Winnipeg

Legal Services Department • Services juridiques

INTER-OFFICE MEMORANDUM

TO:	**Carlos Gameiro** City Clerk	**FROM:**	**Andrea Bellhouse** Legal Services
FILE:	**DASZ 32/2025**	**DATE:**	January 16, 2026

RE: FIRST READING ONLY
A by-law to subdivide land located at 1350 & 1360 Pembina Highway and 969 & 975 Dowker Avenue, and to amend the Winnipeg Zoning By-law No. 200/2006 to rezone the said land, pursuant to Development Application No. DASZ 32/2025

On December 18, 2025, Council concurred in the recommendations of Item No. 22 of the Report of the Standing Policy Committee on Property and Development dated December 4, 2025 and approved Development Application No. DASZ 32/2025, being an application to subdivide land located at 1350 & 1360 Pembina Highway and 969 & 975 Dowker Avenue, and to amend the Winnipeg Zoning By-law No. 200/2006 to rezone the said land.

I have enclosed a by-law to give effect to the said subdivision and rezoning (the "By-law"). Please place the By-law before Council at their January 29, 2026 meeting for consideration for **first reading only**.

I will submit a further request to return the By-law to Council for consideration for second and third reading once I have received instruction from the Director of Planning, Property and Development in accordance with Council's approval.

An electronic copy of the By-law has been provided by my assistant to Lorraine King and Nicole Carnegie via email.

Please contact me if you have any questions.



Andrea Bellhouse
Solicitor

AB/ks
Encl.