Agenda – Executive Policy Committee – February 11, 2020

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – February 3, 2020

Item No. 3 Extension of Time – Subdivision and Rezoning – 755 Golspie Street (Elmwood-East Kildonan Ward)
File DASZ 1/2017

STANDING COMMITTEE RECOMMENDATION:

On February 3, 2020, 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 following to Council:

1. That the time limit for enactment of a subdivision and rezoning By-law for DASZ 1/2017 be extended to January 25, 2021.

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 – February 11, 2020

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – February 3, 2020

DECISION MAKING HISTORY:

STANDING COMMITTEE RECOMMENDATION:

On February 3, 2020, 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 January 20, 2020, 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 – 755 Golspie Street – File No. DASZ 1/2017

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 of the subdivision and rezoning by-law for DASZ 1/2017 expires on January 25, 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 1/2017 be extended to January 25, 2021.

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 25, 2021, to enact the necessary by-law and complete registrations at the Winnipeg Land Titles Office.

HISTORY/DISCUSSION

On January 25, 2018, Council adopted Item No. 2 of the report of the Standing Policy Committee on Property and Development, Heritage and Downtown Development dated January 8, 2018 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 November 26, 2019, the Developer , Gateway Construction & Engineering Ltd., Attention: Mr. Nicholas Withoos, 434 Archibald Street, Winnipeg, Manitoba, R2J 0X5, on behalf of the Owners has requested that the time limit for enactment of the necessary by-law for DASZ 1/2017 be further extended to January 25, 2021 in order to submit the necessary legal plan mylars that are currently under the preliminary review process 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 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 in a Mature Communities Policy Area, which is a type of Area of Stability Policy Area of OurWinnipeg and Complete Communities. The proposed plan of subdivision and rezoning complies with the Key Direction, being quite broad and with OurWinnipeg in general.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

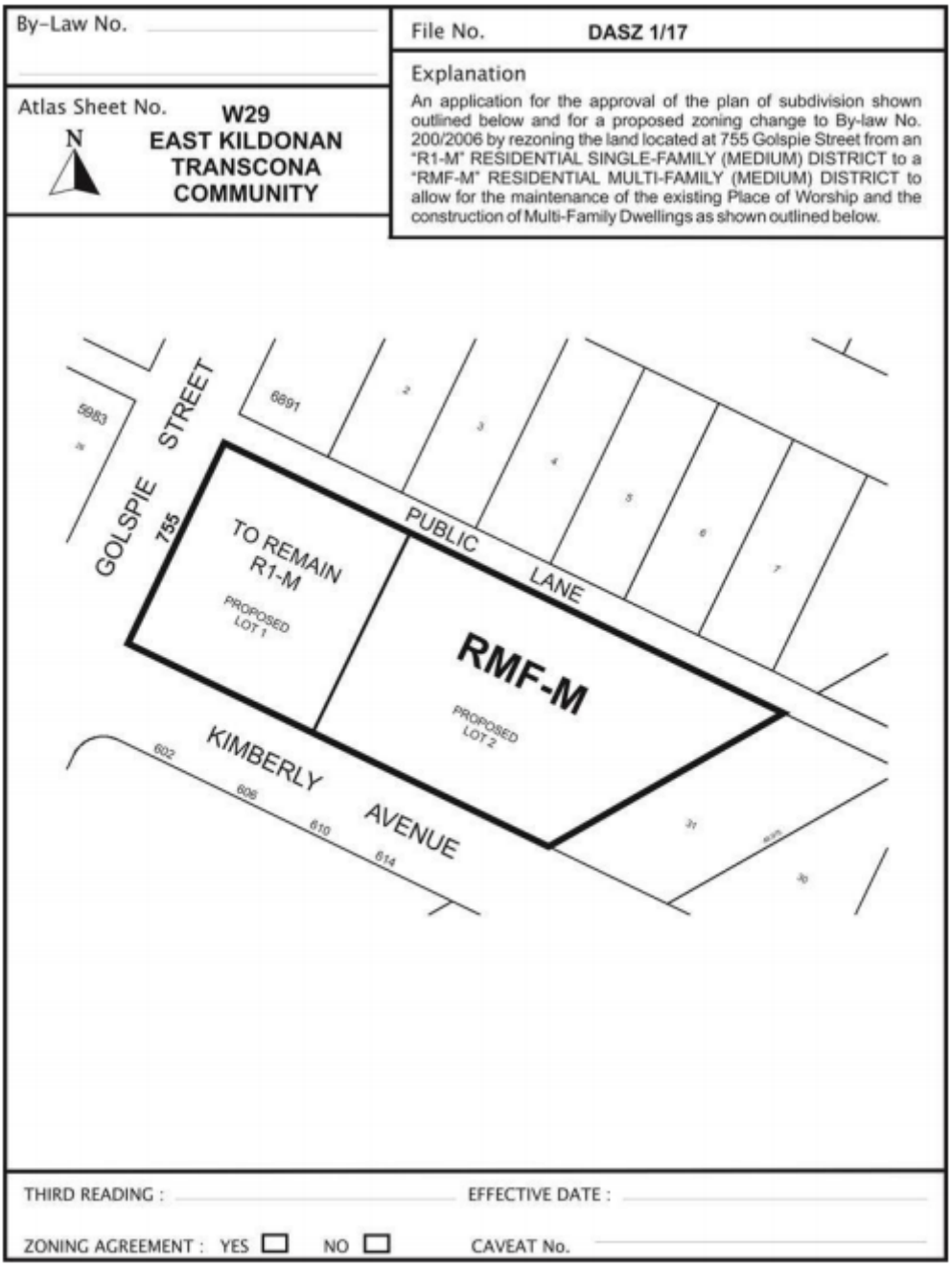
N/A

SUBMITTED BY

Department: Planning, Property and Development
Division: Real Estate and Land Development
Prepared by: A. Savage, Land Development Services Coordinator
Date: December 11, 2019
File No: DASZ 1/2017

Attachments: Appendix "A" – DASZ 1/2017 Map
Appendix "B" – Letter Requesting Extension of Time

APPENDIX "A" – DASZ 1/2017 MAP



APPENDIX "B" – LETTER REQUESTING EXTENSION OF TIME

GATEWAY
CONSTRUCTION & ENGINEERING LTD.

November 26, 2019

City of Winnipeg
Property, Planning and Development department
Land Development branch
Main Floor, 65 Garry Street
Winnipeg, MB, R3C 4K4

Attention: Ms. M. Hammerberg,

Dear Michele,

RE: Extension of time - Subdivision and Rezoning – 755 Golspie St – file no. DASZ 1/2017

Please use this letter of intent for the extension of time for the above subdivision past the January 25, 2020.

The reason we require an extension due to the sale of the initial applicant. Which now has changed to Gateway Construction and Engineering ltd, and we have taken over and have started the file back up.

The new survey is now complete, has been submitted to Land titles, so should be seeing the new title and mylars early in the new year.

We trust you find the forgoing is acceptable.

Yours Truly,

Nicholas Withoos
GATEWAY CONSTRUCTION