Agenda – Council – January 30, 2020

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – January 6, 2020

Item No. 1 Extension of Time – Subdivision and Rezoning – 1680 St. Mary's Road, 700 and 730 River Road (St. Norbert-Seine River Ward) File DASZ 28/2014

STANDING COMMITTEE RECOMMENDATION:

On January 21, 2020, 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 for enactment of a subdivision and rezoning by-law for DASZ 28/2014 be extended to January 31, 2022.

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 6, 2020

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On January 21, 2020, 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 6, 2020, 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 December 2, 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 – Proposed Subdivision and Rezoning – 1680 St. Mary's Road, 700 and 730 River Road – File No. DASZ 28/2014

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 of the subdivision and rezoning by-law for DASZ 28/2014 expires on January 31, 2020. The Developer was not able to satisfy all the conditions prior to expiry and a request has been made for an Extension of Time to enact the by-law 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 for enactment of a subdivision and rezoning by-law for DASZ 28/2014 be extended to January 31, 2022.

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 January 31, 2022, to enact the necessary by-law and complete registrations at the Winnipeg Land Titles Office.

HISTORY/DISCUSSION

On January 28, 2015, Council adopted Item No. 5 of the report of the Standing Policy Committee on Property and Development dated January 13, 2015 which recommended approval of the subject subdivision and rezoning application to an "RMF-M" Residential Multi-Family District under the Winnipeg Zoning By-law 200/2006 as shown on Appendix "A" attached. Recommendation 6 contained in the Council Decision stipulates:

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

On January 25, 2017, Council adopted Item No. 10 of the report of the Standing Policy Committee on Property and Development, Heritage and Downtown Development dated January 17, 2017 which recommended approval of an Extension of Time and that the time limit for enactment of the necessary by-law for DASZ 28/2014 be extended to January 31, 2018.

On January 25, 2018, Council adopted Item No. 6 of the report of the Standing Policy Committee on Property and Development, Heritage and Downtown Development dated January 8, 2018 which recommended approval of an Extension of Time and that the time limit for enactment of the necessary by-law for DASZ 28/2014 be extended to January 31, 2020.

Subsequently, on October 28, 2019, the Developer, Harry A. Haid Architect, 303-93 Lombard Avenue, Winnipeg, Manitoba, R3B 3B1 made application for a third Extension of Time and requested that the time limit for enactment of the necessary by-law for DASZ 28/2014 be further extended to January 31, 2022. 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.

CONSULTATION

This Report has been prepared in consultation with the Urban Planning Division, Area Planner.

OURWINNIPEG POLICY ALIGNMENT

The subject property is located along a Regional Mixed-Use Corridor (St. Mary's Road) under OurWinnipeg and the Complete Communities Direction Strategy. The subject subdivision and rezoning is consistent with the policies guiding development along Regional Mixed-Use Corridors.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

N/A

SUBMITTED BY

Department: Planning, Property and Development
Division: Real Estate and Land Development
Prepared by: A. Savage, Land Development Services Coordinator
Date: November 12, 2019
File No: DASZ 28/2014

Attachments: Appendix “A” – DASZ 28/2014 Map
Appendix “B” – Letter Requesting Extension of Time

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APPENDIX "A" – DASZ 28/2014 MAP

By-Law No. .....

File No. **DASZ 28/14**

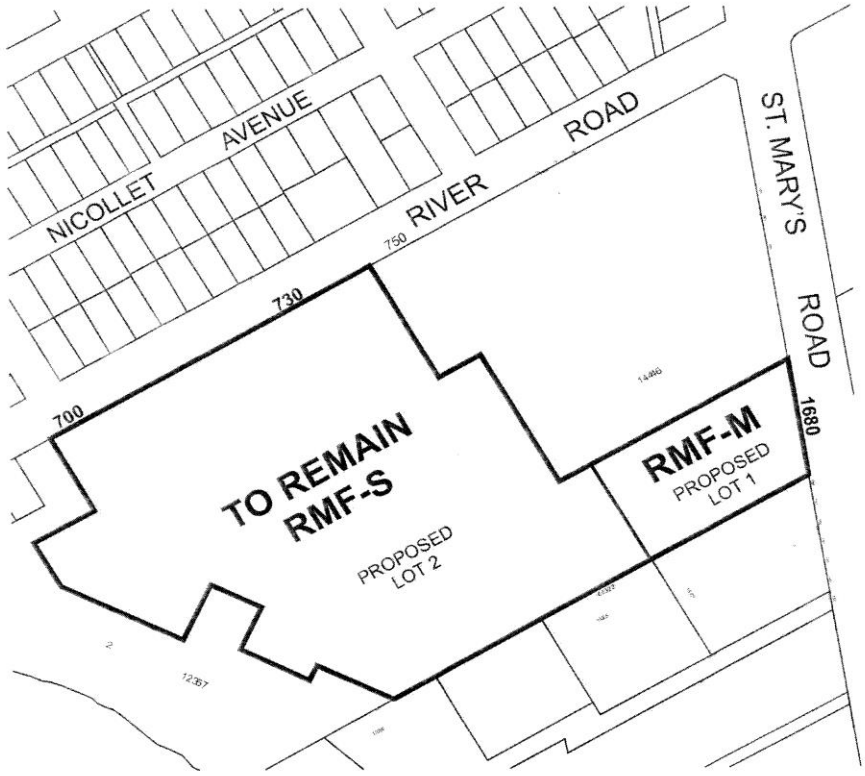
Atlas Sheet No.

N

AJ26
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 1680 St. Mary's Road and 700 & 730 River Road from an "RMF-S" RESIDENTIAL MULTI-FAMILY (SMALL) DISTRICT to an "RMF-M" RESIDENTIAL MULTI-FAMILY (MEDIUM) DISTRICT and to withdraw caveat 235461/1, which restricts the number of dwelling units on proposed Lot 1 and 2 to 150 and limits the bulk and location of the buildings to the plans and drawings submitted for DAZ 52/73, in order to allow for the construction of a multi-family dwelling on proposed Lot 1 and the maintenance of existing multi-family dwellings on proposed Lot 2 as shown outlined below.



THIRD READING : ..... EFFECTIVE DATE : .....

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. .....

APPENDIX "B" – LETTER REQUESTING EXTENSION OF TIME

HARRY A. HAID ARCHITECT

October 28, 2019

City of Winnipeg
Land Development Branch
5 Garry Street
Winnipeg Mb. R3C 4K4

Attention Mr. Greg Jasper -Administrator

Dear Mr. Jasper,

Re: DASZ 28/2014
And related file DAV156150/2014D
(1680 St Mary's Rd. and 700 and 730 River Rd. Winnipeg)

Please let this serve as my formal request for a further extension of time through to January 31st 2022
For the above referenced files.

I have enclosed the fees payable as advised by your office ($755.00 +gst)

Please advise as to the status of this request at your earliest convenience such that I am able to advise my client accordingly.

Thank you,

Harry A. Haid
MAA MRAIC

CC Village Canadien Housing Co-op Lte.

303-93 Lombard Avenue Winnipeg Manitoba R3B 3B1 ph:989-5923 hhaid@shaw.ca