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

REPORTS

Item No. 14 Extension of Time – Rezoning – Southeast Corner of Molson Street and Concordia Avenue (Elmwood-East Kildonan Ward) File DAZ 222/2022

COMMUNITY COMMITTEE RECOMMENDATION:

On April 24, 2026, the East Kildonan-Transcona 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 satisfy the Coming into Force provisions of By-law No. 28/2023 be extended to June 22, 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 24, 2026, 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 – Rezoning – Southeast Corner of Molson Street and Concordia Avenue – File No. DAZ 222/2022

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. 28/2023 under File No. DAZ 222/2022 will expire on June 22, 2026. The Developer has not been able to satisfy all of the conditions prior to expiry and has requested a third extension of time in order 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. 28/2023 be extended to June 22, 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 recommendation is concurred in, the Developer will be allowed a time extension to June 22, 2027, to complete the necessary registrations at the Winnipeg Land Titles Office.

HISTORY/DISCUSSION

On February 23, 2023, Council adopted Item No.5 of the Report of the Executive Policy Committee dated February 14, 2023 which recommended approval of a rezoning to an "RMU" Residential Mixed Use District under Winnipeg Zoning By-Law 200/2006. See Appendix "A" map attached.

The rezoning by-law was enacted by Council on June 22, 2023. Sections 2 and 3 of By-law No. 99/2023 stipulate the following:

Coming into force
2 This By-law comes into force when the Zoning Agreement is registered at the Winnipeg Land Titles Office.

Extensions of time
3(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 Zoning Agreement has not been registered at the Winnipeg Land Titles Office; and

(b) the owner has not applied for an extension of time.

3(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.

On July 18, 2024, Council adopted Item No. 8 of the Report of the Standing Policy Committee on Property and Development, dated July 4, 2024, extending the time limit to satisfy the Coming into Force provisions of By-law 28/2023 to June 22, 2025.

On July 17, 2025, Council adopted Item No. 10 of the Report of the Standing Policy Committee on Property and Development, dated July 4, 2025, extending the time limit to satisfy the Coming into Force provisions of By-law 28/2023 to June 22, 2026.

By-law No. 28/2023 has not come into force by the required registration of the Zoning Agreement and the one (1) year time limit will expire on June 22, 2026.

On April 9, 2026, the Applicant, Raymond S.C. Wan Architect, c/o Raymond Wan, 50 Willow Avenue, Winnipeg, Manitoba, R3G 0G8, applied for an Extension of Time application and requested that the time limit to satisfy the Coming into Force provisions of By-law No. 28/2023 be extended to June 22, 2027 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 as circumstances leading to the original approval remain unchanged.

FINANCIAL IMPACT

N/A

CONSULTATION

N/A

OUR WINNIPEG POLICY ALIGNMENT

The proposal mixed use commercial/residential development is consistent with the policies guiding development within an *Established Neighbourhood* within the Urban Structure under the *Complete Communities Direction Strategy 2.0*.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

Consideration was given as to whether this report connects to any of the Strategic Opportunities and Key Directions in the Climate Action Plan and it was determined that the 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 Poverty Reduction Strategy (PRS), as well as the corresponding 2024-2027 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, Land Development Services Coordinator
Date: April 13, 2026
File No: DAZ 222/2022

Attachments: Appendix “A” – DAZ 222/2022 Map
Appendix “B” – Letter Requesting Extension of Time