Agenda – Executive Policy Committee – September 16, 2025

Report – Standing Policy Committee on Property and Development – September 12, 2025

Moved by Councillor

That Rule 10(3) of The Procedure By-law No. 50/2007 be suspended in order that the following item, which was received less than four business days preceding the committee meeting, be considered by Committee.

Item No. 10 Extension of Time – Proposed Plan of Subdivision – 2091 Brookside Boulevard (Old Kildonan Ward) File DASSF 519/2022

STANDING COMMITTEE RECOMMENDATION:

On September 12, 2025, the Standing Policy Committee on Property and Development concurred in the recommendation of the Lord Selkirk-West Kildonan Community Committee 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, 2026.

2. 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 – September 16, 2025

Report – Standing Policy Committee on Property and Development – September 12, 2025

DECISION MAKING HISTORY:

STANDING COMMITTEE RECOMMENDATION:

On September 12, 2025, 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 September 3, 2025, 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
B. Martinson	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, 2025. 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, 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, 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, 2026, 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.

On November 21, 2024, Council adopted Item No. 29 of the Report of the Standing Policy Committee on Property and Development, dated November 8, 2024, extending the time limit to satisfy the provisions for the execution of the Servicing Agreement and registration of the plan of subdivision to September 22, 2025.

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 1-year time limit is set to expire on September 22, 2025.

On July 22, 2025, the applicant, Landmark Planning & Design Inc., c/o: Brennan Johnson, 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, 2026. 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: B. Martinson, Land Development Services Coordinator
Date: August 14, 2025
File No: DASSF 519/2022

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