Agenda – Council – November 25, 2021

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – November 10, 2021

Item No. 11 Extension of Time – Subdivision and Rezoning – South Side of Bridgeland Drive North, West of Prominence Point (Waverley West Ward) File DASZ 16/2019

STANDING COMMITTEE RECOMMENDATION:

On November 17, 2021, 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 to provide for the enactment of the necessary rezoning by-law under File DASZ 16/2019 be extended to January 30, 2024.

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 – November 10, 2021

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On November 17, 2021, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On November 10, 2021, the Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the Assiniboia Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On October 27, 2021, the Assiniboia 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 – South Side of Bridgeland Drive North, West of Prominence Point – File No. DASZ 16/2019

Critical Path: Assiniboia Community Committee – Standing Policy Committee on Property and Development, Heritage and Downtown Development – Executive Policy Committee – Council

AUTHORIZATION

Author	Department Head	CFO	CAO
G. Jasper	N/A	N/A	N/A

EXECUTIVE SUMMARY

The time limit for enactment by Council of the necessary rezoning by-law under DASZ 16/2019 will expire on January 30, 2022. The Developer has requested an extension of time in order to enact the rezoning by-law.

The Winnipeg Public Service has no objection to this request.

RECOMMENDATIONS

1. That the time limit to provide for the enactment of the necessary rezoning by-law under File No. DASZ 16/2019 be extended to January 30, 2024.

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 recommendations are concurred in, the Developer will be allowed an extension of time to January 30, 2024, to enact the required rezoning by-law under DASZ 16/2019 and complete the necessary registrations at the Winnipeg Land Titles Office.

HISTORY/DISCUSSION

On January 30, 2020, Council adopted Item No. 5 of the Report of the Standing Policy Committee on Property and Development, Heritage and Downtown Development dated January 6, 2020 which recommended approval of a subdivision and rezoning to a “PR1” Parks and Recreation 1 District under Winnipeg Zoning By-Law 200/2006. See Appendix “A” map attached.

Recommendation 5 of the above-referenced report states:

> "That this matter will be deemed to be concluded and all approvals in connection with this matter will expire if a by-law to implement this report (the “By-law”) is not enacted within 2 years after the date on which this report is approved by Council unless the developer applies for an extension of time before the expiration of the 2 year period and Council approves the extension."

The necessary by-law has not been enacted and the two 2 year period will expire on January 30, 2022.

On September 14, 2021, the Developer, WSP, Attention: Kari Schulz, 111 – 93 Lombard Avenue, Winnipeg, Manitoba, R3B 3B1 submitted a request for a two (2) year extension of time in order to satisfy the necessary by-law enactment requirements and complete the necessary registrations 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 as circumstances leading to the original approval remain unchanged.

FINANCIAL IMPACT

N/A

CONSULTATION

N/A

OUR WINNIPEG POLICY ALIGNMENT

The subject property is classified as an Area of Transformation – New Community” in *OurWinnipeg* and has statutory authority as a secondary plan. The subject subdivision and rezoning complies with policies for New Communities under the *Complete Communities Direction Strategy*, and with policies in the *Waverley West Northeast Neighbourhood Area Structure Plan*. The development will accommodate the establishment of passive park space and extend the network of active transportation pathways within the Bridgwater Forest Neighbourhood.

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: September 29, 2021
File No: DASZ 16/2019
Attachments: Appendix “A” – DASZ 16/2019 Map
Appendix “B” – Letter Requesting Extension of Time

