Agenda – Council – January 26, 2023

Report – Standing Policy Committee on Property and Development – January 9, 2023

Item No. 7 Extension of Time – Subdivision and Rezoning – 228 & 230 Grassie Boulevard (Elmwood-East Kildonan Ward) File DASZ 31/2020

STANDING COMMITTEE RECOMMENDATION:

On January 17, 2023 the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and submitted the following to Council:

1. That the time limit to satisfy the Coming into Force provisions of By-law No. 113/2021 be extended to December 16, 2023.

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 – January 9, 2023

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On January 17, 2023, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On January 9, 2023, the Standing Policy Committee on Property and Development concurred in the recommendation of the East Kildonan-Transcona Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On January 3, 2023, the East Kildonan-Transcona Community Committee concurred in the recommendation of the Winnipeg Public Service and forwarded the matter to the Standing Policy Committee on Property and Development.

ADMINISTRATIVE REPORT

Title: Extension of Time – Subdivision and Rezoning – 228 & 230 Grassie Boulevard – File No. DASZ 31/2020

Critical Path: East Kildonan-Transcona Community Committee – Standing Policy Committee on Property and Development, Heritage and Downtown Development – Executive Policy Committee – Council

AUTHORIZATION

Author	Department Head	CFO	CAO
D. Trenchard	N/A	N/A	N/A

EXECUTIVE SUMMARY

The time limit for the Coming into Force provisions of By-law No. 113/2021 under File No. DASZ 31/2020 will expire on December 16, 2022. The Developer has not been able to satisfy all of the conditions prior to expiry and has requested an extension of time to complete the necessary registrations at the Winnipeg Land Titles Office.

The Winnipeg Public Service has no objection to this request.

RECOMMENDATIONS

1. That the time limit to satisfy the Coming into Force provisions of By-law No. 113/2021 be extended to December 16, 2023.

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 Owner will be allowed a time extension to December 16, 2023, to complete the necessary registrations at the Winnipeg Land Titles Office.

HISTORY/DISCUSSION

On June 24, 2021, Council adopted Item No. 13 of the Standing Policy Committee on Property and Development, Heritage and Downtown Development dated June 8, 2021 which recommended approval of a subdivision and rezoning to an "RMF-M" Residential Multi-Family (Medium) District under Winnipeg Zoning By-Law 200/2006. See Appendix "A" map attached.

The rezoning By-law No. 113/2021 was enacted by Council on December 16, 2021.

Sections 3 and 4 of By-law No. 113/2021 stipulate the following:

Coming into force

3 This By-law comes into force when the plan of subdivision and the Zoning Agreement is registered at the Winnipeg Land Titles Office.

Extensions of time

4(1) Subject to subsection (2), this By-law will expire without coming into force one year after the date on which this By-law is enacted if:

(a) the plan of subdivision and the Zoning Agreement have not been registered at the Winnipeg Land Titles Office; and

(b) the owner has not applied for an extension of time.

4(2) This By-law will be deemed to have expired without coming into force on the date provided in subsection (1) when

(a) The owner has applied for an extension of time prior to the date provided in subsection (1); and

(b) Council denies the extension of time.

By-law No. 113/2021 has not come into force by the required registration of the Plan of Subdivision and the Zoning Agreement and the one (1) year time limit will expire on December 16, 2022.

On November 21, 2022, the Applicant John Scott Wintrup, 301-139 Roslyn Road, Winnipeg, Manitoba, R3L 0G7, on behalf of the Owner 10051355 Manitoba Ltd. applied for an Extension of Time application and requested that the time limit to satisfy the Coming into Force provisions of By-law No. 113/2021 be extended to December 16, 2023 in order to complete the required registrations. 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

OurWinnipeg 2045 is the City of Winnipeg's long-range development plan. The *Complete Communities Direction Strategy 2.0* is one of four direction strategies supporting *OurWinnipeg 2045*, and has statutory authority as a secondary plan.

