Agenda – Council – November 21, 2024

Report – Standing Policy Committee on Property and Development – November 8, 2024

Item No. 6 **Extension of Time – Proposed Plan of Subdivision – 2091 Brookside Boulevard**
(Old Kildonan Ward)
File DASSF 519/2022

STANDING COMMITTEE RECOMMENDATION:

On November 13, 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 execution of the Servicing Agreement and the registration of the plan of subdivision, File No. DASSF 519/2022, be extended to September 22, 2025.

2. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

Agenda – Council – November 21, 2024

Report – Standing Policy Committee on Property and Development – November 8, 2024

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On November 13, 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 November 8, 2024, the Standing Policy Committee on Property and Development concurred in the recommendation of the Lord Selkirk-West Kildonan Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On October 29, 2024, the Lord Selkirk-West Kildonan 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 - Proposed Plan of Subdivision - 2091 Brookside Boulevard - File No. DASSF 519/2022

Critical Path: Lord Selkirk-West Kildonan Community Committee - Standing Policy Committee on Property and Development - Executive Policy Committee - Council

AUTHORIZATION

Author	Department Head	CFO	CAO
M. Hammerberg	N/A	N/A	N/A

EXECUTIVE SUMMARY

The time limit for execution of the Servicing Agreement and registration of the plan of subdivision in the Winnipeg Land Titles Office is set to expire on September 22, 2024. The Developer has not been able to satisfy all the conditions prior to expiry and has requested an extension of time to execute the Servicing Agreement and 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 provide for the execution of the Servicing Agreement and the registration of the plan of subdivision, File No. DASSF 519/2022, be extended to September 22, 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, in respect of a DASSF application, where the Public Service recommends that an agreement be required as a condition of approval.

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendation is concurred in, the Developer will be allowed a time extension to September 22, 2025, for execution of the Servicing Agreement and the registration of the plan of subdivision, under File No. DASSF 519/2022.

HISTORY/DISCUSSION

On September 22, 2022, Council adopted Item No. 12 of the Report of the Standing Policy Committee on Property and Development, Heritage and Downtown Development, dated September 8, 2022, which recommended approval of the subdivision under Development Application, File No. DASSF 519/2022. See Appendix "A" map attached.

Recommendations 4 and 5 of the above-referenced report states the following:

4. That the subdivision will come into force when the Servicing Agreement is fully executed and the Plan is registered in the Winnipeg Land Titles Office.

5. That this matter will be deemed to be concluded and all approvals in connection with this matter will expire if the Servicing Agreement is not fully executed and the Plan is not registered in the Winnipeg Land Titles Office in accordance with Recommendation 4 within 2 years from the date of adoption of the report 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 execution of the Servicing Agreement and the registration of the plan of subdivision, File No. DASSF 519/2022, has not taken place and the 2-year period is set to expire on September 22, 2024.

On August 12, 2024, the applicant, Landmark Planning & Design Inc., c/o: Jeff Pratte, 298 Waterfront Drive, Winnipeg, Manitoba, R3B 0G5, submitted an application for an Extension of Time and requested that the time limit for the execution of the Servicing Agreement and the registration of the plan of subdivision in the Winnipeg Land Titles Office, for File No. DASSF 519/2022, be extended to September 22, 2025. 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

OURWINNIPEG 2045 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.

Objective 2:

- Integrate resilient land use, transportation and infrastructure planning, and investments.

Policies:

- **6.31 Employment Lands**: Designate Employment Lands within the Urban Structure, to accommodate forecasted job growth and advance economic development in both the City and region, while mitigating incompatible land-use conflicts, to provide a stable operating environment for businesses, and to promote community health and safety.

- **6.36 Full Range of Municipal Services:** Require a full range of municipal services in urban land use designations, as detailed in Complete Communities, to protect public health and life safety, minimize negative environmental and property impacts, and facilitate planned and orderly development.

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.

- **Key Direction 4.2:** Ensure new areas of growth are designed according to the principles of Complete Communities.

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.

