Report of the Standing Policy Committee on Property and Development dated June 27, 2002

Proposed Plan of Subdivision and Rezoning - land located east side of Royal Crest Drive, south of Marksbridge Drive
File DASZ 8/2002

2. The Standing Policy Committee on Property and Development has been advised that an application has been received from Genstar Development Company (Greg Jasper), 218 – 905 Waverley Street, Winnipeg, for approval of a plan of subdivision and related zoning change to Zoning By-law No. 6400/94 by rezoning the subject lands from a "A" and "A-5" Agricultural District to a "R1-5" Residential District to allow for single-family housing development. The subdivision is Phase 14B of the Lindenwoods residential community located on joint venture City/Genstar lands. It is proposed to create 30, 50plus foot-wide building lots.

On June 11, 2002, the Assiniboia Community Committee held a public hearing to consider the subject subdivision and rezoning application. Two people registered in support of the application and one registered in opposition thereto.

The Assiniboia Community Committee concurred in the recommendation contained in the report dated May 6, 2002, from the Manager of Planning and Land Use, Planning, Property and Development. The Community Committee recommended approval of the proposed rezoning for the following reason:

1. That this is one of the final phases of the planned community which has been architecturally designed and is consistent with Plan Winnipeg.

On June 27, 2002, the Standing Policy Committee on Property and Development concurred in the recommendations contained in the Plan of Subdivision and Zoning Change Report dated June 14, 2002, from the Assiniboia Community Committee.

The Standing Policy Committee on Property and Development recommends:

I. That the plan of subdivision proposed under File DASZ 8/2002 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File DASZ 8/2002 dated May 6, 2002, for registration in the Winnipeg Land Titles Office, subject to the following:

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A. That the Developer be required to enter into a Development Agreement with the City containing all the conditions outlined in the report of the Administrative Coordinating Group dated May 1, 2002.

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 8/2002 dated May 6, 2002, to a "R1-5" Single-Family Residential District.

IV. That ten percent (10%) cash dedication in lieu of park dedication not be applied as the applicant has satisfied the open space dedication requirements for the entirety of the their Lindenwoods holdings.

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.

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.

Attachment "A" referred to in Clause 2 of the Report of the Standing Policy Committee on Property and Development dated June 27, 2002

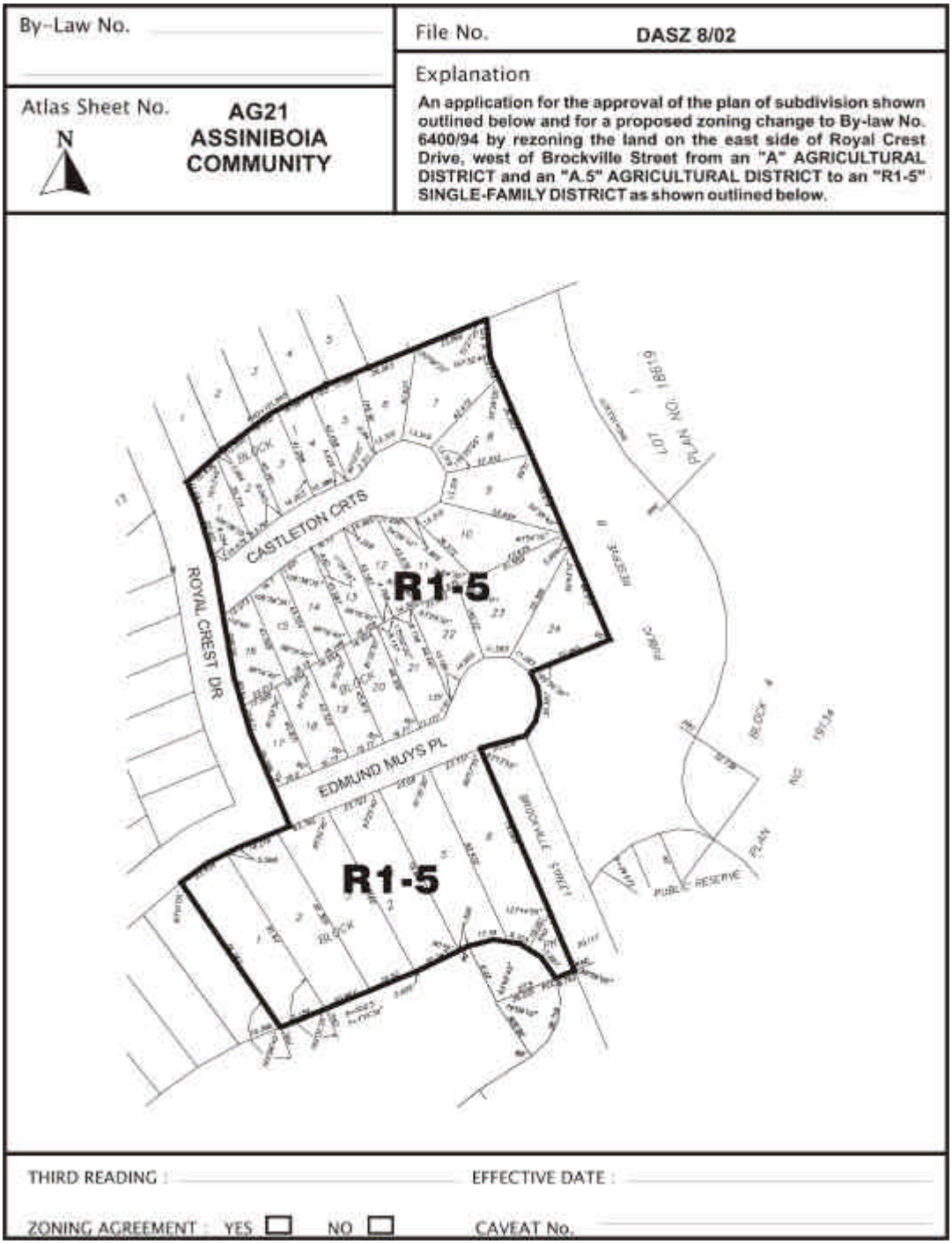


Figure 1: Schedule "A" to the report to the Assiniboia Community Committee for File No. DASZ 8/02 dated May 6, 2002.