Agenda – Executive Policy Committee – November 28, 2014

REPORTS

Item No. 3 Subdivision and Rezoning – 1710 Grosvenor Avenue (River Heights-Fort Garry Ward) File DASZ 25/2014

COMMUNITY COMMITTEE RECOMMENDATION:

On November 12, 2014, the City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service and, via the Priority Rezoning Process, recommended to the Executive Policy Committee:

1. That the plan of subdivision under File DASZ 25/2014 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File DASZ 25/2014 dated October 27, 2014 with such minor changes as may be required, and registration in the Winnipeg Land Titles Office.

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land as shown on Schedule "A" for File DASZ 25/2014 dated October 27, 2014 to a "PR2" (PDO-1 Airport Vicinity) Parks and Recreation 2 District.

3. That in the event the application is not proceeded with expeditiously and the by-law is not enacted within twenty-four (24) months 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 this twenty-four (24) month period and the extension is subsequently approved by Council.

4. That the Director of Legal Services and City Solicitor be requested to prepare the necessary rezoning by-law and forward the same to Council for all three (3) readings.

5. That the subdivision section of the by-law shall come into force and effect upon registration of the Plan of Subdivision in the Winnipeg Land Titles Office.

6. 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.

7. 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.

8. 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.

Agenda – Executive Policy Committee – November 28, 2014

DECISION MAKING HISTORY:

COMMUNITY COMMITTEE RECOMMENDATION:

On November 28, 2014, the City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service and, via the Priority Rezoning Process, submitted its recommendation to the Executive Policy Committee.

RE: **Subdivision and Rezoning - 1710 Grosvenor Avenue**
File DASZ 25/2014

For submission to: **Executive Policy Committee**

Prepared by: **Ms K. McMillan, Committee Clerk**
City Centre Community Committee

Report date: **November 14, 2014**

COMMUNITY COMMITTEE RECOMMENDATION:

On November 12, 2014, the City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service and, via the Priority Rezoning Process, recommended to the Executive Policy Committee:

1. That the plan of subdivision under File DASZ 25/2014 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File DASZ 25/2014 dated October 27, 2014 with such minor changes as may be required, and registration in the Winnipeg Land Titles Office.

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land as shown on Schedule "A" for File DASZ 25/2014 dated October 27, 2014 to a "PR2" (PDO-1 Airport Vicinity) Parks and Recreation 2 District.

3. That in the event the application is not proceeded with expeditiously and the by-law is not enacted within twenty-four (24) months 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 this twenty-four (24) month period and the extension is subsequently approved by Council.

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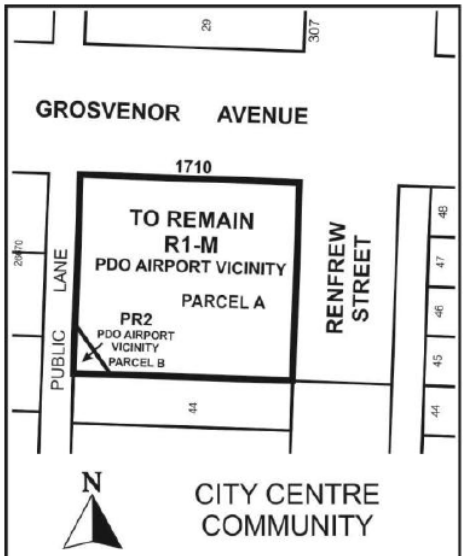
7. That in the event the necessary City of Winnipeg mylar approval signatures have not been secured within twelve (12) months after adoption of the by-law, the matter shall be deemed to be concluded and shall not be proceeded with unless an extension of time is applied for prior to the expiry of this twelve (12) month period and the extension is subsequently approved by Council.

8. 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.

