Agenda – Council – September 20, 2018

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – September 4, 2018

Item No. 5 Extension of Time – North East corner of Almey Avenue at Ravelston Avenue West
(Transcona Ward)
File DASZ 31/2016

STANDING COMMITTEE RECOMMENDATION:

On September 12, 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 provide for the enactment of the necessary rezoning by-law under File No. DASZ 31/2016 be extended to November 16, 2019.

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 – September 4, 2018

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On September 12, 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 September 4, 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 July 10, 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 – North East corner of Almey Avenue at Ravelston Avenue West – File No. DASZ 31/2016

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 by Council of the necessary rezoning by-law under DASZ 31/2016 will expire on November 16, 2018. Waterside Development Corp. recently acquired the subject lands and has requested an extension to enact the required rezoning by-law.

The Winnipeg Public Service has no objection to this request.

RECOMMENDATIONS

1. That the time limit to provide for the enactment of the necessary rezoning by-law under File No. DASZ 31/2016 be extended to November 16, 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 November 16, 2019, to enact the required rezoning by-law under DASZ 31/2016.

HISTORY/DISCUSSION

On November 16, 2016, Council adopted Item No. 10 of the Report of the Standing Policy Committee on Property and Development, Heritage and Downtown Development dated November 8, 2016 which recommended approval of a subdivision and rezoning to an “R1-M” Residential Single-Family Medium Zoning District under Winnipeg Zoning By-Law 200/2006. See Appendix “A” map attached.

Recommendation 5 of the above-referenced report states:

> "That, in the event the matter 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 the two (2) year period and Council approves the extension."

The necessary by-law has not been passed and the two (2) year period will expire on November 16, 2018.

The Applicant, McGowan Russell Group Inc. on behalf of the Developer, Waterside Development Corp., 3615 Roblin Boulevard, Winnipeg, MB R3R 0E2, has requested a one (1) year extension of time in order to satisfy the necessary by-law enactment requirements. Waterside Development Corp. have recently taken over ownership of the subject lands and the DASZ 31/2016 application for the lands and require extra time to move forward with the application requirements. 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 as circumstances leading to the original approval remain unchanged.

FINANCIAL IMPACT

N/A

CONSULTATION

N/A

OUR WINNIPEG POLICY ALIGNMENT

The subdivision and rezoning under application DASZ 31/2016 has been supported by the Winnipeg Public Service which identifies that the proposed subdivision and rezoning is consistent with the Transcona West Area Structure Plan and Areas of Stability policies on land use and development in Complete Communities and Our Winnipeg.

SUBMITTED BY

Department: Planning, Property and Development
Division: Real Estate and Land Development
Prepared by: R. Deighton, P.Eng., Land Development Coordinator
Date: June 28, 2018
File No: DASZ 31/2016

Attachments:
Appendix “A” – DASZ 31/2016, Subdivision and Rezoning Map
Appendix “B” – Letter Requesting Extension of Time

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APPENDIX "A" – DASZ 31/2016, Subdivision and Rezoning Map

By-Law No. _____

File No. **DASZ 31/16**

Atlas Sheet No. **Y30**

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 the North East Corner of Almey Avenue at Ravelston Avenue West from an "R1-L" RESIDENTIAL SINGLE-FAMILY (LARGE) DISTRICT and an "RR5" RURAL RESIDENTIAL 5 DISTRICT to an "R1-M" RESIDENTIAL SINGLE-FAMILY (MEDIUM) DISTRICT to allow for the creation of residential zoning lots for future development as shown outlined below.



THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

APPENDIX "B" – LETTER REQUESTING EXTENSION OF TIME

May 22, 2018

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. Deighton

RE: **DASZ 31/2016 (STATUS OF TITLE # 2308284/1) – EXTENSION OF TIME**

Waterside Development Corp. respectfully requests an extension of time of one year relating to DASZ 31 /2016 to November 16, 2019. Given that Waterside Development Corp. just recently acquired the property. Extra time will be required to pay fees, to allow legal to prepare the Zoning agreement, to obtain Council approval of the Zoning Agreement, release of Development Agreement, Zoning Agreement(s), Caveats(s) and Easement Agreement(s) by City of Winnipeg, have the Plan of Subdivision and Zoning Agreement registered at Winnipeg Land Titles Office, for the plan of subdivision to be approved and signed by the Director of Planning, Property and Development and to obtain City of Winnipeg mylar signatures.

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

Per: Donna Thordarson at
Waterside Deveolpment Corp

Cc. Greg Jasper, Donna Thordarson, Bill McGarry