ASSINIBOIA COMMUNITY COMMITTEE
DISPOSITION OF ITEMS

APRIL 14, 2026

MEMBERS
PRESENT: Councillor Duncan, Chairperson
Councillor Dobson
Councillor Lukes

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

ASSINIBOIA COMMUNITY COMMITTEE
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Item	Subject/File	Recommendations	Action Required By
		DELEGATIONS	
		REPORTS	
1	Non-Conforming Approach – 172 & 300 Pathfinder Trail and 30 & 114 Roaming Ridge Place	The Assiniboia Community Committee concurred in the recommendation of the Winnipeg Public Service and approved the application for a non-conforming approach at 172 & 300 Pathfinder Trail and 30 & 114 Roaming Ridge Place.	Manager of Engineering Division, Public Works Department c. Technologist, Public Works Department
2	Extension of Time – Subdivision and Rezoning – South of Bridgeland Drive between Bridlewood Road and Prominence Point – File No. DASZ 23/2024	The Assiniboia 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 time limit to satisfy the Coming into Force provisions of By-law No. 122/2024 be extended to March 27, 2027. 2. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.	Standing Policy Committee on Property and Development
3	Left Turn Signal on Grant Avenue at Haney Street	The Assiniboia Community Committee recommended to the Standing Policy Committee on Public Works: 1. That the installation of a sensor-activated left turn signal for traffic turning southbound onto Haney Street from Grant Avenue be approved. 2. That the following eligibility criteria for the Land Dedication Reserve Fund be waived in this instance, namely: A. Funds may be utilized for: i. the acquisition of land for parks or recreation facilities; ii. the development of properties for parks and recreation purposes including such ancillary equipment and structures as may be necessary to that development;	Standing Policy Committee on Public Works

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		iii. the construction or renovation of recreation facilities on parks and recreation properties. B. The expenditures of Reserve funds will be limited by the following exclusions for use. Specifically, funds will not be utilized for: i. Acquisition of equipment not directly related to the development or renovation of parks properties; C. The use of funds will result in the creation or continuation of a physical legacy of parks and recreation facilities for the citizens of the City of Winnipeg. 3. That funding to a maximum of $5,000.00, from the Assiniboia Land Dedication Reserve (Charleswood-Tuxedo-Westwood Ward allocation), be approved to the City of Winnipeg to assist with the cost of the Left Turn Signal on Grant Avenue at Haney Street Project, subject to the following condition: A. Approval of final plans and specifications for the project by the City of Winnipeg. B. That all eligibility criteria for the Land Dedication Reserve Fund be waived in this instance, and that any remaining funds be returned to the Charleswood-Tuxedo-Westwood Ward allocation of the Land Dedication Reserve Fund. 4. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.	
4	Stop Sign at Boreham Boulevard and Mountbatten Avenue	The Assiniboia Community Committee recommended to the Standing Policy Committee on Public Works that the Winnipeg Public Service be directed to install stop signs for northbound and southbound traffic at the intersection of Boreham Boulevard and Mountbatten Avenue.	Standing Policy Committee on Public Works
5	Traffic Signal on Grant Avenue at Oakdale Drive	The Assiniboia Community Committee recommended to the Standing Policy Committee on Public Works that the Winnipeg Public Service be directed to: 1. Conduct a traffic study before the conclusion of the school year at the intersection of Grant Avenue and Oakdale Drive to determine if the intersection meets warrant criteria for the installation of traffic signals.	Standing Policy Committee on Public Works