The City Centre Community Committee provided the following supporting reason for its recommendation:

1. This application preserves the bus loop and allows the daycare to be built.

PUBLIC HEARING SUMMARY

File:	DASZ 25/2014
Before:	City Centre Community Committee Councillor Gerbasi, Chairperson Councillor Gilroy Councillor Orlikow
Public Hearing:	November 12, 2014 Council Building, 510 Main Street
Applicant:	Aikins, MacAulay & Thorvaldson LLP
Subject:	

APPLICANT : AIKINS, MACAULAY & THORVALDSON LLP
FILE : DASZ 25/14
PROPOSAL : An application for the approval of the plan of survey shown outlined above as may be determined by Council and for a proposed zoning change to By-law No. 200/2006 by rezoning the land shown outlined above from an "R1-M PDO AIRPORT VICINITY" RESIDENTIAL SINGLE-FAMILY (Medium) DISTRICT to a "PR2 PDO AIRPORT VICINITY" PARKS AND RECREATION 2 DISTRICT to facilitate the sale of City owned land. **For information, phone Mr. M. Robinson, Planner, at 204-986-3213.**

Premises Affected: 1710 Grosvenor Avenue

Exhibits Filed:

1. Application dated September 8, 2014
2. Notification of Public Hearing dated September 17, 2014
3. Manitoba Status of Titles 2584418/1, 2584419/1
4. Letter of authorization dated February 26, 2014 from Director, Planning Property and Development Department, City of Winnipeg to Rose and Max Rady Jewish Community Centre
5. Letter of authorization dated August 26, 2014 from Danny Stoller, President, Rose and Max Rady Jewish Community Centre to Aikins, MacAulay & Thorvaldson LLP
6. Surveyor's Building Location Certificate and sketch dated July 29, 2014 (2 pages)
7. Report from the Planning and Land Use Division dated October 27, 2014
8. Inspection Report

REPRESENTATIONS:

In Support:

Eric Buettner, Aikins, MacAulay & Thorvaldson LLP

In Opposition:

Nil

For Information:

Nil

For the City:

Mr. M. Robinson, Senior Planner, Planning, Property and Development Department
Mr. A. Ross, Planner, Planning, Property and Development Department

Exhibit "7" referred to in File DASZ 25/2014

ADMINISTRATIVE REPORT

Title: DASZ 25/2014 – 1710 Grosvenor Avenue

Issue: For consideration at the public hearing for a Rezoning and Subdivision for DASZ 25/2014 – 1710 Grosvenor Avenue

Critical Path: City Centre Community Committee as per the Development Procedures By-law and *The City of Winnipeg Charter.*

AUTHORIZATION

Author	Department Head	CFO	CAO
B. Smith	n/a	n/a	

RECOMMENDATIONS

1. That the plan of subdivision proposed under File DASZ 25/2014 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File DASZ 25/2014 dated October 27, 2014 with such minor changes as may be required, and registration in the Winnipeg Land Titles Office.

2. That The Winnipeg Zoning By-law No. 200/06 be amended by rezoning the subject land as shown on Schedule "A" for File DASZ 25/2014 dated October 27, 2014 to a "PR2" (PDO-1 Airport Vicinity) Parks and Recreation 2 District..

3. That in the event the application is not proceeded with expeditiously and the by-law is not enacted within twenty-four (24) months 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 this twenty-four (24) month period and the extension is subsequently approved by Council.

4. That the Director of Legal Services and City Solicitor be requested to prepare the necessary rezoning by-law and forward the same to Council for all three (3) readings.

5. That the subdivision section of the by-law shall come into force and effect upon registration of the Plan of Subdivision in the Winnipeg Land Titles Office.

6. 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.

7. 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.

8. 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.

REASON FOR THE REPORT

The Report is being submitted for the Committee's consideration of the development application at the Public Hearing.

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Planning and Land Use Division are concurred in, the property will be rezoned and permits may be issued.

