



**STANDING POLICY COMMITTEE ON PROPERTY AND DEVELOPMENT
DISPOSITION OF ITEMS**

JUNE 11, 2026

MEMBERS

PRESENT: Councillor Duncan, Chairperson
Councillor Browaty
Councillor Dobson
Councillor Santos

COMMITTEE

CLERK: L. Cowan, City Clerk's Department

STANDING POLICY COMMITTEE ON PROPERTY AND DEVELOPMENT
JUNE 11, 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 denied the request of John Danylchuk to refund the inspection fee associated with Vacant Building Schedule A Inspection Invoice No. 26-117008 dated March 25, 2026 for the premises located at 254 Ferry Road, as the conditions outlined in Section 24 of By-law 79/2010 have not been met.	Manager of Community By-law Enforcement, Community Services Department c. Administrative Coordinator, By-law Operations, Licensing & Bylaw Enforcement, Community Services Department
2	Request to Refund the Empty Building Fee associated with Empty Building Fee Invoice – 885 Downing Street	The Standing Policy Committee on Property and Development approved the following: 1. That the request of Josh Meneer to refund the empty building fee associated with Empty Building Fee Invoice No. 1432243-397 dated January 19, 2026 for the premises located at 885 Downing Street, as the conditions outlined in Section 24 of By-law 79/2010 have been met. 2. That a refund in the amount of \$4,840.00 be granted to Josh Mener. 3. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.	Manager of Community By-law Enforcement, Community Services Department c. Administrative Coordinator, By-law Operations, Licensing & Bylaw Enforcement, Community Services Department
3	Request to Refund the Inspection Fee associated with Vacant Building Schedule A Inspection Invoice – 372 Roberta Avenue	The Standing Policy Committee on Property and Development denied the request of Terrell Feakes to refund the inspection fee associated with Vacant Building Schedule A Inspection 26-120732 dated March 31, 2026 for the premises located at 372 Roberta Avenue, as the conditions outlined in Section 24 of By-law 79/2010 have not been met.	Manager of Community By-law Enforcement, Community Services Department c. Administrative Coordinator, By-law Operations, Licensing & Bylaw Enforcement, Community Services Department
4	Request to Issue an additional Residential Boarded Building Permit associated with the	The Standing Policy Committee on Property and Development denied the request of Reban Nouri to be issued an additional Residential Boarded	Manager of Community By-law Enforcement, Community

STANDING POLICY COMMITTEE ON PROPERTY AND DEVELOPMENT
JUNE 11, 2026
DISPOSITION OF ITEMS

Item	Subject/File	Recommendations	Action Required By
	Vacant Buildings By-law No. 79/2010 – 434 Agnes Street	Building Permit associated with the Vacant Buildings By-law No. 79/2010 for the premises located at 434 Agnes Street in, as the conditions outlined in Section 10(2) of the Vacant Buildings By-law 79/2010 have not been met.	Services Department c. Administrative Coordinator, By-law Operations, Licensing & Bylaw Enforcement, Community Services Department
5	Request to Issue an additional Residential Boarded Building Permit associated with the Vacant Buildings By-law No. 79/2010 – 681 Pritchard Avenue	The Standing Policy Committee on Property and Development denied the request of Ferdinand Villa and Amelito Cloma to be issued an additional Residential Boarded Building Permit associated with the Vacant Buildings By-law No. 79/2010 for the premises located at 681 Pritchard Avenue, as the conditions outlined in Section 10(2) of By-law 79/2010 have not been met.	Manager of Community By-law Enforcement, Community Services Department c. Administrative Coordinator, By-law Operations, Licensing & Bylaw Enforcement, Community Services Department
6	Semi-Annual Verbal Report on the Problem Properties Taskforce	The Standing Policy Committee on Property and Development received the verbal report of the Winnipeg Public Service as information.	Nil
7	Winnipeg Rowing Club Extension of Lease Agreement	The Standing Policy Committee on Property and Development concurred in the recommendation of the Winnipeg Public Service and granted an extension of time of 180 days to report back on the establishment of a new 20-year lease for the Winnipeg Rowing Club.	Director of Planning, Property and Development Department c. Manager, Real Estate and Land Development Standing Policy Committee on Property and Development
8	Surplus Declaration and Sale of Property Adjacent to 180 Market Avenue	The Standing Policy Committee on Property and Development concurred in the recommendation of the Winnipeg Public Service and recommended to Council: 1. That, subject to the City acquiring the Subject Property, the Subject Property shown as “Proposed Acquisition Area” on Misc. Plan No. 13916/5 be declared surplus to the City’s needs. 2. That section 3.2(B) of the Real Estate – Declaration as Surplus and Sale of Property Policy be waived, to enable a direct sale to Performing Arts Consortium of Winnipeg, Inc. as contemplated herein.	Executive Policy Committee

