-frame signs on the entire site. iii. That there shall be no free-standing signs permitted on the entire site. iv. That for the development of any building, accessory parking area, or free-standing sign, plans shall be submitted showing the location and design of the proposed buildings, the location and design of accessory parking areas, private approaches, garbage enclosures, fencing, landscaping, lighting, and signage to the Director of Planning, Property, and Development for plan approval prior to the issuance of any building or development permit and thereafter maintained to the satisfaction of the Director of Planning, Property, and Development. 2. That the existing Zoning Agreement, put into place under DASZ 18/93 (By-law No. 6399/94) and registered under Caveat No. 2450596, be withdrawn. 3. That a ten percent (10%) dedication be made by a payment of a sum of money to the City in lieu of the requirement for land dedication based on the increase in the market value of the land.	

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		4. That in the event the application is not proceeded with expeditiously and the by-law is not enacted within twenty-four (24) months after adoption of the report by Council, the matter shall be deemed to be concluded and shall not be proceeded with unless an extension of time is applied for prior to the expiry of this twenty-four (24) month period and the extension is subsequently approved by Council. 5. That the City Solicitor/Manager of Legal Services be requested to prepare the necessary rezoning by-law and forward same to Council for all three (3) readings. 6. That the zoning section of the by-law comes into force when the Zoning Agreement is registered in the Winnipeg Land Titles Office by caveat against the subject lands, provided that the said effective date occurs within one year from the date the by-law is passed. 7. That the Proper Officers of the City are hereby authorized to execute said Zoning Agreement. 8. That the City Solicitor/Manager of Legal Services be requested to do all things necessary for implementation in accordance with the terms of the City of Winnipeg Charter.	
96	Heritage Conservation Tax Credit – 88 Adelaide Street, The Former Kelly House Report 2009 11 26 eFile G-3.1.5	The Executive Policy Committee concurred in the recommendation of the Winnipeg Public Service and recommends to Council: 1. That a Heritage Conservation Tax Credit of up to a maximum of $35,333.00 be approved to enable the owners to undertake conservation work on the former Kelly House, 88 Adelaide Street, and to be utilized by the owner over a maximum ten-year period, following completion of the project, subject to the owner beginning the work on or before December 1, 2009 and completing on or before February 28, 2010. 2. That the owner be require to retain and preserve original and significant material as a condition of the Heritage Conservation Tax Credit. 3. That the Heritage Investment Reserve be approved as the source of funding.	Council

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		4. That the Heritage Conservation Tax Credit be approved pending further approval by the City's Historical Buildings Committee on the exact means for rehabilitating the building as outlined in the applicant's Conservation Report. 5. That no work may proceed without design/heritage approval and/or prior to the issuance of all relevant development permits. 6. That the Chief Administrative Officer be authorized to finalize and approve the terms and conditions of all agreements required to implement matters as directed by Council. 7. That the Proper Officers of the City do all things necessary to implement the intent of the foregoing.	