STANDING POLICY COMMITTEE ON PROPERTY AND DEVELOPMENT
DISPOSITION OF ITEMS

MARCH 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
MARCH 5, 2026
DISPOSITION OF ITEMS

Item	Subject/File	Recommendations	Action Required By
		APPEAL HEARINGS	
1	Appeal – The City of Winnipeg Building By-law No. 4555/87 – 456 Ross Avenue File EB-1.1	The Standing Policy Committee on Property and Development allowed the appeal and cancelled the Order dated December 30, 2025, issued by the Enforcement Services Officer, Development and Inspections Division, Planning, Property and Development Department, regarding provisions of The City of Winnipeg Building By-law No. 4555/87 for the premises located at 456 Ross Avenue.	Director of Planning, Property and Development c. Commercial Housing Inspector, Planning, Property and Development Department Chief of Enforcement and Inspections, Planning, Property and Development Department
		DELEGATIONS	
		REPORTS	
1	Request to Issue an additional Residential Boarded Building Permit associated with the Vacant Buildings By-law No. 79/2010 – 239 Simcoe Street	The Standing Policy Committee on Property and Development denied the request of Sherri Spencer to be issued an additional Residential Boarded Building Permit associated with the Vacant Buildings By-law No. 79/2010 for the premises located at 239 Simcoe Street, as the conditions outlined in Section 10 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 Issue an additional Residential Boarded Building Permit associated with the Vacant Buildings By-law No. 79/2010 – 760 Boyd Avenue	The Standing Policy Committee on Property and Development denied the request of Eileen McFadyen to be issued an additional Residential Boarded Building Permit associated with the Vacant Buildings By-law No. 79/2010 for the premises located at 760 Boyd Avenue, as the conditions outlined in Section 10 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
3	Request to Issue an additional Residential Boarded Building Permit associated with the	The Standing Policy Committee on Property and Development approved the request of Tim Bjornson (on behalf of Richard Perrin to be issued an additional	Manager of Community By-law Enforcement, Community

STANDING POLICY COMMITTEE ON PROPERTY AND DEVELOPMENT
MARCH 5, 2026
DISPOSITION OF ITEMS

Item	Subject/File	Recommendations	Action Required By
	Vacant Buildings By-law No. 79/2010 – 847 Dufferin Avenue	Residential Boarded Building Permit associated with the Vacant Buildings By-law No. 79/2010 for the premises located at 847 Dufferin Avenue, subject to the following conditions: 1. That the permit expires on August 31, 2026. 2. That the site must be fenced by the owner prior March 19, 2026.	Services Department c. Administrative Coordinator, By-law Operations, Licensing & Bylaw Enforcement, Community Services Department
4	Lease Agreement Amendment – Manitoba Cricket Association	The Standing Policy Committee on Property and Development laid the matter over to its meeting on April 16, 2026.	Standing Policy Committee on Property and Development
5	2025 Complete Communities Land Monitoring Report	The Standing Policy Committee on Property and Development concurred in the recommendation of the Winnipeg Public Service and recommended to Council: 1. That the 2025 Complete Communities Land Monitoring Report (attached as Appendix 1) be received as information.	Executive Policy Committee
6	Monthly Reporting on Applications Made for As-of-Right Residential Developments – March 2026	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	CentrePlan 2050 Actions	The Standing Policy Committee on Property and Development concurred in the recommendation of the Winnipeg Public Service and recommended to Council: 1. That the updates about joint City/CentreVenture action items be received as information. 2. That $7,700,000 over a four-year period be referred to the 2027 Budget Review Process, to support CentrePlan 2050 actions related to Downtown safety/livability, beautification, placemaking, and cleanliness. Potential actions, descriptions, and estimated projected costs (by year) can be found in Appendix A. 3. That the CAO be delegated the authority to enter into grant agreements for funding from external sources (like the Province of Manitoba or the Federation of Canadian Municipalities) if matching funding can be found, without an additional report to Council. Grant funding must support Downtown/CentrePlan projects or the 2027-2030 CentrePlan actions proposed in Appendix A.	Executive Policy Committee

STANDING POLICY COMMITTEE ON PROPERTY AND DEVELOPMENT
MARCH 5, 2026
DISPOSITION OF ITEMS

Item	Subject/File	Recommendations	Action Required By
		4. That the Public Service be directed to report back by March 2027 with updated requests for CentrePlan 2050 actions, to be considered in future years' budget processes. 5. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.	
8	Amendment to Council Conditions for the Subdivision and Rezoning of 778 Walker Avenue	The Standing Policy Committee on Property and Development concurred in the recommendation of the Winnipeg Public Service and recommended to Council: 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 adding 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	Executive Policy Committee

