Request for an Extension of Time - Proposed Rezoning of land located at 715 St. Anne's Road

File DAZ 232/99

5. The Standing Policy Committee on Property and Development has been advised that Alf Horn, 5-1696 St. Mary's Road, Winnipeg, advised the Planning Property and Development Department that the intent of the subject rezoning was to allow for the construction of an 80 bed Personal Care Home. He also advised that the project has been delayed by Manitoba Health due to the nursing shortage, and will resume once the labour shortages improve. He further advised that he is hopeful that this will be resolved shortly, and is therefore requesting a further two year extension in order to complete the subject rezoning application.

On February 23, 2000, Council adopted Clause 2 of the Report of the Standing Committee on Property and Development dated February 1, 2000, and approved the subject rezoning to "C2" Commercial District as shown on SP Plan 20519 dated December 17, 2001, 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 said Clause stipulated:

IV. 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 necessary by-law has not been enacted and the twenty-four (24) month limit expired on February 23, 2002.

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.

On February 19, 2002, the Riel Community Committee concurred in the recommendation contained in the report of the Subdivision Officer, Planning Property and Development Department dated December 17, 2001.

The Standing Policy Committee on Property and Development recommends:

I. That an extension of time to January 30, 2004, be granted in order to provide for the enactment of the necessary by-law under File DAZ 232/99.

II. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing, including the execution of any documents related thereto.

Copies of the documents referred to in the above clause are on file in the office of the City Clerk.