STANDING POLICY COMMITTEE ON PROPERTY AND DEVELOPMENT
DISPOSITION OF ITEMS

APRIL 16, 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
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Item	Subject/File	Recommendations	Action Required By
		PUBLIC HEARINGS	
1	Proposed Closing of Public Lane between 330 Garry Street and 331 Smith Street File DAC 8/2025	The Standing Policy Committee on Property and Development concurred in the recommendation of the Winnipeg Public Service and recommended to the Executive Policy Committee: 1. That the lane closing proposed under File No. DAC 8/2025 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 sale and conveyance of the land by Council or its delegated authority; and B. the Purchaser (or assignee) fulfilling all obligations and conditions of approval outlined in Appendix A attached 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 closing (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 Purchaser (or assignee) applies for an extension of time before the expiration of the 2-year period; and B. Council approves the extension of time. 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:	Executive Policy Committee

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		A. the Purchaser (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 subject to Council or its delegated authority's concurrence respecting terms and conditions of the sale of the land, the City enter into, execute and deliver a Purchase and Sale Agreement with the Purchaser(s) or assignee(s) 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"), failing which this proposal shall be deemed rescinded and shall not be proceeded with. 6. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.	
DELEGATIONS			
REPORTS			
1	Monthly Reporting on Variance Applications Made for As-of-Right Residential Developments – April 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
2	Request to Refund the Inspection Fee associated with Vacant Building Schedule A Inspection Invoice – 885 Downing Street	The Standing Policy Committee on Property and Development approved the following: 1. That the request of Josh Meneer to refund the fees associated with Vacant Building Schedule A Inspection Invoice No. 25-267285 dated December 3, 2025, for the premises located at 885 Downing Street be approved, as the conditions outlined in Section 24 of By-law 79/2010 has been met. 2. That a refund in the amount of $3,685.00 be granted to Josh Meneer. 3. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.	Manager of Community By-law Enforcement, Community Services Department c. Administrative Coordinator, By-law Operations, Licensing & Bylaw Enforcement, Community Services Department
3	Request to Refund the Inspection Fee associated with Vacant Building Schedule A Inspection Invoice – 885 Downing Street	The Standing Policy Committee on Property and Development laid the matter over to its meeting on May 25, 2026.	Standing Policy Committee on Property and Development
4	Request to Issue an additional Residential	The Standing Policy Committee on Property and Development approved the	Manager of Community By-

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	Boarded Building Permit associated with the Vacant Buildings By-law No. 79/2010 – 739 Selkirk Avenue	request of Raghvir Singh Sehira to be issued an additional Residential Boarded Building Permit associated with the Vacant Buildings By-law No. 79/2010 for the premises located at 739 Selkirk Avenue, as the conditions outlined in Section 10 of By-law 79/2010 have been met.	law Enforcement, Community Services Department c. Administrative Coordinator, By-law Operations, Licensing & Bylaw Enforcement, Community Services Department
5	Proposed Amendment to the Lease Agreement between the City of Winnipeg and Manitoba Cricket Association Inc. at 4403 Waverley Street ("La Barrière Park")	The Standing Policy Committee on Property and Development did not concur in the recommendation of the Winnipeg Public Service and approved the following: 1. That the Winnipeg Public Service be directed to initiate an amendment to the lease agreement with the Manitoba Cricket Association to include the baseball diamond in La Barriere Park, as detailed in Schedule A. 2. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.	Director of Planning, Property and Development Department c. Manager, Real Estate and Land Development, Planning, Property and Development Department
6	Declaration of Surplus for the Sale of 558 Doucet Street, 310 Dufresne Avenue, and Harbison Avenue West (west of 577 Harbison Avenue West)	The Standing Policy Committee on Property and Development concurred in the recommendation of the Winnipeg Public Service and recommended to Council: 1. That the City-owned properties, located at 558 Doucet Street, 310 Dufresne Avenue, and Harbison Avenue West (west of 577 Harbison Avenue West), and identified as "Subject City Property" on Misc. Plan Nos. 16153, 9238/1, and 16149 (attached as Schedule A to this report), be declared surplus to the City's needs. 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
7	Proposed Permanent Drainage Easement over Parkland for 645 Marion Street	The Standing Policy Committee on Property and Development concurred in the recommendation of the Winnipeg Public Service and recommended to Council: 1. That, subject to approval of two-thirds of all Council members (pursuant to subsection 205(2) of the City of Winnipeg Charter Act), the City grant a permanent drainage easement to 6922989 Manitoba Ltd., for the lands identified as "Land Drainage Sewer Easement Area – 3.0m Wide" on	Executive Policy Committee

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		Misc. Plan No. 15867/4 attached to this report as Schedule A, in accordance with the terms attached to this report as Schedule B. 2. That, subject to the approval of Recommendation 1 above, the City enter into, execute and deliver an easement agreement with 6922989 Manitoba Ltd., 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"). 3. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.	
8	Request for Proposals for the Sale of City-Owned Property Located at 1887 Pacific Ave. West (Eldon Ross Pool) – RFP No. 429-2024	The Standing Policy Committee on Property and Development did not concur in the recommendation of the Winnipeg Public Service and recommended to Council: 1. That the declaration of surplus for the City-owned property located at 1887 Pacific Avenue West, approved by Council on March 20, 2024, and identified as "Subject City Property" on Misc. Plan 15969/15, be rescinded. 2. That the Public Service be directed to initiate a feasibility study in 2026 for the Eldon Ross Indoor Pool site (including the existing wading pool) located at 1887 Pacific Avenue West to determine the viability of either: A. repurposing the existing building into an indoor recreational amenity; or B. decommissioning the existing building and wading pool allowing for development of the site to encompass outdoor recreational amenities, including but not limited to consideration of a unique water playground/spray pad. 3. That the feasibility study include an assessment of: A. capital and operating costs associated with each option; B. potential partnership, sponsorship, and grant opportunities; C. community needs and recreational gaps within the surrounding	Executive Policy Committee

