Agenda - Council - March 24, 2004

Report - Standing Policy Committee on Property and Development - March 2, 2004

Item No. 12 Subdivision and Rezoning - northeast corner of Ravensden Drive and Aldgate Road
File DASZ 43/200

STANDING COMMITTEE RECOMMENDATION:

On March 17, 2004, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and the Riel Community Committee and submits the following to Council:

1. That the plan of subdivision proposed under File DASZ 43/2003 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File DASZ 43/2003 dated February 17, 2004, for registration in the Winnipeg Land Titles Office, subject to the following:

   A. That the Developer be required to enter into an addendum to Development Agreement AG31/84 with the City containing all the conditions outlined in the report of the Administrative Coordinating Group dated February 11, 2004.

2. That the Director of Planning, Property and Development be authorized to certify any documents in connection therewith.

3. That The Winnipeg Zoning By-Law No. 6400/94 be amended by rezoning the subject land as shown on Schedule "A" for File DASZ 43/2003 dated February 17, 2004, to an "R1-3.5" Residential District.

4. 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 this time is applied for prior to the expiry of this twenty-four (24) month period and the extension is subsequently approved by Council.

5. That the City Solicitor/Manager of Legal Services 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 Development Agreement.

7. That the zoning section of the by-law shall come into force and effect when the Plan of Subdivision has been registered in the Winnipeg Land Titles Office.

Report - Standing Policy Committee on Property and Development - March 2, 2004

8. That the Plan of Subdivision shall be approved and signed by the Director of Planning, Property and Development within two (2) years of the date of passage of the aforementioned by-law.

9. That in the event that the necessary City of Winnipeg mylar approval signatures have not been secured within twenty-four (24) months after adoption of the by-law, the matter shall be deemed to be concluded and shall not be proceeded with unless Council extends that time.

Report - Standing Policy Committee on Property and Development - March 2, 2004

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On March 17, 2004, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and the Riel Community Committee and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On March 2, 2004, the Standing Policy Committee on Property and Development concurred in the recommendation of the Riel Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On February 24, 2004, the Riel Community Committee concurred in the administrative recommendation and submitted its recommendation to the Standing Policy Committee on Property and Development.

RE: **Subdivision and Rezoning - Northeast corner of Ravensden Drive and Aldgate Road - File DASZ 43/2003**

For submission to: **The Standing Policy Committee on Property and Development**

Prepared by: **Marc Pittet, Clerk, Riel Community Committee**

Report date: **February 25, 2004**

COMMUNITY COMMITTEE RECOMMENDATION:

On February 24, 2004, the Riel Community Committee concurred in the administrative recommendation and recommends to the Standing Policy Committee on Property and Development:

1. That the plan of subdivision proposed under File DASZ 43/2003 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File DASZ 43/2003 dated February 17, 2004, for registration in the Winnipeg Land Titles Office, subject to the following:

    A. That the Developer be required to enter into an addendum to Development Agreement AG31/84 with the City containing all the conditions outlined in the report of the Administrative Coordinating Group dated February 11, 2004.

2. That the Director of Planning, Property and Development be authorized to certify any documents in connection therewith.

3. That The Winnipeg Zoning By-Law No. 6400/94 be amended by rezoning the subject land as shown on Schedule "A" for File DASZ 43/2003 dated February 17, 2004, to an "R1-3.5" Residential District.

4. 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 this time is applied for prior to the expiry of this twenty-four (24) month period and the extension is subsequently approved by Council.

5. That the City Solicitor/Manager of Legal Services 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 Development Agreement.

7. That the zoning section of the by-law shall come into force and effect when the Plan of Subdivision has been registered in the Winnipeg Land Titles Office.

8. That the Plan of Subdivision shall be approved and signed by the Director of Planning, Property and Development within two (2) years of the date of passage of the aforementioned by-law.

9. That in the event that the necessary City of Winnipeg mylar approval signatures have not been secured within twenty-four (2)4 months after adoption of the by-law, the matter shall be deemed to be concluded and shall not be proceeded with unless Council extends that time.

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

1. The Riel Community Committee agreed with the administrative comments contained in the report of the Manager of Planning and Land Use dated February 17, 2004, and in the report from the Administrative Coordinating Group dated February 11, 2004.

