Agenda - Executive Policy Committee – November 7, 2012

Moved by Councillor

That Rule 10(3) of The Procedure By-law No. 50/2007 be suspended in order that the following item, which was received less than 96 hours preceding the committee meeting, be considered by Committee.

Report - Standing Policy Committee on Planning, Property and Development – November 6, 2012

Item No. 7 **Extension of Time – Proposed Subdivision and Rezoning of land located on the north side of Leila Avenue between Birtle Street and Alonza Street**
(Old Kildonan Ward)
File DASZ 27/2010

STANDING COMMITTEE RECOMMENDATION:

On November 6, 2012, the Standing Policy Committee on Planning, Property and Development concurred in the recommendation of the Lord Selkirk-West Kildonan Community Committee and submits the following to Council:

1. That the time limit to provide for an enactment of Rezoning By-law No. 87/2011 coming into force and effect be extended to July 31, 2013.

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 – November 7, 2012

Report - Standing Policy Committee on Planning, Property and Development – November 6, 2012

DECISION MAKING HISTORY:

STANDING COMMITTEE RECOMMENDATION:

On November 6, 2012, the Standing Policy Committee on Planning, 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 October 16, 2012, 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 & REZONING OF LAND LOCATED ON THE NORTH SIDE OF LEILA AVENUE BETWEEN BIRTLE STREET & ALONZA STREET- FILE NO. DASZ 27/2010**

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, Director	N/A	N/A

RECOMMENDATIONS

That the time limit to provide for enactment of Rezoning By-law No. 87/2011 coming into force and effect be extended to July 31, 2013.

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 from it's date of expiry to be able to cause the rezoning bylaw for DASZ 27/2010 to come into effect.

HISTORY

On February 23, 2011 Council adopted Item No. 4 of the report of the Standing Policy Committee on Property and Development dated February 8, 2011 which clause recommended approval of the subject rezoning to an "R1-M" Residential Single-Family District, "RMF-S" Residential Multi-Family (small) District, "RMF-M" Residential Multi-Family (medium) District and "PR2" Parks and Recreation 2 District under Zoning By-law 200/2006 as shown on Appendix "A" attached.

The Rezoning By-law No. 87/2011 for DASZ 27/2010 was passed by Council on July 20, 2011. The enactment section of the By-law required that the Development Agreement caveat be registered in the Winnipeg Land Titles Office by July 20, 2012 failing which the By-law shall expire unless that date is extended by a resolution of the City Council and that registration is completed before any such extended date. This By-law has not been enacted and the time limit as extended has expired.

The final documents have been sent to the applicant for registration, however, the July 20, 2012 deadline has passed. An extension of time is required in order to complete the necessary registration requirements.

The Winnipeg Public Service supports this extension of time and is of the opinion that 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:	A. Savage, Land Development Branch
Date:	September 21, 2012
File No.	DASZ 27/2010

Appendix "A" – DASZ 27/2010 map

APPENDIX "A" – DASZ 27/2010 – map

By-Law No. _____

File No. **DASZ 27/10**

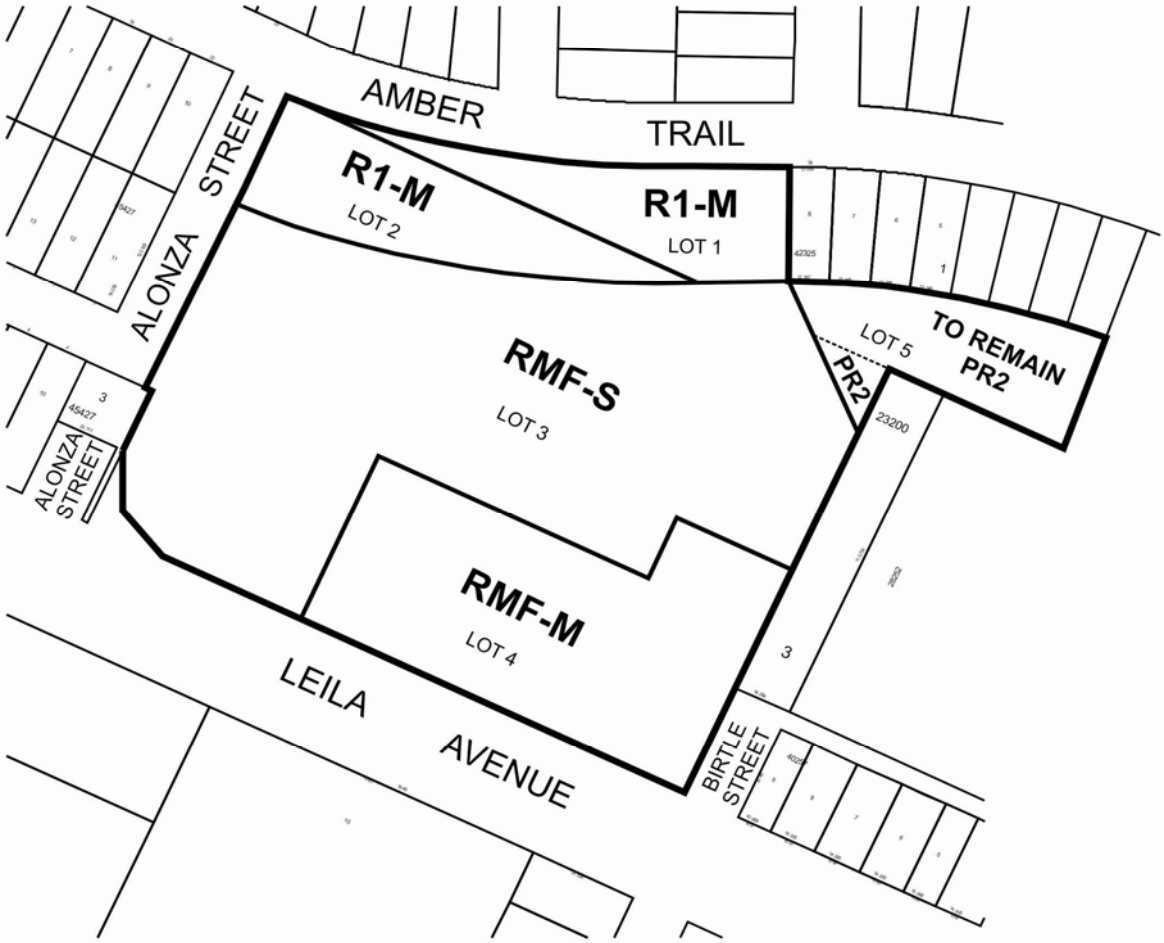
Atlas Sheet No. **R22**

N

LORD SELKIRK WEST KILDONAN COMMUNITY

Explanation

An application for the approval of the plan of subdivision shown outlined below and for a proposed zoning change to By-law No. 200/2006 by rezoning the land located on the north side of Leila Avenue between Birtle and Alonza Streets from an "RR5" RURAL RESIDENTIAL 5 DISTRICT to a "PR2" PARKS AND RECREATION (Community) DISTRICT, an "R1-M" RESIDENTIAL SINGLE-FAMILY DISTRICT, "RMF-S" RESIDENTIAL MULTI-FAMILY (Small) DISTRICT and an "RMF-M" RESIDENTIAL MULTI-FAMILY (Medium) DISTRICT to allow for the creation of sites for residential development as shown outlined below.



THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____