



**STANDING POLICY COMMITTEE ON PROPERTY AND DEVELOPMENT  
DISPOSITION OF ITEMS**

**DECEMBER 4, 2025**

**MEMBERS**

**PRESENT:** Councillor Duncan, Chairperson  
Councillor Dobson  
Councillor Santos  
Councillor Wyatt

**COMMITTEE**

**CLERK:** L. Cowan, City Clerk's Department

**STANDING POLICY COMMITTEE ON PROPERTY AND DEVELOPMENT**  
**DECEMBER 4, 2025**  
**DISPOSITION OF ITEMS**

| Item                      | Subject/File                                                                                              | Recommendations                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Action Required By |
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| <b>DELEGATIONS</b>        |                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                    |
| <b>2026 BUDGET REVIEW</b> |                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                    |
| 1                         | Departmental Budget Presentations                                                                         | <p>The Standing Policy Committee on Property and Development received presentations with respect to the Preliminary 2026 Operating and Capital Budgets from the following members of the Public Service:</p> <ol style="list-style-type: none"> <li>1. B. Anema, Assistant Controller, Planning, Property and Development Department, accompanied by H. Borys, Director of Planning, Property and Development, B. Fey, General Manager, Golf Services Special Operating Agency, and D. Comaskey, Golf Course Operations Coordinator, Planning, Property and Development Department</li> <li>2. R. Taylor, Director of Assets and Project Management, Chief Administrative Office, accompanied by D. Wilson, Supervisor of Financial Services, and B. Erickson, Manager of Municipal Accommodations, Planning, Property and Development Department</li> </ol> | Nil                |
| 2                         | Unsafe Conditions Response Team Pilot Project                                                             | The Standing Policy Committee on Property and Development received the matter as information.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Nil                |
| 3                         | City Archives Building Redevelopment – 380 William Avenue                                                 | The Standing Policy Committee on Property and Development received the matter as information.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Nil                |
| 4                         | Local Area Planning Initiatives – Planning for the Next Review of Our Winnipeg / Complete Communities 2.0 | The Standing Policy Committee on Property and Development received the matter as information.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Nil                |

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| 5    | Preliminary 2026 Budget Update | <p>The Standing Policy Committee on Property and Development recommended to the Executive Policy Committee that the Preliminary 2026 Operating and Capital Budgets under the purview of the Standing Policy Committee on Property and Development be approved, with the following amendments:</p> <ol style="list-style-type: none"> <li>1. That the operating budget requirement of \$267,001 in 2026, \$272,143 in 2027 and \$278,755 in 2028 and \$284,330 in 2029, be allocated to continue the Unsafe Conditions Response Team on a permanent basis.</li> <li>2. That the following funding be allocated to support technical studies required for the legislated review of OurWinnipeg 2045 development plan (OW 2045), and the associated Complete Communities Direction Strategy 2.0 (CCDS) secondary plan inclusive of one temporary FTE: <ol style="list-style-type: none"> <li>A. Research and development, community engagement and contingency costs of \$105,000, with potential funding sources as studies/planning initiatives across the organization where surpluses/underspent funds may exist.</li> </ol> </li> <li>3. That the following be referred to the 2027 Budget Review Process: <ol style="list-style-type: none"> <li>A. Funding to support technical studies required for the legislated review of OurWinnipeg 2045 development plan (OW 2045), and the associated Complete Communities Direction Strategy 2.0 (CCDS) secondary plan inclusive of one temporary FTE, as follows: <ol style="list-style-type: none"> <li>i. Research and development, community engagement and contingency costs as follows: <ol style="list-style-type: none"> <li>a. \$226,000 in 2027</li> <li>b. \$595,000 in 2028</li> <li>c. \$296,000 in 2029</li> </ol> </li> <li>ii. One new temporary FTE, at an estimated annual cost of \$130,000 and \$134,000 for 2028 and 2029, respectively.</li> </ol> </li> </ol> </li> </ol> | Executive Policy Committee |

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| <b>REPORTS</b> |                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                            |
| 1              | Monthly Reporting on Variance Applications Made for As-of-Right Residential Developments   | The Standing Policy Committee on Property and Development concurred in the recommendation of the Winnipeg Public Service and received the report as information.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Nil                        |
| 2              | Golf Services 2026 Business Plan                                                           | <p>The Standing Policy Committee on Property and Development concurred in the recommendation of the Winnipeg Public Service and recommended to Council:</p> <ol style="list-style-type: none"> <li>1. That the 2026 Business Plan for The City of Winnipeg – Golf Services – Special Operating Agency, including the 2026-2029 budget, included as Appendix A and A-1 respectively, be approved subject to adoption of the City’s overall 2026 Operating Budget.</li> <li>2. That the 2024 audited financial statements, included as Appendix A-5, be received as information.</li> <li>3. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.</li> </ol> | Executive Policy Committee |
| 3              | Wavier of Interest Overhead Charges – Wildewood Golf Course Clubhouse                      | <p>The Standing Policy Committee on Property and Development recommended to Council:</p> <ol style="list-style-type: none"> <li>1. That the interest overhead charges against the 2024 and 2025 Wildewood Golf Course Clubhouse capital budget, be waived.</li> <li>2. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.</li> </ol>                                                                                                                                                                                                                                                                                                                     | Executive Policy Committee |
| 4              | Semi-Annual Verbal Report on the Problem Properties Task Force                             | The Standing Policy Committee on Property and Development received the verbal report of the Winnipeg Public Service as information.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Nil                        |
| 5              | Replacement of the Winnipeg Electrical By-law and Adoption of the Manitoba Electrical Code | <p>The Standing Policy Committee on Property and Development concurred in the recommendation of the Winnipeg Public Service and recommended to Council:</p> <ol style="list-style-type: none"> <li>1. That the Winnipeg Electrical By-law, a draft of which is attached as Schedule A to this report, be approved.</li> <li>2. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.</li> </ol>                                                                                                                                                                                                                                                             | Executive Policy Committee |
| 6              | Exemption of Fees during Redevelopment of                                                  | The Standing Policy Committee on Property and Development concurred in                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Executive Policy Committee |

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|      | Vacant Buildings                                                                         | <p>the recommendation of the Winnipeg Public Service and recommended to Council:</p> <ol style="list-style-type: none"> <li>1. That the Vacant Buildings By-Law No. 79/2010 be amended to create the Vacant Building Exemption Program and the Renovation Waiver Program per the draft amending by-law attached as Appendix A within this report.</li> <li>2. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.</li> </ol>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                            |
| 7    | Vacancy to Vitality – Strategic Policy Options to Address Vacant and Derelict Properties | <p>The Standing Policy Committee on Property and Development concurred in the recommendation of the Winnipeg Public Service, as amended, and recommended to Council:</p> <ol style="list-style-type: none"> <li>1. That the City enter into, execute, and deliver a partnership agreement with Manitoba Housing and Renewal Corporation, Purpose Construction, and Build Inc., and other social enterprises to increase affordable housing that emphasizes homeownership in Winnipeg's housing improvement zones.</li> <li>2. That authority be delegated to the Chief Administrative Officer to negotiate and approve the terms and conditions of the partnership agreement in Recommendation 1, 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.</li> <li>3. That the partnership agreement initially target the William Whyte neighbourhood on a pilot basis.</li> <li>4. That a City of Winnipeg owned vacant lot located at 400 Pritchard Avenue be transferred to Manitoba Housing and Renewal Corporation as an initial property to pilot the partnership agreement.</li> <li>5. That the Chief Administrative Officer optimize the Public Service's use of the enforcement tool known as the "taking title without compensation" as a key mechanism to enforce compliance with the city's Vacant Buildings By-law (79/2010) and Vacant and Derelict Buildings By-law.</li> </ol> | Executive Policy Committee |

