Agenda - Council – May 25, 2011

Report - Standing Policy Committee on Property and Development – May 10, 2011

Item No. 4 Opening of the East side of Ramblewood Road North, North of Ramblewood Road
(St. Vital Ward)
File DAO 1/2011

STANDING COMMITTEE RECOMMENDATION:

On May 18, 2011, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and the Riel Community Committee and submits the following to Council:

1. That the street opening as shown on Misc. Plan No. 13970 be approved.

2. That the Director of Legal Services and City Solicitor be instructed to prepare the necessary by-law for submission to Council to effect the street opening in accordance with Misc. Plan No.13970.

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

Agenda - Council – May 25, 2011

Report - Standing Policy Committee on Property and Development – May 10, 2011

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On May 18, 2011, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and the Riel Community Committee and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On May 10, 2011, the Standing Policy Committee on Property and Development concurred in the recommendation of the Riel Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On April 18, 2011, the Riel Community Committee concurred in the recommendation of the Winnipeg Public Service and forwarded the matter to the Standing Policy Committee on Property and Development

ADMINISTRATIVE REPORT

Title: **DAO 1/2011: TO SEEK COUNCIL APPROVAL FOR THE PROPOSED OPENING OF THE EAST SIDE OF RAMBLEWOOD ROAD NORTH, NORTH OF RAMBLEWOOD ROAD**

Critical Path: **RIEL COMMUNITY COMMITTEE – STANDING POLICY COMMITTEE ON PROPERTY AND DEVELOPMENT - EXECUTIVE POLICY COMMITTEE – COUNCIL**

AUTHORIZATION

Author	Department Head	CFO	CAO
B. Buyachok	N/A	N/A	N/A

RECOMMENDATIONS

1. That the proposed street opening as shown on Misc. Plan No. 13970 be approved.

2. That the Director of Legal Services and City Solicitor be instructed to prepare the necessary by-law for submission to Council to effect the street opening in accordance with Misc. Plan No.13970.

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

REASON FOR THE REPORT

All street and lane openings not previously approved by Council require the consideration of the Community Committee.

IMPLICATIONS OF THE RECOMMENDATIONS

There are no policy, regulatory, environmental, human resource or general implications associated with the recommendations.

All costs associated with the street opening are the responsibility of the applicant. There are no financial implications for the City of Winnipeg.

HISTORY

The Geomatics Branch has received a request from Mr. Giuseppe Stangherlin to open the portion of Ramblewood Road North so identified on the attached copy of Misc. Plan No. 13970.

The proposed opening is City property (part Lot 9, Plan 41533 WLTO) comprising part of a 1 foot wide control strip along the east side of Ramblewood Road North originally created by subdivision and rezoning application DASZ 5/2001. The control strip serves as a reminder to recover from the owner of the adjoining privately owned land a proportionate share of the cost of services installed and improvements made by the original developer to the adjoining public street. The applicant has fully paid his proportionate share of the cost of these services previously installed under DASZ 5/2001.

The applicant has applied for the issuance of building permits for the construction of a single family dwelling on his property. Since he has no frontage on a public street and won't be subdividing the land, the applicant will be required to open the subject property via the DAO process in order to satisfy zoning requirements.

CONSULTATION

In preparing this Report there was consultation with:

Internal Consultation:

There was consultation with the affected Civic departments.

External Consultation:

Manitoba Hydro, Centra Gas, MTS Allstream and Shaw Cablesystems

SUBMITTED BY

Department: Planning, Property and Development
Division: Development and Inspections
Prepared by: Bohdan Buyachok, Real Property Officer
Date: April 1, 2011
File No.

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APPENDIX "A"

Administrative Approval

The proposal has been considered by all affected City departments and public utilities. There are no administrative objections to the street opening.

