**Agenda – Executive Policy Committee – July 8, 2025**

## REPORTS

**Item No. 16 Zoning Agreement Amendment – 230 University Crescent (Waverley West Ward) File ZAA 2/2025**

COMMUNITY COMMITTEE RECOMMENDATION:

On June 23, 2025, the Assiniboia Community Committee concurred in the recommendation of the Winnipeg Public Service and, via the Priority Rezoning Process, recommended to the Executive Policy Committee:

1. That the Zoning Agreement dated July 21, 2022 (the "Zoning Agreement"), entered into pursuant to Development Application No. DASZ 15/2022 and registered against title to the land described therein as Caveat No. 5676145/1 be amended by deleting the phrases which state "and the Assiniboia Community Committee" in Clause (2) and "or the Assiniboia Community Committee" in Clause (3).

2. That the City enters into, executes and delivers an agreement to amend the Zoning Agreement in accordance with recommendation 1 (the "Amending Agreement") and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to be necessary to implement the intent of the foregoing (the "Ancillary Agreements").

3. That authority be delegated to the Director of Planning, Property and Development to negotiate and approve the Amending Agreement and any Ancillary Agreements in accordance with this report and such other terms and conditions deemed necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.

4. 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 June 23, 2025, the Assiniboia Community Committee concurred in the recommendation of the Winnipeg Public Service and, via the Priority Rezoning Process, submitted its recommendation to the Executive Policy Committee.

**PUBLIC HEARING SUMMARY**

**File:** ZAA 2/2025

**Before:** Assiniboia Community Committee
Councillor Dobson, Chairperson
Councillor Duncan
Councillor Lukes

**Public Hearing:** June 23, 2025
Council Building, 510 Main Street

**Applicant:** Scatliff + Miller + Murray Inc (Tom Janzen)

**Subject:**




**APPLICANT:** Scatliff + Miller + Murray Inc (Tom Janzen)
**FILE:** ZAA 2/2025
**PROPOSAL:** To amend the Zoning Agreement DASZ 15/2022 (By-law 132/2022) affecting the land shown outlined above by amending Clause (2) and Clause (3) to remove the following: "and the Assiniboia Community Committee". **For information, phone, Y. Haj Ahmad, Planner at 204-986-2494**

**Premises Affected:** 230 University Crescent

**For submission to:** Executive Policy Committee

**Prepared by:** L. Cowan, Senior Committee Clerk
Assiniboia Community Committee

**Report date:** June 24, 2025

**Community Committee Recommendation:**

On June 23, 2025, the Assiniboia Community Committee concurred in the recommendation of the Winnipeg Public Service and, via the Priority Rezoning Process, recommended to the Executive Policy Committee:

1. That the Zoning Agreement dated July 21, 2022 (the "Zoning Agreement"), entered into pursuant to Development Application No. DASZ 15/2022 and registered against title to the land described therein as Caveat No. 5676145/1 be amended by deleting the phrases which state "and the Assiniboia Community Committee" in Clause (2) and "or the Assiniboia Community Committee" in Clause (3).

2. That the City enters into, executes and delivers an agreement to amend the Zoning Agreement in accordance with recommendation 1 (the "Amending Agreement") and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to be necessary to implement the intent of the foregoing (the "Ancillary Agreements").

3. That authority be delegated to the Director of Planning, Property and Development to negotiate and approve the Amending Agreement and any Ancillary Agreements in accordance with this report and such other terms and conditions deemed necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.

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

The Assiniboia Community Committee provided the following supporting reasons for its recommendation:

1. There are many processes in place to ensure high standard design guidelines, many review committees in place, and there is an appeal process, if there is not concurrence.

2. So, what this will do, is it will accelerate the ability for the committee, for the university, to proceed with development, so it's basically accelerating development.

3. I strongly feel, believe, and know there are many processes in place to ensure a very high-quality designed development occurs.

**Exhibits Filed:**

1. Application dated May 5, 2025
2. Notification of Public Hearing dated May 8, 2025
3. Manitoba Status of Titles 3322704/1, 3322732/1, 3322713/1, 3321527/1, 3322706/1, 3322755/1, 3322711/1, 3322762/1, 3322708/1, 3322757/1, 3322709/1, 3322759/1, 3322710/1, 3322761/1
4. Letter of authorization dated December 23, 2024 from Simon Marchand, Director, Development, UM Properties GP Inc. to Scatliff + Miller + Murray Inc., Tom Janzen
5. Letter of authorization dated February, 2025 from University of Manitoba, Naomi Andrew to Scatliff + Miller + Murray Inc., Tom Janzen
6. Caveats 5676138/1, 5676145/1, 5676139/1
7. Plans (1 page)
8. Report from the Urban Planning Division dated May 26, 2025
9. Inspection Report
10. Communication dated June 19, 2025 from Tom Janzen in support of the application
11. Recording of Representations

