Minutes – Council – November 27, 2025

Council Chamber
510 Main Street
November 27, 2025

Council met this day at 9:44 a.m.

The Speaker called the meeting to order and acknowledged that the meeting took place on Treaty One Territory, the home and traditional lands of the Anishinaabe (Ojibwe), Ininew (Cree), and Dakota peoples, and in the National Homeland of the Red River Métis. Our drinking water comes from Shoal Lake 40 First Nation, in Treaty Three Territory.

Opening Prayer read by Councillor Allard.

Present: His Worship Mayor Gillingham, Councillors Allard, Browaty, Chambers, Dobson, Duncan, Durand-Wood, Eadie, Gilroy, Lukes, Mayes, Orlikow, Santos, and Sharma.

Councillor Rollins entered the meeting at 9:55 a.m.

In attendance: C. Gameiro, City Clerk, A. Poitras, Deputy City Clerk, B. Harris, Senior Committee Clerk and J. Dunford, Chief Administrative Officer

INTRODUCTION AND ANNOUNCEMENTS

The Speaker introduced the Pages for the Council meeting: Renz-Danielle Gatiwan, from St. John's High School, and Vladyslav Tanasiichuk, from St. James Collegiate.

MINUTES

Moved by Councillor Santos,

That the minutes of the meetings held on October 30, 2025 and November 5, 2025, be taken as read and confirmed.

Carried

Councillor Rollins was absent from the vote on the above motion.

MOTIONS

Moved by Councillor Browaty,
Seconded by Councillor Durand-Wood,
That Councillor Wyatt be granted a leave of absence from today's meeting due to a personal matter.

Carried

Councillor Rollins was absent from the vote on the above motion.

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COMMUNICATIONS

DELEGATIONS

REPORT OF THE EXECUTIVE POLICY COMMITTEE DATED NOVEMBER 18, 2025

1. Welcoming Winnipeg Policy Review
2. Neighbourhood Growth Investment Reserve
3. Amendment to the Tax Penalty By-law 5796/91 and Tax Sale Penalty By-law 8157/2002
4. Discount(s) to be allowed for the Prepayment of 2026 Realty, Personal Property and Business Taxes
5. Appointment of City Representatives to the City Council Benefits Board, the Convention Centre Corporation, the Winnipeg Police Pension Board, and The Board of Trustees of The Winnipeg Civic Employees' Benefits Program Pension and Disability Funds
6. Housing Accelerator Fund – 2025 Status Report and Future Program Plans
7. Mother Earth Nature Park
8. Zoning Agreement Amendment – 190 Yasmin Ali Crescent – ZAA 6/2025
9. Text Amendment – Winnipeg Zoning By-law No 200/2006 for a Planned Development Overlay (PDO) for Supportive Housing – DAZ 218/2025

EXECUTIVE POLICY COMMITTEE – MOTIONS

1. Managed Encampment Pilot Site
2. Greenspace Investment Reserve
3. Financial Assistance Program for Small Businesses in Areas Undergoing Major Work

EXECUTIVE POLICY COMMITTEE– CONSIDERATION OF BY-LAWS – FIRST READING ONLY

By-law No. 104/2025, to amend Winnipeg Zoning By-law No. 200/2006 to rezone land, located at 201 Leila Avenue in the Lord Selkirk-West Kildonan Community - DASZ 25/2025

By-law No. 112/2025, to amend the Winnipeg Zoning By-law by adding the Housing Accelerator Fund Supportive Housing Sites Planned Development Overlay 1 pursuant to Development Application No. DAZ 218/2025

EXECUTIVE POLICY COMMITTEE – CONSIDERATION OF BY-LAWS – THREE READINGS

By-law No. 98/2025, to open the lane corner at the rear of 466 Walker Avenue, (Regional Street Renewal Program), under Development Application No. DAO 1/2025

By-law No. 106/2025, to amend the Tax Penalty By-law No. 5796/91

By-law No. 107/2025, to provide for discounts where real or personal property taxes or business taxes are prepaid in 2026

By-law No. 108/2025, to amend the Housing Accelerator Fund Grant Program

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REPORT OF THE STANDING POLICY COMMITTEE ON COMMUNITY SERVICES DATED NOVEMBER 4, 2025
1. Council Policy on Encampments
2. Agreement between the Recreation Services Division (Community Services Department) and the Province of Manitoba for the Sharing of Personal Information
3. Annual Fee Waivers – Recreation, Leisure and Library Fees and Charges Policy LW-009
4. New Fee for Adult Cricket Field Rental
5. Community Incentive Grant – Island Lakes Residents' Group Inc.

STANDING POLICY COMMITTEE ON COMMUNITY SERVICES – CONSIDERATION OF BY-LAWS – THREE READINGS
By-law No. 111/2025, to amend the Parks By-law No. 85/2009 in order to enhance and streamline the regulation of City parks

STANDING POLICY COMMITTEE ON COMMUNITY SERVICES – QUESTION PERIOD

REPORT OF THE STANDING POLICY COMMITTEE ON PUBLIC WORKS DATED NOVEMBER 6, 2025
1. Winnipeg Parking and Mobility Strategy
2. Rideshare Loading Zones

STANDING POLICY COMMITTEE ON PUBLIC WORKS – NOTICE OF MOTION
1. Primary Transit Network – Service and Costs

STANDING POLICY COMMITTEE ON PUBLIC WORKS – MOTIONS
1. Transit Routes on Local Residential Streets
2. Parking Benefit Districts
3. Tree Loss During Major Construction Projects

