Transcona Alliance Church
751 Kildare Ave East
Winnipeg, MB
R2C 0P9

facsimile transmittal

To:	Councillor Dan Vandal – Chair, Property and Development	**Fax:**	986-3725
From:	Kyle Blaquiere Transcona Alliance Church	**Date:**	2/23/2004
Re:	Transcona Alliance Church Proposed Land Development	**Pages:**	1
CC:	Councillor Russ Wyatt Harry Finnigan – Director, Planning, Property and Development Dept.	**Fax:**	986-4530 947-2284

Clarification to letter of February 18, 2004

Further to the letter faxed to your office, I wish to clarify our request to Executive Policy Committee. The previous request put forward asked for an appeal and may have inadvertently given the impression that we disagree with Plan Winnipeg and are seeking an amendment to Plan Winnipeg. This is not the case.

Our request should properly be re-stated as follows:
"We are in disagreement with the interpretation of Plan Winnipeg by our City Planner vis-à-vis our proposed development and are seeking to challenge or overturn their decision through the Executive Policy Committee".

Thankyou for your attention to this matter. I can be contacted at work at 452-0041

should you have any further questions in this regard.

Kyle Blaquiere – Transcona Alliance Church

Transcona Alliance Church
751 Kildare Ave. East
Winnipeg, MB R2C 0P9

February 18, 2004

City Hall
510 Main Street
Winnipeg, MB
R3B 1B9

Attention: Councillor Dan Vandal

RE: **Transcona Alliance Church Land Development Proposal**

Dear Councillor Vandal,

On January 20, 2004, a meeting was held between yourself, Councillor Russ Wyatt, Jacquie East - Plan Winnipeg, Martin Grady – Senior Planner, and Pastor Doug Smart and myself on behalf of Transcona Alliance Church.

The purpose of the meeting was to discuss our proposed development of a parcel of land, approximately 77 acres in area, located in Transcona at the corner of Pandora Avenue and Ravenhurst Street (see attached map for locations). It is our intent to develop a portion of the land for use as a church and to offer a variety of community-based services. The unused portion of land would eventually be sold. The land is presently vacant and unserviced, with the nearest water and sewer services approximately 2 km's away. It is our intent to develop the site with private services until such time as the site can be fully serviced with piped water, waste, and land drainage. The existing waste and land drainage sewer services for the adjacent neighborhood development to the north are at full capacity and not available for use. It is our understanding that the timeline for full services to come into the area either from South Transcona or from the west along Pandora Avenue is approximately 20 years away. We would anticipate commencing a building project on this site in 3-5 years.

Attached please find the written response from Martin Grady – City of Winnipeg Senior Planner regarding this matter. In summary, he has indicated that our intended development is contrary to Plan Winnipeg Policy and that our application would be refused without a hearing. The primary cause for refusal is due to the inability to provide full services to the site.

During our meeting of January 20, 2004, it was indicated that any further appeal of this matter would require to be brought to the Executive Policy Committee. As such, we are requesting a review of this matter by the Executive Policy Committee so as to permit a church development on the site using private services rather than municipal services as stipulated under Plan Winnipeg Policy.

