REPORTS

Item No. 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**
File SPA 3/2026

STANDING COMMITTEE RECOMMENDATION:

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 first reading be given 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.

3. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

DECISION MAKING HISTORY:

Moved by Councillor Santos,

That the recommendation of the Lord Selkirk-West Kildonan Community Committee be concurred in and forwarded to the Executive Policy Committee and Council.

Carried

COMMUNITY COMMITTEE RECOMMENDATION:

On June 2, 2026, the Lord Selkirk-West Kildonan Community Committee concurred in the recommendation of the Winnipeg Public Service and forwarded the matter to the Standing Policy Committee on Property and Development.

PUBLIC HEARING SUMMARY

File: **SPA 3/2026**

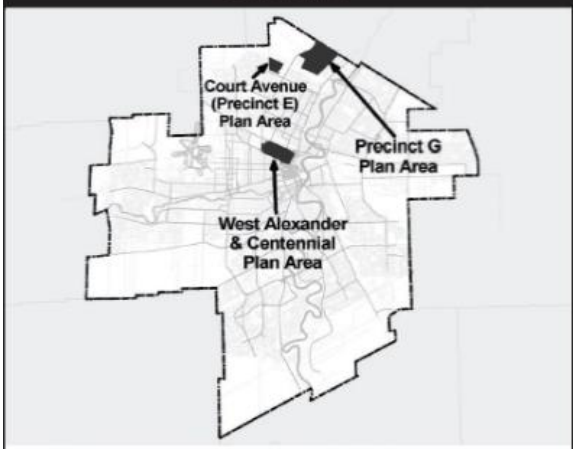
Before: Lord Selkirk-West Kildonan Community Committee
Councillor Santos, Chairperson
Councillor Eadie
Councillor Sharma

Public Hearing: June 2, 2026
Council Building, 510 Main Street

Applicant: The City of Winnipeg
(Director of Planning, Property and Development)

Subject:

Amendment to the Precinct G Secondary Plan (By-law No. 5/2018), Precinct E Precinct Plan (By-law No. 97/2014), and West Alexander & Centennial Neighbourhood Plan (By-law No. 64/2008)
SPA 3/2026



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LORD SELKIRK
WEST KILDONAN
COMMUNITY

APPLICANT: Planning Property and Development Department
FILE: SPA 3/2026
PROPOSAL: The City of Winnipeg is proposing to amend the Precinct E (Court Avenue) Precinct Plan By-law 97/2014, Precinct G Secondary Plan By-law 5/2018, and West Alexander & Centennial Neighbourhood Plan By-law 64/2008. The proposed amendments are being advanced under Initiative 2 of the Housing Accelerator Fund Agreement to remove barriers to housing development. The proposed changes would align policies in the subject plans with Complete Communities 2.0 policies, update density and height provisions, and make minor housekeeping changes to clarify existing policy language.

A public hearing (pursuant to Section 236.1(2) of the City of Winnipeg Charter) will be held before the Lord Selkirk West Kildonan Community Committee.

For more information, contact Anna McKinnon, Planner, at 204-986-2641.

Premises Affected:	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
For submission to:	The Standing Policy Committee on Property and Development
Prepared by:	Pieter Prinsloo, Senior Committee Clerk Lord Selkirk-West Kildonan Community Committee
Report date:	May 22, 2026

Community Committee Recommendation:

On June 2, 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 first reading be given 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.

3. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

The Lord Selkirk-West Kildonan Community Committee provided the following supporting reasons for its recommendation:

1. We are looking for more housing and we have heard from the public administration that these original secondary amendments were done in the past in 2008, particularly in West Alexander and Centennial neighbourhood and there were some restrictions and things are moving ahead really fast with housing and aligns with more density and I can feel and understand that there has been a lot of work and effort into my particular neighbourhood.

2. I am not going to speak for Councillor Sharma's neighbourhood, I do have some concerns because I do have a lot of vacant and derelict housing stock and I have heard from developers that they do require a lot of variances when they want to revitalize so I am hopeful that with some of these amendments that developers can come forward and start revitalizing some of these homes and make some new homes, more homeownership is my preference versus rentals, I do have a lot of rentals in the West Alexander and Centennial neighbourhoods and a lot of social housing, so with these amendment I do home that people can come forward and start revitalizing the community time will only tell, and I do appreciate the public service moving that along with these zoning amendments.