PUBLIC HEARING SUMMARY

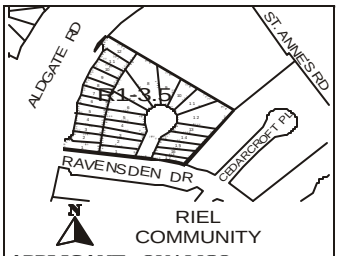
File: DASZ 43 /2003

Before: Riel Community Committee
Councillor Steeves, Chairperson
Councillor Vandal

Public Hearing: February 24, 2004
Community Committee Chamber, 604 St. Mary's Road

Applicant: Qualico Developments (Winnipeg) Ltd. (Lyne Jones)

Subject:



APPLICANT: QUALICO DEVELOPMENTS (WINNIPEG) LTD.
FILE: DASZ 43/03
PROPOSAL: An application for the approval of the plan of subdivision shown outlined above as may be determined by Council and a proposed zoning change to By-law No. 6400/94 by rezoning the land shown outlined above from an "RM-2" MULTIPLE-FAMILY DISTRICT to an "R1-3.5" SINGLE-FAMILY DISTRICT to allow for the creation of sites for single-family development. **For information, phone Mr. K. Lalor, Planner at 986-5069.**
DEMANDEUR : QUALICO DEVELOPMENTS (WINNIPEG) LTD.
RÉFÉRENCE : DALZ 43/03
PROJET : Demande d'approbation par le Conseil du plan de lotissement relatif aux sols délinéés ci-dessus et proposition de modification du *Règlement municipal n° 6400/94* visant à changer le zonage des sols délinéés ci-dessus qui passeraient de la catégorie RM-2 (SECTEUR D'HABITATIONS MULTIFAMILIALES) à la catégorie R1-3.5 (SECTEUR D'HABITATIONS UNIFAMILIALES), en vue de permettre la création de sites pour la construction d'habitations unifamiliales. **Pour plus de renseignements, veuillez communiquer avec M. K. Lalor, urbaniste, au 986-5069.**

Premises Affected: Northeast corner of Ravensden Drive and Aldgate Road

Exhibits Filed:

1. Application dated December 23, 2003
2. Notification of Public Hearing dated December 30, 2003
3. Manitoba Status of Title1970989
4. Zoning Agreement for DASZ 21/2001
5. Plan
6. Report from the Manager of Planning and Land Use dated February 17, 2004
7. Report from the Administrative Coordinating Group dated February 11, 2004
8. Inspection Report

REPRESENTATIONS:

In Support:

Cory and Tara Cyrenne
Eric Vogal

In Opposition:

Nil

For the City:

Kevin Lalor, Senior Planner, Planning, Property and Development Department

SUMMARIZATION OF REPRESENTATIONS AND SUBMISSIONS
MADE AT THE PUBLIC HEARING

Eric Vogan appeared in support of the application and indicated that he concurred in the recommendations of report from the Manager of Planning and Land Use dated February 17, 2004, and the report from the Administrative Coordinating Group dated February 11, 2004.

Exhibit “6” referred to in File DASZ 43/2003

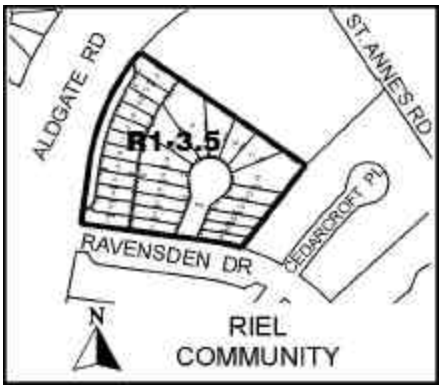
In reply please refer to / Référence à rappeler :
(204) 986-5069
Fax / Téléc. : (204) 986-3684

File No. DASZ 43/03 February 17, 2004
Our c/f CP 500 (.530)

Marc Pittet
Community Committee
Council Building
510 Main Street
Winnipeg, MB R3B 1B9

SUBDIVISION AND REZONING
Riel Community
File No. DASZ 43/03

An application has been received from Qualico Developments Ltd. for approval of a plan of subdivision and related zoning change to Zoning By-Law No. 6400/94 by rezoning the subject lands from an “RM-2” Multiple Family District to a “R1-3.5 ” Single Family District in order to allow for the construction of 29 new single family dwellings.



RELATED FILES: NA

SITE DESCRIPTION:

Site Area:
Overall site area totals 5.12 acres.

Existing Land Use and Zoning:
The land is currently vacant and zoned RM-2 Multiple Family.
Surrounding Land Use and Zoning:

North: Lands to the north are a mix of developed R1-4 Residential and some residual A5 Agricultural land.
South: Lands to the south are generally vacant A5 Agricultural lands extending to the perimeter.
East: Lands to the east of St. Anne's are largely undeveloped and zoned A5 Agricultural.
West: Lands to the west are generally developed R1-5 Residential areas and several PR-1 Parks and Recreational areas.

DEVELOPMENT DESCRIPTION:

The Developer and applicant proposes to rezone the subject property at the corner of Ravensden and Aldgate Rd. to a single family residential category in order to allow for the construction of 29 new residential homes. The subject parcel is one of the last remaining parcels in this quadrant of Dakota Crossing that hasn't been developed for housing. The lot areas range from 408 sq. metres to over 1300 sq. metres.

