Minute No. 624
Report – Standing Policy Committee on Property and Development – June 27, 2023

Item No. 11 **Extension of Time – Subdivision and Rezoning –155, 157 and 165 Provencher Boulevard (St. Boniface Ward) File DASZ 8/2021**

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 provide for the enactment of the necessary rezoning by-law under File No. DASZ 8/2021 be extended to June 24, 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 Riel Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On June 19, 2023, the Riel 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 –155, 157 and 165 Provencher Boulevard – File No. DASZ 8/2021

Critical Path: Riel 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 enactment by Council of the necessary rezoning by-law under DASZ 8/2021 expires on June 24, 2023. 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 8/2021 be extended to June 24, 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 June 24, 2024, to enact the required rezoning by-law under DASZ 8/2021 and complete the necessary registrations at the Winnipeg Land Titles Office.

HISTORY/DISCUSSION

On June 24, 2021, Council adopted Item No. 11 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 “RMU PDO-1 Boulevard Provencher” Residential Mixed-Use 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 is set to expire on June 24, 2023.

On May 18, 2023, the Applicant, Verne Reimer Architecture Inc., Attention: Daryl Holloway MAA, 109 – 374 River Avenue, Winnipeg, Manitoba, R3L 0E4 submitted a request for a one (1) 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

OurWinnipeg Goal: City Building

Objective 1: Responsibly plan, prioritize and accommodate growth in areas that best support *Complete Communities* principles, to achieve this Plan's sustainable development goals.

- Facilitate growth and change strategically within Winnipeg's unique Transformative Areas and Established Neighbourhoods, to enhance the ability of the urban environment to contribute towards this Plan's goals.

Objective 2: Integrate resilient land use, transportation and infrastructure planning, and investments.

- Ensure that land use, transportation, and infrastructure planning are aligned to provide the conditions for compact, complete and connected communities, supported by sustainable transportation options and municipal infrastructure capacity.

Objective 3: Facilitate development opportunities that complete established communities, and plan new communities as complete and connected from the outset.

- New and existing communities are complete when they demonstrate: universally designed environments; mixed-income neighbourhoods; a continuum of housing types; multi-modal connections within and to elsewhere in the city; heritage conservation; opportunities for physical activity, social interaction, and access to health food, daily needs, employment, education, recreation, and green infrastructure.

Applicable Policies for Mature Communities

6.1 Sustainable Urban Growth

- The City must accommodate physical development that reflects this Plan's goals, and achieves a continuum of complete and connected communities over the lifecycle of the Plan.

6.6 Intensification Target

- Achieve the intensification target by making development in intensification target areas easier and more desirable and predictable, as directed by *Complete Communities*.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

Strategic Opportunity #4: Facilitate Compact, Complete Development and Increase Density

- **Key Direction 4.1:** Increase strategic infill development that provides access to and capitalizes on existing and planned corridors with frequent transit service.

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

N/A

SUBMITTED BY

Department: Planning, Property and Development
Division: Real Estate and Land Development
Prepared by: M. Hammerberg, Development Applications Coordinator
Date: May 30, 2023
File No: DASZ 8/2021
Attachments: Appendix “A” – DASZ 8/2021 Map
Appendix “B” – Letter Requesting Extension of Time

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APPENDIX "A" – DASZ 8/2021 MAP

Schedule "A" for File No. DASZ 8/2021, Riel Community Committee, dated May 10, 2021

By-Law No.

File No. **DASZ 8/2021**

Explanation

An application for the approval of the plan of subdivision shown outlined below and for a proposed zoning change to By-law No. 200/2006 by rezoning the land located at 155, 157 and 165 Provencher Boulevard from a "C2 PDO-1 BOULEVARD PROVENCHER" COMMERCIAL COMMUNITY DISTRICT to an "RMU PDO-1 BOULEVARD PROVENCHER" RESIDENTIAL MIXED-USE DISTRICT to facilitate the consolidation of land and to allow the construction of a mixed-use building, containing residential dwelling units and commercial uses.

