Agenda – Executive Policy Committee – December 6, 2017

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – November 27, 2017

Item No. 15 Extension of Time – Proposed Rezoning – Court Avenue (Lot 1, Plan 52503) (Old Kildonan Ward) File DAZ 203/2013

STANDING COMMITTEE RECOMMENDATION:

On November 27, 2017, the Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the Lord Selkirk-West Kildonan Community Committee and recommended to Council:

1. That the time limit for enactment of a rezoning by-law for DAZ 203/2013 be extended to November 20, 2019.

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 – December 6, 2017

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – November 27, 2017

DECISION MAKING HISTORY:

STANDING COMMITTEE RECOMMENDATION:

On November 27, 2017, the Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the Lord Selkirk-West Kildonan Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On November 21, 2017, the Lord Selkirk-West Kildonan 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 – Court Avenue (Lot 1, Plan 52503) – File No. DAZ 203/2013**

Critical Path: **Lord Selkirk-West Kildonan 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 enactment of the rezoning by-law for DAZ 203/2013 expires on November 20, 2017. The Developer was not able to satisfy all the conditions prior to expiry and a request has been made for an Extension of Time to enact the by-law and complete the necessary registrations at the Winnipeg Land Titles Office.

The Winnipeg Public Service has no objection to this request.

RECOMMENDATIONS

1. That the time limit for enactment of a rezoning by-law for DAZ 203/2013 be extended to November 20, 2019.

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 November 20, 2019, to enact the necessary by-law and complete registrations at the Winnipeg Land Titles Office.

HISTORY/DISCUSSION

On November 20, 2013, Council adopted Item No. 2 of the report of the Executive Policy Committee dated November 5, 2013 which recommended approval of the subject rezoning application as shown on Appendix "A" attached. Recommendation 3 contain in the Council Decision stipulates:

> "That in the event the application 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."

On July 15, 2015, Council adopted Item No. 5 of the report of the Standing Policy Committee on Property and Development dated June 26, 2015 which recommended approval of an Extension of Time and that the time limit for enactment of the rezoning by-law for DAZ 203/2013 be extended to November 20, 2017.

Subsequently, on September 15, 2017, the Developer, 4293631 Manitoba Ltd., c/o WSP Canada Group Ltd., 111 – 93 Lombard Avenue, Winnipeg, Manitoba, R3B 3B1 made application for a second Extension of Time and that the time limit for enactment of the rezoning by-law for DAZ 203/2013 be further extended to November 20, 2019. 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.

CONSULTATION

N/A

OURWINNIPEG POLICY ALIGNMENT

The subject property was originally located within the New Community Policy Area of Complete Communities identified as Precinct E. Since the adjacent lands contiguous to the east and south were designated as Areas of Stability/Recent Community, this site was removed from the Precinct Planning Process by the Director of Planning, Property and Development Department and rezoned on its own.

