

APPENDIX “B” – LETTER REQUESTING EXTENSION OF TIME

Letter of Intent – Extension of Time Request (DASZ 4/2024 (193 McGregor St))

The purpose of this letter is to request a one-year Extension of Time to allow additional time to satisfy the conditions associated with the approved by-law.

Since Council approval, the project has remained active; however, it has not proceeded within the original timeframe due to the nature of the development approach being pursued. The intent of this project is to advance development in partnership with a suitable not-for-profit housing or community organization. Identifying the appropriate partner, aligning objectives, and confirming delivery capacity has required additional time and coordination beyond the original approval period.

Over the past period, I have actively engaged with and held discussions with several not-for-profit and community-focused organizations to explore potential partnerships, including:

- Winnipeg Housing Rehabilitation Corporation (WHRC)
- INUKA Community Development
- Purpose Construction
- Ndinawe
- North End Housing Project

These organizations are currently reviewing the opportunity, and discussions are ongoing to determine the most appropriate partnership structure and path forward. Given the collaborative nature of not-for-profit development, timelines are dependent on internal reviews, board approvals, funding alignment, and organizational capacity, which has contributed to the delay.

Failure to grant the requested extension would result in significant financial loss to the property owner, despite ongoing efforts to advance the project in good faith. In addition, it would delay the delivery of much-needed affordable and community-oriented housing in the area, which was a key objective of the original approval.

The project has not been abandoned, and there remains a clear intention to proceed. A one-year extension is requested to allow sufficient time to finalize a partnership arrangement and advance the remaining requirements necessary to bring the by-law into force.

If granted, the additional time will be used to confirm the development partner, finalize project alignment, and proceed toward completion of the outstanding approval conditions within the extended period.

Sincerely,

193 McGregor Street LTD

Ryad Ali – Director