The subject property is located in an Established Neighbourhoods – Recent Communities policy area as designated under *OurWinnipeg 2045* and the *Complete Communities Direction Strategy 2.0* (*CCDS 2.0*). The proposed development is consistent with the policies of *OurWinnipeg 2045* and *CCDS 2.0* that apply to the Established Neighbourhoods – Recent Communities policy area.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

N/A

WINNIPEG POVERTY REDUCTION STRATEGY 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: November 22, 2022
File No: DASZ 31/2020
Attachments: Appendix "A" – DASZ 31/2020 Map
Appendix "B" – Letter Requesting Extension of Time

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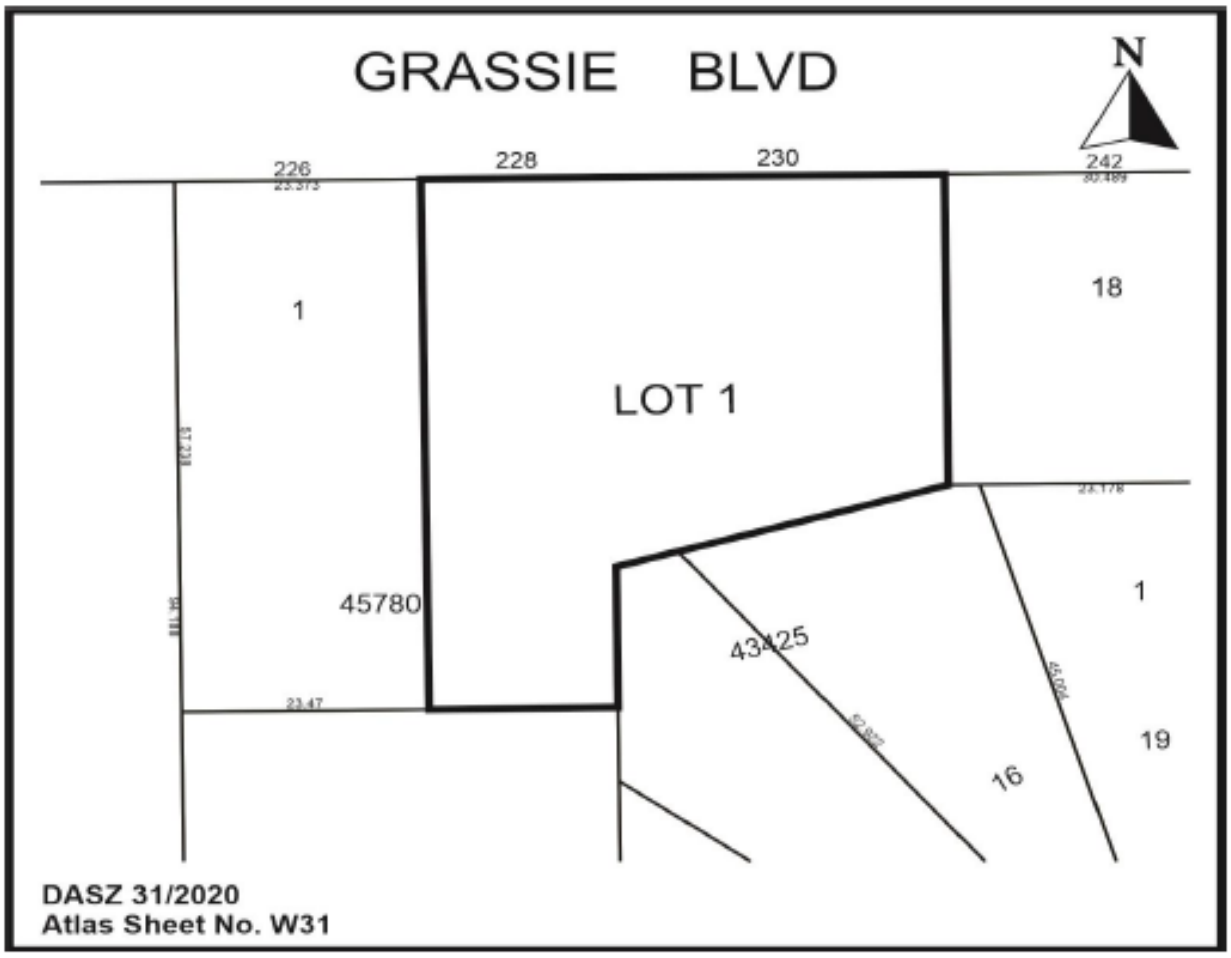
APPENDIX "A" – DASZ 31/2020 MAP



APPENDIX "B" – LETTER REQUESTING EXTENSION OF TIME

JOHN SCOTT WINTRUP
PLANNING & DEVELOPMENT

November 18, 2022

Michele Hammerberg
Land Development Branch
Main Floor, 65 Garry St.
Winnipeg, MB R3C 4K4

Dear Michele Hammerberg, Development Applications Coordinator:

RE: Letter of Intent – 228 // 230 GRASSIE BLVD

John Wintrup is the 'Applicant' in making the extension of time application on the **SUBJECT LANDS** for the **PROPOSED DEVELOPMENT** as outlined below.

