Winnipeg

EXECUTIVE POLICY COMMITTEE
DISPOSITION OF ITEMS

OCTOBER 2, 2013

MEMBERS PRESENT: His Worship Mayor Katz, Chairperson
Councillor Fielding
Councillor Mayes
Councillor Pagtakhan
Councillor Vandal
Councillor Wyatt

COMMITTEE CLERK: Carlos Gameiro, Manager of the Decision Making Process
City Clerk's Department

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Minute	Subject/File	Recommendations	Action Required
		REPORTS	
467	Precinct Plan 'T' – North Inkster Industrial Neighbourhood	The Executive Policy Committee concurred in the recommendation of the Winnipeg Public Service and recommended to Council: 1. That the Precinct Plan 'T' (the Plan), which is Attachment C to this report, be endorsed as Council policy. 2. That Operationalizing Precinct Plan 'T', which is Attachment B to this report, be endorsed as Council policy. 3. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.	Council
		PUBLIC HEARINGS	
468	Complete Communities Amendment - Jefferson Avenue and King Edward Street File SPA 1/2013	The Executive Policy Committee concurred in the recommendation of the Winnipeg Public Service and recommended to Council: 1. That By-law No. 86/2013 (SPA 1/2013), a proposal to amend the Complete Communities Direction Strategy By-law No. 68/2010 by re-designating the lands shown on Attachment 1 from 'General Manufacturing' to 'New Communities', be forwarded to Council for Second and Third Reading. 2. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.	Council
469	Subdivision and Rezoning – Southwest corner of Jefferson Avenue and King Edward Street, North of Commercial Avenue File DASZ 30/2013	The Executive Policy Committee concurred in the recommendation of the Winnipeg Public Service, as amended, and recommended to Council: 1. That the plan of subdivision proposed under File DASZ 30/2013 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File DASZ 30/2013 dated May 14, 2013 with such minor changes as may be required, and 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 August 26, 2013 which is Schedule "B" of this report, with the following amendments:	Council

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		A. Plan Considerations i. Delete Condition 1 and replace with the following: "1. The multi-family site shall be restricted until Commercial Avenue is constructed as a Collector Road. The Developer shall be responsible for 50% of the following upgrades for Commercial Avenue and the portion of Hazelton Drive not located within the planned area, and 100% of the costs for the portion of Hazelton and Hillbrook Drives located within the planned area, to be Collector Roads,: a. 2.5 metres of concrete pavement 50mm in thickness b. Sidewalks – required on Collectors c. Difference in providing street lighting on Collector Roads." ii. Delete Condition 2 iii. Delete Condition 11 iv. Delete Condition 13 v. Delete Condition 14 and replace with the following: "14. That the Developer pay to the City the cash value for the installation of berming and other appropriate noise attenuation measures that would be required where single and two family residential lots back onto Jefferson Avenue (Chief Peguis Trail), and in the interim, a fence be erected until such time Chief Peguis Trail extension has been built." vi. Delete Condition 15 vii. Renumber Conditions accordingly. C. Agreement Conditions i. Delete Condition 13 and replace with the following: "13. The Developer shall, at no expense to the City, construct a 1.5m in width by 100mm in thickness portland cement concrete sidewalk on the standard alignment, commencing east of Hazelton Drive 0.3m off of the property line on the entire south side of Hillbrook Drive and continuing easterly along the south side of Castlebury Drive, and then southerly along the west side of Castlebury Drive, ending at Coatstone Drive, as determined by and to the satisfaction of the Director of Public	

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		Works. ii. Delete Condition 18 iii. Delete Condition 20 iv. Delete Condition 21 v. Add the following Condition: "That the Developer dedicate to the City the portion of lands extending from the western terminus of Hillbrook Drive between Phase 1 and 2 of the multiple family parcels extending westerly to the terminus of the planned area, as well as the cash value of said of 2 lane collectors so as to accommodate the future extension of Hillbrook Drive." vi. Add the following Condition: "That the Developer at no cost to the city shall construct four (4) raised pedestrian crossings where the linear pathway intersects Castlebury Drive (north), Squire Place, Hillbrook Drive and Castlebury Drive (south)." vii. Renumber Conditions accordingly 2. That Winnipeg Zoning By-law No. 200/06 be amended by rezoning the planned area as shown on Schedule "A" for File DASZ 30/2013 dated May 14, 2013 to "R1-S" Residential District, "R1-M" Residential District, "R2" Residential Two-Family District, "RMF-M" Residential Multiple Family District, and "PR1" Parks and Recreation 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 for the development of any lands zoned "RMF-M", 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, and signage to the Lord Selkirk West Kildonan Community Committee and Director of Planning, Property and Development for 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.	

