Agenda – City Centre Community Committee – June 23, 2026

REPORTS

Item No. 1 Extension of Time – Subdivision and Rezoning – 740 Holly Avenue (Fort Rouge-East Fort Garry Ward)
File DASZ 13/2026

WINNIPEG PUBLIC SERVICE RECOMMENDATION:

1. That the time limit to satisfy the Coming into Force provisions of By-law No. 88/2023 be extended to June 27, 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:

COUNCIL DECISIONS:

On July 17, 2025, Council concurred in the recommendation of the Standing Policy Committee on Property and Development and adopted the following:

1. That the time limit to satisfy the Coming into Force provisions of By-law No. 88/2023 be extended to June 27, 2026.

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

On September 29, 2023, Council concurred in the recommendation of the Standing Policy Committee on Property and Development and adopted the following:

1. That the subdivision proposed under Development Application No. DASZ 13/2023 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the proposed by-law attached as Appendix "A" and as shown on the map dated July 18, 2023 and attached as Schedule "B" to this report, with such minor changes as may be required, for registration in the Winnipeg Land Titles Office, subject to the following conditions:

    A. That the Developer be required to enter into a Servicing Agreement with the City pursuant to subsection 259(1) of The City of Winnipeg Charter in accordance with the report of the Administrative Coordinating Group dated December 6, 2022 and attached as Schedule "C" to this report.

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "R1-L" Residential Single Family (Large) District, in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated July 18, 2023 and included within Schedule "B" to this report, subject to the following conditions:

    A. That the developer enter into a Zoning Agreement with the City pursuant to subsection 240(1) of the City of Winnipeg Charter in accordance with the following:

DECISION MAKING HISTORY (continued):

COUNCIL DECISIONS (continued):

i. That prior to the registration of the subdivision mylars, the Developer shall, at no expense to the City, provide a detailed design under the seal of a qualified engineer, for the flood-protection works necessary to accommodate the planned development, to the satisfaction of the Director of Water and Waste and the Director of Planning, Property and Development.

ii. That the flood protection plans, specifications and supporting reports shall include:

   a. Analysis and design recommendations considering seepage, consolidation, earth pressures and slope stability.

   b. The structural and/or geotechnical design of all retaining walls.

   c. Final grading design for the properties, considering drainage, and including specifications for the placement and compaction of any fill materials.

   d. Design for any other landscaping, structural or geotechnical elements deemed necessary to ensure effective long-term flood protection of the proposed properties.

   e. Identification of areas, where future construction or development (i.e. buildings, decks, pools, patios etc.) should be prohibited so as to ensure that a secondary dyke corridor is maintained around the proposed development within which sandbags or other supplement emergency flood-protection works would be constructed when needed in the future.

   f. Identification of the flood-protected areas within the development where future buildings (i.e. the proposed SFD's), would be allowed.

DECISION MAKING HISTORY (continued):

COUNCIL DECISIONS (continued):

iii. That prior to the issuance of the Development Permit for the single-family residential dwellings, the Developer shall, at no expense to the City, construct all elements identified in the accepted flood protection design necessary for the communal protection of the proposed development area to the satisfaction of the Director of Water and Waste and the Director of Planning, Property and Development.

iv. That, no buildings, accessory structures, swimming pools, decks, wells, pipe lines, conduits, or fencing/walls, other than chain link or wooden fences, shall be constructed and no trees shall be planted in the areas required for a community secondary dyke corridor as identified in the flood protection design accepted by the Director of Water and Waste and the Director of Planning, Property and Development. Said flood protection areas shall be shown in a Schedule, attached to the Zoning Agreement, and established by caveat against the title of each of the proposed lots as determined by and to the satisfaction of the Director of Planning, Property, and Development.

v. That the Developer enter into a Flood Proofing Agreement (FPA) for each individual property in which the Secondary Dyke corridor extends across. Said agreement shall be registered as a caveat against the Title of each lot, and shall carry forward to all prospective and future owners, all as determined by and to the satisfaction of the Director of Water and Waste and the Director of Legal Services

vi. Prior to issuance of Development Permits for the Planned Area, the accepted Secondary Dyke corridor, inclusive of any retaining wall(s) or other ground stabilization features, shall be added as a new Schedule to the Secondary Dyke By-Law 7600/2000.

3. That the City enter into, execute and deliver with the Developer:

A. A Servicing Agreement in accordance with Recommendation 1; and

B. A Zoning Agreement in accordance with Recommendation 2, and such other agreements as determined by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the “Ancillary Agreements”).

DECISION MAKING HISTORY (continued):

COUNCIL DECISIONS (continued):

4. That authority be delegated to the Director of Planning, Property and Development (the "Director") to negotiate and approve the terms and conditions of the Servicing Agreement, the Zoning Agreement and any Ancillary Agreements in accordance with this report and such other terms and conditions determined necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.

5. That, upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor prepare a by-law in accordance with this report (the "By-law") and bring same directly to Council by way of communication for first reading.