CONSULTATION

In preparing this Report there was consultation with:
N/A

SUBMITTED BY

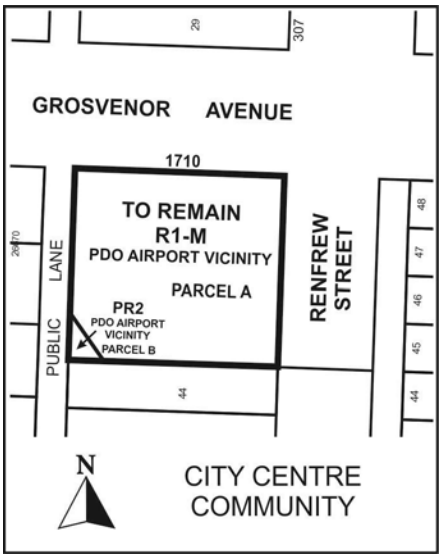
Department	*Planning, Property and Development*
Division	*Planning and Land Use*
Prepared by	Michael Robinson, AICP, MCIP
Date:	October 27, 2014
File No.	DASZ 25/2014

APPENDIX 'A'

DATE: October 27, 2014
FILE: DASZ 25/2014
RELATED FILES: N/A
COMMUNITY: City Centre Community
NEIGHBOURHOOD #: 1.626

SUBJECT: To rezone the subject land from a "R1-M" (PDO-1 Airport Vicinity) Residential Single-Family District to a "PR2" (PDO-1 Airport Vicinity)Parks and Recreation District

LOCATION: 1710 Grosvenor
LEGAL DESCRIPTION: Lots 45/48 Blk 13 Plan 1325 57 St. B



APPLICANT: Aikins, Macaulay, and Thorvaldson LLP

OWNER: City of Winnipeg

RECOMMENDATION: Approval

SITE DESCRIPTION

The subject property, which is zoned "R1-M" Residential Single-Family District, is located on Grosvenor Avenue, between Renfrew and Lanark Streets, in the Sir John Franklin neighbourhood of the River Heights – Fort Garry ward.

North: Residences zoned "R1-M" Residential Single-Family District
South: Sir John Franklin Community Centre zoned "PR2" Parks and Recreation District
East: Sir John Franklin Community Centre zoned "PR2" Parks and Recreation District
West: Residences zoned "R1-M" Residential Single-Family District

DESCRIPTION OF THE PROPOSED DEVELOPMENT
As one of the terms and conditions of the sale of 1710 Grosvenor Avenue, the Purchaser is required to make application to create a separate lot or parcel as shown on the attached Misc. Plan No. 14251/03 (see Appendix 'C') to be retained by the City to accommodate the existing Transit bus turnaround.

The Purchaser is also required to make application to rezone the lot or parcel to be retained by the City to PR1 in order to be consistent with the existing zoning of adjoining City-owned property.

This application only deals with the subdivision and rezoning of the land to be retained by the City. The Purchaser's intended use for the remaining property at 1710 Grosvenor Avenue, as a day care, will require a conditional use, which is a separate public hearing at another time.

ANALYSIS AND ISSUES
The proposed subdivision and rezoning are necessary to accommodate a wider turning area for City Transit buses, which use this land are a turnaround.

The proposed rezoning and subdivision are compatible with the area, will not have an adverse impact on adjoining properties, and are consistent with City policy.

RECOMMENDATIONS
For the above reasons, the Winnipeg Public Service recommends that this application be approved.

This Report Submitted by:
Planning, Property and Development Department
Planning and Land Use Division

Report Prepared by: Michael Robinson, AICP, MCIP
PPD File # DASZ 25/2014

APPENDIX "B"
Schedule "A" for File No. DASZ 25/2014, City Centre Community Committee, dated October 27, 2014

By-Law No.