STANDING POLICY COMMITTEE ON PROPERTY AND DEVELOPMENT
JUNE 11, 2026
DISPOSITION OF ITEMS

Item	Subject/File	Recommendations	Action Required By
		3. That, subject to the approval of Recommendations 1 and 2, the direct sale of the Subject Property to the Performing Arts Consortium of Winnipeg, Inc. for \$1.00, be approved. 4. That, subject to the approval of Recommendations 1, 2 and 3, the City enter into, execute and deliver an Offer to Purchase Agreement with Performing Arts Consortium of Winnipeg, Inc. and any such other agreement determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the “Ancillary Agreements”). 5. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.	
9	Agreement for Services for Multi-Use Pathway on Kenaston Boulevard	The Standing Policy Committee on Property and Development concurred in the recommendation of the Winnipeg Public Service and recommended to Council: 1. That the proposed conditions for an Agreement for Services outlined in the report of the Administrative Coordinating Group dated April 22, 2026, and attached hereto as Schedule A, be approved. 2. That the Developer be authorized to construct servicing infrastructure and all related works, subject to the following: A. That the Developer be required to enter into an Agreement for Services with the City containing all the conditions outlined in the report of the Administrative Coordinating Group dated April 22, 2026, and attached hereto as Schedule A and such other terms and conditions as approved by the Chief Administrative Officer. 3. That the City enter into, execute and deliver an Agreement for Services, pursuant to Section 211 of the City of Winnipeg Charter, with the Developer in accordance with Schedule A and such other agreements as are determined necessary by the Director of Legal Services and City Solicitor to implement the intent of the foregoing (the “Ancillary Agreements”). 4. That authority be delegated to the Chief Administrative Officer to	Executive Policy Committee

STANDING POLICY COMMITTEE ON PROPERTY AND DEVELOPMENT
JUNE 11, 2026
DISPOSITION OF ITEMS

Item	Subject/File	Recommendations	Action Required By
		negotiate and approve the terms of the Agreement for Services and 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. 5. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.	
10	Honourary Street Naming – Greg Pester	The Standing Policy Committee on Property and Development concurred in the recommendation of Lord Selkirk-West Kildonan Community Committee, as amended, and directed the Winnipeg Public Service to report back in 90 days on initiating an 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.	Director of Planning, Property and Development Department c. Manager, Real Estate and Land Development Standing Policy Committee on Property and Development
11	Land Acquisition – Precinct D Regional Park	The Standing Policy Committee on Property and Development concurred in the recommendation of the Lord Selkirk-West Kildonan Community Committee and directed the Winnipeg Public Service 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.	Director of Planning, Property and Development Department c. Manager, Real Estate and Land Development Manager, Parks and Recreation, Community Services Department Standing Policy Committee on Property and Development
12	Monthly Reporting on Variance Applications Made for As-of-Right Residential Developments	The Standing Policy Committee on Property and Development concurred in the recommendation of the Winnipeg Public Service and received the report as information.	Nil
13	Verbal Report on the Pilot Project for Narrow Lots in the Sage Creek Neighbourhood	The Standing Policy Committee on Property and Development recommended to Council: 1. That the Winnipeg Public Service be directed to continue the narrow lot pilot project, concluding upon the completion of the Zoning By-law rewrite project, at which time recommendations shall be made on whether this type of lot size should be permitted outright within the	Executive Policy Committee

