Agenda - Council - January 24, 2006

Report - Standing Policy Committee on Property and Development - January 9, 2007

Item No. 3 Extension of Time - Rezoning - 1535 Wellington Crescent (former CN rail right-of-way including the bridge over Assiniboine River between Wolseley Avenue and Academy Road)
File DAZ 235/2004

STANDING COMMITTEE RECOMMENDATION:

On January 17, 2006, the Executive Policy Committee concurred in the recommendations of the Standing Policy Committee on Property and Development and the City Centre Community Committee and submits the following to Council:

1. That the time to provide for the enactment of the necessary rezoning by-law under File DAZ 235/2004 be extended to March 15, 2009.

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 - January 9, 2007

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On January 17, 2006, the Executive Policy Committee concurred in the recommendations of the Standing Policy Committee on Property and Development and the City Centre Community Committee and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On January 9, 2006, 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 December 12, 2006, the City Centre Community Committee concurred in the administrative recommendation and submitted its recommendation to the Standing Policy Committee on Property and Development.

RE: EXTENSION OF TIME - PROPOSED SUBDIVISION ON LAND LOCATED AT 1535 WELLINGTON CRESCENT - FILE NO. DAZ 235/04

RECOMMENDATION:

That your Community Committee recommend to the Standing Policy Committee on Property and Development that it recommend to Council that the time to provide for the enactment of this necessary rezoning by-law under File No. DAZ 235/04 be extended to March 15, 2009.

REASON:

Council approval is required for all extensions of time.

HISTORY:

On June 29, 2005, Council adopted Item No. 2 of the report of the Standing Policy Committee on Property and Development dated June 7, 2005 which clause recommended approval of the subject rezoning to a "C2" COMMERCIAL DISTRICT as shown on Schedule "A" attached to allow for residential and commercial development.

Recommendation 4 contained in said report stipulates:

> "That in the event the application is not proceeded with expeditiously and the by-law is not enacted within twenty-four (24) months after adoption of the report by Council the matter shall be deemed to be concluded and shall not be proceeded with unless an extension of time is applied for prior to the expiry of this twenty-four (24) month period and the extension is subsequently approved by Council."

The By-law has not been enacted and the twenty-four (24) month time limit will expire on June 29, 2007.

DISCUSSION:

The applicant Stechesan Katz Architect, Attention: Alec Katz, 100 - 6 Roslyn Road, Winnipeg, Manitoba, R3L 0G5 is requesting a two year extension of time in order to complete the necessary rezoning requirements. The applicant has been in negotiations with the City of Winnipeg to amend certain conditions contained within Council approval. The negotiations have not been concluded and to date are still ongoing. The applicant has also not secured the air rights over the Assiniboine River and is also still in negotiations with the Provincial Government. They are anxious to proceed with their development but are unable until the above issues have been resolved.

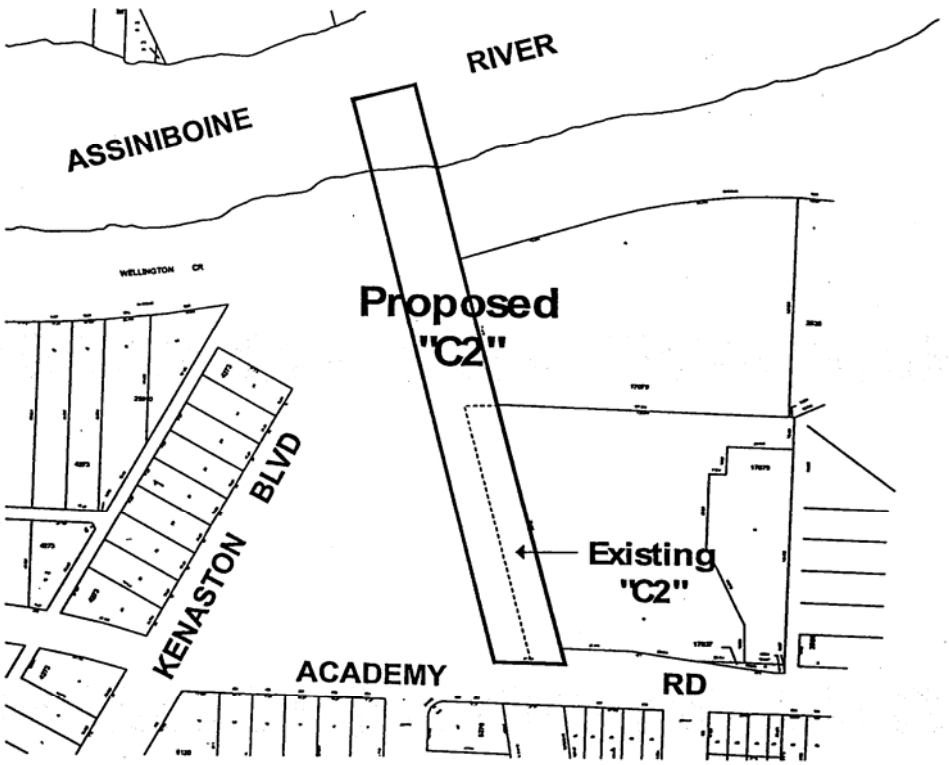
The Administration has reviewed the request for the extension of time and is of the opinion that approval of the subject extension of time would be acceptable and circumstances leading to the original approval remain unchanged.

THIS REPORT SUBMITTED BY:

E. Axelrod
Subdivision Officer
November 24, 2006
File: DAZ 235/04

c.c. Councillor Leipsic
Stechesan Katz Architect, Attn: Alec Katz, 100-6 Roslyn Road, Wpg., R3L 0G5

By-Law No. _____	File No. DAZ 235/04
Atlas Sheet No. N AB20 CITY CENTRE COMMUNITY	Explanation Proposed zoning change to By-Law 6400/94 by rezoning the land located at 1535 Wellington Crescent from an "R1-5.5A" SINGLE-FAMILY DISTRICT and a "PR1" PARKS AND RECREATION DISTRICT to a "C2" COMMERCIAL DISTRICT as shown outlined below.



THIRD READING : _____ EFFE

ZONING AGREEMENT : YES ☐ NO ☐ CAV

SCHEDULE "A" FOR THE REPORT TO THE CITY CENTRE COMMUNITY COMMITTEE FOR FILE NO. DAZ 235/04

DATED: NOVEMBER 24, 2006