Minutes – City Centre Community Committee – November 16, 2026

REPORTS

Item No. 3 Extension of Time – Subdivision and Rezoning – 134 Plaza Drive (River Heights-Fort Garry Ward) File DASZ 1/2024

COMMUNITY COMMITTEE RECOMMENDATION:

The City Centre 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. 135/2024 be extended to October 30, 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 Palmer,

That the recommendation of the Winnipeg Public Service be concurred in and forwarded to the Standing Policy Committee on Property and Development.

Carried

ADMINISTRATIVE REPORT

Title: Extension of Time – Subdivision and Rezoning – 134 Plaza Drive – File No. DASZ 1/2024

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. 135/2024 under File No. DASZ 1/2024 is set to expire on October 30, 2026. The Developer has not been able to satisfy all 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. 135/2024 be extended to October 30, 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 October 30, 2027, to complete the necessary registrations at the Winnipeg Land Titles Office.

HISTORY/DISCUSSION

On October 24, 2024, Council adopted Item No. 2 of the Standing Policy Committee on Property and Development dated October 3, 2024, which recommended approval of a subdivision and rezoning to an “RMF-L” Residential Multi-Family (Large) District under Winnipeg Zoning By-Law 200/2006. See Appendix “A” map attached.

The rezoning By-law No. 135/2024 was enacted by Council on October 30, 2025.

Sections 3 and 4 of By-law No. 135/2024 stipulate the following:

Coming into force

3 This By-law will come into force when the servicing agreement required under section 1 is executed on behalf of The City of Winnipeg and a plan of subdivision prepared in accordance with section 1 is 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 has 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.

By-law No. 135/2024 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 October 30, 2026.

On October 26, 2026, Levene Tadman Golum Law Corporation, c/o Samuel Goszer, Suite 700, 330 St Mary Avenue, Winnipeg, Manitoba, R3C 3Z5, applied for an Extension of Time application and requested that the time limit to satisfy the Coming into Force provisions of By-law No. 135/2024 be extended to October 30, 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

City Building Direction 3: Promote compact urban form and manage the extension of municipal services for new growth.

- The continued infill development of this Mature Community will make use of existing municipal infrastructure and promote the development of compact urban form.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

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

- 4.1 Increase Strategic Infill Development that Provides Access to and Capitalizes on Existing and Planned Corridors with Frequent Transit Service.
- 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), 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: November 5, 2026
File No: DASZ 1/2024
Attachments: Appendix “A” – DASZ 1/2024 Map
Appendix “B” – Letter Requesting Extension of Time

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