Agenda – Council – July 16, 2014

Report – Standing Policy Committee on Property and Development – July 8, 2014

Item No. 7 Amendment to Development Agreements – Transcona West Area (Transcona Ward)
Files DASZ 10/2013, DASZ 11/2013, DASZ 12/2013, DASZ 15/2013 and DASZ 11/2011

STANDING COMMITTEE RECOMMENDATION:

On July 9, 2014, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and submitted the following to Council:

1. That the Development Agreement terms of the following Subdivision and Rezoning files be amended to allow the use of asphalt pavement as an alternative to Portland cement concrete pavement in Ravelston Avenue/Transcona Boulevard, east of Peguis Street and Peguis Street, all to the satisfaction of the Director of Public Works:

    A. DASZ 10/2013 – southeast corner of Ravelston Avenue West and Peguis Street;

    B. DASZ 11/2013 – northeast corner of Ravelston Avenue and Peguis Street up to existing Nelson Avenue;

    C. DASZ 12/2013 – northeast corner of existing Nelson Avenue and Peguis Street (east limit at existing Angela Street);

    D. DASZ 15/2013 – northwest corner of Ravelston Avenue West and Peguis Street;

    E. DASZ 11/2011 – at 1326 and 1330 Ravelston Avenue West (Council approval March 21, 2012. Extension of time granted on July 17, 2013).

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

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DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On July 9, 2014, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and the East Kildonan-Transcona Community Committee, and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On July 8, 2014, the Standing Policy Committee on Property and Development concurred in the recommendation of the East Kildonan-Transcona Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On June 23, 2014, the East Kildonan-Transcona Community Committee passed the following motion:

WHEREAS on July 17, 2013, Council approved Subdivision and Rezoning applications in the Transcona West area, in proximity to Ravelston Avenue and Peguis Street under the following files;

DASZ 10/2013 – southeast corner of Ravelston Avenue West and Peguis Street
DASZ 11/2013 – northeast corner of Ravelston Avenue and Peguis Street up to existing Nelson Avenue
DASZ 12/2013 – northeast corner of existing Nelson Avenue and Peguis Street (east limit at existing Angela Street)
DASZ 15/2013 – northwest corner of Ravelston Avenue West and Peguis Street
DASZ 11/2011 – at 1326 and 1330 Ravelston Avenue West (Council approval March 21, 2012. Extension of time granted on July 17, 2013)

AND WHEREAS Council's approval of the above Subdivision and Rezoning applications included requirements for the Developers to enter into both Zoning Agreements and Development Agreements with the City;

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DECISION MAKING HISTORY: (continued)

COMMUNITY COMMITTEE RECOMMENDATION: (continued)

AND WHEREAS the terms of the Development Agreements included a requirement for the Developers to construct Portland cement concrete pavements in Ravelston Avenue, east of Peguis Street and Peguis Street adjacent to their respective subdivisions and off-site extensions as appropriate;

AND WHEREAS on March 26, 2014, the Developers, via their Engineering Consultant, requested the City to consider the use of asphalt pavement as an alternative to Portland cement concrete pavement for the major roadways in the Transcona West area;

AND WHEREAS on May 26, 2014, after detailed review and analysis, the City has agreed to allow the Developers to use asphalt pavement as an alternative to Portland cement concrete pavement in Ravelston Avenue, east of Peguis Street and Peguis Street;

THEREFORE BE IT RESOLVED THAT the terms of the above-noted Development Agreements be amended to allow the use of asphalt pavement as an alternative to Portland cement concrete pavement in Ravelston Avenue/Transcona Boulevard, east of Peguis Street and Peguis Street, all to the satisfaction of the Director of Public Works;

and forwarded to the Standing Policy Committee on Property and Development.