Objections under the Charter:	Total number of **v**alid objections as per section 125(2) – 0 In accordance with section 236.1(1), the threshold for sufficient objection has not been met.
Exhibits Filed:	1. Application dated March 30, 2026 2. Notification of Public Hearing 3. Report from the Urban Planning Division dated May 22, 2026 4. Presentation dated June 2, 2026, in support of the application submitted by the Applicant at the public hearing 5. Recording of Representations

REPRESENTATIONS:

In Support:

Evan Allen

In Opposition:

Nil

For Information:

Nil

For the City:

S. Jerez, Senior Planner, Planning, Property and Development Department
I. Stonehouse, Planner, Planning, Property and Development Department
A. McKinnon, Planner 2, Planning, Property and Development Department
K. Kowalyk, Land Development Engineer, Planning, Property and Development Department

Exhibit "3" referred to in File SPA 3/2026

ADMINISTRATIVE REPORT

Title: SPA 3/2026 (By-law No. 21/2026) – Proposed Amendments to 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* – Public Hearing

Issue: An application to amend the Court Avenue (Precinct E), Precinct G, and West Alexander & Centennial Plans in accordance with Initiative 2 of the HAF agreement

Critical Path: Lord Selkirk – West Kildonan Community Committee – Standing Policy Committee on Property and Development, Heritage and Downtown Development – Executive Policy Committee – Council

AUTHORIZATION

Author	Division Head	Department Head	CFO	CAO
• Anna McKinnon, MCP	n/a	n/a	n/a	

RECOMMENDATIONS

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.

3. 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

- Initiative 2 in the HAF Agreement, Rapid Amendments to Local Area Plans, requires the City to advance Secondary Plan Amendments that would remove policy barriers to housing development to help build more homes, faster.

- A secondary plan by-law, including amendments, requires a public hearing prior to first reading in accordance with *The City of Winnipeg Charter* and *The Development Procedures By-law No. 104/2020.*

IMPLICATIONS OF THE RECOMMENDATIONS

- If the recommendations of the Public Service are concurred in, 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* will be amended in accordance with this report.

- If Council adopts the proposed by-law amendment, all future development applications within the affected plan areas will need to conform to the proposed amendments.

CONSULTATION

In preparing this report there was consultation with:

- Legal Services, as to legal issues

SUBMITTED BY

Department	Planning, Property and Development
Division	Urban Planning and Design
Prepared By:	Anna McKinnon, MCP
Date:	May 22, 2026
File No.	SPA 3/2026

