STANDING POLICY COMMITTEE ON PROPERTY AND DEVELOPMENT
DISPOSITION OF ITEMS

MARCH 16, 2026

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

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

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Item	Subject/File	Recommendations	Action Required By
		APPEAL HEARINGS	
1	Appeal – The Vacant Buildings By-law No. 79/2010 – 260 King Street File EX	The Standing Policy Committee on Property and Development adjourned the appeal hearing to its meeting on May 25, 2026, at 9:30 a.m. in the Council Building at 510 Main Street.	Standing Policy Committee on Property and Development
2	Appeal – The Planning, Development and Building Fees By-law No. 66/2016 – 393A Horace Street File EP-8	The Standing Policy Committee on Property and Development allowed the appeal and directed: 1. That the Decision dated February 10, 2026, issued by the Fee Waiver Committee of the Planning, Property and Development Department, regarding provisions of the Planning, Development and Building Fees By-law No. 66/2016 for the premises located at 393A Horace Street, be cancelled. 2. That the monetary fees be reduced from $824.25 to $0.00.	Director of Planning, Property Development c. Manager, Commercial Construction Permits, Planning, Property and Development Department Chief of Enforcement and Inspections, Planning, Property and Development Department
3	Appeal – The Planning, Development and Building Fees By-law No. 66/2016 – 126-1655 Leila Avenue File EP-8	The Standing Policy Committee on Property and Development allowed the appeal and directed: 1. That the Decision dated February 10, 2026, issued by Fee Waiver Committee of the Planning, Property and Development Department, regarding provisions of The Planning, Development and Building Fees By-law No. 66/2016 for the premises located at 126-1655 Leila Avenue, be cancelled. 2. That the monetary fees be reduced from $196.00 to $0.00	Director of Planning, Property Development c. Manager, Commercial Construction Permits, Planning, Property and Development Department Chief of Enforcement and Inspections, Planning, Property and Development Department
4	Appeal – The Planning, Development and Building Fees By-law No. 66/2016 – 489 Queen Street File EP-8	The Standing Policy Committee on Property and Development allowed the appeal and directed: 1. That the Decision dated February 20, 2026, from the Fee Waiver Committee of the Planning, Property and Development Department, regarding provisions of The Planning, Development and Building Fees By-law No. 66/2016 for the premises located at 489 Queen Street, be cancelled. 2. That the monetary fees be reduced from $196.00 to $98.00	Director of Planning, Property Development c. Manager, Commercial Construction Permits, Planning, Property and Development Department Chief of Enforcement and Inspections, Planning, Property and Development Department

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5	Appeal – The Development Procedures By-law 104/2020 – 888 Corydon Avenue File EP-1(A)	The Standing Policy Committee on Property and Development approved the following: 1. That the appeal be denied. 2. That the Decision dated February 2, 2026, issued by Zoning Development Officer, Urban Planning and Design, Planning, Property and Development Department, be confirmed. 3. That the Winnipeg Public Service be directed to determine the development application for rezoning at 888 Corydon Avenue is incomplete, and that the following be required: A. Fully dimensioned site plan B. Landscaping plan (can be added to the site plan) C. Letter of intent confirming proposed development and use D. Elevations E. Letter of authorization that authorizes the applicant signed by the owner shown on title F. City of Winnipeg interest shown on title (caveat) G. Design review application	Director of Planning, Property Development c. Manager of Urban Planning, Planning, Property and Development Department Chief Zoning Officer, Planning, Property and Development Department

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6	Appeal – Plan Approval – 2615 Main Street File DASZ 37/1984	The Standing Policy Committee on Property and Development allowed the appeal, cancelled the Decision dated January 27, 2026, issued by the East Kildonan-Transcona Community Committee, and approved the submitted plans for 2615 Main Street.	Manager of Urban Planning, Planning, Property and Development Department c. Planner, Planning Property and Development Department Zoning Officer, Planning Property and Development Department