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|      |              | <p>6. That the Province of Manitoba be requested to make the necessary legislative amendments to improve the efficiency of administering the taking title without compensation process by allowing for substitutional service.</p> <p>7. That the eligibility period for properties to enter tax sale be reduced from the existing three years in arrears to two years, thereby reducing the duration of the overall tax sale process from approximately five years to four, effective January 1, 2027, and subject to financial review as part of the 2027 annual budget update process.</p> <p>8. That the structure for the existing Empty Building Fee be revised from a flat fee of 2 percent of assessed property value per year beginning after a third Schedule A inspection, to 1 percent of assessed property value per year beginning after the first Schedule A inspection, and that the fee increase 1 percent per year to a maximum of 5 percent of assessed property value in year five of vacancy and beyond.</p> <p>9. That the Director of Legal Services be directed to amend the relevant By-Laws and fee schedules, in accordance with Recommendation 8, and bring same directly to Council by way of communication within 30 days for all three readings.</p> <p>10. That the Public Service report back in April 2026 with a plan to establish a new reserve to be funded by Empty Building Fee revenue that supports the use of the taking title without compensation enforcement tool, prevention of residential building vacancy, re-occupancy of vacant buildings, and re-development of vacant and derelict buildings for housing.</p> <p>11. That the Public Service review the Housing Rehabilitation Investment Reserve (HRIR) and report back in December 2026 with recommendations to strengthen programs funded under the HRIR, including ways reserve funds could further support the prevention of residential building vacancy, re-occupancy of vacant residential buildings, and/or redevelopment of sites of vacant and derelict buildings for housing.</p> <p>12. That the Chief Administrative Officer formalize and implement an</p> |                    |

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|      |                                                                                                       | <p>acquisition program that establishes the conditions under which the City of Winnipeg would accept title to distressed residential properties from owners willing to transfer their residential property to the City of Winnipeg.</p> <p>13. That the Public Service actively promote the acquisition program as an option available to owners of distressed residential properties in housing improvement zones as a means to supply property for the partnership with Manitoba Housing and Renewal Corporation.</p> <p>14. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.</p> |                                                                                                                                                                                   |
| 8    | Rapid Housing Initiative (RHI) Rounds 1, 2 and 3 Progress Update – December 2025                      | <p>The Standing Policy Committee on Property and Development concurred in the recommendation of the Winnipeg Public Service and approved the following:</p> <p>1. That the next annual Rapid Housing Initiative progress update be brought forward to the Standing Policy Committee on Property and Development in April 2027.</p> <p>2. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.</p>                                                                                                                                                                                       | <p>Director of Assets and Project Management</p> <p>c. Housing and Neighbourhood Revitalization Coordinator, Chief Administrative Office</p>                                      |
| 9    | City of Winnipeg 2025 Housing Needs Assessment                                                        | <p>The Standing Policy Committee on Property and Development concurred in the recommendation of the Winnipeg Public Service and recommended to Council:</p> <p>1. That this report be received as information.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                         | Executive Policy Committee                                                                                                                                                        |
| 10   | Winnipeg Rowing Club Extension of Lease Agreement                                                     | <p>The Standing Policy Committee on Property and Development concurred in the recommendation of the Winnipeg Public Service and granted an extension of time of 180 days to report back on the establishment of a new 20-year lease for the Winnipeg Rowing Club.</p>                                                                                                                                                                                                                                                                                                                                                                                      | <p>Director of Planning, Property and Development Department</p> <p>c. Manager, Real Estate and Land Development</p> <p>Standing Policy Committee on Property and Development</p> |
| 11   | Proposed Declaration of Surplus and Sale of 410 Desalaberry Avenue to Alhijra Islamic Foundation Inc. | <p>The Standing Policy Committee on Property and Development concurred in the recommendation of the Winnipeg Public Service and recommended to Council:</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Executive Policy Committee                                                                                                                                                        |

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|------|----------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|
|      |                                                                                                    | <ol style="list-style-type: none"> <li>1. That the lands identified as “Subject City Property” on Misc. Plan 11376/10 (attached as Schedule A to this report) be declared surplus to the City’s needs.</li> <li>2. That, subject to being declared surplus, the sale of the lands identified as “Subject City Property” on Misc. Plan 11376/10 be approved to Alhijra Islamic Foundation Inc. for the sum of One Hundred Fifty Thousand Dollars (\$150,000.00) is in accordance with the terms and conditions set out in Schedule B of this report.</li> <li>3. That the City enter into, execute and deliver an Offer to Purchase Agreement with Alhijra Islamic Foundation Inc., an Amendment to the Existing Lease allowing continued use of the parking lot and any such other agreement determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the “Ancillary Agreements”).</li> <li>4. That authority be delegated to the Director of Planning, Property and Development to negotiate and approve the terms and conditions of the Offer to Purchase Agreement, an amendment to the existing lease with Alhijra Islamic Foundation Inc., and the Ancillary Agreement(s) 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.</li> <li>5. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.</li> </ol> |                            |
| 12   | Proposed Surplus Declaration and Sale of 575 Larsen Avenue to the Ma Mawi Wi Chi Itata Centre Inc. | <p>The Standing Policy Committee on Property and Development concurred in the recommendation of the Winnipeg Public Service and recommended to Council:</p> <ol style="list-style-type: none"> <li>1. That the declaration of surplus approved by Council on June 23, 2022, for the lands identified as “Proposed Lot 1” on Misc. Plan 12734/11 (attached as Schedule A to this report) be rescinded.</li> <li>2. That, subject to approval of Recommendation 1 and approval of two-thirds of all Council members (pursuant to Subsection 4.4i of the Real Estate – Declaration as Surplus and Sale of Property Policy), the lands Identified as “Proposed Lot 1” Misc. Plan 12734/20 (attached as</li> </ol>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Executive Policy Committee |

