Agenda – Council – September 25, 2025

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

Item No. 9 Extension of Time – Subdivision – 329 McIvor Avenue (North Kildonan Ward) File DAS 9/2023

STANDING COMMITTEE RECOMMENDATION:

On September 16, 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 provide for the enactment of the necessary rezoning by-law under File No. DAS 9/2023 be extended to September 29. 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 – September 12, 2025

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On September 16, 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 September 12, 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 September 2, 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.

ADMINISTRATIVE REPORT

Title: Extension of Time – Subdivision – 329 McIvor Avenue – File No. DAS 9/2023

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 enactment by Council of the necessary rezoning by-law under DAS 9/2023 expires on September 29, 2025. The Developer has requested an extension of time in order to enact the rezoning by-law.

The Winnipeg Public Service has no objection to this request.

RECOMMENDATIONS

1. That the time limit to provide for the enactment of the necessary rezoning by-law under File No. DAS 9/2023 be extended to September 29. 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 Developer will be allowed an extension of time to September 29, 2026, to enact the required rezoning by-law under DAS 9/2023 and complete the necessary registrations at the Winnipeg Land Titles Office.

HISTORY/DISCUSSION

On July 13, 2023, Council adopted Item No. 14 of the Report of the Standing Policy Committee on Property and Development, dated June 27, 2023, which recommended approval of a plan of subdivision under Winnipeg Zoning By-Law 200/2006, in accordance with Schedule “C”. See Appendix “A” attached. Subdivision By-law 83/2023 received first reading by Council on September 29, 2023.

Recommendation 6. of the above-referenced report states:

“That Development Application No. DAS 9/2023 will be deemed to be concluded and all approvals in connection with same will expire if the developer has not submitted the Plan and paid all associated ancillary fees (the “Fees”) within 2 years following the date on which Council gives first reading to the By-law, unless the developer applies for an extension of time before the expiration of that 2 year period and Council approves the extension.”

The necessary by-law has not been enacted and the two 2-year period is set to expire on September 29, 2025.

On July 11, 2025, McGowan Russell Group Inc., c/o Jackie Wilke, 825 St. Joseph Street, Winnipeg, Manitoba, R2H 3A8 submitted a request for a one (1) year extension of time to satisfy the necessary by-law enactment requirements and complete the necessary registrations at the Winnipeg Land Titles Office. 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 2045 POLICY ALIGNMENT

The subdivision complies with the intent of the policies in the Complete Communities 2.0 promoting contextually compatible infill development to maximize the use of existing infrastructure.

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 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 13, 2025
File No:	DAS 9/2023
Attachments:	Appendix “A” – DAS 9/2023 Map
	Appendix “B” – Letter Requesting Extension of Time

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