Minutes – Executive Policy Committee – July 5, 2023

Report – Standing Policy Committee on Property and Development – June 27, 2023

Item No. 10 Amendment to Servicing Agreement AG 13/15 - 761 North Drive (Fort Rouge-East Fort Garry Ward)

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

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 servicing agreement AG 13/15 be amended to allow the applicant to construct the public lanes using asphalt concrete instead of Portland cement concrete.

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

Report – Standing Policy Committee on Property and Development – June 27, 2023

DECISION MAKING HISTORY:

Moved by Councillor Rollins,

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 four business days preceding the committee meeting, be considered by Committee.

Carried

Moved by Councillor Rollins,

That the recommendation of the Standing Policy Committee on Property and Development be concurred in and forwarded to Council.

Carried

STANDING COMMITTEE RECOMMENDATION:

On June 27, 2023, the Standing Policy Committee on Property and Development concurred in the recommendation of the City Centre Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On June 19, 2023, the City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service and forwarded the matter to the Standing Policy Committee on Property and Development.

ADMINISTRATIVE REPORT

Title: Amendment to Servicing Agreement AG 13/15 - 761 North Drive

Critical Path: City Center Community Committee – Standing Policy Committee on Property and Development, Heritage and Downtown Development – Executive Policy Committee – Council

AUTHORIZATION

Author	Department Head	CFO	CAO
G. Jasper	N/A	N/A	N/A

EXECUTIVE SUMMARY

A request was received from Ross McGowan on behalf of 6981420 MANITOBA LTD. to amend the servicing agreement attached to 761 North Dive (AG13/15). The amendment would allow the developer to construct the adjacent public land using asphalt concrete instead of Portland cement concrete.

The Public Service has no objection to this request.

RECOMMENDATIONS

1. That servicing agreement AG 13/15 be amended to allow the applicant to construct the public lanes using asphalt concrete instead of Portland cement concrete.

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

REASON FOR THE REPORT

Council approval is required for a Servicing Agreement Amendment

IMPLICATIONS OF THE RECOMMENDATIONS

If the Recommendation is concurred in, the Developer will be allowed complete the construction of the Public Lane using Asphalt concrete.

HISTORY/DISCUSSION

On October 28th, 2015 Council approved the subdivision and rezoning on land located at 761 North Drive. Pursuant to the above-referenced approval, the Developer, 6981420 MANITOBA LTD. entered into Servicing Agreement AG 13/15 with the City of Winnipeg outlining the municipal infrastructure required to service the property. This included a condition to install Portland cement concrete pavements in the lanes in accordance with Clause 2a&b of Schedule "C" as follows.

1. Public Lane

    a) The Developer shall, at no expense to the City, construct Portland cement concrete pavement to 6.0m wide by 150mm thick and all related works, in the proposed north-south public lane at the west limit of the Planned Area between North Drive and the existing east-west public lane to the north, as determined by and to the satisfaction of the Director of Public Works.

    b) The Developer shall, at no expense to the City, construct Portland cement concrete pavement to 6.0m wide by 150mm thick and all related works, in the existing east-west public lane between the proposed north-south public lane and the east limit of the existing east-west public lane, abutting the Planned Area, as determined by and to the satisfaction of the Director of Public Works.

Correspondence was received from Ross McGowan on behalf of 6981420 Manitoba Ltd. to consider a formal request to amend the development agreement. The request is to replace the requirement to construct the lanes using asphalt cement instead of Portland cement concrete.

The applicant further contends that:

> *"It would make sense to consider the use of the City's lane paving program to supplement the paving initiative. We would request the City's participation for the use of this innovative program. Trusting this is satisfactory to move this forward. Thank you for your consideration and assistance."*

The Public Service has no objection to this request. This will also allow the neighboring property to apply to the City's asphalt paving initiative which, if successful, would complete the construction of the lane.

Therefore, it is recommended that Clause 2a&b of Schedule C in the servicing agreement for AG/13/15 as noted above be amended by replacing the words "Portland cement concrete" with "Asphalt concrete".

FINANCIAL IMPACT

N/A

CONSULTATION

Public Works

OUR WINNIPEG POLICY ALIGNMENT

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

The development aligns with the following Key Direction in the Winnipeg Climate Action Plan: "Ensure New Areas of Growth are Designed According to the Principles of Complete Communities." This servicing agreement does not impact the alignment.