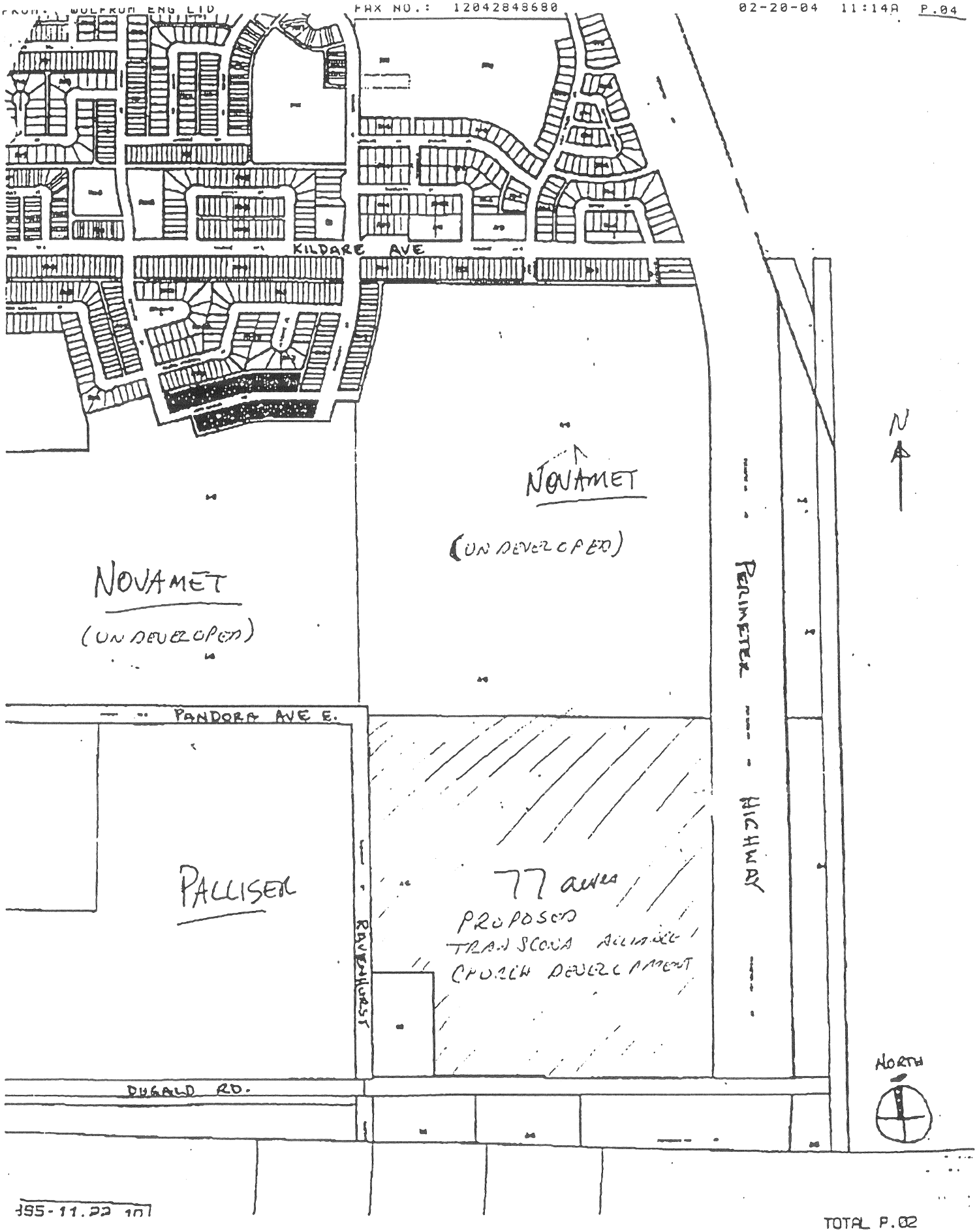
At the present time, we have entered into a land purchase agreement with the owner of the property subject to confirmation of this matter. Your earliest attention to this matter is appreciated.

Please contact me at work at 452-0041 to further discuss this matter. Thankyou.

Sincerely,

Kyle Blaquiere on behalf of
Board of Elders – Transcona Alliance Church

cc. Councilor Russ Wyatt – City of Winnipeg
Harry Finnigan – Director of Planning, City of Winnipeg


KILDARE AVE
NOVAMET
(UNDEVELOPED)
NOVAMET
(UNDEVELOPED)
PANDORA AVE E.
PALLISER
RAVENHURST
77 acres
PROPOSED
TRANSCONA ALLIANCE
CHURCH DEVELOPMENT
PERIMETER HIGHWAY
DUGALD RD.
N
NORTH