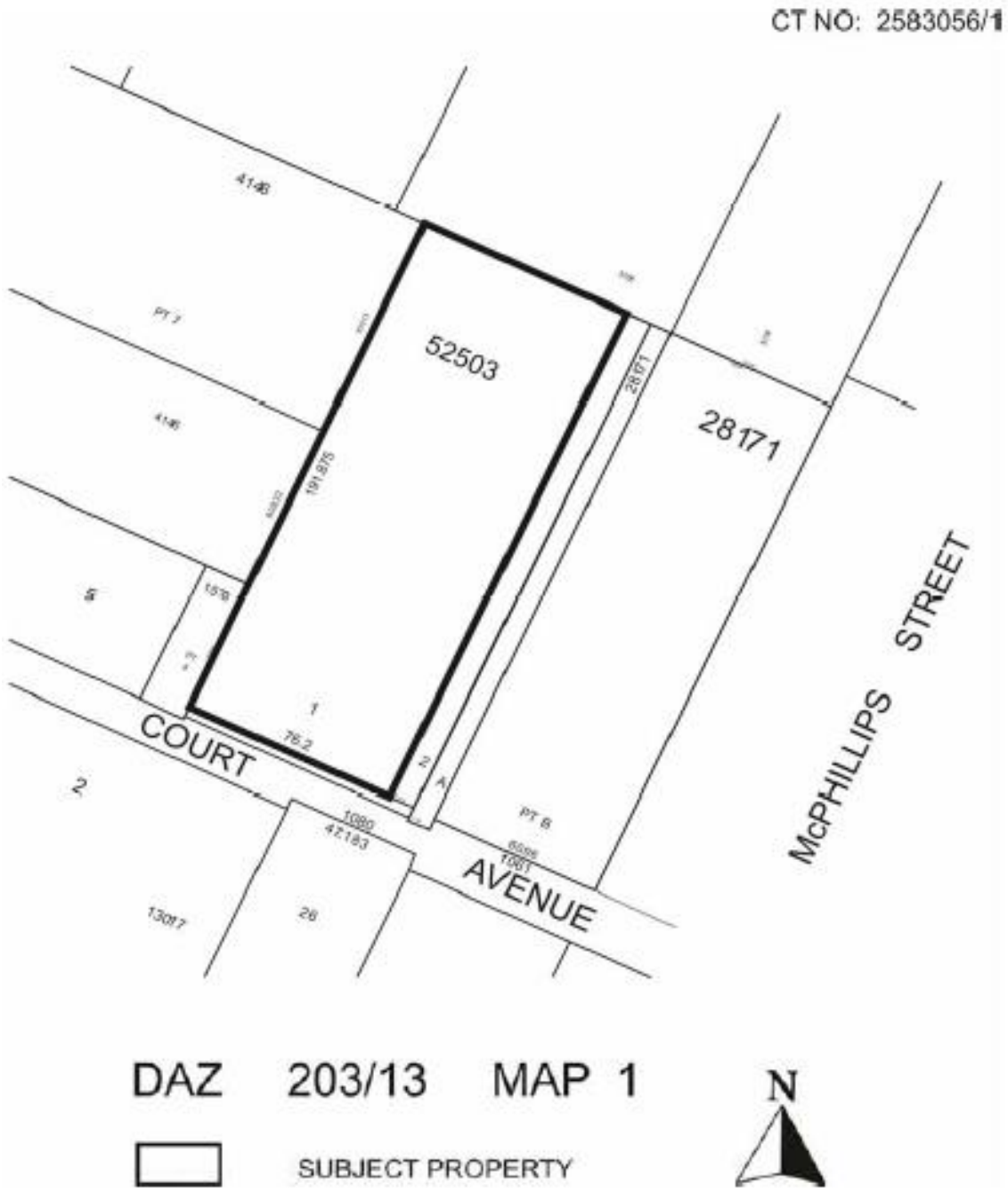
SUBMITTED BY

Department: Planning, Property and Development
Division: Real Estate and Land Development
Prepared by: A. Savage, Land Development Services Coordinator
Date: November 6, 2017
File No: DAZ 203/2013

Attachments:
Appendix “A” – DAZ 203/2013 Map
Appendix “B” – Letter Requesting Extension of Time

V:\3-Applications-SAVE\113-2017 – REPORTS\Extension of Time Request #2 DAZ 203-13

APPENDIX "A" – DAZ 203/2013 MAP



APPENDIX "B" – LETTER REQUESTING EXTENSION OF TIME

RECEIVED
SEP 15 2017
LAND DEVELOPMENT

September 14, 2017

Confidential

The City of Winnipeg
Main Floor - 65 Garry Street
Winnipeg MB R3C 4K4

Attention: **Mr. Greg Jasper, Land Development Administrator**

Dear Sir:

Subject: **Extension of Time – Rezoning – File DAZ 203/2013**

On behalf of our Client, **Carlisle Developments Inc.**, WSP Canada Group Limited (WSP), is requesting a two (2) year extension of time to proceed with the rezoning application, and to complete the requirements in the recommendation of Council and the Standing Policy committee on Property and Development, under DAZ 203/2013. Our Client is requesting this extension as they are working with the current land owner and original applicant to confirm the details of the transfer of the property.

Carlisle Developments Inc. intends to take over the responsibilities of the applicant for DAZ 203/2013, fulfill the conditions as soon as possible and develop the site. This extension of time will allow our Client to continue to work with the owner to confirm the details of transfer of ownership, request the reassignment of the obligations, and address the outstanding conditions.

Yours sincerely,
WSP Canada Group Limited

Bryan Ward, M.PL.
Senior Planner
Planning, Landscape Architecture and Urban Design

BW/kk

WSP ref.: 151-10278

151-10278 Extension of Time Request 170914_kk

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