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		ii. That a landscape plan for the public reserve areas (parks) and linear pathways shall be submitted to the Lord Selkirk West Kildonan Community Committee and Director of Planning, Property and Development for approval prior to the issuance of any building or development permit, and thereafter shall be maintained to the satisfaction of the Director of Planning, Property and Development. iii. That no habitable room shall be located within 50 feet of the west limit of the planned area on the land zoned "RMF-M". The Developer shall construct a landscaped buffer a minimum of 30 feet wide along the entire length of the western limit of the lands zoned "RMF-M", to include a landscaped berm that is no less than a minimum of 3 feet in height, with a rise to run ratio not exceeding 1:3 and is constructed and maintained to the satisfaction of the Director of Planning Property and Development. The landscaped berm shall include at least one deciduous or coniferous tree per every linear 35 feet of lot line and three shrubs for every 20 linear feet of lot line. iv. Where single and two family residential lots back onto Chief Peguis Trail the said lots are to be established with a minimum depth to provide a minimum rear yard setback to achieve the City's Motor Vehicle Noise Policies and Guidelines sound level limit of 65 dBA in the typical outdoor recreation area of said residential lots. v. Where single and two family residential lots back onto King Edward Street along the length of King Edward Street, abutting the Planned Area, south of the proposed collector street entering the Planned Area, the said lots are to be established with a minimum depth to provide a minimum rear yard setback of 16.0m. 3. That the Director of Planning, Property and Development be authorized to certify any documents in connection therewith. 4. That in the event the matter is not proceeded with expeditiously and the by-law is not passed within two (2) years 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 the two (2)-year period and Council approves the extension.	

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		5. That the Director of Legal Services and City Solicitor be requested to prepare the necessary by-law in accordance with the above. 6. 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. 7. That the zoning section of the by-law shall come into force and effect 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 (1) year from the date the by-law is passed. 8. That the plan of subdivision shall be approved and signed by the Director of Planning, Property and Development within one (1) year 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 an extension of time is applied for prior to the expiry of the one-year period and Council approves the extension. 9. That in the event the necessary City of Winnipeg mylar approval signatures have not been secured within twelve (12) months after adoption of the by-law, 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 twelve (12) month period and the extension is subsequently approved by Council. 10. That the Director of Legal Services and City Solicitor be requested to do all things necessary for implementation in accordance with the terms of The City of Winnipeg Charter.	
REPORTS			
470	Subdivision and Rezoning – Chancellor Drive and Shore Street File DASZ 8/2013	The Executive Policy Committee concurred in the recommendation of the Riel Community Committee and recommended to Council: 1. That the plan of subdivision proposed under File DASZ 8/2013 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule “A” for File DASZ 8/2013 dated May 29, 2013, with such minor changes as may be required, and for registration in the Winnipeg Land Titles Office, subject to the following:	Council

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		A. That the Developer be required to enter into a Servicing Agreement with the City containing all the conditions outlined in the report of the Administrative Coordinating Group dated May 27, 2013 which is Schedule "B" of this report. 2. That The Winnipeg Zoning By-law No. 200/06 be amended by rezoning the planned area as shown on Schedule "A" for File DASZ 8/2013 dated May 29, 2013 to "R1-M" and "R1-L" Residential Single-Family Districts, 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, all principal buildings developed on the lots in the subdivision shall have a minimum rear yard setback of 13.716 metres (45 feet). ii. That, the Developer shall construct a uniform 2.0-metre high fence within the rear yards of all lots abutting the CNR Letellier Subdivision to the satisfaction of the Director of Public Works. All future owner(s) of these lots shall maintain and/or repair and/or replace the fence as originally constructed to the satisfaction of the Director of Public Works. iii. That, the Developer shall construct within the rear yards of all lots abutting Bison Drive, a uniform, 2.0-metre-high wood fence, to the satisfaction of the Director of Public Works. All future owner(s) of these lots shall maintain and/or repair and/or replace the fence as originally constructed, to the satisfaction of the Director of Public Works. 3. That in lieu of the requirement for land dedication, a sum of money, calculated as ten percent (10%) of the increase in market value of the land and the creation of additional parcels be paid to the City for the purchase of land for purposes of the City other than streets. 4. That the Director of Planning, Property and Development be authorized to certify any documents in connection therewith. 5. That in the event the matter is not proceeded with expeditiously and the by-law is not passed within two (2) years 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 the two (2)-year period and Council approves the extension.	

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		6. That the Director of Legal Services and City Solicitor 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 shall come into force and effect 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 (1) 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 one (1) year 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 an extension of time is applied for prior to the expiry of the one-year period and Council approves the extension. 10. That in the event the necessary City of Winnipeg mylar approval signatures have not been secured within twelve (12) months after adoption of the by-law, 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 twelve (12) month period and the extension is subsequently approved by Council. 11. That the Director of Legal Services and City Solicitor be requested to do all things necessary for implementation in accordance with the terms of The City of Winnipeg Charter.	
471	Opening – Southwest Corner of Templeton Avenue and Pipeline Road File DAO 7/2013	The Executive Policy Committee concurred in the recommendation of the Winnipeg Public Service and recommended to Council: 1. 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 the attached Misc. Plan No. 14537. 2. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.	Council
In Camera 472			