Agenda – Council – January 25, 2017

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – January 17, 2017

Item No. 8 Extension of Time – Subdivision and Rezoning of Land at 198 Sherbrook Street (Fort Rouge – East Fort Garry Ward) File DASZ 30/2014

STANDING COMMITTEE RECOMMENDATION:

On January 18, 2017, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development 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 30/2014 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.

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – January 17, 2017

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On January 18, 2017, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On January 17, 2017, the Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the City Centre Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On December 13, 2016, the City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service, and forwarded the matter to the Standing Policy Committee on Property and Development, Heritage and Downtown Development.

ADMINISTRATIVE REPORT

Title: **EXTENSION OF TIME - SUBDIVISION AND REZONING OF LAND AT 198 SHERBROOK STREET – FILE NO. DASZ 30/2014**

Critical Path: **City Centre 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 30/2014 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 30/2014 requires the applicant to enact a re-zoning by-law within two (2) years of adoption of the report by Council. 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.

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 30/2014.

HISTORY/DISCUSSION

On January 28, 2015, Council adopted Item No. 6 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 “RMU” Residential Mixed Use 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 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 year period and Council approves the extension is subsequently approved by Council."

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

The applicant, Mr. Harry A. Haid Architect, 303-92 Lombard Avenue, Winnipeg, Manitoba R3B 3B1 on behalf of the Developer, Westminster Housing Society (WHS) is requesting an extension of time in order to satisfy the necessary by-law enactment requirements. 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 goals identified in Our Winnipeg by providing market-integrated affordable housing close to diverse transportation options.

SUBMITTED BY

Department:	Planning, Property and Development
Division:	Land Development, Geomatics and Land Information Systems
Prepared by:	R.R.Deighton, P.Eng., Land Development Coordinator
Date:	December 5, 2016
File No.	DASZ 30/2014

Appendix “A” – DASZ 30/2014 – Approved Subdivision and Rezoning Map
Appendix “B” – Letter Requesting Extension of Time

V:\3-Applications-SAVE\112-2016 - REPORTS\Extension of Time DASZ 30-2014 - 198 Sherbrook Street.doc

