Agenda – Council – April 26, 2017

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – April 11, 2017

Item No. 4 Extension of Time – Proposed Subdivision and Rezoning for the Sugar Beet Major Redevelopment Site; North of Bishop Grandin, West of the Manitoba Hydro Corridor (River Heights – Fort Garry Ward) File DASZ 3/2014

STANDING COMMITTEE RECOMMENDATION:

On April 19, 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 satisfy the Coming into Force provisions of By-law No. 14/2015 be extended to February 25, 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 – April 11, 2017

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On April 19, 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 April 11, 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 March 7, 2017, 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 – PROPOSED SUBDIVISION AND REZONING FOR THE SUGAR BEET MAJOR REDEVELOPMENT SITE; NORTH OF BISHOP GRANDIN, WEST OF THE MANITOBA HYDRO CORRIDOR– FILE NO. DASZ 3/2014**

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
M. Pittet	J. Kiernan	N/A	N/A

EXECUTIVE SUMMARY

The time limit for the Coming into Force provision of By-law No. 14/2015, under File No. DASZ 3/2014, has expired. The Developer, Hopewell (Bishop Grandin) Development Inc., has requested an extension of time to finalize the land titles registration of the plan of subdivision and related agreements and easements as required.

The Winnipeg Public Service has no objection to this request.

RECOMMENDATIONS

1. That the time limit to satisfy the Coming into Force provisions of By-Law No. 14/2015 be extended to February 25, 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.

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendation is concurred in, the Developer will be allowed a time extension to February 25, 2018 to complete the necessary registrations at the Winnipeg Land Titles Office.

HISTORY/DISCUSSION

On May 27, 2014, Council adopted Item No. 3 of the report of the Standing Policy Committee on Property and Development dated May 13, 2014 which recommended approval of the subject rezoning and subdivision under DASZ 3/2014 from an "M2" Manufacturing General District to an "RMU PDO-1 BISHOP GRANDIN CROSSING" Residential Mixed Use District, a "CMU PDO-1 BISHOP GRANDIN CROSSING" Commercial Mixed Use District, a "PR1 PDO-1 BISHOP GRANDIN CROSSING" Parks and Recreation 1 Neighbourhood District, a "PR2 PDO-1 BISHOP GRANDIN CROSSING" Parks and Recreation 2 Community District, and a "M2 PDO-1 BISHOP GRANDIN CROSSING" Manufacturing General District under Zoning By-Law 200/2006.

Section 3 of By-law No. 14/2015 stipulates:

"Coming into force

3(1) Section 1 comes into force when the plan of subdivision is registered in the Winnipeg Land Titles Office.

(2) Section 2 comes into force when the Zoning Agreement DASZ 3/2014 is registered in the Winnipeg Land Titles Office by caveat against the subject land within one year from the date this By-law is passed, failing which this By-law will expire unless an extension of time is applied for prior to expiry, Council approves the extension, and the plan and caveat are registered before the extended date."

The Developer and the City of Winnipeg have executed the Development Agreement for Servicing and the necessary Zoning Agreement, however, By-law No. 14/2015 has not come into force by the required registrations of the Plan of Subdivision (Deposit No. 1363/2014) and Zoning Agreement DASZ 3/2014 by caveat at the Winnipeg Land Titles Office. The one year time limit expired on February 25, 2016.

On December 9, 2015, Council approved an extension of time request to extend the Coming into Force provisions of By-Law No. 14/2015. This extension was granted to February 25, 2017. In March 2016, the applicant made a request to revise the plan of subdivision approved under By-law 14/2015, as a result of decisions made by Manitoba Hydro not to participate in a land exchange. By-Law 84/2016 was passed by Council, on July 13, 2016, which amended By-Law 14/2015 by striking out the plan of subdivision in section 1 and substituting the plan as requested and as shown on Appendix "A" attached.

On February 6, 2017, the Developer, Hopewell (Bishop Grandin) Development Inc., Attn: Mr. Don Larke, 410-2020 4th Street SW, Calgary, Alberta, T2S 1W3, requested a second extension of time, in order to complete the necessary registrations due to the subdivision plan amendments approved under By-Law 84/2016.

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 subdivision and rezoning under application DASZ 3/2014 has been supported by the Winnipeg Public Service as being consistent with the Bishop Grandin Crossing Master Plan and Major Redevelopment Site policies in Complete Communities and Our Winnipeg.

SUBMITTED BY

Department: Planning, Property and Development
Division: Land Development, Geomatics and Land Information Systems
Prepared by: M. Hammerberg, Development Applications Coordinator
Date: February 27, 2017
File No: DASZ 3/2014

Attachments: Appendix “A” – DASZ 3/2014 – By-law No. 14/2015 Map
Appendix “B” – Letter Requesting Extension of Time

