

Council Building
510 Main Street
June 11, 2026

A Meeting of the Standing Policy Committee on Property and Development was held this day at 9:31 a.m.

Members Present: Councillor Duncan, Chairperson
 Councillor Browaty
 Councillor Dobson

Councillor Santos entered the meeting at 10:29 a.m.

Winnipeg Public Service: L. Cowan, Senior Committee Clerk
 H. Borys, Director, Planning, Property and Development
 Department
 G. Chappell, Acting Manager of Real Estate and Land
 Development
 D. Domke, Manager of Parks and Open Spaces, Public Works
 Department
 R. Hayer, Chief Zoning Officer, Planning, Property and
 Development Department
 J. Hildebrand, Manager of Strategic Planning, Chief
 Administrative Office
 M. Robinson, Principal Planner, Planning, Property and
 Development Department
 C. Burgess, Acting Administrative Coordinator, By-law
 Operations, Licensing & Bylaw Enforcement, Community
 Services Department
 D. Chyz-Lund, Planner, Planning, Property and Development
 Department
 D. Clark, Senior Planner, Planning, Property and Development
 Department
 J. Kuczera, Acting Administrator of Real Estate and Land
 Development, Planning, Property and Development
 Department
 A. McKinnon, Urban Planner, Planning, Property and
 Development Department

In accordance with Rule 11.1 of the Procedure By-law No. 50/2007, the Chairperson acknowledged that the meeting took place on traditional Indigenous and Métis peoples' lands.

MOTIONS

Moved by Councillor Dobson,

That the minutes of the meetings held on May 6, 2026, and May 25, 2026,
be taken as read and confirmed.

Carried

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

Minutes – Standing Policy Committee on Property and Development – June 11, 2026

TABLE OF CONTENTS

DELEGATIONS

REPORTS

1. Request to Refund the Inspection Fee associated with Vacant Building Schedule A Inspection Invoice – 254 Ferry Road
2. Request to Refund the Empty Building Fee associated with Empty Building Fee Invoice – 885 Downing Street
3. Request to Refund the Inspection Fee associated with Vacant Building Schedule A Inspection Invoice – 372 Roberta Avenue
4. Request to Issue an additional Residential Boarded Building Permit associated with the Vacant Buildings By-law No. 79/2010 – 434 Agnes Street
5. Request to Issue an additional Residential Boarded Building Permit associated with the Vacant Buildings By-law No. 79/2010 – 681 Pritchard Avenue
6. Semi-Annual Verbal Report on the Problem Properties Taskforce
7. Winnipeg Rowing Club Extension of Lease Agreement
8. Surplus Declaration and Sale of Property Adjacent to 180 Market Avenue
9. Agreement for Services for Multi-Use Pathway on Kenaston Boulevard
10. Honourary Street Naming – Greg Pester
11. Land Acquisition – Precinct D Regional Park
12. Monthly Reporting on Variance Applications Made for As-of-Right Residential Developments
13. Verbal Report on the Pilot Project for Narrow Lots in the Sage Creek Neighbourhood
14. Allowing Recreational Vehicles to be Parked on a Driveway Beginning May 1
15. Secondary Plan Amendment – Proposed Amendments to the Airport Area West Residential Area Secondary Plan and Ridgewood South Precinct Plan – SPA 1/2026
16. Rezoning – 284 Wellington Crescent – DAZ 208/2026
17. 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 – SPA 3/2026
18. Subdivision and Rezoning – Highland Pointe - Phase 6 (in the vicinity of Fernbank Avenue) – DASZ 3/2026
19. Rezoning – 229 Machray Avenue – DAZ 204/2026
20. Proposed Closing of Public Lane Between Craddock Avenue and Chesterfield Avenue – DAC 1/2026
21. Amendment to the Development Procedures By-law in Respect of Development Applications for Variance or Conditional Use

CONSENT AGENDA AND ADJOURNMENT