Agenda – Executive Policy Committee – October 19, 2016

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – October 11, 2016

Item No. 2 Extension of Time – 741-765 Bonner Avenue (North Kildonan Ward) File DASZ 19/2014

STANDING COMMITTEE RECOMMENDATION:

On October 11, 2016, the Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of 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 No. DASZ 19/2014 be extended to January 31, 2018.

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 – October 19, 2016

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – October 11, 2016

DECISION MAKING HISTORY:

STANDING COMMITTEE RECOMMENDATION:

On October 11, 2016, the Standing Policy Committee on Property and Development, Heritage and Downtown 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, 2016, the East Kildonan-Transcona Community Committee concurred in the recommendation of the Winnipeg Public Service, and recommended to the Standing Policy Committee on Property and Development, Heritage and Downtown Development:

1. That the time limit to provide for the enactment of the necessary rezoning by-law under File No. DASZ 19/2014 be extended to January 31, 2018.

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

ADMINISTRATIVE REPORT

Title: **EXTENSION OF TIME - SUBDIVISION AND REZONING OF LAND AT 741-765 BONNER AVENUE – FILE NO. DASZ 19/2014**

Critical Path: **East Kildonan – Transcona Community Committee – Standing Policy Committee on Property and Development, Heritage and Downtown Development – Executive Policy Committee - Council**

AUTHORIZATION

Author	Department Head	CFO	CAO/COO
M. Pittet	J. Kiernan	N/A	N/A

RECOMMENDATIONS

1. That the time limit to provide for the enactment of the necessary rezoning by-law under File No. DASZ 19/2014 be extended to January 31, 2018.

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 for an extension of time.

EXECUTIVE SUMMARY

Development application DASZ 19/2014 requires the Developer to enact a re-zoning by-law and execute a Development Agreement and Zoning Agreement with the City. The time limit for enactment by Council of the necessary rezoning by-law will expire on January 28, 2017. The Developer is requesting an extension of time in order to satisfy the necessary by-law enactment requirements and to ensure that sufficient time is available to submit all information to Land Titles in time for final registration.

The Winnipeg Public Service has no objection to this request.

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendation is concurred in, the Developer will be allowed a time extension to January 31, 2018 to enact the required re-zoning by-law under DASZ 19/2014.

HISTORY

On January 28, 2015, Council adopted Item No. 7 of the report of the Standing Policy Committee on Property and Development dated January 13, 2015 which recommended approval of the subject subdivision and rezoning to an “R1-M” and “R1-L”Residential Single Family District under the Winnipeg Zoning By-law 200/2006. See Appendix "A" map attached.

Recommendation 4 contained in said report stipulates:

> "That in the event the matter is not proceeded with expeditiously and the by-law is not passed within two (2) years 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 the two (2)-year period and Council approves the extension."

The necessary by-law has not been passed and the two-year period will expire on January 28, 2017.

McGowan Russell Group Inc., 825 St. Joseph Street, Winnipeg, Manitoba R2H 3A8 on behalf of the Developer is requesting an extension of time in order to satisfy the necessary by-law enactment requirements and to ensure that sufficient time is available to submit all information to Land Titles in time for final registration. See Appendix “B” attached.

The Winnipeg Public Service has reviewed this request for an 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

The subject application is consistent with the Recent Communities Strategy to *"support the subdivision of a parcel of land into two or more lots when it is done in a context sensitive manner".*

SUBMITTED BY

Department:	Planning, Property and Development
Division:	Land Development, Geomatics and Land Information Systems
Prepared by:	K.T. Raban, P.Eng., Land Development Administrator
Date:	July 27, 2016
File No.	DASZ 19/2014
	V:\3-Angie-SAVE\112-2016 - REPORTS\Extension of Time DASZ 19-2014 - 741-765 Bonner Ave.doc

Appendix "A" – DASZ 19/2014 – Approved Subdivision and Rezoning Map
Appendix "B" – Letter Requesting Extension of Time

