Agenda – Standing Policy Committee on Property and Development – March 5, 2026

REPORTS

Item No. 8 Amendment to Council Conditions for the Subdivision and Rezoning of 778 Walker Avenue (Fort Rouge-East Fort Garry Ward) File DASZ 35/2025

WINNIPEG PUBLIC SERVICE RECOMMENDATION:

1. That Recommendation 1 of the Council decision of December 18, 2025, approving the subdivision and rezoning for 778 Walker Avenue (DASZ 35/2025), be amended by deleting the period after "with such minor changes as may be required" and add the following:

   ", subject to the following:

   A. That the "Plan" be amended in accordance with Section III of the report of the Administrative Coordinating Group dated November 7, 2025, and attached as Appendix B to this Report;

   B. That the developer be required to enter into a Servicing Agreement with the City pursuant to subsection 259(1) of The City of Winnipeg Charter in accordance with the report of the Administrative Coordinating Group dated November 7, 2025, and attached as Appendix B to this report;

   C. That the City enter into, execute and deliver with the developer a Servicing Agreement in accordance with Recommendation 1.B., and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements"); and

   D. That authority be delegated to the Director of Planning, Property and Development to negotiate and approve the terms and conditions of the Servicing Agreement, and any Ancillary Agreements, in accordance with this report and such other terms and conditions determined necessary by the City Solicitor/Director of Legal Services to protect the interests of the City."

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

DECISION MAKING HISTORY:

COUNCIL DECISION:

On December 18, 2025, Council concurred in the recommendation of the Standing Policy Committee on Property and Development and adopted the following:

1. That the subdivision proposed under Development Application No. DASZ 35/2025 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor for registration in the Winnipeg Land Titles Office in accordance with the proposed by-law attached as Appendix "C" to this report and as shown on the map dated November 2025 and attached as Schedule "A" to this report, with such minor changes as may be required.

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to a "RMF-S Mature Communities PDO-1" Residential Multi-Family (Small) District in accordance with the proposed by-law attached as Appendix "C" to this report and as shown on the map dated November 2025 and attached as Schedule "A" to this report.

3. That, in lieu of the dedication of land, the developer shall provide a cash payment representing 10% of the Planned Area value of Development Application No. DASZ 35/2025 (the "Dedication Fee"), as determined by the Director of Planning, Property and Development.

4. That, upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor prepare a by-law in accordance with Recommendations 1 and 2 (the "By-law") and bring same directly to Council by way of communication for first reading.

5. That upon instruction from the Director of Planning, Property and Development that the Developer has submitted the Plan in accordance with Recommendation 1 and has paid the Dedication Fee and all other associated ancillary fees (the "Fees"), and subject to s. 236.1 of The City of Winnipeg Charter, the Director of Legal Services/City Solicitor be directed to return the By-law directly to Council by way of communication for second and third reading.

6. That Development Application No. DASZ 35/2025 will be deemed to be concluded and all approvals in connection with same will expire if the developer has not submitted the Plan and paid the Fees within 2 years following the date on which Council gives first reading to the By-law, unless the developer applies for an extension of time before the expiration of that 2 year period and Council approves the extension.

DECISION MAKING HISTORY (continued):

COUNCIL DECISION (continued):

7. That the subdivision section of the By-law will come into force when the Plan is registered in the Winnipeg Land Titles Office.

8. That the zoning section of the By-law will come into force when the Plan is registered in the Winnipeg Land Titles Office.

9. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Plan is not registered in accordance with recommendations 7 and 8, unless the developer applies for an extension of time before the expiration of that 1 year period and Council approves the extension.

10. That Development Application No. DASZ 35/2025 will be deemed to be concluded and all approvals in connection with same will expire if the developer fails to secure all necessary Plan approval signatures on behalf of the City within 1 year following the date on which the By-law is enacted, unless the developer applies for an extension of time before the expiration of that 1 year period and Council approves the extension.

