LORD SELKIRK-WEST KILDONAN COMMUNITY COMMITTEE
DISPOSITION OF ITEMS

JUNE 2, 2026

MEMBERS
PRESENT: Councillor Santos, Chairperson
Councillor Eadie
Councillor Sharma

COMMITTEE
CLERK: P. Prinsloo, City Clerk's Department

LORD SELKIRK-WEST KILDONAN COMMUNITY COMMITTEE
JUNE 2, 2026
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Item	Subject/File	Recommendations	Action Required By
		REPORTS	
1	Plan Approval – 1245 Court Avenue File DASZ 18/2023	The Lord Selkirk-West Kildonan Community Committee concurred in the recommendation of the Winnipeg Public Service and approved plans for 1245 Court Avenue.	Manager of Urban Planning, Planning, Property and Development Department c. Senior Planner, Planning Property and Development Department Zoning Officer, Planning Property and Development Department
2	Honourary Street Naming – Greg Pester	The Lord Selkirk-West Kildonan Community Committee recommended to the Standing Policy Committee on Property and Development that the Winnipeg Public Service be directed to report back to the East Kildonan – Transcona Community Committee on initiating and honourary street naming, on Regent Avenue between Bond Street and Day Street, to honour Greg Pester's contribution to the Winnipeg music scene, for a maximum of 10 years, subject to the following condition: 1. That funding for the application fee and signage costs be provided by the Mynarski and Transcona Ward Councillors.	Standing Policy Committee on Property and Development
3	Plan Approval – McPhillips Street (Polaris South) File DASZ 40/2015	The Lord Selkirk-West Kildonan Community Committee concurred in the recommendation of the Winnipeg Public Service and approved plans for McPhillips Street (Polaris South).	Manager of Urban Planning, Planning, Property and Development Department c. Senior Planner, Planning Property and Development Department Zoning Officer, Planning Property and Development Department
4	Request for New Street Names to be Added to the Lord Selkirk-West Kildonan Community Committee Street Name Reserve List.	The Lord Selkirk-West Kildonan Community Committee concurred in the recommendation of the Winnipeg Public Service and approved the following: 1. That the following names be added to the Lord Selkirk-West Kildonan	Development Applications Coordinator, Planning, Property and Development Department

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		Community Committee Street Name Reserve List: Sana Asta Star Moon 2. That the proper officers of the City be authorized to do all things necessary to implement the intent of the foregoing.	
5	McPhillips Street Sidewalk Connection	The Lord Selkirk-West Kildonan Community Committee recommended to the Standing Policy Committee on Public Works that the Winnipeg Public Service be directed to design and construct a solution, such as a temporary aggregate sidewalk along the east side of McPhillips Street, between North Point Boulevard and tied-in (using additional concrete sidewalk material if necessary) the existing sidewalk at the Co-op gas station north of the Bergan Cut-off (a distance of approximately 655 m), to be installed in 2027, making use of funds identified for future infrastructure in this area and/or other funds available to the Public Works Department.	Standing Policy Committee on Public Works
6	Land Acquisition – Precinct D Regional Park	The Lord Selkirk-West Kildonan Community Committee recommended to the Standing Policy Committee on Property and Development that the Winnipeg Public Service be directed to report back in 180 days with a cost estimate to acquire 40 hectares of land for the purpose of a Regional Park in Precinct D.	Standing Policy Committee on Property and Development
		HEARINGS	
1	Secondary Plan Amendment – Court Avenue (Precinct E) Secondary Plan By-law No. 97/2014, Precinct G Secondary Plan By-law No. 5/2018, and West Alexander & Centennial Neighbourhood Plan By-law 64/2008 File SPA 3/2026	The Lord Selkirk-West Kildonan Community Committee concurred in the recommendation of the Winnipeg Public Service and recommended to the Standing Policy Committee on Property and Development: 1. That Council give first reading to By-law No. 21/2026, a draft of which is attached as Appendix "C", being a by-law to amend the Court Avenue (Precinct E) Secondary Plan By-law No. 97/2014, Precinct G Secondary Plan By-law No. 5/2018, and West Alexander & Centennial Neighbourhood Plan By-law 64/2008 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.	Standing Policy Committee on Property and Development

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		3. That the proper officers of the City be authorized to do all things necessary to implement the intent of the foregoing.	
2	Highland Pointe – Phase 6 (In the Vicinity of Fernbank Avenue) File DASZ 3/2026	The Lord Selkirk-West Kildonan 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 subdivision proposed under Development Application No. DASZ 3/2026 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 June 2, 2026 and attached as Schedule "B" to this report, with such minor changes as may be required, subject to the following: A. That the "Plan" be amended in accordance with Section I of the report of the Administrative Coordinating Group dated May 19, 2026, and attached as Appendix "B" to this Report; B. That the developer be required to enter into a Development Agreement with the City pursuant to subsection 259(1) of The City of Winnipeg Charter in accordance with the report of the Administrative Coordinating Group dated May 19, 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; "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 June 2, 2026, and attached as Schedule "B" to this report, subject to the following conditions: A. That the developer enter into a Zoning Agreement with the City pursuant to subsection 240(1) of The City of Winnipeg Charter in accordance with the following:	Standing Policy Committee on Property and Development

