Agenda – Executive Policy Committee – December 9, 2020

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – December 7, 2020

Moved by Councillor

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.

Item No. 20 Extension of Time – Proposed Closing of Paulin Street between Pacific Avenue and Ross Avenue (Point Douglas Ward) File DAC 5/2018

STANDING COMMITTEE RECOMMENDATION:

On December 7, 2020, the Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the Winnipeg Public Service and submitted the following to Council:

1. That Recommendation 3.A. of the Council decision of February 28, 2019 be amended to extend the time limit for enactment of the by-law to December 31, 2022.

2. That Recommendation 3 of the Council decision of February 28, 2019 be amended to provide that if the by-law is not enacted by December 31, 2022, the matter shall be deemed to be concluded and shall not be proceeded with, unless an extension of time is applied for prior to December 31, 2022 and Council approves the extension.

3. 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 – December 9, 2020

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – December 7, 2020

DECISION MAKING HISTORY:

STANDING COMMITTEE RECOMMENDATION:

On December 7, 2020, the Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the Winnipeg Public Service and submitted the matter to the Executive Policy Committee and Council.

ADMINISTRATIVE REPORT

Title: Extension of Time – Proposed Closing of Paulin Street between Pacific Avenue and Ross Avenue – File DAC 5/2018

Critical Path: 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	M. Ruta, Interim CAO

EXECUTIVE SUMMARY

On February 28, 2019, Council concurred in the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development and approved the closing of Paulin Street between Pacific Avenue and Ross Avenue. The approval will expire February 28, 2021.

On September 25, 2020, CentreVenture applied for an extension of time to December 31, 2022, to finalize the closing and purchase of Paulin Street.

The Public Service supports this request.

RECOMMENDATIONS

1. That Recommendation 3. A. of the Council decision of February 28, 2019 be amended to extend the time limit for enactment of the by-law to December 31, 2022.

2. That Recommendation 3 of the Council decision of February 28, 2019 be amended to provide that if the by-law is not enacted by December 31, 2022, the matter shall be deemed to be concluded and shall not be proceeded with, unless an extension of time is applied for prior to December 31, 2022 and Council approves the extension.

3. 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, CentreVenture will be permitted a time extension to December 31, 2022, to complete the closing, purchase and enactment by Council of a by-law, and until December 31, 2023 to complete necessary registrations at the Winnipeg Land Titles Office to implement the intent of Council's February 28, 2019 conditions of approval for DAC 5/2018.

HISTORY/DISCUSSION

On February 28, 2019, Council concurred in the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development and approved the closing of Paulin Street between Pacific Avenue and Ross Avenue (as shown on MISC. PLAN NO. 15461, attached as Appendix A). The approval will expire February 28, 2021.

On September 25, 2020, CentreVenture applied for an extension of time to December 31, 2022, within which to accomplish the closing and purchase of Paulin Street (attached as Appendix B).

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 as circumstances leading to the original approval remain unchanged.

FINANCIAL IMPACT

Financial Impact Statement

Date: November 18, 2020

Project Name:

Extension of Time - Proposed Closing of Pauliin Street between Pacific Avenue and Ross Avenue - File DAC 5/2018

COMMENTS:

All costs associated with the public street closing are the responsibility of the applicant. There are no financial implications for the City of Winnipeg related to the recommendations contained in this report.

Mike McGinn Nov. 18, 2020
Mike McGinn, CPA, A
Manager of Finance

CONSULTATION

N/A

OURWINNIPEG POLICY ALIGNMENT

Section 235 of *The City of Winnipeg Charter* states that *"…public works, undertakings and development in the city must be consistent with Plan Winnipeg or any secondary plan."*

The subject closing does not contravene *OurWinnipeg* or the *Complete Communities Direction Strategy* and generally aligns with their overall vision and key directions.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

