ASSINIBOIA COMMUNITY COMMITTEE
DISPOSITION OF ITEMS

JANUARY 6, 2026

MEMBERS
PRESENT: Councillor Duncan, Chairperson
Councillor Dobson
Councillor Lukes

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

ASSINIBOIA COMMUNITY COMMITTEE
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Item	Subject/File	Recommendations	Action Required By
		REPORTS	
1	Extension of Time – Rezoning – Kenaston Snow Dump South of 1301 Kenaston Boulevard and West of CPR Rail Line File DAZ 210/2022	The Assiniboia Community Committee concurred in the recommendation of the Winnipeg Public Service and recommended to the Standing Policy Committee on Property and Development: 1. That the time limit to provide for the enactment of the necessary rezoning by-law under File No. DAZ 210/2022 be extended to December 23, 2026. 2. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.	Standing Policy Committee on Property and Development
2	Plan Approval – 1745 Kenaston Boulevard	The Assiniboia Community Committee concurred in the recommendation of the Winnipeg Public Service and approved plans for 1745 Kenaston Boulevard.	Manager of Urban Planning, Planning, Property and Development Department c. Planner, Planning Property and Development Department Zoning Officer, Planning Property and Development Department
3	Traffic Study at North Town Road and Kenaston Boulevard	The Assiniboia Community Committee recommended to the Standing Policy Committee on Public Works that the Winnipeg Public Service be directed to conduct a traffic study at the intersection of North Town Road and Kenaston Boulevard northbound, and report back with the number of accidents at the intersection in the last five years, and recommendations to increase safety and reduce collisions.	Standing Policy Committee on Public Works
		HEARINGS	
1	Rezoning – 980 St. James Street File DAZ 217/2025	The Assiniboia Community Committee concurred in the recommendation of the Winnipeg Public Service and, via the Priority Rezoning Process, recommended to the Executive Policy Committee: 1. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to a “C3 PDO-1 AIRPORT VICINITY PDO-1 MALLS AND CORRIDORS MATURE COMMUNITIES PDO1” Commercial Corridor District in accordance with the proposed	Executive Policy Committee

ASSINIBOIA COMMUNITY COMMITTEE
JANUARY 6, 2026
DISPOSITION OF ITEMS

Item	Subject/File	Recommendations	Action Required By
		by-law attached as Appendix "A" to this report and as shown on the map dated December 19, 2025, and attached as Schedule "B" to this report. 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. 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 recommendation 1 (the "By-law") and bring same directly to Council by way of communication for first reading. 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 217/2025 (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. 5. That Development Application No. DAZ 217/2025 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. 6. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing. 7. 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 217/2025.	
2	Variance – 980 St. James Street File DAV 220581/2025D	The Assiniboia Community Committee concurred in the recommendation of the Winnipeg Public Service and approved a Variance on "the land" for the maintenance of an accessory parking area to permit no front yard, subject to	Manager of Development and Inspections, Planning, Property and Development Department

ASSINIBOIA COMMUNITY COMMITTEE
JANUARY 6, 2026
DISPOSITION OF ITEMS

Item	Subject/File	Recommendations	Action Required By
		the following condition: 1. That, if any variance granted by this order is not established within two (2) years of the date hereof, this order, in respect of that Variance shall terminate.	c. Administrator of Zoning and Permits, Planning, Property and Development Department Urban Planner, Planning, Property and Development Department
3	Closing – Falcon Ridge Drive, East of Powder Ridge Drive, for Consolidation with DASZ 48/2025 File DAC 6/2025	The Assiniboia Community Committee concurred in the recommendation of the Winnipeg Public Service and recommended to the Standing Policy Committee on Property and Development: 1. That the street closing proposed under File No. DAC 6/2025 shown on Appendix B be approved and the affected land be declared surplus to the City's needs, subject to: A. the approval of the sale and conveyance of the land by Council or its delegated authority; and B. the Purchaser (or assignee) fulfilling all obligations and conditions of approval outlined in Appendix A attached to this report. 2. That, upon instruction from the Director, the City Solicitor prepare and bring directly to Council for enactment, a by-law to facilitate the Closing (the "By-law"). 3. That this matter will be deemed to be concluded and all approvals in connection with this matter will expire if the By-law is not enacted within 2 years following the date on which this report is approved by Council, unless: A. the Purchaser (or assignee) applies for an extension of time before the expiration of the 2-year period; and B. Council approves the extension of time. 4. That the By-law will expire and this matter will be deemed to be	Standing Policy Committee on Property and Development