REPRESENTATIONS:

In Support:

Tom Janzen

In Opposition:

Nil

For Information:

Nil

For the City:

R. Galston, Urban Planner, Planning, Property and Development Department
Y. Haj Ahmad, Urban Planner, Planning, Property and Development Department
K. Kowalyk, Land Development Engineer, Planning, Property and Development Department

Exhibit "8" referred to in File ZAA 2/2025

# ADMINISTRATIVE REPORT

**Title:** ZAA 2/2025 – 230 University Crescent

**Issue:** For consideration at the public hearing for a Zoning Agreement Amendment to remove a condition requiring Community Committee Plan Approval.

**Critical Path:** Assiniboia Community Committee – Standing Policy Committee on Property and Development – Executive Policy Committee – Council.

## AUTHORIZATION

| Author | Department Head | CFO | CAO |
|---|---|---|---|
| Y. Haj Ahmad, MCP | n/a | n/a | |

## RECOMMENDATIONS

1. That the Zoning Agreement dated July 21, 2022 (the "Zoning Agreement"), entered into pursuant to Development Application No. DASZ 15/2022 and registered against title to the land described therein as Caveat No. 5676145/1 be amended by deleting the phrases which state *"and the Assiniboia Community Committee"* in Clause (2) and *"or the Assiniboia Community Committee"* in Clause (3).
2. That the City enters into, executes and delivers an agreement to amend the Zoning Agreement in accordance with recommendation 1 (the "Amending Agreement") and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to be necessary to implement the intent of the foregoing (the "Ancillary Agreements").
3. That authority be delegated to the Director of Planning, Property and Development to negotiate and approve the Amending Agreement and any Ancillary Agreements in accordance with this report and such other terms and conditions deemed necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.
4. 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

This report provides information and makes recommendations regarding the subject application's compliance with *The City of Winnipeg Charter*, section 249.

## IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Urban Planning Division are concurred in, the Zoning Agreement will be amended.

## HISTORY

*Secondary Plan Amendment (SPA 1/2020; BL 20/2020)*

- On November 26, 2020, Council gave third reading to amend the *Complete Communities Direction Strategy By-law No. 68/2010* to better define the boundaries of Major Redevelopment Site "I" (Old Southwood Golf Course).

*North Campus Lands Secondary Plan (BL 82/2020)*

- On January 28, 2021, Council gave third reading to the *North Campus Lands Secondary Plan By-law.*

*Pre-Application (PA 21-115898)*

- In April, 2021, the Winnipeg Public Service provided a feedback letter to the applicant, providing comments on the proposed Subdivision and Rezoning of the subject site.

*North Campus Lands Planned Development Overlay 2 – Schedule Z (DASZ 15/2022; BL 132/2022)*

- On September 29, 2023, Council gave third reading to the *North Campus Lands Planned Development Overlay 2* approving a subdivision and rezoning of the subject site. The PDO was adopted in the Zoning Bylaw as Schedule Z.

## SUBMITTED BY

Department: Planning, Property and Development
Division: Urban Planning
Prepared by: Yasmine Haj Ahmad, MCP
Date: May 26, 2025