Administrative Comments

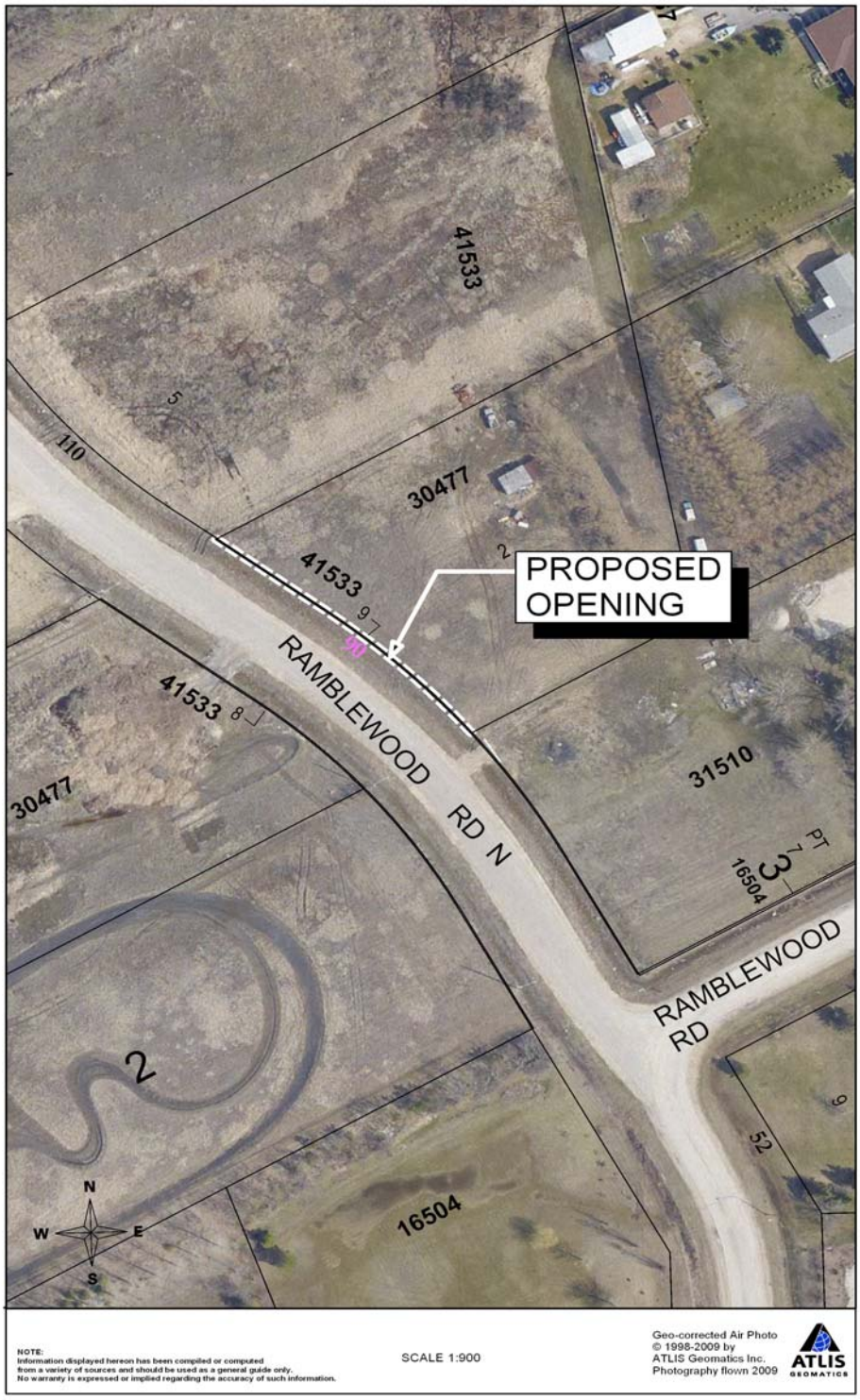
The approval of this application by the Geomatics Branch of the Planning, Property and Development Department is subject to the applicant obtaining any consents, if applicable, which are required to open the land free and clear of encumbrances.

The Land Development Branch of the Planning, Property and Development Department advises that the applicant's title is encumbered by City of Winnipeg Subdivision Agreement Caveat No. 1752253. The caveat refers to an agreement which, in general terms, stipulates that no building permit shall be issued for construction unless and until:

a) the lot has acquired frontage on a public street and paid its proportionate share of the costs of constructing the street;
b) payment to the City of a sum equal to 10% of the value of the land as part of land dedication requirements, and
c) payment to the City for outstanding land drainage fees.

All of the above noted costs have been paid by the applicant.

Aerial View of Subject Opening



Miscellaneous Plan