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

12. That the order for Variance DAV 25-194142\D shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DASZ 35/2025.

ADMINISTRATIVE REPORT

Title: Amendment to Council conditions for the Subdivision and Rezoning of 778 Walker Avenue (DASZ 35/2025)

Critical Path: Standing Policy Committee on Property and Development – Executive Policy Committee – Council

AUTHORIZATION

Author	Department Head	CFO	CAO
J. Veitch	H. Borys	N/A	M. Dryburgh, Acting CAO

EXECUTIVE SUMMARY

An application to build a townhouse with five residential units at 778 Walker Avenue was submitted to the City of Winnipeg in July 2025. The application requires:

- A subdivision to consolidate three underlying lots and complete a partial lane widening and corner cut as requested by Public Works.
- A rezoning to “RMF-S” – Residential Multi-Family (Small) to support the townhouse proposal.

On November 24, 2025, City Centre Community Committee approved the recommendations for DASZ 35/2025 . On December 18, 2025, Council concurred in these recommendations and approved the subdivision and rezoning.

Due to an error by the Public Service, the original planner’s report did not include conditions for a Servicing Agreement. A Servicing Agreement is required by the Administrative Coordinating Group (ACG) report. As such, this report is being submitted to have the original approval conditions amended for the inclusion of conditions requiring a Servicing Agreement.

RECOMMENDATIONS

1. That Recommendation 1 of the Council decision of December 18, 2025, approving the subdivision and rezoning for 778 Walker Avenue (DASZ 35/2025), be amended by deleting the period after “with such minor changes as may be required” and add the following:

   “, subject to the following:

A. That the “Plan” be amended in accordance with Section III of the report of the Administrative Coordinating Group dated November 7, 2025, and attached as Appendix B to this Report;

B. That the developer be required to enter into a Servicing Agreement with the City pursuant to subsection 259(1) of The City of Winnipeg Charter in accordance with the report of the Administrative Coordinating Group dated November 7, 2025, and attached as Appendix B to this report;

C. That the City enter into, execute and deliver with the developer a Servicing Agreement in accordance with Recommendation 1.B., and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements"); and

D. That authority be delegated to the Director of Planning, Property and Development to negotiate and approve the terms and conditions of the Servicing Agreement, and any Ancillary Agreements, in accordance with this report and such other terms and conditions determined necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.”

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

REASON FOR THE REPORT

Due to an accidental omission at Planning, Property and Development, the original planner’s report did not include conditions for a Servicing Agreement when the ACG Report calls for a Servicing Agreement to be required. As such, this revised report is being submitted to have the approval conditions amended.

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of this report are concurred in, the subdivision and rezoning for DASZ 35/2025 – 778 Walker Avenue may be approved with conditions. There are no financial implications associated with the recommendations of this report.

HISTORY / DISCUSSION

Decision Making History

November 24, 2025 – City Centre Community Committee

The subdivision and rezoning (DASZ 35/2025) and associated variance application (DAV 25-194142\D) were heard at the City Centre Community Committee. At this hearing, one person registered in opposition to the application, one person (the applicant) registered in support, and zero people for information.

The Urban Planning and Design Division recommended approval of the subdivision and rezoning application with several conditions. The conditions were nearly identical to those in this modified report, except for Condition 1, which did not include mention of a Servicing Agreement despite the Administrative Coordinating Group (ACG) Report specifying the need for one. The ACG report was attached as Appendix B of the December 2025 report (also attached here, for reference).

The City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service.

The City Centre Community Committee also approved all of the proposed variances. This decision was subsequently appealed and was heard at the Appeal Committee on January 14, 2026. The Appeal Committee rejected the Appeal and concurred in the recommendation of the Winnipeg Public Service to approve the proposed variances.

December 4, 2025 – Standing Policy Committee on Property and Development Decision

The Standing Policy Committee concurred with the recommendation of the City Centre Community Committee.