6. That upon instruction from the Director of Planning, Property and Development that the Developer has submitted the Plan in accordance with recommendation 1 and has paid the Dedication and all other associated ancillary fees (the "Fees"), and subject to s. 236.1 of The City of Winnipeg Charter, the Director of Legal Services/City Solicitor be directed to return the By-law directly to Council by way of communication for second and third reading.

7. That Development Application No. DASZ 13/2023 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.

8. That the subdivision section of the by-law shall come into force when the Servicing Agreement is fully executed and the Plan is registered in the Winnipeg Land Titles Office.

9. That the zoning section of the by-law shall come into force when the Zoning Agreement is registered in the Winnipeg Land Titles Office by way of caveat against the lands described therein.

10. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Plan and the Zoning Agreement are not registered in accordance with recommendations 8 and 9 unless the Developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.

DECISION MAKING HISTORY (continued):

COUNCIL DECISIONS (continued):

11. That Development Application No. DASZ 13/2023 will be deemed to be concluded and all approvals in connection with same will expire if the developer fails to secure all necessary Plan approval signatures on behalf of the City within 1 year following the date on which the By-law in enacted, unless the developer applies for an extension of time before the expiration of that 1 year period and Council approves the extension.

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

ADMINISTRATIVE REPORT

Title: Extension of Time – Subdivision and Rezoning – 740 Holly Avenue – File No. DASZ 13/2023

Critical Path: City Centre 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. 88/2023 under File No. DASZ 13/2023 is set to expire on June 27, 2026. The Developer has not been able to satisfy all of the conditions prior to expiry and has requested an extension of time 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. 88/2023 be extended to June 27, 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 Owner will be allowed a time extension to June 27, 2027, to complete the necessary registrations at the Winnipeg Land Titles Office.

HISTORY/DISCUSSION

On September 29, 2023, Council adopted Item No. 11 of the Standing Policy Committee on Property and Development dated September 18, 2023, which recommended approval of a subdivision and rezoning to a “R1-L” Residential Single-Family (Large) District under Winnipeg Zoning By-Law 200/2006. See Appendix “A” map attached.

The rezoning By-law No. 88/2023 was enacted by Council on June 27, 2024.

Sections 3 and 4 of By-law No. 88/2023 stipulate the following:

Coming into force

3 This By-law comes into force when the plan of subdivision and the Zoning Agreement are registered at the Winnipeg Land Titles Office.

Extensions of time

4(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 plan of subdivision and the Zoning Agreement have not been registered at the Winnipeg Land Titles Office; and

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

4(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 June 26, 2025, Council adopted Item No. 14 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 42/2023 to June 27, 2026.

By-law No. 88/2023 has not come into force by the required registration of the Plan of Subdivision and the Zoning Agreement, and the one (1) year time limit is set to expire on June 27, 2026.

On June 12, 2026, Landmark Planning & Design Inc, c/o Brennan Johnson, 298 Waterfront Drive, Winnipeg, Manitoba, R3B 0G5, applied for a second Extension of Time application and requested that the time limit to satisfy the Coming into Force provisions of By-law No. 88/2023 be extended to June 27, 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 Goal: 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, to enhance the ability of the urban environment to contribute towards this Plan's goals.

Objective 2: Integrate resilient land use, transportation and infrastructure planning, and investments.

- Ensure that land use, transportation, and infrastructure planning are aligned to provide the conditions for compact, complete and connected communities, supported by sustainable transportation options and municipal infrastructure capacity.

Objective 3: Facilitate development opportunities that complete established communities, and plan new communities as complete and connected from the outset.

- New and existing communities are complete when they demonstrate: universally designed environments; mixed-income neighbourhoods; a continuum of housing types; multi-modal connections within and to elsewhere in the city; heritage conservation; opportunities for physical activity, social interaction, and access to health, food, daily needs, employment, education, recreation, and green infrastructure.

Applicable Policies for Mature Communities
6.1 Sustainable Urban Growth

- The City must accommodate physical development that reflects this Plan's goals, and achieves a continuum of complete and connected communities over the lifecycle of the Plan.

6.6 Intensification Target

- Achieve the intensification target by making development in intensification target areas easier and more desirable and predictable, as directed by Complete Communities.

6.16 Established Neighbourhoods

- Designate Established Neighbourhoods within the Urban Structure, representing lands that will accommodate additional growth in a context-sensitive manner, while promoting the efficient use of land, cost-effective municipal servicing, enhanced housing choice and affordability, and conservation of green infrastructure and heritage resources and districts, as defined in Complete Communities.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

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

- **Key Direction 4.1:** Increase strategic infill development that provides access to and capitalizes on existing and planned corridors with frequent transit service

- **Key Direction 4.2:** Ensure new areas of growth are designed according to the principles of Complete Communities.

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), 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, Development Applications Coordinator
Date: June 12, 2026
File No: DASZ 13/2023
Attachments: Appendix “A” – DASZ 13/2023 Map
Appendix “B” – Letter Requesting Extension of Time

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