STANDING POLICY COMMITTEE ON PROPERTY AND DEVELOPMENT
MARCH 5, 2026
DISPOSITION OF ITEMS

Item	Subject/File	Recommendations	Action Required By
		the City." 2. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.	
9	End-to-End Review of the Development Process	The Standing Policy Committee on Property and Development concurred in the recommendation of the Winnipeg Public Service and recommended to Council: 1. That the Public Service be directed to report back no later than September 2026 on the feasibility of implementing Recommendation #19: Implement a Voluntary Pre-Submission Consultation process, in time for referral to the 2027 Budget Review Process. 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
10	Conversion of the Former Aubrey Bus Loop to Community Park Space and Urban Dog Park	The Standing Policy Committee on Property and Development considered the recommendation of the City Centre Community Committee and directed the Winnipeg Public Service to undertake a formal circulation of the former Aubrey bus loop lands (139 Aubrey Street) to determine interest in site and use, and provide a verbal report back to the Standing Committee in 90 days.	Director of Planning, Property and Development c. Manager of Real Estate and Land Development, Planning, Property and Development Department Standing Policy Committee on Property and Development
11	Extension of Time – Subdivision and Rezoning – 1065 & 1069 Notre Dame Avenue File DASZ 2/2024	The Standing Policy Committee on Property and Development concurred in the recommendation of the Lord Selkirk-West Kildonan Community Committee and recommended to Council: 1. That the time limit to satisfy the Coming into Force provisions of By-law No. 74/2024 be extended to January 30, 2027. 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
12	Secondary Plan – Point Douglas Neighbourhood File SP 1/2026	The Standing Policy Committee on Property and Development concurred in the recommendation of the Lord Selkirk-West Kildonan Community Committee, and recommended to Council: 1. That first reading be given to By-law No. 11/2026, a draft of which is	Executive Policy Committee

Item	Subject/File	Recommendations	Action Required By
		attached as Appendix "A", being a by-law to adopt the Point Douglas Neighbourhood Plan as a secondary plan in accordance with this report, with the following amendments: A. Amend Section 7 of Schedule A as follows: i. Amend the second paragraph as follows: a. Delete "Additionally, the" and replace with "The" b. Add "local" immediately before "municipal servicing" c. Delete "capacity" and replace with "infrastructure" d. Delete "are" and replace with "is" e. Delete "of the combined sewer system" and replace with "portions of the Plan Area" f. Delete "from the" and replace with "through the addition of" ii. Add "Additionally, in some areas the water system's fire protection performance may restrict certain types of development, depending on use and building construction details or completion of water main upgrades." after the words "City's Combined Sewer Overflow Master Plan" B. In Section 7.1 Objectives, amend Condition D as follows: i. Add the words "that the sum of wastewater and" after the word "Ensure" ii. Delete the word "do" and replace with "does"	

STANDING POLICY COMMITTEE ON PROPERTY AND DEVELOPMENT
MARCH 5, 2026
DISPOSITION OF ITEMS

Item	Subject/File	Recommendations	Action Required By
		2. That, upon instruction from the Director of Planning, Property and Development, the Director of Legal Services and City Solicitor be directed to return the By-law directly to Council 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.	
13	Rezoning – 158 Oxford Street File DAZ 227/2025	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 application and proposed by-law for rezoning under File DAZ 227/2025 [c/r DAV 260504/2025D] be rejected. 2. That in accordance with Subsection 281(2) of The City of Winnipeg Charter, the supporting reasons of the hearing body, be adopted. 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
14	Rezoning – 160 Ash Street File DAZ 228/2025	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 Zoning By-law No. 200/2006 be amended under Development Application No. DAZ 228/2025 by rezoning the subject land to a "RMF-S PDO-1 Academy Road Mature Communities PDO-1" Residential Multi-Family (Small) District in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated February 23, 2026, and attached as Schedule "B" to this report, subject to the following conditions: A. That the owner of the subject land (the "Owner") enter into a Zoning Agreement with the City pursuant to subsection 240(1) of The City of Winnipeg Charter in accordance with the following: i. the Owner must submit plans showing the location and design of any and all proposed:	Executive Policy Committee

Item	Subject/File	Recommendations	Action Required By
		a. buildings b. accessory parking areas c. private approaches d. garbage enclosures e. fencing f. landscaping; and g. free-standing signage on the Owner's Land ("Works") to the City for approval by the Director of Planning, Property and Development ("Director"), and the City Centre Community Committee, prior to the issuance of any building or development permit, and thereafter must construct the Works in substantial conformance with the approved plans and maintain the Works to the satisfaction of the Director. B. That the City enter into, execute and deliver with the Owner a Zoning Agreement in accordance with Recommendation 1.A., 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"). C. That authority be delegated to the Director of Planning, Property and Development to negotiate and approve the terms and conditions of the Zoning 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 in lieu of the dedication of land, the developer shall provide a cash payment representing ten percent (10%) of the planned area value of the Development Application (the "Dedication Fee"), as determined by the City's Director of Planning, Property and Development. 3. That the Developer shall meet all terms and conditions as outlined in Appendix "B", the report of the Administrative Coordinating Group, dated February 9, 2026, to the satisfaction of the Director of Planning,	

Item	Subject/File	Recommendations	Action Required By
		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 Recommendation 1 (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 paid all fees, charges or amounts due in respect of DAZ 228/2025 (collectively 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. DAZ 228/2025 will be deemed to be concluded and all approvals in connection with same will expire if the developer has not 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. 7. That the By-law will come into force when the Zoning Agreement is fully executed and registered in the Winnipeg Land Titles Office by way of caveat against the lands described therein. 8. That the By-law will be repealed without coming into force 1 year following the date it is enacted if the Zoning Agreement is not registered in accordance with recommendation 7, unless the developer applies for an extension of time before the expiration of that 1 year period and Council approves the extension. 9. That the variance order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File No. DAZ 228/2025. 10. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.	