**APPENDIX A – Planning Report**

**APPENDIX 'A'**

| | |
|---|---|
| **DATE:** | May 26, 2025 |
| **FILE:** | **ZAA 2/2025** |
| **RELATED FILES:** | PA 25-172378 ZR |
| **COMMUNITY:** | Assiniboia Committee |
| **NEIGHBOURHOOD #:** | 2. 640 - (Montcalm) |
| **SUBJECT:** | Zoning Agreement Amendment application to amend Caveat No. 5676145/1 by deleting "*and the Assiniboia Community Committee*" phrase from Clauses 2 and 3. |
| **LOCATION:** | 230 University Crescent |
| **LEGAL DESCRIPTION:** | LOTS 1 AND 3 TO 12, BOTH INCLUSIVE, BLOCK 1, LOTS 1 AND 2 BLOCK 2 AND LOTS 1, 2 AND 3 BLOCK 6 PLAN 73983 WLTO IN RL 4 TO 7 PARISH OF ST VITAL<br>LOTS 1, 2 AND 4 TO 16, BOTH INCLUSIVE, BLOCK 3 PLAN 73983 WLTO IN RL 4 TO 7 PARISH OF ST VITAL<br>LOTS 18 TO 22, BOTH INCLUSIVE, AND LOTS 24, 25 AND 26 BLOCK 3 PLAN 73983 WLTO IN RL 4 TO 7 PARISH OF ST VITAL<br>LOT 23 BLOCK 3 PLAN 73983 WLTO IN RL 4 TO 7 PARISH OF ST VITAL<br>BLOCK 4 PLAN 73983 WLTO IN RL 4 TO 7 PARISH OF ST VITAL<br>LOTS 1, 2, 3, 5, 6, AND 7 BLOCK 5 PLAN 73983 WLTO IN RL 4 TO 7 PARISH OF ST VITAL<br>LOT 2 BLOCK 1, LOTS 3 AND 17 BLOCK 3, AND LOT 4 BLOCK 5 PLAN 73983 WLTO IN RL 4 TO 7 PARISH OF ST VITAL<br>LOT 2 BLOCK 1, LOTS 3 AND 17 BLOCK 3, AND LOT 4 BLOCK 5 PLAN 73983 WLTO IN RL 4 TO 7 PARISH OF ST VITAL<br>*SUBJECT TO THE CONDITIONS, PROVISIONS AND AGREEMENTS CONTAINED IN LEASE NO. 5494654/1 WLTO*<br>LOT 1 AND LOTS 3 TO 12, BOTH INCLUSIVE, BLOCK 1, LOTS 1 AND 2 BLOCK 2 AND LOTS 1, 2 AND 3 BLOCK 6 PLAN 73983 WLTO IN RL 4 TO 7 PARISH OF ST VITAL<br>*SUBJECT TO THE CONDITIONS, PROVISIONS AND AGREEMENTS CONTAINED IN LEASE NO. 5494654/1 WLTO*<br>LOTS 1, 2 AND LOTS 4 TO 16, BOTH INCLUSIVE, BLOCK 3 PLAN 73983 WLTO IN RL 4 TO 7 PARISH OF ST VITAL<br>*SUBJECT TO THE CONDITIONS, PROVISIONS AND AGREEMENTS CONTAINED IN LEASE NO. 5494654/1 WLTO*<br>LOTS 18 TO 22, BOTH INCLUSIVE, AND LOTS 24, 25 AND 26 BLOCK 3 PLAN 73983 WLTO IN RL 4 TO 7 PARISH OF ST VITAL<br>*SUBJECT TO THE CONDITIONS, PROVISIONS AND AGREEMENTS CONTAINED IN LEASE NO. 5494654/1 WLTO*<br>LOT 23 BLOCK 3 PLAN 73983 WLTO IN RL 4 TO 7 PARISH OF ST VITAL |

*SUBJECT TO THE CONDITIONS, PROVISIONS AND AGREEMENTS CONTAINED IN LEASE NO. 5494654/1 WLTO*
BLOCK 4 PLAN 73983 WLTO IN RL 4 TO 7 PARISH OF ST VITAL
*SUBJECT TO THE CONDITIONS, PROVISIONS AND AGREEMENTS CONTAINED IN LEASE NO. 5494654/1 WLTO*
LOTS 1, 2, 3, 5, 6 AND 7 BLOCK 5 PLAN 73983 WLTO IN RL 4 TO 7 PARISH OF ST VITAL
*SUBJECT TO THE CONDITIONS, PROVISIONS AND AGREEMENTS CONTAINED IN LEASE NO. 5494654/1 WLTO*




**APPLICANT:** Scatliff + Miller + Murray, Inc. (Tom Janzen)
201 Portage Avenue, Unit 1120
Winnipeg, MB R3B 3K6

**OWNER:** The University of Manitoba
Administration Building, Room 202
Winnipeg, MB R3T 2N2

UM Properties GP Inc
100 Innovation Dr Unit 421
Winnipeg, MB R3T 6G2

## DISCUSSION

### SITE DESCRIPTION

- As shown in Figure 1, the subject site encompasses the former location of the Southwood Golf and Country Club, to the north of the University of Manitoba's Fort Garry campus, IG

Field, and other recreational facilities. The site is bisected by University Crescent and is located in both the Montcalm and Agassiz Neighbourhoods of the Waverley West Ward.

- The subject site has a total lot area of approximately 110.67 acres. It has been vacant land since 2013.
- The property is currently zoned “PR1” Parks and Recreation 1 (Neighbourhood) District, “RMF-S” Residential Multi-Family (Small) District, and “RMU” Residential Mixed Use District, and is located within the Areas of Stability – Recent Communities Policy Area under *the Complete Communities Direction Strategy 2.0*. The subject site is also adjacent to Pembina Highway, which is designated as a Regional Mixed-Use Corridor. The property also forms the North Campus Lands secondary plan area.