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		2. If the intersection does not meet warrants for the installation of traffic signalization, that the Winnipeg Public Service provide analysis providing an estimate of when warrants may be met, based on forecasted development and population growth. 3. Report back to the Standing Committee at its September 10, 2026 meeting.	
6	Plan Approval – Country Meadow Boulevard	The Assiniboia Community Committee concurred in the recommendation of the Winnipeg Public Service and approved plans for Country Meadow Boulevard.	Manager of Urban Planning, Planning, Property and Development Department c. Urban Planner, Planning Property and Development Department Zoning Officer, Planning Property and Development Department
		HEARINGS	
1	Secondary Plan Amendment – 355-415 Centre Street File SPA 7/2025	The Assiniboia Community Committee concurred in the recommendation of the Winnipeg Public Service and recommended to the Standing Policy Committee on Property and Development: 1. That first reading be given to By-law No. 121/2025, a draft of which is attached as Appendix "B", being a by-law to amend the Waverley West Town Centre Neighbourhood Area Structure Plan By-law No. 38/2010 in accordance with this report. 2. That following first reading and upon instruction from the Director of Planning, Property and Development, the City Solicitor and Director of Legal Services be directed to return the By-law directly to Council by way of communication 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.	Standing Policy Committee on Property and Development
2	Subdivision and Rezoning – 355-415 Centre Street File DASZ 49/2025	The Assiniboia Community Committee concurred in the recommendation of the Winnipeg Public Service and recommended to the Standing Policy Committee on Property and Development:	Standing Policy Committee on Property and Development

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		1. That the subdivision proposed under Development Application No. DASZ 49/2025 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 "A" to this report and as shown on the map dated April 1, 2026 and attached as Schedule "B" to this report, with such minor changes as may be required, subject to the developer executing a cross-access agreement in accordance with Section II of the report of the Administrative Coordinating Group dated March 30, 2026 and attached as Appendix "B" to this Report. 2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "CMU" Commercial Mixed Use District in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated April 1, 2026, and attached as Schedule "B" to this report. 3. 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 Development Application No. DASZ 49/2025 (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 49/2025 will be deemed to be concluded and all approvals in connection with same will expire if	

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		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. 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 recommendation 6 unless the developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension. 10. That Development Application No. DASZ 49/2025 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 the 1 year period and Council approves the extension. 11. 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 DASZ 49/2025. 12. That all outstanding taxes, including local improvement taxes be paid pursuant to subsection 259(1) of The City of Winnipeg Charter. 13. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.	
3	Variance – 355-415 Centre Street File DAV 225383/2025D	The Assiniboia Community Committee concurred in the recommendation of the Winnipeg Public Service and approved a Variance on "the land" as follows: 1. On Proposed Lot 1:	Manager of Development and Inspections, Planning, Property and Development Department c. Administrator of Zoning

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		A. For the establishment of a commercial mixed use zoning lot having no frontage on a public street (access will be by way of a cross-access agreement). B. For the construction of a multi-family dwelling to permit: i. A north side yard of 12.25 feet (3.73 metres) ii. A west side yard of 13.75 feet (4.19 metres) iii. A front yard of 16 feet (5.48 metres) iv. A south side yard of 11.5 feet (3.51 metres) v. Insufficient street edge landscaping C. For the establishment of an accessory open parking area to permit: i. No east side yard to parking ii. No west side yard to parking iii. Insufficient parking lot interior landscaping iv. Insufficient parking aisle width (access to be facilitated via a cross-access agreement with Proposed Lot 2 and Lot 1 Plan 71678) 2. On Proposed Lot 2: A. For the maintenance of commercial buildings on Proposed lot 2 to permit: i. A north side yard of 10.75 feet (3.27 metres) ii. Insufficient street edge landscaping B. For the maintenance of an accessory open parking area to	and Permits, Planning, Property and Development Department Urban Planner, Planning, Property and Development Department