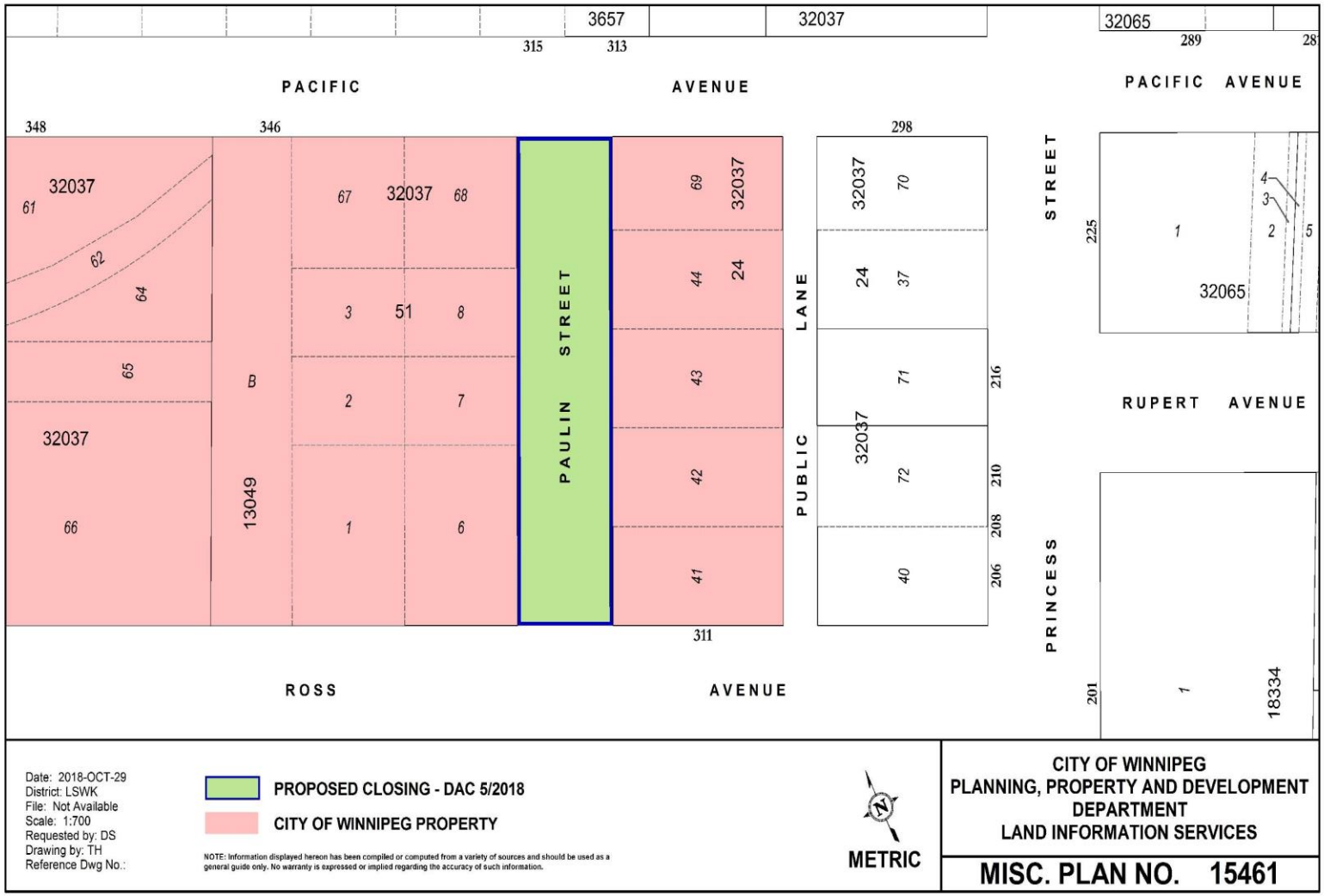
N/A

SUBMITTED BY

Department: Planning, Property and Development Department
Division: Real Estate and Land Information
Prepared by: Catherine P. Gagnon, Real Property Officer
Date: November 18, 2020
File No: N/A

Attachments:
APPENDIX A - Misc. Plan No. 15461
APPENDIX B - September 25, 2020 Extension Request Letter

APPENDIX A – MISC. PLAN NO. 15461



APPENDIX B – EXTENSION REQUEST LETTER

centreventure
development corporation

September 25, 2020 **VIA EMAIL**

City of Winnipeg, Planning Property & Development
2nd Floor – 65 Garry Street
Winnipeg, MB
R3C 4K4

Attention: Ms. Catherine Gagnon, Real Property Officer

Dear Catherine:

RE: Closing of Paulin Street between Pacific Avenue and Ross Avenue Proposed Extension of Time DAC 5/2018

Further to your conversation with Loretta Martin on September 17, 2020, please accept this letter as a formal request from CentreVenture Development Corporation for an extension to accomplish the closing and sale of Paulin Street.

On September 17, 2020, a request for extension to the date by which CentreVenture was to enter into an Offer to Purchase for Paulin Street was presented and approved at Standing Policy Committee on Property and Development, Heritage and Downtown Development. The date by which CentreVenture must enter into the Offer to Purchase was extended to December 31, 2022. We request the DAC 5/2018 deadline also be extended to December 31, 2022. We believe this will provide sufficient time to enact the closing by-law and have the new title registered at WLTO.

If you have any questions or require further information to advance the extension request, please contact Loretta Martin at (204) 801-2104 or via email at martin@centreventure.com.

Sincerely,

Angela Mathieson
President & CEO

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