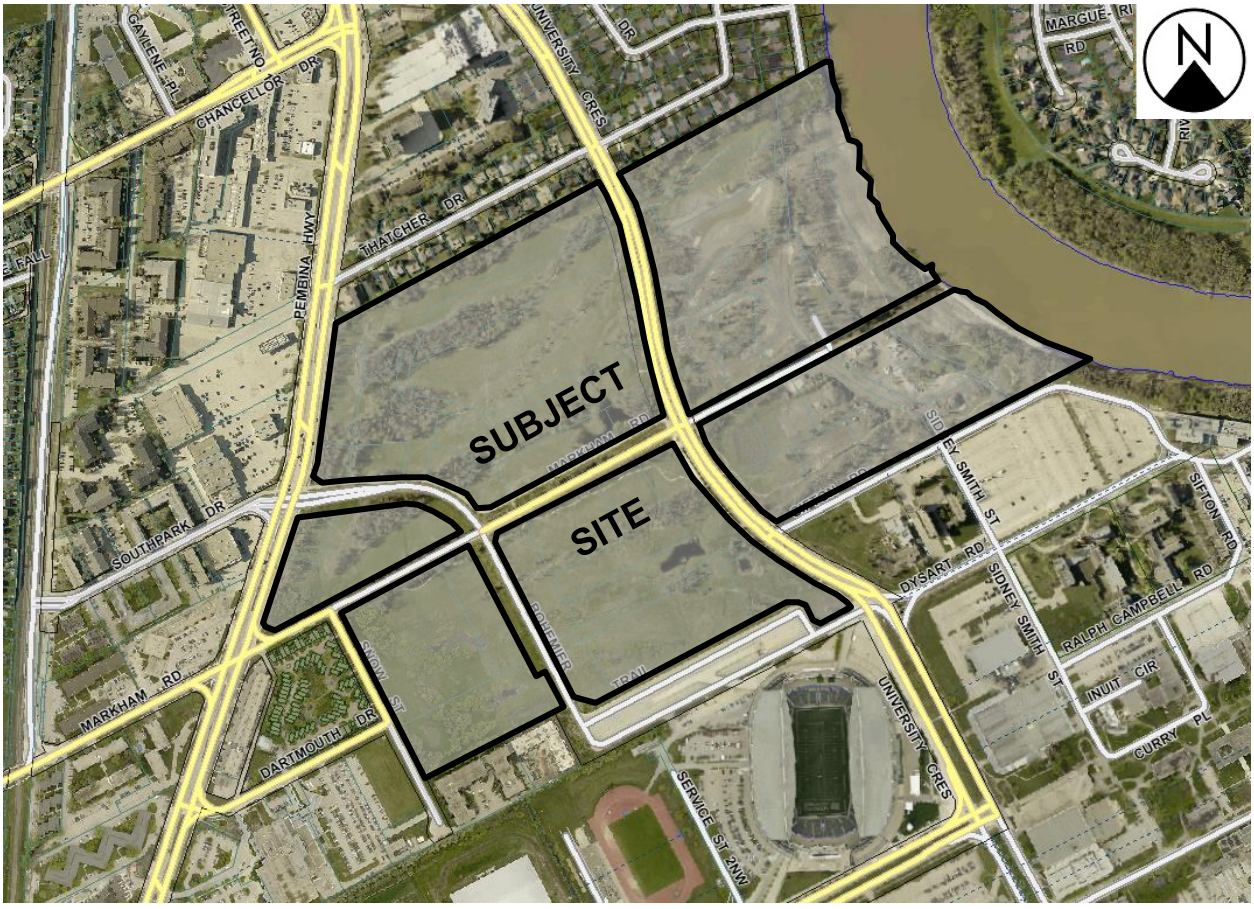



**Figure 1: Aerial photo of subject site and surrounding area *(flown 2024)***

## SURROUNDING LAND USE AND ZONING

**North:** A mix of single-family residential uses zoned “R1-L” Residential Single-Family (Large) District and a commercial office use zoned “C1” Commercial Neighbourhood District.

**South:** University lands zoned “EI” Education and Institutional District and multi-family residential uses zoned “RMF-M” Residential Multi-Family (Medium) District.

**East:** Red River, then a vacant land zoned “PR1” Parks and Recreation 1 (Neighbourhood) District and a non-residential group care use zoned “R1-M” Residential Single Family (Medium) District.

**West:** Pembina Highway, then commercial uses zoned “C3” Commercial Corridor District and “C2” Commercial Community District, multi-family residential uses zoned “RMF-S” Residential Multi-Family (Small) District, and a hospital use zoned “EI” Education and Institutional District.

