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

REPORTS

Item No. 13 Extension of Time – Plan of Subdivision and Rezoning – 193 McGregor Street (Mynarski Ward) File DASZ 4/2024

STANDING COMMITTEE RECOMMENDATION:

The Standing Policy Committee on Property and Development concurred in the recommendation of the Lord Selkirk-West Kildonan Community Committee and recommended to Council:

1. That the time limit to provide for the enactment of the necessary rezoning by-law under File No. DASZ 4/2024 be extended to April 25, 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:

Moved by Councillor Santos,

That the recommendation of the Lord Selkirk-West Kildonan Community Committee be concurred in and forwarded to the Executive Policy Committee and Council.

Carried

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.

ADMINISTRATIVE REPORT

Title: Extension of Time – Plan of Subdivision and Rezoning – 193 McGregor Street – File No. DASZ 4/2024

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 4/2024 expires on April 25, 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 4/2024 be extended to April 25, 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 April 25, 2027, to enact the required rezoning by-law under DASZ 4/2024 and complete the necessary registrations at the Winnipeg Land Titles Office.

HISTORY/DISCUSSION

On April 25, 2024, Council adopted Item No. 12 of the Report of the Standing Policy Committee on Property and Development, dated April 11, 2024, which recommended approval of a plan of subdivision and rezoning to an “RMF-L” Residential Multi-Family (Large) District under Winnipeg Zoning By-Law 200/2006, in accordance with Schedule “C”. See Appendix “A” attached. Rezoning By-law 69/2024 received first reading by Council on May 30, 2024.

Recommendation 8. of the above-referenced report states:

"That Development Application No. DASZ 4/2024 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 April 25, 2026.

On April 7, 2026, 193 McGregor Street LTD, c/o Ryad Ali, 9 Penny Lane, Winnipeg, Manitoba, R29 2C6, 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: April 13, 2026
File No: DASZ 4/2024
Attachments: Appendix “A” – DASZ 4/2024 Map
Appendix “B” – Letter Requesting Extension of Time

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