Agenda – Council – July 18, 2024

Report – Standing Policy Committee on Property and Development – July 4, 2024

Item No. 5 Extension of Time – Subdivision and Rezoning – 874/876/880 Grosvenor Avenue – File No. DASZ 16/2020 (Fort Rouge-East Fort Garry Ward)

STANDING COMMITTEE RECOMMENDATION:

On July 9, 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 satisfy the Coming into Force provisions of By-law No. 46/2021 be extended to May 27, 2025.

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 – July 4, 2024

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On July 9, 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 July 4, 2024, 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 25, 2024, 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
A. Savage	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 expired on May 27, 2024. 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, 2025.

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, 2025, 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.

On July 13, 2023, Council adopted Item No. 9 of the Report of the Standing Policy Committee on Property and Development, dated June 27, 2023, extending the time limit to satisfy the Coming into Force provisions of By-law 46/2021 to May 27, 2024.

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 expired on May 27, 2023.

On May 6, 2024, the Applicant, Ventura Developments Inc., Attention: Tim Comack, 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, 2025 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

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

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

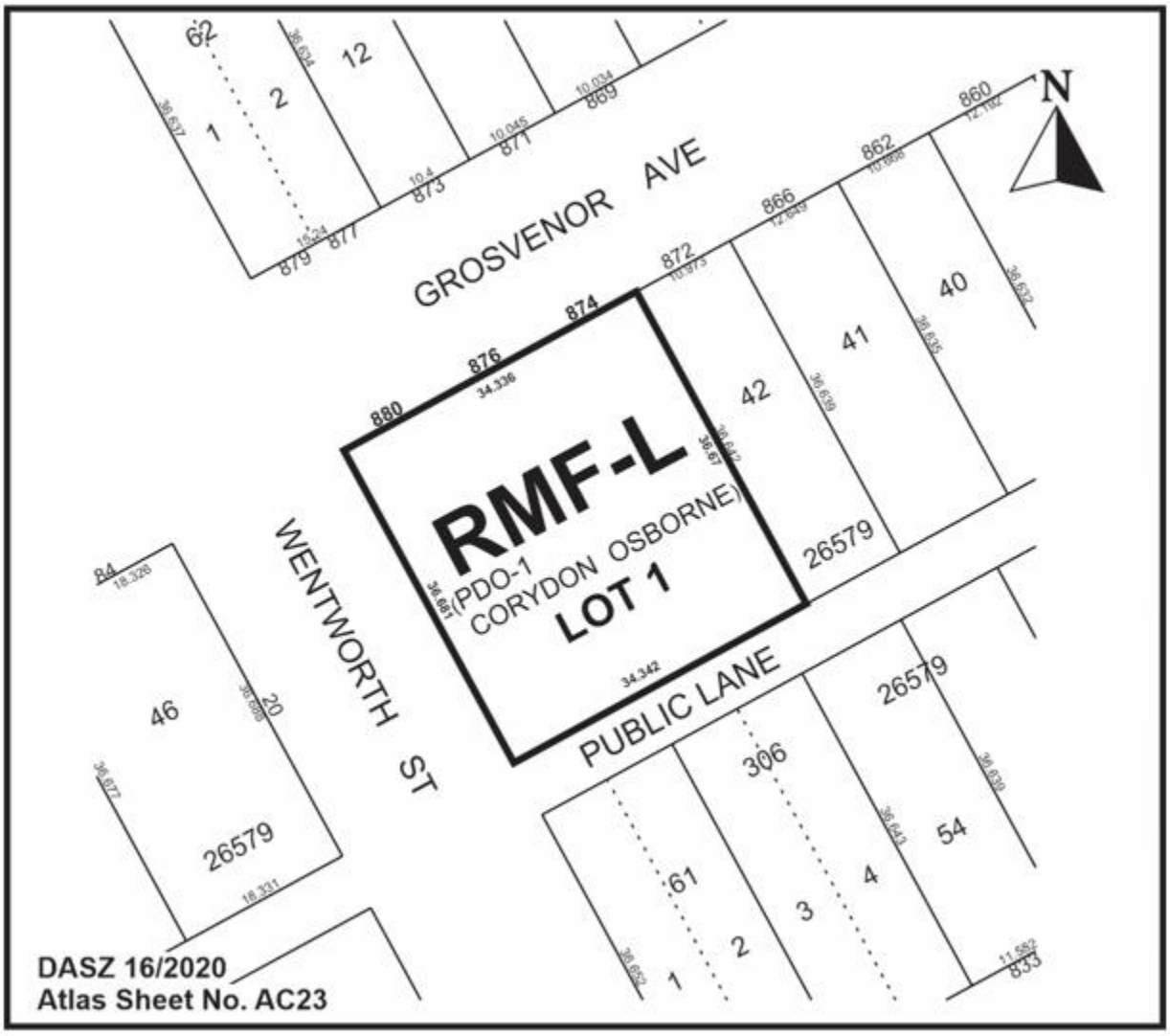
WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

Consideration was given as to whether this report connects to any of the specific Goals and Objectives in the PRS and it was determined that the PRS is not applicable to this specific report.

SUBMITTED BY

Department: Planning, Property and Development
Division: Real Estate and Land Development
Prepared by: M. Hammerberg, Acting Land Development Services Coordinator
Date: May 31, 2024
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

May 6, 2024

City of Winnipeg
Planning Property & Development Department
Zoning & Permits / Real Estate & Land Development Departments
31-30 Fort Street
Winnipeg, MB R3C4X7

Attention: Michelle Hammerberg, Land Development Service Coordinator

Dear Michelle:

RE: CITY OF WINNIPEG – Extension for GROSVENOR APARTMENT HOLDINGS INC.
Vacant Properties located at 874, 876 & 880 Grosvenor Avenue, Winnipeg, MB

We respectfully request an extension to By-law 46/2021 & DASZ 16/2020 for 874, 876 & 880 Grosvenor Avenue in Winnipeg, Manitoba.

We have spent the last year working with the City of Winnipeg to satisfy requirements for the additional 5th floor and in doing so have conducted new shadow studies, new building layouts, new building elevations, new streetscape views, plus additional analysis on the site plan and parking, etc.

The re-analysis of the revised multifamily building was completed April 11, 2024 by Mike Lisowski (Zoning Development Officer). The fees associated with the 5 new variances required have been paid to the City of Winnipeg, totalling $5,124.00 (paid that same week). The file is now proceeding to a public hearing that will take place after the deadline dates for the above referenced files.

Please note, this project was impacted negatively by the Heritage Conservation District, then rapid escalation of costs during the Pandemic, and following that rapid escalation of interest rates. The recent CMHC funding by the Federal Government opens the possibility of establishing a viable project again.

We ask that you extend the coming into force provisions another one year, so we can undertake the public hearing for the new variances and satisfy the city requirements. The City has the mylars, and the $70,000 deposit has been paid to the City to guarantee this project installs a new water line on Wentworth to Grosvenor (to the benefit of the area).

The cheque for $660 plus GST is enclosed to pay the required fee. A status of title is attached for all three properties. We trust this letter satisfies your requirements.

Sincerely,

Grosvenor Apartment Holdings Inc.

PER: Glenda L Sobie

Glenda L. Sobie, C.H.P.
Chief Executive Officer