

Council Building
510 Main Street
December 4, 2025

A Meeting of the Standing Policy Committee on Property and Development was held this day at 9:33 a.m.

Members of
the Committee:

Councillor Duncan, Chairperson
Councillor Dobson
Councillor Santos

Councillor Wyatt entered the meeting at 9:34 a.m.

Councillor Wyatt departed the meeting at 3:05 p.m.

Winnipeg Public Service:

L. Cowan, Senior Committee Clerk
H. Borys, Director of Planning, Property and Development
C. Fernandes, Director of Community Services
R. Taylor, Director of Assets and Project Management, Chief
Administrative Office
G. Chappell, Acting Manager of Real Estate and Land
Development, Planning, Property and Development
Department
B. Erickson, Manager of Municipal Accommodations, Planning,
Property and Development Department
B. Fey, General Manager, Winnipeg Golf Services Special
Operating Agency
K. Happychuk, Chief of Enforcement and Investigations, Planning,
Property and Development Department
R. Hayer, Chief Zoning Officer, Planning, Property and
Development Department
J. Hildebrand, Manager of Strategic Planning, Chief
Administrative Office
R. Klassen, Manager of Development and Inspections Division,
Planning, Property and Development Department
L. Pablo, Corporate Manager, Financial Planning and Review,
Corporate Finance
J. Veitch, Manager of Urban Planning, Planning, Property and
Development Department
B. Anema, Assistant Controller, Planning, Property and
Development Department
D. Chyz-Lund, District Planner, Planning, Property and
Development Department

D. Comaskey, Golf Course Operations Coordinator, Planning,
Property and Development Department
E. Fineblit, Housing and Neighbourhood Revitalization
Coordinator, Chief Administrative Office
K. Kowalke, Principal Planner, Planning, Property and
Development Department
J. Kuczera Acting Real Estate Administrator, Planning, Property
and Development Department
M. Lennon, Housing Accelerator Fund Program Support
Specialist, Chief Administrative Office
J. Lorbis, Coordinator of Business Support and Enforcement
Projects, Community Services Department
M. Pyl, Growth Management Coordinator, Planning, Property and
Development Department
D. Wilson, Supervisor of Financial Services, Planning, Property
and Development Department

In accordance with Rule 11.1 of the Procedure By-law No. 50/2007, the Chairperson acknowledged that the meeting took place on traditional Indigenous and Métis peoples' lands.

MOTIONS

Moved by Councillor Dobson,

That the minutes of the meetings held on November 7, 2025, and on November 17, 2025, be taken as read and confirmed.

Carried

TABLE OF CONTENTS

DELEGATIONS

2026 BUDGET REVIEW

1. Departmental Budget Presentations
2. Unsafe Conditions Response Team Pilot Project
3. City Archives Building Redevelopment – 380 William Avenue
4. Local Area Planning Initiatives – Planning for the Next Review of Our Winnipeg / Complete Communities 2.0
5. Preliminary 2026 Budget Update

REPORTS

1. Monthly Reporting on Variance Applications Made for As-of-Right Residential Developments
2. Golf Services 2026 Business Plan
3. Waiver of Interest Overhead Charges – Wildewood Golf Course Clubhouse
4. Semi-Annual Verbal Report on the Problem Properties Task Force
5. Replacement of the Winnipeg Electrical By-law and Adoption of the Manitoba Electrical Code
6. Exemption of Fees during Redevelopment of Vacant Buildings
7. Vacancy to Vitality – Strategic Policy Options to Address Vacant and Derelict Properties
8. Rapid Housing Initiative (RHI) Rounds 1, 2 and 3 Progress Update – December 2025
9. City of Winnipeg 2025 Housing Needs Assessment
10. Winnipeg Rowing Club Extension of Lease Agreement
11. Proposed Declaration of Surplus and Sale of 410 Desalaberry Avenue to Alhijra Islamic Foundation Inc.
12. Proposed Surplus Declaration and Sale of 575 Larsen Avenue to the Ma Mawi Wi Chi Itata Centre Inc.
13. Lease Agreement Amendment – Manitoba Cricket Association
14. Application Process for As-of-Right Residential Developments
15. 2026 Review of the Development Agreement Parameters Land Values
16. Authority for Determining Completeness of a Development Application
17. Waiver of Development Permit Fees for 520 William Avenue
18. Amendment to Council Conditions for the Subdivision and Rezoning of Dugald Road-Plessis Road of By-law 121/2024
19. Maintaining Momentum on Downtown Funding in the 2026 Budget
20. Extension of Time – Subdivision and Rezoning – 180 Creek Bend Road – DASZ 12/2021
21. Extension of Time – Subdivision and Rezoning – Northwest Corner of Inkster Boulevard and King Edward Street – DASZ 44/2016
22. Extension of Time – Plan of Subdivision and Rezoning – 2730 and 2750 King Edward Street – DASZ 27/2021

Minutes – Standing Policy Committee on Property and Development – December 4, 2025

TABLE OF CONTENTS (continued)

REPORTS (continued)

23. Extension of Time – Subdivision and Rezoning – South Side of John Brebeuf Place,
West of Centennial Street, North of Grant Avenue – DASZ 21/2022
24. Subdivision and Rezoning– 1294 & 1310 Henderson Highway – DASZ 8/2025
25. Rezoning – 637 Edison Avenue – DAZ 213/2025
26. Rezoning – 375 Oakdale Drive – DAZ 221/2025
27. Subdivision and Rezoning – Bridge Lake Drive – DASZ 39/2025
28. Subdivision and Rezoning – 4820, 4724 & 4814 Roblin Boulevard – DASZ 45/2025
29. Subdivision and Rezoning – Land located at 1350 and 1360 Pembina Highway and 969
and 975 Dowker Avenue – DASZ 32/2025
30. Subdivision and Rezoning – 778 Walker Avenue – DASZ 35/2025
31. Rezoning – 36 Roslyn Road – DAZ 220/2025
32. Subdivision and Rezoning – 707 and 711 Brock Street – DASZ 33/2025
33. Verbal Report on Requirements for Demolition Permits

CONSENT AGENDA AND ADJOURNMENT