Minutes – Executive Policy Committee – May 22, 2020

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – May 21, 2020

Item No. 11 Extension of Time – Subdivision and Rezoning – Northwest Corner of Inkster Boulevard and King Edward Street (Old Kildonan Ward) File DASZ 44/2016

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

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 44/2016 be extended to March 22, 2021.

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 – May 21, 2020

DECISION MAKING HISTORY:

Moved by Councillor Rollins,

That Rule 10(3) of The Procedure By-law No. 50/2007 be suspended in order that the following item, which was received less than four business days preceding the committee meeting, be considered by Committee.

Carried

Moved by Councillor Mayes,

That the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development be concurred in and forwarded to Council.

Carried

STANDING COMMITTEE RECOMMENDATION:

On May 21, 2020, the Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the Lord Selkirk-West Kildonan Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On May 11, 2020, the Lord Selkirk-West Kildonan 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 –Northwest Corner of Inkster Boulevard and King Edward Street – File No. DASZ 44/2016

Critical Path: Lord Selkirk-West Kildonan 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 44/2016 expires on March 22, 2020. The Owner has not been able to satisfy all of the conditions prior to expiry and has requested a second extension of time to enact the by-law and complete the necessary registrations at the Winnipeg Land Titles Office. They have indicated that additional time is required to secure funds for land dedication and deal with matters relating to Covid-19 so they may continue with the application next year.

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 44/2016 be extended to March 22, 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 Owner will be allowed a time extension to March 22, 2021, to enact the necessary by-law and complete registrations at the Winnipeg Land Titles Office.

HISTORY/DISCUSSION

On March 22, 2017, Council adopted Item No. 5 of the Report of the Executive Policy Committee dated March 8, 2017 which recommended approval of a subdivision and rezoning to a “C2 PDO-2 Airport Vicinity” Commercial Community District under Winnipeg Zoning By-Law 200/2006. See Appendix “A” map attached.

Recommendation 5 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."

On April 25, 2019, Council adopted Item No. 2 of the report of the Standing Policy Committee on Property and Development, Heritage and Downtown Development dated April 1, 2019 which recommended approval of an Extension of Time and that the time limit for enactment of the necessary by-law for DASZ 44/2016 be extended to March 22, 2020.

On March 20, 2020, the Owner, Mr. Raj Sekhon of 7209119 Manitoba Ltd., 10 Datomar Road, Headingly, Manitoba, R4H 0A1 submitted an application for a second Extension of Time and requested that the time limit for enactment of the necessary by-law for DASZ 44/2016 be further extended to March 22, 2021. 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.

FINANCIAL IMPACT

N/A

CONSULTATION

N/A

OUR WINNIPEG POLICY ALIGNMENT

The site is located within a Recent Community area under the Complete Communities Direction Strategy. It also falls within a General Manufacturing area under an Employment Lands Policy Area.

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: March 20, 2020
File No: DASZ 44/2016
Attachments: Appendix “A” – DASZ 44/2016 Map
Appendix “B” – Letter Requesting Extension of Time

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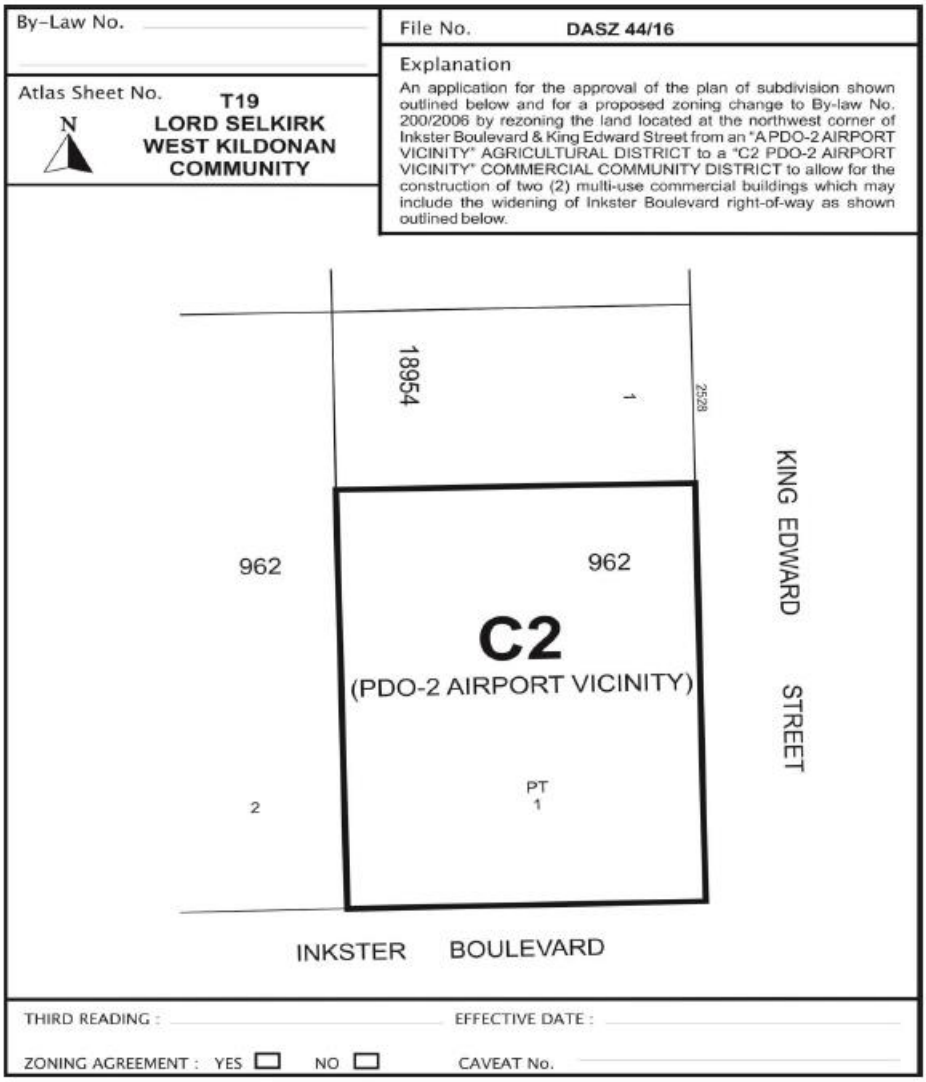
APPENDIX "A" – DASZ 44/2016 MAP



APPENDIX "B" – LETTER REQUESTING EXTENSION OF TIME

To: The City of Winnipeg
Planning, Property and Development Department
Land Development Branch
Main Floor, 65 Garry Street
Winnipeg, Manitoba

20/MAR/2020

Subject: extension to pay land dedication fees for property located on north west corner of land dedication fees

DASZ 44/2016 / TITLE # 2846140

Dear Officer,

We kindly request you to extend timeline for land dedication fees for above mentioned property. Due to some personal issues & this Covid-19 situation we want to postpone this project till next year. Hopefully you understand the situation & extend time frame for the land dedication fees.

Thanks

7209119 MB LTD

Rajinder Sekhon (owner)