Minutes – Standing Policy Committee on Property and Development – March 16, 2026

APPEAL HEARINGS

Item No. 5 The Development Procedures By-law 104/2020 – 888 Corydon Avenue (Fort Rouge-East Fort Garry Ward) File EP-1(A)

STANDING COMMITTEE DECISION:

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

DECISION MAKING HISTORY:

Moved by Councillor Wyatt,

That the receipt of public representations be concluded.

Carried

Moved by Councillor Wyatt,

That in accordance with Section 5.1(3) of the Development Procedures By-law No. 104/2020, the Appeal be allowed, and the Public Service be directed to determine that the development application for rezoning at 888 Corydon Avenue is complete, subject to the payment of applicable fees.

Supporting Reasons:

1. The information that Mr. Wintrup has indicated, that he's gone above and beyond, I reviewed the documents, I think, you know, if there's issues with a hearing they can deal with it, but by the looks of it, a lot of the information has been supplied to the City, if not all.

Lost

The Chairperson called Councillor Wyatt to the Chair in order to move the following motions:

Moved by Councillor Duncan,

That in accordance with Section 5.1(3) of the Development Procedures By-law No. 104/2020, the Appeal be denied, and the Public Service be directed to determine that the development application for rezoning at 888 Corydon Avenue is incomplete, and the following be required:

1. Fully dimensioned site plan

2. Landscaping plan (can be added to the site plan)

3. Letter of intent confirming proposed development and use

4. Elevations

5. Letter of authorization that authorizes the applicant signed by the owner shown on title

6. City of Winnipeg interest shown on title (caveat)

DECISION MAKING HISTORY (continued):

7. Design review application

Supporting Reasons:

1. So that there will be consistency in how an application is deemed complete or incomplete regarding this.

2. Also, to refer to the original motion on creating this opportunity to appeal, this is not a matter of urgency for the public as the intent of the original motion was.

3. The applicant has already stated that they have provided a significant amount of this required information after the February 2 date given that it was incomplete. So the application will be complete in short order is my understanding.

Carried

Moved by Councillor Duncan,
That the Appeal Hearing be concluded.

Carried

Councillor Duncan resumed the Chair.

APPEAL HEARING SUMMARY

File: EP-1(A)

Before: Standing Policy Committee on Property and Development
Councillor Duncan, Chairperson
Councillor Dobson
Councillor Santos
Councillor Wyatt

Appeal Hearing: March 16, 2026
Council Building, 510 Main Street

Appellant: John Wintrup

Premises Affected: 888 Corydon Avenue

Nature of Appeal: On February 13, 2026, John Wintrup appealed the Decision dated February 2, 2026, issued by Zoning Development Officer, Urban Planning and Design, Planning, Property and Development Department, regarding provisions of The Development Procedures By-law 104/2020.

The Decision stated:

- Thank you for submitting your DAZ application(s) for 888 Corydon received by the Zoning & Permits Office on January 21, 2026. Your application(s) are deemed incomplete and we require the following information in order to proceed with processing;

    - Fully dimensioned site plan
    - Landscaping plan (can be added to the site plan)
    - Letter of intent confirming proposed development and use
    - Elevations
    - Letter of authorization that authorizes the applicant signed by the owner shown on title
    - City of Winnipeg interest shown on title (caveat)
    - Design review application

- A design review is required to be submitted prior to or concurrently with the Development Application package as per Schedule W of the Winnipeg Zoning Bylaw 200/2006 (PDO-1) Corydon Osborne:

Nature of Appeal (continued):

The Decision stated (continued):

"Design Review Process:

(5) Design Review applications must include site plans including landscaping, elevation drawings and all dimensions.

(6) Design Review applications must be submitted prior to or concurrently with a development application and approved by the Director prior to issuance of a development or building permit."

- Please note - Your application does not include enough information to begin a zoning review. Once the above documents have been received, your application will be reviewed and taken to an intake meeting with other City branches. Additional documents or information may be requested after this meeting

- Please note that until all required documents are received, your application will not be processed and there is a 6 month deadline for this information, expiring on July 21, 2026. If the information requested is not received by this deadline date, your application may be deemed abandoned and a new application would be required. If you need additional time beyond the 6 months to provide this information please let us know in writing prior to this expiry date and your reasons for this extension.

Exhibits Filed:

1. Decision dated February 2, 2026, issued by the Zoning Development Officer, Urban Planning and Design, Planning, Property and Development Department
2. Notice of Appeal filed by John Wintrup received February 13, 2026
3. Notification of Appeal Hearing dated February 19, 2026
4. Report of the Winnipeg Public Service dated March 4, 2026
5. Communication dated March 12, 2026 from John Wintrup in support of the appeal

REPRESENTATIONS:

In Support of the Appeal:

John Wintrup

In Opposition to the Appeal:

Nil

For the City:

R. Hayer, Chief Zoning Officer, Planning, Property and Development Department
M. Robinson, Principal Planner, Planning, Property and Development Department