Agenda – Council – January 31, 2019

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

Item No. 21 Extension of Time – Proposed Subdivision and Rezoning – 836-842 Taché Avenue (St. Boniface Ward) File DASZ 26/2016

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 provide for the enactment of the necessary rezoning by-law under File No. DASZ 26/2016 be extended to November 16, 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 Riel Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On November 19, 2018, 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 – 836-842 Tache Avenue – File No. DASZ 26/2016

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 by Council of the necessary rezoning by-law under DASZ 26/2016 will expire on November 16, 2018. The Developer has requested an extension of time in order to enact the required rezoning by-law. They indicate that they will continue to make progress towards a definitive plan for this property.

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 26/2016 be extended to November 16, 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 November 16, 2020, to enact the required rezoning by-law under DASZ 26/2016.

HISTORY/DISCUSSION

On November 16, 2016, Council adopted Item No. 5 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 “R2” Residential Two-Family 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 Developer, Qualico Communities, Attention: Jordan Sodomsky, 1 Dr.David Friesen Drive, Winnipeg, Manitoba, R3X 4K4 has requested a two (2) year extension of time in order to satisfy the necessary by-law enactment requirements.

The Developer has indicated that they will be unable to meet the deadline for enactment of the by-law and will continue to make progress towards a definitive plan for the subject property. 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

Urban Planning Division, District Planner, Elise Finnigan

OUR WINNIPEG POLICY ALIGNMENT

The site is located within the Mature Communities area within Complete Communities Direction Strategy's Urban Structure Map. Generally, our Mature Communities will accommodate low to medium density infill development to support more efficient use of land, infrastructure and services as well as enhance housing choice and affordability. One of the key policies guiding development within our Mature Communities includes facilitating land assembly for infill development. The proposed redevelopment of this property meets the policy as a public lane and consolidation of lots are proposed to assemble the lands for future infill development.

SUBMITTED BY

Department: Planning, Property and Development
Division: Real Estate and Land Development
Prepared by: R. Deighton, Land Development Coordinator
Date: October 4, 2018
File No: DASZ 26/2016

Attachments:
Appendix "A" – DASZ 26/2016, Subdivision and Rezoning Map
Appendix "B" – Letter Requesting Extension of Time

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APPENDIX "A" – DASZ 26/2016 - Subdivision and Rezoning Map

By-Law No. _____

File No. **DASZ 26/16**

Atlas Sheet No.

N

Z26
RIEL
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 836-842 Tache Avenue from an "R1-S" RESIDENTIAL SINGLE-FAMILY (SMALL) DISTRICT to an "R2" RESIDENTIAL TWO-FAMILY DISTRICT to facilitate the closure of a public lane for the inclusion and consolidation of lands to allow for future residential development as shown outlined below.



THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

APPENDIX "B" – LETTER REQUESTING EXTENSION OF TIME

One Dr. David Friesen Drive Winnipeg, MB R3X 0G8
QUALICOCOMMUNITIES.COM

QUALICO communities

September 7th, 2018

Ms Angie Savage
City of Winnipeg
Planning, Property, and Development
Main Floor – 65 Garry Street
Winnipeg, Manitoba R3C 4K4

Dear Angie,

RE: Extension of time for passage of by-law – Application DASZ 26/2016

At its meeting held on November 16th, 2016, Council approved the subdivision and Rezoning Application under DASZ 26/2016 alongside DAC 9/2016 to close the adjacent lane. As condition of the approval, the by-law was to be passed within two (2) years of the Council approval date.

While we continue to make progress towards a definitive plan, we will be unable to meet the deadline for passage of the by-law. Accordingly, please accept this letter as application for a **two (2) year extension** to the condition, implying a new by-law approval date of **November 16th, 2020.**

I trust this letter will meet your requirements for requesting the two (2) year extension to the above noted approval. The payment for same can be processed through Qualico trust account 12-04-1169TR.

Yours truly,

Qualico Developments (Winnipeg) Ltd.

Jordan S. Sodomsky
Land Development Officer