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|------|--------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|      |                                                              | <p>Schedule B to this report) be declared surplus to the City's needs.</p> <p>3. That, subject to approval of Recommendation 2 and approval of two-thirds of all Council members (pursuant to Subsection 205(2) of The City of Winnipeg Charter), the sale of the lands identified as "Proposed Lot 1" on Misc. Plan 12734/20 (attached as Schedule B to this report) to Ma Mawi Wi Chi Itata Centre Inc. for \$40,000.00, that is in accordance with the terms and conditions set out in Schedule D of this report, be approved.</p> <p>4. That the City enter, execute and deliver an Offer to Purchase Agreement with Ma Mawi Wi Chi Itata Centre Inc., and such other agreements determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").</p> <p>5. That, in accordance with the Winnipeg Recreation Strategy, the net proceeds of the sale be credited to the Land Operating Reserve for reinvestment into other City recreation and library facilities or amenities.</p> <p>6. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.</p> |                                                                                                                                                                                   |
| 13   | Lease Agreement Amendment – Manitoba Cricket Association     | <p>The Standing Policy Committee on Property and Development directed the Winnipeg Public Service to report back in 90 days on the recommendation of the Assiniboia Community Committee, namely:</p> <p>1. That the Winnipeg Public Service be directed to initiate an amendment to the lease agreement with the Manitoba Cricket Association to include the baseball diamond in La Barriere Park, as detailed in Schedule A.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <p>Director of Planning, Property and Development Department</p> <p>c. Manager, Real Estate and Land Development</p> <p>Standing Policy Committee on Property and Development</p> |
| 14   | Application Process for As-of-Right Residential Developments | <p>The Standing Policy Committee on Property and Development concurred in the recommendation of the Winnipeg Public Service and recommended to Council:</p> <p>1. That an extension of time of 30 days be granted for the Winnipeg Public Service to report back on the total number of variance applications for development permits made under the new Schedule AC (Development Requirements for Low Density Infill) of the Winnipeg Zoning By-law.</p> <p>2. That the Proper Officers of the City be authorized to do all things</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Executive Policy Committee                                                                                                                                                        |

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|             |                                                                     | necessary to implement the intent of the foregoing.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                            |
| 15          | 2026 Review of the Development Agreement Parameters Land Values     | <p>The Standing Policy Committee on Property and Development concurred in the recommendation of the Winnipeg Public Service and recommended to Council:</p> <ol style="list-style-type: none"> <li>1. That the 2026 Land Values for the Development Agreement Parameters be approved at the following rates: <ol style="list-style-type: none"> <li>A. \$82,500 per acre for Employment Lands</li> <li>B. \$45,000 per acre for Rural Agricultural</li> <li>C. \$177,000 per acre for “All Others”</li> <li>D. \$8,000 minimum cash-in-lieu fee for applications less than 20,000 square feet</li> </ol> </li> <li>2. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.</li> </ol>                                                                                                                                                                                                                                                            | Executive Policy Committee |
| 16          | Authority for Determining Completeness of a Development Application | <p>The Standing Policy Committee on Property and Development concurred in the recommendation of the Winnipeg Public Service, as amended, and recommended to Council:</p> <ol style="list-style-type: none"> <li>1. That a by-law be enacted to amend the Development Procedures By-law No. 104/2020 in accordance with this report (draft amending by-law is attached as Appendix A to this report), with the following amendment: <ol style="list-style-type: none"> <li>A. Amend Section 2 – Section 5.1 added, as follows: <ol style="list-style-type: none"> <li>i. In Section 5.1(3), delete the words “SPC may direct the Public Service to:” and replace with “SPC must direct the Public Service to do one of the following:”</li> <li>ii. In Section 5.1(3)(b), delete the word “confirm” and replace with “determine” and delete the word “incomplete” and replace with “complete”</li> <li>iii. Delete Section 5.1(4) in its entirety and replace with the following:</li> </ol> </li> </ol> </li> </ol> | Executive Policy Committee |

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|      |                                                                                                                 | <p style="text-align: center;">“5.1(4) The SPC must provide supporting reasons for any motion made in accordance with Subsection 5.1(3)”</p> <p>2. That the Public Service be directed to report back in January 2027, with recommendations regarding a fee for the appeal of incomplete development applications, should it be determined that an appeal fee is warranted.</p> <p>3. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.</p>                                                                                                                                                                                                                                                                                                                                                          |                                                                                                 |
| 17   | Waiver of Development Permit Fees for 520 William Avenue                                                        | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <p>Director of Planning, Property and Development Department</p> <p>c. Chief Zoning Officer</p> |
| 18   | Amendment to Council Conditions for the Subdivision and Rezoning of Dugald Road-Plessis Road of By-law 121/2024 | <p>The Standing Policy Committee on Property and Development concurred in the recommendation of the Winnipeg Public Service and recommended to Council:</p> <p>1. That Recommendation 2.A of Council’s decision dated September 26, 2024, in respect of Development Application DASZ No. 16/2024, be amended by adding the following new conditions:</p> <p style="padding-left: 40px;">“2.A. vii. That, for the “RMF-M” Residential Multi-Family (Medium) block (Proposed Block 1), the total density shall not exceed 175 units.</p> <p style="padding-left: 80px;">viii. That, for the “RMF-M” Residential Multi-Family (Medium) block (Proposed Block 1), the maximum building height shall not exceed 50 feet or four stories.”</p> <p>2. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.</p> | Executive Policy Committee                                                                      |
| 19   | Maintaining Momentum on Downtown Funding in the 2026 Budget                                                     | The Standing Policy Committee on Property and Development received the recommendation of the City Centre Community Committee as information.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Nil                                                                                             |
| 20   | Extension of Time – Subdivision and Rezoning                                                                    | The Standing Policy Committee on Property and Development concurred in                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Executive Policy Committee                                                                      |

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|             | – 180 Creek Bend Road<br>File DASZ 12/2021                                                                                                                | the recommendation of the Riel Community Committee and recommended to Council:<br><br>1. That the time limit to satisfy the Coming into Force provisions of By-law No. 52/2022 be extended to October 28, 2026.<br><br>2. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.                                                                                                |                            |
| 21          | Extension of Time – Subdivision and Rezoning<br>–Northwest Corner of Inkster Boulevard and King Edward Street<br>File DASZ 44/2016                        | The Standing Policy Committee on Property and Development concurred in the recommendation of the Lord Selkirk-West Kildonan Community Committee and recommended to Council:<br><br>1. That the time limit to satisfy the Coming into Force provisions of By-law No. 5/2021 be extended to January 28, 2027.<br><br>2. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.    | Executive Policy Committee |
| 22          | Extension of Time – Plan of Subdivision and Rezoning – 2730 and 2750 King Edward Street<br>File DASZ 27/2021                                              | The Standing Policy Committee on Property and Development concurred in the recommendation of the Lord Selkirk-West Kildonan Community Committee and recommended to Council:<br><br>1. That the time limit to satisfy the Coming into Force provisions of By-law No. 102/2023 be extended to November 23, 2026.<br><br>2. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing. | Executive Policy Committee |
| 23          | Extension of Time – Subdivision and Rezoning<br>– South Side of John Brebeuf Place, West of Centennial Street, North of Grant Avenue<br>File DASZ 21/2022 | The Standing Policy Committee on Property and Development concurred in the recommendation of the City Centre Community Committee and recommended to Council:<br><br>1. That the time limit to satisfy the Coming into Force provisions of By-law No. 131/2022 be extended to December 15, 2026.<br><br>2. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.                | Executive Policy Committee |
| 24          | Subdivision and Rezoning– 1294 & 1310 Henderson Highway<br>File DASZ 8/2025                                                                               | The Standing Policy Committee on Property and Development concurred in the recommendation of the East Kildonan-Transcona Community Committee and recommended to Council:                                                                                                                                                                                                                                                                         | Executive Policy Committee |

