EAST KILDONAN-TRANSCONA COMMUNITY COMMITTEE
DISPOSITION OF ITEMS

APRIL 24, 2026

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

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

EAST KILDONAN-TRANSCONA COMMUNITY COMMITTEE
APRIL 24, 2026
DISPOSITION OF ITEMS

Item	Subject/File	Recommendations	Action Required By
		DELEGATIONS	
		REPORTS	
1	Land Dedication Reserve Fund – East Side Eagles Football Club Inc. – Facility Upgrade	The East Kildonan-Transcona Community Committee concurred in the recommendation of the Winnipeg Public Service, and approved the application for Land Dedication Reserve funding in the amount of $150,000.00, from the East Kildonan -Transcona Community Committee Land Dedication Reserve Fund (Elmwood - East Kildonan Ward allocation), to assist the East Side Eagles Football Club Inc. with the Facility Upgrade Project, subject to the following conditions: 1. Project plans and specifications must be approved by the appropriate City of Winnipeg Staff before commencing work. 2. The City of Winnipeg must enter into, execute and deliver a grant agreement with the Grant Recipient for grants exceeding $10,000.00. 3. Contractor must obtain all necessary clearances, permits and approvals before commencing work. 4. Payment issuance is contingent on inspection and approval of final work by the appropriate City of Winnipeg Staff.	Director of Planning, Property and Development c. Program Management Coordinator, Planning, Property and Development Department
2	Extension of Time – Rezoning – Southeast Corner of Molson Street and Concordia Avenue	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 time limit to satisfy the Coming into Force provisions of By-law No. 28/2023 be extended to June 22, 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	Extension of Time – Subdivision and Rezoning – 70 Lexington Park & Unnumbered Lexington Park	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 time limit to satisfy the Coming into Force provisions of By-law No. 56/2021 be extended to June 24, 2027.	Standing Policy Committee on Property and Development

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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.	
4	Extension of Time – Subdivision and Rezoning – 309, 313, and 500 Desrosiers Drive	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 time limit to satisfy the Coming into Force provisions of By-law No. 134/2024 be extended to May 2, 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
5	Extension of Time – Proposed Subdivision and Rezoning – Lots 2 and 3, Plan 45753, Peguis Street and Reenders Drive	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 time limit to satisfy the Coming into Force provisions of By-law No. 27/2017 be extended to April 26, 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
6	Plan Approval – 545 Watt Street	The East Kildonan-Transcona Community Committee concurred in the recommendation of the Winnipeg Public Service and approved the plans for 545 Watt Street, with the following amendment: 1. That the car share parking spot indicated by the letters “SH” on sheet 1 of 7 be removed, subject to the following condition: 1. That the Plan Approval File No. 26-133296 shall come into force and effect upon the coming into force and effect of the Variance for the subject land under File No. DAV 26-133832\D.	Manager of Urban Planning, Planning, Property and Development Department c. Planner, Planning Property and Development Department Zoning Officer, Planning Property and Development Department
7	Plan Approval – De Vries Avenue	The East Kildonan-Transcona Community Committee concurred in the recommendation of the Winnipeg Public Service and approved the plans for De Vries Avenue.	Manager of Urban Planning, Planning, Property and Development Department c. Planner, Planning Property and Development

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			Department Zoning Officer, Planning Property and Development Department
8	Park Plan Approval – Development Agreement 16/ 24 – Waterside Estates East	The East Kildonan-Transcona Community Committee concurred in the recommendation of the Winnipeg Public Service and approved the plans for Waterside Estates East, with the following amendment: 1. That five additional trees be planted in the locations indicated in blue ink in the attached Schedule B. 2. That the sodded area be expanded as indicated in blue ink in the attached Schedule B. 3. That a 12 foot chain-link fence be erected along the east, west, and south side of the basketball court, as indicated in blue in in the attached Schedule B. 4. That the active transportation path be extended to both sides to both sides of the street at the north side of the park, with the option to include a raised traffic table crossing the street, as indicated in blue ink in the attached Schedule B.	Manager of Urban Planning, Planning, Property and Development Department c. Planner, Planning Property and Development Department Zoning Officer, Planning Property and Development Department
9	Per Capita Grant – L'Arche Winnipeg	The East Kildonan-Transcona Community Committee approved a Per Capita Grant in the amount of $1,000 funded from the Transcona Ward allocation to L'Arche Winnipeg to assist with the cost of the Annual Walk with L'Arche event.	Committee Clerk
10	Use of Motorized Vehicles on City Trail Systems	The East Kildonan-Transcona Community Committee recommended to the Standing Policy Committee on Public Works that the Winnipeg Public Service be directed to report back on the creation of rules for the use of motorized bicycles and similar vehicles on the City of Winnipeg trail system, including a cross-jurisdictional scan of best practices related to the use of vehicles.	Standing Policy Committee on Public Works
11	Land Dedication Reserve – Bronx Park Community Centre	The East Kildonan-Transcona Community Committee approved the application for Land Dedication Reserve funding in the amount of $32,484.81, from the East Kildonan -Transcona Community Committee Land Dedication Reserve Fund (North Kildonan Ward allocation), to assist Bronx Park Community Centre with the cost of the Digital Sign Installation and Relocation project.	Director of Planning, Property and Development c. Program Management Coordinator, Planning, Property and Development

