Agenda – Council – May 2, 2025

Report – Standing Policy Committee on Property and Development – April 16, 2025

Item No. 3 Extension of Time – Subdivision and Rezoning – 175-179 Stadacona Street, 335 Tweed Avenue (Elmwood-East Kildonan Ward) File DASZ 12/2023

STANDING COMMITTEE RECOMMENDATION:

On April 22, 2025, 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. 90/2023 be extended to March 21, 2026.

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 – April 16, 2025

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On April 22, 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 April 16, 2025, the Standing Policy Committee on Property and Development concurred in the recommendation of the East Kildonan-Transcona Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On April 8, 2025, the East Kildonan-Transcona Community Committee concurred in the recommendation of the Winnipeg Public Service and forwarded the matter to the Standing Policy Committee on Property and Development.

Ben McGillivary submitted a communication in support of the matter.

ADMINISTRATIVE REPORT

Title: Extension of Time – Subdivision and Rezoning – 175-179 Stadacona Street, 335 Tweed Avenue – File No. DASZ 12/2023

Critical Path: East Kildonan-Transcona Community Committee – Standing Policy Committee on Property and Development – Executive Policy Committee – Council

AUTHORIZATION

Author	Department Head	CFO	CAO
B. Martinson	N/A	N/A	N/A

EXECUTIVE SUMMARY

The time limit for the Coming into Force provisions of By-law No. 90/2023 under File No. DASZ 12/2023 is set to expire on March 21, 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. 90/2023 be extended to March 21, 2026.

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 March 21, 2026, to complete the necessary registrations at the Winnipeg Land Titles Office.

HISTORY/DISCUSSION

On September 29, 2023, Council adopted Item No. 15 of the Executive Policy Committee dated September 21, 2023, which recommended approval of a subdivision and rezoning to a “C3” Commercial Corridor District under Winnipeg Zoning By-Law 200/2006. See Appendix “A” map attached.

The rezoning By-law No. 90/2023 was enacted by Council on March 21, 2024.

Sections 3 and 4 of By-law No. 90/2023 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.

By-law No. 90/2023 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 March 21, 2025.

On March 12, 2025, WSP Canada Inc., c/o David Paton, 1600 Buffalo Place, Winnipeg, Manitoba, R3T 6B8, applied for an Extension of Time application and requested that the time limit to satisfy the Coming into Force provisions of By-law No. 90/2023 be extended to March 21, 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 and circumstances leading to the original approval remain unchanged.

FINANCIAL IMPACT

N/A

CONSULTATION

N/A

OUR WINNIPEG POLICY ALIGNMENT

Our Winnipeg 2045 Development Plan:

City Building

> **6.16 Established Neighbourhoods**: Designate Established Neighbourhoods within the Urban Structure, representing lands that will accommodate additional growth in a context-sensitive manner, while promoting the efficient use of land, cost-effective municipal servicing, enhanced housing choice and affordability, and conservation of green infrastructure and heritage resources and districts, as defined in Complete Communities.
> .

The conversion of this existing, vacant commercial building into a commercial use does align with Established Neighbourhood objectives in that it will make use efficient use of land and infrastructure and proposed site improvements will result in context sensitive development.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

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

- **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 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: B. Martinson, Development Applications Coordinator
Date: March 28, 2025
File No: DASZ 12/2023
Attachments: Appendix “A” – DASZ 12/2023 Map
Appendix “B” – Letter Requesting Extension of Time

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