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| Item | Subject/File | Recommendations                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Action Required By |
|------|--------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
|      |              | <p>1. That the subdivision proposed under Development Application No. DASZ 8/2025 be approved for preparation as a plan of subdivision (the “Plan”) by a Manitoba Land Surveyor for registration in the Winnipeg Land Titles Office in accordance with the proposed by-law attached as Appendix “A” to this report and as shown on the map dated October 18, 2025 and attached as Schedule “B” to this report, with such minor changes as may be required, subject to the following:</p> <p>A. That the Developer be required to enter into a Servicing Agreement with the City pursuant to subsection 259(1) of The City of Winnipeg Charter in accordance with the report of the Administrative Coordinating Group dated October 28, 2025, and attached as Appendix “B” to this Report, with the following amendments:</p> <p>i. In Section VI – Servicing Conditions, amend Clause 1. Public Lane as follows:</p> <p>a. In Condition a) delete the words “Portland cement concrete” and replace with the word “asphalt cement”</p> <p>b. Add the following new Condition c):</p> <p>“c) In the event that the lane is constructed as pavement under the Local Improvement program prior to application for development permits, The construction requirement in Clause 1.a) shall be deemed satisfied. The Developer shall instead be required to pay their share of the lane improvements as determined by and to the satisfaction of, the Director of Public Works, consistent with the Development Agreement Parameters.”</p> <p>2. That the Winnipeg Zoning By-law No. 200/2006 be amended by</p> |                    |

**STANDING POLICY COMMITTEE ON PROPERTY AND DEVELOPMENT**  
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| Item | Subject/File | Recommendations                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Action Required By |
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|      |              | <p>rezoning the subject land to an “RMF-M PDO-1 Malls and Corridors Mature Communities PDO-1” Residential Multi-Family (Medium) District in accordance with the proposed by-law attached as Appendix “A” to this report and as shown on the map dated October 18, 2025, and attached as Schedule “B” to this report, subject to the following conditions:</p> <p>A. That the Developer enter into a Zoning Agreement with the City pursuant to subsection 240(1) of The City of Winnipeg Charter in accordance with the following:</p> <p>i. The Owner must submit plans showing the location and design of any and all proposed:</p> <ul style="list-style-type: none"> <li>a. principal buildings</li> <li>b. accessory structures</li> <li>c. parking</li> <li>d. accessory parking areas</li> <li>e. private approaches</li> <li>f. garbage enclosures</li> <li>g. fencing</li> <li>h. landscaping</li> </ul> <p>on the Owner’s Land (“Works”) to the City for approval by the Director of Planning, Property and Development (“Director”) and the East Kildonan-Transcona Community Committee prior to the issuance of any building or development permit, and thereafter must construct the Works in substantial conformance with the approved plans and maintain the Works to the satisfaction of the Director.</p> <p>ii. That the maximum building height shall be 45 feet (13.71 metres).</p> <p>3. That the City enter into, execute and deliver with the Developer:</p> <p>A. a Servicing Agreement in accordance with Recommendation 1; and</p> |                    |

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| Item | Subject/File | Recommendations                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Action Required By |
|------|--------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
|      |              | <p>B. a Zoning Agreement in accordance with Recommendation 2,</p> <p>and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").</p> <p>4. That authority be delegated to the Director of Planning, Property and Development (the "Director") to negotiate and approve the terms and conditions of the Development/Servicing Agreement, the Zoning Agreement and any Ancillary Agreements in accordance with this report and such other terms and conditions determined necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.</p> <p>5. That, in lieu of the dedication of land, the Developer shall provide a cash payment representing 10% of the Planned Area value of Development Application No. DASZ 8/2025 (the "Dedication Fee"), as determined by the Director of Planning, Property and Development.</p> <p>6. That, upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor prepare a by-law in accordance with Recommendations 1 and 2 (the "By-law") and bring same directly to Council by way of communication for first reading.</p> <p>7. That upon instruction from the Director of Planning, Property and Development that the Developer has submitted the Plan in accordance with Recommendation 1 and has paid the Dedication Fee and all other associated ancillary fees (the "Fees"), and subject to s. 236.1 of The City of Winnipeg Charter, the Director of Legal Services/City Solicitor be directed to return the By-law directly to Council by way of communication for second and third reading.</p> <p>8. That Development Application No. DASZ 8/2025 will be deemed to be concluded and all approvals in connection with same will expire if the Developer has not submitted the Plan and paid the Fees within 2 years following the date on which Council gives first reading to the By-law, unless the Developer applies for an extension of time before the expiration of that 2 year period and Council approves the extension.</p> |                    |

**STANDING POLICY COMMITTEE ON PROPERTY AND DEVELOPMENT**  
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| Item | Subject/File                                      | Recommendations                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Action Required By         |
|------|---------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|
|      |                                                   | <p>9. That the subdivision section of the By-law will come into force when the Servicing Agreement is fully executed and the Plan is registered in the Winnipeg Land Titles Office.</p> <p>10. That the zoning section of the By-law will come into force when the Zoning Agreement is registered in the Winnipeg Land Titles Office by way of caveat against the lands described therein.</p> <p>11. That the By-law will be repealed without coming into force 1 year following the date it is enacted if the Plan and the Zoning Agreement are not registered in accordance with Recommendations 8 and 9, unless the Developer applies for an extension of time before the expiration of that 1-year period and Council approves the extension.</p> <p>12. That Development Application No. DASZ 8/2025 will be deemed to be concluded and all approvals in connection with same will expire if the Developer fails to secure all necessary Plan approval signatures on behalf of the City within 1 year following the date on which the By-law is enacted, unless the Developer applies for an extension of time before the expiration of that 1 year period and Council approves the extension.</p> <p>13. That the Variance order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DASZ 8/2025.</p> <p>14. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.</p> |                            |
| 25   | Rezoning – 637 Edison Avenue<br>File DAZ 213/2025 | <p>The Standing Policy Committee on Property and Development concurred in the recommendation of the East Kildonan-Transcona Community Committee, and recommended to Council:</p> <p>1. That the application and proposed by-law for subdivision and rezoning/zoning agreement amendment under File DAZ 213/2025 [c/r DAV 156017/2025D] be rejected.</p> <p>2. That in accordance with Subsection 281(2) of The City of Winnipeg Charter, the supporting reasons of the hearing body, be adopted.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Executive Policy Committee |

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| Item | Subject/File                                      | Recommendations                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Action Required By         |
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|      |                                                   | 3. That the Proper Officers of the City do all things necessary to implement the intent of the foregoing.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                            |
| 26   | Rezoning – 375 Oakdale Drive<br>File DAZ 221/2025 | <p>The Standing Policy Committee on Property and Development concurred in the recommendation of the Assiniboia Community Committee, and recommended to Council:</p> <p>1. That the Winnipeg Zoning By-law No. 200/2006 be amended under Development Application No. 221/2025 by rezoning the subject land to an “RMF-S” Residential Multi-Family (Small) District in accordance with the proposed by-law attached as Appendix “A” to this report and as shown on the map dated November 10, 2025, and attached as Schedule “B” to this report, subject to the following conditions.</p> <p>A. That the owner of the subject land (the “Owner”) enter into a Zoning Agreement with the City pursuant to subsection 240(1) of The City of Winnipeg Charter in accordance with the following:</p> <p>i. The Owner must submit plans showing the location and design of any and all proposed:</p> <ul style="list-style-type: none"> <li>a. Buildings</li> <li>b. Accessory parking areas</li> <li>c. Private approaches</li> <li>d. Garbage enclosures</li> <li>e. Fencing</li> <li>f. Landscaping</li> <li>g. Free-standing signage</li> </ul> <p>on the Owner’s Land (“Works”) to the City for approval by the Director of Planning, Property and Development (the “Director”) and the Assiniboia Community Committee prior to the issuance of any building or development permit, and thereafter must construct the Works in substantial conformance with the approved plans and maintain the Works to the satisfaction of the Director.</p> <p>B. That the Developer enter into a Servicing Agreement, if</p> | Executive Policy Committee |