APPENDIX "A" – DASZ 19/2014 – Subdivision and Rezoning Map

By-Law No. _____

File No. **DASZ 19/14**

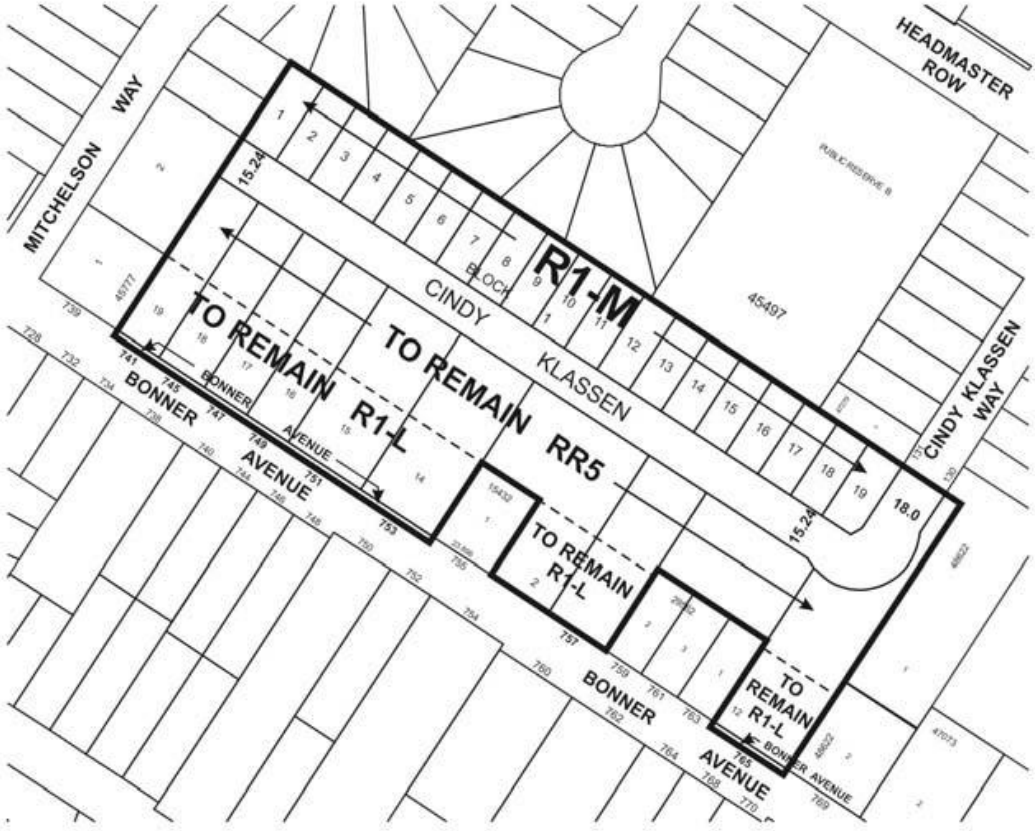
Atlas Sheet No. **U32**

N

EAST KILDONAN TRANSCONA 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 at 741 – 765 Bonner Avenue from an "RR5" RURAL RESIDENTIAL 5 DISTRICT, to an "R1-M" RESIDENTIAL SINGLE-FAMILY DISTRICT to include the establishment of residential building lots and the Cindy Klassen Way right-of-way extension connecting to Mitchelson Way to allow for future residential development as shown outlined below.



OPTION 1

THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

APPENDIX "B" – LETTER REQUESTING EXTENSION OF TIME



July 20, 2016

City of Winnipeg
Planning, Property and Development Department
Land Development, Geomatics & Land Information Services Division
Land Development Branch
65 Garry Street
Winnipeg, Manitoba R3C 4K4

Dear Mr. Raban

RE: DASZ 19/2014 – EXTENSION OF TIME

On behalf of the Bonner Residents Group, we respectfully request an extension of time relating to File DASZ 19/2014 to allow for the passing of the By-Law at Council. In addition, extra time will be required to submit all information to Land Titles for final registration.

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

Thank you

MCGOWAN RUSSELL GROUP INC.

Susan Russell, M.A.L.A., C.S.L.A.
President

Strategic Planning • Landscape Architecture • Urban Design
825 St. Joseph Street Winnipeg, MB, R2H 3A8 • Telephone (204) 956-0396 • Fax (204) 956-1265 • info@mcgowanrussell.com
McGowan Russell Group Inc.