Agenda – Council – January 25, 2018

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – January 8, 2018

Item No. 3 Extension of Time – Proposed Subdivision and Rezoning – 741-765 Bonner Avenue (North Kildonan Ward) File DASZ 19/2014

STANDING COMMITTEE RECOMMENDATION:

On January 17, 2018, 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 for the enactment of a subdivision and rezoning by-law for DASZ 19/2014 be extended to January 31, 2020.

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 – January 8, 2018

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On January 17, 2018, 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 January 8, 2018, 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 December 19, 2017, the East Kildonan-Transcona Community Committee concurred in the recommendation of the Winnipeg Public Service, with the following amendment:

- Delete "2019" in recommendation 1 and replace it with "2020".

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 – 741-765 Bonner Avenue – File No. DASZ 19/2014**

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

The time limit for enactment of the subdivision and rezoning by-law for DASZ 19/2014 expires on January 31, 2018. The Developer will not be able to satisfy all the conditions prior to expiry and has submitted a request 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 the enactment of a subdivision and rezoning by-law for DASZ 19/2014 be extended to January 31, 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 January 31, 2019, to enact the necessary by-law and complete registrations at the Winnipeg Land Titles Office.

HISTORY/DISCUSSION

On January 28, 2015, Council adopted Item No. 7 of the report of the Standing Policy Committee on Property and Development dated January 13, 2015 which recommended approval of the subject subdivision and rezoning application to an "R1-M" Residential Single-Family (Medium) District and "R1-L" Residential Single-Family (Large) District under the Winnipeg Zoning By-law 200/2006 as shown on Appendix "A" attached. Recommendation 6 contained in the Council Decision stipulates:

> "That in the event the application is not proceeded with expeditiously and the by-law is not passed within two (2) 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 this two (2) year period and Council approves the extension."

On October 26, 2016, Council adopted Item No. 2 of the report of the Standing Policy Committee on Property and Development, Heritage and Downtown Development dated October 11, 2016 which recommended approval of an Extension of Time and that the time limit for enactment of the necessary by-law for DASZ 19/2014 be extended to January 31, 2018.

Subsequently, on November 1, 2017, the Developer, McGowan Russell, 825 St. Joseph Street, Winnipeg, Manitoba, R2H 3A8, on behalf of the Bonner Residents Group, made application for a second Extension of Time and requested that the time limit for enactment of the necessary by-law for DASZ 30/2014 be further extended to January 31, 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

Under the *Complete Communities Direction Strategy* the proposed development is located within the Areas of Stability – Recent Communities policy area.

SUBMITTED BY

Department: Planning, Property and Development
Division: Real Estate and Land Development
Prepared by: A. Savage, Land Development Services Coordinator
Date: November 14, 2017
File No: DASZ 19/2014

Attachments:
Appendix “A” – DASZ 19/2014 Map
Appendix “B” – Letter Requesting Extension of Time

V:\3-Applications-SAVE\113-2017 – REPORTS\Extension of Time Request #2 DASZ 19-14

