STANDING POLICY COMMITTEE ON PROPERTY AND DEVELOPMENT
DISPOSITION OF ITEMS

JANUARY 13, 2026

MEMBERS
PRESENT: Councillor Duncan, Chairperson
Councillor Dobson
Councillor Santos
Councillor Wyatt

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

STANDING POLICY COMMITTEE ON PROPERTY AND DEVELOPMENT
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Item	Subject/File	Recommendations	Action Required By
		APPEAL HEARINGS	
1	Appeal – Plan Approval – 815 Pandora Avenue West File DAZ 216/2024	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.	Manager of Urban Planning, Planning, Property and Development Department c. Senior Planner, Planning Property and Development Department Zoning Officer, Planning Property and Development Department
		DELEGATIONS	
		REPORTS	
1	Monthly Reporting on Variance Applications Made for As-of-Right Residential Developments	The Standing Policy Committee on Property and Development concurred in the recommendation of the Winnipeg Public Service and granted an extension of time of 30 days to report back on the number of variance applications for development permits made under the new Schedule AC (Development Requirements for Low Density Infill) of the Winnipeg Zoning By-law and any associated conditional use (if applicable), with the exception of any variance in respect of any lot to which the Downtown Zoning By-law applies.	Director of Planning, Property and Development c. Manager of Urban Design, Planning, Property and Development Department Standing Policy Committee on Property and Development
2	Request to Refund the Inspection Fee associated with Vacant Building Schedule A Inspection Invoice – 885 Downing Street	The Standing Policy Committee on Property and Development laid the matter over to its meeting on April 16, 2026.	Standing Policy Committee on Property and Development
3	Request to Refund Inspection Fee associated with Vacant Building Schedule A Inspection Invoice – 556 & 558 Redwood Avenue	The Standing Policy Committee on Property and Development denied the request of Richard Lupu to refund the inspection fee associated with Vacant Building Schedule A Inspection Invoice No. 25 244589 for the premises located at 556 and 558 Redwood Avenue, as the conditions outlined in Section 24 of By-law 79/2010 have not been met.	Manager of Community By-law Enforcement, Community Services Department c. Administrative

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			Coordinator, By-law Operations, Licensing & Bylaw Enforcement, Community Services Department
4	Agreement for Services with Winnipeg Airports Authority	The Standing Policy Committee on Property and Development concurred in the recommendation of the Winnipeg Public Service and recommended to Council: 1. That the proposed conditions for an Agreement for Services outlined in the report of the Administrative Coordinating Group dated December 11, 2025, and attached hereto as Schedule A, be approved. 2. That the Developer be authorized to construct servicing infrastructure and all related works, subject to the following: A. That the Developer be required to enter into an Agreement for Services with the City containing all the conditions outlined in the report of the Administrative Coordinating Group dated December 11, 2025, and attached hereto as Schedule A and such other terms and conditions as approved by the Chief Administrative Officer. 3. That the City enter into, execute and deliver an Agreement for Services, pursuant to Section 211 of the City of Winnipeg Charter, with the Developer in accordance with Schedule A and such other agreements as are determined necessary by the Director of Legal Services and City Solicitor to implement the intent of the foregoing (the "Ancillary Agreements"). 4. That authority be delegated to the Chief Administrative Officer to negotiate and approve the terms of the Agreement for Services and 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. 5. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.	Executive Policy Committee
5	Construction of Improvements for Devonshire	The Standing Policy Committee on Property and Development concurred in	Executive Policy Committee

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	School Site	the recommendation of the Winnipeg Public Service, as amended, and recommended to Council: 1. That the proposed conditions for an Agreement for Services outlined in the report of the Administrative Coordinating Group dated October 20, 2025, and attached hereto as Schedule A, be approved, with the following amendment: A. In Section II – Servicing Conditions, add the following new Condition 8: "8) Signage The Developer shall cause to be installed or pay to the City, in cash, for signage to be located on the public boulevard indicating the designated drop off area(s), on the school site." 2. The Developer be authorized to construct improvements in traffic and pedestrian safety and all related works, subject to the following: A. That the Developer be required to enter into an Agreement for Services with the City containing all the conditions outlined in the report of the Administrative Coordinating Group dated October 20, 2025, and attached hereto as Schedule A and such other terms and conditions as approved by the Chief Administrative Officer. 3. That the City enter into, execute and deliver an Agreement for Services, pursuant to Section 211 of the City of Winnipeg Charter, with the Developer in accordance with Schedule A and such other agreements as are determined necessary by the Director of Legal Services and City Solicitor to implement the intent of the foregoing (the "Ancillary Agreements"). 4. That authority be delegated to the Chief Administrative Officer to negotiate and approve the terms of the Agreement for Services and Ancillary Agreements in accordance with this report, and such other terms and conditions deemed necessary by the City Solicitor/Director of	