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		permit: i. Insufficient parking lot interior landscaping ii. Insufficient parking aisle width (access to be facilitated via a cross-access agreement with Proposed Lot 1) Subject to the following condition: 1. 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 terminate.	
4	Closing – Prairie Pointe Stage 11 (West of Wheatgrass Lane and continuation of Skyline Drive to future Waverley Street) File DAC 7/2025	The Assiniboia 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 street closings proposed under File No. DAC 7/2025 shown on Appendix B be approved and the affected land be declared surplus to the City's needs, subject to: A. the approval of the conveyance of the land by Council or its delegated authority; and B. the Applicant (or assignee), fulfilling all obligations and conditions of approval outlined in Appendix A to this report. 2. That, upon instruction from the Director, the City Solicitor prepare and bring directly to Council for enactment a by-law to facilitate the street closings (the "By-law"). 3. That this matter will be deemed to be concluded and all approvals in connection with this matter will expire if the By-law is not enacted within 2 years following the date on which this report is approved by Council, unless: A. The Applicant (or assignee) applies for an extension of time before the expiration of the 2-year period; and B. Council approves the extension of time.	Standing Policy Committee on Property and Development

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		4. That the By-law will expire and this matter will be deemed to be concluded if the By-law is not registered at the Winnipeg Land Titles within 1 year following the date on which it is enacted by Council, unless: A. The Applicant (or assignee) applies for an extension of time before the expiration of the 1-year period; and B. Council approves the extension of time. 5. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.	
5	Subdivision and Rezoning – Prairie Pointe Stage 11 (West of Wheatgrass Lane and continuation of Skyline Drive to future Waverley Street) File DASZ 52/2025	The Assiniboia 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 subdivision proposed under Development Application No. DASZ 52/2025 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 "A" to this report and as shown on the map dated April 1, 2026 and attached as Schedule "B" to this report, with such minor changes as may be required, subject to amendments to Development Agreement AG 33/12 in accordance with Sections I and II of the report of the Administrative Coordinating Group dated March 30, 2026 and attached as Appendix "B" to this Report. 2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "R1-S" Residential Single-Family (Small) District, "R1-M" Residential Single-Family (Medium) District, "R2" Residential Two-Family District, "RMF-S" Residential Multi-Family (Small) District and "PR1" Parks and Recreation 1 (Neighbourhood) District in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated April 1, 2026 and attached as Schedule "B" to this report. 3. 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 Development Application No. DASZ 52/2025 (the	Standing Policy Committee on Property and Development

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		"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 communication for second and third reading. 6. That Development Application No. DASZ 52/2025 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. 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 recommendation 6 unless the developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension. 10. That Development Application No. DASZ 52/2025 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	

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		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 the 1 year period and Council approves the extension. 11. That all outstanding taxes, including local improvement taxes be paid pursuant to subsection 259(1) of The City of Winnipeg Charter. 12. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.	
6	Subdivision and Rezoning – 561 Municipal Road File DASZ 51/2025	The Assiniboia Community Committee concurred in the recommendation of the Winnipeg Public Service and, via the Priority Rezoning Process, recommended to the Executive Policy Committee: 1. That the subdivision proposed under Development Application No. DASZ 51/2025 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 "A" to this report and as shown on the map dated March 26, 2026 and attached as Schedule "B" to this report, with such minor changes as may be required, subject to the developer meeting the servicing conditions in the report of the Administrative Coordinating Group dated March 30th, 2026 and attached as Appendix "B" to this report. 2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "R1-L" Residential Single-Family (Large) District in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated March 26, 2026 and attached as Schedule "B" to this report. 3. 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 Development Application No. DASZ 51/2025 (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")	Executive Policy Committee

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		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 51/2025 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. 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 Recommendation 6, 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 51/2025 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 all outstanding taxes, including local improvement taxes be paid	

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		pursuant to subsection 259(1) of The City of Winnipeg Charter. 12. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.	
7	Variance – 561 Municipal Road File DAV 245099/2025D	The Assiniboia Community Committee concurred in the recommendation of the Winnipeg Public Service and approved a Variance on "the land" for the establishment of two residential zoning lots to permit the following: 1. Lot widths of 50 feet (15.24 metres) 2. Lot areas of 7460 square feet (693 square metres) Subject to the following condition: 1. 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 terminate.	Manager of Development and Inspections, Planning, Property and Development Department c. Administrator of Zoning and Permits, Planning, Property and Development Department Urban Planner, Planning, Property and Development Department