Minute No. 673
Report – Standing Policy Committee on Property and Development – October 8, 2013

Item No. 2 **Opening - North and South Sides of Court Avenue, West of McPhillips Street**
(Old Kildonan Ward)
File DAO 4/2013

COUNCIL DECISION:

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

1. That the street opening as shown on Misc. Plan No. 14533 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.14533.

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

Report – Standing Policy Committee on Property and Development – October 8, 2013

DECISION MAKING HISTORY:

Moved by Councillor Browaty,

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

Carried

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On October 16, 2013, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and the Lord Selkirk-West Kildonan Community Committee, and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On October 8, 2013, the Standing Policy Committee on Property and Development concurred in the recommendation of the Lord Selkirk-West Kildonan Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On September 10, 2013, the Lord Selkirk-West Kildonan Community Committee concurred in the recommendation of the Winnipeg Public Service and forwarded to the Standing Policy Committee on Property and Development.

ADMINISTRATIVE REPORT

Title: **DAO 4/2013: TO SEEK COUNCIL APPROVAL FOR THE PROPOSED OPENING OF THE NORTH AND SOUTH SIDES OF COURT AVENUE, WEST OF MCPHILLIPS STREET**

Critical Path: **LORD SELKIRK – WEST KILDONAN COMMUNITY COMMITTEE – STANDING POLICY COMMITTEE ON PROPERTY AND DEVELOPMENT - EXECUTIVE POLICY COMMITTEE – COUNCIL**

AUTHORIZATION

Author	Department Head	CFO	CAO
M. Pittet	B. Thorgrimson	N/A	N/A

RECOMMENDATIONS

1. That the proposed street opening as shown on Misc. Plan No. 14533 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.14533.

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 or human resource 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 Planning, Property and Development Department has received an application from Mr. Erik Dickson of Scatliff + Miller + Murray, on behalf of 4293631 Manitoba Ltd. (Stride Development Corporation), to open the north and south sides of Court Avenue, west of McPhillips Street so identified on the attached copy of Misc. Plan No. 14533.

4293631 Manitoba Ltd. is the registered owner of Lot 1, Plan 52503 WLTO as shown bordered on the sketch. 4293631 Manitoba Ltd. had previously made an application to rezone this property which was processed under DAZ 203/2013. The rezoning application was deemed incomplete because of the insufficient width of the Court Avenue right of way required to service the property. The rezoning application can now be processed concurrently with the subject road opening which addresses Court Avenue. A condition of approval of this application necessitates that the site provide a full range of municipal services, including a sidewalk and wastewater sewer. In order to provide these services, the Court Avenue right of way must be widened as shown.

The subject properties required for the opening are registered in the names of Manitoba Hydro (Parcel "A", Plan 28171 WLTO) and Violet Holubowich (Lot 26, Plan 4146 WLTO). Both property owners have provided their consent to the opening.

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:	Land Development, Geomatics and Land Information Services
Prepared by:	Bohdan Buyachok, Real Property Officer
Date:	August 23, 2013
File No.	

APPENDIX "A"

Administrative Approval

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

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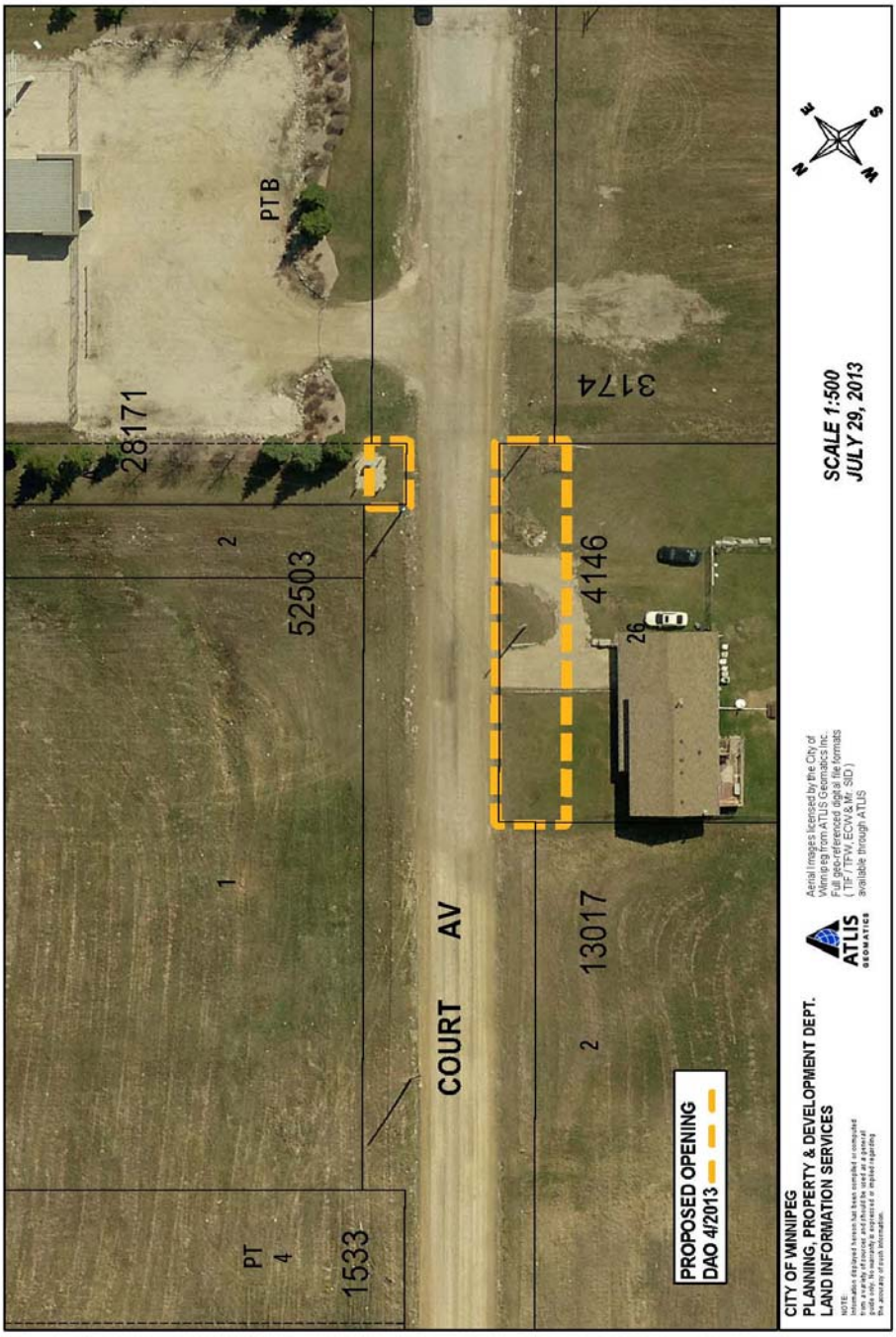
Aerial View of Subject Opening



Miscellaneous Plan