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		Legal Services to protect the interests of the City. 5. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.	
6	Application Process for As-of-Right Residential Developments	The Standing Policy Committee on Property and Development concurred in the recommendation of the Winnipeg Public Service and recommended to Council: 1. That this report be received as information.	Executive Policy Committee
7	Extension of Time – Subdivision and Rezoning – Land Located North of Hurst Way/Asquith Avenue, West of Beaumont Street File DASZ 35/2023	The Standing Policy Committee on Property and Development concurred in the recommendation of the City Centre Community Committee and recommended to Council: 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.	Executive Policy Committee
8	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 File DASZ 3/2014	The Standing Policy Committee on Property and Development concurred in the recommendation of the City Centre Community Committee, as amended, and recommended to Council: 1. That the request for amendment to Development Agreement No. AG 3/2014 for File DASZ 3/2014, for the Land Located at Sugar Beet Major Redevelopment Site North of Abinojii Mikanah (formally Bishop Grandin), West of the Manitoba Hydro Corridor, 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. 2. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.	Executive Policy Committee
9	Subdivision and Rezoning – 1460 Corydon Avenue File DASZ 42/2025	The Standing Policy Committee on Property and Development concurred in the recommendation of the City Centre Community Committee and recommended to Council: 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	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 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 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	

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		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-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	

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		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. 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.	
10	Extension of Time – Rezoning – Kenaston Snow Dump South of 1301 Kenaston Boulevard and West of CPR Rail Line) File DAZ 210/2022	The Standing Policy Committee on Property and Development concurred in the recommendation of the Assiniboia Community Committee and recommended to Council: 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.	Executive Policy Committee

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		2. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.	
11	Extension of Time – Subdivision and Rezoning – 836-842 Tache Avenue File DASZ 26/2016	The Standing Policy Committee on Property and Development concurred in the recommendation of the Riel Community Committee and recommended to Council: 1. That the time limit to satisfy the Coming into Force provisions of By-law No. 141/2024 be extended to July 12, 2026. 2. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.	Executive Policy Committee
12	Extension of Time – Plan of Subdivision and Rezoning – 966 John Bruce Road East File DASZ 33/2022	The Standing Policy Committee on Property and Development concurred in the recommendation of the Riel Community Committee and recommended to Council: 1. That the time limit to provide for the enactment of the necessary rezoning by-law under File No. DASZ 33/2022 be extended to December 15, 2026. 2. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.	Executive Policy Committee
13	Extension of Time – Subdivision and Rezoning – 500 Regent Avenue West File DASZ 29/2022	The Standing Policy Committee on Property and Development concurred in the recommendation of the East Kildonan-Transcona Community Committee and recommended to Council: 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.	Executive Policy Committee
14	Closing – Falcon Ridge Drive, East of Powder Ridge Drive, for Consolidation with DASZ 48/2025 File DAC 6/2025	The Standing Policy Committee on Property and Development concurred in the recommendation of the Assiniboia Community Committee and recommended to Council: 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:	Executive Policy Committee

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		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 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.	

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		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.	
15	Zoning Agreement Amendment – 1976, 1978, 1980, 1982, 1984, 1986, 1988, 1992, 1994, and 1996 St. Mary's Road File ZAA 9/2025	The Standing Policy Committee on Property and Development concurred in the recommendation of the Riel Community Committee and recommended to Council: 1. That the Zoning Agreement dated December 18, 2018 (the "Zoning Agreement"), entered into pursuant to Development Application No. DASZ 6/2018 and registered against title to the land described therein (the "Subject Land") as Caveat No. 5143754/1, be amended and restated in accordance with the following: A. That Clause 5 be replaced with the following revised condition: i. The maximum height permitted for any building on the Owner's Land is forty-five (45) feet where it is located between the northeasterly limit of 81 Mardena Crescent (Lot 15, Block 2, Plan 46437) and the northwesterly limit of 81 Mardena Crescent (Lot 15, Block 2, Plan 46437) and twenty-six (26) feet where it is located between the northwesterly limit of 81 Mardena Crescent (Lot 15, Block 2, Plan 46437) and the northwesterly limit of 119 Mardena Crescent (Lot 24, Block 2, Plan 46437). 2. That the City enter into, execute and deliver an agreement to amend the Zoning Agreement in accordance with Recommendation 1 (the "Amending Agreement") and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to be necessary to implement the intent of the foregoing (the "Ancillary Agreements") 3. That authority be delegated to the Director of Planning, Property and	Executive Policy Committee

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		Development to negotiate and approve the Amending Agreement and any 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. 4. Subject to registration of the amended and restated Zoning Agreement required under Recommendation 1 against title to the Subject Land at the Winnipeg Land Titles Office, that Caveat No. 5143754/1 be discharged from title to the Subject Land. 5. That, the Proper Officers of the City are hereby authorized to execute said Amending Agreement.	
16	Subdivision and Rezoning – 1778-1790 McGillivray Boulevard File DASZ 48/2025	The Standing Policy Committee on Property and Development concurred in the recommendation of the Assiniboia Community Committee and recommended to Council: 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: 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	Executive Policy Committee

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		"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 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	

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		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 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	

Item	Subject/File	Recommendations	Action Required By
		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, 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.	

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		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 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.	
17	Subdivision and Rezoning – 305 McKay Avenue File DASZ 29/2025	The Standing Policy Committee on Property and Development concurred in the recommendation of the East Kildonan-Transcona Community Committee and recommended to Council: 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 changes as may be required, subject to the following:	Executive Policy Committee

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		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	

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		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. 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	

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		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 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	

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DISPOSITION OF ITEMS

Item	Subject/File	Recommendations	Action Required By
		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. 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.	
18	Subdivision and Rezoning – 1820 De Vries Avenue File DASZ 36/2025	The Standing Policy Committee on Property and Development concurred in the recommendation of the East Kildonan-Transcona Community Committee and recommended to Council: 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:	Executive Policy Committee

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		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: 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	

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		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. 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	

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		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 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.	