Minutes – Standing Policy Committee on Property and Development – January 13, 2026

APPEAL HEARINGS

Item No. 1 Plan Approval – 815 Pandora Avenue West
(Transcona Ward)
File DAZ 216/2024

STANDING COMMITTEE DECISION:

The Standing Policy Committee on Property and Development allowed the appeal, cancelled the Decision dated November 20, 2025, issued by the East Kildonan-Transcona Community Committee, and approved the submitted plans for 815 Pandora Avenue West, with the following amendments:

1. That the Owner provide addressing and minimum 2 architectural lighting fixtures on the front elevation of the building to the satisfaction of the Director of 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.

2. That the applicant shall engage with the City Forester to incorporate landscaping south of the property to the satisfaction of the Director of Public Works.

DECISION MAKING HISTORY:

Moved by Councillor Santos,

That pursuant to The City of Winnipeg Charter and By-law No. 21/2011, the Standing Policy Committee on Property and Development go In Camera for the following reason:

(d) reports or information which, if disclosed, would violate solicitor-client privilege;

Carried

Moved by Councillor Santos,

That the Committee return to open session.

Carried

Pursuant to the principles of Common Law (reasonable apprehension of bias), Councillor Wyatt advised that he would refrain from voting on the matter, inasmuch as he sat in on a previous decision with respect to this property.

Moved by Councillor Santos,

That the receipt of public representations be concluded.

Carried

Moved by Councillor Santos,

That the Appeal be allowed and the Decision dated November 20, 2025, issued by the East Kildonan-Transcona Community Committee, regarding a Plan Approval for 815 Pandora Avenue West, be cancelled, and the submitted plans for 815 Pandora Avenue West, be approved, with the following amendments:

- That the Owner provide addressing and minimum 2 architectural lighting fixtures on the front elevation of the building to the satisfaction of the Director of 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.

- That the applicant shall engage with the City Forester to incorporate landscaping south of the property to the satisfaction of the Director of Public Works.

Carried

DECISION MAKING HISTORY (continued):

Moved by Councillor Santos,
That the Appeal Hearing be concluded.

Carried

APPEAL HEARING SUMMARY

File: DAZ 216/2024

Before: Standing Policy Committee on Property and Development
Councillor Duncan, Chairperson
Councillor Dobson
Councillor Santos

Appeal Hearing: January 13, 2026
Council Building, 510 Main Street

Appellant: John Wintrup

Premises Affected: 815 Pandora Avenue West

Nature of Appeal: On December 11, 2025, John Wintrup appealed the Decision dated November 20, 2025, issued by the East Kildonan-Transcona Community Committee, regarding a Plan Approval for 815 Pandora Avenue West.

The Decision stated:

- On November 20, 2025, the East Kildonan-Transcona Community Committee did not concur in the recommendation of the Winnipeg Public Service and referred the plans for 815 Pandora Avenue West back to the applicant to make the following amendments, in accordance with section 53(2)(c) of the Development Procedures By-law No. 104/2020:

    1 The inclusion of more landscaping.

    2. That the entranceway have a greater presence.

    3. Another alternative for the garbage to be found whereby the garbage is not on the front.

    4. Bicycle parking, including indoor bicycle storage.

Exhibits Filed:

1. Decision dated November 20, 2025, issued by the East Kildonan-Transcona Community Committee
2. Notice of Appeal filed by John Wintrup received December 11, 2025
3. Notification of Appeal Hearing dated December 19, 2025
4. Report of the Winnipeg Public Service dated November 10, 2025

Exhibits Filed:
(continued)

5. Plans (3 pages)
6. Communication dated January 5, 2026 from John Wintrup in support of the appeal
7. Communication dated January 12, 2026 from John Wintrup in support of the appeal

REPRESENTATIONS:

In Support of the Appeal:

John Wintrup
Sahil Garg

In Opposition to the Appeal:

Russell Wyatt

For the City:

H. Borys, Director, Planning, Property and Development Department
C. Ho, District Planner, Planning, Property and Development Department
M. Robinson, Principal Planner, Planning, Property and Development Department
J. Veitch, Manager of Urban Planning, Planning, Property and Development Department