Agenda – Council – May 29, 2013

Report – Standing Policy Committee on Property and Development – May 7, 2013

Item No. 11 Extension of Time – Subdivision and Rezoning of land located at 444 Grassie Boulevard (Transcona Ward) File DASZ 34/2010

STANDING COMMITTEE RECOMMENDATION:

On May 15, 2013, 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 following to Council:

1. That the time limit to provide for the enactment of the necessary rezoning by-law under File DASZ 34/2010 be extended to May 30, 2014.

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

Agenda – Council – May 29, 2013

Report – Standing Policy Committee on Property and Development – May 7, 2013

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On May 15, 2013, 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 May 7, 2013, 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 April 9, 2013, 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: **EXTENSION OF TIME – PROPOSED SUBDIVISION & REZONING OF LAND LOCATED AT 444 GRASSIE BOULEVARD- FILE NO. DASZ 34/2010**

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, Director	N/A	N/A

RECOMMENDATIONS

That the time limit to provide for the enactment of the necessary rezoning by-law under File No. 34/2010 be extended to May 30, 2014.

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 by-law for DASZ 34/2010 to come into effect.

HISTORY

On May 25, 2011, Council adopted item No. 3 of the report of the Standing Policy Committee on Property and Development, dated May 10, 2011 which clause recommended approval of the subject subdivision and rezoning to a “R1-M” RESIDENTIAL SINGLE-FAMILY [MEDIUM] DISTRICT to allow for the creation of several residential lots for future development and establishes the extension of Williamson Crescent public right-of-way, see attached Appendix “A”.

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."

The applicant, Global Homes Ltd., Attention: Mr. Josh Smith, 230-1695 Henderson Highway, Winnipeg, Manitoba, R2G 1P1, on behalf of 4713096 Manitoba Ltd., is requesting an extension of time in order to complete the necessary rezoning by-law requirements. He advises that the land transfer has taken more time than originally expected, 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

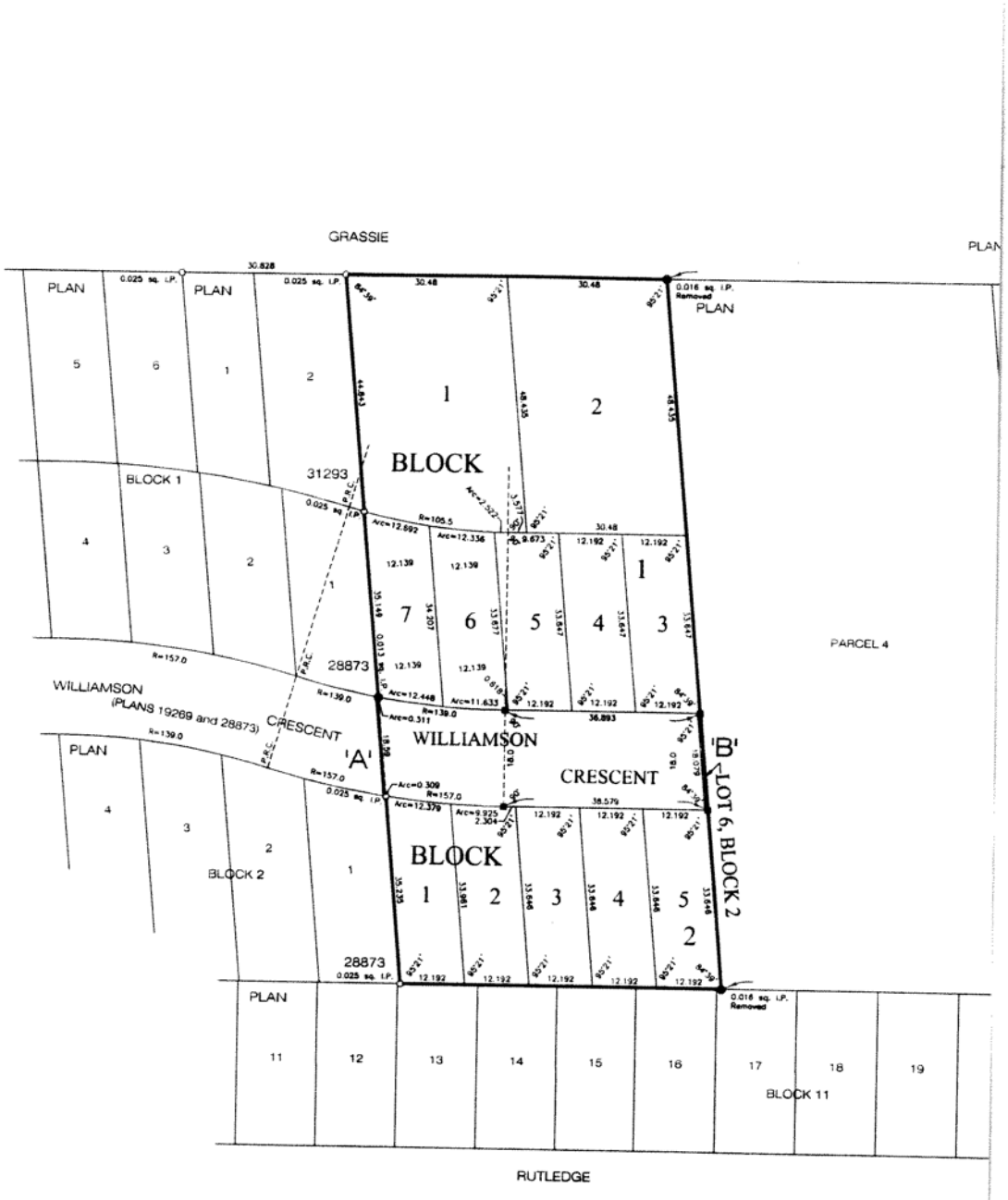
SUBMITTED BY

Department:	Planning, Property and Development
Division:	Land Development, Geomatics and Land Information Systems
Prepared by:	R.Deighton, Land Development Branch
Date:	March 28, 2013
File No.	DASZ 34/2010

Appendix "A" – DASZ 34/2010 subdivision map
Appendix "B" – Time Extension Request Letter from Applicant

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APPENDIX "A" – DASZ 34/2010 – subdivision map



APPENDIX "B" – Time extension request letter from Applicant

4713096 Manitoba Ltd.
230-1695 Henderson Hwy
Winnipeg, MB R2G 1P1
Ph: 204.339.2300
Fax: 204.339.8366

March 26, 2013

Kim Raban
The City of Winnipeg
Land Development Branch
Main Floor-65 Garry Street
Winnipeg, Manitoba
R3C 4K5

Dear Kim Raban:

RE: 4713096 Manitoba Ltd.
Subdivision and Rezoning – 444 Grassie Boulevard
DASZ 34/10

It is the intentions of 4713096 Manitoba Ltd to request for an extension for the expiring subdivision for more time to create the legal work required to produce the by-law. The land transfer has taken more time than originally expected and we require more time to finish the outstanding requirements. With this extension we will have enough time to develop all the required information that must be completed.

Sincerely,

Global Homes Ltd

Josh Smith

Land Development Project Manager

RECEIVED
MAR 27 2013