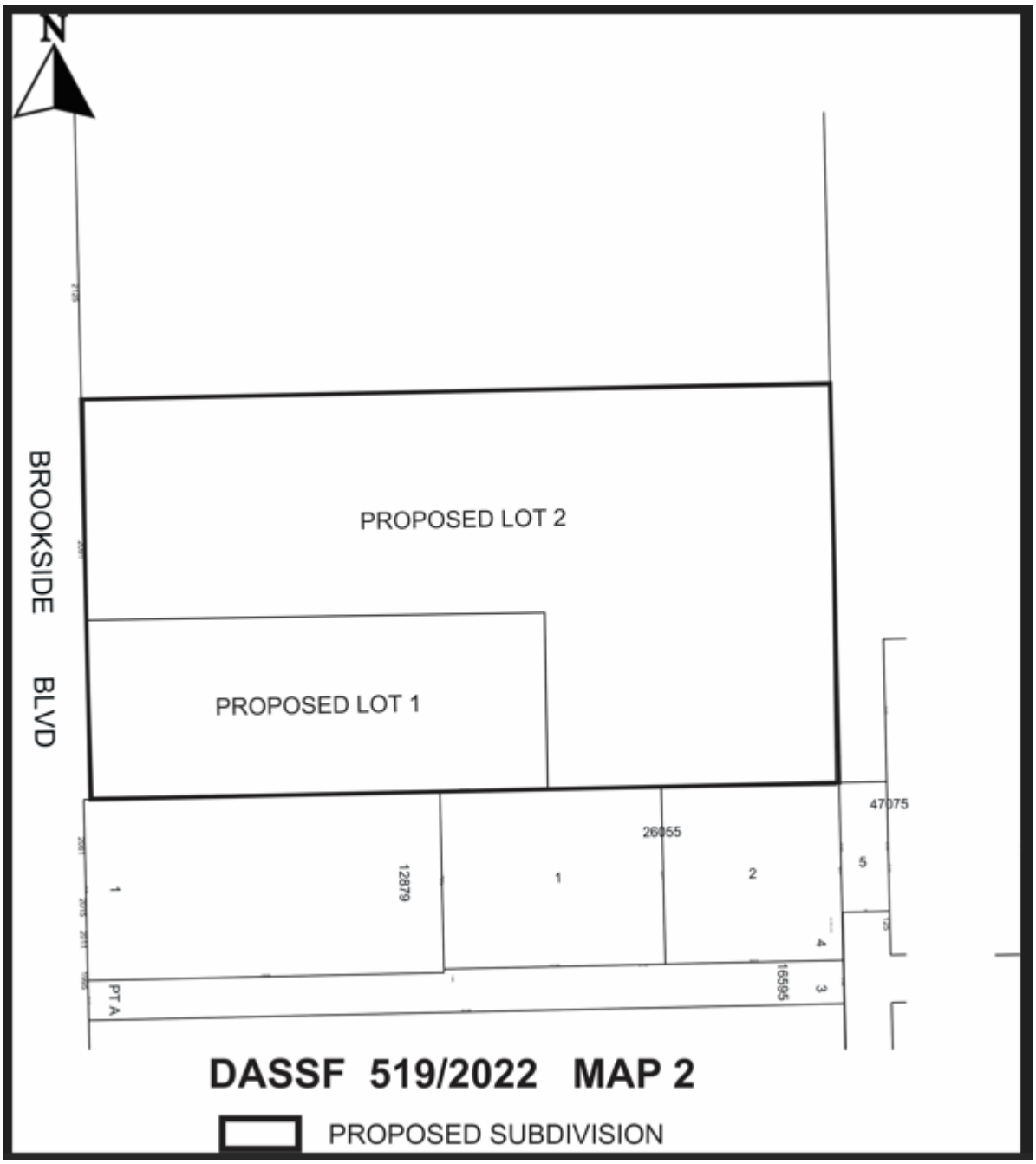
SUBMITTED BY

Department: Planning, Property and Development
Division: Real Estate and Land Development
Prepared by: M. Hammerberg, Acting Land Development Services Coordinator
Date: September 12, 2024
File No: DASSF 519/2022

Attachments:
Appendix “A” – DASSF 519/2022, Proposed Plan of Subdivision
Appendix “B” – Letter Requesting Extension of Time

O:\Reports Directive\Land Development, Geomatics and Land Information Services\Land Development\Extension of Time\Extension of Time Request – DASSF 519-22.docx

APPENDIX "A" – DASSF 519/2022, PROPOSED PLAN OF SUBDIVISION



APPENDIX "B" – LETTER REQUESTING EXTENSION OF TIME

August 12th, 2024
City of Winnipeg – Land Development Branch
Main Floor, 65 Garry St.
Winnipeg, MB,
R3C 4K4

ATTN: **Michele Hammerberg – Development Applications Coordinator**
RE: **Extension of Time Application – DASSF 519/2021 (2091 Brookside Blvd)**

Dear Michele,

Landmark Planning & Design Inc. is hereby filing an "extension of time" application for DASSF 519/2021, which proposed to subdivide a property located at 2091 Brookside Blvd. The file is set to expire on August 22nd, 2024.

We would like to request:

- an extension of one year to complete the servicing agreement and register the plan at LTO.

The property owner is working on fulfilling the conditions of approval, however the engineering component has proven complicated. They are confident they can achieve the requirements, but it has taken longer than anticipated.

As such, we are requesting a 12-month extension of use to proceed with the rezoning.

Application Documentation

We have enclosed each of the following application materials:

- Current Status of Title 3109890/1; and
- Letter of Authorization from 5983208 MANITOBA LTD

If you have any questions or require additional information, please contact the undersigned at 204-453-8008. We thank you for your consideration in this matter, and we look forward to meeting with City of Winnipeg representatives on this file.

Sincerely,

Jeff Pratte RPP, MCIP
LANDMARK PLANNING & DESIGN INC

Landmark
Planning & Design Inc.

298 Waterfront Drive
Winnipeg, Manitoba R3B 0G5
Tel: 204.453.8008
E-mail: info@landmarkplanning.ca