EAST KILDONAN-TRANSCONA COMMUNITY COMMITTEE
DISPOSITION OF ITEMS

JANUARY 7, 2026

MEMBERS
PRESENT: Councillor Wyatt, Chairperson
Councillor Browaty
Councillor Durand-Wood

COMMITTEE
CLERK: B. Harris, City Clerk's Department

EAST KILDONAN-TRANSCONA COMMUNITY COMMITTEE
JANUARY 7, 2026
DISPOSITION OF ITEMS

Item	Subject/File	Recommendations	Action Required By
		DELEGATIONS	
		REPORTS	
1	Citizen Member Appointments – Transcona Historical Museum Board	The East Kildonan-Transcona Community Committee recommended to the Executive Policy Committee that Holly Durawa be appointed to the Transcona Historical Museum Board for a two-year term to expire December 31, 2027.	Executive Policy Committee
2	Plan Approval – 20 Dr. Michael K. Grace Lane File DASZ 11/2013	The East Kildonan-Transcona Community Committee concurred in the recommendation of the Winnipeg Public Service and approved the following: 1. The submitted plans for 20 Dr. Michael K. Grace Lane. 2. A blanket plan approval for any application to establish a stand-alone, conforming detached garage on lands zoned "RMF-S" subject to Plan Approval per DASZ 11/2013.	Manager of Urban Planning, Planning, Property and Development Department c. Planner, Planning Property and Development Department Zoning Officer, Planning Property and Development Department
3	1555 Regent Avenue West Landscaping	The East Kildonan-Transcona Community Committee laid the matter over to its meeting on January 26, 2026.	East Kildonan-Transcona Community Committee
4	Extension of Time – Subdivision and Rezoning – 500 Regent Avenue West	The East Kildonan-Transcona 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. 7/2023 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
5	Per Capita Grant – UMEarth	The East Kildonan-Transcona Community Committee approved a Per Capita Grant in the amount of $500.00, funded from the Transcona Ward allocation, to UM Earth to assist with the cost of key initiatives including Global Engineering Brigade – Guatemala (2026), Canadian National Water Treatment Competition (CNWTC), and Trickle Filter Research Project.	Committee Clerk
6	Per Capita Grant – Growing Together Organization Annual Field Trip	The East Kildonan-Transcona Community Committee rescinded its decision of November 12, 2025 to approve a Per Capita Grant in the amount of $300.00, funded from the Transcona Ward allocation, to the Growing Together Organization to assist with the cost of the annual field trip.	Committee Clerk

EAST KILDONAN-TRANSCONA COMMUNITY COMMITTEE
JANUARY 7, 2026
DISPOSITION OF ITEMS

Item	Subject/File	Recommendations	Action Required By
7	McLeod Avenue Pedestrian Crossing Enhancement	The East Kildonan-Transcona Community Committee recommended to the Standing Policy Committee on Public Works 1. That the Winnipeg Public Service be directed to upgrade the pedestrian crossing in the vicinity of 834 McLeod Avenue to a rectangular rapid-flashing beacon crosswalk. 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 Public Works
8	Concordia Avenue Overpass Project Amendment	The East Kildonan-Transcona Community Committee recommended to the Standing Policy Committee on Public Works: 1. The Winnipeg Public Service be directed to amend the Concordia Avenue Overpass Project to included needed traffic mitigation for twinning Molson Street from Kimberley Avenue to Grassie Boulevard, with the inclusion of a dedicated bike lane(s) AND/OR that the twinning be done of Concordia Avenue East, from the overpass to Peguis, and Peguis south to the existing twinned portion of Peguis, with the inclusion of a dedicated bike lane(s). 2. That a proper paid communication strategy be outlined and implemented for all of North East Winnipeg with during the course of the construction of this project. 3. 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 Public Works
		HEARINGS	
1	Subdivision and Rezoning – 305 McKay Avenue File DASZ 29/2025	The East Kildonan-Transcona 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 29/2025 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 15, 2025 and attached as Schedule "B" to this report, with such minor	Standing Policy Committee on Property and Development

Item	Subject/File	Recommendations	Action Required By
		changes as may be required, subject to the following: 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 amendment: i. In Section III – Servicing Conditions: a) Amend Condition 2 by add the following new clause v): "v) North-south public lane on the west side of Arby Bay between Arby Bay and Springfield Road." 2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "RMF-M 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 December 15, 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. principal buildings b. accessory parking areas c. private approaches d. garbage enclosures e. fencing f. landscaping on the Owner's Land ("Works") to the City for approval by the Director of Planning, Property and Development	

Item	Subject/File	Recommendations	Action Required By
		("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. ii. That the maximum building height shall be 50 feet (15.24 metres) except for the easternmost (on Proposed Lot 1) and the northernmost (on Proposed Lot 2) 49 feet (14.93 metres) measured from the east and north property lines, respectively, where the maximum building height shall be 40 feet (12.19 metres). 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 29/2025 (the "Dedication Fee"), as determined by the Director of Planning, 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	

Item	Subject/File	Recommendations	Action Required By
		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 29/2025 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 lands described therein. 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. 12. That Development Application No. DASZ 29/2025 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.	