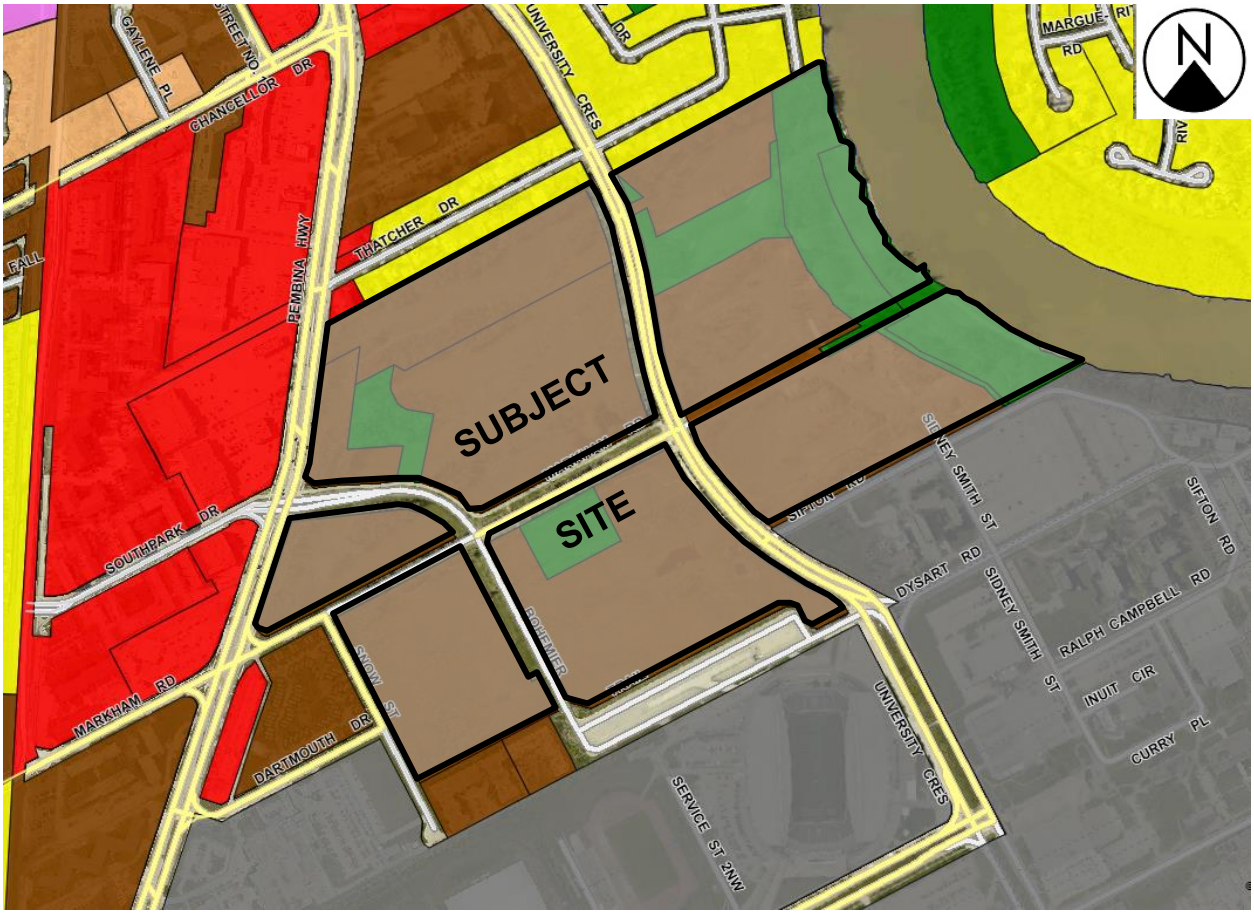


**Figure 2: Zoning of the site and surrounding area.**

## DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant proposes to remove Clauses (2) and (3) of the Zoning Agreement, which require Plan Approval by the Assiniboia Community Committee for all new development on the subject site. Instead, future development will be subject to Plan Approval by the Director of Planning, Property and Development only.

## ANALYSIS AND ISSUES

OURWINNIPEG AND COMPLETE COMMUNITIES DIRECTION STRATEGY

- *OurWinnipeg 2045* is the City’s long-range development plan. Per *OurWinnipeg 2045*, the subject site is identified as a Major Redevelopment Site.
- *6.26 Major Redevelopment Sites*
    - *Designate Major Redevelopment Sites within the Urban Structure for land uses that provide a transformative, sustainable, well-designed and pedestrian-oriented urban environment, through a comprehensive and collaborative secondary planning process.*

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

- *Complete Communities Direction Strategy* is one of four direction strategies supporting *OurWinnipeg*, the city's long-range development plan, and has statutory authority as a secondary plan. The strategy guides land use and development in Winnipeg.
- Below are relevant goals and policies from the *Complete Communities Direction Strategy 2.0*.