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| Item | Subject/File | Recommendations                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Action Required By |
|------|--------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
|      |              | <p>required, with the City pursuant to subsection 259(1) of The City of Winnipeg Charter in accordance with the report of the Administrative Coordinating Group dated October 7, 2025 and attached as Appendix “B” to this report, with the following amendment:</p> <p>i. In Section II – Servicing Conditions, amend Condition 3 by deleting the words “their share” and replacing with “15%”</p> <p>C. That the City enter into, execute and deliver with the Developer:</p> <p>i. a Zoning Agreement in accordance with Recommendation 1.A.; and</p> <p>ii. a Servicing Agreement in accordance with Recommendation 1.B.,</p> <p>and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").</p> <p>D. That authority be delegated to the Director of Planning, Property and Development to negotiate and approve the terms and conditions of the Zoning Agreement, the Servicing Agreement and any Ancillary Agreements in accordance with this report and such other terms and conditions determined necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.</p> <p>2. That, in lieu of the dedication of land, the developer shall provide a cash payment representing ten percent (10%) of the Planned Area value of the Development Application (the “Dedication Fee”), as determined by the City’s Director of Planning, Property and Development.</p> <p>3. That, upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor prepare a by-</p> |                    |

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| Item | Subject/File                                                      | Recommendations                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Action Required By         |
|------|-------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|
|      |                                                                   | <p>law in accordance with Recommendation 1 (the “By-law”) and bring same directly to Council by way of communication for first reading.</p> <p>4. That, upon instruction from the Director of Planning, Property and Development that the developer has paid all fees, charges or other amounts due in respect of DAZ 221/2025 (collectively, the “Fees”), and subject to s. 236.1 of The City of Winnipeg Charter, the Director of Legal Services/City Solicitor be directed to return the By-law directly to Council by way of communication for consideration for second and third reading.</p> <p>5. That Development Application No. DAZ 221/2025 will be deemed to be concluded and all approvals in connection with same will expire if the developer has not paid the Fees within 2 years following the date on which Council gives first reading to the By-law, unless the developer applies for an extension of time before the expiration of that 2 year period and Council approves the extension.</p> <p>6. That the By-law will come into force when the Zoning Agreement is fully executed and registered in the Winnipeg Land Titles Office by way of caveat against the lands described therein.</p> <p>7. That the By-law will be repealed without coming into force 1 year following the date it is enacted if the Zoning Agreement is not registered in accordance with recommendation 6, unless the developer applies for an extension of time before the expiration of that 1-year period and Council approves the extension.</p> <p>8. That the variance order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DAZ 221/2025;</p> <p>9. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.</p> |                            |
| 27   | Subdivision and Rezoning – Bridge Lake Drive<br>File DASZ 39/2025 | <p>The Standing Policy Committee on Property and Development concurred in the recommendation of the Assiniboia Community Committee and recommended to Council:</p> <p>1. That the subdivision proposed under Development Application No.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Executive Policy Committee |

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| Item | Subject/File | Recommendations                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Action Required By |
|------|--------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
|      |              | <p>DASZ 45/2025 be approved for preparation as a plan of subdivision (the “Plan”) by a Manitoba Land Surveyor for registration in the Winnipeg Land Titles Office in accordance with the proposed by-law attached as Appendix “A” to this report and as shown on the map dated November 6, 2025 and attached as Schedule “B” to this report, with such minor changes as may be required, subject to the following:</p> <p>A. That the developer be required to enter into a Servicing Agreement with the City pursuant to subsection 259(1) of The City of Winnipeg Charter in accordance with the report of the Administrative Coordinating Group dated October 30, 2025 and attached as Appendix “B” to this report, with the following amendments:</p> <p>i. In Section II – Engineering Studies, add the following new Condition:</p> <p>“2. The Developer shall provide an addendum to their submitted Transportation Study to the satisfaction of the Director, Public Works which includes measures under a Transportation Demand Management (TDM) program, a revised section on Transit with Route 671 and updating the relevant details.”</p> <p>ii. In Section III – Servicing Conditions, add the following new Condition:</p> <p>“9. Required Infrastructure Completion Prior to Occupancy</p> <p>That the Developer shall complete installation of obligations 2, 3, and 4 above prior to occupancy.”</p> <p>B. That the City enter into, execute and deliver with the developer a Servicing Agreement in accordance with Recommendation 1.A., and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the</p> |                    |

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| Item | Subject/File | Recommendations                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Action Required By |
|------|--------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
|      |              | <p>intent of the foregoing (the "Ancillary Agreements"); and</p> <p>C. That authority be delegated to the Director of Planning, Property and Development to negotiate and approve the terms and conditions of the Servicing Agreement, and any Ancillary Agreements, in accordance with this report and such other terms and conditions determined necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.</p> <p>2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an “RMF-L” Residential Multi-Family (Large) District in accordance with the proposed by-law attached as Appendix “A” to this report and as shown on the map dated November 6, 2025, and attached as Schedule “B” to this report, subject to the following conditions:</p> <p>A. That the developer enter into a Zoning Agreement with the City pursuant to subsection 240(1) of The City of Winnipeg Charter in accordance with the following:</p> <p>i. That the height of any building erected on proposed Lot 1 and Lot 2 shall be no greater than 75 feet (22.9 metres).</p> <p>ii. That the Owner shall, at no cost to the City, prior to occupancy of any proposed buildings on the Owner’s Land, establish and maintain a Transportation Demand Management (TDM) program, to the satisfaction of the Director of Public Works, which shall include the following measures:</p> <p>a. Ensure that transportation options are available to address and respond to the needs of residents.</p> <p>b. Educate residents on the options available to them that they may be unfamiliar with (e.g. on-demand Transit services, new Transit</p> |                    |

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|      |              | <p>routes, education on the use of Winnipeg Transit, Transit Plus, or car co-op).</p> <p>c. Make any necessary modifications over the life of the TDM program (e.g. adjust to seasonal demand).</p> <p>d. Provide quarterly updates to the Manager of Transportation at the City of Winnipeg, regarding the TDM program.</p> <p>e. Fund the provision, operation, and ongoing maintenance of necessary transportation solutions that meet the needs of residents on the Owner's Land, such as minivans, minibuses, coaches, Transit charter service, additional loading zones for taxis or carshare vehicles, car co-op cars, etc.</p> <p>iii. That the Transportation Demand Management program shall operate for a minimum of three (3) years, and at the end of the three-year period will be reviewed to determine the future of the program, to the satisfaction of the Director of Public Works.</p> <p>iv. That a minimum of one (1) car share vehicle shall be provided. The location of the car share vehicle(s) and how the car share service will be managed and maintained are all to be submitted to the City's Director of Planning Property and Development ("Director") and the Assiniboia Community Committee for approval prior to the issuance of any building or development permit, and thereafter maintained to the satisfaction of the Director.</p> <p>v. That a decorative metal fence with a minimum height of 4.0 feet shall be erected in the front yard, adjacent to any accessory parking area, and thereafter maintained to the satisfaction of the Director of</p> |                    |

