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

Item No. 9 Extension of Time - Rezoning - 715 St. Anne's Road
File DAZ 232/99

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 rezoning by-law under File DAZ 232/99 be extended to March 24, 2006.

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

Agenda - Council - March 24, 2004

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 - Proposed rezoning on land located at 715 St. Anne's Road
File No. DAZ 232/99

For submission to: The Standing Policy Committee on Property and Development

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

Report date: February 23, 2004

Recommendation(s):

That the time limit to provide for the enactment of the necessary Rezoning By-law under File No. DAZ 232/99 be extended to March 24, 2006.

REPORT SUMMARY

Key Issues:

By-law has not been enacted and the Extension of Time granted to January 30, 2004 has now expired

Extension of time required to March 24, 2006

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 to extend the timelines to provide for the enactment of a rezoning by-law.

HISTORY:

On February 23, 2000 Council adopted Clause 2 of the report of the Standing Committee on Property and Development dated February 1, 2000 which clause recommended approval of the subject rezoning to "C2" COMMERCIAL DISTRICT as shown on attached Schedule "A" to allow for the construction of a Personal Care Home, subject to the execution of a Zoning Agreement and a Servicing Agreement.

RECOMMENDATION IV contained in the report stipulates:

"That in the event this 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 an Extension of Time previously granted to January 30, 2004 has now expired.

DISCUSSION:

Mr. Alf Horn, #5-1696 St. Mary's Road, Winnipeg, Manitoba, R2N 1L8 on behalf of Faith Lutheran Church is requesting a two-year extension of time in order to complete the necessary rezoning requirements. An extension of time had previously been granted to January 30, 2004 but this time has now expired.

The delay had been caused by Manitoba Health not providing funding for the above mentioned project; however the church has now received permission from Manitoba Health to proceed and are anxious to finalize all the requirements necessary to bring to subject rezoning into effect.

The Administration has reviewed the applicant's request and is of the opinion that approval for an 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: 13-Feb-04

COMMENTS:

The financial impact to the City of the recommended extension of time is that revenues and costs to the City will be delayed by over two years, and there will be a similar delay in new realty taxes. However, given that the applicant will not be ready to proceed with the project until 2006, it is considered that these delays are unavoidable, and without the extension of time, the project would not be viable at all. There are no financial impacts to budgeted revenues and costs.

Gord Courage, Manager
Support Services Division

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

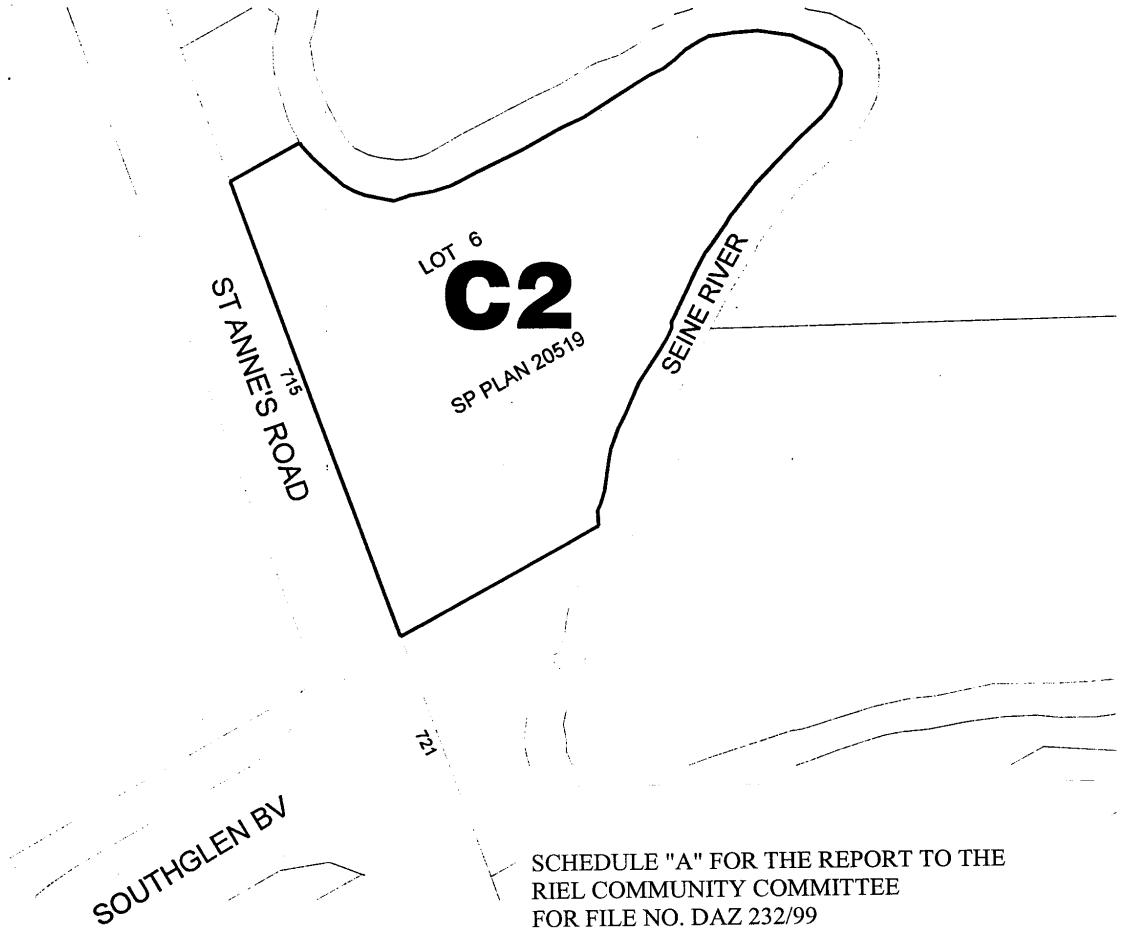
The Ward Councillor - Councillor Steeves - No objections to Extension of Time

This report submitted by:

Planning, Property and Development Department
Division: Development Inspections
Prepared by: E. Axelrod
PPD File #: DAZ 232/99

Document name: o:\reports directive\development and inspections\land development\99daz232-rpt.doc

By-Law No. _____	File No. **DAZ 232/99**
Atlas Sheet No. **AH29 RIEL COMMUNITY** N	Explanation **A proposed zoning change to By-law No. 6400/94 by rezoning the land at 715 St. Anne's Road from an "A-5" AGRICULTURAL DISTRICT to a "C2" COMMERCIAL DISTRICT as shown outlined below.**



SCHEDULE "A" FOR THE REPORT TO THE
RIEL COMMUNITY COMMITTEE
FOR FILE NO. DAZ 232/99

DATED: FEBRUARY 11, 2004

THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____