STANDING POLICY COMMITTEE ON PROPERTY AND DEVELOPMENT
DISPOSITION OF ITEMS

MAY 6, 2026

MEMBERS
PRESENT: Councillor Duncan, Chairperson
Councillor Dobson
Councillor Santos

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

STANDING POLICY COMMITTEE ON PROPERTY AND DEVELOPMENT
MAY 6, 2026
DISPOSITION OF ITEMS

Item	Subject/File	Recommendations	Action Required By
		DELEGATIONS	
		REPORTS	
1	Request to Refund the Inspection Fee associated with Vacant Building Schedule A Inspection Invoice – 254 Ferry Road	The Standing Policy Committee on Property and Development laid the matter over to its meeting on June 11, 2026.	Standing Policy Committee on Property and Development
2	Promoting Adaptive Reuse and Preservation of Heritage	The Standing Policy Committee on Property and Development concurred in the recommendation of the Winnipeg Public Service and received the report as information.	Nil
3	Amendment to the Community Groups Occupying City-owned Facilities By-law No. 89/2005	The Standing Policy Committee on Property and Development concurred in the recommendation of the Winnipeg Public Service and recommended to Council: 1. That the Community Groups Occupying City-owned Facilities By-law No. 89/2005 be amended per the draft amending by-law attached to this Report as Appendix A. 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
4	Proposed Licence Agreement between Friends of Peanut Park Inc. and the City of Winnipeg located at 11 Ruskin Row (Enderton Park)	The Standing Policy Committee on Property and Development concurred in the recommendation of the Winnipeg Public Service and approved the following: 1. That the Terms and Conditions for a Licence Agreement with Friends of Peanut Park Inc. at Enderton Park, as identified as "Licensed Area" on Misc. Plan No. 15998/1 and attached hereto as Schedule A, be approved. 2. That the City enter into, execute, and deliver a Licence Agreement with Friends of Peanut Park Inc. 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.	Director of Planning, Property and Development c. Manager of Real Estate and Land Development, Planning, Property and Development Department
5	Proposed Sale of 491 Salter Street to Machray Day Nursery Inc.	The Standing Policy Committee on Property and Development concurred in the recommendation of the Winnipeg Public Service and approved the	Director of Planning, Property and Development

STANDING POLICY COMMITTEE ON PROPERTY AND DEVELOPMENT
MAY 6, 2026
DISPOSITION OF ITEMS

Item	Subject/File	Recommendations	Action Required By
		following: 1. That the proposed sale of the "Subject City Property" as identified on Misc. Plan 10914/1 (attached as Schedule A to this report) to Machray Day Nursery Inc. for the sum of Two Hundred Thousand Dollars ($200,000.00) in accordance with the terms and conditions set out in Schedule B of this report, be approved. 2. That the City enter into, execute and deliver an Offer to Purchase Agreement with Machray Day Nursery Inc. 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.	c. Manager of Real Estate and Land Development, Planning, Property and Development Department
6	Request to Enter into a Consecutive Short-Term Use Agreement with Downtown Community Safety Partnership Inc. at the Millennium Library Located at 251 Donald Street	The Standing Policy Committee on Property and Development concurred in the recommendation of the Winnipeg Public Service and approved the following: 1. That a retroactive consecutive Short-Term Use Agreement in favour of Downtown Community Safety Partnership Inc. for the space at the Millennium Library, located at 251 Donald Street, shown as "Leased Area – 811 sq. ft." on Misc. Plan No. 12537/8 and attached hereto as Schedule A, commencing on March 31, 2026, and terminating on March 29, 2027, be approved. 2. That the City enter into such 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.	Director of Planning, Property and Development c. Manager of Real Estate and Land Development, Planning, Property and Development Department
7	Verbal Report on the Conversion of the Former Aubrey Bus Loop to Community Park Space and Urban Dog Park	The Standing Policy Committee on Property and Development directed the Winnipeg Public Service to report back in 90 days with a recommendation on declaring 139 Aubrey Street as surplus to the City's needs, including site plans of possible configurations and potential uses, and in consultation with the Ward Councillor.	Director of Planning, Property and Development c. Manager of Real Estate and Land Development, Planning, Property and

