Report - Standing Policy Committee on Property and Development - May 5, 2009

Item No. 4 Extension of Time - Subdivision and Rezoning - 1390 Grant Avenue (River Heights-Fort Garry Ward) File DASZ 15/2005

STANDING COMMITTEE RECOMMENDATION:

On May 20, 2009, 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 DASZ 15/2005 be extended to April 25, 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 - May 5, 2009

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On May 20, 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 May 5, 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 April 7, 2009, the City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service and forwarded the matter to the Standing Policy Committee on Property and Development.

RE: EXTENSION OF TIME - Proposed subdivision and rezoning on land located at 1390 Grant Avenue - File No. DASZ 15/05

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

"Original Signed by A. Savage"
A. Savage
Subdivision Officer

March 20, 2009

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RE: EXTENSION OF TIME - Proposed subdivision and rezoning on land located at 1390 Grant Avenue - File No. DASZ 15/05

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. DASZ 15/05 be extended to April 25, 2010.

REASON:

Council approval is required for all extensions of time.

HISTORY:

On July 27, 2005, Council adopted Item No. 16 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 "C1.5" COMMERCIAL DISTRICT to allow for commercial development. Recommendation 5 contained in the 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."

Enactment of the By-law was to expire on July 27, 2007. However, on April 25, 2007, Council adopted Item No. 1 of the report of the Standing Policy Committee on Property and Development dated April 3, 2007 which recommended approval of the subject rezoning to a "C1.5" COMMERCIAL DISTRICT as shown on Schedule "A" attached, subject to the following:

1. That the time to provide for the enactment of the necessary rezoning by-law under File DASZ 15/2005 be extended to April 25, 2009.
2. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

The By-law has not been enacted and the time limit will expire on April 25, 2009.

DISCUSSION:

The applicant, 4953186 Manitoba Ltd., Attention: Mr. Myles Kraut, 30 Ramsgate Bay, Winnipeg, Manitoba, R2P 0V4 is requesting a one-year extension of time in order to complete the necessary subdivision and rezoning requirements. The applicant has indicated that they are currently undergoing market research for the site will require an extension of time in order to complete all of the necessary conditions required to have the by-law prepared for Council.

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
March 20, 2009
File: DASZ 15/05

c.c. Councillor J. Orlikow
4953186 Manitoba Ltd., Attn: Myles Kraut,

By-Law No. _____

_____

Atlas Sheet No.

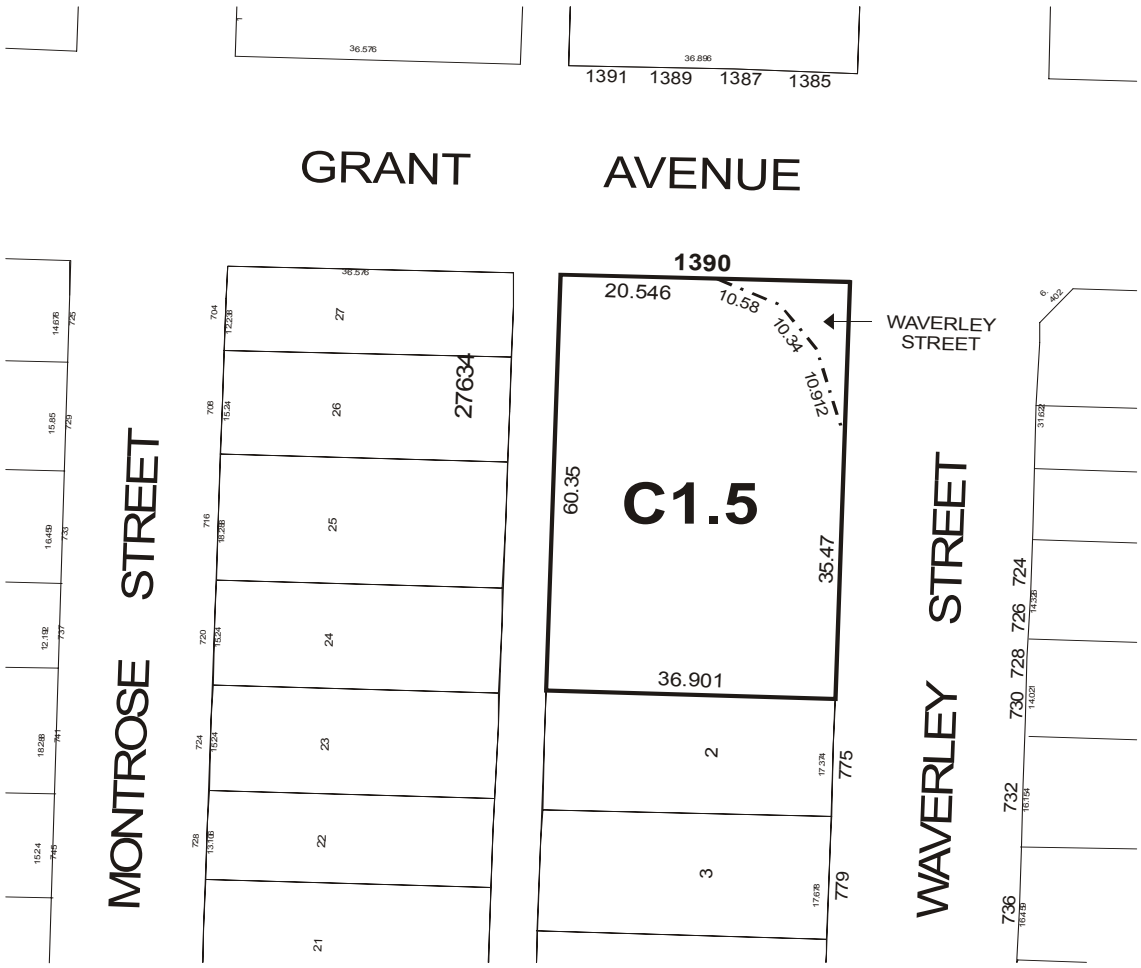
N

AE22
CITY CENTRE
COMMUNITY

File No. **DASZ 15/05**

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 at 1390 Grant Avenue from an "R1-4A" RESIDENTIAL DISTRICT and a "C1" COMMERCIAL DISTRICT to a "C1.5" COMMERCIAL DISTRICT as shown outlined below.



THIRD READING : _____

ZONING AGREEMENT : YES ☐ N

SCHEDULE "A" FOR THE REPORT TO THE CITY CENTRE COMMUNITY COMMITTEE FOR FILE NO. DASZ 15/05

DATED: FEBRUARY 8, 2007