1. SUBJECT LANDS

(a) Municipal Address:	228 // 230 GRASSIE BLVD
(b) Location:	Southside of Grassie, between Molson ST and Lagimodiere Blvd
(c) Roll Numbers:	04007052700 // 04007024000
(d) CT:	3068128/1 // 3068127/1
(e) COW Caveat(s):	N/A
(f) Legal Description:	Lot 2 Plan 45780 // LOT 17 BLOCK 1 PLAN 43425
(g) Registered Owners:	10051355 Manitoba Ltd.
(h) Neighbourhood:	Eaglemere
(i) Electoral Ward:	Elmwood – East Kildonan Ward
(j) Provincial Regs:	*n/a*
(k) Development Plan:	***OurWinnipeg 2045 By-law No. 120/2020*** [May 26, 2022] ***Complete Communities Direction Strategy By-law No. 119/2020***
(l) D. Plan Designation:	Recent Community
(m) Secondary Plan:	N/A
(n) S. Plan Designation:	N/A
(o) Zoning By-law:	***Winnipeg Zoning By-law 200/2006*** [March 1, 2008]
(p) Zoning District:	***R1-L Residential Single-Family District – Large***
(q) Zoning PDO:	*n/a*
(r) Z. PDO Zone:	*n/a*
(s) Land Area:	+/- 11,097 sq.ft. // 12,881 sq.ft. [23,978 sq.ft.]
(t) Lot Configuration:	Interior
(u) Land Configuration:	Rectangle // Square, Imperfect

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001

(v)	Fronting Street:	Grassie, +/-59.10 ft // 104.90 ft, P2 Collector, snow route, bus route, parking restrictions.
(w)	Flanking Street:	N/A
(x)	Back Lane:	N/A
(y)	Transit:	Downtown Route Transit Service #44
(z)	Bikeways:	Informal on Street Route, McLeod Ave west of Molson ST
(aa)	Municipal Services:	Rural Standard Roadway, piped water and waste water

(bb) Current Land-Uses:

Two (2) single family dwellings on two(2) lots accessed front street.
228 Grassie has detached accessory structures, sheds & garage.
230 Grassie has detached accessory structures, sheds only.

(cc) Adjacent Lands:

a. Directly east is a single detached dwelling at 242 Grassie zoned
b. R1-L Single Family Residential District - Large.
c. Directly south is 1375 Molson Street zoned RMF-Small; and
282 Golden Eagle Drive R1-M Single Family Residential District – Medium.
d. Directly west is a twelve(12) unit Apartment dwelling zoned RMF-Small.

(dd) Surrounding Lands:

a. Across Grassie to the north are three (3) single detached dwellings
b. 223-243 Grassie zoned R1-L Single Family Residential District - Large.

(ee) Proposed Dev'pmnt:

I. Consolidate the two (2) lots into one lot,
II. construct multiple dwelling unit structure with= accessory surface parking stalls

2. LOCATION

(1) The subject 11,097 sq.ft. // 12,881 sq.ft. [+/-23,978 sq.ft.] lands are occupied by two (2), one story residential buildings on lots +/- 59.10 ft. and 104.90 ft. [164 feet] in width. The residential dwellings were both constructed in 1961. Eaglemere planned residential community is directly south.

3. PROPOSED DEVELOPMENT

(1) The owner of this property is working towards fulfilling Council's conditions of approval, namely, the registration of documents at the Land Titles Office in order to advance to a permit in Spring, 2023.

(2) Currently, the Development Agreement has been issued, however, a separate application has been submitted to the City of Winnipeg to amend the Development Agreement.

4. NOTES

(1) On December 16, 2021 Council approved By-law No. 113/2021, to rezone 228 and 230 Grassie Boulevard in the East Kildonan - Transcona Community pursuant to Development the Application No. DASZ 31/2020.

(2) Development Agreement Amendment was submitted on November 3, 2022.

5. APPLICATION MATERIAL

Information that is being provided with this Letter of Intent includes:

(1) Letter of Authorization to John Wintrup;

(2) Current Status of Titles;

(3) By-law 113/2021 [File DASZ 31/2020];

(4) Application Fee.

Please do not hesitate to contact me directly if there is any information or materials missing from this application. We respectfully request this matter be advanced and processed in a timely manner.

John Scott Wintrup, B.A. (Hons), M.Sc.Pl., MCIP, RPP, AICP, CNU-A, LEED® Green Associate™
301-139 Roslyn RD
Winnipeg MB R3L0G7
Encl.