Agenda – Council – June 21, 2018

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

Item No. 2 Extension of Time – Subdivision and Rezoning – 1911 King Edward Street
(Point Douglas Ward)
File DASZ 13/2016

STANDING COMMITTEE RECOMMENDATION:

On June 13, 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 to satisfy the Coming into Force provisions of By-law No. 47/2017 be extended to June 21, 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 – June 8, 2018

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On June 13, 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 June 8, 2018, 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 May 15, 2018, 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 – Subdivision and Rezoning – 1911 King Edward Street – File No. DASZ 13/2016

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 the Coming into Force provisions of By-law No. 47/2017 under File No. DASZ 13/2016 will expire on June 21, 2018. The developer has not been able to satisfy all of the conditions prior to expiry and has requested a two year extension of time to 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 to satisfy the Coming into Force provisions of By-law No. 47/2017 be extended to June 21, 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 June 21, 2020, to complete the necessary registrations at the Winnipeg Land Titles Office.

HISTORY/DISCUSSION

On July 13, 2016, Council adopted Item No. 4 of the Report of the Executive Policy Committee dated July 6, 2016 which recommended approval of a subdivision and rezoning to an "M3" Manufacturing Heavy District under Winnipeg Zoning By-Law 200/2006. See Appendix "A" map attached.

The rezoning By-law No. 47/2017 was passed by Council on June 21, 2017. See Appendix "A" map attached.

Section 3 of By-law No. 47/2017 stipulates:

Coming into force

3 Sections 1 and 2 come into force when the plan of subdivision is registered in the Winnipeg Land Titles Office within one year from the date this By-law is passed, failing which this By-law will expire unless an extension of time is applied for prior to expiry, Council approves the extension, and the plan of subdivision is registered before the extended date.

By-law No. 47/2017 has not come into force by the required registration of the Plan of Subdivision and the required Zoning Agreement in the Winnipeg Land Titles Office. The By-laws current time limit will expire on June 21, 2018.

An extension of time request has been made by Ms. Joedi Pruden, Real Estate Branch, Planning, Property and Development Department, 2nd Floor, 65 Garry Street, Winnipeg, Manitoba, R3C 4K4 on behalf of Allied Auto Parts Ltd., the owner of the subject land. This extension is required in order to complete the necessary registrations at the Winnipeg Land Titles Office. 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.

