Agenda – Council – January 29, 2026

Report – Standing Policy Committee on Property and Development – January 13, 2026

Item No. 7 Extension of Time – Rezoning – Kenaston Snow Dump South of 1301 Kenaston Boulevard and West of CPR Rail Line)
(Charleswood-Tuxedo-Westwood Ward)
File DAZ 210/2022

STANDING COMMITTEE RECOMMENDATION:

On January 20, 2026, 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. DAZ 210/2022 be extended to December 23, 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 – January 13, 2026

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On January 20, 2026, 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, 2026, the Standing Policy Committee on Property and Development concurred in the recommendation of the Assiniboia Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On January 6, 2026, the Assiniboia 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 – Rezoning – Kenaston Snow Dump (located south of 1301 Kenaston Boulevard and west of Canadian Pacific Railway rail line) – File No. DAZ 210/2022

Critical Path: Assiniboia 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 DAZ 210/2022 will expire on March 23, 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. DAZ 210/2022 be extended to December 23, 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 December 23, 2026, to enact the required rezoning by-law under DAZ 210/2022 and complete the necessary registrations at the Winnipeg Land Titles Office.

HISTORY/DISCUSSION

On February 23, 2023, Council adopted Item No. 9 of the Report of the Standing Policy Committee on Property and Development, dated February 2, 2023, which recommended approval of a rezoning to an “MMU” Manufacturing Mixed Use District under Winnipeg Zoning By-Law 200/2006. See Appendix “A” attached. Rezoning By-law 40/2023 received first reading by Council on March 23, 2023.

Recommendation 5. of the above-referenced report states:

"That the matter will be deemed to be concluded and all approvals in connection with this matter will expire if the Fees are not paid within 2 years after the By-law has been given first reading unless the Developer applies for an extension of time before the expiration of the 2-year period and Council approves the extension."

On March 27, 2025, Council adopted Item No. 6 of the Report of the Standing Policy Committee on Property and Development, dated March 6, 2025, extending the time limit to satisfy the enactment of the necessary rezoning by-law under File No. DAZ 210/2022 to December 23, 2025.

On October 31, 2025, The City of Winnipeg, c/o Jess Kuczera, 2nd Floor, 65 Garry Street, Winnipeg, Manitoba, R3C 4K4 submitted a request for a nine (9) month 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

Key policies applicable to the proposed development include:

01-1 City Building

Major Redevelopment Sites

• Areas that once thrived under particular land uses in the past may not be needed for those purposes today. Some of these underused sites have significant strategic value,

since they can capitalize on existing infrastructure through intensification. These Major Redevelopment Sites are either located within or adjacent to existing communities, and this proximity makes them highly valuable. While in many cases, there are challenges to their redevelopment, such as the potential requirement for infrastructure upgrades, fractured land ownership and possible contamination, Major Redevelopment Sites present large-scale opportunities to enhance Winnipeg's urban fabric by repurposing obsolete land uses as new developments.

• Key Direction > Major Redevelopment Sites will provide transformative opportunities for the development of complete communities with significant residential and employment densities and attractive urban design, capitalizing on vacant or underutilized sites within the existing urban fabric.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

Consideration was given as to whether this report connects to any of the specific Goals and Objectives in the Winnipeg Climate Action Plan and it was determined that the Climate Action Plan is not applicable to this specific report.

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: December 9, 2025
File No: DAZ 210/2022
Attachments: Appendix "A" – DAZ 210/2022 Map
Appendix "B" – Letter Requesting Extension of Time