Agenda – Council – January 21, 2026

PUBLIC HEARINGS

Item No. 1 Text Amendment to Schedule AB – PDO-1 Malls and Corridors of the Winnipeg Zoning By-law No. 200/2006
File DAZ 225/2025

WINNIPEG PUBLIC SERVICE RECOMMENDATION:

1. That Council give first reading to a By-law to amend the Winnipeg Zoning By-law No. 200/2006 in accordance with this report, a draft of which is attached as Appendix A.

2. That, following first reading and upon instruction from the Director of Planning, Property, and Development, the City Solicitor and Director of Legal Services be directed to return the By-law directly to Council by way of communication for second reading and third reading.

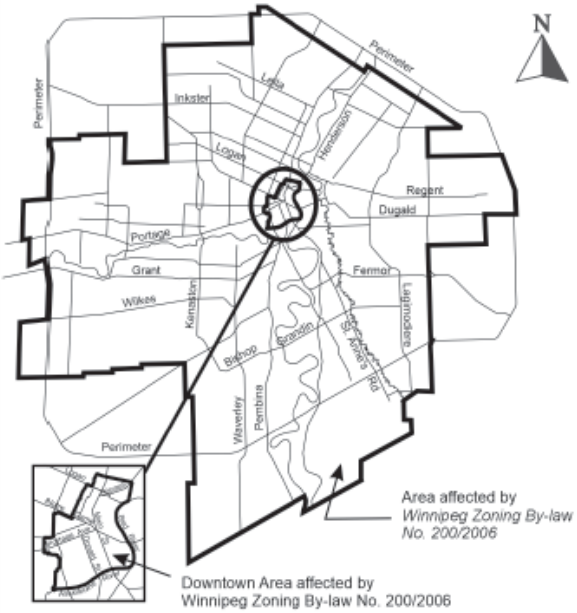
3. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

Agenda – Council – January 21, 2026

File: DAZ 225/2025

Applicant: The City of Winnipeg
(Director of Planning, Property and Development)

Subject:



APPLICANT: City of Winnipeg
FILE: DAZ 225/2025
PROPOSAL: Proposed amendments to Schedule AB – Malls and Corridors PDO-1 of the City of Winnipeg Zoning By-law 200/2006 to delete the minimum ground floor height for non-residential uses, delete the bird-friendly window requirements, and to amend the 45-degree angular plane requirements. **For information, phone D. Clark, Planner at 204-986-5684**

DEMANDEUR: Ville de Winnipeg
N° DE DOSSIER: DAZ 225/2025
PROJET: Proposition de modifications à l'annexe AB du Zoning By-law No. 200/2006 (règlement municipal sur le zonage) de la Ville de Winnipeg, intitulée « Malls and Corridors PDO-1 » (DO-1 portant sur les centres commerciaux et les couloirs), visant à supprimer la hauteur minimale associée au rez-de-chaussée des bâtiments non résidentiels, à supprimer les exigences relatives aux fenêtres sécuritaires pour les oiseaux et à modifier les exigences concernant le plan angulaire de 45 degrés. **Pour plus de renseignements, appelez D. Clark, urbaniste, au 204-986-5684.**

Exhibits Filed:

1. Application dated November 12, 2025
2. Advertising Notice
3. Notification of Public Hearing to:
   - A. Minister of Municipal Relations dated November 19, 2025
   - B. Applicant dated November 19, 2025
   - C. Administration dated November 19, 2025
   - D. Rural Municipalities of Rosser, East St. Paul, Springfield, Ritchot, MacDonald, Headingley, West St. Paul, Red River Planning District, Southern Interlake Planning District, Winnipeg Metropolitan Region, dated November 19, 2025
4. Communication dated December 6, 2025 from Kevin Miller in opposition to the application
5. Communication dated December 7, 2025 from Mike Malyk in opposition to the application
6. Communication dated December 7, 2025 from Jennifer Engbrecht in opposition to the application
7. Communication dated December 7, 2025 from Michele Madick in opposition to the application
8. Communication dated December 7, 2025 from Inga Thorsteinson in opposition to the application
9. Communication dated December 7, 2025 from Marianne Long in opposition to the application
10. Communication dated December 7, 2025 from Eileen Gelhorn in opposition to the application
11. Communication dated December 7, 2025 from Eva Pip in opposition to the application
12. Communication dated December 8, 2025 from Erika Bockstael in opposition to the application
13. Communication dated December 8, 2025 from Lori Bilous in opposition to the application
14. Communication dated December 8, 2025 from Hilary Pinchbeck in opposition to the application
15. Communication dated December 8, 2025 from Dolores Rintoul in opposition to the application
16. Communication dated December 8, 2025 from Janet Osborne in opposition to the application

Exhibits Filed:
(continued)

17. Communication dated December 8, 2025 from Jeff George in opposition to the application
18. Communication dated December 9, 2025 from Darlene Goodman in opposition to the application
19. Communication dated December 9, 2025 from Anne MacLean in opposition to the application
20. Communication dated December 9, 2025 from Olivier La Roche in opposition to the application
21. Communication dated December 9, 2025 from Joanne Parsons in opposition to the application
22. Communication dated December 9, 2025 from Linda Joyce Curtis in opposition to the application
23. Communication dated December 9, 2025 from Diane Bousquet in opposition to the application
24. Communication dated December 10, 2025 from Alison Conrad in opposition to the application
25. Communication dated December 10, 2025 from Thomas Glenwright in opposition to the application
26. Communication dated December 10, 2025 from Allison Drake in opposition to the application
27. Communication dated December 10, 2025 from Walfried Jansen in opposition to the application
28. Communication dated December 10, 2025 from Sara Sulyma in opposition to the application
29. Communication dated December 10, 2025 from Debbie Wall in opposition to the application
30. Communication dated December 10, 2025 from Jon Bensonin opposition to the application
31. Communication dated December 10, 2025 from Ashley Jonasson in opposition to the application
32. Communication dated December 10, 2025 from Andy Courcelles in opposition to the application
33. Communication dated December 10, 2025 from Sandra Courcelles in opposition to the application
34. Report from the Urban Planning Division dated December 4, 2025
35. Communication dated December 10, 2025 from Pat Jackson in opposition to the application
36. Communication dated December 10, 2025 from Cayoya Courchene in opposition to the application

Exhibits Filed:
(continued)

37. Communication dated December 10, 2025 from Sarah Richards in opposition to the application
38. Communication dated December 10, 2025 from Mikaela Hoeppner in opposition to the application
39. Communication dated December 10, 2025 from C-Jae Breiter in opposition to the application
40. Communication dated December 10, 2025 from Brendon Samuels in opposition to the application
41. Communication dated December 10, 2025 from Katie Florko in opposition to the application
42. Communication dated December 11, 2025 from Erin Isaac in opposition to the application
43. Communication dated December 11, 2025 from Randall Mooi in opposition to the application
44. Communication dated December 11, 2025 from Sarah Dobie in opposition to the application
45. Communication dated December 11, 2025 from Jaz Papadopoulos in opposition to the application
46. Communication dated December 11, 2025 from Julien Nayet-Pelletier in opposition to the application
47. Communication dated December 11, 2025 from Kelly McKinnon in opposition to the application
48. Communication dated December 11, 2025 from Brock Gunter-Smith in opposition to the application
49. Communication dated December 11, 2025 from Rachel Buxton in opposition to the application
50. Communication dated December 11, 2025 from Madeline Schultz in opposition to the application
51. Communication dated December 11, 2025 from Kelly Crampton in opposition to the application
52. Communication dated December 11, 2025 from Ian Thorleifson in opposition to the application
53. Communication dated December 11, 2025 from Caitlin Lewis in opposition to the application
54. Communication dated December 11, 2025 from Sanja Hiebert Sawatzky in opposition to the application
55. Communication dated December 11, 2025 from Tyson Shank in opposition to the application
56. Communication dated December 11, 2025 from Christopher Dennison in opposition to the application

Exhibits Filed:
(continued)

57. Communication dated December 11, 2025 from Deanna Bogaski in opposition to the application
58. Communication dated December 11, 2025 from Waverley Dovey in opposition to the application
59. Communication dated December 11, 2025 from Stasha Lysyk in opposition to the application
60. Communication dated December 11, 2025 from Emma Carey in opposition to the application
61. Communication dated December 11, 2025 from Jennifer Glenwright in opposition to the application
62. Communication dated December 11, 2025 from Emilia Callanan in opposition to the application
63. Communication dated December 11, 2025 from Richard Boyd in opposition to the application
64. Communication dated December 11, 2025 from Jennifer Holzer Sadeh in opposition to the application
65. Communication dated December 11, 2025 from Alice Studney in opposition to the application
66. Communication dated December 11, 2025 from Elizabeth Picton in opposition to the application
67. Communication dated December 11, 2025 from Reesa Atnikov in opposition to the application
68. Communication dated December 11, 2025 from Curtis de Pena in opposition to the application
69. Communication dated December 11, 2025 from Chandel McAuley in opposition to the application
70. Communication dated December 11, 2025 from Wendy Buelow in opposition to the application
71. Communication dated December 11, 2025 from Shelby Bohn in opposition to the application
72. Communication dated December 11, 2025 from Brittany Amorim in opposition to the application
73. Communication dated December 11, 2025 from J. Joel Robsinson in opposition to the application
74. Communication dated December 11, 2025 from Urooba Ahmed in opposition to the application
75. Communication dated December 11, 2025 from Meghan Mast in opposition to the application
76. Communication dated December 11, 2025 from Evan Balzer in opposition to the application

Exhibits Filed:
(continued)

77. Communication dated December 11, 2025 from Anne Ross in opposition to the application
78. Communication dated December 11, 2025 from Stephanie Wiley in opposition to the application
79. Communication dated December 11, 2025 from Katrine Deniset in opposition to the application
80. Communication dated December 11, 2025 from Cam Bush in opposition to the application
81. Communication dated December 11, 2025 from Camila Mantalvao de Albuquerque in opposition to the application
82. Communication dated December 11, 2025 from Brenda Williams in opposition to the application
83. Communication dated December 11, 2025 from Steven Anderson in opposition to the application
84. Communication dated December 11, 2025 from Katrina Woelk in opposition to the application
85. Communication dated December 11, 2025 from Kristen Masters in opposition to the application
86. Communication dated December 11, 2025 from Georgia Morrison in opposition to the application
87. Communication dated December 11, 2025 from Brooke Bell in opposition to the application
88. Communication dated December 11, 2025 from Brodie Goertzen in opposition to the application
89. Communication dated December 11, 2025 from Alyssa Desrochers in opposition to the application
90. Communication dated December 11, 2025 from Gerhard Dirksen in opposition to the application
91. Communication dated December 11, 2025 from Brigitte Plouffe in opposition to the application
92. Communication dated December 11, 2025 from Kelsey Dirksen in opposition to the application
93. Communication dated December 11, 2025 from Joshua Pearlman in opposition to the application
94. Communication dated December 11, 2025 from Kevin Fraser in opposition to the application
95. Communication dated December 11, 2025 from Millicent Gaston in opposition to the application
96. Communication dated December 11, 2025 from Breana Kelly in opposition to the application