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| Item | Subject/File | Recommendations                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Action Required By |
|------|--------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
|      |              | <p style="text-align: center;">Planning, Property and Development.</p> <p>3. That the City enter into, execute and deliver with the Developer</p> <p style="padding-left: 40px;">A. a Servicing Agreement in accordance with Recommendation 1; and</p> <p style="padding-left: 40px;">B. a Zoning Agreement in accordance with Recommendation 2,</p> <p style="padding-left: 80px;">and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").</p> <p>4. That authority be delegated to the Director of Planning, Property and Development (the "Director") to negotiate and approve the terms and conditions of the Servicing Agreement, the Zoning Agreement and any Ancillary Agreements in accordance with this report and such other terms and conditions determined necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.</p> <p>5. That, in lieu of the dedication of land, the developer shall provide a cash payment representing 10% of the Planned Area value of Development Application No. DASZ 45/2025 (the "Dedication Fee"), as determined by the Director of Planning, Property and Development.</p> <p>6. That, upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor prepare a by-law in accordance with Recommendations 1 and 2 (the "By-law") and bring same directly to Council by way of communication for first reading.</p> <p>7. That upon instruction from the Director of Planning, Property and Development that the Developer has submitted the Plan in accordance with recommendation 1 and has paid the Dedication Fee and all other associated ancillary fees (the "Fees"), and subject to s. 236.1 of The City of Winnipeg Charter, the Director of Legal Services/City Solicitor be directed to return the By-law directly to Council by way of communication for second and third reading.</p> |                    |

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| Item | Subject/File                                                                       | Recommendations                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Action Required By         |
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|      |                                                                                    | <p>8. That Development Application No. DASZ 39/2025 will be deemed to be concluded and all approvals in connection with same will expire if the developer has not submitted the Plan and paid the Fees within 2 years following the date on which Council gives first reading to the By-law, unless the developer applies for an extension of time before the expiration of that 2 year period and Council approves the extension.</p> <p>9. That the subdivision section of the By-law will come into force when the Servicing Agreement is fully executed and the Plan is registered in the Winnipeg Land Titles Office.</p> <p>10. That the zoning section of the By-law will come into force when the Zoning Agreement is registered in the Winnipeg Land Titles Office by way of caveat against the land described therein.</p> <p>11. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Plan is not registered in accordance with Recommendation 8 and 9 unless the developer applies for an extension of time before the expiration of the 1-year period and Council approves the extension.</p> <p>12. That Development Application No. DASZ 39/2025 will be deemed to be concluded and all approvals in connection with same will expire if the developer fails to secure all necessary Plan approval signatures on behalf of the City within 1 year following the date on which the By-law is enacted, unless the developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.</p> <p>13. That the variance order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DASZ 39/2025.</p> <p>14. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.</p> |                            |
| 28   | Subdivision and Rezoning – 4820, 4724 & 4814 Roblin Boulevard<br>File DASZ 45/2025 | <p>The Standing Policy Committee on Property and Development concurred in the recommendation of the Assiniboia Community Committee and recommended to Council:</p> <p>1. That the subdivision proposed under Development Application No.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Executive Policy Committee |

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| Item | Subject/File | Recommendations                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Action Required By |
|------|--------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
|      |              | <p>DASZ 45/2025 be approved for preparation as a plan of subdivision (the “Plan”) by a Manitoba Land Surveyor for registration in the Winnipeg Land Titles Office in accordance with the proposed by-law attached as Appendix “A” to this report and as shown on the map dated November 10, 2025 and attached as Schedule “B” to this report, with such minor changes as may be required, subject to the following:</p> <p>A. That the “Plan” be amended in accordance with Section II of the report of the Administrative Coordinating Group dated October 30, 2025 and attached Appendix “B” to this Report;</p> <p>B. That the developer be required to enter into a Servicing Agreement with the City pursuant to subsection 259(1) of The City of Winnipeg Charter in accordance with the report of the Administrative Coordinating Group dated October 30, 2025 and attached as Appendix “B” to this report;</p> <p>2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an “RMF-M” Residential Multi-Family (Medium) District in accordance with the proposed by-law attached as Appendix “A” to this report and as shown on the map dated November 10, 2025 and attached as Schedule “B” to this report, subject to the following conditions:</p> <p>A. That the developer enter into a Zoning Agreement with the City pursuant to subsection 240(1) of The City of Winnipeg Charter in accordance with the following:</p> <p>i. For those portions of the Owner’s Land zoned “RMF-M” Residential Multi-Family (Medium), the Owner must submit plans showing the location and design of any and all proposed:</p> <ul style="list-style-type: none"> <li>a. buildings</li> <li>b. accessory parking areas</li> <li>c. private approaches</li> <li>d. garbage enclosures</li> <li>e. fencing</li> <li>f. landscaping</li> </ul> |                    |

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| Item | Subject/File | Recommendations                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Action Required By |
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|      |              | <p style="margin-left: 40px;">g. free-standing signage</p> <p style="margin-left: 40px;">on the Owner's Land ("Works") to the City for approval by the Director of Planning, Property and Development ("Director") and the Assiniboia Community Committee prior to the issuance of any building or development permit, and thereafter must construct the Works in substantial conformance with the approved plans and maintain the Works to the satisfaction of the Director.</p> <p style="margin-left: 40px;">ii. That, on proposed Lot 1, no principal building shall be erected within 17 metres (56 feet) of the east property line.</p> <p style="margin-left: 40px;">iii. That, on proposed Lot 1, no principal building shall be erected within 79 metres (260 feet) of the south property line.</p> <p>3. That the City enter into, execute and deliver with the Developer:</p> <p style="margin-left: 20px;">A. a Servicing Agreement in accordance with Recommendation 1.B.; and</p> <p style="margin-left: 20px;">B. a Zoning Agreement in accordance with Recommendation 2.A.,</p> <p style="margin-left: 40px;">and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").</p> <p>4. That authority be delegated to the Director of Planning, Property and Development (the "Director") to negotiate and approve the terms and conditions of the Servicing Agreement, the Zoning Agreement and any Ancillary Agreements in accordance with this report and such other terms and conditions determined necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.</p> <p>5. That, in lieu of the dedication of land, the developer shall provide a cash payment representing 10% of the Planned Area value of Development</p> |                    |