LIST OF SCHEDULES AND APPENDICES

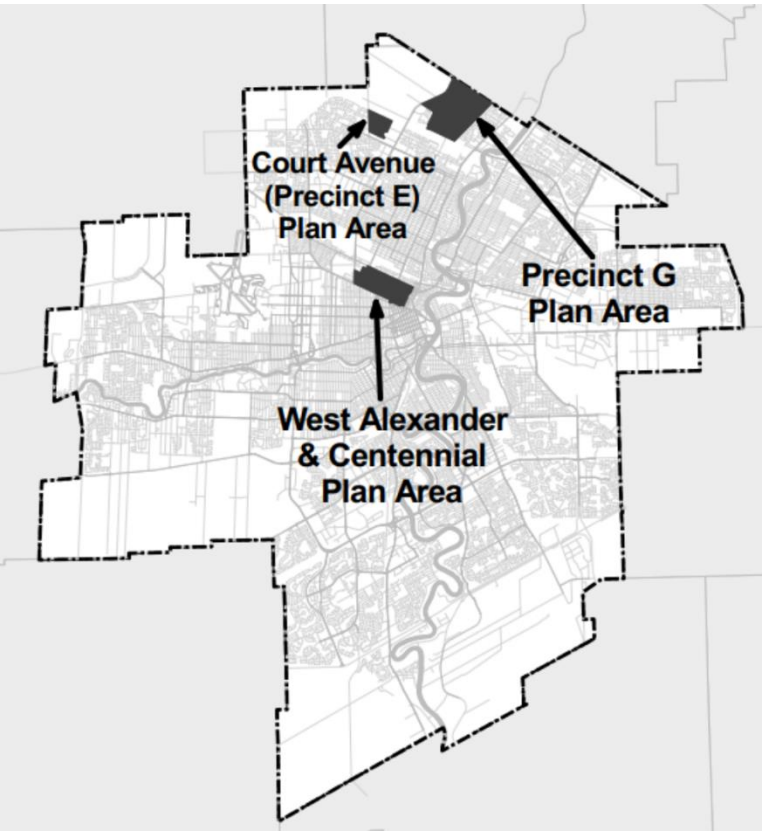
- Appendix A: Planning Discussion

- Appendix B: Amendment Summary

- Appendix C: Draft By-law

SCHEDULE 'A'- PLANNING DISCUSSION

DATE:	May 22, 2026
FILE:	SPA 3/2026
RELATED FILES:	N/A
COMMUNITY:	Transcona
NEIGHBOURHOOD #:	Grassie (4.424), Meadows (4.415), Peguis (4.417), Regent (4.433)
SUBJECT:	Proposed Amendments to 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*
LOCATION:	Court Avenue (Precinct E), Precinct G, and West Alexander & Centennial Plan Areas



LEGAL DESCRIPTION:	N/A
APPLICANT:	Planning, Property and Development Department
OWNER:	N/A
RECOMMENDATION:	**Approval**

1. BACKGROUND

- On December 5, 2023, the Government of Canada, through the Canada Mortgage and Housing Corporation (CMHC), entered an agreement with the City of Winnipeg for $122.4 million in funding from the Housing Accelerator Fund (HAF).
- The Secondary Plan amendments proposed in this application are being advanced by the Public Service to fulfill the City's obligations under the HAF Funding Agreement with CMHC.
- Initiative 2 of the HAF Agreement, Rapid Amendments to Local Area Plans, requires the City to advance policy amendments to Local Area Plans that will accelerate the pace of housing construction and increase housing density in existing and planned neighborhoods.
- A significant component of Initiative 2 has focused on amendments to Complete Communities 2.0 and Local Area Plans in support of zoning changes being introduced through other HAF initiatives (i.e. Malls and Corridors and Infill Zoning Changes).
- The remaining task under Initiative 2 (Milestone 5) requires advancing additional, targeted policy changes intended to further reduce barriers and increase opportunities for residential development, consistent with the overarching goals of the HAF program.
- The proposed amendments for Milestone 5 have been sorted into two categories based on the level of analysis and engagement required to advance the changes:
    1. *Minor Amendments* – represent smaller changes to existing plan policies. These changes do not significantly alter the intent of the affected plans and focus on policy clarification and alignment with city-wide policy direction in Complete Communities 2.0. Similar changes are proposed across multiple secondary plans.
    2. *Major Amendments* - these are amendments that require additional analysis and stakeholder engagement prior to any applications being made. Engagement is anticipated to begin in the Fall/Winter of 2026.
- The amendments proposed in this application fall into the category of Minor Amendments, representing smaller changes to existing plan policies. In total, seven Local Area Plans have been identified for Minor Amendments. The amendments proposed across these seven plans are similar in nature, and fall into three categories:
    1. *Clarifying policy language to better align with Complete Communities* – e.g. Allowing low rise housing to locate along collectors, mid rise along arterials, allowing commercial uses in suitable locations
    2. *Updating Density Policies* – Some plans contain density policies that are no longer reflective of market conditions and/or are administratively challenging to implement. Amending restrictive density policies will allow market conditions and zoning entitlements to dictate densities.
    3. *General Housekeeping* –Minor updates to policy language to improve clarity where necessary
- Four separate applications for Minor Amendments are being advanced through Public Hearings at their respective Community Committees.
- Within the Lord Selkirk – West Kildonan Community Committee Area, amendments are proposed to 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*.

- Area Councillors and major developers within each affected plan area have been consulted regarding the proposed changes considered within this application. A project website has also been created to provide the public with an overview of the initiative, and public hearing information.