STANDING POLICY COMMITTEE ON PROPERTY AND DEVELOPMENT
JUNE 11, 2026
DISPOSITION OF ITEMS

Item	Subject/File	Recommendations	Action Required By
		Zoning By-law. 2. That the narrow lot pilot project shall adhere to the following parameters: A. That the term ‘narrow lots’ for this purpose refers to lots zoned for single family residential with lot widths as low as 20 feet and lot areas as low as 2,000 square feet. B. That the pilot project applies to narrow and small lots in greenfield areas within the Sage Creek and Bison Run neighbourhoods only (including Emerging Communities and New Communities as defined in Complete Communities 2.0). C. That within the context of the pilot project, the City of Winnipeg will consider supporting variances for this type of development within greenfield areas. D. That narrow/small lots will require access from a paved public rear lane. E. That variances to other dimensional standards within Table 5-2 of the City of Winnipeg Zoning By-law may be considered on a case-by-case basis. 3. That the Proper Officers of the City be authorized to do all thing necessary to implement the intent of the foregoing.	
14	Allowing Recreational Vehicles to be Parked on a Driveway Beginning May 1	The Standing Policy Committee on Property and Development concurred in the recommendation of the Assiniboia Community Committee and directed the Winnipeg Public Service to report back to its December 3, 2026 meeting with an amendment to the Winnipeg Zoning By-law 200/2006 to allow a maximum of one recreational vehicle, travel trailer, or motor home to be parked on a driveway in the front yard leading to a parking space in the principal building or in a side or rear yard between May 1 and October 31.	Director of Planning, Property and Development Department c. Chief Zoning Officer Standing Policy Committee on Property and Development
15	Secondary Plan Amendment – Proposed Amendments to the Airport Area West Residential Area Secondary Plan and Ridgewood South Precinct Plan File SPA 1/2026	The Standing Policy Committee on Property and Development concurred in the recommendation of the Assiniboia Community Committee, and recommended to Council: 1. That first reading be given to By-law No. 19/2026, a draft of which is	Executive Policy Committee

STANDING POLICY COMMITTEE ON PROPERTY AND DEVELOPMENT
JUNE 11, 2026
DISPOSITION OF ITEMS

Item	Subject/File	Recommendations	Action Required By
		attached as Appendix “C”, being a by-law to amend the Airport Area West Residential Area Secondary Plan By-law No. 85/2016 and Ridgewood South Precinct Plan By-law No. 62/2013 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.	
16	Rezoning – 284 Wellington Crescent File DAZ 208/2026	The Standing Policy Committee on Property and Development concurred in the recommendation of the City Centre Community Committee, and recommended to Council: 1. That the application and proposed by-law for rezoning under File DAZ 208/2026 [c/r DAV 127653/2026D] be rejected. 2. That in accordance with Subsection 281(2) of The City of Winnipeg Charter, the supporting reasons of the hearing body, be adopted. 3. That the Proper Officers of the City do all things necessary to implement the intent of the foregoing.	Executive Policy Committee
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	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.	Executive Policy Committee

STANDING POLICY COMMITTEE ON PROPERTY AND DEVELOPMENT
JUNE 11, 2026
DISPOSITION OF ITEMS

Item	Subject/File	Recommendations	Action Required By
		3. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.	
18	Subdivision and Rezoning – Highland Pointe - Phase 6 (in the vicinity of Fernbank Avenue) File DASZ 3/2026	The Standing Policy Committee on Property and Development concurred in the recommendation of the Lord Selkirk-West Kildonan Community Committee, as amended, and recommended to Council: 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: i. Private approaches serving all R2 zoning lots shall be	Executive Policy Committee

STANDING POLICY COMMITTEE ON PROPERTY AND DEVELOPMENT
JUNE 11, 2026
DISPOSITION OF ITEMS

Item	Subject/File	Recommendations	Action Required By
		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”): a. a black chain link fence, with no openings or gaps, including no gates, 1.83 metres (6 feet)	