PLAN WINNIPEG:

The proposed rezoning and use of the land fully complies with Plan Winnipeg Policy for designated neighbourhood areas.

ADMINISTRATIVE COMMENTS:

The applicants, Qualico Developments, are proposing to rezone and subdivide the subject 5.2-acre parcel into 29 new single-family lots. Under a previous application, DASZ 21/01, a similar application was made that included a large multiple family site immediately adjacent. That application was approved by Riel Community Committee, but was never completely finalized. As was the case with the previous application, the Administration supports the proposed application subject to all conditions outlined in the report of the Administrative Coordinating Group. It should be noted that the proposed streets were registered previously under DASZ 31/84 and that a number of servicing conditions were also covered previously under Development Agreement AG 31/84. The proposed subdivision is similar in nature to existing adjoining subdivisions recently approved by your Committee immediately to the east and north. It is therefore recommended that your Committee endorse the application as submitted.

RECOMMENDATION:

That the plan of subdivision proposed under File No. DASZ 43/03 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File No. DASZ 43/03, attached hereto and dated February 17/04, for registration in the Winnipeg Land Titles Office, subject to the following:

A. That the Developer be required to enter into an addendum to Development Agreement AG31/84 with the City containing all the conditions outlined in the report of the Administrative Coordinating Group dated Februray 11, 2004;

That the Director of Planning, Property and Development be authorized to certify any documents in connection therewith.

That Zoning By-Law No. 6400/94 be amended by rezoning the subject land as shown on Schedule "A" for File No. DASZ 43/03, attached hereto and dated February 17/04, to an "R1-3.5" Residential District.

That, in the event this application is not proceeded with expeditiously and the by-law is not enacted within twenty-four (24) months after adoption of this report by Council, the matter shall be deemed to be concluded and shall not be proceeded with unless an extension of this time is applied for prior to the expiry of this twenty four (24) month period and the extension is subsequently approved by Council.

That the City Solicitor/Manager of Legal Services be requested to prepare the necessary by-law in accordance with the above.

That the subdivision section of the by-law shall come into force and effect upon execution by the City of Winnipeg of the Development Agreement.

That the zoning section of the by-law shall come into force and effect when the Plan of Subdivision has been registered in the Winnipeg Land Titles Office.

The Plan of Subdivision shall be approved and signed by the Director of Planning, Property and Development within two (2) years of the date of passage of the aforementioned by-law.

In the event that the necessary City of Winnipeg mylar approval signatures have not been secured within 24 months after adoption of the by-law, the matter shall be deemed to be concluded and shall not be proceeded with unless Council extends that time.

Yours truly,
C. Knoll
Manager of Planning and Land Use

Per: Kevin Lalor, Senior Planner
Riel Community
986-5069

By-Law No. _____

File No. **DASZ 43/03**

Atlas Sheet No.

N

AK29
RIEL
COMMUNITY

Explanation

An application for the approval of the plan of subdivision shown outlined below and a proposed zoning change to By-law No. 6400/94 by rezoning the land located on the northeast corner of Ravensden Drive and Aldgate Road from an "RM-2" MULTIPLE-FAMILY DISTRICT to an "R1-3.5" SINGLE-FAMILY DISTRICT as shown outlined below.



Schedule "A" for File No. DASZ 43/03, Riel Community Committee, dated February 17/04

THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

Exhibit “7” referred to in File DASZ 43/2003

Re: Proposed subdivision and rezoning of land located at the southeast corner of Aldgate Road and Ravensden Drive - DASZ 43/03

An application has been submitted by Qualico Developments (Winnipeg) Ltd. to subdivide and rezone land located at the southeast corner of Aldgate Road and Ravensden Drive. The land is within the area of River Park South covered under the terms of Development Agreement AG 31/84 which agreement was amended on November 21, 2002 pursuant to the approval of DASZ 21/01. It is recommended than approval of DASZ 43/03 be subject to the Developer entering into an Addendum to Development Agreement AG 31/84 as amended on November 21, 2001 as follows:

By adding to AG 31/84 a copy of the plan of subdivision approval under DASZ 43/043,

2. By adding to AG 31/84 a copy of a conceptual engineering drawing showing the specified servicing requirements for the land covered under DASZ 43/03.

THIS REPORT SUBMITTED BY:

E. L. Carrière, P. Eng.
Land Development Engineer
File No.: AG 43/03
February 11, 2004
v/data/acgreports/03ag43-reports

"Original signed by E.L. Carrière"
Land Development Engineer

"Original signed by K.T. Raban"
Water and Waste Department

"Original signed by R.J. Hartmann"
Public Works Department
Transportation Division