Minute No. 505
Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – June 25, 2018

Item No. 16 Extension of Time – 1101-1121 Wabasha Street (Transcona Ward) File DASZ 31/2013

COUNCIL DECISION:

Council concurred in the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development and adopted the following:

1. That the time limit to satisfy the Coming into Force provisions of By-law No. 75/2015 be extended to July 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 – June 25, 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 July 11, 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 25, 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 June 19, 2018, the East Kildonan-Transcona 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 – 1101-1121 Wabasha Street – File No. DASZ 31/2013

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 the Coming into Force provisions of By-law No. 75/2015 under File No. DASZ 31/2013 expires on July 31, 2018. The property owner, the City of Winnipeg, has not been able to satisfy all of the conditions prior to expiry and has requested a third extension of time to facilitate the sale of the subject land, transfer obligations under DASZ 31/2013 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 to satisfy the Coming into Force provisions of By-law No. 75/2015 be extended to July 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 City of Winnipeg will be allowed a time extension to July 31, 2020, to complete the necessary registrations at the Winnipeg Land Titles Office.

HISTORY/DISCUSSION

On July 17, 2013, Council adopted Item No. 13 of the Report of the Standing Policy Committee on Property and Development, Heritage and Downtown Development dated July 2, 2013 which recommended approval of a subdivision and rezoning to an "RMF-L" Residential Multi-Family (Large) District under Winnipeg Zoning By-Law 200/2006. See Appendix "A" map attached.

On July 15, 2015, By-law No. 75/2015 was enacted by Council. Section 3 of By-law No. 27/2017 stipulates:

Coming into force

3(1) Section 1 comes into force when the plan of subdivision is registered in the Winnipeg Land Titles Office.

3(2) Section 2 comes into force when the plan of subdivision is registered in the Winnipeg Land Titles Office and Zoning Agreement DASZ 31/2013 is registered in the Winnipeg Land Titles Office by caveat against the subject land 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 caveat is registered before the extended date.

On October 26, 2016, Council adopted Item No. 3 of the Report of the Standing Policy Committee on Property and Development, Heritage and Downtown Development dated October 11, 2016 extending the time limit to satisfy the Coming into Force provisions of By-law 75/2015 to July 31, 2017.

On September 27, 2017, Council adopted Item No. 7 of the Report of the Standing Policy Committee on Property and Development, Heritage and Downtown Development dated September 19, 2017 extending the time limit to satisfy the Coming into Force provisions of By-law 75/2015 July 31, 2018.

By-law No. 75/2015 has not come into force by the required registration of the Plan of Subdivision and the required Zoning Agreement DASZ 31/2013 by caveat in the

Winnipeg Land Titles Office and the one (1) year time limit is due to expire on July 31, 2018.

On May 16, 2018, the applicant submitted a request for a third extension of time in order to facilitate the sale of the subject land, transfer obligations under DASZ 31/2013 to a purchaser and 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 subject property is classified as an "Area of Stability" in Complete Communities Direction Strategy of OurWinnipeg. An "Area of Stability" as identified under the Urban Structure Map are intended to accommodate low to moderate density infill development to support more efficient use of land, infrastructure and services as well as enhance housing choice and affordability.

SUBMITTED BY

Department: Planning, Property and Development
Division: Real Estate and Land Development
Prepared by: A. Savage, Land Development Services Coordinator
Date: May 16, 2018
File No: DASZ 31/2013

Attachments:
Appendix "A" – DASZ 31/2013, By-law No. 75/2015 Map
Appendix "B" –Extension of Time Request