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

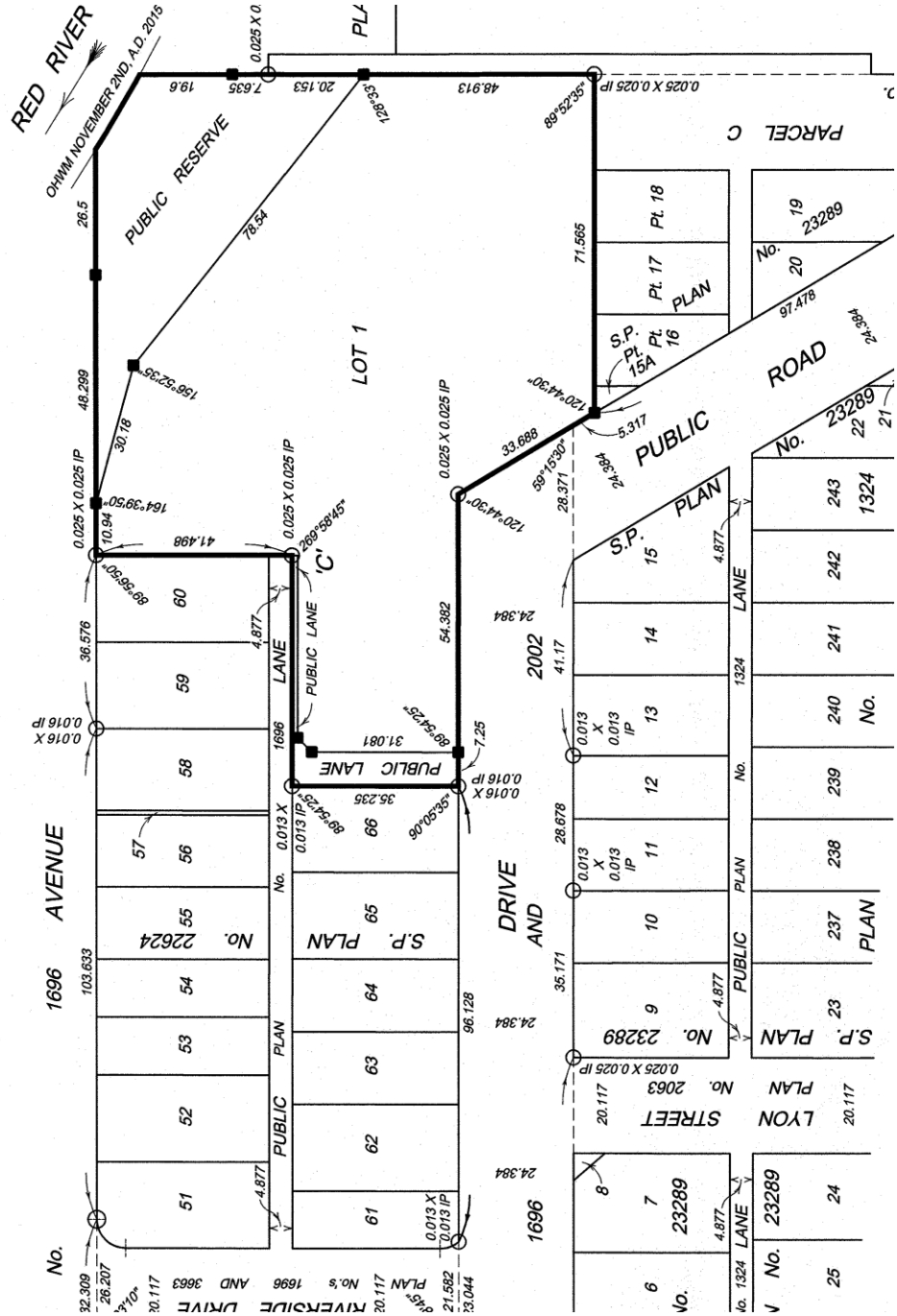
N/A

SUBMITTED BY

Department: Planning, Property and Development
Division: Real Estate and Land Development
Prepared by: G.V. Jasper, Land Development Administrator
Date: June 2, 2023
File No: DASZ 13/2015

Attachments: Appendix "A" – DASZ 13/2015 Legal Survey Plan
Appendix "B" – Aerial Map showing land paving

APPENDIX "A" – DASZ 13/2015 LEGAL SURVEY PLAN



APPENDIX "B" – AERIAL MAP SHOWING LANE PAVING REQUIRED

Lanes to be Paved

