Winnipeg

Legal Services Department • Services juridiques

INTER-OFFICE MEMORANDUM

TO:	**Carlos Gameiro** City Clerk	**FROM:**	**Andrea Bellhouse** Legal Services
FILE:	**DAZ 217/2025**	**DATE:**	February 10, 2026

RE: By-law to amend Winnipeg Zoning By-law No. 200/2006 to rezone land located at 980 St. James Street in the Assiniboia Community pursuant to Development Application No. DAZ 217/2025

At its meeting of January 20, 2026, the Executive Policy Committee concurred in the recommendations of the Public Service and recommended to Council that Council approve Development Application No. DAZ 217/2025 to amend the Winnipeg Zoning By-law No. 200/2006 by rezoning the subject land to a "C3 PDO-1 AIRPORT VICINITY PDO-1 MALLS AND CORRIDORS MATURE COMMUNITIES PDO1" Commercial Corridor District ("DAZ 217/2025"). On January 29, 2026, Council concurred in the recommendation of the Executive Policy Committee.

I have enclosed herewith a by-law to effect the above-referenced rezoning (the "By-law"). The City did not receive any objections in respect of the By-law so s. 236.1(7) of the City of Winnipeg Charter has not been engaged. In addition, I am advised that all fees under DAZ 217/2025 have been paid. I would therefore request you place the By-law before Council for consideration for **all three readings** at their February 26, 2026 meeting.

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

If you have any questions, feel free to contact me.



Andrea Bellhouse
Solicitor

AB/ks
Enclosure