Agenda - Council - March 24, 2004

Report - Standing Policy Committee on Property and Development - March 2, 2004

Item No. 7 Extension of Time - Subdivision and Rezoning - 901 Shaftsbury Boulevard
File DASZ 2/2002

STANDING COMMITTEE RECOMMENDATION:

On March 17, 2004, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development, and submits the following to Council:

1. That the time limit to provide for the enactment of the necessary Subdivision and Rezoning by-law under File DASZ 2/2002 be extended to June 19, 2006.

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 - March 2, 2004

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On March 17, 2004, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On March 2, 2004, the Standing Policy Committee on Property and Development concurred in the administrative recommendation and submitted the matter to the Executive Policy Committee and Council.

Re: Extension of Time - for proposed subdivision and rezoning on land located at 901 Shaftsbury Boulevard - File No. DASZ 2/02

For submission to: Standing Policy Committee on Property and Development

Original report signed by: Director of Planning, Property and Development

Report date: February 19, 2004

Recommendation(s):

That the time limit to provide for the enactment of the necessary Subdivision and Rezoning By-law under File No. DASZ 2/02 be extended to June 19, 2006.

REPORT SUMMARY

Key Issues:

- By-law has not been enacted and time limit will expire on June 19, 2004
- Extension of time required in order to finalize plans for site with architects and developers prior to proceeding with final plan of subdivision.

Implications of the Recommendation(s):

General implications:

X	None
	For the organization overall and/or for other departments
	For the community and/or organizations external to the City of Winnipeg
	Involves a multi-year contract

Comment(s):

-

Policy implications:

X	No
	Yes

Comment(s):

-

Environmental implications:

X	No
	Yes

Comment(s):

-

Human resources implications:

X	No
	Yes

Comment(s):

-

Financial implications:

X	Within approved current and/or capital budget
	Current and/or capital budget adjustment required

Comment(s):

- No Financial Impact

REASON FOR THE REPORT:

Council approval is required for all extensions of time.

HISTORY:

On June 19, 2002 Council adopted Clause 7 of the report of the Standing Policy Committee on Property and Development dated May 27, 2002 which clause recommended approval of the subject subdivision and rezoning to an "RM-L" MULTIPLE-FAMILY DISTRICT as shown on the attached Schedule "A" to allow for the construction of a multiple family development (condominiums) subject to the execution of a Development Agreement and a Zoning Agreement. Recommendation VI contained in the said report stipulates:

> "That in the event the application is not proceeded with expeditiously and the by-law is not enacted within twenty-four (24) months after adoption of this report by Council, the matter shall be deemed to be concluded and shall not be proceeded with unless Council extends that time".

The By-law has not been enacted and the twenty-four month time limit will expire on June 19, 2004.

DISCUSSION:

The applicant, Cherlee Investments Ltd., 901 Shaftsbury Boulevard, Winnipeg, Manitoba, R3P 0M5 is requesting a two-year extension of time in order to complete the necessary subdivision and rezoning requirements. In May 2003, Council approved a Zoning Agreement amendment on the subject lands, which have provided the applicants with a better opportunity to market the site. The applicant is now in negotiation with a Developer but have not concluded the negotiations.

The Administration has reviewed the request for the extension of time and is of the opinion that approval of the subject extension of time would be acceptable in view of the fact that the City's interests remain secured and circumstances leading to the original approval remain unchanged.

Financial Impact Statement

Date: 18-Feb-04

COMMENTS:

The financial impacts to the City associated with the recommended extension of time are that some revenues and associated costs are deferred related to the approval process as are revised realty taxes flowing from the eventual development. Since it is has been concluded that these delays are unavoidable, there is no overall financial impact.

Gord Courage, Manager
Support Services Division

IN PREPARING THIS REPORT, THERE WAS CONSULTATION WITH AND CONCURRENCE BY:

Councillor Bill Clement - No objections to extension of time

THIS REPORT SUBMITTED BY:

Planning, Property and Development Department
Division: Development and Inspections
Prepared by: E. Axelrod
PPD File #: DASZ 2/02

Document name: o:\reports directive\development and inspections\land development\02dsz2-rpt.doc

By-Law No. _____

File No. **DASZ 2/02**

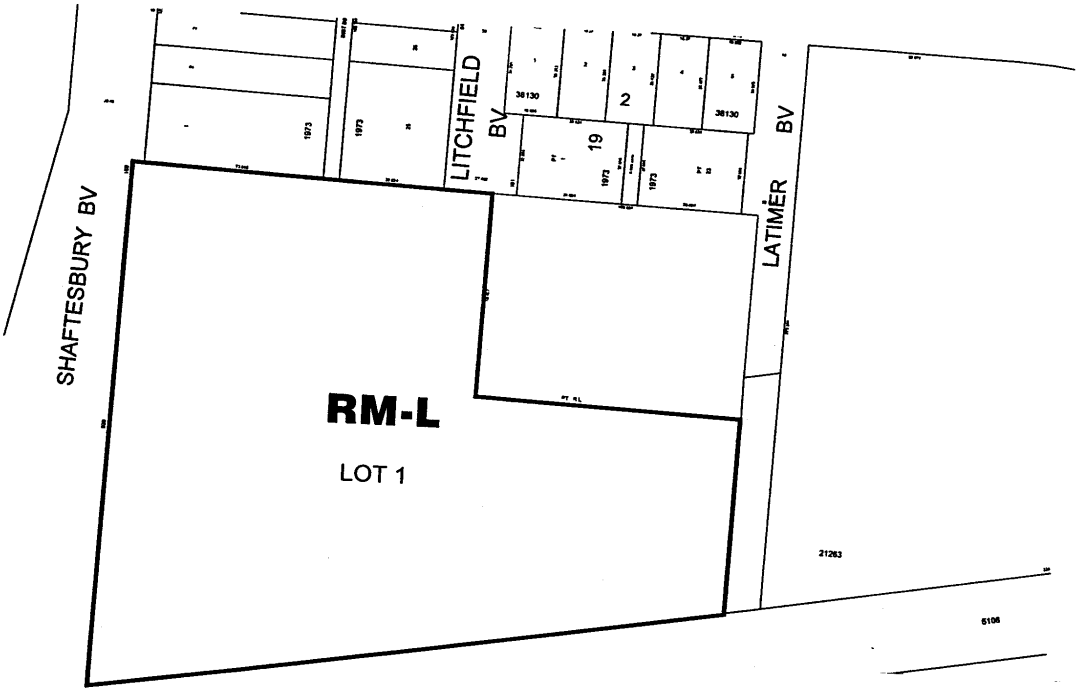
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ASSINIBOIA
COMMUNITY

Explanation

An application for the approval of the plan of subdivision shown outlined below and for a proposed zoning change to By-law No. 6400/94 by rezoning the land located at 901 Shaftesbury from an "A.5" AGRICULTURAL DISTRICT to an "RM-L" MULTIPLE-FAMILY DISTRICT as shown outlined below.



SCHEDULE "A" FOR THE REPORT TO THE
ASSINIBOIA COMMUNITY COMMITTEE
FOR FILE NO. DASZ 2/02

DATED: JANUARY 19, 2004

THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____