Minute No. 125
Report - Standing Policy Committee on Property and Development – November 29, 2011

Item No. 4 **Extension of Time – Rezoning and Subdivision on Land Located at 146 Magnus Avenue (Mynarski Ward) File DASZ 23/2009**

COUNCIL DECISION:

Council concurred in the recommendation of the Standing Policy Committee on Property and Development adopted the following:

1. That the time limit to provide for the enactment of the necessary rezoning by-law under File No. DASZ 23/2009 be extended to December 31, 2012.

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

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DECISION MAKING HISTORY:

Moved by Councillor Browaty,

That the recommendation of the Standing Policy Committee on Property and Development be adopted by consent.

Carried

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On December 7, 2011, the Executive Policy Committee concurred in the recommendation 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 November 29, 2011, the Standing Policy Committee on Property and Development concurred in the recommendation of the Lord Selkirk-West Kildonan Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On November 15, 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 REZONING & SUBDIVISION ON LAND LOCATED AT 146 MAGNUS AVENUE - FILE NO. DASZ 23/2009**

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, Acting Director	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 23/2009 be extended to December 31, 2012.

REASON FOR THE REPORT

Council approval is required for an extension of time.

IMPLICATIONS OF THE RECOMMENDATIONS

Mr. Dwayne Rewniak of the Manitoba Housing and Renewal Corporation , known as the registered land owner, will be allowed a one (1) year extension in order to complete the necessary rezoning bylaw under DASZ 23/2009.

HISTORY

On December 16, 2009, Council adopted Item No. 2 of the report of the Standing Policy Committee on Property and Development dated December 3, 2009 which clause recommended approval of the subject rezoning to a "C1" COMMERCIAL NEIGHBOURHOOD DISTRICT as shown on Appendix "A" attached to allow for the establishment of a Neighbourhood Rehabilitation Home use including a Social Service Facility use (Magnus Centre Inc.).

Recommendation 6 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 has not been enacted and the twenty-four (24) month time limit will expire on December 16, 2011.

The owner, Manitoba Housing and Renewal Corporation, Attention: Mr. Dwayne Rewniak, 2707 – 83 Garry Street, Winnipeg, Manitoba, R3C 4J9 is requesting a further extension of time in order to complete the necessary rezoning bylaw requirements. The owner advises that the recent change in ownership from the former Winnipeg Reginal Health Authority and subsequent project delays have prevented their attempts to meet Council's deadline, see attached Appendix "B".

The Winnipeg Public Service 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.

FINANCIAL IMPACT

There is no financial impact associated with this recommendation.

CONSULTATION

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

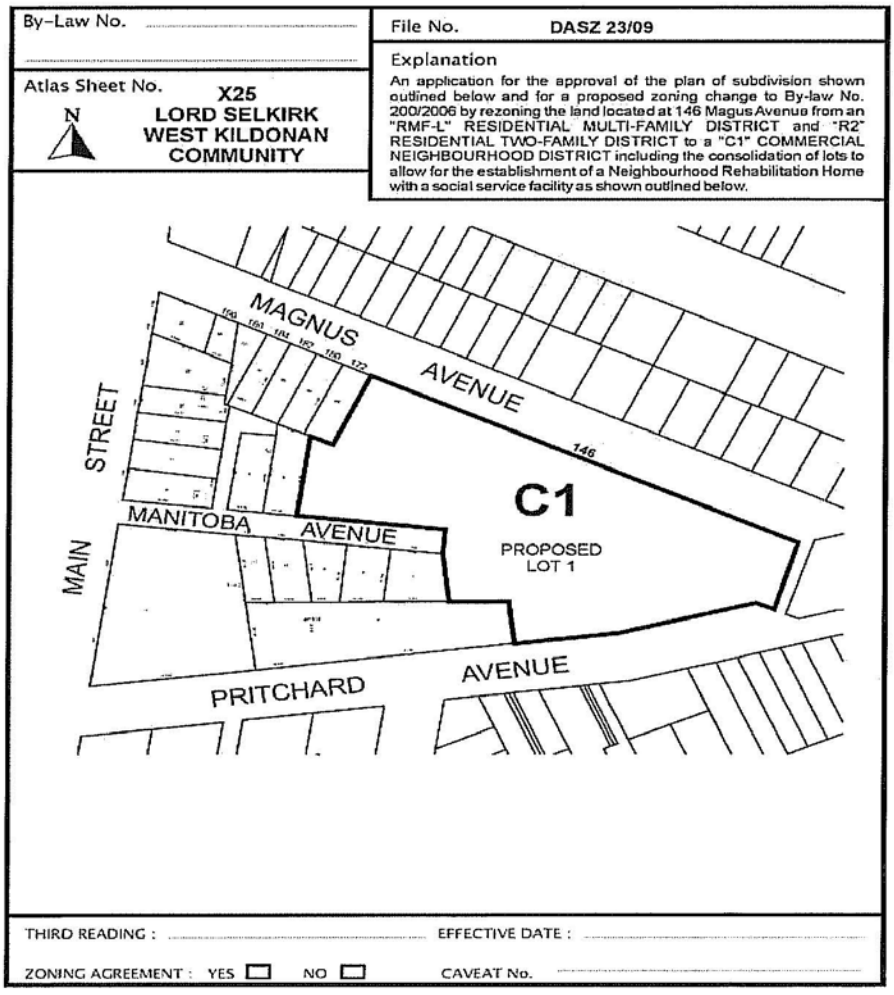
SUBMITTED BY

Department:	Planning, Property and Development
Division:	Development and Inspections
Prepared by:	Angela Savage, Land Development Branch
Date:	November 1, 2011
File No.	DASZ 23/2009

Appendix “A” – DASZ 23/2009 map
Appendix “B” – Time extension request letter from owner

APPENDIX "A" – DASZ 23/2009 – Map

Schedule "A"
for File DASZ 23/09, Lord Selkirk – West Kildonan Community Committee, dated September 10, 2009



APPENDIX "B" – Letter from Owner

manitobahousing

Land Development
2707 – 83 Garry Street
Winnipeg MB • R3C 4J9
manitoba.ca/housing

Tel: (204) 945-5944
Fax: (204) 948-4733

October 21, 2011

City of Winnipeg
Planning, Property & Development Department
Land Development Branch
Main Floor – 65 Garry Street
Winnipeg, Manitoba R3C 4K4

Attention: Mrs. A. Savage

Dear Mrs. Savage:

RE: Proposed Subdivision and Rezoning on Land Located at 146 Magnus Avenue (File No. DASZ 23/09)

Manitoba Housing and Renewal Corporation as owner of the property located at 146 Magnus Avenue wishes to formally request a one-year extension from Council regarding its subdivision and rezoning application for 146 Magnus Avenue (File No. DASZ 23/09). Please find enclosed a cheque in the amount of $330.00 representing the application extension fee.

Manitoba Housing is requesting an extension because when we took over ownership of the property from the Winnipeg Regional Health Authority in the fall of 2010, close to one year had already passed from the twenty-four month application completion date of December 16, 2011, and we have run into project delays that have prevented us from meeting this deadline.

Please be assured that Manitoba Housing will complete its subdivision and rezoning application for 146 Magnus Avenue in 2012 and intends to have completed survey mylars for the plan of subdivision submitted to the City of Winnipeg for approval by January 2012.

Please do not hesitate to contact me if you have any questions or wish to further discuss. I can be reached at 945-4703.

Respectfully,

D. Rewniak

Dwayne Rewniak, MCIP
Director, Land Development
Manitoba Housing

RECEIVED
OCT 21 2011