Minute No. 157
Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – January 8, 2018

Item No. 6 **Extension of Time – Proposed Subdivision and Rezoning – 1680 St. Mary's Road, 700 and 730 River Road**
(South Winnipeg - St. Norbert Ward)
File DASZ 28/2014

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 time limit for enactment of a subdivision and rezoning by-law for DASZ 28/2014 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:

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 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 Riel Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On December 4, 2017, the Riel 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 – 1680 St. Mary's Road, 700 and 730 River Road – File No. DASZ 28/2014**

Critical Path: **Riel 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 28/2014 expires on January 31, 2018. 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 subdivision and rezoning by-law for DASZ 28/2014 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. 5 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 "RMF-M" Residential Multi-Family 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 January 25, 2017, Council adopted Item No. 10 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 28/2014 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 28/2014 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 property is located along a Regional Mixed-Use Corridor (St. Mary's Road) under OurWinnipeg and the Complete Communities Direction Strategy. The subject subdivision and

rezoning is consistent with the policies guiding development along Regional Mixed-Use Corridors.

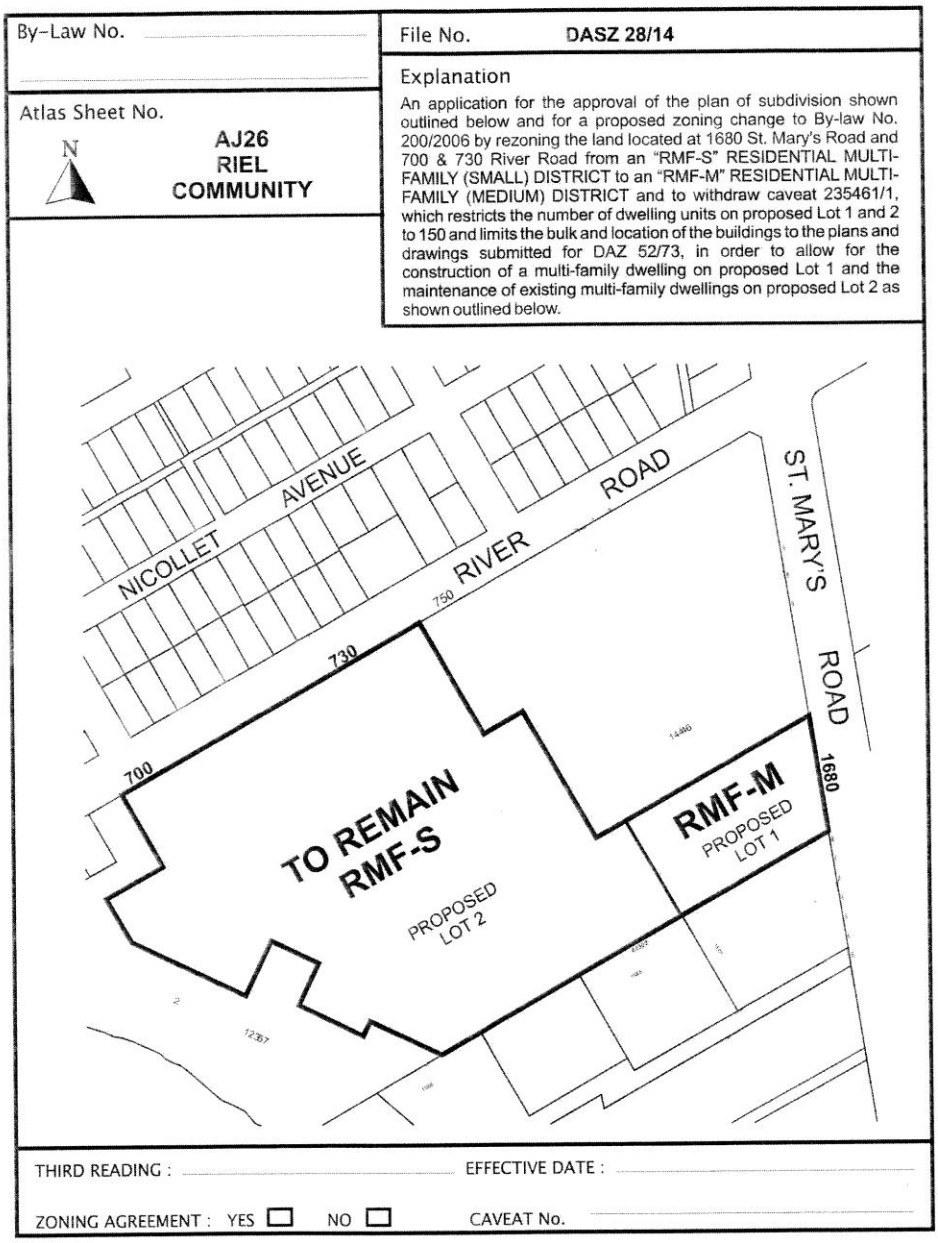
SUBMITTED BY

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 28/2014

Attachments:
Appendix “A” – DASZ 28/2014 Map
Appendix “B” – Letter Requesting Extension of Time

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APPENDIX "A" – DASZ 28/2014 MAP



APPENDIX "B" – LETTER REQUESTING EXTENSION OF TIME

HARRY A. HAID ARCHITECT

RECEIVED
OCT 0 5 2017
LAND DEVELOPMENT

October 4, 2017

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

Attention: Mr. Greg Jasper-Administrator

Dear Mr. Jasper,

Re:DASZ 28/2014
And related file DAV 156150/2014D
(1680 St. Mary's Road and 700 and 730 River Road, 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 Village Canadien Housing Co-op Lte.

* 2 year extension if possible.

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