Exhibits Filed:
(continued)

97. Communication dated December 11, 2025 from Leanne Neufeld in opposition to the application
98. Communication dated December 11, 2025 from Alex Day in opposition to the application
99. Communication dated December 11, 2025 from Rheanna McEwen-McMillan in opposition to the application
100. Communication dated December 11, 2025 from Muhammad Obaid Maqsood in opposition to the application
101. Communication dated December 11, 2025 from Zoe Matties in opposition to the application
102. Communication dated December 11, 2025 from Roald Stander in opposition to the application
103. Communication dated December 11, 2025 from Brianna Morgan Kaldor-Mair in opposition to the application
104. Communication dated December 11, 2025 from Kirsten Solmundson in opposition to the application
105. Communication dated December 11, 2025 from Mackenzie Germscheid in opposition to the application
106. Communication dated December 11, 2025 from Danielle Holyk in opposition to the application
107. Communication dated December 11, 2025 from Dana Vivian in opposition to the application
108. Communication dated December 11, 2025 from Kendall Dyck in opposition to the application
109. Communication dated December 11, 2025 from Nelson Chubey in opposition to the application
110. Communication dated December 11, 2025 from Nadine Girouard in opposition to the application
111. Communication dated December 11, 2025 from Reyd Dupuis-Smith in opposition to the application
112. Communication dated December 11, 2025 from Kasey Skinner in opposition to the application
113. Communication dated December 11, 2025 from Karlyn Houndle in opposition to the application
114. Communication dated December 11, 2025 from Emily Anne McKinnon in opposition to the application
115. Communication dated December 11, 2025 from Krista Janzen in opposition to the application
116. Communication dated December 11, 2025 from Laura Boyd in opposition to the application

Exhibits Filed:
(continued)

117. Communication dated December 11, 2025 from Tamara Sturch in opposition to the application
118. Communication dated December 11, 2025 from Stephanie Fulford in opposition to the application
119. Communication dated December 11, 2025 from Catriona Younger in opposition to the application
120. Communication dated December 11, 2025 from Joe McDonald in opposition to the application
121. Communication dated December 11, 2025 from Cindy Poersch in opposition to the application
122. Communication dated December 11, 2025 from Julia D. Waterer in opposition to the application
123. Communication dated December 11, 2025 from Candice Lui in opposition to the application
124. Communication dated December 11, 2025 from Leesa Carter in opposition to the application
125. Communication dated December 11, 2025 from Nick Brown in opposition to the application
126. Communication dated December 11, 2025 from Katharina Stieffenhofer in opposition to the application
127. Communication dated December 11, 2025 from Bev Pike in opposition to the application
128. Communication dated December 11, 2025 from Aurora Dekker in opposition to the application
129. Communication dated December 11, 2025 from Debra Letendre in opposition to the application
130. Communication dated December 11, 2025 from Josh Lindal in opposition to the application
131. Communication dated December 11, 2025 from Kevin Lamoureux in opposition to the application
132. Communication dated December 11, 2025 from Bronwyn Selby-Lyons in opposition to the application
133. Communication dated December 11, 2025 from Parker Hughes in opposition to the application
134. Communication dated December 11, 2025 from Erin Selby in opposition to the application
135. Communication dated December 11, 2025 from Andre Parvais in opposition to the application
136. Communication dated December 11, 2025 from Rebecca Genovy in opposition to the application

Exhibits Filed:
(continued)

137. Communication dated December 11, 2025 from McNally Reimer in opposition to the application
138. Communication dated December 11, 2025 from Chelsea Thomson in opposition to the application
139. Communication dated December 11, 2025 from Carly Gray in opposition to the application
140. Communication dated December 11, 2025 from Helga Jakobson in opposition to the application
141. Communication dated December 11, 2025 from Kelsey Fenwick in opposition to the application
142. Communication dated December 11, 2025 from Charis Lisakowski in opposition to the application
143. Communication dated December 11, 2025 from Claire Woodbury in opposition to the application
144. Communication dated December 11, 2025 from Richard Ellis in opposition to the application
145. Communication dated December 11, 2025 from Nelson Hughes in opposition to the application
146. Communication dated December 11, 2025 from Lydia Penner in opposition to the application
147. Communication dated December 11, 2025 from Zac Ducharme in opposition to the application
148. Communication dated December 11, 2025 from Kira Koop in opposition to the application
149. Communication dated December 11, 2025 from Justin Kreller in opposition to the application
150. Communication dated December 11, 2025 from Britt Hainstock in opposition to the application
151. Communication dated December 11, 2025 from Sydney Maurice in opposition to the application
152. Communication dated December 11, 2025 from Annie Bédard in opposition to the application
153. Communication dated December 11, 2025 from Megan Dooley in opposition to the application
154. Communication dated December 11, 2025 from Daniel Guenther opposition to the application
155. Communication dated December 11, 2025 from Alexis Burt opposition to the application
156. Communication dated December 11, 2025 from Colin Garroway opposition to the application

Exhibits Filed:
(continued)

157. Communication dated December 11, 2025 from Laura Burns opposition to the application
158. Communication dated December 11, 2025 from Adrianna Stutski in opposition to the application
159. Communication dated December 11, 2025 from Jewels Voth in opposition to the application
160. Communication dated December 11, 2025 from Sheila McRae in opposition to the application
161. Communication dated December 11, 2025 from Garnet D. Ross in opposition to the application
162. Communication dated December 11, 2025 from Colleen Dooley in opposition to the application
163. Communication dated December 11, 2025 from Meagan Hainstock in opposition to the application
164. Communication dated December 11, 2025 from Ethan Vallelly in opposition to the application
165. Communication dated December 11, 2025 from Lauchie Boyd in opposition to the application
166. Communication dated December 11, 2025 from Karen Boyd in opposition to the application
167. Communication dated December 11, 2025 from Briony Haig in opposition to the application
168. Communication dated December 11, 2025 from Marsha King in opposition to the application
169. Communication dated December 11, 2025 from Rachel Heywood in opposition to the application
170. Communication dated December 11, 2025 from Danielle Daase in opposition to the application
171. Communication dated December 11, 2025 from Yue Zhang in opposition to the application
172. Communication dated December 11, 2025 from Leah Metcalf in opposition to the application
173. Communication dated December 11, 2025 from Stacy Gosman in opposition to the application
174. Communication dated December 11, 2025 from Thalia Andreoglou in opposition to the application
175. Communication dated December 11, 2025 from Delaney Coelho in opposition to the application
176. Communication dated December 11, 2025 from Adam Snyder in opposition to the application

Exhibits Filed:
(continued)

177. Communication dated December 11, 2025 from Michele Wikkerink in opposition to the application
178. Communication dated December 11, 2025 from Melissa Bakaluk in opposition to the application
179. Communication dated December 11, 2025 from Trina White in opposition to the application
180. Communication dated December 11, 2025 from Sarah Ivey in opposition to the application
181. Communication dated December 11, 2025 from Sarah Norman in opposition to the application
182. Communication dated December 11, 2025 from Aileen Hunt in opposition to the application
183. Communication dated December 11, 2025 from Rhoda Moen in opposition to the application
184. Communication dated December 11, 2025 from Gillian Imhoff in opposition to the application
185. Communication dated December 11, 2025 from Brenna Hildebrand in opposition to the application
186. Communication dated December 11, 2025 from Melanie Skye in opposition to the application
187. Communication dated December 11, 2025 from Ushashi Orunima in opposition to the application
188. Communication dated December 11, 2025 from Emilee Chan in opposition to the application
189. Communication dated December 11, 2025 from Elise Watchorn in opposition to the application
190. Communication dated December 11, 2025 from Amanda Lambert in opposition to the application
191. Communication dated December 11, 2025 from Iain Ormiston in opposition to the application
192. Communication dated December 11, 2025 from Guy Veldman in opposition to the application
193. Communication dated December 11, 2025 from Marieke Gruwel in opposition to the application
194. Communication dated December 11, 2025 from Levi Hovorka in opposition to the application
195. Communication dated December 11, 2025 from Stephanie Delorme-Forsman in opposition to the application
196. Communication dated December 11, 2025 from Indra Kalinovich in opposition to the application

Exhibits Filed:
(continued)

197. Communication dated December 11, 2025 from Martine Pelletier in opposition to the application
198. Communication dated December 11, 2025 from Judy Brandson in opposition to the application
199. Communication dated December 11, 2025 from Jonelle Tinsley in opposition to the application
200. Communication dated December 11, 2025 from Bonnie Nowell in opposition to the application
201. Communication dated December 11, 2025 from Evelyn Ball in opposition to the application
202. Communication dated December 11, 2025 from Cindy Rublee in opposition to the application
203. Communication dated December 11, 2025 from Kelsey Carriere in opposition to the application
204. Communication dated December 12, 2025 from Afrika Small Denbrok in opposition to the application
205. Communication dated December 12, 2025 from Marie-Paule Gillies in opposition to the application
206. Communication dated December 12, 2025 from SuAnn Goertzen in opposition to the application
207. Communication dated December 12, 2025 from Victoria McCrea in opposition to the application
208. Communication dated December 12, 2025 from Kirstyn Eckhardt in opposition to the application
209. Communication dated December 12, 2025 from Holly Abuda in opposition to the application
210. Communication dated December 12, 2025 from Hailey Danielle Spence in opposition to the application
211. Communication dated December 12, 2025 from Emily Whittaker in opposition to the application
212. Communication dated December 12, 2025 from Michael Gilmour in opposition to the application
213. Communication dated December 12, 2025 from Noreen Hees in opposition to the application
214. Communication dated December 12, 2025 from Kathryn Balzer in opposition to the application
215. Communication dated December 12, 2025 from Michael Mesure in opposition to the application
216. Communication dated December 12, 2025 from Sara Patterson in opposition to the application

Exhibits Filed:
(continued)

