Agenda – Council – October 19, 2011

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

Item No. 7 Amendment to Servicing Agreement AG 222/96 - Southeast corner of Gateway Road and Springfield Road (North Kildonan Ward) File DAZ 222/96

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 East Kildonan-Transcona Community Committee and submits the following to Council:

1. That Servicing Agreement AG 222/96 be amended to further extend the date by which outstanding payments become due and payable from December 31, 2011 to December 31, 2013.

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 East Kildonan-Transcona 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 the East Kildonan-Transcona Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On September 20, 2011, the East Kildonan-Transcona 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: **REQUEST TO AMEND SERVICING AGREEMENT AG 222/96 PALLISER FURNITURE LTD. (DAZ 222/96)**

Critical Path: **East Kildonan - Transcona 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

1. That Servicing Agreement AG 222/96 be amended to further extend the date by which outstanding payments become due and payable from December 31, 2011 to December 31, 2013.

2. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

REASON FOR THE REPORT

Council approval is required to amend the terms of the subject Servicing Agreement.

IMPLICATIONS OF THE RECOMMENDATIONS

The Developer will be allowed a further two (2) year extension of time to make the outstanding payment under terms of the agreement.

HISTORY

On July 2, 1997 the Developer, Palliser Furniture Ltd. entered into Servicing Agreement AG 222/96 with the City establishing development conditions to serve the planned area for their development located in the south-east corner of Gateway Road and Springfield Road.

On January 23, 2008 Council approved the Developers request to amend Servicing Agreement AG 222/96 by including a provision that outstanding payments be satisfied on an area basis as vacant land is developed and also extending the date by which outstanding payments are to be made, to December 31, 2011.

The Developer has requested a further extension of time for payment of the outstanding servicing costs related to Land Drainage Trunk Sewer and existing services. The Developer advises that they are working on leasing the properties and also require time to assess their options and prepare a development master plan in light of recently approved Our Winnipeg and the designation of this site as a Complete Communities Major Redevelopment Site., see Appendix "A" attached.

The Winnipeg Public Service has no objection to the Developer's request.

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:	September 13, 2011
File No.	AG 222/96 (DAZ 222/96)

Appendix "A" – Request Correspondence

Filename: V:\11-ACG Reports & others\1974-1999\AG 222-96 Request to amend Servicing Agreement - outstanding payments - RD(1) - report.doc

APPENDIX "A" –Request Correspondence

From: Susan Russell [srussell@mcgowanrussell.com]
Sent: Monday, September 12, 2011 3:58 PM
To: Raban, Kim; Deighton, Rob
Cc: 'Diane B. Dawiskiba'
Subject: Springfield/Gateway AG 222/96

Kim,

Further to our telephone conversation this afternoon, on behalf of Palliser Furniture, we respectfully request an extension of the deadline for payment of the outstanding amount of the Land Drainage Trunk Sewer and existing services costs to December 31, 2013 (from existing deadline of December 31, 2011). Reason for extension request:

1) Palliser has been working on leasing the properties and requires more time to assess the options and prepare a development master plan in light of the recently approved Our Winnipeg and the official designation of this site as a "Complete Communities Major Redevelopment Site".

Please call should you have any questions or require additional information.

Thank You
Susan

Susan Russell, MALA, CSLA
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