STANDING POLICY COMMITTEE ON PROPERTY AND DEVELOPMENT
DISPOSITION OF ITEMS

FEBRUARY 5, 2026

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

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

STANDING POLICY COMMITTEE ON PROPERTY AND DEVELOPMENT
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Item	Subject/File	Recommendations	Action Required By
		REPORTS	
1	Request to Refund the Inspection Fee associated with Vacant Building Schedule A Inspection Invoice – 456 Salter Street	The Standing Policy Committee on Property and Development denied the request of Elissa Santos to refund the inspection fee associated with Vacant Building Schedule A Inspection Invoice No. 25-268602 for the premises located at 456 Salter Street, as the conditions outlined in Section 24 of By-law 79/2010 have not been met.	Manager of Community By-law Enforcement, Community Services Department c. Administrative Coordinator, By-law Operations, Licensing & Bylaw Enforcement, Community Services Department
2	Request to Refund the Inspection Fee associated with Vacant Building Schedule A Inspection Invoice – 809 William Avenue	The Standing Policy Committee on Property and Development approved the following: 1. That the request of Tamara Taylor to reduce the inspection fee associated with Vacant Building Schedule A Inspection Invoice No. 25-274511 for the premises located at 809 William Avenue, as the conditions outlined in Section 24 of By-law 79/2010 have been met. 2. That a refund in the amount of $500.00 be granted to Tamara Taylor. 3. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.	Manager of Community By-law Enforcement, Community Services Department c. Administrative Coordinator, By-law Operations, Licensing & Bylaw Enforcement, Community Services Department
3	Coat Hooks in City-Run Arenas and Recreation Facilities	The Standing Policy Committee on Property and Development received the recommendation of the City Centre Community Committee as information.	Nil
4	Winnipeg Building By-law No. 4555/87 Amendments	The Standing Policy Committee on Property and Development concurred in the recommendation of the Winnipeg Public Service and recommended to Council: 1. That a by-law be enacted to amend the Winnipeg Building By-law No. 4555/87, a draft of which is attached as Appendix A to this report. 2. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.	Executive Policy Committee
5	Requirements for Demolition Permits	The Standing Policy Committee on Property and Development concurred in the recommendation of the Winnipeg Public Service and recommended to Council:	Executive Policy Committee

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		1. That a By-law to amend the Development Procedures By-law No. 104/2020 (draft amending by-law is attached as Appendix A to this report) be approved. 2. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.	
6	Monthly Reporting on Variance Applications Made for As-of-Right Residential Developments	The Standing Policy Committee on Property and Development concurred in the recommendation of the Winnipeg Public Service and received the report as information.	Nil
7	Increase in Area for the Proposed Dog Park at Shaheed Bhagat Singh Park	The Standing Policy Committee on Property and Development received the recommendation of the Assiniboia Community Committee as information.	Nil
8	City-Initiated Rezoning at 546 Sherburn Street	The Standing Policy Committee on Property and Development concurred in the recommendation of the City Centre Community Committee and recommended to Council: 1. That the Winnipeg Public Service be directed to: A. Initiate a City-led rezoning of 546 Sherburn Street from 'R2 – Residential Two-Family' to 'PR1 – Parks and Recreation 1 (Neighbourhood)'. B. Work with the Parks and Open Space Division of the Public Works Department to confirm operational interest through a Parks Strategy target level of service catchment assessment, and with consideration to the Ecologically Significant Natural Lands (ESNL) policy, identifying whether the site should provide park amenities and/or be restored as a natural area consistent with the Parks Strategy. C. Report back to the Standing Committee with the budgetary requirements associated with recommended upgrades to the park, if applicable. 2. That subject to the approval of Recommendation 1, costs for the associated public hearing advertisement fees, be funded from the Daniel McIntyre Ward allocation of the Land Dedication Reserve Fund. 3. That subject to the approval of Recommendation 1, the Director of	Executive Policy Committee

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		Planning, Property and Development be requested to waive the associated base application fee and area fee, in accordance with Section 18 of the Planning, Development and Building Fees By-law No. 66/2016. 4. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.	
9	Secondary Plan Amendment – Lands bounded by Jefferson Avenue to the South, King Edward Street to the West, and Canadian Pacific Rail Lines to the East and Southeast File SPA 6/2025	The Standing Policy Committee on Property and Development concurred in the recommendation of the Lord Selkirk-West Kildonan Community Committee, as amended, and recommended to Council: 1. That first reading be given to By-law No. 120/2025, a draft of which is attached as Appendix "B", being a by-law to amend the Precinct C – Waterford Green Secondary Plan By-law No.58/2025 in accordance with this report. 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.	Executive Policy Committee