Atlas Sheet No. **Z26**

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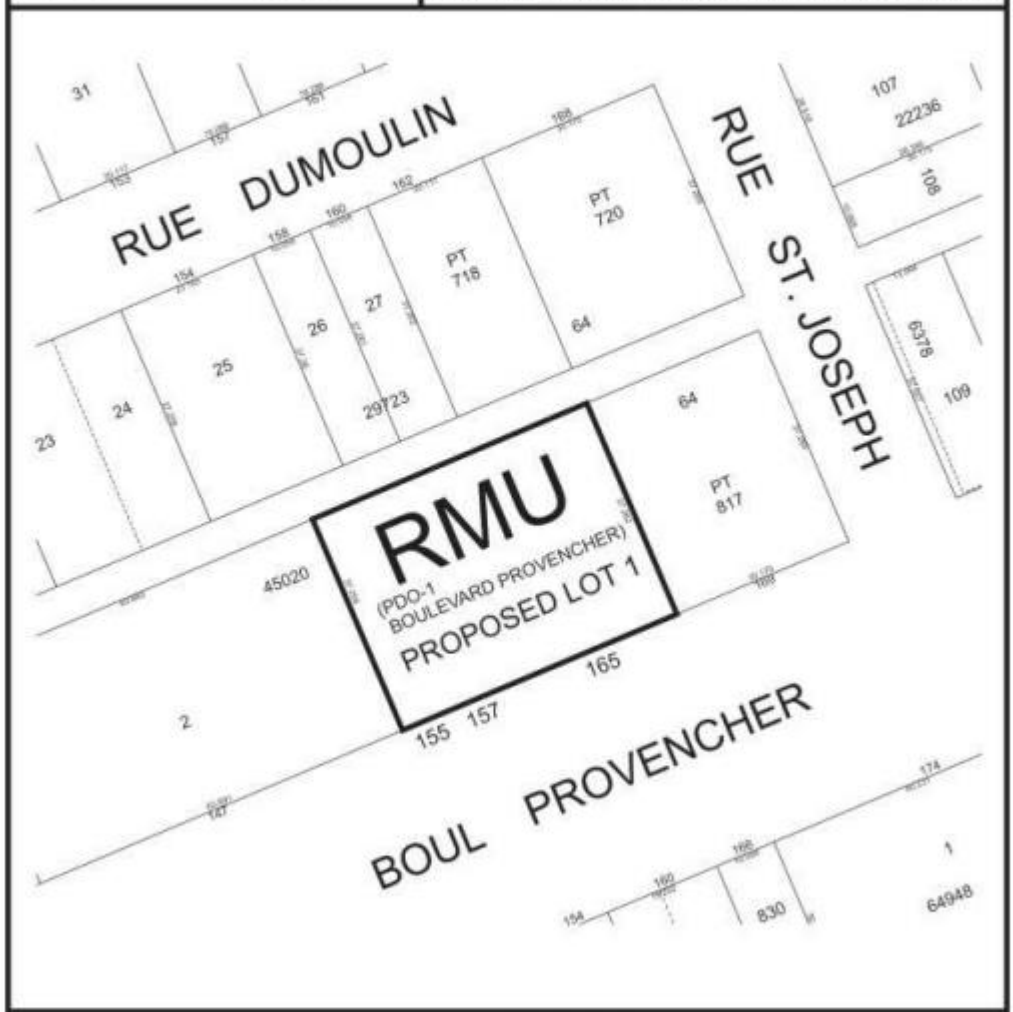
RIEL COMMUNITY



THIRD READING : EFFECTIVE DATE :

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No.

APPENDIX "B" – LETTER REQUESTING EXTENSION OF TIME

Verne Reimer
Architecture
INCORPORATED

May 10th, 2023
VRA File: 2016.01700
Page 1 of 1 pages
Via: Email/DH

City of Winnipeg
Planning, Property and Development Department
65 Garry Street
Winnipeg, Manitoba R3C 4K4

Reference: **DASZ 8-2021**
155, 157 and 165 Provencher Blvd
Winnipeg, Manitoba, Canada

Verne Reimer Architecture (applicant) on behalf of the owners of 155, 157 and 165 Provencher Boulevard request an extension of time of one year for the enactment of the by-law associated with DASZ 8-2021. The plans for the development currently remain unchanged, additional time is required to finalize financing.

Yours truly,

Daryl Holloway MAA
Architect
VERNE REIMER ARCHITECTURE INCORPORATED

Distribution:
Administration, File
Verne Reimer

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