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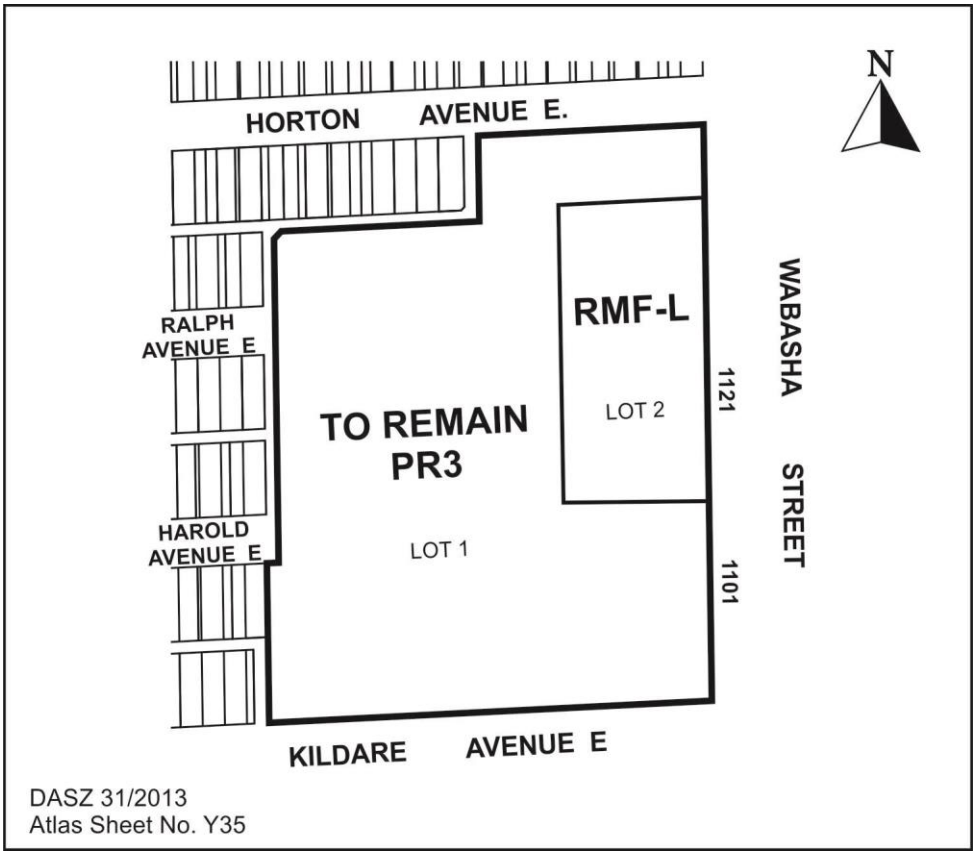
APPENDIX "A" – DASZ 31/2013, BY-LAW NO. 75/2015 MAP



APPENDIX "B" – EXTENSION OF TIME REQUEST

From: Osondu, Charles
Sent: Tuesday, May 15, 2018 11:57 AM
To: Savage, Angie; Jasper, Greg
Subject: Roland Michener DASZ 31/2013 - 1101-1121 Wabasha

Hi Greg/Angie,

On October 26, 2016 Council concurred in the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development to grant an extension of time to satisfy the coming into force provisions of by-law 75/2015 to July 31, 2017. This was further extended to July 18, 2018.
It has been determined that the July 18, 2018 won't be sufficient to conclude the DASZ 31/2013, therefore I am requesting a further extension.

Let me know if you have any concerns.

Regards,

Charles Osondu, B.TECH, CPM®
Senior Negotiator
Planning, Property and Development
City of Winnipeg

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From: Chappell, Gordon
Sent: Friday, June 15, 2018 12:25 PM
To: Wyatt, Russ
Cc: Poitras, Andrew; Pittet, Marc
Subject: Roland Michener

Councillor,

As discussed on the phone, I am providing a brief chronology of the Roland Michener Arena site along with an explanation of the request for a time extension.

- Feb 2013 Council declares the property surplus
- July 2013 the DASZ is approved
- Aug 2013 the arena is offered for sale
- Nov 2013 the sale is not concluded with the only respondent
- 2014 – 2017 directed to develop EOI, several iterations developed
- Oct 2016 extended DASZ
- Sep 2017 EOI put on hold to consider environmental concerns, DASZ extended
- Jan 2018 Oxford Heights not interested in Roland Michener
- Apr 2018 environmental concerns costed
- June 2018 RFP drafted and circulating, DASZ extension requested

Assuming no significant delays from Legal or Materials Management, the RFP should be ready to post in July 2018. As you are aware, the development intentions on the site have become fluid and separating two functional buildings with limited parking is highly complicated (from a physical, legal and planning perspective). A third extension will allow the Real Estate Branch to market the property for a second time and ideally, conclude a sale.

I have no concerns if this information is attached to the minutes of the EKT meeting.

Thanks

Gordon Chappell
Real Estate Administrator
Real Estate and Land Development Division
Planning, Property and Development Department
City of Winnipeg

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