Agenda – Council – January 25, 2017

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

Item No. 9 Extension of Time – Subdivision and Rezoning of Land at 1191-1197 Kenaston Boulevard and Vacant Lands to the North (Charleswood-Tuxedo-Whyte Ridge Ward) File DASZ 27/2014

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 DASZ 27/2014 be extended to December 10, 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 Assiniboia Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

January 10, 2017, the Assiniboia Community Committee concurred in the recommendation of the Winnipeg Public Service and 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 1191-1197 KENASTON BOULEVARD AND VACANT LANDS TO THE NORTH**
FILE NO. DASZ 27/2014

Critical Path: **Assiniboia 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 27/2014 be extended to December 10, 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 27/2014 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 expired on December 10, 2016. The Developer is requesting a two year 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 December 10, 2018 to enact the required re-zoning by-law under DASZ 27/2014.

HISTORY/DISCUSSION

On December 10, 2014, Council adopted Item No. 5 of the report of the Standing Policy Committee on Property and Development dated November 25, 2014 which recommended approval of the subject subdivision and rezoning to an “MMU” Manufacturing Mixed Use District under the Winnipeg Zoning By-law 200/2006. See Appendix "A" map attached.

Recommendation 7 contained in the report stipulated:

> "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”.

The necessary by-law has not been passed and the two-year period expired on December 10, 2016.

The applicant, Teracon Development Ltd. Attention Mr. Matt Glavin, 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 and the Complete Communities Direction Strategy that encourages limited commercial/retail and personal service development in Business Parks. The proposed “MMU” Zoning will accommodate this direction.

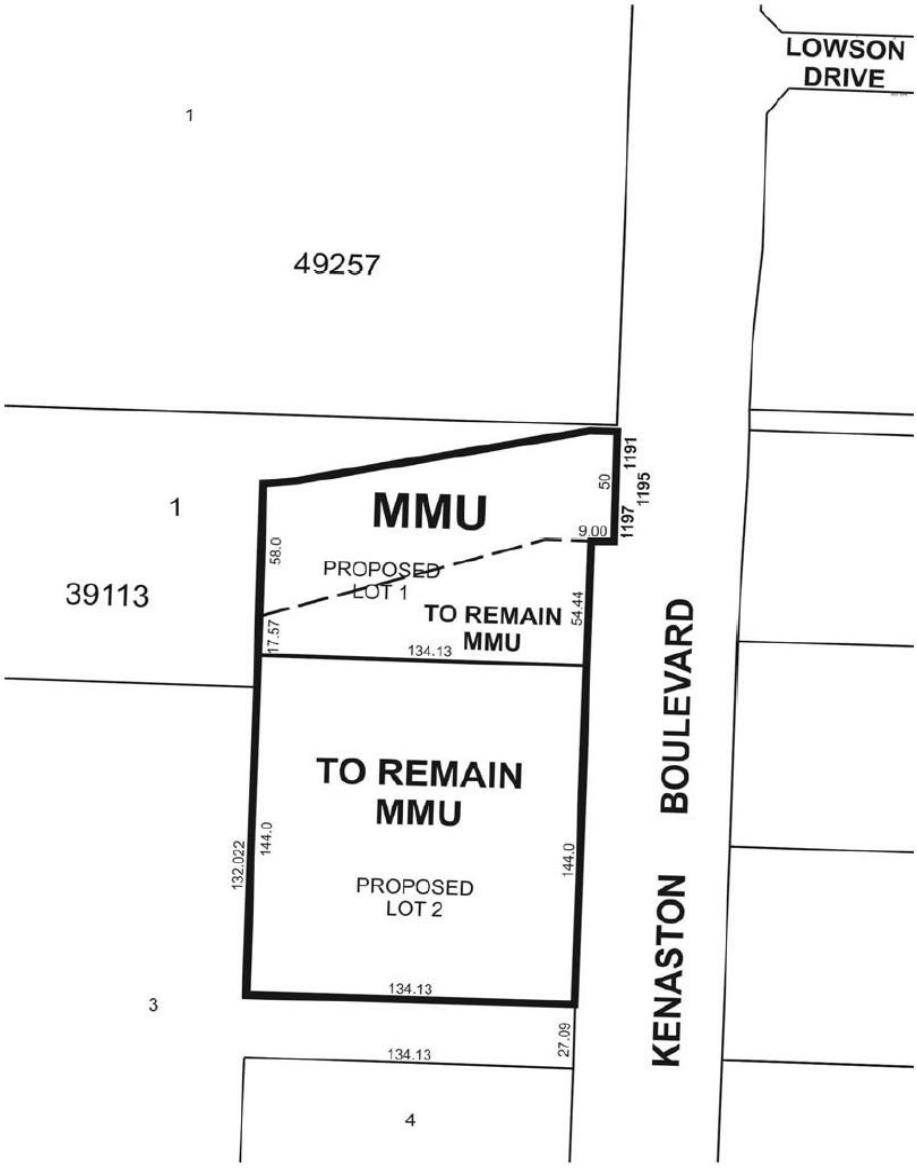
SUBMITTED BY

Department:	Planning, Property and Development
Division:	Land Development, Geomatics and Land Information Systems
Prepared by:	G.V. Jasper P.Eng., Land Development Administrator
Date:	December 12, 2016
File No.	DASZ 27/2014

Appendix “A” – DASZ 27/2014 – Approved Subdivision and Rezoning Map
Appendix “B” – Letter Requesting Extension of Time

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APPENDIX "A" – DASZ 27/2014 – Subdivision and Rezoning Map



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APPENDIX "B" – LETTER REQUESTING EXTENSION OF TIME

TERRACON DEVELOPMENT LTD.

1 TERRACON PLACE
WINNIPEG, CANADA R2J 4B3
TEL. 204.233.4330
FAX 204.233.5085
info@terracon.co
www.terracon.co

December 9th, 2016

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

Attn: Marc Pittet, Land Development Manager

Re: DASZ 27/2014 – 1191 Kenaston Blvd.

We are requesting a twenty-four (24) month extension of time relating to File No. DASZ 27/2014 to allow for the passing of the By-Law of at Council. Additional time is required to finalize agreements with the neighbouring lands and subsequently submit all required information to the Winnipeg Land Titles Office for final registration.

A cheque in the amount of $754.95 is included.

We hope that this application can be carried out in a timely nature. If we have failed to include a document or if additional information is required please contact us immediately.

Should you have any questions, do not hesitate to contact us at (204) 233-4330. Thanking you, we remain,

Thanking you, we remain,

Yours truly,

TERRACON DEVELOPMENT LTD.

Per: Matt Glavin

Yours truly,



Matt Glavin.

OUR VISION: Create Canada's Finest Business Communities by integrating people, nature, business and technology in an environment that enhances individual and corporate growth.
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