Item	Subject/File	Recommendations	Action Required By
		i. Private approaches serving all R2 zoning lots shall be adjoining and there shall be a minimum of 8.25 metres (27.06 feet) between the edges of driveways (or hard surfaced areas), to the satisfaction of the Director of Planning Property and Development. ii. Flares for private approaches serving lots abutting the active transportation pathway must be located a minimum of 1 metre (3.28 feet) from the edge of the pathway, to the satisfaction of the Director of Public Works. iii. That on Block 9 zoned "RMF-S" Residential Multi-Family (Small), 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 and g. free-standing signage On the Owner's Land ("Works") to the City for approval by the Director of Planning, Property and Development ("Director") 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. iv. The Developer shall, at no expense to the City, install or construct the following along the entire eastern limit of the Developer's Land abutting the Canadian Pacific Railway Winnipeg Beach Subdivision right-of-way (the "Railway"):	

Item	Subject/File	Recommendations	Action Required By
		a. a black chain link fence, with no openings or gaps, including no gates, 1.83 metres (6 feet) in height (the "Fence"); b. a berm 1.22 metres (4 feet) in height and with a gradient no steeper than 2.5:1 (the "Railway Berm"); and c. a uniform noise attenuation fence, with no openings or gaps, gates are permitted, 1.83 metres (6 feet) in height (the "Railway Noise Attenuation Fence") on top of the entire length of the Railway Berm, All as determined by and to the satisfaction of the Director of Public Works. v. The Owner shall maintain, repair and replace as required the Fence, the Railway Berm and the Railway Noise Attenuation Fence as originally constructed to the satisfaction of the Director of Planning, Property and Development. vi. For any lot within the Developer's Land that abuts the Railway, the Owner shall provide a setback of no less than 15 metres (49.21 feet) between the Railway and any habitable room or living space within a building located on that lot. 3. That the City enter into, execute and deliver with the Developer A. A Development Agreement in accordance with recommendation 1; and B. A Zoning Agreement in accordance with recommendation 2, 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").	

Item	Subject/File	Recommendations	Action Required By
		4. That authority be delegated to the Director of Planning, Property and Development (the "Director") to negotiate and approve the terms and conditions of the Development Agreement, 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. 5. 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. 6. 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. 7. That Development Application No. DASZ 3/2026 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. 8. That the subdivision section of the By-law will come into force when the Development Agreement is fully executed and the Plan is registered in the Winnipeg Land Titles Office. 9. That the zoning section of the By-law will come into force when the Zoning Agreement is registered in the Winnipeg Land Titles Office by way of caveat against the lands described therein.	

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Item	Subject/File	Recommendations	Action Required By
		10. That the By-law will be repealed without coming into force 1 year following the date it is enacted if the Plan and the Zoning Agreement are not registered in accordance with recommendations 7 and 8, unless the developer applies for an extension of time before the expiration of that 1 year period and Council approves the extension. 11. That Development Application No. DASZ 3/2026 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. 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	Rezoning – 229 Machray Avenue File DAZ 204/2026 [c/r DAV 25-160142D]	The Lord Selkirk-West Kildonan 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 Winnipeg Zoning By-law No. 200/2006 be amended under Development Application No. DAZ 204/2026 by rezoning the subject land to an "RMF-L Mature Communities PDO-1" Residential Multi-family (Large) District in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated May 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, upon demolition of the existing building, the Owner must submit plans showing the location and design of any and all proposed:	Standing Policy Committee on Property and Development

Item	Subject/File	Recommendations	Action Required By
		a. buildings b. accessory parking areas c. private approaches d. garbage enclosures e. fencing f. landscaping and g. free-standing signage On the Owner's Land ("Works") to the City for approval by the Director of Planning, Property and Development ("Director") and the Lord Selkirk-West Kildonan 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. ii. That, the height of principal buildings shall be limited to a maximum of sixty (60) feet. 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.	

Item	Subject/File	Recommendations	Action Required By
		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 204/2026 (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 204/2026 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 proper officers of the City be authorized to do all things necessary to implement the intent of the foregoing. 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 204/2026.	

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4	Variance – 229 Machray Avenue File DAZ 204/2026 [c/r DAV 25-160142D]	The Lord Selkirk-West Kildonan Community Committee concurred in the recommendation of the Winnipeg Public Service, and approved a Variance on "the land" as follows: 1. For the establishment of two additional dwelling units for the total of 31 units, in an existing multi-family dwelling to permit: A. a lot area of 10,626 square feet (987.19 square metres) instead of 20,000 square feet (1858.06 square metres); B. a lot area per dwelling unit of 342 square feet (31.77 square metres) instead of 400 square feet (37.16 square metres); C. a front yard of 5.5 feet (1.68 metres) instead of 25 feet (7.62 metres); D. no west corner side yard instead of 20 feet (6.10 metres); E. a rear yard of 13.5 feet (4.11 metres) instead of 25 feet (7.62 metres); F. no additional parking spaces instead of 2 spaces; G. insufficient street edge landscaping; H. insufficient building foundation landscaping on Charles Street; 2. For the establishment of an accessory parking area to permit: A. Parking spaces within 10 feet (3.05 metres) of a window to a habitable room where the sill is located 5 feet (1.52 metres) or less from grade; B. Insufficient buffering of a parking area located within 20 feet (6.10 metres) of a rear lot line adjacent to a residential district. Subject to the following conditions:	Manager of Development and Inspections, Planning Property and Development Department c. Administratorof Zoning and Permits, Planning, Property and Development Department Planner, Planning, Property and Development Department

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Item	Subject/File	Recommendations	Action Required By
		1. That the development shall be constructed in substantial conformance with the plans submitted under File No. DAV 25-160142\D, dated March 9, 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 areas C. driveways D. garbage enclosures E. fencing F. freestanding signage and G. landscaping On the Owner's Land ("Works") to the Director of Planning, Property and Development 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. 2. 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. 3. That the Variance order DAV 25-160142\D shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File No. DAZ 204/2026.	