APPENDIX "B" – LETTER REQUESTING EXTENSION OF TIME

JOHN SCOTT WINTRUP
PLANNING & DEVELOPMENT

October 28, 2024

Michele Hammerberg
Development Applications Coordinator
Land Development Branch
City of Winnipeg
Main Floor, 65 Garry Street
Winnipeg MB R3C 4K4

RE: Letter of Intent – NW Intersection King Edward ST & Inkster BLVD
Extension of Time DASZ 44/2016

John Wintrup is the 'Applicant' in making all the development applications on the **SUBJECT LANDS** for the **PROPOSED DEVELOPMENT** as outlined below.

1. SUBJECT LANDS

(a) Municipal Address:	N/A
(b) Location:	NW Corner of Inkster and King Edward
(c) Roll Numbers:	14098649000
(d) CT:	3138028/1
(e) Legal Description:	*Lot 1 Plan 962 exc. Plan 18954 in SE ¼ of 26-11-2 EPM*
(f) Registered Owners:	B & B Developers Inc.
(g) Neighbourhood:	3.327 North Inkster Industrial Neighbourhood
(h) Electoral Ward:	Old Kildonan Ward
(i) Provincial Regs:	*Airport Vicinity Protection Area Regulation 66/2021 [August 12, 2021]*
	Area 2
(j) Development Plan:	*OurWinnipeg 2045 By-law No. 120/2020* [May 26, 2022]
	Complete Communities Direction Strategy By-law No. 119/2020
(k) D. Plan Designation:	Employment Lands
(l) Zoning By-law:	*Winnipeg Zoning By-law 200/2006 [March 1, 2008]*
(m) Zoning District:	A – Agricultural District
(n) Land Area:	+/- 3.5 acres
(o) Lot Configuration:	Corner Lot

(p)	**Land Configuration:**	Rectangle
(q)	**Fronting Street:**	King Edward Street & Inkster Blvd
(r)	**Municipal Services:**	Full municipal services.
(s)	**Current Land-Uses:**	Vacant
(t)	**Proposed Dev'pmnt:**	Port Town Centre – a multi-building, multi-tenant development consistent with the C2 zoning.

2. LOCATION

(1) The subject lands are approximately +/- 3.5 acres located adjacent to the northwest intersection of King Edward ST and Inkster Blvd, south of Haggart Ave and east of Groverdale ST in the North Inkster Industrial neighbourhood of the Old Kildonan Ward.

3. PROPOSED DEVELOPMENT

(1) Port Town Centre – a multi-building, multi-tenant development consistent with C2.

(2) Five (5) buildings will be constructed, along the edges of the property with a common parking area down the spine of the planned area.

(3) Public Works road widenings have been accommodated into the site plan.

(4) Bike rack, earth bins for garbage, landscaping [trees and shrubs], and pedestrian walkways connecting to the public sidewalks will be included in the site plan.

(5) Monument style signage will be included at the front of the property along Inkster.

(6) Driveway access points will include one along King Edward, approximately +270 feet north of Inkster; and two (2) along Inkster approximately 123 feet west of King Edward.

4. NOTES

(1) The lands are currently vacant, zoned **A – Agricultural [Airport Vicinity Protection Area 2 Overlay District]** under *Winnipeg Zoning By-law 200/2006*.

(2) On March 22, 2017, Council approved File DASZ 44/2016 To rezone the land from "A" Agricultural District to "C2" Commercial Community District for the establishment and construction of multi-use commercial buildings subject to the following:

That the applicant enter into, execute and deliver a Zoning Agreement with the City pursuant to Section 240(1) of The City of Winnipeg Charter to include the following conditions:

That for the development of any building or structure, plans shall be submitted showing the location and design of proposed buildings, fencing, landscaping, parking and garbage enclosures to the Lord Selkirk – West Kildonan Community Committee for plan approval prior to the issuance of any building or development permits, and thereafter all to be constructed and maintained to the satisfaction of the Director of Planning, Property and Development.

(3) Public Works required a 6.6 metre road opening along King Edward, a 3.6 metre road opening along Inkster Blvd; and a corner cut at the in the north-west corner of the intersection of Inkster Boulevard and King Edward Street, as determined by and to the satisfaction of the Director of Public Works.

(4) There were no variances sought or granted at the time of the File DASZ 44/2016 that was at the Lord Selkirk – West Kildonan Community Committee meeting on February 13, 2017.

(5) On January 28, 2021 Council approved BY-LAW NO. 5/2021.

(6) On December 16, 2021 Council approved Extension of Time – Subdivision and Rezoning – Northwest Corner of Inkster Boulevard and King Edward Street File DASZ 44/2016 with the Coming into Force provisions of By-law No. 5/2021 be extended to January 28, 2024.

(7) On January 23, 2023 the Lord Selkirk-West Kildonan Community Committee approved the plans for the Northwest Corner of Inkster Blvd and King Edward Street.

(8) On July 3, 2024, the Standing Policy Committee on Public Works considered a non-conforming approaches on Inkster to allow access to the proposed commcerical development and directed the Winnipeg Public Service to:

1. Work with the applicant and report back in 150 days to the Standing Policy Committee on Public Works with a design that provides 1 access onto Inkster Boulevard at the westerly most portion of the applicant's land that includes an acceleration/deceleration lane.

(9) On September 5, 2024, the Lord Selkirk-West Kildonan Community Committee laid over the matter regarding an amendment to the Development Agreement for File No. DASZ 44/2016 until October 29, 2024

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(10) Respectfully requesting for an extension of time to allow the City of Winnipeg time required to consider the requests for vehicle access to Inkster and the Development Agreement Amendment.

5. APPLICATION MATERIAL

Information that is being provided with this Letter of Intent includes:

(1) Letter of Authorization to John Wintrup;

(2) Current Status of Title;

(3) Current Zoning and Lot Configuration;

(4) Legal Description and Title Plot;

(5) Application Fee.

Please do not hesitate to contact me directly if there is any information or materials missing from this application. We respectfully request this matter be advanced and processed in a timely manner.

John Scott Wintrup, *B.A. (Hons), M.Sc.Pl., MCIP, RPP, AICP, CNU-A, LEED® Green Associate™*
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Encl.