Agenda - Council - July 16, 2008

Report - Standing Policy Committee on Property and Development - June 24, 2008

Item No. 12 Extension of Time - Rezoning - 2695 Main Street (Old Kildonan Ward) File DAZ 210/2007

STANDING COMMITTEE RECOMMENDATION:

On July 9, 2008, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and the Lord Selkirk-West Kildonan 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 210/2007 be extended to June 18, 2010.

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 - June 24, 2008

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On July 9, 2008, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and the Lord Selkirk-West Kildonan Community Committee and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On June 24, 2008, the Standing Policy Committee on Property and Development concurred in the recommendation of the Lord Selkirk-West Kildonan Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On June 18, 2008, the Lord Selkirk-West Kildonan Community Committee concurred in the recommendation of the Winnipeg Public Service and submitted its recommends to the Standing Policy Committee on Property and Development

COUNCIL DECISION:

On July 18, 2007, Council adopted the following:

1. That The Winnipeg Zoning By-law No. 6400/94 be amended by rezoning the subject land as outlined on Schedule "A" for File DAZ 210/2007 dated June 7, 2007, to an "MHP" Mobile Home Park District subject to the following:

    A. 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 June 12, 2007.

2. That the Developer be responsible for preparing, at no cost to the City, a plan of subdivision in accordance with Schedule "B" for File DAZ 210/2007 dated June 12, 2007. The described lands shall be dedicated as Public Reserve at no cost to the City.

Report - Standing Policy Committee on Property and Development - June 24, 2008

DECISION MAKING HISTORY (continued):

COUNCIL DECISION (continued):

3. That in the event the application is not proceeded with expeditiously and the by-law is not enacted within twelve (12) 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 twelve (12) month period and the extension is subsequently approved by Council.

4. That the City Solicitor/Manager of Legal Services be requested to prepare the necessary rezoning by-law and forward same to Council for all three (3) readings.

5. That the City Solicitor/Manager of Legal Services be requested to do all things necessary for implementation in accordance with the terms of The City of Winnipeg Charter.

RE: EXTENSION OF TIME - Proposed rezoning on land located at 2695 Main Street - File No. DAZ 210/07

FOR SUBMISSION TO THE CHAIRPERSON AND MEMBERS OF THE LORD SELKIRK-WEST KILDONAN COMMUNITY COMMITTEE

E. Axelrod
Subdivision Officer

June 11, 2008

RE: EXTENSION OF TIME - Proposed rezoning on land located at 2695 Main Street - File No. DAZ 210/07

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 210/07 be extended to June 18, 2010.

REASON:

Council approval is required for all extensions of time.

HISTORY:

On July 18, 2007, Council adopted Item 13 of the report of the Standing Policy Committee on Property and Development dated June 26, 2007 which clause recommended approval of the subject rezoning to a "MH-P" MOBILE HOME PARK DISTRICT as shown on Schedule "A" attached to allow for residential development.

Recommendation 3 contained in said report stipulates:

> "That in the event the application is not proceeded with expeditiously and the by-law is not enacted within twelve (12) 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 twelve (12) month period and the extension is subsequently approved by Council."

The By-law has not been enacted and the twelve (12) month time limit will expire on July 18, 2008.

DISCUSSION:

The registered owner, Mr. Brian Stepnuk, Northgate Trailer Park Ltd., 100 - 2695 Main Street, Winnipeg, Manitoba, R2V 4S9 is requesting a two-year extension of time in order to complete the necessary rezoning requirements.

The reasons for the request is to allow them more time to work with their consultants and general contractor to finalize plans and drawings including dyke location, to find qualified contracts interest in a project of this relatively small size, to investigate opportunities to address or to reduce the high costs of materials and construction drive by the current demand in the market place and the number of major projects consuming these limited resources in Winnipeg.

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
June 11, 2008
File: DAZ 210/07
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c.c. Northgate Trailer Park Ltd., Attn: Brian Stepnuk, 100 - 2695 Main Street, Wpg. R2V 4S9
Councillor O'Shaughnessy

By-Law No. .....

File No. DAZ 210/07

Atlas Sheet No. S29
LORD SELKIRK
WEST KILDONAN
COMMUNITY

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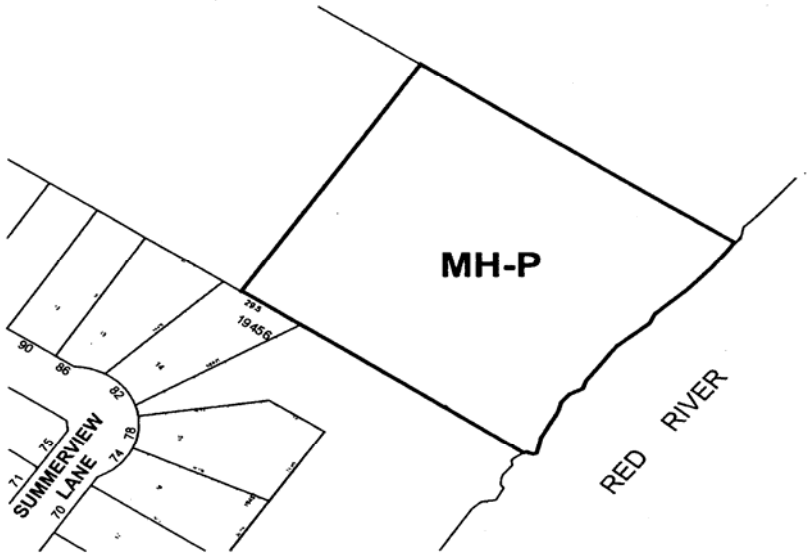
Explanation

A proposed zoning change to By-law No. 6400/94 by rezoning the land located at 2695 Main Street from an "R1-20" RESIDENTIAL DISTRICT to a "MH-P" MOBILE HOME PARK DISTRICT as shown outlined below.



THIRD READING : ..... EFFECTIVE DATE : .....

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. .....

SCHEDULE "A" FOR THE REPORT TO THE
LORD SELKIRK-WEST KILDONAN
COMMUNITY COMMITTEE FOR FILE NO.
DAZ 210/07

DATED: JUNE 11, 2008