Agenda - Executive Policy Committee – September 17, 2014

Report - Standing Policy Committee on Property and Development – September 16, 2014

Moved by Councillor

That Rule 10(3) of The Procedure By-law No. 50/2007 be suspended in order that the following item, which was received less than 96 hours preceding the committee meeting, be considered by Committee.

Item No. 7 Development Agreement Amendment - north of Ravelston Avenue and west of Peguis Street (Transcona Ward) File DASZ 15/2013

STANDING COMMITTEE RECOMMENDATION:

On September 16, 2014, the Standing Policy Committee on Property and Development concurred in the recommendation of the East Kildonan-Transcona Community Committee and submitted the following to Council:

1. That the terms of the Development Agreement under File DASZ 15/2013 be amended to:

    A. Allow the Developer to construct a 7.5 m pavement on Ravelston Avenue West.

    B. Complete the paving of Ravelston Avenue West by the earlier of one (1) year after the connection of the most westerly north-south street entering the planned area is made to Ravelston, or 5 years after the Developer executes the Development Agreement, whichever should come first.

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:

STANDING COMMITTEE RECOMMENDATION:

On September 16, 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 COMMMITTEE RECOMMENDATION:

On July 15, 2014, the East Kildonan-Transcona Community Committee passed the following motion:

WHEREAS on July 17, 2013, Council approved a Subdivision and Rezoning north of Ravelston Avenue and west of Peguis Street in the Transcona West area under File DASZ 15/2013;

AND WHEREAS Council's approval of the above Subdivision and Rezoning application included requirements for the Developer to enter into both a Zoning Agreement and a Development Agreement with the City;

AND WHEREAS the terms of the Development Agreement included a requirement for the Developer to construct a 10.m wide by 200mm thick Portland cement concrete pavement on Ravelston Avenue West;

AND WHEREAS the Public Service has determined that the width of the pavement in Ravelston can be reduced to 7.5m, since Ravelston will not function as a permanent collector street;

AND WHEREAS the existing right of way can only accommodate local water services with a 7.5m pavement;

AND WHEREAS the paving of Ravelston Avenue West , and related works, is required to be completed by the earlier of the connection of the most westerly north-south street entering the planned area to Ravelston, or 5 years after the Developer executes the Development Agreement;

AND WHEREAS the Public Service has concurred that the paving of Ravelston Avenue West (and related works) can be deferred until one (1) year after the connection of the most westerly north-south street entering the planned area is made to Ravelston to allow for orderly installation of underground works;

Report - Standing Policy Committee on Property and Development – September 16, 2014

DECISION MAKING HISTORY (continued):

COMMUNITY COMMMITTEE RECOMMENDATION: (continued)

THEREFORE BE IT RESOLVED THAT the terms of the above-noted Development Agreement be amended to:

1. allow the Developer to construct a 7.5 m pavement on Ravelston Avenue West;

2. complete the paving of Ravelston Avenue West by the earlier of one (1) year after the connection of the most westerly north-south street entering the planned area is made to Ravelston, or 5 years after the Developer executes the Development Agreement, whichever should come first,

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