STANDING POLICY COMMITTEE ON PUBLIC WORKS – CONSIDERATION OF BY-LAWS – THREE READINGS
By-law No. 110/2025, to amend the Winnipeg Parking By-law No. 86/2016 and the MBEA Enabling By-law No. 59/2016 in order to enable the establishment and enforcement of Rideshare Loading Zones

STANDING POLICY COMMITTEE ON PUBLIC WORKS – QUESTION PERIOD

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STANDING POLICY COMMITTEE ON FINANCE AND ECONOMIC DEVELOPMENT - NO REPORT

STANDING POLICY COMMITTEE ON FINANCE AND ECONOMIC DEVELOPMENT – QUESTION PERIOD

REPORT OF THE STANDING POLICY COMMITTEE ON PROPERTY AND DEVELOPMENT DATED NOVEMBER 7, 2025

1. Accelerating Supportive Housing on City-owned Land
2. Expropriation and Rezoning of Lemay Forest
3. Membership of the Winnipeg Building Commission
4. Proposed Second Extension of the Transcona-West Joint Venture Agreement
5. Authority for Determining Completeness of a Development Application
6. Requirements for Demolition Permits
7. Closing – Closing of a Part of Hugo Street North, Adjacent to 670 Corydon Avenue – DAC 4/2025
8. Subdivision and Rezoning – 391, 397 and 401 Provencher Boulevard – DASZ 27/2025
9. Secondary Plan Amendment – Public Markets, Lands Bounded by Marion Street to the North, CN Railway and Speers Road to the East, CP/CN Railway to the South and CP Railway to the West – SPA 4/2025

STANDING POLICY COMMITTEE ON PROPERTY AND DEVELOPMENT– CONSIDERATION OF BY-LAWS – FIRST READING ONLY

By-law No. 68/2025, to amend the Public Markets Major Redevelopment Site 'D' Secondary Plan By-law No. 47/2019 to increase the permitted number of dwelling units from 2,000 to 2,800, to redesignate the lands in Schedule A from Employment to Higher Density Residential and to reduce required setbacks for residential development from adjacent industrial lands and the Paddington Rail Yards in accordance with Development Application No. SPA 4/2025

By-law No. 99/2025, to amend Winnipeg Zoning By-law No. 200/2006 to rezone Lands Located on Tache Avenue, South of Rue Hebert, North of CNR Line, And East of The Red River in the Riel Community - DASZ 30/2025

By-law No. 100/2025, to approve the subdivision of land, and to amend Winnipeg Zoning By-law No. 200/2006 to rezone land, located at 736 Haney Street in the Assiniboia Community - DASZ 28/2025

By-law No. 101/2025, to approve the subdivision of land, and to amend Winnipeg Zoning By-law No. 200/2006 to rezone land, located at 101 and 103 Sherbrook Street, 685 Westminster Avenue in the City Centre Community - DASZ 20/2025

By-law No. 102/2025, to approve the subdivision of land, and to amend Winnipeg Zoning By-law No. 200/2006 to rezone land, located at 678 McGregor Street in the Lord Selkirk-West Kildonan Community - DASZ 6/2025

By-law No. 103/2025, to approve the subdivision of land, and to amend Winnipeg Zoning By-law No. 200/2006 to rezone land, located at 97, 99, 101, 103, & 105 St Anne's Road in the Riel Community. - DASZ 12/2025

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STANDING POLICY COMMITTEE ON PROPERTY AND DEVELOPMENT– CONSIDERATION OF BY-LAWS – SECOND AND THIRD READINGS

By-law No. 147/2022, to approve a plan of subdivision and amend Winnipeg Zoning By-law No. 200/2006 to rezone land located at 775 and 777 St. Matthews Avenue in the City Centre Community - DASZ 27/2022

By-law No. 67/2024, to rezone land located at 744 St. Mary's Road in the Riel Community pursuant to Development Application No. DAZ 200/2024

By-law No. 91/2025, to rezone land, located at Taylor Avenue, South Side between Kenaston Boulevard and Portsmouth Boulevard (Lot 17) in the Assiniboia Community. DASZ 18/2025

By-law No. 93/2025, to rezone land located at Southwest Corner of Rue Aubert and Rue St. Joseph in the Riel Community - DAZ 208/2025

By-law No. 94/2025, to amend the Text Amendment to Schedule Y – The Mature Communities PDO-1 of the Winnipeg Zoning By-law No. 200/2006 – DASZ 219/2025

STANDING POLICY COMMITTEE ON PROPERTY AND DEVELOPMENT– CONSIDERATION OF BY-LAWS – THREE READINGS

By-law No. 105/2025, to open the lane corner at the rear of 466 Walker Avenue, (Regional Street Renewal Program), under Development Application No. DAO 1/2025

By-law No. 109/2025, to close the portion of Public Lane between One St. John Ambulance Way and 1500 Portage Avenue, and open and rededicate a portion of the public lane as St. John Ambulance Way

REPORT OF THE STANDING POLICY COMMITTEE ON WATER, WASTE AND ENVIRONMENT DATED NOVEMBER 3, 2025

1. 2026 and 2027 Water and Sewer Volume Rates
2. H2O Help to Others Policy Update and Outreach
3. Recycling Options for Community Events

REPORT OF THE STANDING POLICY COMMITTEE ON WATER, WASTE AND ENVIRONMENT – NOTICE OF MOTION

1. In House Composting

ADJOURNMENT