STANDING POLICY COMMITTEE ON PROPERTY AND DEVELOPMENT
MAY 6, 2026
DISPOSITION OF ITEMS

Item	Subject/File	Recommendations	Action Required By
			Development Department Standing Policy Committee on Property and Development
8	2026 Complete Communities Land Monitoring Report - Part 1 – Development Trends	The Standing Policy Committee on Property and Development concurred in the recommendation of the Winnipeg Public Service and recommended to Council: 1. That the 2026 Complete Communities Land Monitoring Report – Part 1: Development Trends (attached as Appendix 1) be received as information.	Executive Policy Committee
9	Monthly Reporting on Variance Applications Made for As-of-Right Residential Developments – May 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
10	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 concurred in the recommendation of the Assiniboia Community Committee and recommended to Council: 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.	Executive Policy Committee
11	Extension of Time – Subdivision and Rezoning – 1361, 1377, 1379, 1385, 1399 & 1425 McPhillips Street File DASZ 45/2022	The Standing Policy Committee on Property and Development concurred in the recommendation of the Lord Selkirk-West Kildonan Community Committee and recommended to Council: 1. That the time limit to satisfy the Coming into Force provisions of By-law No. 42/2023 be extended to May 30, 2027. 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
12	Extension of Time – Plan of Subdivision and Rezoning – Land located on the South Side of Court Avenue, East of Pipeline Road File DASZ 19/2024	The Standing Policy Committee on Property and Development concurred in the recommendation of the Lord Selkirk-West Kildonan Community Committee and recommended to Council: 1. That the time limit to provide for the enactment of the necessary rezoning by-law under File No. DASZ 19/2024 be extended to July 18,	Executive Policy Committee

STANDING POLICY COMMITTEE ON PROPERTY AND DEVELOPMENT
MAY 6, 2026
DISPOSITION OF ITEMS

Item	Subject/File	Recommendations	Action Required By
		2027. 2. 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 – Plan of Subdivision and Rezoning – 193 McGregor Street File DASZ 4/2024	The Standing Policy Committee on Property and Development concurred in the recommendation of the Lord Selkirk-West Kildonan Community Committee and recommended to Council: 1. That the time limit to provide for the enactment of the necessary rezoning by-law under File No. DASZ 4/2024 be extended to April 25, 2027. 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
14	Extension of Time – Rezoning – Southeast Corner of Molson Street and Concordia Avenue File DAZ 222/2022	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 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.	Executive Policy Committee
15	Extension of Time – Subdivision and Rezoning – 70 Lexington Park & Unnumbered Lexington Park File DASZ 14/2020	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 time limit to satisfy the Coming into Force provisions of By-law No. 56/2021 be extended to June 24, 2027. 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
16	Extension of Time – Subdivision and Rezoning – 309, 313, and 500 Desrosiers Drive File DASZ 34/2024	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 time limit to satisfy the Coming into Force provisions of By-law No. 134/2024 be extended to May 2, 2027.	Executive Policy Committee

STANDING POLICY COMMITTEE ON PROPERTY AND DEVELOPMENT
MAY 6, 2026
DISPOSITION OF ITEMS

Item	Subject/File	Recommendations	Action Required By
		2. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.	
17	Extension of Time – Proposed Subdivision and Rezoning – Lots 2 and 3, Plan 45753, Peguis Street and Reenders Drive File DASZ 33/2013	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 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.	Executive Policy Committee
18	Extension of Time – Plan of Subdivision and Rezoning – Land Located on the East Side of Macbell Road (20 Macbell Road) and Land Located on the West Side of Macbell Road (Lot 3, Plan 18762) File DASZ 31/2022	The Standing Policy Committee on Property and Development concurred in the recommendation of the Riel Community Committee and recommended to Council: 1. That the time limit to provide for the enactment of the necessary rezoning by-law under File No. DASZ 31/2022 be extended to March 23, 2027. 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
19	Proposed Opening of a Portion of Public Reserve B Plan 70960 as Kotelko Drive File DAO 1/2026	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 the approval of two-thirds of all Council members (pursuant to subsection 205(2) of The City of Winnipeg Charter), the City land identified as “Proposed Opening” on Miscellaneous Plan No. 16329 (Appendix B), be declared surplus to the City’s needs for disposition to allow approval of the proposed street opening. 2. That subject to the approval of Recommendation 1, the proposed street opening shown on Miscellaneous Plan No. 16329 (Appendix B) be approved. 3. 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 Appendix B (the “By-law”) subject to:	Executive Policy Committee

STANDING POLICY COMMITTEE ON PROPERTY AND DEVELOPMENT
MAY 6, 2026
DISPOSITION OF ITEMS

Item	Subject/File	Recommendations	Action Required By
		A. Fulfillment of the administrative conditions of approval outlined in Appendix A of this report. 4. 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. 5. 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. 6. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.	
20	Rezoning – 900 McLeod Avenue File DAZ 201/2026	The Standing Policy Committee on Property and Development concurred in the recommendation of the East Kildonan-Transcona Community Committee, as amended, and recommended to Council: 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)	Executive Policy Committee

Item	Subject/File	Recommendations	Action Required By
		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 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.	

Item	Subject/File	Recommendations	Action Required By
		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, 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	

Item	Subject/File	Recommendations	Action Required By
		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. 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.	

STANDING POLICY COMMITTEE ON PROPERTY AND DEVELOPMENT
MAY 6, 2026
DISPOSITION OF ITEMS

Item	Subject/File	Recommendations	Action Required By
		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.	