APPENDIX "A" – DASZ 30/2014 – Subdivision and Rezoning Map

By-Law No. _____

File No. **DASZ 30/14**

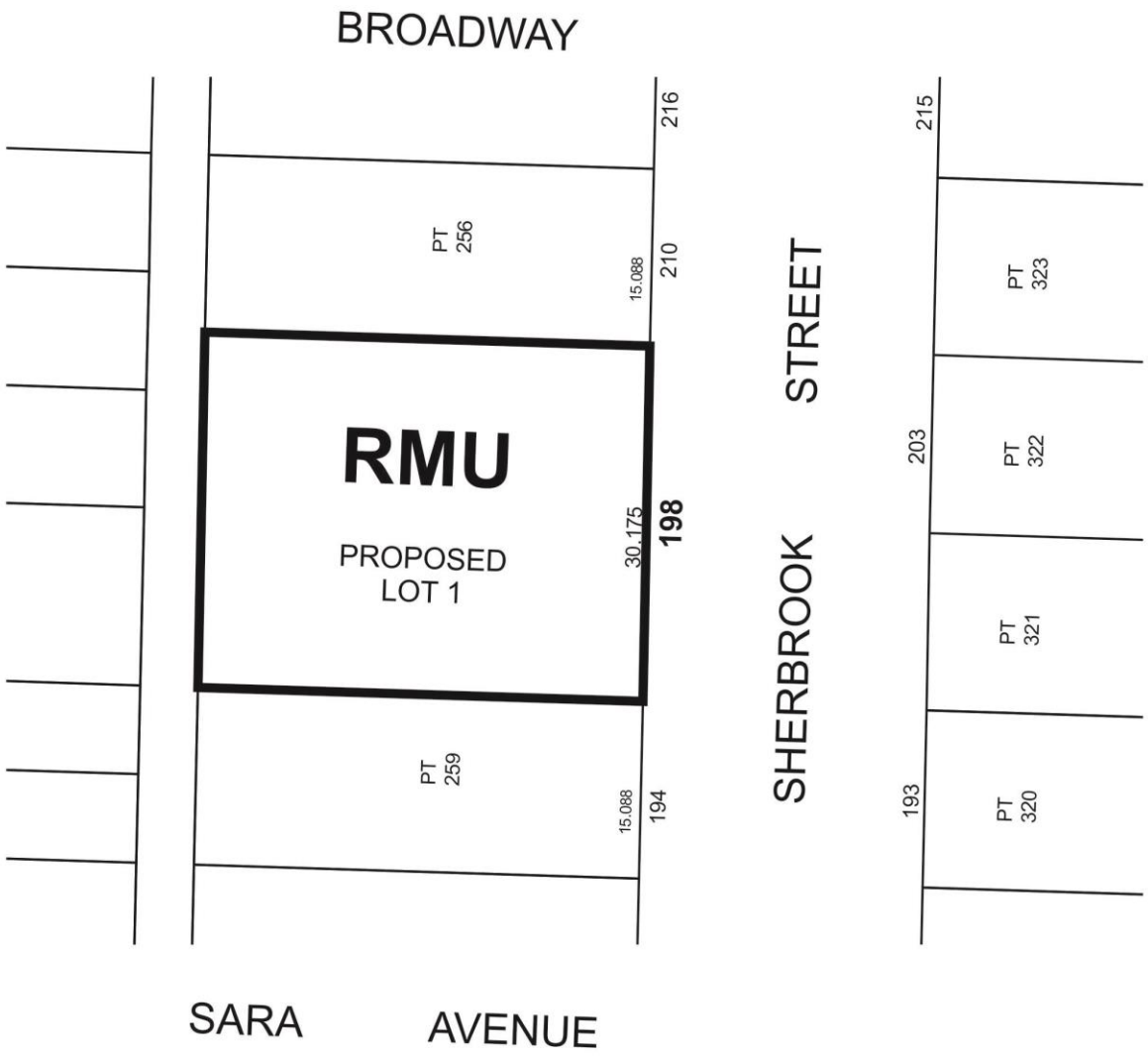
Atlas Sheet No.

N

AA23
CITY CENTRE
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 198 Sherbrook Street from a "C2 PDO-1 NEIGHBOURHOOD MAIN STREETS" COMMERCIAL COMMUNITY DISTRICT to an "RMU PDO NEIGHBOURHOOD MAIN STREETS" RESIDENTIAL MIXED USE DISTRICT to allow for the construction of a multi-family dwelling with main floor commercial units as shown outlined below.



THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

APPENDIX "B" – LETTER REQUESTING EXTENSION OF TIME

HARRY A. HAID ARCHITECT

November 21, 2016

RECEIVED
NOV 2 1 2016
LAND DEVELOPMENT

City of Winnipeg
Land Development Branch
5 Garry Street
Winnipeg Mb R3C 4K4

Attention: Mr. Greg Jasper-Administrator

Sending in Revised Cheque 11/21/16

Dear Mr. Jasper,

Re:DASZ 30/2014
And related file DAV 14-157499/D
(198 Sherbrook Street, Winnipeg)

Please let this serve as my formal request for an extension of time for the above referenced files.

I have enclosed the fees payable as advised by your office.($546.00 + gst) 754.95

Please respond at your earliest convenience such that I am able to advise my client accordingly.

Regards,

Harry A. Haid
MAA MRAIC

cc Westminster Housing Society Ltd.

303-92 Lombard Avenue Winnipeg Manitoba R3B 3B1 ph:989-5923 hhaid@shaw.ca
~~Unit A4 - 600 Clifton Street • Winnipeg Canada • R3G 2X6 • p. 204-989-5920 • f. 204-989-5949 • hhaid@shaw.ca~~