Proposed Plan of Subdivision and Rezoning - land located at 220 Park Place West, south side, east of Litchfield Boulevard
File DASZ 31/2001 [c/r DAV 105/2002D and DAC 2/2002]

6. The Standing Policy Committee on Property and Development has been advised that an application has been received from Stevenson Advisors Ltd. (Patrick Hamilton), 276A Colony Street, Winnipeg, to amend Winnipeg Zoning By-law No. 6400/94 by rezoning the subject lands from an "A-5" Agricultural District, a "PR" Parks and Recreation District, and a "R1-6" Single-Family Residential District to a "RM-L" Multiple-Family Residential District to permit the construction of seventeen (17) single-family, bungalow condominium units.

The proposal is to construct seventeen (17) single-family, one-storey, bungalow condominium units on the subject site. Access to the development is proposed from Litchfield Boulevard at the northwest corner of the site. The development requires the closure of existing public rights-of-way and their partial consolidation with the development site. The closures are being dealt with under File DAC 2/2002 and have been considered at a public hearing by the Assiniboine Community Committee. Most notably, it is proposed to unimproved Latimer Boulevard that is bounded on the east by Tuxedo West Park and on the west by 210 Park Place West and the subject property. Such a closure would permit the construction of a single-family dwelling to the east of 210 Park Place West (proposed Lot 1). The balance of the right-of-way would be consolidated with the subject property (proposed Lot 2). The remaining parcel, proposed Lot 3, is surplus to the applicant's requirements and is to remain undeveloped.

The proposed development density of one unit per +8,000 square feet of lot area compares favourably with the development density of the single-family housing to the north, such as "R1-6" zoning at 6,000 square feet of lot area per unit, and "R1-9" zoning at 9,000 square feet of lot area. The applicant indicates that the proposed units will be upscale, architecturally designed and individually distinctive one-storey condominium units with floor areas ranging from 1,600 square feet to 2,400 square feet with extensive site landscaping and ample visitor parking.

On May 14, 2002, the Assiniboia Community Committee held a public hearing to consider the subject subdivision and rezoning application. Three people appeared in support of the application and one person appeared in opposition to the application.

The Assiniboia Community Committee concurred, in part, in the recommendations contained in the report dated April 3, 2002 from the Manager of Planning and Land Use, Planning, Property and Development Department. The Community Committee recommended approval of the proposed rezoning for the following reason:

1. That the Assiniboia Community Committee agreed with the administrative comments contained in the report of the Manager of Planning and Land Use, Planning, Property and Development Department

On May 27, 2002, the Standing Policy Committee on Property and Development considered the recommendations contained in the Subdivision and Zoning Change Report dated May 17, 2002, from

the Assiniboia Community Committee, and approved the following amendment, which has been incorporated into the recommendations set out below:

· Recommendation I.B. be amended by adding the following:

5. That an additional Clause be added as follows:

The Developer shall, at no expense to the City, construct a concrete pavement to a width of 7.5 metres and related surface improvements in Litchfield Boulevard including a concrete street turnout from the existing concrete pavement in Park Place West to a point southerly to accommodate the private approach to the condo site to the satisfaction of the Director of Public Works. A concrete street turnaround at the terminus of the concrete pavement will not be required.

The Standing Policy Committee on Property and Development recommends:

I. That the plan of subdivision proposed under File DASZ 31/2001 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File DASZ 31/2001 dated April 3, 2002, for registration in the Winnipeg Land Titles Office, subject to the following:

A. That the plan be amended:

1. To accommodate the standard cul-de-sac terminus at the south end of Litchfield Boulevard.

2. To eliminate the proposed 1.524 metre-wide extension of Litchfield along the west limit of the site.

B. That the Developer be required to enter into a Servicing Agreement with the City containing all the conditions outlined in the report of the Administrative Coordinating Group dated April 25, 2002 with the following amendments:

1. That Clause 2 be deleted in its entirety.

2. That Clause 3 be deleted in its entirety.

3. That Clause 4 be amended by adding the following:
The City shall reimburse the Developer for a share of the above-referenced work as it collects from other benefiting lands in accordance with the City's Development Agreement parameters prevailing at the time of reimbursement.

4. That Clause 5 be amended as follows:
5. i) by deleting the words "3. and".
5. ii) by deleting the words "3. and".

5. That an additional Clause be added as follows:
The Developer shall, at no expense to the City, construct a concrete pavement to a width of 7.5 metres and related surface improvements in Litchfield Boulevard

including a concrete street turnout from the existing concrete pavement in Park Place West to a point southerly to accommodate the private approach to the condo site to the satisfaction of the Director of Public Works. A concrete street turnaround at the terminus of the concrete pavement will not be required.

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

III. That Winnipeg Zoning By-law No. 6400/94 be amended by rezoning the subject land as shown on Schedule "A" for File DASZ 31/2001, dated April 3, 2002, to a "RM-L" Multiple-Family District and a "R1-6" Single-Family Residential District, subject to the applicant entering into a Zoning Agreement with the City on the "RM-L" Multiple-Family District site only, pursuant to Section 591(1) of The City of Winnipeg Act to include the following conditions:

A. That prior to the issuance of a Development Permit, plans showing the site layout, access, parking, lighting, fencing, landscaping, garbage enclosures, signage, building elevations and materials be submitted to for the approval of the Assiniboia Community Committee.