FINANCIAL IMPACT

N/A

CONSULTATION

N/A

OUR WINNIPEG POLICY ALIGNMENT

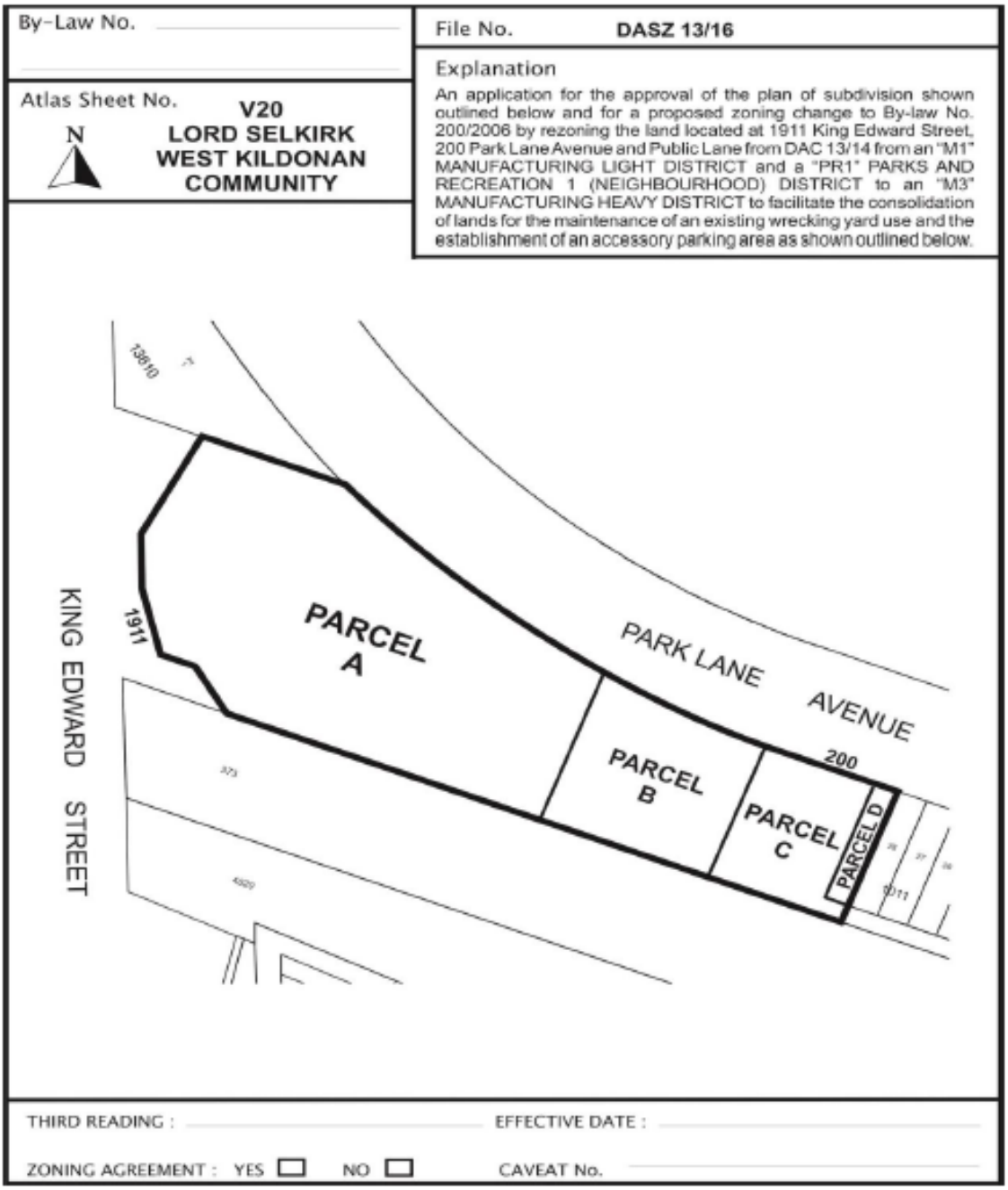
The proposed development is within the General Manufacturing Policy Area under the *Complete Communities Direction Strategy* and is compatible with the existing form, scale and uses within the immediate vicinity. The continual operation of a wrecking yard on the subject site will not cause any adverse effect on surrounding property.

SUBMITTED BY

Department: Planning, Property and Development
Division: Real Estate and Land Development
Prepared by: A. Savage, Land Development Services Coordinator
Date: April 9, 2018
File No: DASZ 13/2016
Attachments: Appendix “A” – DASZ 13/2016, By-law No. 47/2017 Map
Appendix “B” –Extension of Time Request

V:\3-Applications-SAVE\113-2018 – REPORTS\Extension of Time Request #1 DASZ 13-16

APPENDIX "A" – DASZ 13/2016, BY-LAW NO. 47/2017 MAP



APPENDIX "B" –EXTENSION OF TIME REQUEST AND OWNER AUTHORIZATION

From: Pruden, Joedi
Sent: Tuesday, March 20, 2018 2:12 PM
To: Hammerberg, Michele
Subject: RE: By-law 47/2017 - 1911 King Edward (Allied Auto)

On June 21, 2017 Council approved by-law 47/2017.

It has been determined that the June 21, 2018 won't be enough time to conclude DASZ 13/2016, therefore, I am requesting a further 2 year extension of time. I have attached the letter of authorization from the owner.

Let me know if you have any questions or concerns.

Thanks,

Joedi Pruden
Supervisor of Sales and Acquisitions
Planning, Property and Development
P: 204-986-7533

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MARCH 15TH, 2018

JOEDI PRUDEN
CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT
2ND FLOOR - 65 GARRY ST.
WINNIPEG, MB.
R3C 4K4

RE 1911 KING EDWARD STREET, WINNIPEG

BY-LAW 47/2017 & DASZ 13/2016

WE HEREBY AUTHORIZE JOEDI PRUDEN, SUPERVISOR OF SALES AND ACQUISITIONS, TO INCLUDE OUR PROPERTY REFERRED TO ABOVE IN A REQUEST FOR AN EXTENTION OF TIME TO REGISTER THE ABOVE REFERENCED BY-LAW.

YOURS TRULY

ALLIED AUTO PARTS LTD.

PER: A. Gillman

ALEC GILLMAN, PRESIDENT