EAST KILDONAN-TRANSCONA COMMUNITY COMMITTEE
DISPOSITION OF ITEMS

APRIL 9, 2026

MEMBERS
PRESENT: Councillor Wyatt, Chairperson
Councillor Browaty
Councillor Durand-Wood

COMMITTEE
CLERK: B. Harris, City Clerk's Department

EAST KILDONAN-TRANSCONA COMMUNITY COMMITTEE
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Item	Subject/File	Recommendations	Action Required By
		DELEGATIONS	
		REPORTS	
1	Plan Approval – 415 Peguis Street	The East Kildonan-Transcona Community Committee concurred in the recommendation of the Winnipeg Public Service and approved plans for 415 Peguis Street.	Manager of Urban Planning, Planning, Property and Development Department c. Planner, Planning Property and Development Department Zoning Officer, Planning Property and Development Department
2	Plan Approval – Scotia Street	The East Kildonan-Transcona Community Committee concurred in the recommendation of the Winnipeg Public Service and approved the plans for Scotia Street, with the following amendment: 1. That plans Sheets 1-10, dated March 5, 2026, be replaced with the submission from Michael Dickson, McGowan Russell Group Inc. dated April 8, 2026.	Manager of Urban Planning, Planning, Property and Development Department c. Planner, Planning Property and Development Department Zoning Officer, Planning Property and Development Department
3	Plan Approval – Ravenhurst Street	The East Kildonan-Transcona Community Committee concurred in the recommendation of the Winnipeg Public Service and approved the plans for Ravenhurst Street, with the following amendment: 1. That one steel loop for the purpose of bike storage be installed on each rear patio of the townhouse units that have no garages. 2. That 24 additional coniferous trees be planted, at the developer's discretion, along north boundary and eastern boundary to increase buffering for the existing residents.	Manager of Urban Planning, Planning, Property and Development Department c. Planner, Planning Property and Development Department Zoning Officer, Planning Property and Development Department
4	Amendment to Council Conditions for the	The East Kildonan-Transcona Community Committee concurred in the	Standing Policy Committee on

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	Rezoning of land located at 2695 Main Street, File No. DAZ 205/2019	recommendation of the Winnipeg Public Service and recommended to the Standing Policy Committee on Property and Development: 1. That the Owner's request to amend the conditions of approval of DAZ 205/2019 be approved in accordance with the following: A. That the servicing conditions itemized in Recommendation 1.D.i. and 1.D.ii of the July 18, 2019 Council Minutes be deleted and replaced with the following: "i. The Owner shall pay to the City the costs of intersection improvements to Fernbank Avenue and Main Street to a maximum of $350,000. The works shall include the modification and revisions of traffic signals servicing the intersection of Main Street and Fernbank Avenue. ii. The City shall credit the Owner for engineering work completed to date, up to a maximum of $40,000, upon receipt and acceptance by the City. iii. The Owner shall fully remove the existing approach on Main Street to the site." 2. That the City enter into, execute and deliver an agreement in accordance with recommendation 1 (the "Agreement"), and such other agreements determined by the City Solicitor/Director of Legal Services to be necessary to implement the intent of the foregoing (the "Ancillary Agreements"). 3. That authority be delegated to the Director of Planning, Property and Development to negotiate and approve the Agreement and the Ancillary Agreements in accordance with this report and such other terms and conditions deemed necessary by the City Solicitor/Director of Legal Services to protect the interests of the City. 4. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.	Property and Development
5	Communities Fund Grant – Park City West Community Centre	The East Kildonan-Transcona Community Committee approved a Communities Fund Grant in the amount of $5,631.71, funded from the	Committee Clerk

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		Transcona Ward allocation, to Park City West to assist with the cost of a slushie machine, nacho machine, bar cooler, and canteen freezer.	
6	Communities Fund Grant – Elmwood Curling Club	The East Kildonan-Transcona Community Committee approved a Communities Fund Grant in the amount of $9,500.00, funded from the Elmwood-East Kildonan Ward allocation, to Elmwood Curling Club to assist with the cost of a fence and security system.	Committee Clerk
		HEARINGS	
1	Rezoning –712 Consol Avenue DAZ 223/2025	The East Kildonan-Transcona Community Committee concurred in the recommendation of the Winnipeg Public Service and recommended to the Standing Policy Committee on Property and Development: 1. That the Winnipeg Zoning By-law No. 200/2006 be amended under Development Application No. DAZ 223/2025 by rezoning the subject land to an "RMF-M Mature Communities PDO-1" Residential Multi-Family (Medium) District in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated March 19, 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. That the Owner shall provide a plan or plan of survey prepared by a Manitoba Land Surveyor that will facilitate a street opening by-law and which is satisfactory for registration at the Winnipeg Land Titles Office, and in accordance with the report of the Administrative Coordinating Group dated March 23, 2026, and attached as Appendix "B" to this report, and with such other minor changes as may be required. ii. For any new buildings, the Owner must submit plans showing the location and design of any and all proposed: a. buildings b. accessory parking areas c. private approaches	Standing Policy Committee on Property and Development

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		d. garbage enclosures e. fencing f. landscaping on the Owner's Land ("Works") to the City for approval by the Director of Planning, Property and Development (the "Director") and the East Kildonan – Transcona 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. iii. That the maximum building height shall be 35 feet (10.7 metres). 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 Owner 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 Owner shall meet all terms and conditions as outlined in Appendix "B", the report of the Administrative Coordinating Group, dated March 23, 2026, to the satisfaction of the Director of Public Works and the Director of Water and Waste.	

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		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 Owner has paid all fees, charges or other amounts due in respect of DAZ 223/2025 (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 consideration for second and third reading. 6. That Development Application No. DAZ 223/2025 will be deemed to be concluded and all approvals in connection with same will expire if the Owner has not paid the Fees within 2 years following the date on which Council gives first reading to the By-law, unless the Owner 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 6, unless the Owner 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 DAZ 223/2025. 10. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.	
2	Variance – 712 Consol Avenue DAV 244979/2025D	The East Kildonan-Transcona Community Committee concurred in the recommendation of the Winnipeg Public Service, and approved a Variance on "the land" as follows:	Manager of Development and Inspections, Planning, Property and Development Department

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		1. For the maintenance of an existing multi-family dwelling to permit: A. An east side yard of 8.9 feet (2.71 metres) instead of 10 feet (3.048 metres); B. 8 parking spaces instead of 11 spaces; 2. For the maintenance of an accessory parking area to permit: A. Parking spaces located within 10 feet (3.05 metres) of a habitable room where the window sill is less than 5 feet (1.5 metres) from grade; B. insufficient buffering of parking and loading areas located within 20 feet (6.1 metres) of a side and rear lot line adjacent to a residential district. Subject to the following conditions: 1. That prior to the issuance of any development permits, a signed service agreement with a car share provider shall be submitted to and approved by the Director of Planning, Property and Development. The service agreement shall include two (2) car share vehicles and two (2) dedicated parking stalls for the car share vehicles, to the satisfaction of the Director of Planning, Property and Development, to be thereafter maintained to the satisfaction of the Director. 2. That prior to the issuance of any development permits, plans of the accessory parking area shall be submitted to and approved by the Director of Planning, Property and Development, to the satisfaction of the Director of Planning, Property and Development. 3. 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 DAZ 223/2025 4. That, if any Variance granted by this order is not established within two (2) years of the date hereof, this order, in respect of that Variance shall	c. Administrator of Zoning and Permits, Planning, Property and Development Department Planner, Planning, Property and Development Department

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Item	Subject/File	Recommendations	Action Required By
		terminate.	