Agenda – Executive Policy Committee – June 14, 2017

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

Item No. 3 Extension of Time – Proposed Subdivision and Rezoning – Gunn Hewitson (Transcona Ward) File DASZ 18/2014

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. DASZ 18/2014 be extended to March 30, 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 – 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.

On March 20, the East Kildonan-Transcona Community Committee laid over the matter to its meeting on April 18, 2017.

ADMINISTRATIVE REPORT

Title: **EXTENSION OF TIME – PROPOSED SUBDIVISION AND REZONING – GUNN HEWITSON – FILE NO. DASZ 18/2014**

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 DASZ 18/2014, the Developer is required to enact a rezoning by-law and execute the necessary Development Agreement and Zoning Agreement with the City.

The time limit for enactment by Council of the necessary rezoning by-law under DASZ 18/2014 will expire on March 25, 2017. The Developer has been working on subdivision and development plans for the site and has requested an extension 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. DASZ 18/2014 be extended to March 30, 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 March 30, 2018 to enact the required rezoning by-law under DASZ 18/2014.

HISTORY/DISCUSSION

On March 25, 2015, Council adopted Item No. 1 of the report of the Standing Policy Committee on Property and Development dated March 13, 2015 which recommended approval of the subject subdivision and rezoning to a “R1-S” and “R1-M” Residential Single Family Districts; a “C2” Commercial Community District; and “PR-1” Parks and Recreation District under the Winnipeg Zoning By-law 200/2006. See Appendix "A" map attached, subject to minor changes.
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."

The necessary by-law was not passed and the two-year period will expire on March 25, 2017.
On February 24, 2017, the Developer, Mr. John Wiebe of North Grassie Properties Inc., Box 25094, Mission Park P.O. , Kelowna, B.C., requested 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

OurWinnipeg designates North Transcona as a “New Community”. New Communities are large, un-developed or under-developed land areas identified for future urban development. The subject property falls within the boundaries of the Transcona North Precinct Plan which identifies the subject property primary as “Proposed Low Density Residential” with a smaller area designated as “Commercial/Multi-Family” The proposed rezoning under application DASZ 18/2014 aligns with OurWinnipeg, the Transcona North Precinct Plan and Complete Communities 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, Land Development Coordinator
Date: March 1, 2017
File No: DASZ 18/2014

Attachments: Appendix “A” – DASZ 18/2014 – Subdivision and Rezoning Map
Appendix “B” – Letter Requesting Extension of Time

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APPENDIX "A" – DASZ 18/2014 – Subdivision and Rezoning Map

By-Law No. _____

File No. **DASZ 18/14**

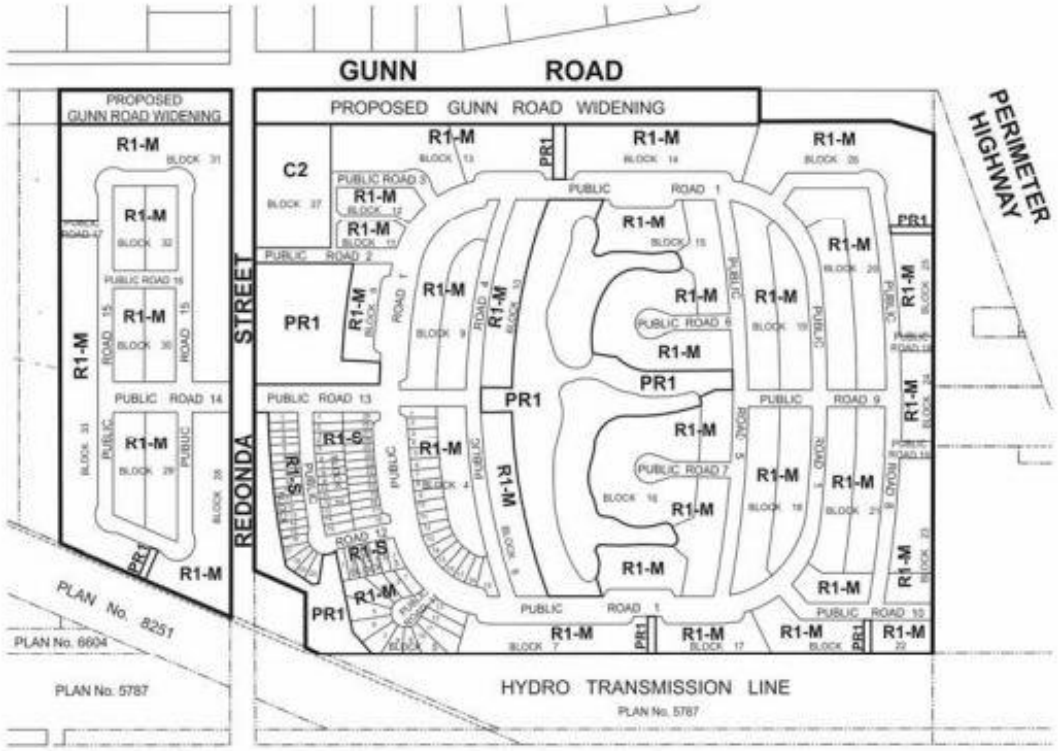
Atlas Sheet No. **X37**

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 on Gunn Road, Hewitson Road & Redonda Street from an "A" AGRICULTURAL DISTRICT to the following zoning districts: "R1-S" RESIDENTIAL SINGLE-FAMILY (Small) DISTRICT, "R1-M" RESIDENTIAL SINGLE-FAMILY (Medium) DISTRICT, "C2" COMMERCIAL COMMUNITY DISTRICT and "PR1" PARKS AND RECREATION 1 DISTRICT to facilitate the creation of the Northwoods Neighbourhood by the creation of the block plan, Phase 1 lot plan and public right-of-ways for future residential development as shown outlined below.



THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

APPENDIX "B" – LETTER REQUESTING EXTENSION OF TIME

Canadian Home Builders Association Manitoba Home Builders

NORTH GRASSIE PROPERTIES INC.,
Box 25094, Mission Park P.O.
Kelowna, B.C., V1W 3Y7

Call 1-250-764-4499
Fax 1-250-764-0688
Email: NGPinc@shaw.ca

February 24th, 2017

City of Winnipeg
Property, Planning and Development Department
65 Garry Street
Winnipeg, Manitoba

Attention: Greg Jasper and Rob Deighton

Re: NorthWoods – DASZ 18/14 and AG 18/14

Dear Sirs;

In order to finalize the request from the Public Works Department for additional frontage roads, preform the necessary field survey work, make the necessary changes to the Subdivision Mylars and have same approved by WLTO, please consider this letter as our request for an extension of time of one (1) year in order to have the Rezoning ByLaw proceed to Council.

Yours truly;

NORTH GRASSIE PROPERTIES INC.,

Per:

John E. Wiebe, President

Cc: Norm Boyle
Jackie Wilkie, McGowan Russell
Councillor Russ Wyatt

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