CITY CENTRE COMMUNITY COMMITTEE
DISPOSITION OF ITEMS

JANUARY 5, 2026

MEMBERS
PRESENT: Councillor Gilroy, Chairperson
Councillor Orlikow
Councillor Rollins

COMMITTEE
CLERK: J. Nachtigall, City Clerk's Department

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Item	Subject/File	Recommendations	Action Required By
		DELEGATIONS	
		REPORTS	
1	Extension of Time – Subdivision and Rezoning – Land Located North of Hurst Way/Asquith Avenue, West of Beaumont Street File DASZ 35/2023	The City Centre 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 satisfy the Coming into Force provisions of By-law No. 66/2024 be extended to December 12, 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	Requested Amendment to Development Agreement No. AG 3/2014 – Land Located at Sugar Beet Major Redevelopment Site North of Abinojii Mikanah (formally Bishop Grandin), West of the Manitoba Hydro Corridor	The City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service and recommended to the Standing Policy Committee on Property and Development that the request for amendment be denied, as the eastern connection is already in place, presently ends in an open field, and is demonstrably being used despite the absence of a formal pathway.	Standing Policy Committee on Property and Development
3	Plan Approval – 499 Borebank Street	The City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service and approved plans for 499 Borebank Street.	Manager of Urban Planning, Planning, Property and Development Department c. Planner, Planning Property and Development Department Zoning Officer, Planning Property and Development Department
		HEARINGS	
1	Subdivision and Rezoning – 916 Warsaw Avenue File DASZ 38/2025	The City Centre 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 subdivision proposed under Development Application No. DASZ 38/2025 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	Executive Policy Committee

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		Appendix "A" to this report and as shown on the map dated January 5, 2026 and attached as Schedule "B" to this report, with such other minor changes as may be required. 2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to a "C1 Mature Communities PDO-1" Commercial Neighbourhood District in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated January 5, 2026, and attached as Schedule "B" to this report. 3. 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 38/2025 (the "Dedication Fee"), as determined by the Director of Planning, Property and Development. 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. 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. 6. That Development Application No. DASZ 38/2025 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. 7. That the subdivision section of the By-law will come into force when the Plan is registered in the Winnipeg Land Titles Office.	

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		8. That the zoning section of the By-law will come into force the Plan is registered in the Winnipeg Land Titles Office. 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 Recommendation 6, unless the developer applies for an extension of time before the expiration of that 1 year period and Council approves the extension. 10. That Development Application No. DASZ 38/2025 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. 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 38/2025. 12. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.	
2	Variance – 916 Warsaw Avenue File DAV 206277/2025D	The City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service, as amended, and approved a Variance on "the land" for a temporary change of use for a period not to exceed 5 years to allow for the establishment of retail sales use as follows: 1. For the construction of a commercial addition to permit: A. a west side yard of 4 feet (1.22 metres) adjacent to a residential zoning district; 2. For the establishment of an accessory parking area to permit: A. parking directly off a lane instead of an aisle or driveway. B. insufficient buffering of a parking or loading area located within 20 feet (6.1 metres) of a side or rear lot line adjacent to a residential district;	Manager of Development and Inspections, Planning, Property and Development Department c. Administrator of Zoning and Permits, Planning, Property and Development Department Planner, Planning, Property and Development Department

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		Subject to 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.	
3	Subdivision and Rezoning – 580 River Avenue and 91 Wilmot Place File DASZ 41/2025	The City Centre 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 subdivision proposed under Development Application No. DASZ 41/2025 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 January 5, 2026 and attached as Schedule "B" to this report, with such minor changes as may be required. 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 January 5, 2026 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. That the development shall be constructed in substantial conformance with the plans attached and identified as Sheets 1-5 for File No. DASZ 41/2025, dated June 2025 and August 2025 and thereafter maintained to the satisfaction of the Director of Planning, Property and Development; OR That the Owner must submit plans showing the	Executive Policy Committee

