Agenda – Council – January 31, 2019

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – January 7, 2019

Item No. 18 Extension of Time – 341/345 Springfield Road (North Kildonan Ward) File DASZ 37/2016

STANDING COMMITTEE RECOMMENDATION:

On January 22, 2019, 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. 101/2017 be extended to October 25, 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 7, 2019

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On January 22, 2019, 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 7, 2019, 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 November 13, 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 – 341/345 Springfield Road – File No. DASZ 37/2016

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 the Coming into Force provisions of By-law No. 101/2017 under File No. DASZ 37/2016 will expire on October 25, 2018. The Developer will not be able to satisfy all of the conditions prior to expiry and has requested an 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. 101/2017 be extended to October 25, 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 October 25, 2020, to complete the necessary registrations at the Winnipeg Land Titles Office.

HISTORY/DISCUSSION

On February 22, 2017, Council adopted Item No. 3 of the report of the Standing Policy Committee on Property and Development dated February 8, 2017 which recommended approval of the subject subdivision and rezoning to an “R2” Residential Two-Family District under the Winnipeg Zoning By-law 200/2006.

On October 25, 2017, By-law No. 101/2017 was enacted by Council. See Appendix “A” map attached.

Section 3 of By-law No. 101/2017 stipulates:

Coming into force

3 (1) Section 1 comes into force when the City of Winnipeg executes the Development Agreement for Servicing referred to in that section, which execution notwithstanding passage of this By-law shall remain in the absolute discretion of City Council.

(2) Section 2 comes into force when the plan of subdivision is registered in the Winnipeg Land Titles Office 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.

By-law No. 101/2017 has not come into force by the required registration of the Plan of Subdivision in the Winnipeg Land Titles Office and the execution of the required Development Agreement for Servicing. The By-law’s current time limit will expire on October 25, 2018.

The applicant, Inderpal Jauhal, 207 Reay Crescent, Winnipeg, Manitoba, R2K 3R2, has requested an extension of time in order to finalize the necessary Development Agreement for Servicing and 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 as circumstances leading to the original approval remain unchanged.

FINANCIAL IMPACT

N/A

CONSULTATION

N/A

OUR WINNIPEG POLICY ALIGNMENT

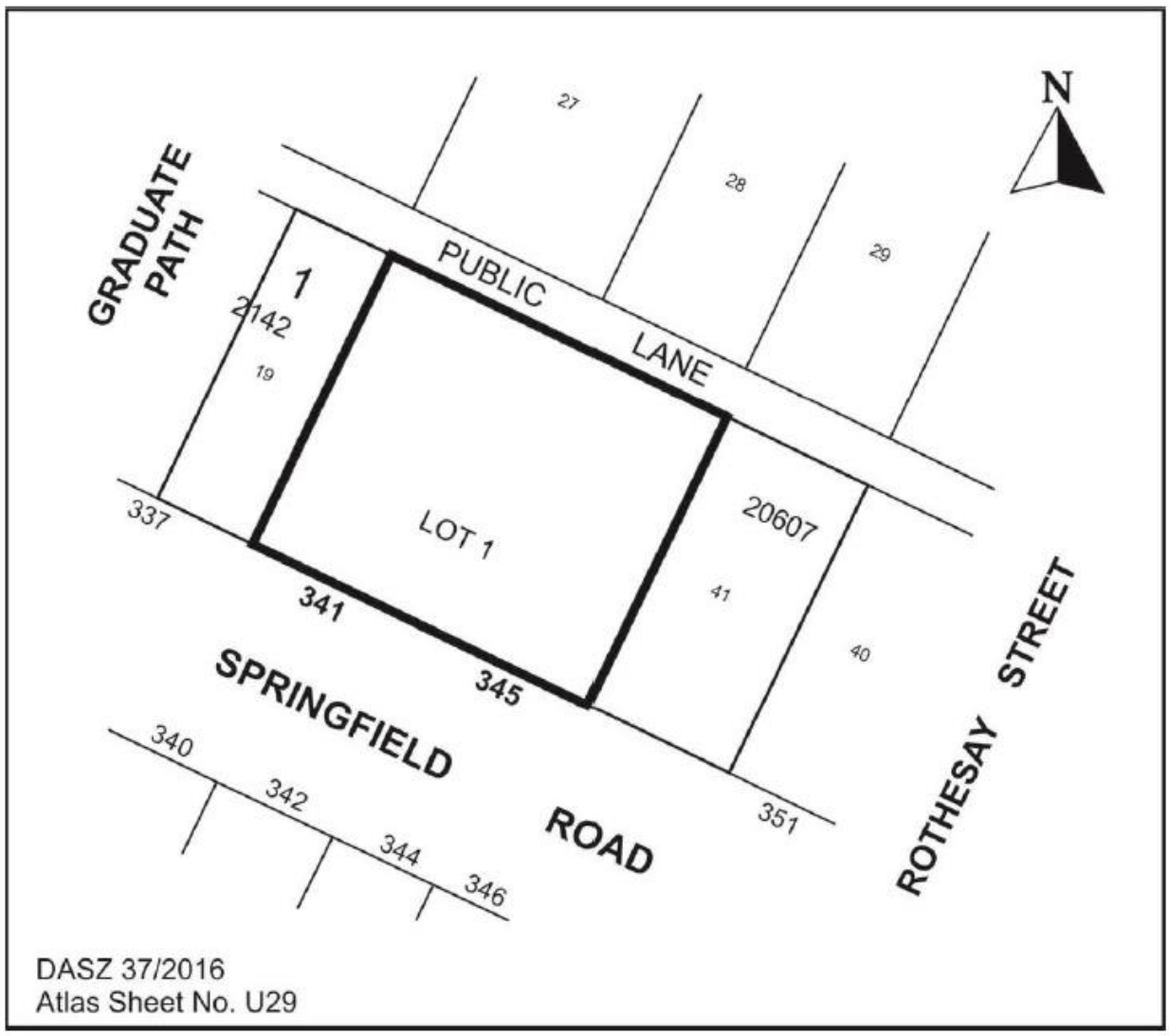
The subject site is within an Areas of Stability Policy Area under *OurWinnipeg* and the *Complete Communities Direction Strategy*, and is located in an "R1-M" Residential Single-Family (Medium) District. The proposed plan of subdivision and rezoning would facilitate a multi-family development, thereby expanding housing options in the area. A moderately-dense residential development would be more transit supportive than low density residential development. Therefore, the proposed plan of subdivision and rezoning would comply with the Areas of Stability Key Direction.

SUBMITTED BY

Department: Planning, Property and Development
Division: Real Estate and Land Development
Prepared by: A. Savage, Land Development Services Coordinator
Date: September 13, 2018
File No: DASZ 37/2016
Attachments: Appendix "A" – DASZ 37/2016, By-law No. 101/2017 Map
Appendix "B" – Letter Requesting Extension of Time

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APPENDIX "A" – DASZ 37/2016, BY-LAW NO. 101/2017 MAP



APPENDIX "B" – LETTER REQUESTING EXTENSION OF TIME

Sept. 4/18

To:

Whom it may Concern

This my letter of intent to extend the timeline for another 2 years to allow to complete my project.

For 341 / 395 Springfield Rd

DASZ 37/2016

X