2. RELEVANT POLICY

OurWinnipeg 2045

- *6.13 Secondary Plans Support amendments to existing secondary plans that further the vision, goals, and policies of this Plan and Complete Communities.*

Complete Communities Direction Strategy 2.0

- *B1 3.1 Where compatible with surrounding land uses and subject to other applicable policies of this By-law, direct the highest multifamily residential densities to the areas that provide the best transit service.*
- *C6 1.6 Use secondary plans that were adopted prior to this By-law to continue to guide growth and development within the area that the secondary plan applies to.*
- *1.6.1 Align these secondary plans with the policies in this By-law through future reviews and amendments, where required.*
- *D1 1.1 Encourage residential development that positively contributes to neighbourhood character while expanding housing options for residents in a manner that is sensitive and complementary to existing development.*
- *D1 1.15 Low-rise residential uses will generally be encouraged to locate on arterial roads and collector roads where compatible with adjacent land uses and where they can be conveniently served with transit and local commercial amenities, and in consideration of the factors listed in Policy section 1.6.*
- *D1 4.1 Support commercial development where residential neighbourhoods are not well served by local and community commercial amenities*

3. DISCUSSION

The proposed amendments to the Court Avenue (Precinct E), Precinct G, and West Alexander & Centennial Secondary Plans are described below. A summary of the proposed amendments and the precise amendment wording is provided in Appendix “A”

Court Avenue (Precinct E) Secondary Plan By-law No. 97/2014

- The Court Avenue (Precinct E) Secondary Plan was adopted by Council in 2014. The plan area is designated Recent Community in the Complete Communities Direction Strategy 2.0. The majority of lands within the plan area have been subdivided and rezoned.
- The plan area includes two designations intended for future residential development, the Lower Density Residential Area, and the Higher Density Residential Area which are shown below in Figure 1.

Figure 1: Court Ave (Precinct E) Land Use Map

- Two amendments are proposed to the Higher Density Residential policies to improve their clarity while maintaining the intent of existing policies.
- Within the Higher Density Residential area, two family housing, low rise apartments (four storeys or less) and mid-rise apartments (up to 6 storeys) are the predominant use of land.
- However, policies also state that mid-rise apartments up to 8 storeys may be considered provided the scale of design is compatible with existing and planned land uses, and there is existing or planned infrastructure to service the proposed development.
- To add greater clarity that up to 8 storeys may be considered throughout the Higher Density Residential Area and align the definition of “mid-rise” with the definition found within Complete Communities 2.0, the following changes are proposed:
    - Replacing “generally six storeys or less” with “five to eight storeys” in policy 5.3.a to indicate that mid-rise housing is a predominant land use; and
    - Deleting policy 5.3.a.1, which permits up to eight storeys provided it is compatible with surrounding land uses and supported by adequate servicing.
- The requirement that development is compatible with existing and planned land uses and requires adequate servicing capacity is implicit to the discretionary review process and is further addressed in Complete Communities 2.0 policy.
- The proposed changes align with Complete Communities 2.0 and support the goals of the Court Avenue Secondary plan which include accommodating a variety of housing types and ensuring development occurs at an acceptable density range to reduce land consumption, servicing costs, and support transit use.

Precinct G Secondary Plan By-law No. 5/2018

- The Precinct G Secondary Plan was adopted by Council in 2019. The plan area is designated as a Recent Community in the Complete Communities Direction Strategy 2.0. The area is partially developed, with remaining undeveloped greenfield areas.
- The Precinct G Plan includes 4 land use designations, being the Low Density Residential, Medium Density Residential, Commercial and Mixed-Use, and Limited Development Policy Areas as shown below in Figure 2.