EAST KILDONAN-TRANSCONA COMMUNITY COMMITTEE
JANUARY 7, 2026
DISPOSITION OF ITEMS

Item	Subject/File	Recommendations	Action Required By
		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 29/2025. 14. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.	
2	Variance – 305 McKay Avenue File DAV 181633/2025D	The East Kildonan-Transcona Community Committee concurred in the recommendation of the Winnipeg Public Service, and approved a Variance on "the land" as follows: 1. On Proposed Lot 1: A. For the construction of a multi-family dwelling to permit: i. a front yard of 20 feet (6.10 metres); ii. a west corner side yard of 15 feet (4.57 metres); B. For the establishment of an accessory parking area to permit: i. no west side yard; ii. no north side yard; iii. no unassigned guest parking; iv. no van accessible parking; v. no bicycle parking space;. vi. insufficient parking space dimensions for stalls straddling over a property line; vii. insufficient buffering of parking and loading area located within 20 feet (6.10 metres) of a rear lot line adjacent to a residential district; 2. On Proposed Lot 2:	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

Item	Subject/File	Recommendations	Action Required By
		A. For the construction of a multi-family dwelling to permit: i. a front yard of 24 feet (7.32 metres); B. For the establishment of an accessory parking area to permit: i. a south side yard of 7 feet (2.13 metres); ii. no van accessible parking space; iii. insufficient parking space dimensions for stalls straddling over a property line; iv. a parking area and driveway without direct access to a street or public lane (access will need to be facilitated via a cross-access agreement with the adjacent property/Proposed Lot 1); v. insufficient buffering of parking and loading area located within 20 feet (6.10 metres) of a rear lot line adjacent to a residential district; vi. no onsite garbage enclosure (cross-access agreement required to share waste disposal with the adjacent property/Proposed Lot 1). Subject to the following conditions: 1. That the Developer and all successors in title to the lots shall enter into, and register and maintain in perpetuity by way of instrument (right of way agreement, easement agreement, or declaration) against the titles to the lots, private cross-access agreements with the owners of other lots so as to ensure vehicular and pedestrian access to every lot at all times, via streets or internal roads, to the satisfaction of the Director of Planning, Property, and Development. 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 29/2025.	

EAST KILDONAN-TRANSCONA COMMUNITY COMMITTEE
JANUARY 7, 2026
DISPOSITION OF ITEMS

Item	Subject/File	Recommendations	Action Required By
		3. 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 – 1820 De Vries Avenue File DASZ 36/2025	The East Kildonan-Transcona 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 subdivision proposed under Development Application No. DASZ 36/2025 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 1, 2025 and attached as Schedule "B" to this report, with such minor changes as may be required, subject to the following: 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. 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 December 1, 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. That no buildings or structures shall be allowed as shown within the area on City Drawing No. PR25-04-B-1.00 dated July 8, 2025, as shown in Appendix "C". ii. The Owner must submit plans showing the location and design of any and all proposed:	Standing Policy Committee on Property and Development

Item	Subject/File	Recommendations	Action Required By
		a. principal buildings b. accessory parking areas c. private approaches d. garbage enclosures e. fencing f. landscaping 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. 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 36/2025 (the "Dedication Fee"), as determined by the Director of Planning, Property and Development.	

Item	Subject/File	Recommendations	Action Required By
		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 36/2025 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 lands described therein. 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. 12. That Development Application No. DASZ 36/2025 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	

EAST KILDONAN-TRANSCONA COMMUNITY COMMITTEE
JANUARY 7, 2026
DISPOSITION OF ITEMS

Item	Subject/File	Recommendations	Action Required By
		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. 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 36/2025. 14. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.	
4	Variance – 1820 De Vries Avenue File DAV 198989/2025D	The East Kildonan-Transcona Community Committee concurred in the recommendation of the Winnipeg Public Service, and approved a Variance on "the land" as follows: 1. For the construction of a multi-family dwelling to permit a lot area per dwelling unit of 798 square feet (74.14 square metres); 2. For the establishment of an accessory parking area to permit A. a front yard of 2 feet (0.61 metres); B. a north side yard of 2 feet (0.61 metres); Subject to the following conditions: 1. 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 36/2025. 2. 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.	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