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

Proposed Plan of Subdivision and Rezoning - land located on the north side of Benn Avenue, east of Riverwest Road
File DASZ 13/2002
[c/r DAV 410/2002D]

6. The Standing Policy Committee on Property and Development has been advised that an application has been received from Novamet Development Corporation, 647 – 167 Lombard Avenue, 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 "R1-20" Residential District to an"R1-4" Residential District and an "R1-5.5" Residential District to create two large lots on Benn Avenue and three smaller lots on Peter Herner Bay.

The Developer proposes to create five residential lots, three of which are 40 feet in width and will front onto John Herner Bay, and two of which will have 65-foot widths and will front onto Benn Avenue. A sixth residual parcel only 10 feet in width will also be left for easement purposes on Peter Herner Bay; it will not be a buildable site. The proposed subdivision and rezoning constitutes one of the last remaining infill subdivisions left to be done in the area.

On June 18, 2002, the Lord Selkirk-West Kildonan Community Committee held a public hearing to consider the proposed subdivision and rezoning application. One person registered in support of the application and one registered in opposition thereto.

The Lord Selkirk-West Kildonan Community Committee concurred in part, in the recommendations contained in the report dated June 11, 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. The Lord Selkirk-West Kildonan 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 19, 2002, from the Lord Selkirk-West Kildonan Community Committee.

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

The Standing Policy Committee on Property and Development recommends:

I. That the plan of subdivision proposed under File DASZ 13/2002 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File DASZ 13/2002 dated June 11, 2002, for registration in the Winnipeg Land Titles Office, subject to the following:

   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 30, 2002.

   B. That the Developer be required to pay to the City ten percent (10%) cash dedication in lieu of land dedication, to be calculated on the basis of three (3) additional building sites being created.

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 13/2002 dated June 11, 2002, to an " R1-4" Residential District and an "RI-5.5" Residential District.

IV. 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.

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

VI. 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.

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

By-Law No. _____

File No. **DASZ 13/02**

Atlas Sheet No. **R29**

N

LORD SELKIRK WEST KILDONAN COMMUNITY

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 on the north side of Benn Avenue, east of Riverwest Road from an "R1-20" SINGLE-FAMILY DISTRICT to an "R1-4" SINGLE-FAMILY DISTRICT and an "R1-5.5" SINGLE-FAMILY DISTRICT as shown outlined below.



Schedule "A" for File DASZ 13/02, LS/WK Community Committee dated June 11, 2002

THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____