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| Item | Subject/File | Recommendations                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Action Required By |
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|      |              | <p>Application No. DASZ 45/2025 (the “Dedication Fee”), as determined by the Director of Planning, Property and Development.</p> <p>6. That, upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor prepare a by-law in accordance with Recommendations 1 and 2 (the “By-law”) and bring same directly to Council by way of communication for first reading.</p> <p>7. That upon instruction from the Director of Planning, Property and Development that the Developer has submitted the Plan in accordance with Recommendation 1 and has paid the Dedication Fee and all other associated ancillary fees (the “Fees”), and subject to s. 236.1 of The City of Winnipeg Charter, the Director of Legal Services/City Solicitor be directed to return the By-law directly to Council by way of communication for second and third reading.</p> <p>8. That Development Application No. DASZ 45/2025 will be deemed to be concluded and all approvals in connection with same will expire if the developer has not submitted the Plan and paid the Fees within 2 years following the date on which Council gives first reading to the By-law, unless the developer applies for an extension of time before the expiration of that 2 year period and Council approves the extension.</p> <p>9. That the subdivision section of the By-law will come into force when the Servicing Agreement is fully executed and the Plan is registered in the Winnipeg Land Titles Office.</p> <p>10. That the zoning section of the By-law will come into force when the Zoning Agreement is registered in the Winnipeg Land Titles Office by way of caveat against the land described therein.</p> <p>11. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Plan is not registered in accordance with Recommendations 8 and 9 unless the developer applies for an extension of time before the expiration of the 1-year period and Council approves the extension.</p> <p>12. That Development Application No. DASZ 45/2025 will be deemed to be</p> |                    |

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| Item | Subject/File                                                                                                                                                      | Recommendations                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Action Required By         |
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|      |                                                                                                                                                                   | <p>concluded and all approvals in connection with same will expire if the developer fails to secure all necessary Plan approval signatures on behalf of the City within 1 year following the date on which the By-law is enacted, unless the developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.</p> <p>13. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.</p> <p>14. That the Variance Order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DASZ 45/2025.</p> <p>15. That the Conditional Use Order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under DASZ 45/2025.</p>                                                                                                                                                                                                                                                                                                                                    |                            |
| 29   | <p>Subdivision and Rezoning – Land located at 1350 and 1360 Pembina Highway and 969 and 975 Dowker Avenue</p> <p style="text-align: right;">File DASZ 32/2025</p> | <p>The Standing Policy Committee on Property and Development concurred in the recommendation of the City Centre Community Committee and recommended to Council:</p> <p>1. That the subdivision proposed under Development Application No. DASZ 32/2025 be approved for preparation as a plan of subdivision (the “Plan”) by a Manitoba Land Surveyor for registration in the Winnipeg Land Titles Office in accordance with the proposed by-law attached as Appendix “A” to this report and as shown on the map dated November 24, 2025 and attached as Schedule “B” to this report, with such minor changes as may be required, subject to the following:</p> <p>A. That the “Plan” be amended in accordance with Section II of the report of the Administrative Coordinating Group dated October 10, 2025 and attached as Appendix “B” to this report;</p> <p>B. That the developer be required to enter into a Servicing Agreement with the City, if required, pursuant to subsection 259(1) of The City of Winnipeg Charter in accordance with the report of the Administrative Coordinating Group dated October 10, 2025 and attached as Appendix “B” to this report, with the following amendment:</p> | Executive Policy Committee |

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| Item | Subject/File | Recommendations                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Action Required By |
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|      |              | <p>i. In Section II - Plan Considerations amend Condition 1, by deleting the words “Map 2” and replacing with “Schedule B of the DASZ 32/2025 Administrative Report””</p> <p>C. That the City enter into, execute and deliver with the developer a Servicing Agreement, if required, in accordance with Recommendation 1.A., and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements");</p> <p>D. That authority be delegated to the Director of Planning, Property and Development to negotiate and approve the terms and conditions of the Servicing Agreement, and any Ancillary Agreements, in accordance with this report and such other terms and conditions determined necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.</p> <p>2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to a “CMU PDO-1 Malls and Corridors Mature Communities PDO-1” Commercial Mixed Use district and “PR3 Mature Communities PDO-1” Parks and Recreation 3 (Regional) district in accordance with the proposed by-law attached as Appendix “A” to this report and as shown on the map dated November 24, 2025, and attached as Schedule “B” to this report.</p> <p>3. That upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor prepare a by-law in accordance with Recommendations 1 and 2 (the “By-law”) and bring same directly to Council by way of communication for first reading.</p> <p>4. That, in lieu of the dedication of land, the developer shall provide a cash payment representing 10% of the Planned Area value of Development Application No. DASZ 32/2025 (the “Dedication Fee”), as determined by the Director of Planning, Property and Development.</p> <p>5. That upon instruction from the Director of Planning, Property and</p> |                    |

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| Item | Subject/File | Recommendations                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Action Required By |
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|      |              | <p>Development that the Developer has submitted the Plan in accordance with recommendation 1 and has paid the Dedication Fee and all other associated ancillary fees (the “Fees”), and subject to s. 236.1 of The City of Winnipeg Charter, the Director of Legal Services/City Solicitor be directed to return the By-law directly to Council by way of communication for second and third reading.</p> <p>6. That Development Application No. DASZ 32/2025 will be deemed to be concluded and all approvals in connection with same will expire if the developer has not submitted the Plan and paid the Fees within 2 years following the date on which Council gives first reading to the By-law, unless the developer applies for an extension of time before the expiration of that 2 year period and Council approves the extension.</p> <p>7. That the subdivision section of the By-law will come into force when the Servicing Agreement, if required, is fully executed and the Plan is registered in the Winnipeg Land Titles Office.</p> <p>8. That the zoning section of the By-law will come into force when the Plan is registered in the Winnipeg Land Titles Office.</p> <p>9. That the By-law will be repealed without coming into force 1 year following the date it is enacted if the Plan is not registered in accordance with recommendation 7, unless the developer applies for an extension of time before the expiration of that 1 year period and Council approves the extension.</p> <p>10. That Development Application No. DASZ 32/2025 will be deemed to be concluded and all approvals in connection with same will expire if the developer fails to secure all necessary Plan approval signatures on behalf of the City within 1 year following the date on which the By-law is enacted, unless the developer applies for an extension of time before the expiration of that 1 year period and Council approves the extension.</p> <p>11. That the variance order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File No. DASZ 32/2025.</p> <p>12. That the Proper Officers of the City be authorized to do all things</p> |                    |

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| Item | Subject/File                                                      | Recommendations                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Action Required By         |
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|      |                                                                   | necessary to implement the intent of the foregoing.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                            |
| 30   | Subdivision and Rezoning – 778 Walker Avenue<br>File DASZ 35/2025 | <p>The Standing Policy Committee on Property and Development concurred in the recommendation of the City Centre Community Committee and recommended to Council:</p> <ol style="list-style-type: none"> <li>1. That the subdivision proposed under Development Application No. DASZ 35/2025 be approved for preparation as a plan of subdivision (the “Plan”) by a Manitoba Land Surveyor for registration in the Winnipeg Land Titles Office in accordance with the proposed by-law attached as Appendix “C” to this report and as shown on the map dated November 2025 and attached as Schedule “A” to this report, with such minor changes as may be required.</li> <li>2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to a “RMF-S Mature Communities PDO-1” Residential Multi-Family (Small) District in accordance with the proposed by-law attached as Appendix “C” to this report and as shown on the map dated November 2025 and attached as Schedule “A” to this report.</li> <li>3. That, in lieu of the dedication of land, the developer shall provide a cash payment representing 10% of the Planned Area value of Development Application No. DASZ 35/2025 (the “Dedication Fee”), as determined by the Director of Planning, Property and Development.</li> <li>4. That, upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor prepare a by-law in accordance with Recommendations 1 and 2 (the “By-law”) and bring same directly to Council by way of communication for first reading.</li> <li>5. That upon instruction from the Director of Planning, Property and Development that the Developer has submitted the Plan in accordance with Recommendation 1 and has paid the Dedication Fee and all other associated ancillary fees (the “Fees”), and subject to s. 236.1 of The City of Winnipeg Charter, the Director of Legal Services/City Solicitor be directed to return the By-law directly to Council by way of communication for second and third reading.</li> </ol> | Executive Policy Committee |