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			Department
12	Land Dedication Reserve Fund – Gateway Recreation Centre Inc.– Parking Lot Lights and Outdoor Rink Lights Replacement	The East Kildonan-Transcona Community Committee approved the application for Land Dedication Reserve funding in the amount of $44,000.00, from the East Kildonan -Transcona Community Committee Land Dedication Reserve Fund (North Kildonan Ward allocation) to the Gateway Recreation Centre Inc, to assist with the cost of the Parking Lot Lights and Outdoor Rink Lights Replacement project.	Director of Planning, Property and Development c. Program Management Coordinator, Planning, Property and Development
		HEARINGS	
1	Rezoning – 900 McLeod Avenue DAZ 201/2026	The East Kildonan-Transcona Community Committee concurred in the recommendation of the Winnipeg Public Service, as amended, 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 201/2026 by rezoning the subject land to an “C2” Commercial Community 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, 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 development shall be constructed in substantial conformance with the plans submitted under File No. DAZ 201/2026, and thereafter maintained to the satisfaction of the Director of Planning, Property and Development; OR That the Owner must submit plans showing the location and design of any and all proposed: a. buildings	Standing Policy Committee on Property and Development

Item	Subject/File	Recommendations	Action Required By
		b. accessory parking area c. private approaches d. garbage enclosures e. fencing f. landscaping g. free-standing signage on the Owner's Land ("Works") to the Director of Planning, Property and Development ("Director") for approval 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. ii. The following principal uses shall be conditional uses: a. Assisted Living Facility, b. Social Service Facility, c. Gallery/Museum, d. Hostel, e. Hotel or Motel, f. Animal Hospital or Veterinary Clinic, g. Medical/Dental/Optical/Counselling Clinic. iii. The following principal uses, and categories of principal uses, shall not be permitted: a. College or University, b. Hospital, c. Amusement Enterprise, Indoor, d. Private Club, Not Licensed, e. Amusement Enterprise, Outdoor, f. Craft Brewery, Distillery or Winery, g. Drinking Establishment, h. Call Centre, i. Body Modification Establishment,	

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		j. Cheque-Cashing Facility, k. Auction Room, l. Landscape or Garden Supplies, m. Supermarket, n. Pawn Shop, o. X-Rated Store, p. Billboard, Digital Static Copy, q. Billboard, Poster, r. Private Motor Vehicle Related, s. Bus Depot, t. Industrial Uses. iv. 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 developer 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, 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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		4. That, upon instruction from the Director of Planning, Property and Development that the developer has paid all fees, charges or other amounts due in respect of DAZ 201/2026 (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. 5. That Development Application No. DAZ 201/2026 will be deemed to be concluded and all approvals in connection with same will expire if the developer has not 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. 6. 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. 7. 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 developer applies for an extension of time before the expiration of that 1 year period and Council approves the extension. 8. 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 201/2026. 9. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing. 10. That subject to the approval of the application, that the Winnipeg Public Service be directed to refund all associated application fees, less the cost of advertising.	
2	Variance – 900 McLeod Avenue DAV 268490/2025D	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 construction of a place of worship addition to permit: A. a rear yard of 5 feet (1.52 metres); B. a rear yard of 5 feet (1.52 metres); C. 61 parking spaces; 2. For the establishment of an accessory parking area to permit a front yard of 5 feet (1.52 metres). Subject to the following conditions: 1. That off-site parking, approved under Conditional Use File No. DCU 25-269571\C, shall be maintained to the satisfaction of the Director of Planning, Property, and Development. 2. That the Variance order under File No. DAV 25-268490\D shall come into force and effect upon the coming into force and effect of File No. DAZ 201/2026. 3. 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.	c. Administrator of Zoning and Permits, Planning, Property and Development Department Planner, Planning, Property and Development Department
3	Variance – 545 Watt Street DAV 133832/2026D	The East Kildonan-Transcona Community Committee concurred in the recommendation of the Winnipeg Public Service, as amended, and approved a Variance on "the land" as follows: 1. For the construction of a mixed use building to permit: A. a front yard of 16.4 feet (5 metres) B. a north side yard of 13.5 feet (4.11 metres) C. a rear yard of 12.17 feet (3.71 metres) D. a lot area per dwelling unit of 381 square feet (35.4 square metres)	Manager of Development and Inspections, Planning, Property and Development Department c. Administrator of Zoning and Permits, Planning, Property and Development Department Planner, Planning, Property and Development Department

Item	Subject/File	Recommendations	Action Required By
		E. a building height of 87 feet (26.52 metres) F. 71 parking spaces 2. For the establishment of an accessory parking area to permit; A. parking directly off the lane instead of driveway or aisle; B. no buffering of a parking area located within the 20 feet (6.1 metres) of a side lot line adjacent to a residential district. 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.	