Item	Subject/File	Recommendations	Action Required By
		area; D. existing building condition assessment; E. regulatory and zoning, site servicing, accessibility, parking, drainage, and environmental considerations; F. alignment with the City's recreation, poverty reduction, climate action, and equitable access objectives; and G. public engagement. 4. 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; 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. 5. That funding to a maximum of $250,000.00, from the Lord Selkirk-West Kildonan Land Dedication Reserve (Point Douglas Ward allocation), be	

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		approved to the City of Winnipeg to assist with the cost of the feasibility study and public engagement, 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 Point Douglas allocation of the Land Dedication Reserve Fund. 6. That the Public Service report back in July 2027 to the appropriate Standing Committee with the results of the feasibility study, including a recommended option, and preliminary Class 5 cost estimate. 7. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.	
9	Accelerating Supportive Housing on City-owned Land	The Standing Policy Committee on Property and Development concurred in the recommendation of the Winnipeg Public Service and recommended to Council: 1. That the Winnipeg Public Service be granted an extension of time to February 2027 to report back with additional sites for approval to be added to the Supportive Housing PDO-1. 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	Establishing a Reserve Fund to Support the Prevention of Residential Building Vacancy	The Standing Policy Committee on Property and Development concurred in the recommendation of the Winnipeg Public Service and recommended to Council: 1. That the Winnipeg Public Service be granted an extension of time to July 3, 2026 to report back with a plan to establish a new reserve to be funded by Empty Building Fee revenue that supports the use of the taking title without compensation enforcement tool, prevention of residential building vacancy, re-occupancy of vacant buildings, and re-development of vacant and derelict buildings for housing. 2. That the Proper Officers of the City be authorized to do all things	Executive Policy Committee

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		necessary to implement the intent of the foregoing.	
11	Amendment to Council Conditions for the Rezoning of land located at 2695 Main Street, File No. DAZ 205/2019	The Standing Policy Committee on Property and Development concurred in the recommendation of the East Kildonan-Transcona Community Committee and recommended to Council: 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	Executive Policy Committee

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		necessary to implement the intent of the foregoing.	
12	Rezoning – 712 Consol Avenue File DAZ 223/2025	The Standing Policy Committee on Property and Development concurred in the recommendation of the East Kildonan-Transcona Community Committee and recommended to Council: 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 d. garbage enclosures e. fencing f. landscaping on the Owner's Land ("Works") to the City for	Executive Policy Committee

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		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. 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.	

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		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.	
13	Extension of Time – Subdivision – Moore Avenue (Lot Located Between 35 and 39 Moore Avenue) File DAS 14/2021	The Standing Policy Committee on Property and Development concurred in the recommendation of the Riel Community Committee and recommended to Council: 1. That the request to extend the time limit to satisfy the Coming into Force provisions of By-law No. 156/2022, to December 15, 2026, be denied.	Executive Policy Committee

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		2. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.	
14	Extension of Time – Subdivision and Rezoning – South of Bridgeland Drive between Bridlewood Road and Prominence Point File DASZ 23/2024	The Standing Policy Committee on Property and Development laid the matter over to its meeting on May 6, 2026.	Standing Policy Committee on Property and Development
15	Proposed Opening of a Part of 750 Marion Street File DAO 4/2025	The Standing Policy Committee on Property and Development concurred in the recommendation of the Riel Community Committee and recommended to Council: 1. That subject to Recommendation 2, the proposed street opening shown on Miscellaneous Plan No. 16173 (Appendix B), be approved. 2. That upon instructions from the Director of Planning, Property and Development, the City Solicitor be instructed to prepare and bring directly to Council for enactment, a by-law to facilitate the street opening in accordance with Miscellaneous Plan No. 16173 (the "By-law") subject to: A. Fulfillment of the administrative conditions of approval outlined in Appendix A of this report. 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 Purchaser (or assignee) applies for an extension of time before the expiration of the 2-year period; and B. Council approves the extension of time. 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	Executive Policy Committee

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		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.	
16	Closing – Prairie Pointe – Stage 11 (West of Wheatgrass Lane and continuation of Skyline Drive to future Waverley Street) File DAC 7/2025	The Standing Policy Committee on Property and Development concurred in the recommendation of the Assiniboia Community Committee and recommended to Council: 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. 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	Executive Policy Committee

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		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.	
17	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 Standing Policy Committee on Property and Development concurred in the recommendation of the Assiniboia Community Committee and recommended to Council: 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 "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	Executive Policy Committee

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		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 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.	

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		12. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.	
18	Secondary Plan Amendment – 355-415 Centre Street File SPA 7/2025	The Standing Policy Committee on Property and Development concurred in the recommendation of the Assiniboia Community Committee and recommended to Council: 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.	Executive Policy Committee
19	Subdivision and Rezoning – 355-415 Centre Street File DASZ 49/2025	The Standing Policy Committee on Property and Development concurred in the recommendation of the Assiniboia Community Committee and recommended to Council: 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.	Executive Policy Committee

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		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 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	

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		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.	