Agenda – Executive Policy Committee – March 18, 2025

Report – Standing Policy Committee on Property and Development – March 6, 2025

Item No. 8 **Extension of Time – Subdivision and Rezoning – 1022 and 1038 Pembina Highway, 966 and 968 Merriam Boulevard and a Portion of the Public Lane Being Closed under File No. DAC 8/2021 (Fort Rouge-East Fort Garry Ward) File DASZ 53/2021**

STANDING COMMITTEE RECOMMENDATION:

On March 6, 2025, the Standing Policy Committee on Property and Development concurred in the recommendation of the City Centre Community Committee and submitted the following to Council:

1. That the time limit to satisfy the Coming into Force provisions of By-law No. 71/2022 be extended to February 23, 2026.

2. That in the event By-law No. 71/2022 does not come into force by February 23, 2026, this matter shall be deemed concluded, shall not be proceeded with, and that no further extension shall be granted.

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

Agenda – Executive Policy Committee – March 18, 2025

Report – Standing Policy Committee on Property and Development – March 6, 2025

DECISION MAKING HISTORY:

STANDING COMMITTEE RECOMMENDATION:

On March 6, 2025, 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 February 24, 2025, 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 – 1022 and 1038 Pembina Highway, 966 and 968 Merriam Boulevard and a portion of the Public Lane being closed under File No. DAC 8/2021– File No. DASZ 53/2021

Critical Path: City Centre 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. 71/2022 under File No. DASZ 53/2021 is set to expire on February 23, 2025. 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. 71/2022 be extended to February 23, 2026.

2. That in the event By-law No. 71/2022 does not come into force by February 23, 2026, this matter shall be deemed concluded, shall not be proceeded with, and that no further extension shall be granted.

3. 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 February 23, 2026, to complete the necessary registrations at the Winnipeg Land Titles Office.

HISTORY/DISCUSSION

On April 28, 2022, Council adopted Item No. 8 of the Standing Policy Committee on Property and Development, Heritage and Downtown Development dated April 5, 2022, which recommended approval of a subdivision and rezoning to an "RMU" Residential Mixed-Use District under Winnipeg Zoning By-Law 200/2006. See Appendix "A" map attached.

The rezoning By-law No. 71/2022 was enacted by Council on February 23, 2023.

Sections 3 and 4 of By-law No. 71/2022 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 April 25, 2024, Council adopted Item No. 9 of the Report of the Standing Policy Committee on Property and Development, dated April 11, 2024, extending the time limit to satisfy the Coming into Force provisions of By-law 71/2022 to February 23, 2025.

By-law No. 71/2022 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 is set to expire on February 23, 2025.

On January 10, 2025, Thompson Dorfman Sweatman LLP, c/o Nicholas E. Woelcke, 1700-242 Hargrave Street, Winnipeg, Manitoba, R3C 0V1, applied for a second Extension of Time application and requested that the time limit to satisfy the Coming into Force provisions of By-law No. 71/2022 be extended to February 23, 2026, 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 but does not support the granting of extensions beyond February 23, 2026.

FINANCIAL IMPACT

N/A

CONSULTATION

N/A

OUR WINNIPEG POLICY ALIGNMENT

City Building Direction 3: Promote compact urban form and manage the extension of municipal services for new growth.

- *The continued infill development of this Mature Community will make use of existing municipal infrastructure and promote the development of compact urban form.*

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

Strategic opportunity 4: Facilitate Compact, Complete Development and Increase Density

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 Poverty Reduction Strategy (PRS), as well as the corresponding 2021-2023 Implementation Plan, and it was determined that the Strategy 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 Services Coordinator
Date: February 12, 2025
File No: DASZ 53/2021
Attachments: Appendix “A” – DASZ 53/2021 Map
Appendix “B” – Letter Requesting Extension of Time

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