217. Communication dated December 12, 2025 from Monica Hoersch in opposition to the application
218. Communication dated December 12, 2025 from Terri Turner in opposition to the application
219. Communication dated December 12, 2025 from Sara Vechina in opposition to the application
220. Communication dated December 12, 2025 from Kimlee Wong in opposition to the application
221. Communication dated December 12, 2025 from Courtney Rimmer in opposition to the application
222. Communication dated December 12, 2025 from Ethan Luke Friesen in opposition to the application
223. Communication dated December 12, 2025 from Renefrida Sibal in opposition to the application
224. Communication dated December 12, 2025 from Kendra Bianca Paquin Hurley in opposition to the application
225. Communication dated December 12, 2025 from Robyn Anderson in opposition to the application
226. Communication dated December 12, 2025 from Laela Janzen in opposition to the application
227. Communication dated December 12, 2025 from Elnora Wiebe in opposition to the application
228. Communication dated December 12, 2025 from Camilla Kirk in opposition to the application
229. Communication dated December 12, 2025 from Donna Lambert in opposition to the application
230. Communication dated December 12, 2025 from Mason Gobert in opposition to the application
231. Communication dated December 12, 2025 from Melody Hanslip in opposition to the application
232. Communication dated December 12, 2025 from Edna Elaine Nystrom in opposition to the application
233. Communication dated December 12, 2025 from Olivia Gardiner in opposition to the application
234. Communication dated December 12, 2025 from Monique Gauthier in opposition to the application
235. Communication dated December 12, 2025 from Aspen Rodrigues in opposition to the application
236. Communication dated December 12, 2025 from LeAnne Humphreys in opposition to the application

Exhibits Filed:
(continued)

237. Communication dated December 12, 2025 from Gwen Orense in opposition to the application
238. Communication dated December 12, 2025 from Gabriele Martens in opposition to the application
239. Communication dated December 12, 2025 from Scott Nystrom in opposition to the application
240. Communication dated December 12, 2025 from Richard Buist in opposition to the application
241. Communication dated December 12, 2025 from Madde Billaney in opposition to the application
242. Communication dated December 12, 2025 from Ariel E. Desrochers in opposition to the application
243. Communication dated December 12, 2025 from Karen Dudley in opposition to the application
244. Communication dated December 12, 2025 from Lianne Derlein in opposition to the application
245. Communication dated December 12, 2025 from Peter Dueck in opposition to the application
246. Communication dated December 12, 2025 from Moriah Marcogliese in opposition to the application
247. Communication dated December 12, 2025 from Theresa Mackey in opposition to the application
248. Communication dated December 12, 2025 from Cameron Marlatt in opposition to the application
249. Communication dated December 12, 2025 from Kristin Arsenault in opposition to the application
250. Communication dated December 12, 2025 from Susan Conrad in opposition to the application
251. Communication dated December 12, 2025 from Amanda Sousa in opposition to the application
252. Communication dated December 12, 2025 from Carolyne Kroeker in opposition to the application
253. Communication dated December 12, 2025 from Bertrand Nayet in opposition to the application
254. Communication dated December 12, 2025 from Candida Rifkind in opposition to the application
255. Communication dated December 12, 2025 from Laurel Cumming in opposition to the application
256. Communication dated December 12, 2025 from Allyson Gamby in opposition to the application

Exhibits Filed:
(continued)

257. Communication dated December 12, 2025 from Penelope A. Summers in opposition to the application
258. Communication dated December 12, 2025 from Emily Wilson in opposition to the application
259. Communication dated December 12, 2025 from Nicole Brunet opposition to the application
260. Communication dated December 12, 2025 from Sarah Semmler in opposition to the application
261. Communication dated December 12, 2025 from Haven Soto opposition to the application
262. Communication dated December 12, 2025 from Rayannah Kroeker in opposition to the application
263. Communication dated December 12, 2025 from Rose Lacombe in opposition to the application
264. Communication dated December 12, 2025 from Rene Denbrok Junior in opposition to the application
265. Communication dated December 12, 2025 from Alana-Dawn Eirikson in opposition to the application
266. Communication dated December 12, 2025 from Karen Rice in opposition to the application
267. Communication dated December 12, 2025 from Ashley Melo in opposition to the application
268. Communication dated December 12, 2025 from Vanessa Harriman in opposition to the application
269. Communication dated December 12, 2025 from Lorraine Matties in opposition to the application
270. Communication dated December 12, 2025 from Paige Kowal in opposition to the application
271. Communication dated December 12, 2025 from Amy Richmond in opposition to the application
272. Communication dated December 12, 2025 from Natasha Neustaedter Barg in opposition to the application
273. Communication dated December 12, 2025 from Lauren Bortolotti in opposition to the application
274. Communication dated December 12, 2025 from Aro van Dyck in opposition to the application
275. Communication dated December 12, 2025 from Aaron Janzen in opposition to the application
276. Communication dated December 12, 2025 from Michal Goertzen in opposition to the application

Exhibits Filed:
(continued)

277. Communication dated December 12, 2025 from Marlis Funk in opposition to the application
278. Communication dated December 12, 2025 from Sheryl Kauth Meyer in opposition to the application
279. Communication dated December 12, 2025 from Holly Beddome in opposition to the application
280. Communication dated December 12, 2025 from Nancy Scrapneck in opposition to the application
281. Communication dated December 12, 2025 from Hilda Chiswell in opposition to the application
282. Communication dated December 12, 2025 from Valerie Parker in opposition to the application
283. Communication dated December 12, 2025 from Lara Stregger in opposition to the application
284. Communication dated December 12, 2025 from Jocelyn Thorpe in opposition to the application
285. Communication dated December 12, 2025 from Danielle Lubiansky in opposition to the application
286. Communication dated December 12, 2025 from Barbara Frei in opposition to the application
287. Communication dated December 12, 2025 from Michael Dante Salazar in opposition to the application
288. Communication dated December 12, 2025 from Niamh Skelton in opposition to the application
289. Communication dated December 12, 2025 from Taryn Lucas in opposition to the application
290. Communication dated December 12, 2025 from Meagan Stewart in opposition to the application
291. Communication dated December 12, 2025 from Allison Kendall in opposition to the application
292. Communication dated December 12, 2025 from Angela Isaac in opposition to the application
293. Communication dated December 12, 2025 from Emma Burton in opposition to the application
294. Communication dated December 12, 2025 from Shane Pratt in opposition to the application
295. Communication dated December 12, 2025 from Kimberley Milne in opposition to the application
296. Communication dated December 12, 2025 from Daniel Bohemier in opposition to the application

Exhibits Filed:
(continued)

297. Communication dated December 12, 2025 from Madison Mastaler in opposition to the application
298. Communication dated December 12, 2025 from Maryse Gagne in opposition to the application
299. Communication dated December 12, 2025 from Dominique Wightman in opposition to the application
300. Communication dated December 12, 2025 from Benita Kliewer in opposition to the application
301. Communication dated December 12, 2025 from Bonnie Schepella in opposition to the application
302. Communication dated December 12, 2025 from Elizabeth Jonson in opposition to the application
303. Communication dated December 12, 2025 from Meredith Stoesz in opposition to the application
304. Communication dated December 12, 2025 from Bill Gaston in opposition to the application
305. Communication dated December 12, 2025 from Marco L. H. Gruwel in opposition to the application
306. Communication dated December 12, 2025 from Jeremy Morin in opposition to the application
307. Communication dated December 12, 2025 from Jackson Unger in opposition to the application
308. Communication dated December 12, 2025 from Wolfy Rose in opposition to the application
309. Communication dated December 12, 2025 from Deborah Gay-de Vries in opposition to the application
310. Communication dated December 12, 2025 from Johann Thorsteinson in opposition to the application
311. Communication dated December 12, 2025 from Stephanie Delios in opposition to the application
312. Communication dated December 12, 2025 from Toriann Ashton in opposition to the application
313. Communication dated December 12, 2025 from Graham Peters in opposition to the application
314. Communication dated December 12, 2025 from Aleisha Rey Caners in opposition to the application
315. Communication dated December 12, 2025 from Cathy Hall in opposition to the application

Exhibits Filed:
(continued)

316. Communication dated December 12, 2025 from Kevin Thienpondt in opposition to the application
317. Communication dated December 12, 2025 from Hannah Woodhouse in opposition to the application
318. Communication dated December 12, 2025 from Katie Daman in opposition to the application
319. Communication dated December 12, 2025 from Nancy Ens in opposition to the application
320. Communication dated December 12, 2025 from Lindsey Koepke in opposition to the application
321. Communication dated December 12, 2025 from Linda Postma in opposition to the application
322. Communication dated December 12, 2025 from Christabel Wiebe in opposition to the application
323. Communication dated December 12, 2025 from Gina Musgrave in opposition to the application
324. Communication dated December 12, 2025 from Nadia Mercier in opposition to the application
325. Communication dated December 12, 2025 from Christopher Guenther in opposition to the application
326. Communication dated December 12, 2025 from Mildred Small in opposition to the application
327. Communication dated December 12, 2025 from Jenna Drabble in opposition to the application
328. Communication dated December 12, 2025 from Carl Small in opposition to the application
329. Communication dated December 12, 2025 from Nadine Small Denbrok in opposition to the application
330. Communication dated December 12, 2025 from Sheri Turner in opposition to the application
331. Communication dated December 12, 2025 from Inaya Small Denbrok in opposition to the application
332. Communication dated December 12, 2025 from Michelle Panting in opposition to the application
333. Communication dated December 12, 2025 from Vaughan Gaston in opposition to the application
334. Communication dated December 12, 2025 from Corinne Enns in opposition to the application
335. Communication dated December 12, 2025 from Allery Safruk in opposition to the application

Exhibits Filed:
(continued)

336. Communication dated December 12, 2025 from Aidan Sareen in opposition to the application
337. Communication dated December 12, 2025 from Hannah Burkholder-Wenger in opposition to the application
338. Communication dated December 12, 2025 from Christine Melnick in opposition to the application
339. Communication dated December 12, 2025 from Megan MacDonald in opposition to the application
340. Communication dated December 12, 2025 from Nicole Orlikow in opposition to the application
341. Communication dated December 12, 2025 from Noah Schulz in opposition to the application
342. Communication dated December 12, 2025 from Connie Fenton-Smedts in opposition to the application
343. Communication dated December 12, 2025 from Cameron Tramley in opposition to the application
344. Communication dated December 12, 2025 from Sydney Christie in opposition to the application
345. Communication dated December 12, 2025 from Carly Peters in opposition to the application
346. Communication dated December 12, 2025 from Nicole Webster in opposition to the application
347. Communication dated December 12, 2025 from Jade Klassen in opposition to the application
348. Communication dated December 12, 2025 from Annabelle Leger in opposition to the application
349. Communication dated December 12, 2025 from Bethany Scharff in opposition to the application
350. Communication dated December 12, 2025 from Rowan Kowall in opposition to the application
351. Communication dated December 12, 2025 from Austin Pohl in opposition to the application
352. Communication dated December 12, 2025 from Mackenzie Glover in opposition to the application
353. Communication dated December 12, 2025 from Amber Neufeld in opposition to the application
354. Communication dated December 12, 2025 from Cinnamin Moar in opposition to the application
355. Communication dated December 12, 2025 from Jaimeson Brock in opposition to the application

Exhibits Filed:
(continued)

