Agenda – Council – October 19, 2011

Report – Standing Policy Committee on Property and Development – October 4, 2011

Item No. 2 Extension of Time – Subdivision and Rezoning on land located at 62 Juno Street (Point Douglas Ward) File DASZ 17/2010

STANDING COMMITTEE RECOMMENDATION:

On October 12, 2011, the Executive Policy Committee concurred in the recommendations 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 limit to provide for the enactment of the necessary rezoning by-law under File No. DASZ 17/2010 be extended to September 30, 2012.

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 – October 4, 2011

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On October 12, 2011, the Executive Policy Committee concurred in the recommendations 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 October 4, 2011, the Standing Policy Committee on Property and Development concurred in the recommendation of Lord Selkirk-West Kildonan Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On September 13, 2011, the Lord Selkirk-West Kildonan Community Committee concurred in the recommendation of the Winnipeg Public Service and forwarded the matter to the Standing Policy Committee on Property and Development.

ADMINISTRATIVE REPORT

Title: **EXTENSION OF TIME – PROPOSED SUBDIVISION AND REZONING ON LAND LOCATED AT 62 JUNO STREET - FILE NO. DASZ 17/10**

Critical Path: **Lord Selkirk – West Kildonan Community Committee → Standing Policy Committee on Property and Development → Executive Policy Committee → Council**

AUTHORIZATION

Author	Department Head	CFO	CAO
Kim Raban Land Development Administrator	Barry Thorgrimson, A/Director	N/A	N/A

RECOMMENDATIONS

That the time limit to provide for the enactment of the necessary rezoning by-law under File No. DASZ 17/10 be extended to September 30, 2012.

REASON FOR THE REPORT

Council approval is required for an extension of time.

IMPLICATIONS OF THE RECOMMENDATIONS

The applicant will be granted a one (1) year extension of time to be able to cause the rezoning bylaw for DASZ 17/10 to come into effect.

HISTORY

On September 22, 2010, Council adopted Item No. 12 of the report of the Standing Policy Committee on Property and Development dated September 14, 2010 which clause recommended approval of the subject subdivision and rezoning to a "RMF-M" RESIDENTIAL MULTI-FAMILY (MEDIUM) DISTRICT as shown on Appendix "A" attached to allow for the construction of a multiple family dwelling development.

Recommendation 5 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 owner, Dave Barkman, Box 5086, Steinbach, Manitoba R5G 1L4 is requesting a one (1) year extension of time in order to complete the necessary rezoning bylaw requirements. He advises that the extension of time is required because legal survey plan complications associated with maintenance of existing Right-of-Ways on the subject lands took longer than expected to finalize.

The By-law has been submitted to Council to be adopted at their September 28, 2011 meeting.

The Winnipeg Public Service has reviewed the request for the extension of time and is of the opinion that approval is acceptable, and circumstances leading to the original approval remain unchanged.

FINANCIAL IMPACT

There is no financial impact associated with this recommendation.