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		location and design of any and all proposed: a. Buildings b. Accessory parking areas c. Private approaches d. Garbage enclosures e. Fencing f. Landscaping including sod in the front yard g. Free-standing signage on the Owner's Land ("Works") to the City for approval by the Director of Planning, Property and Development ("Director") 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. ii. That, excluding permitted projections, no building shall exceed 49 feet (14.935 metres) in height. iii. That prior to the issuance of any development permits, a signed letter of commitment/comfort with a government funder shall be submitted to the City confirming the provision of a minimum of fifty percent (50%) of the dwelling units permitted in excess of one (1) unit per 360 square feet of lot area shall be affordable dwelling units or approved alternative, to the satisfaction of the Director of Planning, Property and Development, and to be thereafter maintained to the satisfaction of the Director. OR That prior to the issuance of any development permits, a signed Affordability Monitoring	

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		Agreement with the Province of Manitoba shall be submitted to the City confirming that a minimum of fifty percent (50%) of the dwelling units permitted in excess of one (1) unit per 360 square feet of lot area shall be affordable dwelling units, to the satisfaction of the Director of Planning, Property and Development, to be thereafter maintained to the satisfaction of the Director. B. That the City enter into, execute and deliver with the developer a Zoning Agreement in accordance with Recommendation 2.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"). C. That authority be delegated to the Director of Planning, Property and Development (the “Director”) to negotiate and approve the terms 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. 3. 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 41/2025 (the “Dedication Fee”), as determined by the Director of Planning, Property and Development. 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. 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	

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		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. 6. That Development Application No. DASZ 41/2025 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. 7. That the subdivision section of the By-law will come into force when the Plan is registered in the Winnipeg Land Titles Office. 8. 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. 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 6 and 7, unless the developer applies for an extension of time before the expiration of that 1 year period and Council approves the extension. 10. That Development Application No. DASZ 41/2025 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. 11. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing. 12. That the variance order DAV 25-208956\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 41/2025.	
4	Variance – 580 River Avenue and 91 Wilmot Place	The City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service, and approved a Variance on “the land” as	Manager of Development and Inspections, Planning, Property

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	File DAV 208956/2025D	follows: 1. For the establishment of a multi-family zoning lot to permit a lot area of 10,078 square feet (936.28 square metres). 2. For the construction of a multi-family dwelling to permit: A. a lot area per dwelling unit of 305 square feet (28.34 square metres) B. a front yard of 6 feet (1.83 metres) C. a front yard balcony projection at 5.5 feet (1.68 metres) D. a north corner side yard of 5 feet (1.52 metres) E. a north corner side yard balcony projection of 5 feet (1.52 metres) F. a south side yard of 8 feet (2.48 metres) G. a south side yard balcony projection of 5 feet (1.52 metres) H. no rear yard J. 21 parking spaces 3. For the establishment of an accessory parking area to permit: A. insufficient buffering of parking or loading area located within 20 feet (6.1 metres) of a side or rear lot line adjacent to a residential district. Subject to the following conditions: 1. That, the 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 41/2025.	and Development Department c. Administrator of Zoning and Permits, Planning, Property and Development Department Planner, Planning, Property and Development Department

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		2. That prior to the issuance of any development permits, a signed letter of commitment/comfort with a government funder shall be submitted to the City confirming the provision of a minimum of fifty percent (50%) of the dwelling units permitted in excess of one (1) unit per 360 square feet of lot area shall be affordable dwelling units or approved alternative, to the satisfaction of the Director of Planning, Property and Development, and to be thereafter maintained to the satisfaction of the Director. OR That prior to the issuance of any development permits, a signed Affordability Monitoring Agreement with the Province of Manitoba shall be submitted to the City confirming that a minimum of fifty percent (50%) of the dwelling units permitted in excess of one (1) unit per 360 square feet of lot area shall be affordable dwelling units, to the satisfaction of the Director of Planning, Property and Development, to be thereafter maintained to the satisfaction of the Director. 3. That the developer shall preserve and protect City-owned trees, including those immediately adjacent to the subject site on River Ave and Wilmot Pl. Where work is to occur adjacent to City-owned trees, the developer shall adhere to the City's Tree Protection Specifications and consult with the Urban Forestry Branch to arrange for the necessary permissions and compensation prior to any pruning, excavation, or other activities that may result in the damage or removal thereof. 4. That the applicant shall submit an arborist report prepared by a qualified arborist to the satisfaction of the Director of Planning, Property and Development prior to the issuance of any development permit. The arborist report shall include recommendations for preserving and protecting trees located on the shared property line between the subject property and 99A Wilmot Place. 5. That the applicant shall submit a cross-access agreement with the 600 River property for the purpose of sharing on-site garbage enclosures, to the satisfaction of the Director of Planning, Property and Development. 6. That a minimum of 4 secure, indoor bicycle parking spaces shall be provided to the satisfaction of the Director of Planning, Property, and	