**B.1. General Growth**

- Policies in the "General Growth" section of the *Complete Communities Direction Strategy 2.0* direct growth to strategic locations within the City of Winnipeg.

***Goal 3***

***3.0 Direct the highest residential and employment densities to areas that can provide the best transit service.***

*Policies*

*Align maximum permitted residential densities with transit*

*3.1 Where compatible with surrounding land uses and subject to other applicable policies of this By-law, direct the highest multi-family residential densities to the areas that provide the best transit service.*

*3.1.1 High multi-family residential densities may be encouraged Downtown and in proximity to existing rapid transit station and Corridors. Support the highest densities in this range in closest proximity to transit stations.*

*3.1.2. Medium multi-family residential densities may be encouraged in proximity to the existing and planned Primary Transit Network. Support the highest densities in this range in close proximity to transit stations.*

*3.1.3. Multi-family residential densities elsewhere in the Urban Structure will be directed in accordance with other policies from other sections of this By-law.*

***C5. Major Redevelopment Sites***

- Under the *Complete Communities Direction Strategy 2.0,* the proposed development site is designated as a Major Redevelopment Site. With regard to this proposal, key goals and policies guiding development of Major Redevelopment Sites include:

***Goal 1***

***1.0 Require development in Major Redevelopment Sites to be guided by a secondary plan.***

*Policies*

*1.1 Require that the development in Major Redevelopment Sites be guided by a front end inclusive planning process, culminating in a secondary plan.*

***Goal 2***

***2.0 Capitalize on the proximity of Major Redevelopment Sites to rapid transit and high-frequency transit.***

*Policies*

*Transit Oriented Development*

*2.1 Promote development in accordance with Transit Oriented Development principles, where proximate to rapid transit stations and Primary Transit Network stations.*

*Transit frequency*

*2.2 Support rapid transit and high-frequency transit service by encouraging medium-to-high density residential, commercial, and mixed uses at rapid transit stations and Primary Transit Network stations, in accordance with Policy section 3.1 of the General Growth section.*

*Transportation linkages*

*2.3 Create strong, multi-modal and active transportation linkages from each Major Redevelopment Site to Downtown, other Major Redevelopment Sites, Mixed Use Centres, Corridors, Parks, major attractions and employment areas.*

***Goal 3***

***3.0 Design Major Redevelopment Sites as Complete Communities that embody principles of sustainability within a well-designed, walkable, and active transportation friendly environment.***

*Policies*

*Mixed use*

*3.1 Provide a mix of employment, high-density housing, retail and service uses within Major Redevelopment Sites in a way that complements the needs of adjacent communities.*

*Minimum density*

*3.3 Promote the use of minimum density standards for new development*

*Compatibility*

*3.4 Encourage the transition of development towards the outer edges of Major Redevelopment Sites so that it is sensitive to the scale, massing, height, form and character of the surrounding area.*

*3.5 Implement mitigation measures to minimize any negative impacts new development may have on neighbouring streets, parks, and properties.*

*Conservation*

*3.6 Require that development be sensitive to conserving historically significant features and resources.*

*Housing*

*3.7 Support a range of different types, tenures and unit sizes in housing opportunities.*

*Complete streets*

*3.8 Promote complete streets, enabling safe and convenient spaces for pedestrians, cyclists, public transit ridership and motorists to promote physical activity, health, and active transportation.*

NORTH CAMPUS LANDS SECONDARY PLAN

- The *North Campus Lands Secondary Plan* was adopted by Council on January 28, 2021

