

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

REPORTS

**Item No. 17 Waiver of Development Permit Fees for 520 William Avenue
(Point Douglas Ward)**

STANDING COMMITTEE DECISION:

The Standing Policy Committee on Property and Development concurred in the recommendation of the Lord Selkirk-West Kildonan Community Committee and approved the request to refund or waive all applicable fees in accordance with Sections 20(1) and (2) of The Planning, Development and Building Fees By-law No. 66/2016, for the development at 520 William Avenue.

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

DECISION MAKING HISTORY:

Moved by Councillor Santos,

That the recommendation of the Lord Selkirk-West Kildonan Community Committee be concurred in.

Carried

Councillor Duncan asked to be recorded as having voted against the above motion, in accordance with Rule 47(7) of The Procedure By-law No. 50/2007.

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

Mehul Patel, Porject Manager, Unity Business Consulting, submitted a communication in support of the matter.

COMMUNITY COMMITTEE RECOMMENDATION:

On November 24, 2025, the Lord Selkirk-West Kildonan Community Committee passed the following motion:

WHEREAS Living Gospel Church has submitted a request that, in accordance with Sections 20(1) and (2) of The Planning, Development and Building Fees By-law No. 66/2016, all applicable fees relating to Development Application Fees for 520 William Avenue be waived;

AND WHEREAS the Planning, Development and Building Fees By-law No. 66/2016 provides the following:

Refunds or waiver of fees by Standing Policy Committee

20(1) Where the applicant is a corporation whose preponderant purpose is not the earning of a profit or is a charity registered with Canada Revenue Agency, the Standing Policy Committee on Property and Development, Heritage and Downtown Development is hereby authorized to waive or direct the refund of all or part of a fee imposed undersections 3, 5, 6, and 7 of Schedule “A”, excluding an advertising fee, where:

- A. the proposed development will have the effect of providing a public service or will otherwise benefit the community of Winnipeg; and
- B. the waiver or refund has been endorsed by the community committee in which the proposed development will take place.

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

DECISION MAKING HISTORY (continued):

COMMUNITY COMMITTEE RECOMMENDATION (continued):

20(2) The Standing Policy Committee on Property and Development, Heritage and Downtown Development is hereby authorized to waive or direct the refund of all or part of the fees referred to in subsection (1), excluding an advertising fee, where the Committee is satisfied that failing to do so would be unfair in the circumstances.

AND WHEREAS the Development Application fees for this project is estimated to be \$75,000.00;

THEREFORE BE IT RESOLVED that in accordance with Sections 20(1) and (2) of The Planning, Development and Building Fees By-law No. 66/2016, all applicable fees for the development at 520 William Avenue be waived, and forwarded to the Standing Policy Committee on Property and Development.