Minute No. 622
Report – Standing Policy Committee on Property and Development – June 27, 2023

Item No. 9 **Extension of Time – Subdivision and Rezoning – 874/876/880 Grosvenor Avenue (Fort Rouge-East Fort Garry Ward) File DASZ 16/2020**

COUNCIL DECISION:

Council concurred in the recommendation of the Standing Policy Committee on Property and Development and adopted the following:

1. That the time limit to satisfy the Coming into Force provisions of By-law No. 46/2021 be extended to May 27, 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 – June 27, 2023

DECISION MAKING HISTORY:

Moved by Councillor Rollins,

That the recommendation of the Standing Policy Committee on Property and Development be adopted by consent.

Carried

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On July 5, 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 June 27, 2023, the Standing Policy Committee on Property and Development concurred in the recommendation of the City Centre Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On June 19, 2023, the City Centre 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 – 874/876/880 Grosvenor Avenue – File No. DASZ 16/2020

Critical Path: City Centre Community Committee – Standing Policy Committee on Property and 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 the Coming into Force provisions of By-law No. 46/2021 under File No. DASZ 16/2020 will expire on May 27, 2023. 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. 46/2021 be extended to May 27, 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 Owner will be allowed a time extension to May 27, 2024, to complete the necessary registrations at the Winnipeg Land Titles Office.

HISTORY/DISCUSSION

On December 17, 2020, Council adopted Item No. 17 of the Standing Policy Committee on Property and Development, Heritage and Downtown Development dated December 7, 2020 which recommended approval of a subdivision and rezoning to an "RMF-L PDO-1 CORYDON OSBORNE" Residential Multi-Family (Large) District under Winnipeg Zoning By-Law 200/2006. See Appendix "A" map attached.

The rezoning By-law No. 46/2021 was enacted by Council on May 27, 2021.

Sections 3 and 4 of By-law No. 46/2021 stipulate the following:

Coming into force

3 This By-law comes into force when the plan of subdivision 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 has 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.

On June 23, 2022, Council adopted Item No. 8 of the Report of the Standing Policy Committee on Property and Development, Heritage and Downtown Development dated June 6, 2022 extending the time limit to satisfy the Coming into Force provisions of By-law 46/2021 to May 27, 2023.

By-law No. 46/2021 has not come into force by the required registration of the Plan of Subdivision and the one (1) year time limit will expire on May 27, 2023.

On May 10, 2023, the Applicant, Ventura Developments Inc., Attention: Pascal Toupin-Selinger, 2-475 Dovercourt Drive, Winnipeg, Manitoba, R3Y 1G4 on behalf of the Owner, Grosvenor Apartment Holdings Inc. applied for an Extension of Time application and requested that the time limit to satisfy the Coming into Force provisions of By-law No. 46/2021 be extended to May 27, 2024 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

The subject properties are currently within the Areas of Stability – Recent Communities Policy Area under Complete Communities 2.0. The proposed development will result in the establishment of a multi-family residential development that is consistent with policies in the *Corydon Osborne Area Plan*. The proposed development will increase residential density, thereby increasing housing options in the pedestrian oriented, bikeable, transit connected, amenity rich mature neighbourhood.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