File No. **DASZ 25/14**

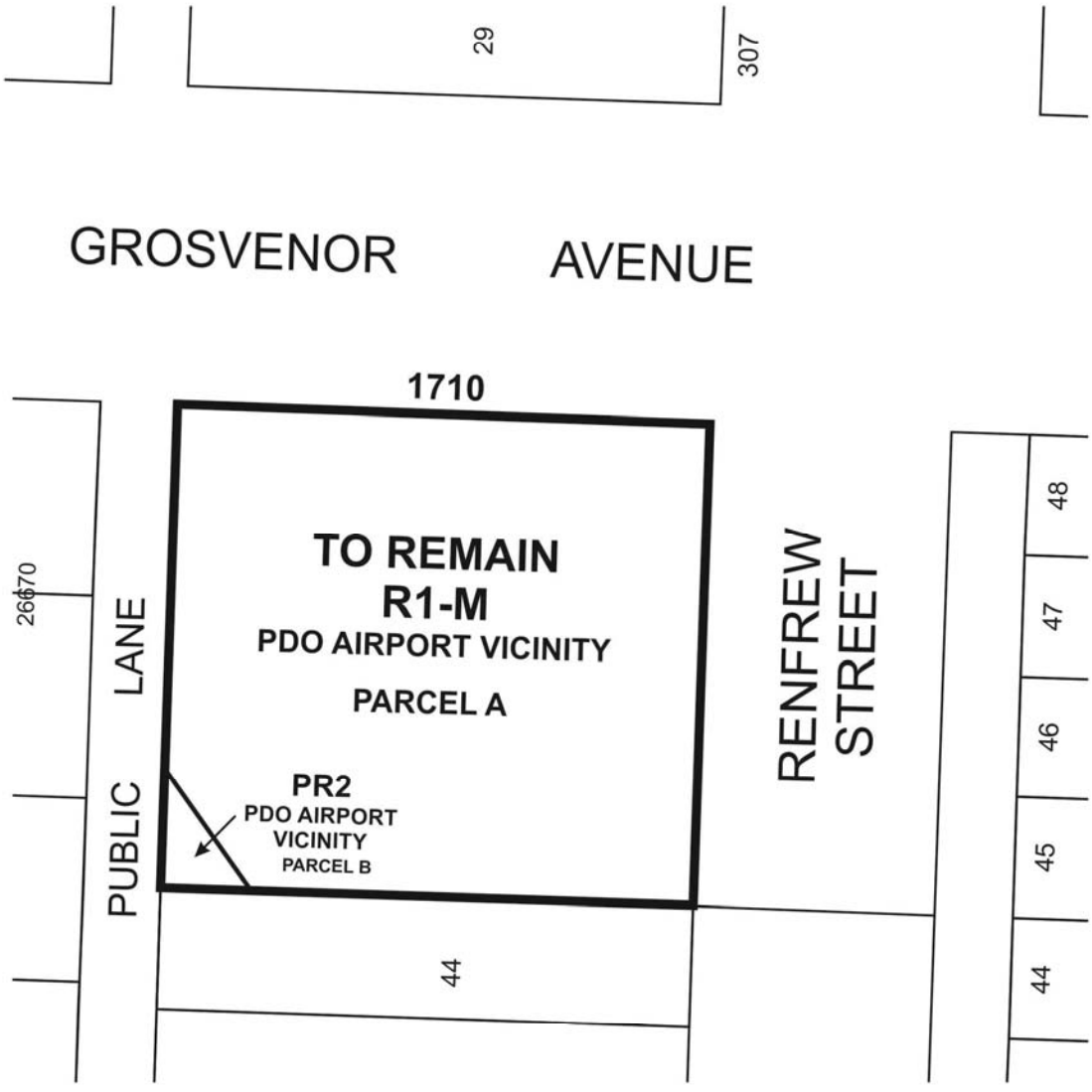
Explanation

An application for the approval of the plan of survey shown outlined below and for a proposed zoning change to By-law No. 200/2006 by rezoning the land located at 1710 Grosvenor Avenue from an "R1-M PDO AIRPORT VICINITY" RESIDENTIAL SINGLE-FAMILY (MEDIUM) DISTRICT to a "PR2 PDO AIRPORT VICINITY" PARKS AND RECREATION 2 DISTRICT to facilitate the sale of City owned land as shown outlined below.

Atlas Sheet No.

N

AC20
CITY CENTRE
COMMUNITY



THIRD READING : EFFECTIVE DATE :

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No.