356. Communication dated December 12, 2025 from Katherine Isaac in opposition to the application
357. Communication dated December 12, 2025 from Aynsley Woods in opposition to the application
358. Communication dated December 12, 2025 from France Richards in opposition to the application
359. Communication dated December 12, 2025 from Lowell Acorda in opposition to the application
360. Communication dated December 12, 2025 from Rachel Junghans in opposition to the application
361. Communication dated December 12, 2025 from Alexandra Rohne in opposition to the application
362. Communication dated December 12, 2025 from Gibson Ingaldson in opposition to the application
363. Communication dated December 12, 2025 from Nicole Heintz in opposition to the application
364. Communication dated December 12, 2025 from Laura Cowie in opposition to the application
365. Communication dated December 12, 2025 from Rachelle Jeffrey in opposition to the application
366. Communication dated December 12, 2025 from Adara Patterson in opposition to the application
367. Communication dated December 12, 2025 from Lindsay Duke in opposition to the application
368. Communication dated December 12, 2025 from Derek Micholson in opposition to the application
369. Communication dated December 12, 2025 from Azadeh Ashegh in opposition to the application
370. Communication dated December 12, 2025 from Pierre Rieux in opposition to the application
371. Communication dated December 12, 2025 from Madeleine Barnett in opposition to the application
372. Communication dated December 12, 2025 from Sarah Flynn in opposition to the application
373. Communication dated December 12, 2025 from Leslie Supnet in opposition to the application
374. Communication dated December 12, 2025 from Mark Huebert in opposition to the application
375. Communication dated December 12, 2025 from Jessica Andrews in opposition to the application

Exhibits Filed:
(continued)

376. Communication dated December 12, 2025 from Brittany Soroka in opposition to the application
377. Communication dated December 12, 2025 from William B. Mansell in opposition to the application
378. Communication dated December 12, 2025 from Shannon Larkins in opposition to the application
379. Communication dated December 12, 2025 from Grace Frazer-Sneddon in opposition to the application
380. Communication dated December 12, 2025 from Katherine Garinger in opposition to the application
381. Communication dated December 12, 2025 from Jaimie Edel in opposition to the application
382. Communication dated December 12, 2025 from Trinette Konge in opposition to the application
383. Communication dated December 12, 2025 from Mariah Marcoux in opposition to the application
384. Communication dated December 12, 2025 from Hannah Beatty in opposition to the application
385. Communication dated December 13, 2025 from Carolyn Currie in opposition to the application
386. Communication dated December 13, 2025 from Lauren LaFleche in opposition to the application
387. Communication dated December 13, 2025 from Stephanie Harland in opposition to the application
388. Communication dated December 13, 2025 from Erika Beaudin in opposition to the application
389. Communication dated December 13, 2025 from Natassia Brazeau in opposition to the application
390. Communication dated December 13, 2025 from Salem Eckert in opposition to the application
391. Communication dated December 13, 2025 from Agnessa Voth in opposition to the application
392. Communication dated December 13, 2025 from Catherine Woloshyn in opposition to the application
393. Communication dated December 13, 2025 from Josie Cooke in opposition to the application
394. Communication dated December 13, 2025 from Remi Jolicoeur in opposition to the application
395. Communication dated December 13, 2025 from Michelle Gauthier in opposition to the application

Exhibits Filed:
(continued)

396. Communication dated December 13, 2025 from Katie Smith in opposition to the application
397. Communication dated December 13, 2025 from Suzanne Simpson in opposition to the application
398. Communication dated December 13, 2025 from Paul Simpson in opposition to the application
399. Communication dated December 13, 2025 from Vanda Araujo in opposition to the application
400. Communication dated December 13, 2025 from Baylana Hiebert in opposition to the application
401. Communication dated December 13, 2025 from Justin Robin in opposition to the application
402. Communication dated December 13, 2025 from Jean-Paul Gauthier in opposition to the application
403. Communication dated December 13, 2025 from Isabella Buscemi in opposition to the application
404. Communication dated December 13, 2025 from Salvatore Ferraro in opposition to the application
405. Communication dated December 13, 2025 from Tessa Sharpe in opposition to the application
406. Communication dated December 13, 2025 from Cale Fries in opposition to the application
407. Communication dated December 13, 2025 from Tannis Fries in opposition to the application
408. Communication dated December 13, 2025 from Claire Gillies in opposition to the application
409. Communication dated December 13, 2025 from Peter Steur in opposition to the application
410. Communication dated December 13, 2025 from Cheryl Yaremko in opposition to the application
411. Communication dated December 13, 2025 from Anna Griffin in opposition to the application
412. Communication dated December 13, 2025 from Sophie Caron in opposition to the application
413. Communication dated December 13, 2025 from Alison Buckberrough in opposition to the application
414. Communication dated December 13, 2025 from Catherine Sawatzky in opposition to the application
415. Communication dated December 13, 2025 from Dawn Liebrecht in opposition to the application

Exhibits Filed:
(continued)

416. Communication dated December 13, 2025 from Sara-Jane Milne in opposition to the application
417. Communication dated December 13, 2025 from Lorna Parent in opposition to the application
418. Communication dated December 13, 2025 from Allison Audette in opposition to the application
419. Communication dated December 13, 2025 from Victoria P. Crocker in opposition to the application
420. Communication dated December 13, 2025 from Jane Romaniuk in opposition to the application
421. Communication dated December 13, 2025 from Dale Coulombe in opposition to the application
422. Communication dated December 13, 2025 from Judy Heppelle in opposition to the application
423. Communication dated December 13, 2025 from Avital Shalev in opposition to the application
424. Communication dated December 13, 2025 from Lisa Walter in opposition to the application
425. Communication dated December 13, 2025 from Johnathan Niziol in opposition to the application
426. Communication dated December 13, 2025 from Marie Melenchuk in opposition to the application
427. Communication dated December 13, 2025 from Jodine Pratt in opposition to the application
428. Communication dated December 13, 2025 from Melanie Dheilly in opposition to the application
429. Communication dated December 13, 2025 from Shannon Little in opposition to the application
430. Communication dated December 13, 2025 from Barbara Taylor in opposition to the application
431. Communication dated December 13, 2025 from Autumn Neufeld in opposition to the application
432. Communication dated December 13, 2025 from Elizabeth Reimer in opposition to the application
433. Communication dated December 13, 2025 from Stephanie Bjornson in opposition to the application
434. Communication dated December 13, 2025 from Jen Anthony in opposition to the application
435. Communication dated December 13, 2025 from Emily-Anne Paul in opposition to the application

Exhibits Filed:
(continued)

436. Communication dated December 13, 2025 from Kaitlyn Wiens in opposition to the application
437. Communication dated December 13, 2025 from Desa Desautels in opposition to the application
438. Communication dated December 13, 2025 from Katherine G. Wiens in opposition to the application
439. Communication dated December 13, 2025 from Lawrence Cherniack in opposition to the application
440. Communication dated December 13, 2025 from Nikki Lavallee in opposition to the application
441. Communication dated December 13, 2025 from Richard Brody Hall in opposition to the application
442. Communication dated December 13, 2025 from Allison Cass in opposition to the application
443. Communication dated December 13, 2025 from Katrina Geard in opposition to the application
444. Communication dated December 13, 2025 from Ruth Thomson in opposition to the application
445. Communication dated December 13, 2025 from Mary Eaton in opposition to the application
446. Communication dated December 13, 2025 from Mary Horodyski in opposition to the application
447. Communication dated December 13, 2025 from Eden Carter in opposition to the application
448. Communication dated December 13, 2025 from Destiny Gross in opposition to the application
449. Communication dated December 13, 2025 from Kakeka ThunderSky in opposition to the application
450. Communication dated December 13, 2025 from Julia Medd in opposition to the application
451. Communication dated December 13, 2025 from Amanda Froese in opposition to the application
452. Communication dated December 12, 2025 from Alyssa Bird in opposition to the application
453. Communication dated December 13, 2025 from Antony Brouwer in opposition to the application
454. Communication dated December 13, 2025 from Sheila Argue in opposition to the application
455. Communication dated December 12, 2025 from Taylor Sheppard in opposition to the application

Exhibits Filed:
(continued)

456. Communication dated December 13, 2025 from Christina Kotyk in opposition to the application
457. Communication dated December 13, 2025 from Tia Andrews in opposition to the application
458. Communication dated December 12, 2025 from Marcie Fehr in opposition to the application
459. Communication dated December 13, 2025 from Tyone Young in opposition to the application
460. Communication dated December 13, 2025 from Michelle Lambert in opposition to the application
461. Communication dated December 13, 2025 from Catherine Popiel in opposition to the application
462. Communication dated December 13, 2025 from Carla Sims in opposition to the application
463. Communication dated December 14, 2025 from Kathy Burgetz in opposition to the application
464. Communication dated December 14, 2025 from Ryan Schultz in opposition to the application
465. Communication dated December 14, 2025 from Kim Purugganan in opposition to the application
466. Communication dated December 14, 2025 from Tijana Aluloska in opposition to the application
467. Communication dated December 14, 2025 from Chantal Chubaty with respect to the application
468. Communication dated December 14, 2025 from Tamara Norris in opposition to the application
469. Communication dated December 14, 2025 from Carole Marshall in opposition to the application
470. Communication dated December 14, 2025 from Melissa McIntyre in opposition to the application
471. Communication dated December 14, 2025 from Amy Tozer in opposition to the application
472. Communication dated December 14, 2025 from Keith Tang in opposition to the application
473. Communication dated December 14, 2025 from Maja Crawley in opposition to the application
474. Communication dated December 14, 2025 from Willow English in opposition to the application
475. Communication dated December 14, 2025 from Alicia Korpach in opposition to the application

Exhibits Filed:
(continued)

476. Communication dated December 14, 2025 from Eric Lee in opposition to the application
477. Communication dated December 14, 2025 from Rona Rosier in opposition to the application
478. Communication dated December 14, 2025 from Deanne Impey in opposition to the application
479. Communication dated December 14, 2025 from Ingrid Okonkwo in opposition to the application
480. Communication dated December 14, 2025 from Lindsey Childs in opposition to the application
481. Communication dated December 14, 2025 from Tamara Bodi in opposition to the application
482. Communication dated December 14, 2025 from Norah Richards in opposition to the application
483. Communication dated December 14, 2025 from Lori Mackendenski in opposition to the application
484. Communication dated December 14, 2025 from Alexis Bahuaud in opposition to the application
485. Communication dated December 14, 2025 from Courtney Shuert in opposition to the application
486. Communication dated December 14, 2025 from Kathy Henderson in opposition to the application
487. Communication dated December 14, 2025 from BJ Johnstone in opposition to the application
488. Communication dated December 14, 2025 from Susan Steiger in opposition to the application
489. Communication dated December 14, 2025 from Chris Jankiewicz in opposition to the application
490. Communication dated December 14, 2025 from Amanda Gall in opposition to the application
491. Communication dated December 14, 2025 from Don McMahon in opposition to the application
492. Communication dated December 14, 2025 from Shelley Sweeney in opposition to the application
493. Communication dated December 14, 2025 from Andrea Thornton in opposition to the application
494. Communication dated December 14, 2025 from Karine Dupuis in opposition to the application
495. Communication dated December 14, 2025 from Justina Norris in opposition to the application