N/A

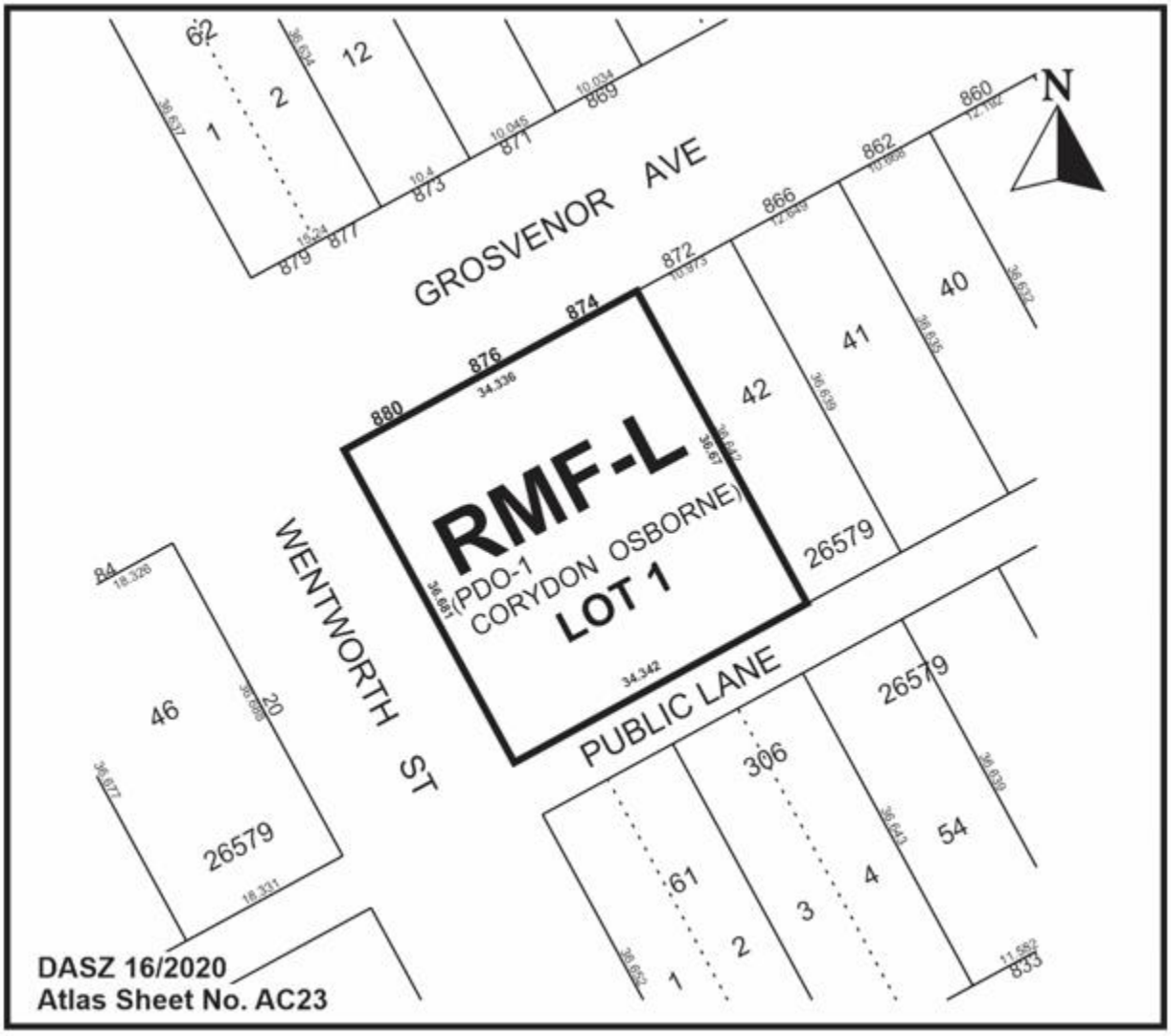
WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

N/A

SUBMITTED BY

Department: Planning, Property and Development
Division: Real Estate and Land Development
Prepared by: A. Savage, Land Development Services Coordinator
Date: May 15, 2023
File No: DASZ 16/2020
Attachments: Appendix “A” – DASZ 16/2020 Map
Appendix “B” – Letter Requesting Extension of Time

APPENDIX "A" – DASZ 16/2020 MAP



APPENDIX "B" – LETTER REQUESTING EXTENSION OF TIME

EXTENSION OF TIME APPLICATION
FILE NO. DASZ 16/2020
Bylaw NO. 46/2021

May 08, 2023
874,876, AND 880 GROSVENOR AVE.

VENTURA DEVELOPMENTS
2-475 Dovercourt Drive
Winnipeg MB
R3Y 1G4
ventura.mb.ca

Dear Land Development Branch Administrator,

Ventura Developments Inc. (the Applicant) on behalf of Grosvenor Holdings Inc. (the Owner), is requesting an extension of time for the subject bylaw (46/2021) that has yet to come into affect.

The bylaw was passed by council on May 27, 2021, and was set to expire on May 27, 2022. In May of 2022 the applicant applied and received an extension of time to complete all requirements for the rezoning to be formalized by Council. The extension was requested and granted on May 27, 2022, to allow the applicant to register caveats and easements on title in favor of Manitoba Hydro and Bell MTS.

The applicant is once again requesting a one-year extension to the rezoning bylaw to allow the applicant to reapply and have approved the variances required to allow the construction of a multi-family dwelling on the property. The specific variance is regarding the minimum lot size requirements for an RMF-L zone. A variance order for was issued on December 01, 2020, and expired two years later December 01, 2022.

The applicant was informed by the Land Development Branch, on May 08, 2023, that the previously approved variance had expired, and therefore needs to reapply and moved forward for reapproval from council. Therefore, the applicant is once again requesting an extension in order to have enough time to reapply for the variances approved by council on December 01, 2020.

Thank you for your consideration on this matter.

Sincerely,

Pascal Toupin-Selinger

Pascal Toupin-Selinger
Director of Multi-Family Development
Ventura Developments Inc.