APPENDIX "A" – DASZ 19/2014 MAP

By-Law No. _____

File No. **DASZ 19/14**

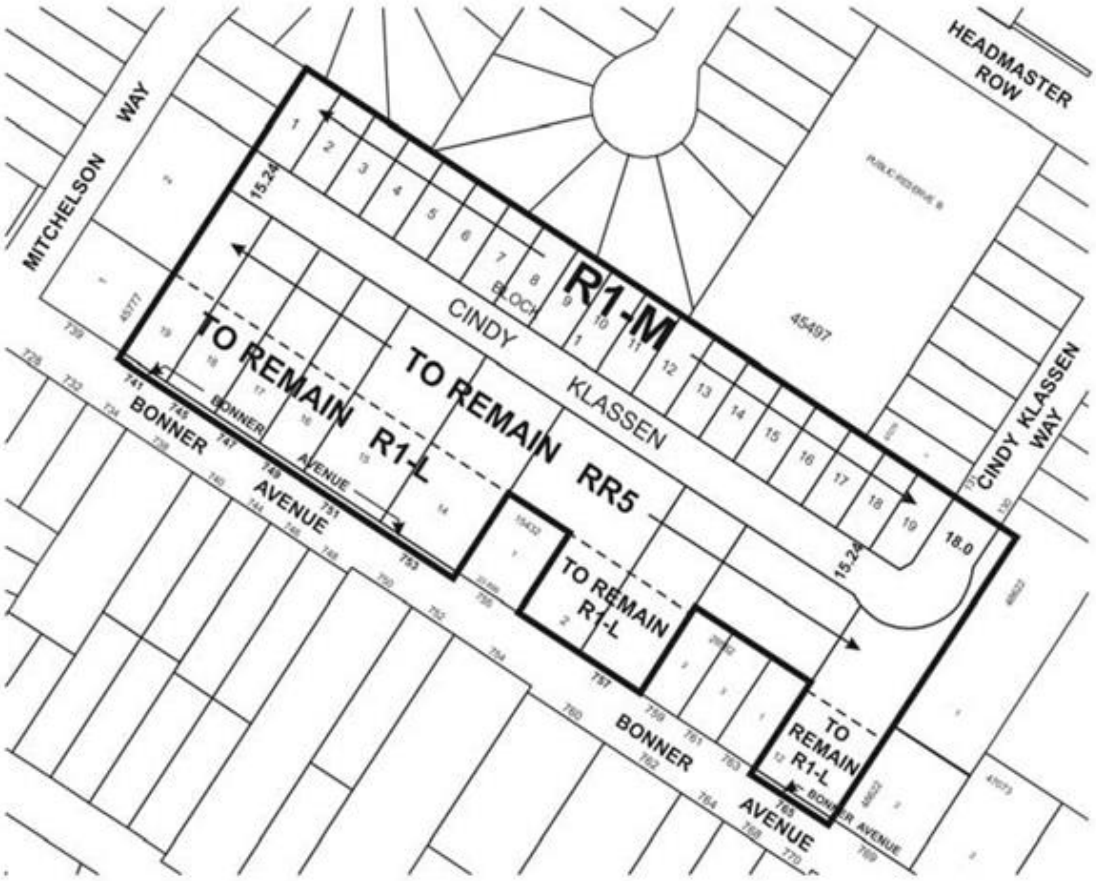
Atlas Sheet No. **U32**

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 at 741 – 765 Bonner Avenue from an "RR5" RURAL RESIDENTIAL 5 DISTRICT, to an "R1-M" RESIDENTIAL SINGLE-FAMILY DISTRICT to include the establishment of residential building lots and the Cindy Klassen Way right-of-way extension connecting to Mitchelson Way to allow for future residential development as shown outlined below.



OPTION 1

APPENDIX "B" – LETTER REQUESTING EXTENSION OF TIME

McGOWAN·RUSSELL

November 1, 2017

City of Winnipeg
Planning, Property and Development Department
Land Development, Geomatics & Land Information Services Division
Land Development Branch
65 Garry Street
Winnipeg, Manitoba R3C 4K4

Dear Mr. Jasper

RE: DASZ 19/2014 – EXTENSION OF TIME

On behalf of the Bonner Residents Group, we respectfully request a two year extension of time relating to File DASZ 19/2014 to allow for the payment of servicing agreement fees, the passing of the By-Law at Council and additional time required to submit all information to Land Titles for final registration.

Please call should you have any questions or require additional information.

Thank you

MCGOWAN RUSSELL GROUP INC.

S. Russell

Susan Russell, M.A.L.A., C.S.L.A.
President

Strategic Planning • Landscape Architecture • Urban Design
825 St. Joseph Street Winnipeg, MB, R2H 3A8 • Telephone (204) 956-0396 • Fax (204) 956-1265 • info@mcgowanrussell.com
McGowan Russell Group Inc.