STANDING POLICY COMMITTEE ON PROPERTY AND DEVELOPMENT
JUNE 11, 2026
DISPOSITION OF ITEMS

Item	Subject/File	Recommendations	Action Required By
		in height (the "Fence"); b. a berm 2 metres (6.56 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, 2.5 metres (8.2 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"). 4. That authority be delegated to the Director of Planning, Property and	

STANDING POLICY COMMITTEE ON PROPERTY AND DEVELOPMENT
JUNE 11, 2026
DISPOSITION OF ITEMS

Item	Subject/File	Recommendations	Action Required By
		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. 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	

STANDING POLICY COMMITTEE ON PROPERTY AND DEVELOPMENT
JUNE 11, 2026
DISPOSITION OF ITEMS

Item	Subject/File	Recommendations	Action Required By
		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.	
19	Rezoning – 229 Machray Avenue File DAZ 204/2026	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 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: a. buildings b. accessory parking areas c. private approaches d. garbage enclosures	Executive Policy Committee

STANDING POLICY COMMITTEE ON PROPERTY AND DEVELOPMENT
JUNE 11, 2026
DISPOSITION OF ITEMS

Item	Subject/File	Recommendations	Action Required By
		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. 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.	

STANDING POLICY COMMITTEE ON PROPERTY AND DEVELOPMENT
JUNE 11, 2026
DISPOSITION OF ITEMS

Item	Subject/File	Recommendations	Action Required By
		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.	
20	Proposed Closing of Public Lane Between Craddock Avenue and Chesterfield Avenue File DAC 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 the lane closing shown on Misc. Plan 16328/2 (attached as “Appendix E”) and Misc. Plan 16328/4, (attached as Appendix F”) be approved, subject to:	Executive Policy Committee

STANDING POLICY COMMITTEE ON PROPERTY AND DEVELOPMENT
JUNE 11, 2026
DISPOSITION OF ITEMS

Item	Subject/File	Recommendations	Action Required By
		A. The Applicant fulfilling all conditions outlined in Appendix A with the following amendment: i. In Geomatics and Land Information Services, replace “Misc. plan No. 16328/3 attached as Appendix D” with “Misc. Plan 16328/4 attached as Appendix F”. 2. That the affected land in Appendix E be declared surplus to the City’s needs, subject to: A. The approval of the sale and conveyance of the land by Council or its delegated authority; and B. The Purchaser (or assignee) fulfilling all obligations and conditions of approval outlined in Appendix A attached to this report. 3. That upon instruction from the Director, the City Solicitor prepare and bring directly to Council for enactment, a by-law to facilitate the street closing (the “By-law”). 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 Purchaser (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 Purchaser (or assignee) applies for an extension of time before the expiration of the 1-year period; and	

STANDING POLICY COMMITTEE ON PROPERTY AND DEVELOPMENT
JUNE 11, 2026
DISPOSITION OF ITEMS

Item	Subject/File	Recommendations	Action Required By
		B. Council approves the extension of time. 6. That subject to Council or its delegated authority's concurrence respecting terms and conditions of the sale of the land, the City enter into, execute and deliver a Purchase and Sale Agreement with the Purchaser(s) or assignee(s) 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"), failing which this proposal shall be deemed rescinded and shall not be proceeded with. 7. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.	
21	Amendment to the Development Procedures By-law in Respect of Development Applications for Variance or Conditional Use	The Standing Policy Committee on Property and Development concurred in the recommendation of the Winnipeg Public Service, as amended, and recommended to Council: 1. That a By-law be enacted to amend the Development Procedures By-law in accordance with this report (a draft amending by-law is attached as Schedule "A" to this report), with the following amendment: A. That Section 38 be amended to delegate authority to the Director of Planning, Property and Development to terminate Conditional Use orders pursuant to Sections 252 and 254 of the City of Winnipeg Charter. 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