Exhibits Filed:
(continued)

496. Communication dated December 14, 2025 from Shayna Norris in opposition to the application
497. Communication dated December 14, 2025 from Erica Andree-Norris in opposition to the application
498. Communication dated December 14, 2025 from Pamela Jeffrey in opposition to the application
499. Communication dated December 14, 2025 from Judith Burch in opposition to the application
500. Communication dated December 14, 2025 from Hailey Yozenko in opposition to the application
501. Communication dated December 14, 2025 from Aya Tuma in opposition to the application
502. Communication dated December 14, 2025 from Daniel Dupont in opposition to the application
503. Communication dated December 14, 2025 from Vivianne Fogarty in opposition to the application
504. Communication dated December 14, 2025 from Kimberly Rekrut in opposition to the application
505. Communication dated December 14, 2025 from Samantha Hobson in opposition to the application
506. Communication dated December 14, 2025 from Karin A. Carlson in opposition to the application
507. Communication dated December 14, 2025 from Amery Giesbrecht in opposition to the application
508. Communication dated December 15, 2025 from Megan Wray in opposition to the application
509. Communication dated December 15, 2025 from Nicole Desautels in opposition to the application
510. Communication dated December 15, 2025 from Holly Andreosso in opposition to the application
511. Communication dated December 15, 2025 from Scott Monkman in opposition to the application
512. Communication dated December 15, 2025 from Linda Lees in opposition to the application
513. Communication dated December 15, 2025 from Connor Boyd in opposition to the application
514. Communication dated December 15, 2025 from Charles Kroeker in opposition to the application
515. Communication dated December 15, 2025 from David Lewis in opposition to the application

Exhibits Filed:
(continued)

516. Communication dated December 15, 2025 from Krystal Woodard in opposition to the application
517. Communication dated December 15, 2025 from Joanne Seiff in opposition to the application
518. Communication dated December 15, 2025 from Naomi Kruse in opposition to the application
519. Communication dated December 15, 2025 from Arianne Mulaire in opposition to the application
520. Communication dated December 15, 2025 from Kathryn Kawka in opposition to the application
521. Communication dated December 15, 2025 from Abby Flather in opposition to the application
522. Communication dated December 15, 2025 from Ellis Hamm in opposition to the application
523. Communication dated December 15, 2025 from John Andrew Shearer in opposition to the application
524. Communication dated December 15, 2025 from Claudia Konefal in opposition to the application
525. Communication dated December 15, 2025 from Michelle Wilson in opposition to the application
526. Communication dated December 14, 2025 from Rennie Bodi in opposition to the application
527. Communication dated December 15, 2025 from Jeffrey Marcus in opposition to the application
528. Communication dated December 15, 2025 from Cat M. Gauthier in opposition to the application
529. Communication dated December 15, 2025 from Erna Buffie in opposition to the application
530. Communication dated December 15, 2025 from Miles L. Ellis in opposition to the application
531. Communication dated December 15, 2025 from Jessica Burtnick in opposition to the application
532. Communication dated December 15, 2025 from Johanna Kroetsch in opposition to the application
533. Communication dated December 15, 2025 from Oleksiy Korotkov in opposition to the application
534. Communication dated December 15, 2025 from Lilja Best in opposition to the application
535. Communication dated December 15, 2025 from Jane Kouptsova in opposition to the application

Exhibits Filed:
(continued)

536. Communication dated December 15, 2025 from Juan Nicolas Malagon Quintero in opposition to the application
537. Communication dated December 15, 2025 from Chantele Laferriere in opposition to the application
538. Communication dated December 15, 2025 from Diane Poulin in opposition to the application
539. Communication dated December 15, 2025 from Cheryl Sobie in opposition to the application
540. Communication dated December 15, 2025 from Marie L. Skelton in opposition to the application
541. Communication dated December 15, 2025 from Jennifer Lusk in opposition to the application
542. Communication dated December 15, 2025 from Peter G. Skelton in opposition to the application
543. Communication dated December 15, 2025 from Trish Richardson Mason in opposition to the application
544. Communication dated December 15, 2025 from Juniper Giesbrecht in opposition to the application
545. Communication dated December 15, 2025 from Gregory Chernish in opposition to the application
546. Communication dated December 15, 2025 from Jayme Lewthwaite in opposition to the application
547. Communication dated December 15, 2025 from Gail Faveri in opposition to the application
548. Communication dated December 15, 2025 from Tracey Turner in opposition to the application
549. Communication dated December 16, 2025 from Gwen McAllister in opposition to the application
550. Communication dated December 16, 2025 from Helene Poirier in opposition to the application
551. Communication dated December 15, 2025 from Dayna Hiebert in opposition to the application
552. Communication dated December 15, 2025 from Mary Louise Chown in opposition to the application
553. Communication dated December 16, 2025 from Pam Lucenkiw in opposition to the application
554. Communication dated December 16, 2025 from Jessie Christianson in opposition to the application
555. Communication dated December 16, 2025 from Brian Pincott in opposition to the application

Exhibits Filed:
(continued)

556. Communication dated December 16, 2025 from Gail Perry in opposition to the application
557. Communication dated December 16, 2025 from Jean Clipsham in opposition to the application
558. Communication dated December 16, 2025 from Kyle Lewkowich in opposition to the application
559. Communication dated December 16, 2025 from Rachel Moore in opposition to the application
560. Communication dated December 16, 2025 from Cal Wiebe in opposition to the application
561. Communication dated December 16, 2025 from Rox Bisson in opposition to the application
562. Communication dated December 16, 2025 from Lise Davidson in opposition to the application
563. Communication dated December 16, 2025 from Daniel M. Bulloch in opposition to the application
564. Communication dated December 16, 2025 from Terri Jo Ashcroft in opposition to the application
565. Communication dated December 16, 2025 from Julie Savard in opposition to the application
566. Communication dated December 16, 2025 from Lila Asher in opposition to the application
567. Communication dated December 16, 2025 from Alyssa Stulberg in opposition to the application
568. Communication dated December 16, 2025 from Linda Tiessen-Wiebe in opposition to the application
569. Communication dated December 16, 2025 from Carly Fraser in opposition to the application
570. Communication dated December 16, 2025 from Alison Conrad in opposition to the application
571. Communication dated December 16, 2025 from Mikka Gauthier in opposition to the application
572. Communication dated December 16, 2025 from Ryon C. Johnston in opposition to the application
573. Communication dated December 16, 2025 from Ciji Gauthier in opposition to the application
574. Communication dated December 16, 2025 from Allison Dawne Binley in opposition to the application
575. Communication dated December 16, 2025 from Kerianne Chant in opposition to the application

Exhibits Filed:
(continued)

576. Communication dated December 16, 2025 from Salome Ududec in opposition to the application
577. Communication dated December 16, 2025 from Azura Aquino in opposition to the application
578. Communication dated December 16, 2025 from Mireille Lamontagne in opposition to the application
579. Communication dated December 16, 2025 from Dave Green in opposition to the application
580. Communication dated December 16, 2025 from Graeme Smith in opposition to the application
581. Communication dated December 16, 2025 from Jennifer Clark in opposition to the application
582. Communication dated December 16, 2025 from Kelly Leavesley in opposition to the application
583. Communication dated December 16, 2025 from Paulson Des Brisay in opposition to the application
584. Communication dated December 16, 2025 from Elle Steiner in opposition to the application
585. Communication dated December 16, 2025 from Anita Wolfe in opposition to the application
586. Communication dated December 16, 2025 from Kevin Turner in opposition to the application
587. Communication dated December 16, 2025 from Heather Tanner in opposition to the application
588. Communication dated December 16, 2025 from Victoria Weir in opposition to the application
589. Communication dated December 17, 2025 from Paul Hogue in opposition to the application
590. Communication dated December 17, 2025 from Dea Lloyd in opposition to the application
591. Communication dated December 17, 2025 from Agoston Fischer in opposition to the application
592. Communication dated December 16, 2025 from Camila Jerger in opposition to the application
593. Communication dated December 16, 2025 from Chloe Mathers in opposition to the application
594. Communication dated December 12, 2025 from Brigit Tronrud in opposition to the application
595. Communication dated December 17, 2025 from Brandon Edwards in opposition to the application

Exhibits Filed:
(continued)

596. Communication dated December 17, 2025 from Denise Emond in opposition to the application
597. Communication dated December 17, 2025 from Ann E. Loewen in opposition to the application
598. Communication dated December 17, 2025 from William Loewen in opposition to the application
599. Communication dated December 17, 2025 from Kaitlyn Mitchell in opposition to the application
600. Communication dated December 17, 2025 from Dragana Lukic in opposition to the application
601. Communication dated December 17, 2025 from Celia Rodd in opposition to the application
602. Communication dated December 17, 2025 from Laura Cabak in opposition to the application
603. Communication dated December 17, 2025 from Lea Cote in opposition to the application
604. Communication dated December 17, 2025 from Kathleen Johnson in opposition to the application
605. Communication dated December 17, 2025 from Katharine Schulz in opposition to the application
606. Communication dated December 17, 2025 from Rhyanne Pauls in opposition to the application
607. Communication dated December 17, 2025 from Nathan J. Martyn in opposition to the application
608. Communication dated December 17, 2025 from Lucas Aaron David Redkop in opposition to the application
609. Communication dated December 17, 2025 from Brittany Rice in opposition to the application
610. Communication dated December 18, 2025 from Andrew Reid in opposition to the application
611. Notice of Adjournment dated December 19, 2025
612. Communication dated December 18, 2025 from Karly McKinnon in opposition to the application
613. Communication dated December 16, 2025 from Judith Olafsson in opposition to the application
614. Communication dated December 20, 2025 from Athena Ranger in opposition to the application
615. Communication dated December 19, 2025 from Liubava Hlavati in opposition to the application

Exhibits Filed:
(continued)

616. Communication dated December 19, 2025 from Pierce Marks Plikett in opposition to the application
617. Communication dated December 19, 2025 from Sita Maas Geesteranus in opposition to the application
618. Communication dated December 29, 2025 from Judy Anderson in opposition to the application
619. Communication dated December 29, 2025 from Robert Lowe in opposition to the application
620. Communication dated December 29, 2025 from Annette Lowe in opposition to the application
621. Communication dated December 29, 2025 from Robyn Lowe in opposition to the application
622. Communication dated December 29, 2025 from Patricia Adams with respect to the application
623. Communication dated December 31, 2025 from Janet Gudel in opposition to the application
624. Communication dated January 1, 2026 from Alice French in opposition to the application
625. Communication dated December 29, 2025 from Denis DePape in opposition to the application
626. Communication dated January 3, 2026 from Marianne Clipsham in opposition to the application
627. Communication dated December 15, 2025 from Shari Dalal in opposition to the application
628. Communication dated January 6, 2026 from Terri Ashcroft in opposition to the application
629. Communication dated January 7, 2026 from Kathryn Smith in opposition to the application
630. Communication dated January 9, 2026 from Marilyn Bowles in opposition to the application
631. Revised Report from the Urban Planning Division dated January 13, 2026
632. Communication dated January 14, 2026 from Tracy Postoluk in opposition to the application
633. Communication dated January 14, 2026 from Jeff W. Higdon in opposition to the application
634. Communication dated January 14, 2026 from Inge Zeldenrust in opposition to the application

The Winnipeg Public Service to advise that all statutory requirements with respect to this application have been complied with.

