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

REPORTS

Item No. 17 Extension of Time – Proposed Subdivision and Rezoning – Lots 2 and 3, Plan 45753, Peguis Street and Reenders Drive (Transcona Ward) File DASZ 33/2013

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. 27/2017 be extended to April 26, 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 – Proposed Subdivision and Rezoning – Lots 2 and 3, Plan 45753, Peguis Street and Reenders Drive – File No. DASZ 33/2013

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. 27/2017 under File No. DASZ 33/2013 are set to expire on April 26, 2026. The Developer has not been able to satisfy all of the conditions prior to expiry and has requested a twelfth 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. 27/2017 be extended to April 26, 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 April 26, 2027, to complete the necessary registrations at the Winnipeg Land Titles Office.

HISTORY/DISCUSSION

On December 11, 2013, Council adopted Item No. 2 of the Report of the Standing Policy Committee on Property and Development, Heritage and Downtown Development, dated December 3, 2013, which recommended approval of a subdivision and rezoning to a "C4" Commercial Regional District under Winnipeg Zoning By-Law 200/2006. See Appendix "A" map attached.

Recommendation 5 contained in the report stipulates:

> "That in the event the matter is not proceeded with expeditiously and the by-law is not passed within two years after adoption of the report by Council, the matter shall be deemed to be concluded and shall not be proceeded with unless an extension of time is applied for prior to the expiry of the two-year period and Council approves the extension."

The necessary by-law was not passed and the two-year period was due to expire on December 11, 2015.

On February 24, 2016, Council adopted Item No. 12 of the Report of the Standing Policy Committee on Property and Development, Heritage and Downtown Development, dated February 16, 2016, which recommended approval of an extension of time for the enactment of the necessary rezoning by-law be extended to September 30, 2016.

On November 16, 2016, Council adopted Item No. 14 of the Report of the Standing Policy Committee on Property and Development, Heritage and Downtown Development, dated November 8, 2016, which recommended approval of an extension of time for the enactment of the necessary rezoning by-law be extended to December 30, 2016.

On March 22, 2017, Council adopted Item No. 7 of the Report of the Standing Policy Committee on Property and Development, Heritage and Downtown Development, dated March 7, 2017, which recommended approval of an extension of time for the enactment of the necessary rezoning by-law be extended to April 28, 2017.

On April 26, 2017, By-law No. 27/2017 was enacted by Council. Section 3 of By-law No. 27/2017 stipulated the following:

Coming into force

3(1) Section 1 comes into force when The City of Winnipeg executes the Development Agreement referred to in that section, which execution notwithstanding passage of this By-law shall remain in the absolute discretion of City Council.

3(2) Section 2 comes into force when the plan of subdivision is registered in the Winnipeg Land Titles Office and Zoning Agreement DASZ 33/2013 is registered in the Winnipeg Land Titles Office by caveat against the subject land within one year from the date this By-law is passed, failing which this By-law will expire unless an extension of time is applied for prior to expiry, Council approves the extension, and the caveat is registered before the extended date.

On July 19, 2018, Council adopted Item No. 17 of the Report of the Standing Policy Committee on Property and Development, Heritage and Downtown Development, dated June 25, 2018, which recommended approval of a fourth extension of time in order to complete the necessary registration of the Plan of Subdivision and the required Zoning Agreement DASZ 33/2013 by caveat in the Winnipeg Land Titles Office.

On July 18, 2019, Council adopted item No. 9 of the Report of the Standing Policy Committee on Property and Development, Heritage and Downtown Development, dated June 24, 2019, which recommended approval of a fifth extension of time in order to complete the necessary registration of the Plan of Subdivision and the required Zoning Agreement DASZ 33/2013 by caveat in the Winnipeg Land Titles Office.

On May 29, 2020, Council adopted item No. 12 of the Report of the Standing Policy Committee on Property and Development, Heritage and Downtown Development, dated May 21, 2020, which recommended approval of a sixth extension of time in order to complete the necessary registration of the Plan of Subdivision and the required Zoning Agreement DASZ 33/2013 by caveat in the Winnipeg Land Titles Office.

On June 24, 2021, Council adopted item No. 15 of the Report of the Standing Policy Committee on Property and Development, Heritage and Downtown Development, dated June 8, 2021, which recommended approval of a seventh extension of time in order to complete the necessary registration of the Plan of Subdivision and the required Zoning Agreement DASZ 33/2013 by caveat in the Winnipeg Land Titles Office.

On June 23, 2022, Council adopted item No. 5 of the Report of the Standing Policy Committee on Property and Development, Heritage and Downtown Development, dated June 8, 2021, which recommended approval of an eighth extension of time in order to complete the necessary registration of the Plan of Subdivision and the required Zoning Agreement DASZ 33/2013 by caveat in the Winnipeg Land Titles Office.

On June 23, 2023, Council adopted item No. 13 of the Report of the Standing Policy Committee on Property and Development, dated June 1, 2023, which recommended approval of the ninth extension of time in order to complete the necessary registration of the Plan of Subdivision and the required Zoning Agreement DASZ 33/2013 by caveat in the Winnipeg Land Titles Office.

On June 27, 2024, Council adopted item No. 10 of the Report of the Standing Policy Committee on Property and Development, dated June 4, 2024, which recommended approval of the tenth extension of time in order to complete the necessary registration of the Plan of Subdivision and the required Zoning Agreement DASZ 33/2013 by caveat in the Winnipeg Land Titles Office.

On June 26, 2025, Council adopted item No. 4 of the Report of the Standing Policy Committee on Property and Development, dated June 11, 2025, which recommended approval of the eleventh extension of time in order to complete the necessary registration of the Plan of Subdivision and the required Zoning Agreement DASZ 33/2013 by caveat in the Winnipeg Land Titles Office.

By-law No. 27/2017 has not come into force by the required registration of the Plan of Subdivision and the Zoning Agreement, and the current time limit is set to expire on April 26, 2026.

On April 8, 2026, the applicant, Shindico Realty Inc., c/o Justin Zarnowski, 200 – 1355 Taylor Avenue, Winnipeg, Manitoba, R3M 3Y9, on behalf of the Developer, 2514109 Manitoba Limited, applied for an Extension of Time application and requested that the time limit to satisfy the Coming into Force provisions of By-law No. 27/2017 be extended to April 26, 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 and circumstances leading to the original approval remain unchanged.

FINANCIAL IMPACT

N/A

CONSULTATION

N/A

OUR WINNIPEG POLICY ALIGNMENT

OurWinnipeg designates the Transcona West area as a "Recent Community" and a "Regional Mixed Use Centre". The Transcona West Area Structure Plan designates the subject property as "Proposed Commercial" which permits a variety of retail, commercial, office, and institutional uses, including regional commercial uses. The proposed rezoning under application DASZ 33/2013 to "C4" Commercial Regional District aligns with OurWinnipeg, the Transcona West Area Structure Plan and Complete Communities and has been supported by the Winnipeg Public Service.

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: DASZ 33/2013
Attachments: Appendix “A” – DASZ 33/2013 Map
Appendix “B” – Letter Requesting Extension of Time