Report - Standing Policy Committee on Property and Development – April 7, 2009

Item No. 1 Extension of Time - 1845 Mathers Avenue
(River Heights-Fort Garry Ward)
File DAZ 210/2005

STANDING COMMITTEE RECOMMENDATION:

On April 22, 2009, the Executive Policy Committee concurred in the recommendation 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 this necessary rezoning by-law under File DAZ 210/2005 be extended to June 1, 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 - April 7, 2009

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On April 22, 2009, the Executive Policy Committee concurred in the recommendation 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 April 7, 2009, 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 March 3, 2009, the City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service, and submitted its recommendation to the Standing Policy Committee on Property and Development.

RE: EXTENSION OF TIME - PROPOSED SUBDIVISION ON LAND LOCATED AT 1845 MATHERS AVENUE - FILE NO. DAZ 210/05

FOR SUBMISSION TO THE CHAIRPERSON AND MEMBERS OF THE CITY CENTRE COMMUNITY COMMITTEE

A. Savage
Subdivision Officer

April 7, 2009

3068

RE: EXTENSION OF TIME - PROPOSED SUBDIVISION ON LAND LOCATED AT 1845 MATHERS AVENUE - FILE NO. DAZ 210/05

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 210/05 be extended to June 1, 2010.

REASON:

Council approval is required for all extensions of time.

HISTORY:

On July 27, 2005, Council adopted Item No. 9 of the report of the Standing Policy Committee on Property and Development dated July 5, 2005 which clause recommended approval of the subject rezoning to an "RM-L" MULTIPLE-FAMILY DISTRICT as shown on Schedule "A" attached to allow for the construction of a multi-religious use building.

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 had not been enacted and the twenty-four (24) month time limit was scheduled to expire on July 27, 2007.

Subsequently, on July 18, 2007, Council adopted Item No. 8 of the report of the Standing Policy Committee on Property and Development dated June 26, 2007 which clause recommended approval that the time to provide for the enactment of the necessary rezoning by-law be extended to June 1, 2009. The By-law has not been enacted to date.

DISCUSSION:

The applicant, Lanny Silver, 437 Assiniboine Avenue, Winnipeg, Manitoba, R3C 0Y5 is requesting a one year extension of time in order to complete the necessary rezoning requirements. The applicant has indicated that the project has been delayed due to economic circumstances, and as a result they will be phasing the construction into two phases. The applicant is currently working with the City of Winnipeg, Planning, Property and Development Department to determine the location and construction of the City bicycle path and walkway. The applicant has also indicated that funding is now in place to begin construction for Phase I.

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:

A. Savage
Subdivision Officer
April 7, 2009
File: DAZ 210/05
V:\5-Angie-SAVE\FEBRUARY\05daz210-rpt.doc

c.c. Lanny L. M. Silver Architect, Attn: Lanny Silver

By-Law No. _____

File No. **DAZ 210/05**

Atlas Sheet No.

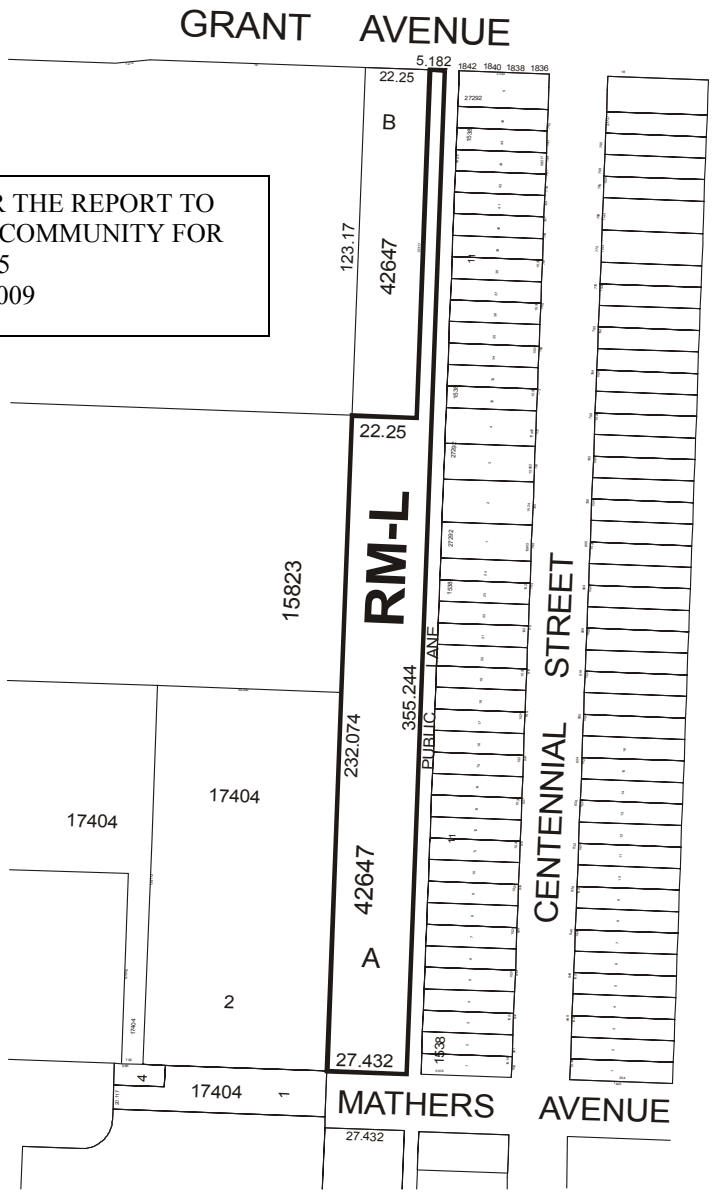
N

AE20
CITY CENTRE
COMMUNITY

Explanation

A proposed zoning change to By-law No. 6400/94 by rezoning the land located at 1845 Mathers Avenue from a "PR1" PARKS AND RECREATION DISTRICT, an "R1-4" SINGLE-FAMILY DISTRICT, an "RM-3" MULTIPLE-FAMILY DISTRICT and a "C1" COMMERCIAL DISTRICT to an "RM-L" MULTIPLE-FAMILY DISTRICT as shown outlined below.

SCHEDULE "A" FOR THE REPORT TO THE CITY CENTRE COMMUNITY FOR FILE NO. DAZ 210/05
DATED: APRIL 7, 2009



THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____