Agenda – Executive Policy Committee – June 14, 2017

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – June 6, 2017

Item No. 2 Extension of Time – Proposed Rezoning – 839 Panet Road (Elmwood – East Kildonan Ward) File DAZ 231/2014

STANDING COMMITTEE RECOMMENDATION:

On June 6, 2017, 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. DAZ 231/2014 be extended to September 25, 2017.

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 – June 14, 2017

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – June 6, 2017

DECISION MAKING HISTORY:

STANDING COMMITTEE RECOMMENDATION:

On June 6, 2017, 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 April 18, 2017, the East Kildonan-Transcona 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 REZONING – 839 PANET ROAD – FILE NO. DAZ 231/2014**

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

EXECUTIVE SUMMARY

Pursuant to approvals under DAZ 231/2014, the Developer is required to enact a rezoning by-law and execute the necessary Servicing Agreement and Zoning Agreement with the City.

The time limit for enactment by Council of the necessary rezoning by-law under DAZ 231/2014 expired on March 25, 2017. The Developer has requested a 6 month extension of time to enact the required rezoning by-law.

The Winnipeg Public Service has no objection to this request.

RECOMMENDATIONS

1. That the time limit to provide for the enactment of the necessary rezoning by-law under File No. DAZ 231/2014 be extended to September 25, 2017.

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 September 25, 2017 to enact the required rezoning by-law under DAZ 231/2014.

HISTORY/DISCUSSION

On March 25, 2015, Council adopted Item No. 6 of the report of the Standing Policy Committee on Property and Development dated March 10, 2015 which recommended approval of the subject 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 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 necessary by-law was not enacted and the twenty-four (24) month period expired on March 25, 2017.

On March 13, 2017 the City received from the Developer, Mr. Pardeep Bhullar, of 6976388 Manitoba Ltd., 27 Courland Bay, Winnipeg, MB, an extension of time request for a 6 month period 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 property falls within the Areas of Stability – Recent Communities policy area under the Complete Communities Direction Strategy which encourages low to moderate change in Areas of Stability that is complimentary to the existing scale, character and built form and has been supported by the Winnipeg Public Service.

SUBMITTED BY

Department: Planning, Property and Development
Division: Land Development, Geomatics and Land Information Systems
Prepared by: R. Deighton, P.Eng., Land Development Coordinator
Date: April 6, 2017
File No: DAZ 231/2014

Attachments: Appendix “A” – DAZ 231/2014 – Map
Appendix “B” – Letter Requesting Extension of Time

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APPENDIX "A" – DAZ 231/2014 – Map

By-Law No. .....

File No. **DAZ 231/14**

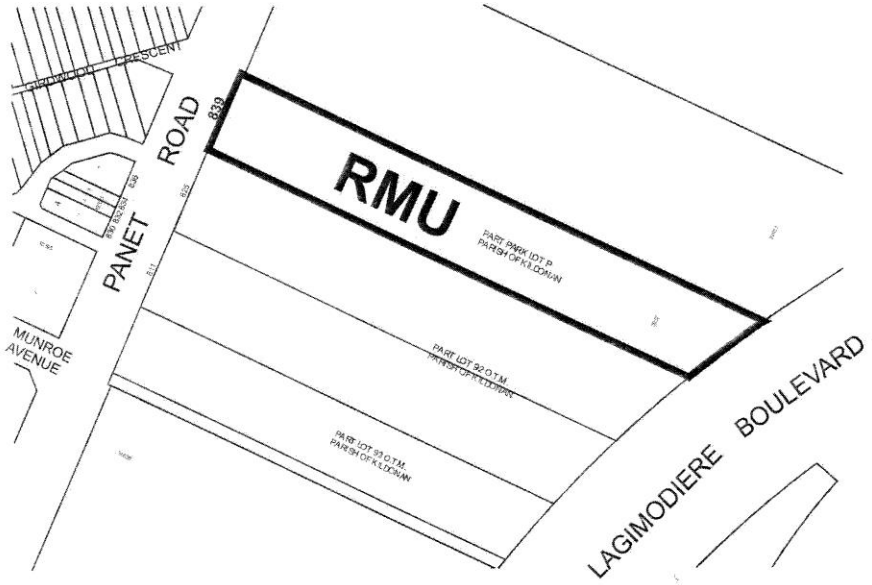
Atlas Sheet No. **Y30**

N

EAST KILDONAN TRANSCONA COMMUNITY

Explanation

A proposed zoning change to By-law No. 200/2006 by rezoning the land located at 839 Panet Road from a "C3" COMMERCIAL CORRIDOR DISTRICT to an "RMU" RESIDENTIAL MIXED USE DISTRICT to allow for the establishment of a multi-family dwelling use as shown outlined below.



THIRD READING : ..... EFFECTIVE DATE : .....

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. .....

APPENDIX "B" – LETTER REQUESTING EXTENSION OF TIME

March 10, 2017

To: City of Winnipeg
Planning Property & Development
65 Garry Street
Winnipeg, Manitoba
R3C 4X7

RECEIVED
MAR 1 3 2017
LAND DEVELOPMENT

Re: Letter Of Intent - DAZ 231/14
Extension of time for By-law enactment, 839 Panet Road, Winnipeg, Manitoba

Attention: Mr. Greg Jasper

Dear Sir

Please be advised that 6976388 Manitoba Ltd. being the owner of lands 839 Panet Road, Lot "P" Parish of Kildonan, which lies to the west of the Western Limit of public road plan 9165 WLTO, title Number 2354468/1, hereby requests an extension of 6 months for the registration of the By-law.

Original re-zoning was approved by council on March 25, 2015. We are requesting the 24 month period to register to the By-law be extended to September 25, 2107.

Sincerely

Pardeep Bhullar
6976388 Manitoba Ltd.
27 Courland Bay
Winnipeg, MB, Canada
R2P 2X2
Phone: 204-633-3633
Email: SFDS@shaw.ca
Cc: Richard Stefanyshyn – attorney at law
Cc: Rob Deighton – Property & Planning
Cc: Michelle Hammerberg - Property & planning