Agenda – Council – December 18, 2025

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

Item No. 12 **Amendment to Council Conditions for the Subdivision and Rezoning of Dugald Road-Plessis Road of By-law 121/2024 (Transcona Ward) File DASZ 16/2024**

STANDING COMMITTEE RECOMMENDATION:

On December 9, 2025, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and submitted the following to Council:

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:

   "2.A. vii. That, for the "RMF-M" Residential Multi-Family (Medium) block (Proposed Block 1), the total density shall not exceed 175 units.

   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."

2. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

Agenda – Council – December 18, 2025

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

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On December 9, 2025, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On December 4, 2025, the Standing Policy Committee on Property and Development concurred in the recommendation of the Winnipeg Public Service and submitted the matter to the Executive Policy Committee and Council.

Administrative Report

Title: Amendment to Council conditions for the Subdivision and Rezoning of Dugald Road-Plessis Road of By-law 121/2024

Critical Path: Standing Policy Committee on Property and Development – Executive Policy Committee – Council

AUTHORIZATION

Author	Department Head	CFO	CAO
J. Veitch	M. McGinn (Acting)	N/A	J. Dunford

EXECUTIVE SUMMARY

A plan to subdivide and rezone land located southwest of Dugald Road and Plessis Road was submitted on or about November 3, 2023. The application (DASZ 16/2024) proposed subdividing and rezoning the lands to create;

- one “RMF-M” Residential Multi-Family (Medium) District block,
- one “RMF-S” Residential Multi-Family (Small) District block,
- one “R1-S” Residential Single-Family Small District block,
- five “R1-L” Residential Single-Family Large District blocks,
- two “R2” Residential Two-Family District blocks,
- two “PR1” Parks and Recreation 1 District blocks, and
- legally open City-owned land so Shady Shores Drive East can connect with Plessis Road.

The plan was recommended for approval by Community Committee, with amendments, on September 4, 2024. On September 26, 2024, Council approved a Subdivision and Rezoning under File DASZ 16/2024. On October 24, 2024, Council gave First Reading to the By-law.

Objections to the application were received by the City. As a result, the proposed By-law was referred to the Municipal Board (the “Board”) after first reading. The Board held a public hearing and provided their recommendation to Council on May 30, 2025. Their report is attached as Schedule A.

The Board recommended that the City approve the development with two new conditions to be added to the zoning agreement for the “RMF-M” block. First, limit the density to 175 units. Second, limit the height to 50 feet or four stories.

The Public Service should have sent the Board’s decision to Council. In error, the Public Service sent the proposed By-law to Council for second and third reading instead. To fix this error, the

Public Service recommends that the Council decision be amended to include the above conditions.

If Council does not approve these conditions, then the By-law must be repealed.

RECOMMENDATIONS

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:

   "2.A. vii. That, for the "RMF-M" Residential Multi-Family (Medium) block (Proposed Block 1), the total density shall not exceed 175 units.

   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."

2. That the Proper Officers of the City do all things necessary to implement the intent of the foregoing.

REASON FOR THE REPORT

In accordance with section 236.1(8) of the City of Winnipeg Charter, the Municipal Board is required to submit their report, with recommendations, to Council within 60 days after conducting their hearings.

The Board's recommendation is to approve the Subdivision and Rezoning application DASZ 16/2024 with additional conditions with respect to Block 1 of the Plan of Subdivision. In accordance with Section 236.1(9) of the City of Winnipeg Charter, Council must not pass a proposed zoning by-law that has been referred to the Municipal Board unless the proposed By-law conforms to the recommendations that the board has made in its report to Council in respect of the By-law.

This report has been prepared to inform Council of the decision at the Municipal Board and to recommend next steps to be taken by Council for decision making on the Subdivision and Rezoning matter.

IMPLICATIONS OF THE RECOMMENDATIONS

Consistent with the Municipal Board's recommendation, the forthcoming zoning agreement associated with By-law 121/2024 will be amended to include the following conditions:

vii. That, for the "RMF-M" Residential Multi-Family (Medium) block (Proposed Block 1), the total density shall not exceed 175 units.

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.

In the event the recommendation is not concurred in, By-law 121/2024 will need to be repealed.

HISTORY / DISCUSSION

Decision Making History

September 4, 2024 – East Kildonan – Transcona Community Committee
The subdivision and rezoning (DASZ 16/2024) and associated variance application (DAV 24-120733\D) were heard at the East Kildonan – Transcona Community Committee.

The Urban Planning Division recommended approval-as-modified of the rezoning application with multiple conditions. Key recommendations included:

a) That the proposed "RMF-M" block (Proposed Block 1) instead be rezoned to "RMF-S".
b) All other blocks and lots be approved as applied for.
c) Plan approval by the Director of Planning, Property and Development and the East Kildonan – Transcona Community Committee for those portions of the application being rezoned to RMF.
d) Requiring height caps and building setbacks to the properties abutting the gas line and gas site.
e) Requiring property delineation to the Public Reserve land.

The East Kildonan – Transcona Community Committee concurred in the recommendation of the Winnipeg Public Service, as amended. Key recommendations included:

a) Approving the proposed "RMF-M" block.
b) That, for the proposed "RMF-S" block at the south of the site, no buildings are permitted within 25' of the east property line.
c) That for the proposed "RMF-S" block at the south of the site, the maximum height of any building within 50' of the west property line will not exceed 35'.
    - This condition was incorrectly worded, as the Committee intended it to apply to any building on the land within 100 feet of the east property line. Therefore, this condition was amended at the Standing Policy Committee on Property and Development to reflect the intent of the East Kildonan – Transcona Community Committee.

