Agenda – Council – January 25, 2018

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

Item No. 5 Extension of Time – Proposed Subdivision and Rezoning – 198 Sherbrook Street – File No. DASZ 30/2014 (Fort Rouge – East Fort Garry Ward) File DASZ 30/2014

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 enactment of a subdivision and rezoning by-law for DASZ 30/2014 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 City Centre Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On December 14, 2017, the City Centre 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 Subdivision and Rezoning – 198 Sherbrook Street – File No. DASZ 30/2014**

Critical Path: **City Centre 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 30/2014 expires on January 31, 2018. The Developer will not be 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 subdivision and rezoning by-law for DASZ 30/2014 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.

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, 2020, 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. 6 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 "RMU" Residential Mixed Use District under the Winnipeg Zoning By-law 200/2006 as shown on Appendix "A" attached. Recommendation 4 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 January 25, 2017, Council adopted Item No. 8 of the report of the Standing Policy Committee on Property and Development, Heritage and Downtown Development dated January 17, 2017 which recommended approval of an Extension of Time and that the time limit for enactment of the necessary by-law for DASZ 30/2014 be extended to January 31, 2018.

Subsequently, on October 4, 2017, the Developer, Harry A. Haid Architect, 303-93 Lombard Avenue, Winnipeg, Manitoba, R3B 3B1 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, 2020. 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 application is consistent with goals identified in Our Winnipeg by providing market-integrated affordable housing close to diverse transportation options.

SUBMITTED BY

Department: Planning, Property and Development
Division: Real Estate and Land Development
Prepared by: A. Savage, Land Development Services Coordinator
Date: November 7, 2017
File No: DASZ 30/2014

Attachments:
Appendix "A" – DASZ 30/2014 Map

Appendix “B” – Letter Requesting Extension of Time

V:\3-Applications-SAVE\113-2017 – REPORTS\Extension of Time Request #2 DASZ 30-14

APPENDIX "A" – DASZ 30/2014 MAP

By-Law No. _____

File No. **DASZ 30/14**

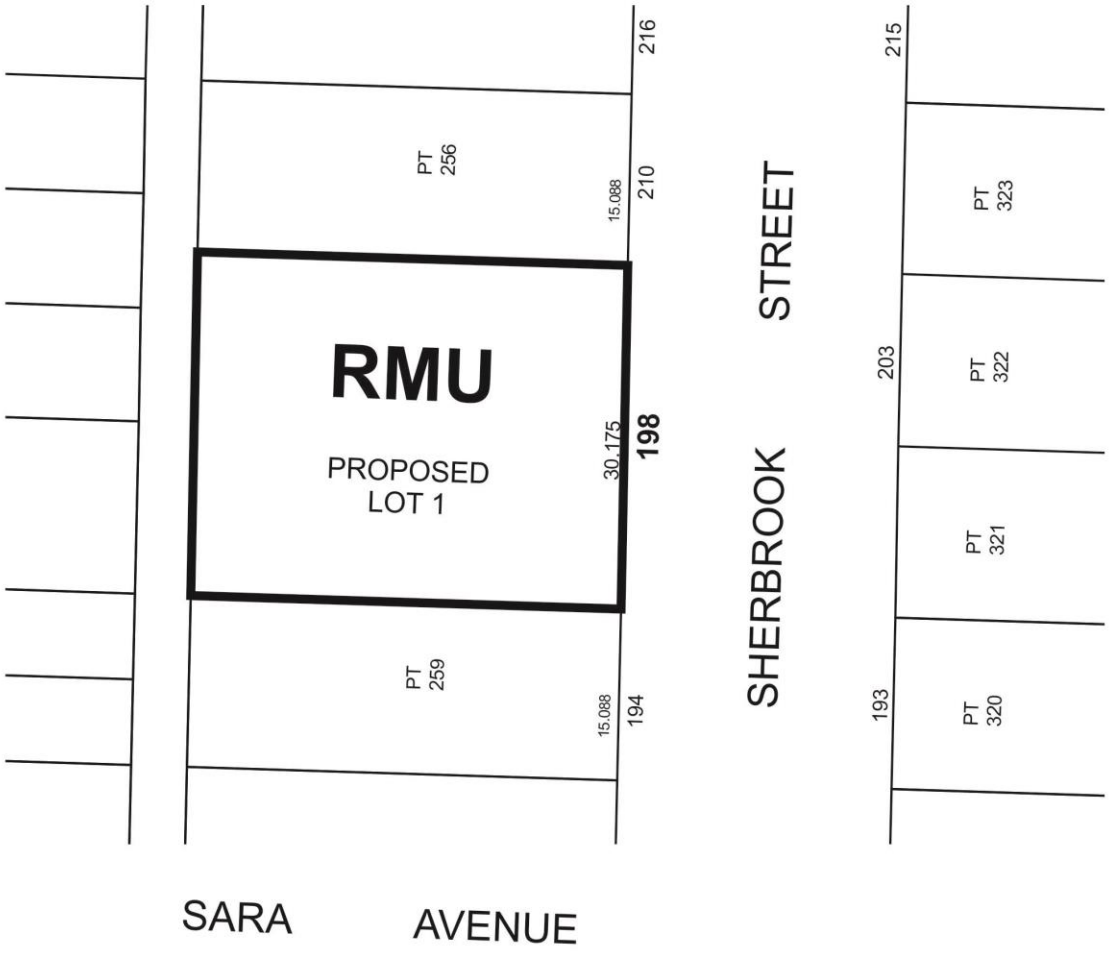
Atlas Sheet No.

N

AA23
CITY CENTRE
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 198 Sherbrook Street from a "C2 PDO-1 NEIGHBOURHOOD MAIN STREETS" COMMERCIAL COMMUNITY DISTRICT to an "RMU PDO NEIGHBOURHOOD MAIN STREETS" RESIDENTIAL MIXED USE DISTRICT to allow for the construction of a multi-family dwelling with main floor commercial units as shown outlined below.



THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

APPENDIX "B" – LETTER REQUESTING EXTENSION OF TIME

HARRY A. HAID ARCHITECT

RECEIVED
OCT 05 2017
LAND DEVELOPMENT

October 4, 2017

City of Winnipeg
Land Development Branch
65 Garry Street
Winnipeg Mb R3C 4K4

Attention: Mr. Greg Jasper-Administrator

Dear Mr. Jasper,

Re:DASZ 30/2014
And related file DAV 14-157499/D
(198 Sherbrook Street, Winnipeg)

Please let this serve as my formal request for an extension of time for the above referenced files.

I have enclosed the fees payable as advised by your office.($730.00 + gst)

Please advise as to the status of this request at your earliest convenience such that I am able to advise my client accordingly.

Regards,

Harry A. Haid
MAA MRAIC

cc Westminster Housing Society Ltd.

* Requesting 2 years if possible.

303-93 Lombard Avenue Winnipeg Manitoba R3B 3B1 ph:989-5923 hhaid@shaw.ca
Unit A4 - 600 Clifton Street • Winnipeg Canada • R3G 2X6 • p. 204 989-5920 • f. 204 989-5949 • hhaid@shaw.ca