CONSULTATION

In preparing this Report there was consultation with:
n/a

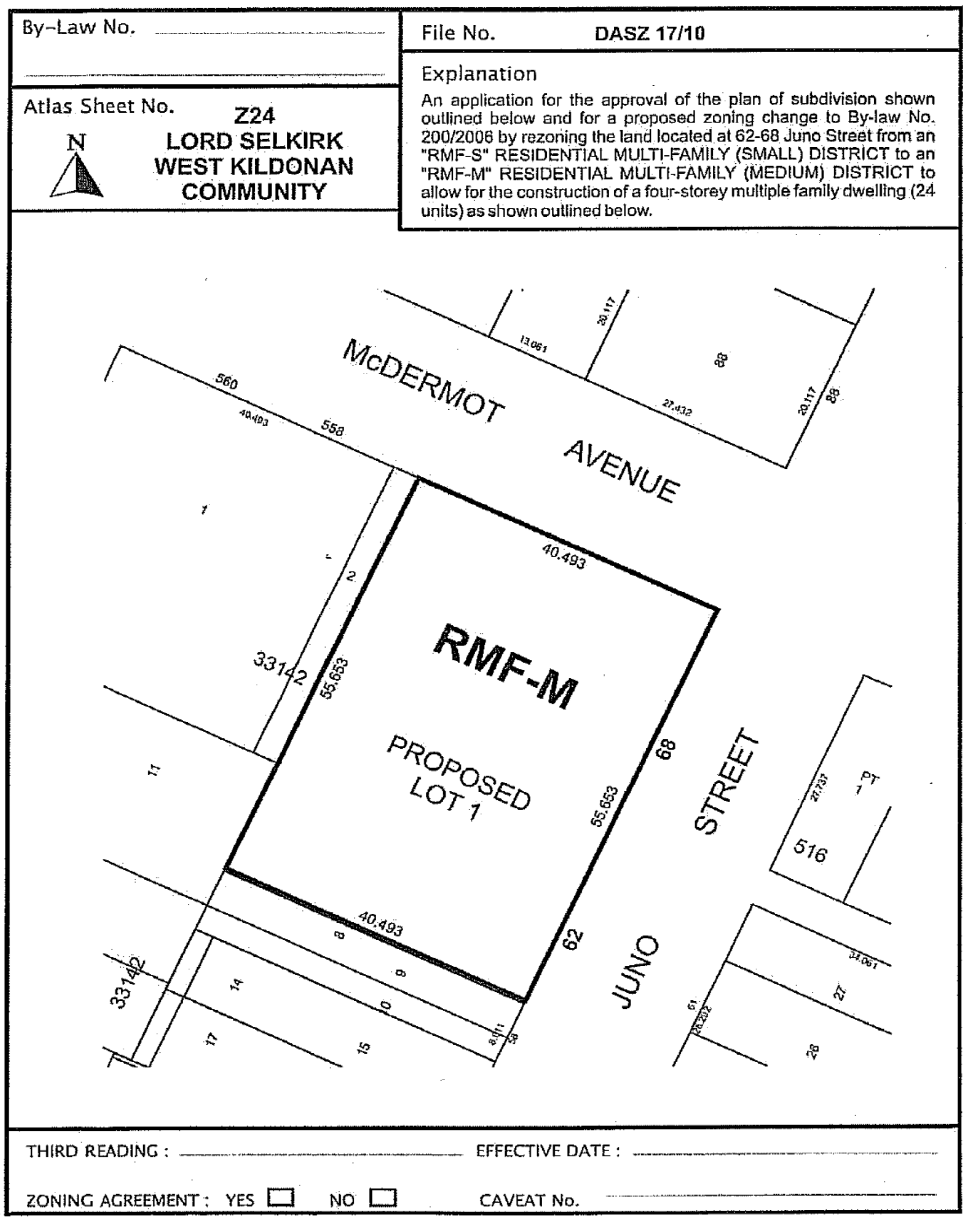
SUBMITTED BY

Department:	Planning, Property and Development
Division:	Development and Inspections
Prepared by:	Rob Deighton, Land Development Branch
Date:	August 25, 2011
File No.	DASZ 17/10

Appendix "A" – DASZ 17/10 map
Appendix "B" – Time extension request correspondence

V:\3-Angie-SAVE\107- 2011 - REPORTS\DASZ 17-10 Extension of Time Request - RDK.doc

APPENDIX "A" – DASZ 17/10 – map



APPENDIX "B" – Time Extension Request Correspondence

From: dave barkman [mailto:barkmanconst@yahoo.ca]
Sent: Wednesday, August 10, 2011 11:35 AM
To: Savage, Angie; Raban, Kim
Subject: Fw: Subdivision and Rezoning - 62 Juno Street

Angie Savage
Kim Raban
City of Winnipeg Zoning Department

As noted in the email sent from Kelly at Barnes and Duncan Land Surveyors, we need to request an extension for the rezoning of 62 Juno.
We want to proceed with a request for that extension at this time.
Please advise if this email is adequate for that extension request or if it needs to be on a specific form.
Let me know if you require any additional information.
Thank you
Dave Barkman
204-771-9966