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		Development. 7. 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.	
5	Subdivision and Rezoning – 1460 Corydon Avenue File DASZ 42/2025	The City Centre 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 42/2025 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 January 5, 2026 and attached as Schedule "B" to this report, with such minor changes as may be required. 2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to a "CMU PDO-1 Airport Vicinity Mature Communities PDO-1" Commercial Mixed Use District in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated January 5, 2026, 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. That, excluding permitted projections, no building shall exceed 45 feet (13.716 metres) in height. ii. The developer 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	Standing Policy Committee on Property and Development

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		f. landscaping g. free-standing signage on the Owner's Land ("Works") to the City for approval by the City Centre Community Committee and the Director of Planning, Property and Development ("Director") 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. iii. That no vehicle loading for any commercial uses shall be permitted from the rear lane. iv. That no business shall be open to the public between the hours of 10:00 p.m. to 8:00 a.m. daily. B. That the City enter into, execute and deliver with the developer a Zoning Agreement in accordance with Recommendation 2.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"). C. That authority be delegated to the Director of Planning, Property and Development (the "Director") to negotiate and approve the terms 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. 3. 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 42/2025 (the "Dedication Fee"), as determined by the Director of Planning, Property and Development. 4. That upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor prepare a by-	

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		law in accordance with Recommendations 1 and 2 (the "By-law") and bring same directly to Council by way of communication for first reading. 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. 6. That Development Application No. DASZ 42/2025 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. 7. That the subdivision section of the By-law will come into force when the Plan is registered in the Winnipeg Land Titles Office. 8. 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. 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. 10. That Development Application No. DASZ 42/2025 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.	

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		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 42/2025. 12. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.	
6	Variance – 1460 Corydon Avenue File DAV 223033/2025D	The City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service, as amended, and approved a Variance on "the land" for the construction of a mixed used residential and commercial building as follows: 1. A rear yard of 5.8 feet (1.76 metres) to the commercial portion 2. A front yard of 10 feet (3.04 metres) to the commercial portion 3. A north side corner yard of 5 feet (1.524 metres) to the residential portion 4. A rear yard of 5.8 feet (1.76 metres) to the residential portion 5. Lot area per dwelling unit of 770 square feet (71.53 square metres) 6. 23 parking spaces 7. Insufficient street edge landscaping Subject to the following conditions: 1. That, the 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 42/2025. 2. That prior to the issuance of any development permits, a signed service agreement with a car share provider shall be submitted to and approved by the Director of Planning, Property and Development. The service agreement shall include one (1) car share vehicle and one (1) dedicated parking stall for the car share vehicle, to the satisfaction of the Director of Planning, Property and Development, to be thereafter maintained to the satisfaction of the Director.	Manager of Development and Inspections, Planning, Property and Development Department c. Administrator of Zoning and Permits, Planning, Property and Development Department Planner, Planning, Property and Development Department

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		3. That prior to the issuance of any development permits, the developer shall provide a shared parking agreement showing an additional five parking stalls, or other suitable alternative, to the Director of Planning, Property and Development. 4. That the developer shall plant a minimum of eight trees within 12 months of occupancy permits being issued, to the satisfaction of the Director of Planning, Property and Development.	