Minutes – Council – January 30, 2025

Minute No. 131
Report – Standing Policy Committee on Property and Development – January 13, 2025

Item No. 10 **Extension of Time – Subdivision and Rezoning – 1680 St. Mary's Road, 700 and 730 River Road (St. Norbert - Seine River Ward) File DASZ 28/2014**

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 satisfy the Coming into Force provisions of By-law No. 157/2022 be extended to December 15, 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 – January 13, 2025

DECISION MAKING HISTORY:

Moved by Councillor Duncan,

That the recommendation of the Standing Policy Committee on Property and Development be adopted by consent.

Carried

Councillor Orlikow was absent for the vote on the above motion.

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On January 21, 2025, 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 13, 2025, 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 January 8, 2025, 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 – Proposed Subdivision and Rezoning – 1680 St. Mary's Road, 700 and 730 River Road – File No. DASZ 28/2014

Critical Path: Riel 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 the Coming into Force provisions of By-law No. 157/2022 under File No. DASZ 28/2014 expired on December 15, 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. 157/2022 be extended to December 15, 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 December 15, 2025, to complete the necessary registrations at the Winnipeg Land Titles Office.

HISTORY/DISCUSSION

On January 28, 2015, Council adopted Item No. 5 of the report of the Standing Policy Committee on Property and Development, Heritage and Downtown Development, dated January 13, 2015, which recommended approval of the subject subdivision and rezoning application to an "RMF-M" Residential Multi-Family District under the Winnipeg Zoning By-law 200/2006, as shown on Appendix "A" attached.

On January 25, 2017, Council adopted Item No. 10 of the report of the Standing Policy Committee on Property and Development, Heritage and Downtown Development dated January 17, 2017 which recommended approval of an Extension of Time and that the time limit for enactment of the necessary by-law for DASZ 28/2014 be extended to January 31, 2018.

On January 25, 2018, Council adopted Item No. 6 of the report of the Standing Policy Committee on Property and Development, Heritage and Downtown Development dated January 8, 2018 which recommended approval of a second Extension of Time and that the time limit for enactment of the necessary by-law for DASZ 28/2014 be extended to January 31, 2020.

On January 30, 2020, Council adopted Item No. 1 of the report of the Standing Policy Committee on Property and Development, Heritage and Downtown Development dated January 6, 2020 which recommended approval of a third Extension of Time and that the time limit for enactment of the necessary by-law for DASZ 28/2014 be extended to January 31, 2022.

On February 24, 2022, Council adopted Item No. 7 of the report of the Standing Policy Committee on Property and Development, Heritage and Downtown Development dated February 7, 2022 which recommended approval of a fourth Extension of Time and that the time limit for enactment of the necessary by-law for DASZ 28/2014 be extended to January 31, 2023.

The rezoning By-law No. 157/2022 was enacted by Council on December 15, 2022.

Sections 3 and 4 of By-law No. 157/2022 stipulate the following:

Coming into force

3 This By-law comes into force when the plan of subdivision and the Zoning Agreement are 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 and the Zoning Agreement have 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 January 25, 2024, Council adopted Item No. 5 of the Report of the Standing Policy Committee on Property and Development, dated January 11, 2024, which recommended approval of a fifth extension of time in order to complete the necessary registration of the Plan of Subdivision and the required Zoning Agreement DASZ 28/2014 by caveat in the Winnipeg Land Titles Office.

By-law No. 157/2022 has not come into force by the required registration of the plan of subdivision and the Zoning Agreement and the one (1) year time limit expired on December 15, 2024.

On December 4, 2024, the Developer, Village Canadien Cooperative, Attention: David Gawthrop, Unit 1, 730 River Road, Winnipeg, Manitoba, R2M 5A4, applied for an Extension of Time application and requested that the time limit to satisfy the Coming into Force provisions of By-law No. 157/2022 be extended to December 15, 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

OURWINNIPEG POLICY ALIGNMENT

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

- The *Complete Communities Direction Strategy 2.0* (*CCDS 2.0*) is a citywide secondary plan that guides growth, development, and land use in the city of Winnipeg.
- The subject property is located in an "Established Neighbourhood – Recent Community" in Complete Communities' Urban Structure map. Established Neighbourhoods will accommodate contextually sensitive growth and change to increase the diversity of housing choices, improve housing affordability, and more efficiently use land, infrastructure and services.
- With regard to this proposal, the key policies guiding the development of Established Neighbourhoods include:

- ***Goal 1:*** *Encourage compatible residential development within Established Neighbourhoods to build more Complete Communities and align with the City's residential intensification target.*
    - *Encourage residential development that positively contributes to neighbourhood character while expanding housing options for residents in a manner that is sensitive and complementary to existing development*
    - *Increase the population within Established Neighbourhoods to contribute to the physical renewal and revitalization of older neighbourhoods.*
    - *Mid-rise residential uses will generally be accommodated on arterial roads where compatible with adjacent land uses and where they can be conveniently served by transit and local commercial amenities, and in consideration of the factors listed in Policy section 1.6.*

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

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, Land Development Service Coordinator
Date: December 10, 2024
File No: DASZ 28/2014

Attachments: Appendix "A" – DASZ 28/2014 Map
Appendix "B" – Letter Requesting Extension of Time

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