December 9, 2025 – Executive Policy Committee

The Executive Policy Committee concurred with the recommendation of the Standing Policy Committee on Property and Development.

December 18, 2025 – Council Decision

Council concurred in the recommendations of the Executive Policy Committee, which was consistent with the Standing Policy Committee.

Discussion

Due to an accidental omission at Planning, Property and Development, the original planner's report did not include conditions for a Servicing Agreement when the ACG report calls for a Servicing Agreement to be required. As such, this revised report is being submitted to have the approval conditions amended, most importantly for the inclusion of conditions requiring a Servicing Agreement. Details of the Servicing Agreement are discussed below.

OTHER CONSIDERATIONS

Site Servicing

The ACG advises that there is adequate servicing for the proposed development based on the provided development plans. The subject land is also located in a combined sewer district, and any development on the land cannot result in an increase in flow into the combined sewer. In

the event that the development plans change, Water and Waste Department will need to review the revised proposal.

Engineering Studies

The ACG advises that the developer shall, at no expense to the City, conduct geotechnical investigations in accordance with the City's "Guidelines for Site Investigation Requirements for Public Works Street Projects" and develop pavement designs, all to the satisfaction of the Director of Public Works.

Plan Considerations

The ACG advises that the developer shall legally open, at no cost to the City, property required to widen the public lane right-of-way, including a corner cut where the public lane intersects with Argue Street, to the satisfaction of the Director of Public Works.

Servicing Conditions

The ACG includes several servicing conditions to the satisfaction of the Director of Public Works, including requirements to:

- Construct a concrete sidewalk within the east boulevard of Argue Street;
- Grant to the City any snow storage easements as may be necessitated by the sidewalk alignment;
- Construct a concrete corner cut and all related works at the north-east corner of the public lane and Argue Street;
- Provide a two-year warranty of all pavement structure improvements; and
- Install underground electrical and telephone services to the Planned Area and will pay the full cost to convert any existing overhead services to underground.

The above is only provided as a summary. The precise wording of conditions can be found on pages 2 and 3 of the Report of the Administrative Coordinating Group.

CONDITIONS OF APPROVAL (Servicing Agreement)

Public Lane Right-of-Way Corner Cut (see ACG Report, Section III - Plan Considerations)

The Urban Planning & Design Division is recommending that the developer legally open, at no cost to the City, property required to widen the public lane right-of-way, including a corner cut where the public lane intersects with Argue Street, to the satisfaction of the Director of Public Works.

Servicing Conditions (see ACG Report, Section IV - Servicing Conditions)

The Urban Planning & Design Division is recommending that the servicing conditions as provided in the ACG Report (Section IV, 1-7) be included in the Servicing Agreement in accordance with Recommendation 1.B.

FINANCIAL IMPACT

Financial Impact Statement

Date: January 14, 2026

Project Name:

Amendment to Council conditions for the Subdivision and Rezoning of 778 Walker Avenue (DASZ 35/2025)

COMMENTS:

There are no financial implications associated with this report.

Mike McGinn Jan. 14, 2026
Mike McGinn, CPA, CA
Manager of Finance

CONSULTATION

This Report has been prepared in consultation with:

N/A

OURWINNIPEG POLICY ALIGNMENT

- City Building Objective 1: Responsibly plan, prioritize and accommodate growth in areas that best support *Complete Communities* principles, to achieve this Plan's sustainable development goals.
- City Building Objective 2: Integrate resilient land use, transportation and infrastructure planning, and investments.
- City Building Objective 3: Facilitate development opportunities that complete established communities, and plan new communities as complete and connected from the outset.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

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

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

Consideration was given to whether this report connects to any of the specific Goals and Objectives in the *PRS* and it was determined the *PRS* is not applicable to this specific report.

SUBMITTED BY

Department: Planning, Property and Development
Division: Urban Planning and Design
Prepared by: Isaiah Stonehouse, MCP
Date: January 19, 2026