


TITLE: EXTENSION—CONDITIONAL USE 30 – 3RD STREET OWNER/APPLICANT: MANITOBA HOUSING & RENEWAL CORPORATION.		
PRESENTER: Robert Zilke, RPP		Page 1 of 1
DEPARTMENT: Planning, Property & Buildings	ATTACHMENTS: A. Extension request letter B. Original Variance Order C. Original public hearing report	
CLEARANCES: Chief Planner	MEETING DATE: May 17, 2017	
APPROVALS:		
 		
Community Planner	May 16, 2017 Date	Chief Planner
		May 16, 2017 Date

DISCUSSION:

The applicant, Dwayne Rewniak, on behalf of Manitoba Housing, is requesting a deadline extension to Conditional Use Order 05/16 in order to establish a Planned Unit Development (PUD) in the Hub Transitional (HTR) Zone. The conditional use for a Planned Unit Development applies to the entire property, and includes a 7-storey 38 unit multi-family apartment building with full coverage of the site that includes 27 surface parking stalls to the west.

Building Not Yet Constructed

Section 110(1) of The Planning Act states that a conditional use approval will expire and cease to have any effect if not acted upon within twelve (12) months of the date of the decision. To date, the applicant has not obtained a building permit to construct the building, citing provincial funding review.

The Planning, Property & Buildings Department advises it received the request prior to the original deadline, and it has no concerns with the extension request. The Planning, Property & Buildings Department recommends approval of an extension to the deadline of the Conditional Use order 05/16 by twelve (12) months from the original expiry date. Therefore, the new expiry date shall be May 20, 2018.

RECOMMENDATION:

That the approval deadline of Conditional Use C-05-16-B be extended to May 20, 2018.