Minute No. 432
Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – June 6, 2017

Item No. 5 Development Agreement Amendment – File DASZ 15/2013 (AG 15/13) (Transcona Ward)

COUNCIL DECISION:

Council concurred in the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development Committee and adopted the following:

1. That the Developer's request to extend the requirement to complete the paving of Ravelston Avenue West from 2016 to 2017 be approved.

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 – June 6, 2017

DECISION MAKING HISTORY:

Moved by Councillor Orlikow,

That the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development be adopted by consent.

Carried

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On June 14, 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 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 DECISION:

On May 25, 2017, the East Kildonan-Transcona Community Committee concurred in the recommendation of the Winnipeg Public Service.

ADMINISTRATIVE REPORT

Title: **REQUEST TO AMEND DEVELOPMENT AGREEMENT CONDITIONS FOR FILE DASZ 15/2013 (AG 15/13)**

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

RECOMMENDATION

1. That the Developer's request to extend the requirement to complete the paving of Ravelston Avenue West from 2016 to 2017 be approved.

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 authority is required to amend Council's instructions.

EXECUTIVE SUMMARY

The Developer is requesting a time extension to complete the paving of Ravelston Avenue West from 2016 to 2017, in so far as the work is not complete. The Winnipeg Public Service has no objection to this request.

IMPLICATIONS OF THE RECOMMENDATIONS

The paving of Ravelston Avenue West will be completed in 2017.

HISTORY/DISCUSSION

On July 17, 2013, Council approved the subdivision and rezoning of land located at the northwest corner of Ravelston Avenue West and Peguis Street under file DASZ 15/2013 to allow for a future residential development including the establishment of new public rights-of-way.
On September 30, 2015 Council approved a request to amend a number of conditions including the following:

Amend Clause 14 b) – Schedule "C" Development Agreement for DASZ 15/2013 to extend the requirement to allow the Developer additional time to complete the paving of Ravelston Avenue West until 2016.This was agreed to in order to facilitate underground servicing installation along Ravelston Avenue West under DASZ 11/2011.

Underground servicing did not occur in time to allow the Developer enough time to complete the paving of Ravelston Avenue West in 2016. Therefore, the Developer has requested a further time limit to 2017 in order to complete work.

Given the circumstances provided above, the Winnipeg Public Service has no objection to this request and recommends approval.

FINANCIAL IMPACT

N/A

CONSULTATION

N/A

SUBMITTED BY

Department: Planning, Property and Development
Division: Land Development, Geomatics and Land Information Systems
Prepared by: G.V. Jasper, P. Eng, Land Development Branch
Date: May 17, 2017

File No. AG / DASZ 15/2013

Appendix "A" - Letter of Request to Amend DASZ 15/2013

Filename: V:\DA Amendment Requests\AG 15-15 amendment request Ravelston Paving by 2017.doc

APPENDIX "A" – LETTER OF REQUEST TO AMEND DASZ 15/2013

Waterside
DEVELOPMENT CORPORATION

May 9, 2017

City of Winnipeg
Planning Property and Development Department
65 Garry Street
Winnipeg, Manitoba
R3C 4K4

RECEIVED
MAY 0 9 2017
LAND DEVELOPMENT

Attention: Greg Jasper
Land Development Administrator

Re: DASZ 15/2013

With reference to the above noted we request an extension to Development Agreement Amendment for the above noted extending the deadline for the construction of Ravelston from 2016 to 2017.

We herein enclose our application fee of $730 + GST = $776.50 to cover the costs for same.

I trust the above to be satisfactory. Please contact the writer if you require anything further.

Thank you.

Bill McGarry
President
Waterside Development Corp.

3615 Roblin Blvd. – Winnipeg – Manitoba – R3R 0C6
Email: info@watersidedevelopment.ca 204-505-0225