ASSINIBOIA COMMUNITY COMMITTEE
JANUARY 6, 2026
DISPOSITION OF ITEMS

Item	Subject/File	Recommendations	Action Required By
		concluded if the By-law is not registered at the Winnipeg Land Titles within 1 year following the date on which it is enacted by Council, unless: A. the Purchaser (or assignee) applies for an extension of time before the expiration of the 1-year period; and B. Council approves the extension of time. 5. That subject to Council or its delegated authority's concurrence respecting terms and conditions of the sale of the land, the City enter into, execute and deliver a Purchase and Sale Agreement with the Purchaser(s) or assignee(s) 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"), failing which this proposal shall be deemed rescinded and shall not be proceeded with. 6. That authority be delegated to the Chief Administrative Officer to negotiate and approve the terms and conditions of the Purchase and Sale Agreement and the Ancillary Agreements 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. 7. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.	
4	Subdivision and Rezoning – 1778-1790 McGillivray Boulevard File DASZ 48/2025	The Assiniboia Community Committee concurred in the recommendation of the Winnipeg Public Service, as amended, and recommended to the Standing Policy Committee on Property and Development: 1. That the subdivision proposed under Development Application No. DASZ 48/2025 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 December 18, 2025 and attached as Schedule "B" to this report, with such minor changes as may be required, subject to the following:	Standing Policy Committee on Property and Development

Item	Subject/File	Recommendations	Action Required By
		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 December 17, 2025 and attached as Appendix "B" to this report, with the following amendments: i. In Section III – Servicing Conditions: a. Amend Condition 2 by deleting the words "prior to the release of the subdivision mylars for registration in the Winnipeg Land Titles Office" and replacing with "on demand". b. Amend Condition 3.b) by deleting the words "prior to the release of the subdivision mylars for registration in the Winnipeg Land Titles Office" and replacing with "on demand". c. Amend Condition 5 by adding the words "on demand" after the words "in cash". d. Amend Condition 7 by deleting the words "prior to the release of the subdivision mylars for registration in the Winnipeg Land Titles Office" and replacing with "on demand". e. Amend Condition 8 by deleting the words "prior to the release of the subdivision mylars for registration in the Winnipeg Land Titles Office" and replacing with "on demand". 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	

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		determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements"); and 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. 2. That the Winnipeg Zoning By-law No. 200/2006 be amended 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 December 18 2025 and attached as Schedule "B" to this report, subject to the following conditions: 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: i. The Owner must submit plans showing the location and design of any and all proposed: a. buildings b. accessory parking areas c. private approaches d. garbage enclosures e. fencing f. landscaping g. free-standing signage 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	

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		construct the Works in substantial conformance with the approved plans and maintain the Works to the satisfaction of the Director. ii. That the height of any proposed building shall not exceed 28 feet. iii. That the number of dwelling units shall not exceed 55. iv. That the Owner shall erect a solid wood fence with a height of six (6) feet along the portion of the west property line abutting the property at 86 Powder Ridge Drive("Works"), to be constructed and maintained to the satisfaction of the Director of Planning, Property and Development. 3. That the City enter into, execute and deliver with the Developer: A. a Servicing Agreement in accordance with Recommendation 1; and B. a Zoning Agreement in accordance with Recommendation 2, 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"). 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. 5. 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 Development Application No. DASZ 48/2025 (the "Dedication Fee"), as determined by the Director of Planning,	

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		Property and Development. 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. 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. 8. That Development Application No. DASZ 48/2025 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. 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. 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. 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. 12. That Development Application No. DASZ 48/2025 will be deemed to	

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		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. 13. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing. 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 48/2025.	
5	Variance – 1778-1790 McGillivray Boulevard File DAV 221314/2025D	The Assiniboia Community Committee concurred in the recommendation of the Winnipeg Public Service and approved a Variance on "the land" for the construction of multi-family dwellings as follows: 1. a front yard of 7.5 feet (2.29 metres); 2. a fence height of 9 feet (2.74 metres) in the east side yard; 3. a fence height of 8 feet (2.44 metres) in the front yard. Subject to the following conditions: 1. That, if any Variance granted by this order is not established within two (2) years of the date hereof, this order, in respect of that Variance shall terminate. 2. 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 48/2025.	Manager of Development and Inspections, Planning, Property and Development Department c. Administrator of Zoning and Permits, Planning, Property and Development Department Urban Planner, Planning, Property and Development Department
6	Variance – Country Meadow Boulevard File DAV 241968/2025D	The Assiniboia Community Committee concurred in the recommendation of the Winnipeg Public Service and approved a Variance on "the land" for the construction of multi-family dwelling buildings as follows: 1. On Lot 1 to permit: A. 265 parking spaces;	Manager of Development and Inspections, Planning, Property and Development Department c. Administrator of Zoning and Permits, Planning, Property and Development

Item	Subject/File	Recommendations	Action Required By
		B. no buffering of a parking area located within 20 feet (6.10 metres) of a side lot line adjacent to a residential district; 2. On Lot 2 to permit: A. 275 parking spaces; B. no front yard to an open parking area; C. insufficient buffering of a parking area located within 20 feet (6.1 metres) of a side lot line adjacent to a residential district. Subject to the following conditions: 1. That, if any variance granted by this order is not established within two (2) years of the date hereof, this order, in respect of that Variance shall terminate. 2. That 328 bicycle parking stalls shall be provided, including a minimum of 264 secured and weather protected stalls. 3. That all of the required landscaping under Item 1.B. (16 trees and 86 shrubs) be planted in other areas within Lot 1 and Lot 2, to the satisfaction of the Director of Planning, Property, and Development.	Department Urban Planner, Planning, Property and Development Department