Agenda - Executive Policy Committee – May 12, 2010

Report - Standing Policy Committee on Property and Development - May 4, 2010

Item No. 2 Extension of Time - Rezoning and Subdivision on land located at 1390 Grant Avenue (River Heights-Fort Garry Ward) File DASZ 15/2005

STANDING COMMITTEE RECOMMENDATION:

On May 4, 2010, the Standing Policy Committee on Property and Development concurred in the recommendation of the City Centre Community Committee, as amended, and submits the following to Council:

1. That the time limit to provide for the enactment of the necessary rezoning by-law under File DASZ 15/2005 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.

Agenda - Executive Policy Committee – May 12, 2010

Report - Standing Policy Committee on Property and Development - May 4, 2010

DECISION MAKING HISTORY:

STANDING COMMITTEE RECOMMENDATION:

On May 4, 2010, the Standing Policy Committee on Property and Development concurred in the recommendation of the City Centre Community Committee, with the following amendment, namely:

- Amend Recommendation 1. by deleting the date "April 30, 2011" and replacing it with "June 1, 2010";

and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On April 13, 2010, City Centre concurred in the recommendation of the Winnipeg Public Service and forwarded the matter to the Standing Policy Committee on Property and Development.

ADMINISTRATIVE REPORT

SUBJECT: **EXTENSION OF TIME – PROPOSED REZONING & SUBDIVISION ON LAND LOCATED AT 1390 GRANT AVENUE - FILE NO. DASZ 15/2005**

Critical Path: **CITY CENTRE COMMUNITY COMMITTEE – STANDING POLICY COMMITTEE ON PROPERTY AND DEVELOPMENT - COUNCIL**

AUTHORIZATION

Author	Department Head	CFO	CAO
K. Raban Land Development Administrator	Deepak Joshi	N/A	N/A

RECOMMENDATIONS

That Community Committee recommend to the Standing Policy Committee on Property and Development that it recommend to Council that the time limit to provide for the enactment of the necessary rezoning By-law under File No. DASZ 15/2005 be extended to April 30, 2011.

IMPLICATIONS OF THE RECOMMENDATIONS

IMPACT	YES	NO	COMMENTS
Policy		x	
Regulatory		x	
Environmental		x	
Human Resources		x	
Financial		x	
Legal (Contracts)		x	
Communications		x	
Council Priorities Direction		x	
Other, e.g. Organizational, community, etc. (Specify)			

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 an extension of time to provide for the enactment of the necessary rezoning by-law be extended to April 25, 2009.

Subsequently, on May 27, 2009, Council adopted Item No. 4 of the report of the Standing Policy Committee on Property and Development dated May 5, 2009 which clause recommended approval of the extension of time to provide for the enactment of the necessary rezoning by-law be further extended to April 25, 2010.

The applicant, 4953186 Manitoba Ltd., Attention: Mr. Myles Kraut, 30 Ramsgate Bay, Winnipeg, Manitoba, R2P 0V4 had requested the previous extensions of time in order to complete the necessary subdivision and rezoning requirements and has since satisfied the necessary conditions required to have the by-law prepared for Council. However, the By-law has not been enacted to date and the time limit will expire on April 25, 2010.

The Public Service is now requesting a one year extension of time in order to allow for the preparation of the said rezoning by-law to be submitted for Council's consideration at their April 28, 2010 meeting.

FINANCIAL IMPACT

N/A

CONSULTATION

In preparing this Report there was consultation with:

N/A

SUBMITTED BY

Department:	Planning, Property and Development
Division:	Development and Inspections
Prepared by:	A. Savage, Subdivision Officer, Land Development Branch
Date:	April 6, 2010
File No.	DASZ 15/2005

APPENDIX "A"

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 : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____