Agenda – Standing Policy Committee on Property and Development – May 6, 2026

REPORTS

Item No. 12 Extension of Time – Plan of Subdivision and Rezoning – Land located on the South Side of Court Avenue, East of Pipeline Road File DASZ 19/2024

COMMUNITY COMMITTEE RECOMMENDATION:

On April 27, 2026, the Lord Selkirk-West Kildonan Community Committee concurred in the recommendation of the Winnipeg Public Service and recommended to the Standing Policy Committee on Property and Development:

1. That the time limit to provide for the enactment of the necessary rezoning by-law under File No. DASZ 19/2024 be extended to July 18, 2027.

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

DECISION MAKING HISTORY:

COMMUNITY COMMITTEE RECOMMENDATION:

On April 27, 2026, 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.

On April 9, 2026, the Lord Selkirk-West Kildonan Community Committee laid the matter over to its meeting on April 27, 2026.

ADMINISTRATIVE REPORT

Title: Extension of Time – Plan of Subdivision and Rezoning – Land located on the South Side of Court Avenue, East of Pipeline Road – File No. DASZ 19/2024

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 enactment by Council of the necessary rezoning by-law under DASZ 19/2024 expires on July 18, 2026. 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. DASZ 19/2024 be extended to July 18, 2027.

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 July 18, 2027, to enact the required rezoning by-law under DASZ 19/2024 and complete the necessary registrations at the Winnipeg Land Titles Office.

HISTORY/DISCUSSION

On July 18, 2024, Council adopted Item No. 16 of the Report of the Standing Policy Committee on Property and Development, dated July 4, 2024, which recommended approval of a plan of subdivision and rezoning to an “RMF-M” Residential Multi-Family (Medium) District under Winnipeg Zoning By-Law 200/2006, in accordance with Schedule “C”. See Appendix “A” attached. Rezoning By-law 108/2024 received first reading by Council on September 26, 2024.

Recommendation 8. of the above-referenced report states:

"That Development Application No. DASZ 19/2024 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 July 18, 2026.

On March 4, 2026, Landmark Planning & Design Inc., c/o Brennan Johnson, 298 Waterfront Drive, Winnipeg, Manitoba, R3B 0G5, 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

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. Facilitate growth and change strategically within Winnipeg’s unique Transformative Areas and Established Neighbourhoods.

01-1a OurWinnipeg Approach to City Building: Promote compact urban form and manage the extension of municipal services for new growth. Support new developments that are

contiguous with existing developments to minimize the spatial use of land and the extension of services.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

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

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: March 9, 2026
File No: DASZ 19/2024
Attachments: Appendix “A” – DASZ 19/2024 Map
Appendix “B” – Letter Requesting Extension of Time

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