Moved by

That the report of the Winnipeg Public Service be taken as read.

Moved by

That the receipt of public representations be concluded.

Moved by

That the recommendation of the Winnipeg Public Service be concurred in / not be concurred in.

Supporting Reasons:

Moved by

That the public hearing with respect to this application be concluded.

DECISION MAKING HISTORY:

COUNCIL RECOMMENDATION:

On December 18, 2025, Council did not hear any representation on the application and adjourned the public hearing to a Special meeting on January 21, 2026, at 9:30 a.m. in the Council Building at 510 Main Street.

Exhibit “631” referred to in File DAZ 225/2025

ADMINISTRATIVE REPORT - Revised

Title: DAZ 225/2025 – Text Amendment to Schedule AB: Malls and Corridors PDO-1 of the City of Winnipeg Zoning By-law

Critical Path: Council

AUTHORIZATION

Author	Department Head	CFO	CAO
J. Veitch	H. Borys	T. Graham	J. Dunford

EXECUTIVE SUMMARY

On November 21, 2024, Council added the Malls and Corridors Planned Development Overlay 1 (Malls and Corridors PDO-1, “the PDO”) to the City of Winnipeg Zoning By-law No. 200/2006. The change was to enable multi-family and mixed-use development along key corridors and mall sites without requiring a public hearing (“as-of-right”). The PDO came into effect on January 31, 2025.

Since the PDO was introduced, three key barriers have limited its use. The barriers make it difficult to advance projects without variances. This has resulted in low uptake, which compromises the PDO’s intended purpose of enabling development by right. The Public Service wants to address these issues so that the PDO works as intended to support streamlined housing and mixed-use development. The recommended changes are:

1) removing the 14-foot minimum ground floor height requirement for non-residential uses,
2) eliminating bird-friendly window design provisions, and
3) revising building height regulations tied to the 45-degree angular plane.

These changes should improve flexibility and encourage increased residential development that is aligned with Council’s housing objectives and Complete Communities 2.0 policies.

RECOMMENDATIONS

1. That Council give first reading to a By-law to amend the Winnipeg Zoning By-law No. 200/2006 in accordance with this report, a draft of which is attached as Appendix A.

2. That, following first reading and upon instruction from the Director of Planning, Property, and Development, the City Solicitor and Director of Legal Services be directed to return the By-law directly to Council by way of communication for second reading and third reading.

3. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

REASON FOR THE REPORT

In accordance with the Development Procedures By-law No. 104/2020, Council is the hearing body for a public hearing in respect of any text amendment to a zoning By-law required pursuant to the resolution of Council attached as Schedule A to the Development Procedures By-law.

IMPLICATIONS OF THE RECOMMENDATIONS

Should the recommendations be approved, the text amendments to the Winnipeg Zoning By-law No. 200/2006 proposed in this report will be given first reading. If the City does not receive sufficient objections to the amending By-law, it will be brought back to Council for second and third readings.

HISTORY/DISCUSSION

BACKGROUND

Bird Friendly Design Standards

On September 29, 2021, Council adopted the following:

1. That the Canadian Standards Association Bird Friendly Design Standard, which covers bird-friendly building design for new construction and existing buildings and is summarized in Appendix A, be adopted for use as the City's recommended bird friendly design standard, to be implemented within 30 days of approval.

3. That the Public Service undertake consultation with the development industry, design professionals, academics, and other relevant stakeholders as part of future review processes for both the Downtown and Winnipeg Zoning By-laws, to incorporate bird friendly design standards.

The Housing Accelerator Fund ("HAF")

On December 5, 2023, the Government of Canada, through the Canada Mortgage and Housing Corporation ("CMHC"), entered into an agreement with The City of Winnipeg (the "City") for $122.4 million in funding from the Housing Accelerator Fund.

The HAF funding is based on the City achieving 3,166 net new building permitted housing units and 14,101 in total (including 10,935 units projected to be permitted without HAF) over the next three years.

Any building permits issued after the agreement date of December 5, 2023, count toward the building permit goal.

Malls and Corridors

On November 23, 2023, Council adopted the following as part of its motion on the Housing Accelerator Fund:

4. *That the HAF application be amended to ensure that new housing zoning reforms targeted for mall sites and commercial corridors – as proposed in City Council's Strategic Priorities Action Plan – allow for as-of-right development to facilitate quick approvals and construction of new housing.*

Accordingly, the Public Service brought forward the proposed amendments to the Winnipeg Zoning By-law to advance Council's direction via a Planned Development Overlay (PDO) on select mall and corridor sites.

On December 12, 2024, Council enacted By-law No. 143/2024. This By-law added Schedule AB – PDO-1 Malls & Corridors ("the PDO"), which included amendments to the Winnipeg Zoning By-law to allow as-of-right residential development on select Malls and Corridors sites, including Regional and Urban Mixed Corridors as identified in Complete Communities 2.0. On January 31, 2025, the PDO came into effect.

The addition of the PDO was part of a four-stage zoning By-law amendment process to improve processing and accelerate housing that was guided by both Council's Strategic Priorities Action Plan ("SPAP") and The City of Winnipeg's Housing Accelerator Fund (HAF) application.

The PDO is an optional tool for developments proposing a minimum density of 14 dwelling units per acre and may be followed in its entirety. Developers also have the option to follow existing standards in the Zoning By-law.

DISCUSSION

Consultation with the Development Industry

Since the adoption of Schedule AB, the City has not received any as-of-right development applications for corridor or mall sites under the PDO. One application sought variances, which were approved after an appeal hearing, while others considered using the PDO but ultimately proceeded through the standard subdivision and rezoning process.

Through discussions with potential applicants and consultation with the Urban Development Institute of Manitoba ("UDI"), the Public Service identified recurring concerns that limit the viability of as-of-right development under the PDO. On November 18, 2025, the Public Service met with UDI representatives to review these issues and explore changes that could improve development feasibility. The key limitations raised include:

1. Section 38(2): Minimum ground floor height for non-residential uses, currently set at 14 feet;

2. Section 42.1: Bird-friendly window design requirements; and

3. Building height restrictions governed by the 45-degree angular plane.

Proposed Amendments to Winnipeg Zoning By-law No. 200/2006

Ground floor height for non-residential uses

Commercial uses on the ground floor help activate streets with vibrant pedestrian and retail activity. To support this, Section 38(2) of the PDO requires a minimum ground floor height of 14 feet, measured from finished floor to finished ceiling. The intent of this provision is to ensure a consistent and prominent ground floor that can accommodate a range of commercial uses, from office space to restaurants.

Since implementing the PDO, the Public Service has received requests to allow lower ground floor heights for commercial uses, either to reduce overall building height to meet the 45-degree angular plane regulation or that the intended commercial uses did not warrant the 14-foot ground floor height. Consultation with the development industry (UDI) confirmed that flexible ground floor heights are preferred to better align with projects' needs on a case-by-case basis.

Policies within *Complete Communities 2.0* ("CCDS 2.0") do not specify ground floor heights. As such, amending this provision from the PDO would not conflict with policies for Urban and Regional Mixed-Use Corridors under CCDS 2.0.

With respect to design, CCDS 2.0 does provide direction for developments along mixed-use corridors to incorporate fine-grained and transparent street-level facades with active ground floor and commercial uses, per policies 3.1.3, 3.2 and 3.7.3 for Urban and Regional Mixed-Use Corridors. These design regulations were incorporated into the PDO, including provisions for substantial glazing, pedestrian connections, landscaping, and access, and will remain in effect.

Recognizing that existing design regulations will remain in effect and that current ground-floor height requirements may limit building height and commercial viability, the Public Service recommends amending this provision to allow greater flexibility and encourage development along mixed-use corridors.

Bird-Friendly Window Design

As noted in the history section of this report, on September 29, 2021, Council adopted the Canadian Standards Association ("CSA") Bird-Friendly Design Standard, to be used as the City's recommended bird-friendly design standard for new and existing buildings. This was intended to eventually be introduced as By-law through consultation with the development industry, design professionals, academics, and other relevant stakeholders as part of the future review processes for both the Downtown and Winnipeg Zoning By-laws.

The CSA Bird-Friendly Design Standards outline factors that increase the risk of bird strikes in cities, including the amount of glass on buildings, how the glass is treated, nighttime lighting, and light pollution. These standards also suggest design strategies to reduce bird strikes. The amount of glass is the biggest factor, especially glass within the first 16 metres above ground or up to the tree canopy, where most collisions occur. However, bird strikes can happen anywhere on a building and at any time.

When the PDO was enacted on December 12, 2024, a bird-friendly window design section was added by motion on the floor of Council at the public hearing, which requires bird-friendly window treatments, intended to reduce bird strikes on buildings within an urban environment.

The provisions within the PDO are as follows:

> *New buildings and building retrofits must be designed in accordance with the following standards:*
>
> *(a) exterior window treatments must be applied to the exterior glass surface up to 16 metres above grade or to the top of the mature tree canopy, whichever is higher;*
> *(b) exterior window treatments must be designed to withstand exposure to the elements and window cleaning; and*
> *(c) visual markers must:*
> *i. be spaced no further than 5 x 5 cm (2 x 2 inches) apart;*
> *ii. be no smaller than 0.25 inches in diameter; and*
> *iii. stand out in contrast to the transparent or reflective glass surface under varying daylight conditions, with duotone markers used where possible.*

While this provision is well-intentioned, it does not seem to provide enough flexibility and has been challenging to implement. Developers report difficulty sourcing compliant materials and significant cost increases to development projects. To support project viability and encourage development of housing along corridors, the Public Service recommends removing this clause from the PDO at this time.

The Public Service will review the bird-friendly building measures as part of the comprehensive Zoning By-law review scheduled to begin in 2026. This approach will:

- Allow for broader stakeholder engagement, including developers, environmental organizations, and the public.

- Provide an opportunity to evaluate best practices and consider a range of implementation options.

- Ensure that bird-friendly strategies are aligned with citywide objectives, including housing needs, growth management, and environmental sustainability.

By incorporating this review into the Zoning By-law update, the City can more thoroughly study the issue and work with stakeholders to develop a clear and consistent framework for bird-friendly design that applies across all areas of the City, rather than limiting it to specific overlays.

<u>Building Heights as permitted by the 45–degree angular plane</u>

The 45-degree angular plane analysis currently guides building height and setbacks, intended to ensure compatibility with adjacent low-density residential areas. See Figure 1, below.