B. That the development be restricted to one-storey, single-family detached condominium units with double-attached garages, minimum floor areas of 1,500 square feet, and visitor parking for nine (9) vehicles.

C. That construction access to the site for roadworks, service installation, landscaping and building construction be restricted to Litchfield Boulevard.

IV. That a ten percent (10%) dedication be made by a payment of a sum of money to the City in lieu of the requirement for land dedication based on the increase in market value of the land.

V. 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 Council extends that time.

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

VII. 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.

VIII. 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 and the Zoning Agreement has been filed by caveat as a first charge in the Winnipeg Land Titles Office against those lands provided that the said effective date occurs within twenty-four (24) months from the date that the said rezoning By-law is adopted by Council.

IX. 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.

X. 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.

The Executive Policy Committee recommends that Recommendation No. I.A. be deleted in its entirety, namely:

"I. A. That the plan be amended:

1. To accommodate the standard cul-de-sac terminus at the south end of Litchfield Boulevard.

2. To eliminate the proposed 1.524 metre-wide extension of Litchfield along the west limit of the site."

And That Recommendation No. I.B. be renumbered to I.A.

Attachment "A" referred to in Clause 6 of the Report of the Standing Policy Committee on Property and Development dated May 27, 2002

By-Law No. _____

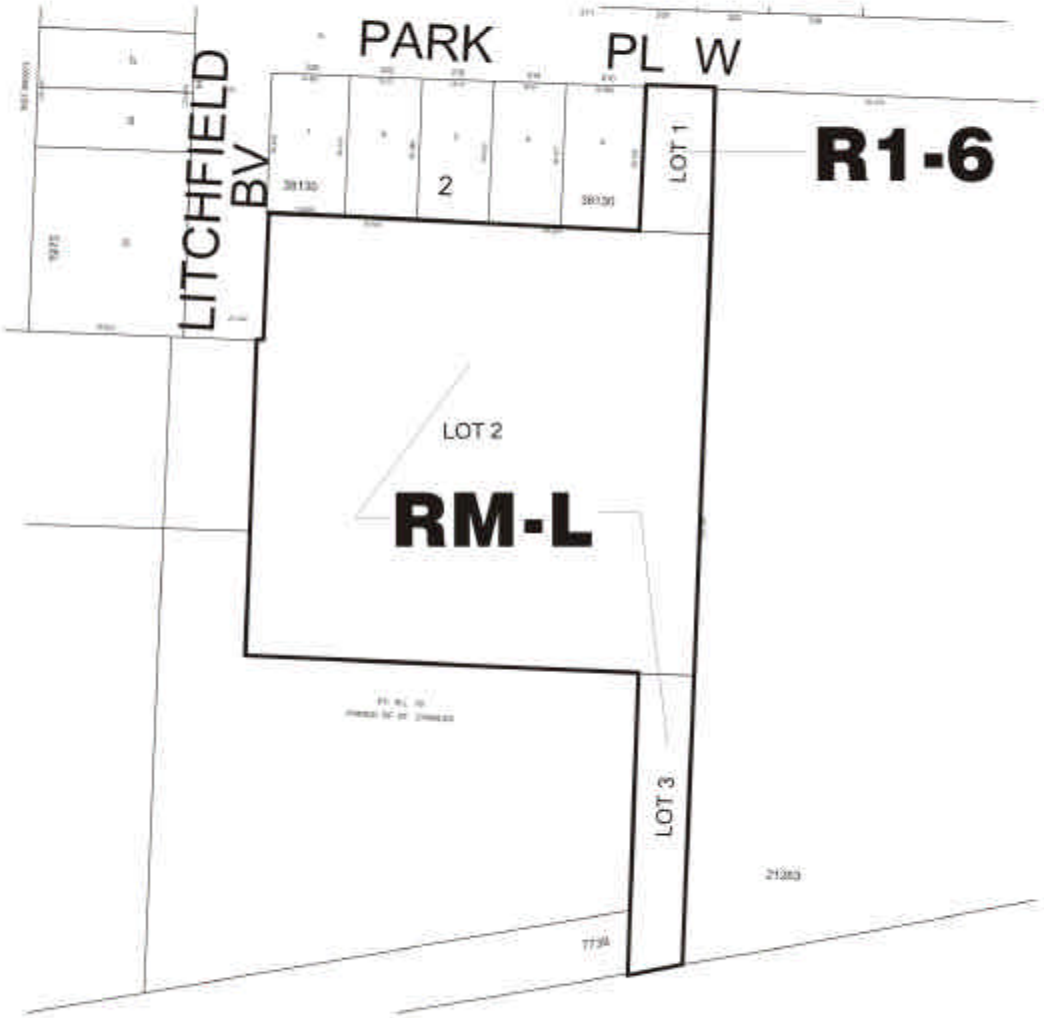
File No. **DASZ 31/01**

Atlas Sheet No. **AF18 ASSINIBOIA COMMUNITY**

N

Explanation

An application for the approval of the plan of subdivision shown outlined below and for a proposed zoning change to By-law No. 6400/94 by rezoning the land located south of Park Place West east of Litchfield Boulevard from an "R1-6" SINGLE-FAMILY DISTRICT, a "PR1" PARKS AND RECREATION DISTRICT and a"A.5" AGRICULTURAL DISTRICT to an "RM-L" MULTIPLE-FAMILY DISTRICT and an R1-6" SINGLE-FAMILY DISTRICT as shown outlined below.



THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____