The Urban Planning Division recommended approval of all but one of the proposed variances. The Urban Planning Division recommended rejection of the variance to allow for a building height of 50' instead of 35' on the "RMF-S" block at the south of the site.

The East Kildonan – Transcona Community Committee approved all the proposed variances.

At the East Kildonan – Transcona Community Committee hearing, 81 people registered in opposition to the application. Six people (including the applicants) registered in support, and three people for information.

September 13, 2024 – Standing Policy Committee on Property and Development Decision
At the Standing Policy Committee, the Committee broadly concurred with the decision of the East Kildonan – Transcona Community Committee. Minor changes were made to the recommended development agreement conditions, and to the recommended Zoning Agreement conditions. In particular, the height cap for the proposed "RMF-S" block at the south of the site was amended to:

> *That, excluding projections permitted under the Zoning By-Law, the maximum height of any building on the land within 100 feet (30.48 metres) of the east property line shall not exceed 35 feet (10.668 metres).*

As mentioned above, this condition had been the original intent of the East Kildonan – Transcona Community Committee when it recommended approval of the application.

September 25, 2024 – Council Decision
At its meeting on September 25, 2024, Council concurred in the recommendations of the Executive Policy Committee, which was consistent with the Standing Policy Committee.

October 23, 2024 – Appeal Committee Decision
The variance was appealed and at its meeting on October 23, 2024, the Appeal Committee heard the application. Due to a tie vote, the appeal was denied and the decision of the East Kildonan – Transcona Community Committee was upheld, approving all the variances.

October 24, 2024 – First Reading
On October 24, 2024, Council gave the By-Law first reading.

March 25, 2025 – Municipal Board Hearing Date

May 30, 2025 – Municipal Board Report Date

September 25, 2025 – Second and Third Reading
At its meeting on September 25, 2025, Council gave second and third reading to By-law 121/2024. The by-law should have been amended as per the recommendations of the Municipal Board. However, the by-law was moved forward in its original form.

Municipal Board Recommendation and Discussion

The Municipal Board decision recommends that Council approve the proposed by-law – including the "RMF-M" block at the north of the site – with two additional conditions. The Board recommended the following conditions:

a) That the Owner or persons entitled to be registered owner of the Subject Land, enter into a Zoning Agreement with the City of Winnipeg.

b) That the Zoning Agreement include, among other requirements as determined by the City, the following requirements with respect to the RMF-M zoning for Block 1:

i. building heights shall not exceed 50 feet or four-storeys; and
ii. total density shall not exceed 175 units.

Conditions a) and b) are consistent with the application as approved by Council. Conditions i. and ii. have been added to address concerns about the scale and intensity of the proposed "RMF-M" block.

The Municipal Board recommended to the City of Winnipeg that the proposed Rezoning proceed to Second and Third Reading, noting:

> *The Board is of the view that the Subject Land is ripe for development. The Proposed Development completes the final "puzzle" piece for the area and will help play a role in the City's growth strategy. It will also introduce a variety of housing options within the City's Urban Intensification Area which will allow for a variety of unit types and sizes to help meet resident life cycle needs.*
>
> *Further, with the development of the Public Reserves, together with the extensions and connections of Shady Shores Drive and active transportation network, the Board is satisfied that the Proposed Development will help establish a cohesive and complete community.*
>
> *Overall, the Board finds that the Proposed Re-zoning, with the building height and density restrictions for Block 1, aligns with the Goals and Policies of OurWinnipeg and Complete Communities for the EN-RC Policy Area. The Board, therefore, recommends that Council approve the Proposed By-law, with conditions that will address the said restrictions.*

If the recommendations of this report are approved, the Board's conditions will be included in the By-law. This also ensures the forthcoming zoning agreement associated with this By-law includes the Board's conditions. If Council does not approve these conditions, the By-law must be repealed.

FINANCIAL IMPACT

Financial Impact Statement

Date: October 17, 2025

Project Name:

Amendment to Council conditions for the Subdivision and Rezoning of Dugald Road-Plessis Road of By-law 121/2024

COMMENTS:

There are no financial implications associated with this report.

Mike McGinn Oct. 17, 2025
Mike McGinn, CPA, CA
Manager of Finance

CONSULTATION

This Report has been prepared in consultation with:
- City Clerk's
- Legal Services

OURWINNIPEG POLICY ALIGNMENT

OurWinnipeg 2045 Goal – City Building
Objective 1. Responsibly plan, prioritize and accommodate growth in areas that best support Complete Communities principles, to achieve this Plan's sustainable development goals:
- Facilitate growth and change strategically within Winnipeg's unique Transformative Areas and Established Neighbourhoods, to enhance the ability of the urban environment to contribute towards this Plan's goals.

Objective 2. Integrate resilient land use, transportation and infrastructure planning, and investments**:**
- Ensure that land use, transportation, and infrastructure planning are aligned to provide the conditions for compact, complete and connected communities, supported by sustainable transportation options and municipal infrastructure capacity.

Objective 3. Facilitate development opportunities that complete established communities, and plan new communities as complete and connected from the outset.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

Consideration was given as to whether this report connects to any of the specific Goals and Objectives in the Winnipeg Climate Action Plan and it was determined that no specific policy applies to this report.

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

Consideration was given as to whether this report connects to any of the specific Goals and Objectives in the PRS and it was determined that the PRS does not apply to this specific report.

SUBMITTED BY

Department: Planning, Property and Development
Division: Urban Planning and Design Division
Prepared by: D. Chyz-Lund
Date: October 22, 2025

Attachment: Schedule A – Municipal Board Report and Recommendations dated May 30, 2025