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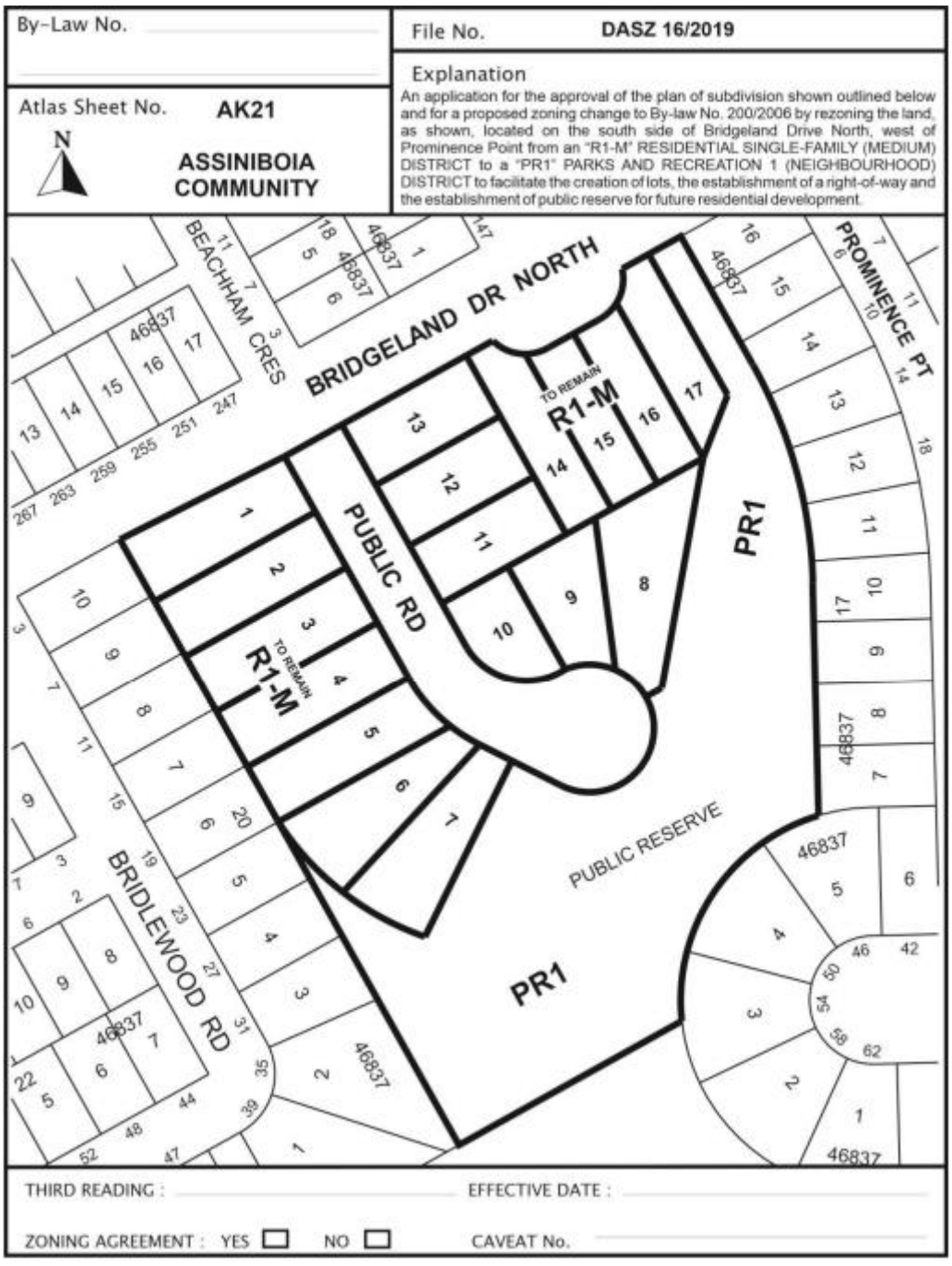
APPENDIX "A" – DASZ 16/2019 MAP



APPENDIX "B" – LETTER REQUESTING EXTENSION OF TIME

September 14, 2021

Land Development Branch Administrator
The City of Winnipeg
Main Floor – 65 Garry St.
Winnipeg, MB R3C 4K4

Attention: Mr. Greg Jasper

Dear Mr. Jasper:

Re: Extension of Time – Subdivision and Rezoning – South Side of Bridgeland Drive North, West of Prominence Point
File DASZ 16/2019

On behalf of our Client, Manitoba Housing and Renewal Corporation, WSP Canada Inc. is requesting a two-year extension of time to complete the conditions and registration of the Subdivision and Rezoning application DASZ 16/2019. Our Client requires this subdivision and rezoning to create 17 new single-family lots and a public reserve.

We appreciate your consideration in this matter. Please contact me at 204-259-1477 should you have any questions.

Yours sincerely,

Kari Schulz

Kari Schulz, Senior Planner

KS/cs

WSP Ref.: 19M-00477-00

RECEIVED
SEP 17 2021
LAND DEVELOPMENT

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WSP Canada Inc.