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| Item | Subject/File                                   | Recommendations                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Action Required By         |
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|      |                                                | <p>6. That Development Application No. DASZ 35/2025 will be deemed to be concluded and all approvals in connection with same will expire if the developer has not submitted the Plan and paid the Fees within 2 years following the date on which Council gives first reading to the By-law, unless the developer applies for an extension of time before the expiration of that 2 year period and Council approves the extension.</p> <p>7. That the subdivision section of the By-law will come into force when the Plan is registered in the Winnipeg Land Titles Office.</p> <p>8. That the zoning section of the By-law will come into force when the Plan is registered in the Winnipeg Land Titles Office.</p> <p>9. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Plan is not registered in accordance with recommendations 7 and 8, unless the developer applies for an extension of time before the expiration of that 1 year period and Council approves the extension.</p> <p>10. That Development Application No. DASZ 35/2025 will be deemed to be concluded and all approvals in connection with same will expire if the developer fails to secure all necessary Plan approval signatures on behalf of the City within 1 year following the date on which the By-law is enacted, unless the developer applies for an extension of time before the expiration of that 1 year period and Council approves the extension.</p> <p>11. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.</p> <p>12. That the order for Variance DAV 25-194142\D shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DASZ 35/2025.</p> |                            |
| 31   | Rezoning – 36 Roslyn Road<br>File DAZ 220/2025 | <p>The Standing Policy Committee on Property and Development concurred in the recommendation of the City Centre Community Committee, as amended, and recommended to Council:</p> <p>1. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an “RMF-L” Residential Multi-Family (Large) District in accordance with the proposed by-law attached as</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Executive Policy Committee |

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| Item | Subject/File | Recommendations                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Action Required By |
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|      |              | <p>Appendix “A” to this report and as shown on the map dated November 24, 2025, and attached as Schedule “B” to this report, subject to the following conditions:</p> <p>A. That the developer enter into a Zoning Agreement with the City pursuant to subsection 240(1) of The City of Winnipeg Charter in accordance with the following:</p> <p>i. the developer must submit plans showing the location and design of any and all proposed:</p> <ul style="list-style-type: none"> <li>a. buildings</li> <li>b. accessory parking areas</li> <li>c. private approaches</li> <li>d. garbage enclosures</li> <li>e. fencing</li> <li>f. landscaping</li> <li>g. free-standing signage</li> </ul> <p>on the Owner’s Land (“Works”) to the City for approval by the Director of Planning, Property and Development (“Director”) and the City Centre Community Committee prior to the issuance of any building or development permit, and thereafter must construct the Works in substantial conformance with the approved plans and maintain the Works to the satisfaction of the Director.</p> <p>ii. That, excluding permitted projections, no building shall exceed 80 feet (24.384 metres) in height.</p> <p>B. That the City enter into, execute and deliver with the Owner a Zoning Agreement in accordance with Recommendation 1.A., and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").</p> <p>C. That authority be delegated to the Director of Planning, Property and Development to negotiate and approve the terms</p> |                    |

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| Item | Subject/File | Recommendations                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Action Required By |
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|      |              | <p>and conditions of the Zoning Agreement and any Ancillary Agreements in accordance with this report and such other terms and conditions determined necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.</p> <p>2. That, in lieu of the dedication of land, the developer shall provide a cash payment representing ten percent (10%) of the planned area value of the Development Application No. DAZ 220/2025 (the “Dedication Fee”), as determined by the City’s Director of Planning, Property and Development.</p> <p>3. That the Developer shall meet all terms and conditions as outlined in Appendix “B”, the report of the Administrative Coordinating Group, dated October 10, 2025 to the satisfaction of the Director of Planning, Property and Development.</p> <p>4. That, upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor prepare a by-law in accordance with recommendation 1 (the “By-law”) and bring same directly to Council by way of communication for first reading.</p> <p>5. That upon instruction from the Director of Planning, Property and Development that the Developer has paid all fees, charges or amounts due in respect of DAZ 220/2025 (collectively the “Fees”), and subject to s. 236.1 of The City of Winnipeg Charter, the Director of Legal Services/City Solicitor be directed to return the By-law directly to Council by way of communication for second and third reading.</p> <p>6. That Development Application No. DAZ 220/2025 will be deemed to be concluded and all approvals in connection with same will expire if the developer has not paid the Fees within 2 years following the date on which Council gives first reading to the By-law, unless the developer applies for an extension of time before the expiration of that 2 year period and Council approves the extension.</p> <p>7. That the By-law will come into force when the Zoning Agreement is fully executed and registered in the Winnipeg Land Titles Office by way of caveat against the lands described therein.</p> |                    |

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| Item | Subject/File                                                             | Recommendations                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Action Required By                                                                                                                                                           |
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|      |                                                                          | <p>8. That the By-law will be repealed without coming into force 1 year following the date it is enacted if the Zoning Agreement is not registered in accordance with recommendation 7, unless the developer applies for an extension of time before the expiration of that 1-year period and Council approves the extension.</p> <p>9. That the variance order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File No. DAZ 220/2025.</p> <p>10. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.</p>                                         |                                                                                                                                                                              |
| 32   | Subdivision and Rezoning – 707 and 711 Brock Street<br>File DASZ 33/2025 | <p>The Standing Policy Committee on Property and Development concurred in the recommendation of the City Centre Community Committee and recommended to Council:</p> <p>1. That the application and proposed by-law for subdivision and rezoning under File DASZ 33/2025 [c/r DAV 211638/2025D] be rejected.</p> <p>2. That in accordance with Subsection 281(2) of The City of Winnipeg Charter, the supporting reasons of the hearing body, be adopted.</p> <p>3. That the Proper Officers of the City do all things necessary to implement the intent of the foregoing.</p>                                                                                                                | Executive Policy Committee                                                                                                                                                   |
| 33   | Verbal Report on Requirements for Demolition Permits                     | <p>The Standing Policy Committee on Property and Development laid over consideration of the matter for 90 days, and directed the Winnipeg Public Service to include the following additional items in its reporting:</p> <p>1. Changes to implement a more streamlined demolition process.</p> <p>2. Removing any requirement for elevation and/or floor plans when applying for a demolition variance.</p> <p>3. Requirements for the Public Service to render a decision on a demolition variance application within 10 business days.</p> <p>4. Changes to require that any decision with respect to a demolition variance application be made with the approval of the relevant Ward</p> | <p>Director of Planning, Property and Development Department</p> <p>c. Manager, Development and Inspections</p> <p>Standing Policy Committee on Property and Development</p> |

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|      |              | Councillor.     |                    |