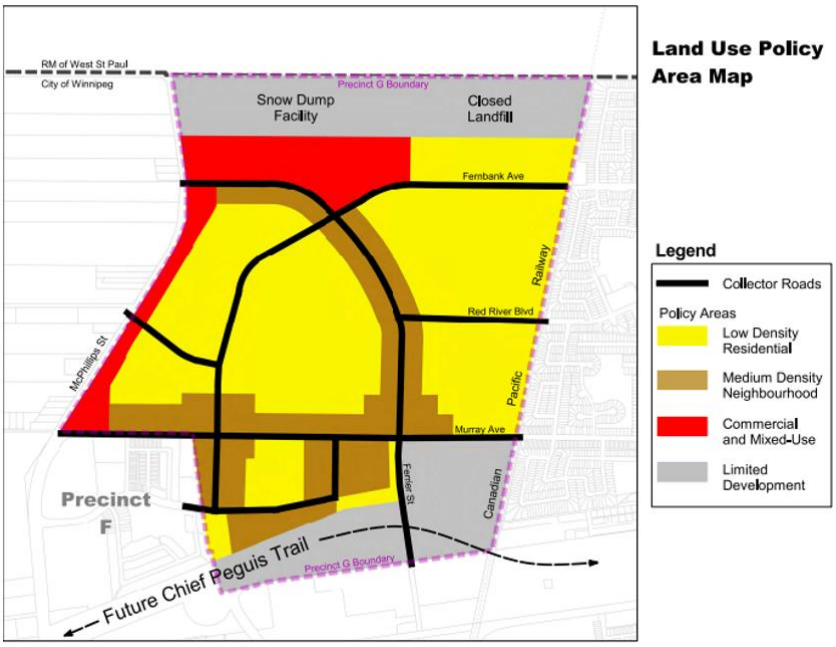


Figure 2: Precinct G Land Use Policy Area Map

- Five amendments are proposed to the Precinct G plan. The changes propose minor housekeeping updates to the plan to improve its clarity and alignment with Complete Communities 2.0.
- Within Precinct G, commercial uses are supported in the Medium Density Policy Area along collector roads, and in the Commercial and Mixed-Use Policy Area. However, they are prohibited within the Low Density Area, despite some Low Density Areas being located along collector roads.
- Commercial Mixed-Use lands north of Ferrier designated Commercial and Mixed Use have been zoned to accommodate future schools and park space, and no lands have currently been zoned for commercial uses within the developed Medium Density Policy Area. To increase the opportunity that local commercial uses may be introduced in future development applications and support the development of complete communities, the proposed amendments would introduce policy support for the establishment of commercial uses along collector roads in the Low Density Policy Area. The following change is proposed:

- Amending policy 3.1.9 to delete commercial as a prohibited use, and add that neighbourhood commercial uses may be considered along collector roads where compatible with adjacent buildings.

- The following amendment is also proposed to the policy permitting commercial along collectors in the Medium Density Area, for clarity:
  - Replacing “where appropriate” with “where compatible with adjacent buildings” in policy 3.2.10
- Three additional housekeeping amendments are also proposed to the Precinct G Plan:
  - Policy 3.1.4 is amended to add “ground oriented” before “multi-family”
  - A new policy is added to the Medium Density Policy area to replicate policy 3.1.4 in the low density policy area which requires public lanes for vehicular access to ground oriented dwellings exceeding 4 units
  - Policy 3.3.1 (Commercial and Mixed-Use Policy Area) is amended to add “up to mid-rise” before “multi-family development” to clarify that up to mid-rise development would be supported along McPhillips, which is an arterial roadway, in alignment with Complete Communities 2.0.
- The proposed amendments are in alignment with Complete Communities 2.0 and the objectives of the Precinct G Secondary Plan, which encourages the provision of a variety of housing options and access to commercial areas.

West Alexander & Centennial Neighbourhood Plan By-law 64/2008

- The West Alexander & Centennial Neighbourhood Plan was adopted by Council in 2008. The plan area is designated Mature Community in the Complete Communities Direction Strategy 2.0, with opportunities for increased residential intensification through infill development.
- The plan contains three residential designations as shown in Figure 3. Amendments are proposed to policies relating to height and density provisions in the Medium Density Residential and Residential Mixed Use Areas.

