Minute No. 277
Report – Standing Policy Committee on Property and Development – April 16, 2026

Item No. 6 **Amendment to Council Conditions for the Rezoning of Land Located at 2695 Main Street, File No. DAZ 205/2019 (North Kildonan Ward) File DAZ 205/2019**

COUNCIL DECISION:

Council concurred in the recommendation of the Standing Policy Committee on Property and Development and adopted the following:

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.

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DECISION MAKING HISTORY:

Moved by Councillor Duncan,
That the recommendation of the Standing Policy Committee on Property and Development be adopted by consent.

Carried

Councillor Wyatt was absent from the vote on the above motion.

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On April 21, 2026, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On April 16, 2026, the Standing Policy Committee on Property and Development concurred in the recommendation of the East Kildonan-Transcona Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On April 9, 2026, the East Kildonan-Transcona Community Committee concurred in the recommendation of the Winnipeg Public Service and forwarded the matter to the Standing Policy Committee on Property and Development.

ADMINISTRATIVE REPORT

Title: Amendment to Council Conditions for the Rezoning of land located at 2695 Main Street, File No. DAZ 205/2019

Critical Path: East Kildonan-Transcona Community Committee – Standing Policy Committee on Property and Development – Executive Policy Committee – Council

AUTHORIZATION

Author	Department Head	CFO	CAO
K.Kowalyk	N/A	N/A	N/A

EXECUTIVE SUMMARY

Rivergrove Mobile Home Estates Ltd (the Owner) is requesting an amendment to the Council Conditions for the rezoning of land located at 2695 Main Street under file No. DAZ 205/2019.

The proposed amendment requests revising the obligations to pay for a share of the improvements at Fernbank Avenue and Main Street, abutting the property.

The Public Service supports this request.

RECOMMENDATIONS

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:
   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.

REASON FOR THE REPORT

Council approval is required to amend original conditions imposed under a Subdivision and rezoning application.

IMPLICATIONS OF THE RECOMMENDATIONS

Concurrence with the recommendations will enable execution of an Agreement to collect funds for intersection improvements and to apply servicing conditions to the site.

HISTORY/DISCUSSION

On July 18, 2019, Council adopted Item No. 3 of the Report of the Standing Policy Committee dated July 5, 2019, which approved the rezoning of the subject lands to an “RMH” Residential Mobile Home Park District under Winnipeg Zoning By-law No. 200/2006.

As a condition of that approval, the Owner was required to enter into a Servicing Agreement with the City of Winnipeg pursuant to subsection 259(1) of *The City of Winnipeg Charter*. The agreement required the Owner, at no expense to the City, to relocate the existing approach on Main Street to align with Fernbank Avenue, including associated intersection improvements and traffic signal modifications, all to the satisfaction of the Director of Public Works.

The Public Works Department has worked collaboratively with the Owner to review options and identify a path forward. This process has involved looking at all options to preserve the original intent of the condition with cost realities and implementation considerations

Correspondence has since been received from the Owner requesting an amendment to these conditions. The Owner has advised that the cost of fulfilling the original obligation has exceeded initial expectations and has requested that their total contribution be capped at $350,000, inclusive of approximately $40,000 in engineering costs incurred to date and $50,000 currently held in security.

The Owner has further requested that the City undertake the construction of the intersection improvements at Main Street and Fernbank Avenue, with their obligation limited to the financial contribution noted above. The Owner has indicated a willingness to provide all engineering work completed to date in support of the project. The proposed work would include construction of the new approach to the existing parking lot, as well as removal of the existing access.

The intent of the original condition to provide appropriate and aligned access to the site remains

unchanged. The proposed amendment would shift both the financial responsibility and implementation approach. The proposed improvements are expected to enhance safety and intersection performance, with benefits extending beyond the subject site to surrounding lands, which supports consideration of a shared or City-led approach to implementation.

This cost sharing is consistent with intersection improvements that the City has undertaken with other developers when improvements benefit both the City as a whole and a private landowner. The City has collected contributions from other benefitting developments that may be applied toward the project.

The Public Works Department has indicated support for this proposal and is initiating a funding request to contribute their share of the project costs.

CONSULTATION

This Report has been prepared in consultation with:

Public Works Department
Legal Services (as to legal issues)

OURWINNIPEG POLICY ALIGNMENT

This report aligns with OurWinnipeg 2045, Policy 6.36 Full Range of Municipal Services, by enabling the installation of the municipal services.

Objective: Facilitate planned and orderly development.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

Consideration was given as to whether this report connects to the Winnipeg Climate Action Plan and its goals and objectives, and it was determined that it is not applicable to this specific report.

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

Consideration was given as to whether this report connects to the Winnipeg Poverty Reduction Strategy (PRS) and its Goals and Objectives, and it was determined that the PRS is not applicable to this specific report.

SUBMITTED BY

Department: Planning, Property and Development
Division: Real Estate and Land Development
Prepared by: K. Kowalyk, Land Development Engineer
Date: March 27, 2026
File No: DAZ 205/2019

Attachments: Appendix “A” – Letter Requesting Amendment from Owner
Appendix “B” – Council Minutes of Approval for DAZ 205/2019 dated July 18, 2019

SCHEDULE "A" – Letter Requesting Amendment from Owner

March 27, 2026

Land Development Branch
Planning, Property and Development Department
65 Garry Street
Winnipeg, MB
R3C 3K4

Attn: Kevin Kowalyk,

We Rivergrove Mobile Home Estates Ltd. are requesting an amendment to the Council approval conditions for 2695 Main Street (DAZ 205/2019) on July 18, 2019.

Due to the cost of the obligation exceeding initial expectations, we are requesting that our total contribution be capped at $350,000, inclusive of the approximately $40,000 in engineering costs incurred to date and the $50,000 currently held in security.

We further request that the City undertake the construction of the intersection improvements at Main Street and Fernbank Avenue, with our obligation limited to the cash contribution noted above. We would release all engineering work done that credit is being provided for.

Construction of the approach would include up to the existing parking lot as there is approximately 14 m between the property line and the parking lot and the removal of the existing approach.

Respectfully,

Guido Cerasani

President

Rivergrove Mobile Home Estates Ltd.