Agenda – Council – January 25, 2024

Report – Standing Policy Committee on Property and Development – January 11, 2024

Item No. 7 Extension of Time – Subdivision and Rezoning – 620 Oxbow Bend Road
(Charleswood-Tuxedo-Westwood Ward)
File DASZ 6/2021

STANDING COMMITTEE RECOMMENDATION:

On January 16, 2024, 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 provide for the enactment of the necessary rezoning by-law under File No. DASZ 6/2021 be extended to December 16, 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 – January 11, 2024

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On January 16, 2024, 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 11, 2024, the Standing Policy Committee on Property and Development concurred in the recommendation of the Assiniboia Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On January 4, 2024, the Assiniboia 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 –620 Oxbow Bend Road – File No. DASZ 6/2021

Critical Path: Assiniboia Community Committee – Standing Policy Committee on Property and Development – Executive Policy Committee – Council

AUTHORIZATION

Author	Department Head	CFO	CAO
A. Savage	N/A	N/A	N/A

EXECUTIVE SUMMARY

The time limit for enactment by Council of the necessary rezoning by-law under DASZ 6/2021 expired on December 16, 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 6/2021 be extended to December 16, 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 December 16, 2024, to enact the required rezoning by-law under DASZ 6/2021 and complete the necessary registrations at the Winnipeg Land Titles Office.

HISTORY/DISCUSSION

On December 16, 2021, Council adopted Item No. 9 of the Standing Policy Committee on Property and Development, Heritage and Downtown Development, dated December 2, 2021, which recommended approval of a subdivision and rezoning to an “R2” Residential Two-Family District under Winnipeg Zoning By-Law 200/2006. See Appendix “A” map attached.

Recommendation 6 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 the plan of subdivision (the “Plan) as prepared by the Manitoba Land Surveyor in accordance with Recommendation 1 is not submitted to the City for preparation of 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 expired on December 16, 2023.

On November 23, 2023, the Applicant, Serhal Consulting Inc., Attention: Daniel Serhal, 47 Highland Creek Road, Winnipeg, Manitoba, R3Y 0E1 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

6.16 Established Neighbourhoods:

Designate Established Neighbourhoods within the Urban Structure, representing lands that will accommodate additional growth in a context-sensitive manner, while promoting the efficient use of land, cost-effective municipal servicing, enhanced housing choice and affordability, and conservation of green infrastructure and heritage resources and districts, as defined in *Complete Communities.*

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

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

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

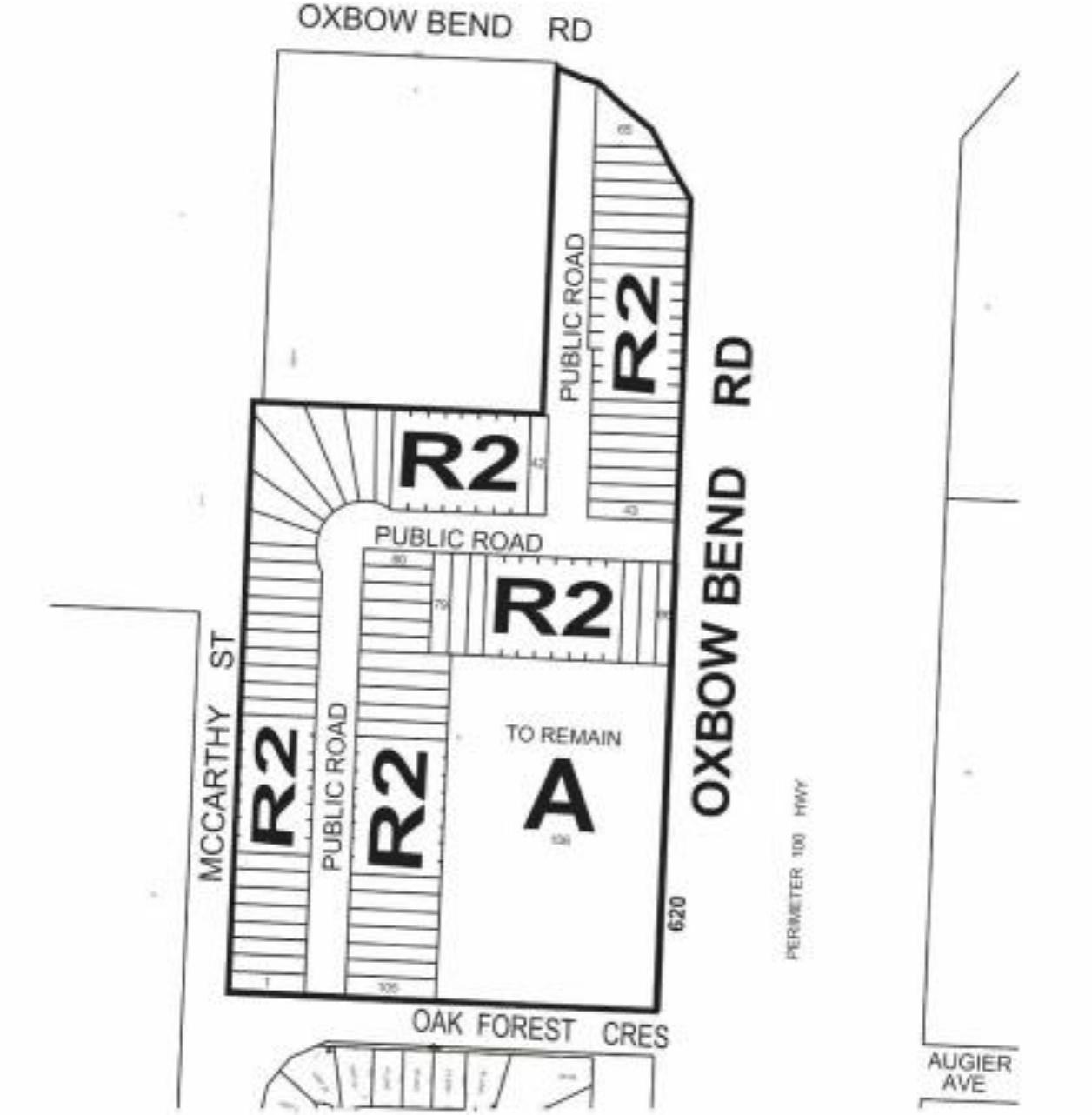
N/A

SUBMITTED BY

Department: Planning, Property and Development
Division: Real Estate and Land Development
Prepared by: M. Hammerberg, Land Development Services Coordinator
Date: December 11, 2023
File No: DASZ 6/2021
Attachments: Appendix “A” – DASZ 6/2021 Map
Appendix “B” – Letter Requesting Extension of Time

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APPENDIX "A" – DASZ 6/2021 MAP



APPENDIX "B" – LETTER REQUESTING EXTENSION OF TIME

November 22, 2023

Attention: To Whom It May Concern
City of Winnipeg
Planning, Property & Development Department
Zoning & Permits Branch
30 Fort Street
Winnipeg, MB R3C 4X7

Re: Letter of Intent – Extension of Time
DASZ 6/2021
Residential Development
620 Oxbow Bend

To Whom It May Concern,

This letter serves to document our continued intention to subdivide out surplus lands from the existing Church property and residential units at 620 Oxbow Bend, as approved by Council in December 2021.

Due to the passage of time in finalizing approvals for the conditions in our application we require a one year extension.

Sincerely,

Daniel Serhal