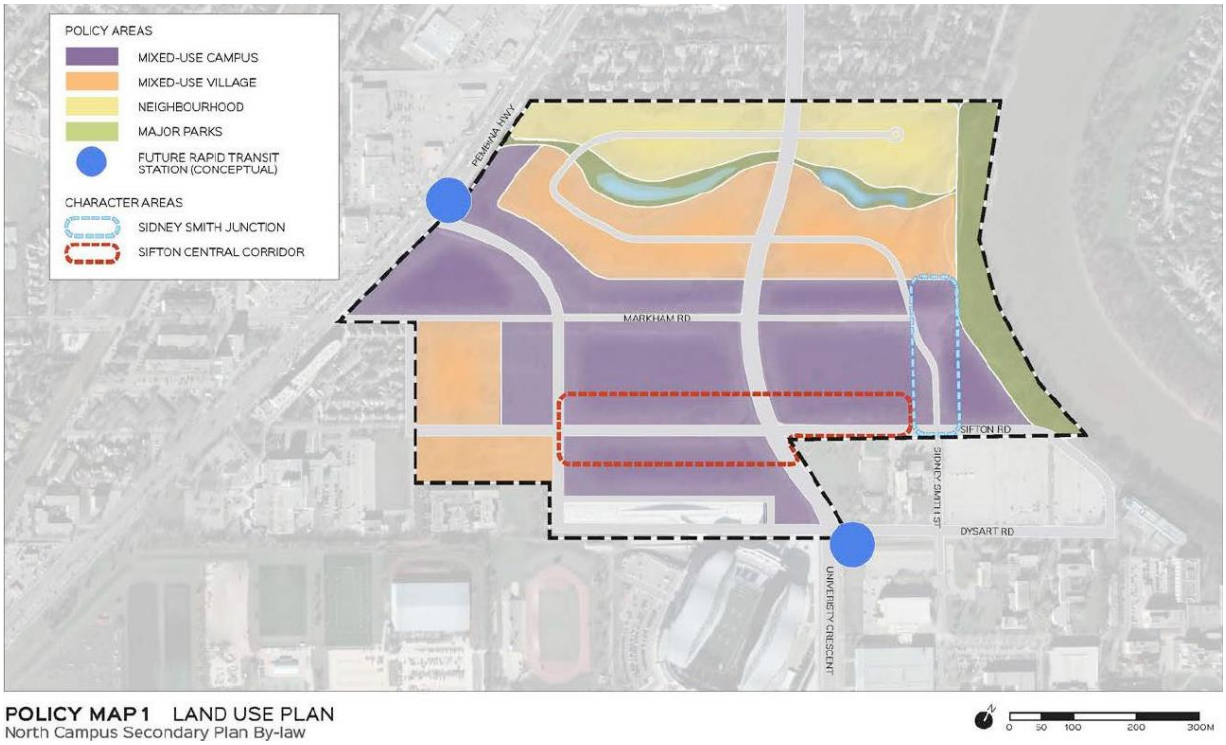



**Figure 3: Land use and transportation concept map as per the *North Campus Lands Secondary Plan***

- Policy areas in the Secondary Plan include the following:

*Mixed-Use Campus*

- *This Policy Area will encourage larger and taller buildings, including high-rise towers above human-scaled podiums to create a positive relationship with the street. This Policy Area provides a substantial portion of the institutional uses and residential density for North Campus, helping to animate the community and create a critical population mass to support local businesses, campus activities, and public transit. In terms of land use, this Policy Area will accommodate a wide range of multi-family residential units in addition to a range of commercial, cultural, and institutional uses that are incidental to University of Manitoba operations such as education and research facilities.*
- *In addition to the General Mixed-Use Campus Policies, this Policy Area will promote two important Character Areas, each with additional policies to further define their intended form and function:*
    - *The Sifton Central Corridor – extending along Sifton Road, is envisioned as an activated commercial main street in the heart of North Campus.*
    - *The Sydney Smith Junction – situated along Sydney Smith Street between Markham Road and Sifton Road, will establish a unique destination within the Plan Area by leveraging key cultural elements from its adjacency to the Red River and direct connection to the existing campus.*

*Mixed-Use Village*

- *The Mixed-Use Village Policy Area will accommodate primarily mid-rise residential development types with a wide range of dwelling unit sizes and tenures. Institutional and commercial may also be accommodated at grade where appropriate. However, this Policy Area will be predominantly of residential character, with some small-scale local commercial permitted at grade. The intent of the area is to contribute to the variety of building scales featured throughout North Campus, while transitioning from higher-densities and building heights adjacent to areas designated Mixed-Use Campus down to lower-densities and building heights adjacent to the Neighbourhood Policy Area and existing low-rise residential areas.*

*Neighbourhood*

- *This land use designation defines the most northerly end of the Plan Area towards the existing low-density residential community on Thatcher Drive. Generally, residential building types in North Campus are intended to transition from mid-rise apartment buildings in the Mixed-Use Village Policy Area down to lower density, low-rise ground-entry housing forms in the Neighbourhood Policy Area. At the south end of the Neighbourhood area will be integrated stormwater facilities and park space that will provide recreational opportunities, natural amenities, and functional land drainage infrastructure. The Neighbourhood Policy Area also features a prominent gateway to the North Campus, located at the northern boundary of the Plan Area on University Crescent, which provides an opportunity for attractive placemaking features.*

