Agenda – Council – July 15, 2015

Report – Standing Policy Committee on Property and Development – June 26, 2015

Item No. 5 Extension of Time – Rezoning of Land Located on Court Avenue (Lot 1, Plan 52503) (Old Kildonan Ward) File DAZ 203/2013

STANDING COMMITTEE RECOMMENDATION:

On July 8, 2015, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and submitted the following to Council:

1. That the time limit for enactment of rezoning bylaw for DAZ 203/2013 be extended to November 20, 2017.

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 – June 26, 2015

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On July 8, 2015, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On June 26, 2015, the Standing Policy Committee on Property and Development concurred in the recommendation of the Winnipeg Public Service and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On June 16, 2015, 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 OF LAND LOCATED ON COURT AVENUE (LOT 1, PLAN 52503) DAS 203/2013**

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/COO
K. Raban	M. Pittet		

RECOMMENDATIONS

That the time limit for enactment of rezoning bylaw for DAZ 203/13 be extended to November 20, 2017.

REASON FOR THE REPORT

Council approval is required for an extension of time.

EXECUTIVE SUMMARY

The Developer, 4293631 Manitoba Ltd. is required to initiate the bylaw within two years after the adoption of the report by council. Due to servicing constraints the Developer has requested that an extension of time to initiate the bylaw be approved by council. The additional time will allow the Developer to explore various servicing options.

The Winnipeg Public Service has no objection to this request.

IMPLICATIONS OF THE RECOMMENDATIONS

The owner will be granted a two (2) year extension of time to complete the enactment by Council of the rezoning by-law for DAZ 203/2013.

HISTORY

On November 20, 2013 Council adopted Item No. 2 of the report of the Executive Policy Committee dated November 5, 2013 which recommended approval of the subject rezoning application as shown on Appendix "A" attached.

Recommendation 3 contained in the Council Decision 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 rezoning bylaw has not been enacted by Council and the twenty-four (24) month period will expire on November 20, 2015.

On May 13, 2015 the Developer, 4293631 Manitoba Ltd., c/o Stride Development Corporation, Suite 920-One Lombard Place, Winnipeg, Manitoba applied for an extension of time in order to complete the necessary by-law enactment for DAZ 203/2013 see attached Appendix "B".

The Winnipeg Public Service have 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

N/A

CONSULTATION

N/A

OURWINNIPEG POLICY ALIGNMENT

Our Winnipeg, Complete Communities

The subject property was originally located within the New Community Policy Area of Complete Communities identified as Precinct E. Since the adjacent lands contiguous to the east and south were designated as Areas of Stability / Recent Community, this site was removed from the precinct planning process by the Director of Property, Planning and Development and rezoned on its own.

SUBMITTED BY

Department:	Planning, Property and Development
Division:	Land Development, Geomatics and Land Information Systems
Prepared by:	G. Jasper, Development Agreement Administrator
Date:	June 5, 2015
File No.	DAZ 203/2013

Appendix "A" – DAZ 203/2013 Map
Appendix "B" – Letter Requesting Extension of time

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APPENDIX "A" – DASZ 203/2013 MAP



APPENDIX "B" – LETTER REQUESTING EXTENSION OF TIME

4293631 Manitoba Ltd.
c/o Stride Development Corporation
Suite 920 – One Lombard Place
Winnipeg, MB R3B 0X3

May 13, 2015

City of Winnipeg
Planning, Property and Development
3rd Floor – 65 Garry Street
Winnipeg, MB R3C 4K4

Attn: Greg Jasper

Dear Mr. Jasper:

RE: Rezoning - Court Avenue (Lot 1, Plan 52503) File DAZ 203/13

Further to our meeting on April 28, 2015, please accept this as our request to extend the rezoning on the subject parcel.

As discussed, we are currently unable to service the site for reasons beyond our control. The water flow capacity is inadequate until such time the watermain is extended to Pipeline Road. Our consulting engineers, Stantec, have verified once this connection is made, the flow and pressure will be adequate to service lands along Court Avenue.

Please let me know if you require any further information as part of this request for extension.

Regards,



Jay Lev
4293631 Manitoba Ltd.

CC: Marc Pittet – Director of PP&D
Braden Smith – Senior Planner
Jim Matthews – 4293631 Manitoba Ltd.