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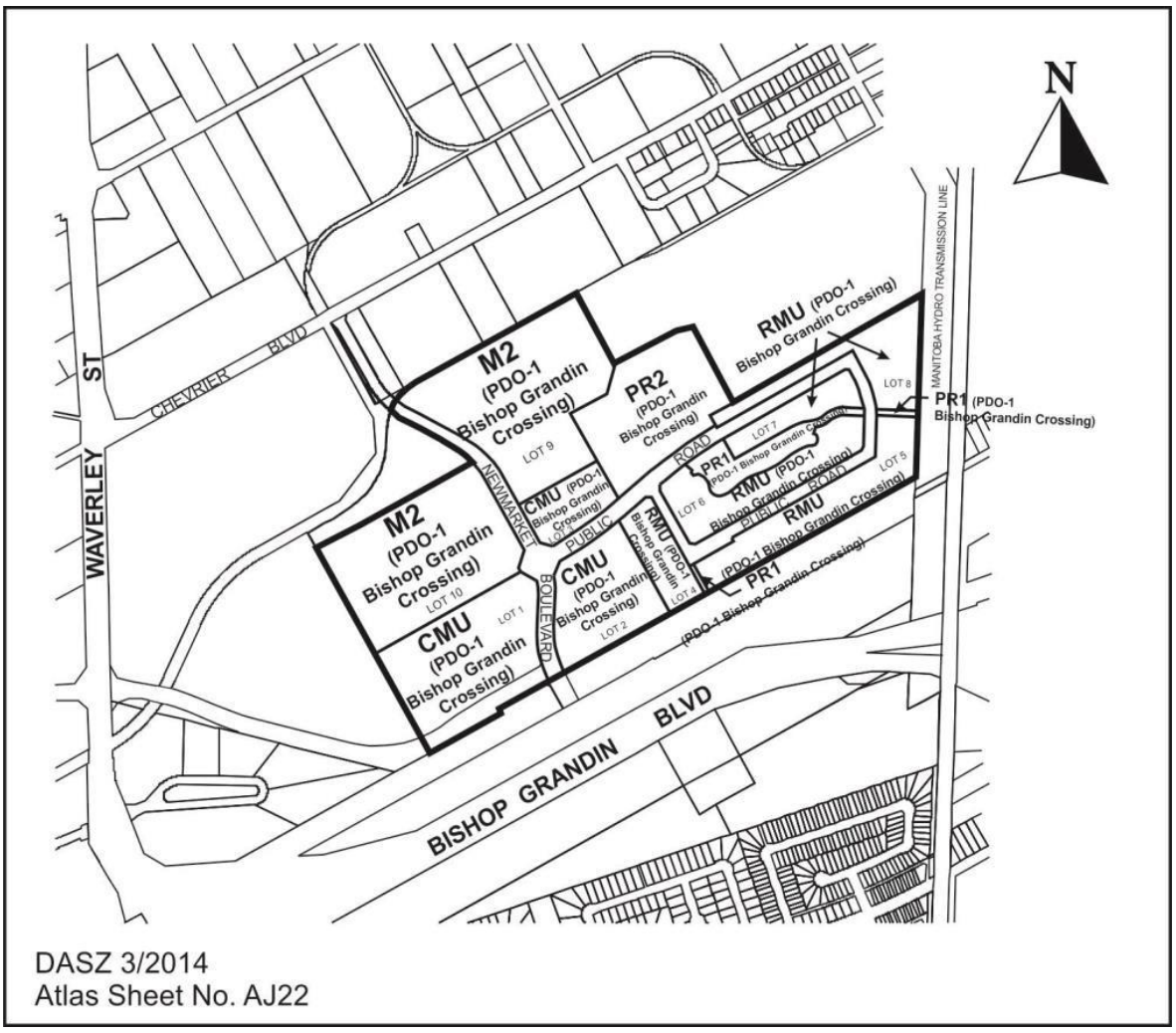
APPENDIX "A" – DASZ 3/2014 – BY-LAW NO. 14/2015 MAP



DASZ 3/2014
Atlas Sheet No. AJ22

APPENDIX "B" – LETTER REQUESTING EXTENSION OF TIME

February 6, 2017

City of Winnipeg
Planning, Property and Development Department
65 Garry Street, Main Floor
Winnipeg MB R3C 4K4

Attention: Mr. Greg Jasper
Land Development Administrator

RE: DASZ 3/2014 – Extension of Time Request

Dear Mr. Jasper,

On behalf of Hopewell (Bishop Grandin) Development Inc., I would like to respectfully request a one year extension of time relating to Bylaw No. 14/2015 coming into effect to allow for registration of documents at Land Titles for File DASZ No. 3/2014.

As you know, we made some material adjustments to the subdivision configuration of Bishop Grandin Crossing in 2016 as a result of decisions made by Manitoba Hydro not to participate in a land exchange. Further, we have advanced this file and executed the documents relating to the Development Agreement, Zoning Agreement and Subdivision Agreement and are securing the necessary City fees to allow for registrations to occur.

Work has been initiated on the Lot 16 Drainage Channel crossing and lime mud continues to be hauled off-site to the Brady Landfill where it is being shaped into berms.

We trust you will find our request to be reasonable. If you have any questions, please contact the undersigned at (403) 355-0436 or by email at dlarke@hopewell.com.

Sincerely,

HOPEWELL (BISHOP GRANDIN) DEVELOPMENT INC.

Don Larke
Vice President, Development & Construction

Hopewell
TEL 403.232.8821 FAX 403.232.8892
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HOPEWELL.COM