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

Proposed Plan of Subdivision and Rezoning - land located at Waverley Street west side, near Bishop Grandin Boulevard
File DASZ 10/2002

4. The Standing Policy Committee on Property and Development has been advised that an application has been received from Pitblado Buchwald Asper (Robert Giesbrecht), 2500 - 300 Main Street, Winnipeg, for approval of a plan of subdivision and related zoning change to Winnipeg Zoning By-law No. 6400/94 by rezoning the subject lands from an "A" Agricultural District to a "M2" Industrial District to allow for commercial development.

The realignment of Waverley Street (Two Mile Road) and closure of redundant right-of-way created residual parcels of land that have been acquired from the City by the owners of the adjoining, forty plus acres of "M2" lands to the west. The subject parcel was not rezoned at the time of title transfer, necessitating the current application. The entire holding is in the process of being subdivided into condominium parcels for future commercial development.

On May 14, 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 no one registered in opposition thereto.

The Assiniboia Community Committee concurred in the recommendation contained in the report dated April 26, 2002, from the Manager of Planning and Land Use, Planning, Property and Development Department. The Community Committee recommended approval of the plan of subdivision and related 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 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 3, 2002, from the Assiniboia Community Committee.

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

The Standing Policy Committee on Property and Development recommends:

I. That the plan of subdivision proposed under File DASZ 10/2002 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File DASZ 10/2002 dated April 26, 2002, for registration in the Winnipeg Land Titles Office.

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 10/2002 dated April 26, 2002, to an "M2" Industrial District.

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 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.

VIII. 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.

IX. 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 4 of the Report of the Standing Policy Committee on Property and Development dated June 27, 2002

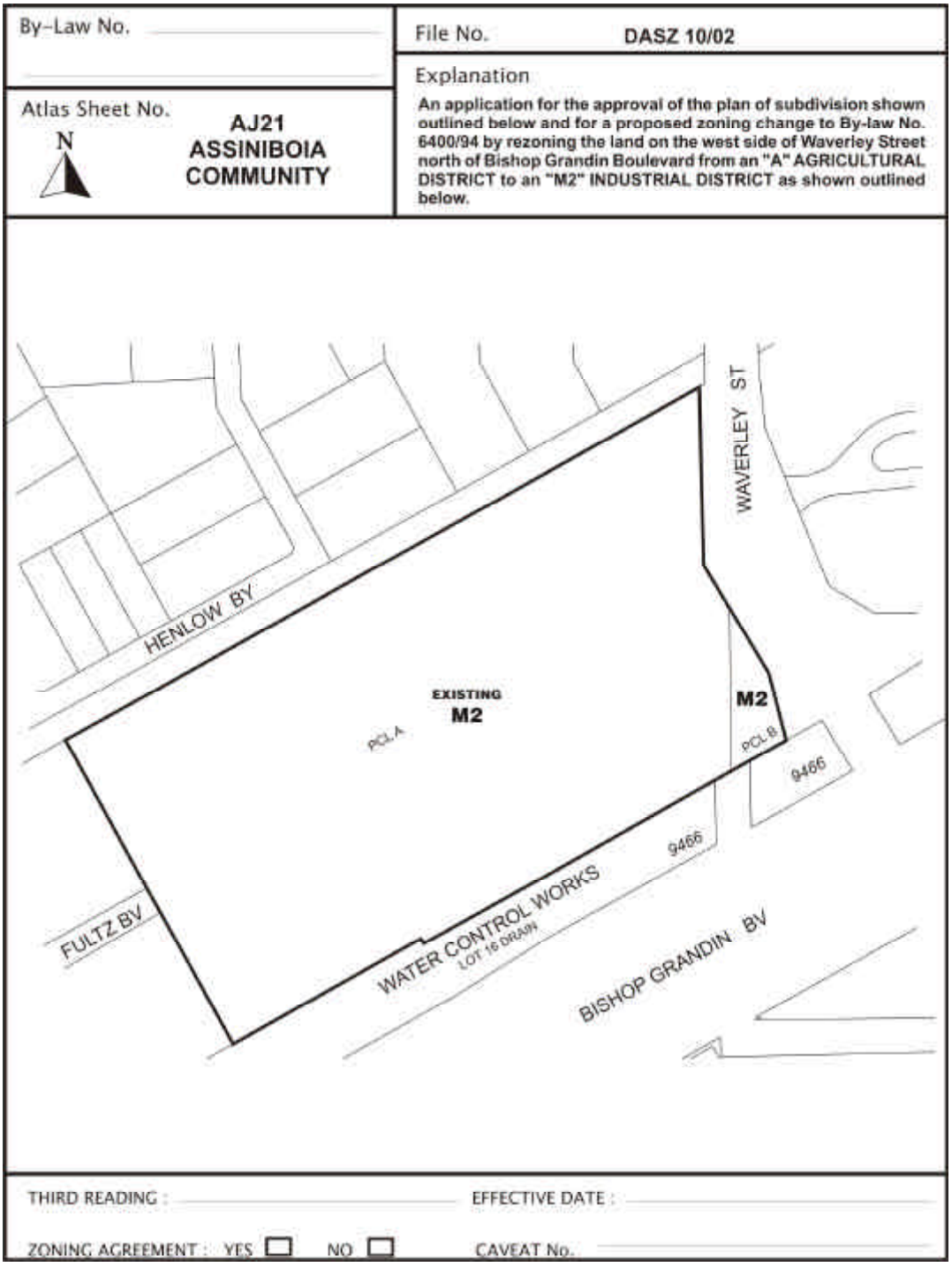


Figure 1: Schedule "A" to the report for File No. DASZ 10/02 to the Assiniboia Community Committee dated April 26, 2002.