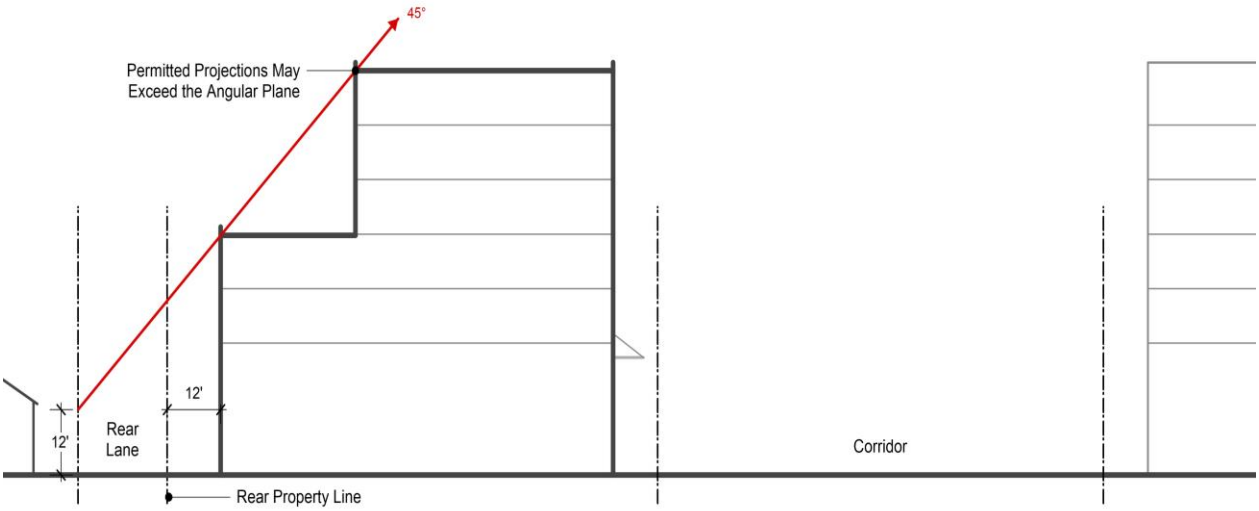


Figure 1 – Current 45-degree angular plane rule

Since implementing the PDO, stakeholders have raised concerns about the 45-degree angular plane provisions governing building height. Designed to maintain compatibility with adjacent properties, these rules limit height and massing near property lines. However, developers argue that the restriction reduces development potential along corridors, making projects less feasible and discouraging use of the PDO.

To address these limitations and encourage greater uptake of the PDO, the Public Service recommends amending the angular plane rule to allow more flexibility while maintaining compatibility with adjacent properties. Proposed amendments to the 45-degree angular plane rules include:

1) Clarifying the definition of the 45-degree angular plane and how the measurement is to apply to corridor sites.
2) Recommending that 75-foot-tall buildings be permitted by right on all properties located within the PDO.
3) That proposed building heights above 75 feet must adhere to the 45-degree angular plane rule.
4) Permit building heights above the angular plane if a sun and shadow study confirms at least five consecutive hours of sunlight on any nearby residential lot zoned R1, R2, or RMF-S.

<u>Policy and Zoning By-law Context</u>

Alignment with Complete Communities 2.0

The PDO was created in alignment with the policies of CCDS 2.0, particularly those related to Commercial Areas and Mixed-Use Centres and Regional and Urban Mixed-Use Corridors. For development along corridors, CCDS 2.0 anticipates building heights to range between 60 and 100 feet, as outlined in the *Growth Section Table: Guide to Distribution of Residential Density and Height*. Additional relevant CCDS 2.0 policies for Regional and Urban Mixed-Use Corridors include:

- All Corridors Policy 1.1 – Support densities in accordance with CCDS 2.0 Policy 3.1 of the General Growth section, at a height and scale compatible with surrounding land uses (p.55).

- CCDS 2.0 Policy 2.1 – Recognize Priority Corridors as those that provide the best opportunity to achieve Complete Communities objectives.
- CCDS 2.0 Policies 3.4.1 and 3.8.1 – Use the corridor right-of-way width as a guide to determine maximum building heights where appropriate, as a means to mitigate shadow impacts on nearby residential uses (Policies 3.4 and 3.8).

Additional relevant CCDS 2.0 policies for Mixed-Use Centres include:

- 5.1 Where compatible with surrounding land uses, direct the highest multi-family residential densities to areas within Mixed Use Centres and large commercial sites that provide the best transit service.
- 5.4 Proposals for residential uses in Mixed Use Centres and large commercial sites should incorporate principles of good urban design.

City of Winnipeg Zoning By-law 200/2006

To provide context on how the PDO differs from existing Zoning By-law regulations, the following outlines the general provisions of the most common zoning category found along corridor sites.

Lands within the PDO are typically zoned “C2”, “C3”, or “C4” for commercial uses, or multi-family residential zones such as “RMF-S” (Small), “RMF-M” (Medium), or “RMF-L” (Large). The predominant zoning category of properties located along corridors is “C2” Commercial Community. Lot depths and sizes vary significantly throughout the PDO. In newer areas, lot depths are typically greater and do not abut public lanes as frequently. In contrast, lots in mature areas often have limited depth and abut narrower public lanes, which can constrain development potential.

Under the “C2” zoning district, multi-family buildings are permitted up to 70 feet in height, with front and rear yards of 25 feet and side yards of 8 feet, increasing by 2 feet for each additional storey above grade. While these entitlements could allow taller buildings, they often restrict development potential on smaller lots.

The PDO was introduced to alleviate existing zoning constraints and grant greater entitlements for substantial development along key corridors. Unlike the “C2” zoning regulations, the PDO determines building heights based on the width of the corridor where the property is located. These provisions were intended to enable buildings of five to eight storeys, or greater, consistent with the vision outlined in CCDS 2.0 for designated corridors.

However, in practice, the use of corridor width as the metric for maximum building height, combined with the 45-degree angular plane requirement, has frequently limited the ability to construct six- or seven-storey buildings. This constraint reduces development potential and has discouraged using the PDO.

<u>Discussion of Recommended Amendments</u>

45-degree angular plane definition

The current definition of the 45-degree angular plane lacks clarity and flexibility to account for varying mall and corridor contexts. This ambiguity has constrained development potential along

certain corridor sites and does not fully reflect the intent of how the angular plane should apply. As such, the Public Service recommends amending the definition as follows:

> *"45-degree analysis" in respect of a development site whose rear lot line abuts or is across a lane from a the rear or side lot line of a lot with an R1, R2 or RMF-S zoning designation, means a 45-degree angular plane that is projected towards the rear lot line of the development site, measured from 12 feet above grade starting from the rear or side lot line of the R1, R2 or RMF-S lot. For the purpose of determining front yards for this analysis, the front yard of the proposed development will be the yard abutting the corridor.*

This amendment clarifies that the angular plane is intended to be drawn toward the rear yard of the proposed building and accounts for atypical scenarios where a property fronting a corridor has a side yard that functions as the rear yard of an abutting residential property.

75-foot-tall buildings permitted on all properties within the PDO

The Public Service has consistently heard that building heights along corridors are constrained by the 45-degree angular plane rule, which limits project viability by reducing achievable heights and subsequent densities. This constraint has been identified as one of the key reasons for the limited utilization of the PDO.

CCDS 2.0 policies indicate support for:

- Using corridor width as a guide for determining building heights.
- Mitigating shadow impacts on adjacent residential properties.
- Enabling mid-rise development, typically five to eight storeys, along Urban and Regional Mixed-Use Corridors.

To provide greater certainty for building heights across properties with varying depths and rear lane conditions, the Public Service recommends permitting building heights of up to 75 feet as-of-right. This approach balances compatibility with surrounding areas while advancing the goal of enabling higher-density, transit-oriented development along Urban and Regional Mixed-Use Corridors. While the rule would technically allow buildings to reach 75 feet, other site design requirements, physical constraints, and development viability factors will ultimately determine whether this height can be achieved. This recommendation is generally consistent with existing zoning provisions for multi-family development within the "C2" district which permits building heights of 70 feet.

Additional building height above 75 feet – Angular Plane and Sun and Shadow Studies

The PDO rules guiding building heights based on corridor width will remain as follows:

Right of way width	**Building Height maximum**
Less than 80 feet	75 feet
80-100 feet	105 feet
Greater than 100 feet	150 feet; or
	200 feet where building is more than 75 feet from lot line

The Public Service heard that achieving building heights based on the corridor width was often at odds with the 45-degree angular plane rule. The proposed changes enable building heights to 75 feet in all instances. Where heights are proposed above 75 feet, this can be achieved in one of two ways:

1. Compliance with the Angular Plane

2. Sun and Shadow Study

Compliance with the angular plane means any additional building height above 75 feet must remain below the 45-degree angular plane (see Figure 2, below). This approach accounts for deeper lots that can achieve greater heights while still adhering to the corridor's right-of-way width rule.

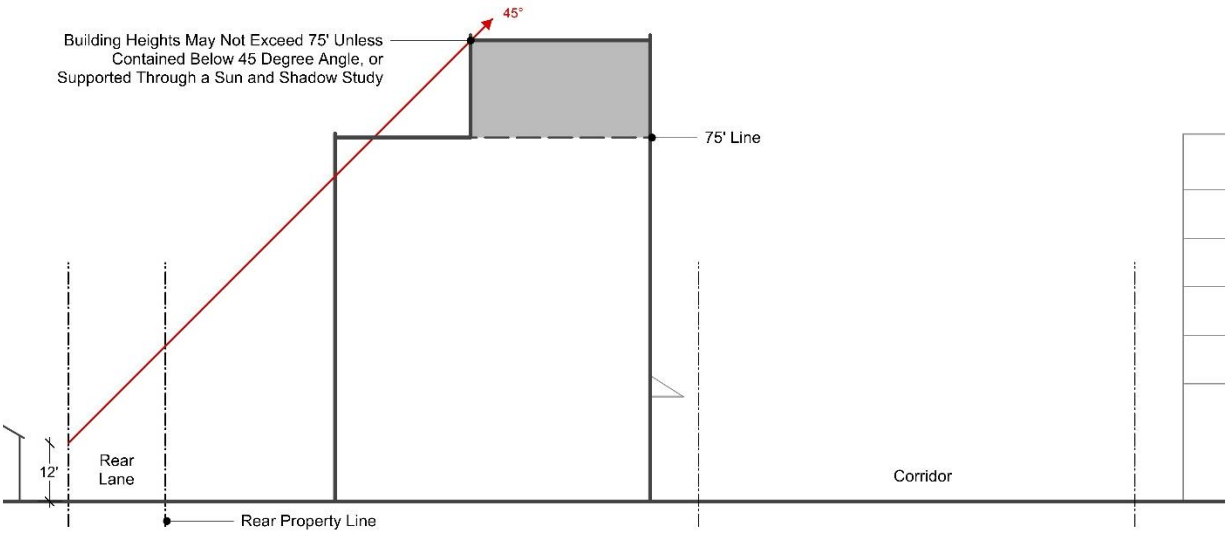


Figure 2 – Example of proposed 45-degree angular plane analysis

A sun and shadow study may be submitted to allow building heights above 75 feet.
This study is an analysis that provides a 3-D visual model and description of the shadows cast by a proposed development on neighbouring properties. These studies assess shadow impacts at various times of day and throughout the year. This includes test times of 9am, noon, 3pm and 6pm and test days of the autumn solstice (~September 21) and spring solstice (~March 21). To gain additional building height entitlements the sun and shadow study must confirm that a minimum of five consecutive hours of sunlight will remain on any surrounding residential properties zoned “R1”, “R2”, or “RMF-S.