APPENDIX ‘C’
Misc Plan No. 14251/3

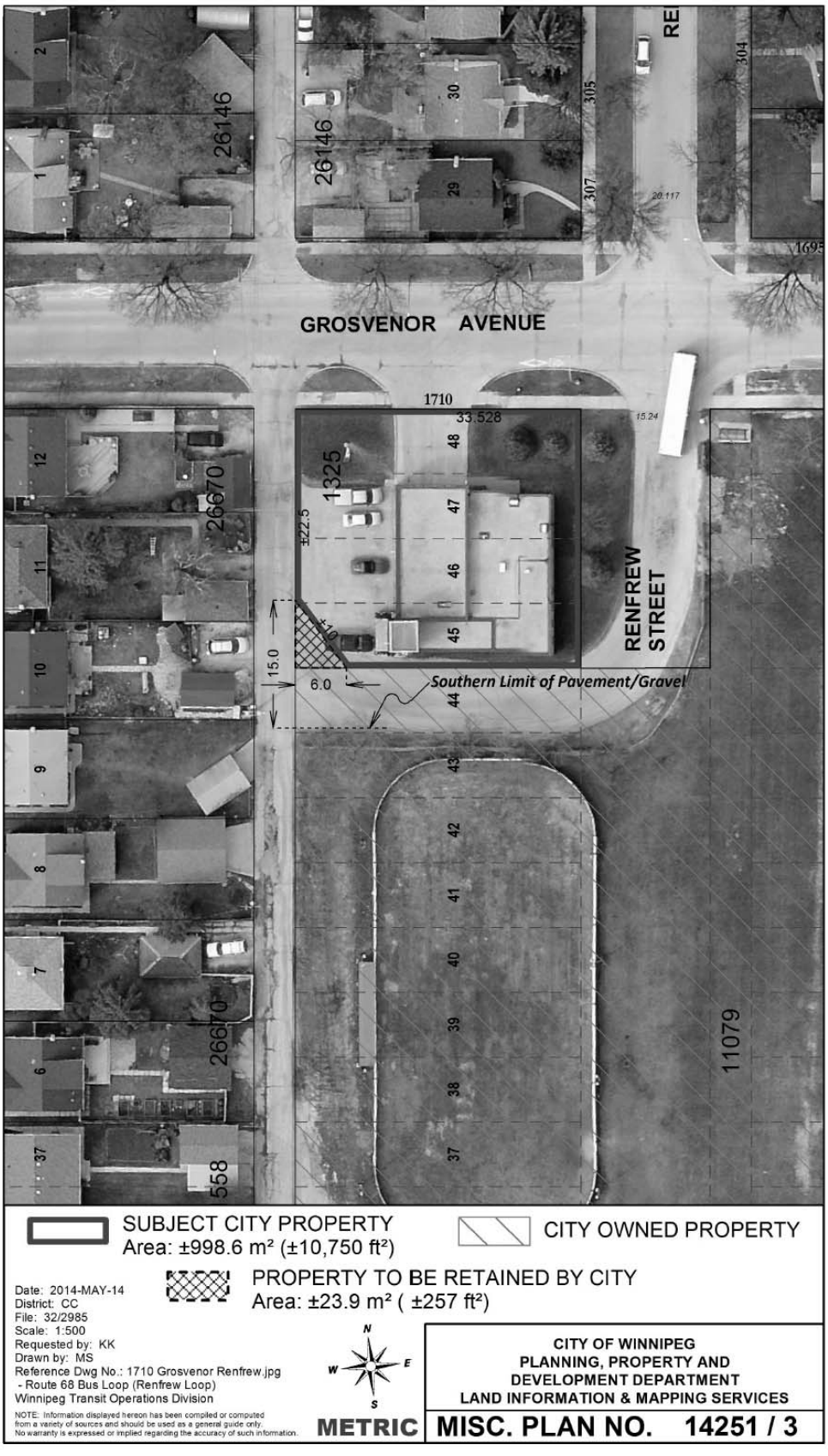




Figure 1: Aerial Photo (Flown in 2014)