Figure 3: West Alexander Centennial Land Use Concept

- At the time the West Alexander & Centennial Plan was originally written, the inclusion of density policies within the plan was intended to encourage development at higher densities than were typical at that time. However, today, the policies are restrictive relative to what current market conditions demand, and lower than what may otherwise be considered under Complete Communities 2.0 and the Zoning By-law.
- The following provisions relating to building form, height and density are currently contained within the secondary plan:
    - Medium Density Residential Area
        - A mix of housing types are permitted, including single family, duplexes, triplexes, fourplexes, and low/medium multiple family dwellings.
        - Density is limited to one unit per 1,000 to 1,250 square feet of lot area.
        - Densities exceeding one unit per 1,000 square feet may only be considered for existing non-residential structures being converted to a residential use, for school sponsored student housing, or for non-profit, social housing.
        - Heights are limited to a maximum of three storeys, however along William, Bannatyne and McDermot, up to 4 storeys is permitted.
    - Residential Mixed Use Area
        - A mix of low and medium density residential, along with low intensity commercial uses are permitted.
        - Density is limited to one unit per 800 to 1,000 square feet of lot area.
        - Densities exceeding one unit per 800 square feet may only be considered when lots exceed 9,000 square feet, for existing non residential structures being converted to a residential use, for school sponsored student housing, or for non-profit, social housing.
        - Heights are limited to a maximum of four storeys; however, five storeys may be permitted when the lot is 9,000 square feet in size or greater, and the fifth storey is setback from the building face.
- To allow greater flexibility for increased heights and density to be considered through the discretionary review process, the following amendments to the Medium Density Residential and Residential Mixed Use Area Policies are proposed:
    - Medium Density Residential Area
        - Policy 6 of which states that “A density of one dwelling unit per 1,000 to 1,250 square foot of lot area may be accommodated through a discretionary review process” is deleted.
        - Policy 7 (higher densities for certain uses) is amended by replacing “A density exceeding one dwelling unit per 1,000 square feet of lot area may be accommodated through a discretionary review process only” with “A density exceeding what is permitted in the zoning by-law may be considered.”

        - Policy 9 is amended by deleting “and a maximum of three storeys in height; however, along William Avenue, Bannatyne Avenue, and McDermot Street, a maximum height of 4 storeys will be allowed.”
    - Residential Mixed Use Area
        - Policy 6 which sates that “A density of one dwelling unit per 800 to 1000 square feet of lot area may be accommodated through a discretionary review process” is deleted.
        - Policy 7 (higher densities for certain uses) is amended by replacing “A density exceeding one dwelling unit per 800 square feet of lot area may be accommodated through a discretionary review process only” with “A density exceeding what is permitted in the zoning by-law may be considered.”
        - Policy 9 is amended by deleting “and a maximum of four storeys in height; Five storeys will be permitted when the following criteria are met: i. The lot is a minimum of 9,000 square feet; ii. The fifth story is setback from the building face.”

- Two additional amendments are proposed to the descriptions for the Medium Density Residential and Residential Mixed-Use descriptions include in the “General Intent of District” section of the Plan, to remove reference to the numerical densities accommodated in each area.
- The Planned Development Overlay (PDO) that implements the West Alexander & Centennial Neighbourhood Plan is set out in Schedule L of Winnipeg Zoning By-law 200/2006.
- It should be noted that height requirements for the Medium Density Residential Area, and height and density requirements for the Residential Mixed Use Area are retained in the PDO.
- If the current application is approved, applicants could request variances to the PDO’s requirements which would be evaluated on a case-by-case basis through the discretionary review process, without the need for a Secondary Plan Amendment.
- Should Council approve the current Secondary Plan Amendment Application, the Public Service may consider amendments to the PDO at a later date to align with the changes.
- The proposed amendments are in alignment with Complete Communities 2.0 and with the goals of the West Alexander & Centennial Neighbourhood Plan which encourages the promotion of affordable and varied housing choices.

4. RECOMMENDATION

The Urban Planning and Design Division recommends approval of the proposed amendments to the Court Avenue (Precinct E), Precinct G, and West Alexander & Centennial Secondary Plans for the following reasons:

- The proposed amendments are in alignment with the intent of the Housing Accelerator Fund Agreement for Initiative 2, to remove policy barriers to housing development; and

- The proposed amendments align with policy direction in Complete Communities 2.0 to encourage a variety of housing types, and direct residential intensification to collector roadways.

This Report Submitted by:
Planning, Property and Development Department
Urban Planning Division

Report Prepared by:
Anna McKinnon, MCP
PPD File # SPA 3/2026