Rear yard setbacks

The proposed changes do not include amending the rear yard setback for buildings, apart from how the 45-degree analysis applies. The proposed amendments include rewording sections 34(3)(c) and 34(5)(c) as follows:

> *for buildings over 75 feet, such setback as required by a 45-degree angular analysis, where applicable.*

This change means that a greater rear yard setback or building step back will be required when building heights are taller than 75 feet and remain below the 45-degree angular plane. Where a sun and shadow study is used to confirm additional building heights, the 12-foot setback would still apply.

The proposed changes introduce the possibility that taller portions of buildings may be located 12 feet from the rear property line. See Figures 3 and 4 below:

Under existing rules, development containing a residential use where windows face the lot line must provide a minimum rear yard setback of 12 feet. This setback applies to any portion of the building located below the 45-degree angular plane, as illustrated in Figure 3, below.

Any additional building height beyond this point must be stepped back so that it remains within the 45-degree angular plane. In the example shown in Figure 3, the point where the building intersects with the 45-degree angle occurs at a height of 44 feet. This calculation assumes a 20-foot-wide public lane, which influences the point at which the 45-degree angle intersects with the building mass.

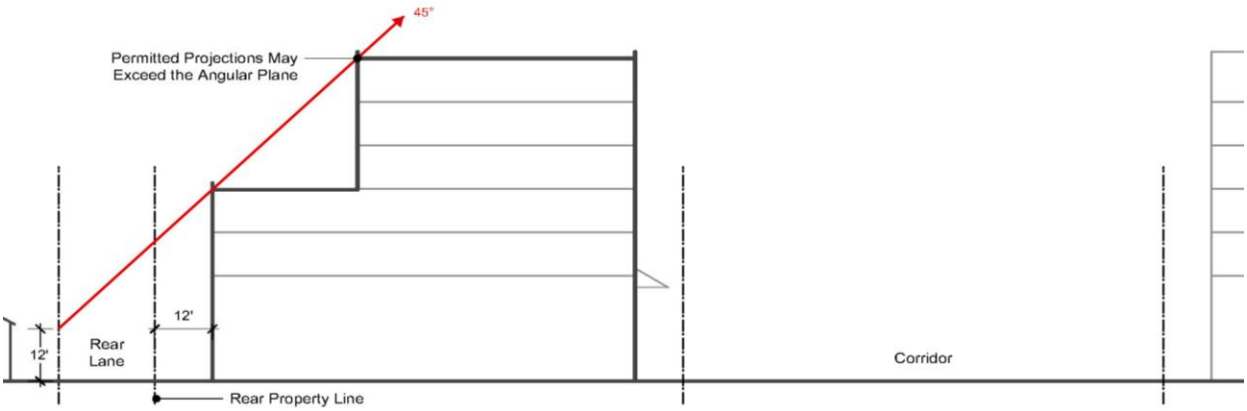


Figure 3 – Existing 45-degree angular plane rule

The proposed amendment would permit a 12-foot rear yard setback to the portion of the building that is 75 feet in height as demonstrated in Figure 4, below.

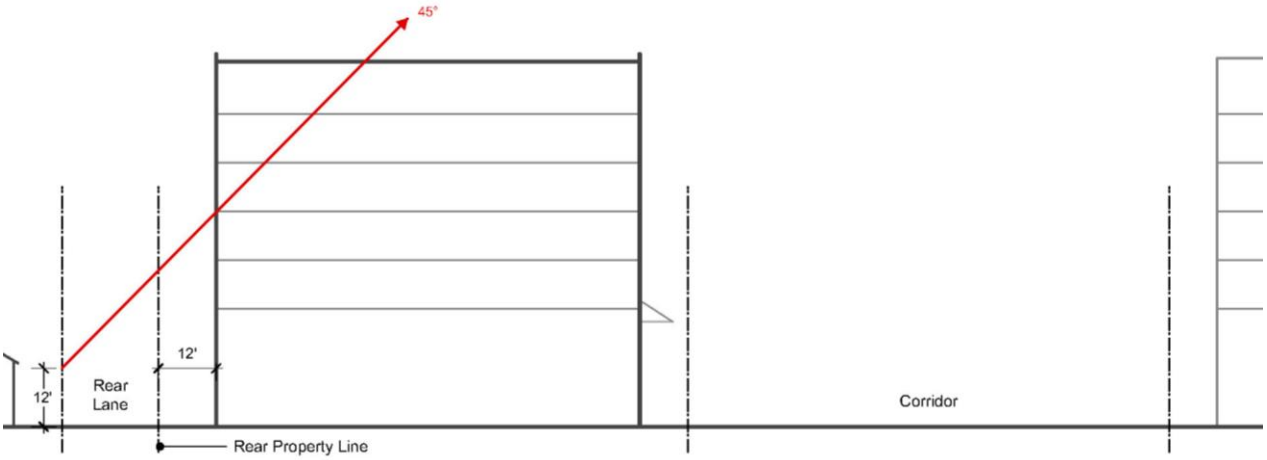


Figure 4 – 75-foot-tall building with a 12-foot rear yard

As illustrated in Figure 4, the proposed amendments allow the taller portion of a building to be positioned closer to the rear property line than previously permitted. That being understood, through consultation with UDI, the Public Service noted that a building depth of approximately 65 feet would be typical. For context, on a 100-foot-deep lot, this generally results in a 10-foot front yard and a 65-foot building depth, leaving a 25-foot rear yard. Within the rear yard, space for parking and landscaping will be required, which could affect the positioning of the building.

FINANCIAL IMPACT

Financial Impact Statement

Date: December 8, 2025

Project Name:

DAZ 225/2025 – Text Amendment to Schedule AB: Malls and Corridors PDO-1 of the City of Winnipeg Zoning By-law

COMMENTS:

There are no financial implications associated with this report.

Mike McGinn Dec. 8, 2025
Mike McGinn, CPA, CA
Manager of Finance

CONSULTATION

This Report has been prepared in consultation with:

- Legal Services

OURWINNIPEG POLICY ALIGNMENT

Environmental Resilience

Objectives

1. Prioritize the transition to a resilient, low-carbon future through demonstrated organizational and community leadership, and collaborative actions that mitigate and adapt to a changing climate. Recognize that climate changes will have significant impacts on community assets and services, and include consequences for human health, social welfare, the natural and built environments and ecosystems, the economy, and urban infrastructure. Adapt government regulation, policy, resource allocation, organizational culture and leadership, partnerships, and resident behaviours and awareness, to empower the community to realize the many benefits that emerge when mitigating greenhouse gas emissions, preparing for and reducing risks to lessen the shocks, stresses and other negative impacts of climate change.

2. Prioritize sustainable transportation as the mobility options of choice. Transition to a sustainable transportation system that safely and efficiently moves people, goods and services, increases access to a variety of affordable mobility choices, encourages less reliance on personal vehicle travel, reduces travel time, mitigates congestion and related greenhouse gas emissions, and supports the development of denser, better-connected, healthy and complete communities.

3. Promote low-carbon, energy-efficient buildings through low-energy building design, construction and retrofitting. Reduce energy demand, consumption and greenhouse gases associated with new and existing buildings, working towards carbon-neutral buildings. Provide facilitative tools, resources, and incentives, to support green building.

5. Protect and value ecosystems as essential components to life. Protect and respect the land through the City's responsibility to ensure that life-sustaining ecosystems continue to provide clean air, clean water, biodiversity, local food systems, natural habitats, ecological restoration, carbon sequestration, cooling of urban heat island effect, opportunities for Indigenous landbased practices, and improved mental and physical health.

2.4 Climate Resilient Growth Facilitate compact, dense, complete and physically and virtually connected communities through integrated land use, transportation, and infrastructure planning, to achieve climate change mitigation and adaptation goals and objectives, and greenhouse gas emissions reduction targets.

City Building

Objective: Facilitate development opportunities that complete established communities, and plan new communities as complete and connected from the outset.

6.2 Complete Communities Characteristics:
The characteristics of complete communities must be identified and defined in Complete Communities, and will include, at minimum, equitable access to: safety and security, affordable housing for all incomes, local employment opportunities, health-supportive amenities, access to nature, social interaction opportunities, sustainable transportation options, and digital communication technology infrastructure to align with this Plan's goals.

6.6 Intensification Target
Achieve the intensification target by making development in intensification target areas easier and more desirable and predictable, as directed in Complete Communities.

6.20 Corridors
Designate Corridors within the Urban Structure as targeted segments of the primary transit network that provide the best opportunity for mixed use intensification outside of the Downtown. Prioritize the creation and maintenance of vibrant pedestrian and transit-oriented places in Urban Mixed Use Corridors, while encouraging the transition of Regional Mixed Use Corridors towards this character over the longer term.

6.21 Regional Mixed Use Corridors
Recognize that a primary function of designated Regional Mixed-Use Corridors is for the efficient movement of people, goods and services, while transitioning the functional design over time to support mixed-use intensification and transit-orientation.

6.23 Urban Mixed Use Corridors
Prioritize the creation of a comfortable pedestrian environment and attractive public realm along Urban Mixed Use Corridors through design guidelines and infrastructure investments.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

Strategic Opportunity #4: Facilitate Compact, Complete Development and Increase Density

4.1 Increase Strategic Infill Development that Provides Access to and Capitalizes on Existing and Planned Corridors with Frequent Transit Service (Primary Responsibility: Planning, Property and Development Department)

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

The information and recommendations presented in this report align with and advance the Winnipeg Poverty Reduction Strategy (2021 – 2031) by aligning with the following goals and objectives:

GOAL 2: The City Actively Plans for and Partners in Affordable Housing

A. The City's capacity and commitment to advancing affordable housing initiatives are increased.

C. Municipal tools, resources and partnerships are developed and used to encourage and facilitate affordable housing development.

SUBMITTED BY

Department: Planning, Property and Development
Division: Urban Planning and Design
Prepared by: Devin Clark, RPP, MCIP
Date: January 13, 2026
File No: DAZ 225/2025

Attachments: Appendix A – Draft Amending By-law