

INTER-OFFICE MEMORANDUM

TO: Carlos Gameiro
City Clerk

FROM: Andrea Bellhouse
Legal Services

FILE: R.1/2025(454)

DATE: October 27, 2025

RE: SECOND AND THIRD READING

Amendment to the Transcona West Area Structure Plan By-law No. 215/2006 to re-designate lands known as 448, 470, 498 and associated unaddressed land parcel to “Proposed Medium Density Residential” and “Existing Low Density Residential” policy area and lands known as 510 and 520 Grassie Boulevard and associated unaddressed land parcels to “Proposed Medium Density Residential” and “Existing Low Density Residential” policy area pursuant to SPA 2/2025.

Further to our Memo dated September 18, 2025, By-law No. 54/2025 received first reading on September 25, 2025. We wish to advise that we have received instructions from the Director of Planning, Property and Development that this By-law can now be given second and third reading.

I have enclosed herewith an amended version of By-law No. 54/2025. Please note, there was a typo in the Transcona West Area Structure Plan By-law number, which has now been corrected. In my view, this amendment is a minor one that does not change the intent of the by-law and therefore, in accordance with s. 236.1(4) of the City of Winnipeg Charter, a second public hearing is not required.

Accordingly, I would ask that you please place the amended version of By-law No. 54/2025 before Council for their consideration for second and third reading at their October 30, 2025 meeting.

An electronic copy of the amended version of By-law No. 54/2025 has been provided by my assistant to Jennifer Ridge and Nicole Carneige via email.

If you have any questions, feel free to contact me.



Andrea Bellhouse
Solicitor

AB/dv
Enclosure