Agenda – Executive Policy Committee – July 9, 2019

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – June 24, 2019

Item No. 10 Extension of Time – Subdivision and Rezoning – 888 John Bruce Road East (St. Vital Ward) File No. DASZ 46/2016

STANDING COMMITTEE RECOMMENDATION:

On June 24, 2019, the Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the Winnipeg Public Service 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 46/2016 be extended to April 26, 2020.

2. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

Agenda – Executive Policy Committee – July 9, 2019

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – June 24, 2019

DECISION MAKING HISTORY:

STANDING COMMITTEE RECOMMENDATION:

On June 24, 2019, the Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the Winnipeg Public Service and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On June 4, 2019, 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 – Subdivision and Rezoning –888 John Bruce Road East – File No. DASZ 46/2016

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 46/2016 expired on April 26, 2019. The Developer has requested an extension of time in order to enact the rezoning by-law and has indicated that the additional time is required due to financing conditions.

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 46/2016 be extended to April 26, 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 April 26, 2020, to enact the required rezoning by-law under DASZ 46/2016.

HISTORY/DISCUSSION

On April 26, 2017, Council adopted Item No. 5 of the Report of the Standing Policy Committee on Property and Development, Heritage and Downtown Develop dated April 11, 2017 which recommended approval of a subdivision and rezoning to an “RMF-S” Residential Multi-Family (Small) District under Winnipeg Zoning By-Law 200/2006. See Appendix “A” map attached.

Recommendation 6 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 expired on April 26, 2019.

The Owner’s son, Mr. Richard Park, 888 John Bruce Road, Winnipeg, Manitoba, R3X 1Y4 has requested a one (1) year extension of time in order to satisfy the necessary by-law enactment requirements and secure financing.

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

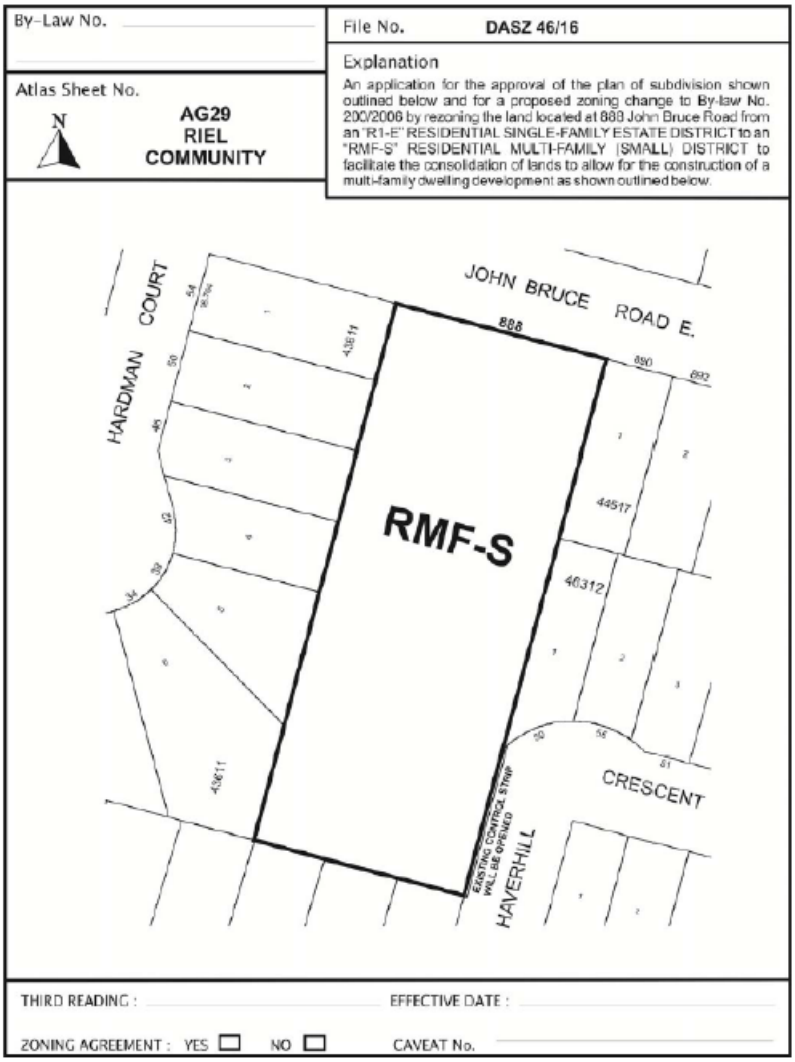
The site is located within the Areas of Stability – Recent Communities policy area under the *Complete Communities Direction Strategy* which supports infill development that is context sensitive and complementary to the existing scale, character and built form of the neighbourhood. This property is the last remaining large estate size lot within the immediate area and provides one of the last best opportunities to provide some additional small-scale residential multi-family infill development within the neighbourhood.

SUBMITTED BY

Department:	Planning, Property and Development
Division:	Real Estate and Land Development
Prepared by:	A. Savage, Land Development Services Coordinator
Date:	April 30, 2019
File No:	DASZ 46/2016
Attachments:	Appendix “A” – DASZ 46/2016 Map
	Appendix “B” – Letter Requesting Extension of Time

V:\3-Applications-SAVE\113-2019 – REPORTS\Extension of Time Request #1 DASZ 46-16

APPENDIX "A" – DASZ 46/2016 MAP



APPENDIX "B" – LETTER REQUESTING EXTENSION OF TIME

April 25, 2019

To whom it may concern,

We are requesting an extension to zoning 888 John Bruce Rd. We need more time for zoning due to financing conditions. We are currently unable to proceed with the completion on rezoning by the current deadline therefore, are seeking another 12 months (April 30, 2019) to ensure we are able to move forward with the rezoning process. Currently we are unable to meet the current deadline for April 30, 2019 as we are working on finalizing the sale of the property which then we will proceed with the rezoning process. Please allow us an additional 12 months to complete the process.

Thank you,

Richard Park