*Major Parks*

- *A connected network of parks and other open spaces is a critical feature of the vision for the North Campus. As identified on the Land Use Plan (Policy Map 1), two open space areas are designated as Major Parks: The Riverside Park along the Red River; and, the Linear Neighbourhood Park along the planned stormwater management pond(s) to the south of the Neighbourhood Policy Area.*
- *With the North Campus Lands expected to remain privately owned, the policies of this section outline the provisioning expectations in accordance with the City of Winnipeg Development Agreement Parameters.*
- *In addition to the Major Parks identified on the Land Use Plan, North Campus will contain numerous other open space areas, including: smaller pocket parks, urban plazas, and courtyards that are connected throughout the Plan Area by a pedestrian and cycling network for the enjoyment of residents, students, employees, and visitors.*

*Secondary Plan Policies*

- Please refer to BL 82/2020 for additional information on relevant policies for these areas.

**WINNIPEG ZONING BY-LAW 200/06**

NORTH CAMPUS PLANNED DEVELOPMENT OVERLAY 2 (PDO-2 NORTH CAMPUS)

- The *North Campus Planned Development Overlay 2 (PDO-2 North Campus)* was adopted by Council on September 29, 2023 and incorporated in the Zoning Bylaw in Schedule Z.
- Please refer to Schedule Z of the Zoning Bylaw for additional information.

**ZONING AGREEMENT AMENDMENT**

Clause (3) of the Zoning Agreement states that an Assiniboia Community Committee Plan Approval is required for design guidelines to be adopted and used as a reference for future Plan Approval Applications. Clause (3) of the Zoning agreement states:

> *"3. The Owner acknowledges and agrees that the Owner must provide design guidelines for all future development of the Owner's land to the Director and the Assiniboia Community Committee for approval before the Director or the Assiniboia Community Committee will consider for approval any plans required under s. 2."*

The Urban Planning Division recommends amending Clause (3) as follows:

> *"3. The Owner acknowledges and agrees that the Owner must provide design guidelines for all future development of the Owner's land to the Director and the Assiniboia Community Committee for approval before the Director will consider for approval any plans required under s. 2."*

The Urban Planning Division recommends approval of the proposed Zoning Agreement Amendment to remove the Assiniboia Community Committee Plan Approval requirement in Clauses (2) and (3) and limit it to a Director Plan Approval because the policies under *Complete Communities Direction Strategies 2.0*, the *North Campus Lands Secondary Plan,* the *North Campus Planned Development Overlay 2 (PDO-2 North Campus)*, all approved by Council following public hearings, and the required design guidelines, when approved by the Assiniboia Community Committee, are considered sufficient policy documents to guide planners in reviewing and making decisions on future Director Plan Approval applications.

**SUMMARY**

The Urban Planning Division supports the Zoning Agreement Amendment because there are sufficient policy documents to guide planners in reviewing and making decisions on Plan Approval applications to the satisfaction of the Director of Planning, Property and Development and in alignment with the documents mentioned above already adopted by Council following public hearings and the design guidelines that are yet to be approved by the Assiniboia Community Committee.

## OURWINNIPEG 2045 POLICY ALIGNMENT

The proposed development aligns with *OurWinnipeg 2045* through the following directions and policies:

- *6.26 Major Redevelopment Sites*
    - *Designate Major Redevelopment Sites within the Urban Structure for land uses that provide a transformative, sustainable, well-designed and pedestrian-oriented urban environment, through a comprehensive and collaborative secondary planning process.*

## WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

One of the Vision Statement's in the Climate Action Plan is that:

*Winnipeg facilitates compact development and healthy neighbourhoods that are connected through a network of active and transit-oriented mobility options. This means that the City strategically integrates climate action within both land use and transportation decision-making.*

Strategic Opportunity #3 *Advancing Sustainable Transportation – Increasing Mobility Options and Shift to Zero Emission Vehicles*

*Increasing access to mobility options and fuel switching are key directions for reducing emissions from transportation. Key directions aim to directly shift residents out of single occupancy vehicles through sustainable transportation options with lower or no emissions (walking, cycling, public transit, carshare, and carpooling) or indirectly enable diverse mobility choices through the development of higher density, and more complete communities* (p.vi)

*3.1 Increase Use and Efficiency of Public Transit Systems*

*3.2 Increase the Density of Urban Development Along Key Transit Corridors.*

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*

*4.3 Pursue Transit-Oriented Development*

## 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 PRS is not applicable to this specific report.

This Report Submitted by:
Planning, Property, and Development Department
Urban Planning and Design Division

Report Prepared By: Yasmine Haj Ahmad, MCP
PPD File # ZAA 2/2025

Exhibit “7” referred to in File ZAA 2/2025

