EAST KILDONAN-TRANSCONA COMMUNITY COMMITTEE
DISPOSITION OF ITEMS

JUNE 22, 2026

MEMBERS
PRESENT: Councillor Wyatt, Chairperson
Councillor Browaty
Councillor Durand-Wood

COMMITTEE
CLERK: B. Harris, City Clerk's Department

EAST KILDONAN-TRANSCONA COMMUNITY COMMITTEE
JUNE 22, 2026
DISPOSITION OF ITEMS

Item	Subject/File	Recommendations	Action Required By
		DELEGATIONS	
		REPORTS	
1	Citizen Member Appointments – East Kildonan-Transcona Library Advisory Committee	The East Kildonan-Transcona Community Committee laid the matter over for up to 180 days.	East Kildonan-Transcona Community Committee
2	Plan Approval – Plessis Road File DASZ 16/2024	The East Kildonan-Transcona Community Committee concurred in the recommendation of the Winnipeg Public Service and approved the plans for Plessis Road, with the following amendment: 1. That the trees be relocated as shown in blue ink on page 4 of "Schedule C". 2. That the siding on both ends of the row housing portion of the plan be changed to a Brown coloured Hardie board.	Manager of Urban Planning, Planning, Property and Development Department c. Planner, Planning Property and Development Department Zoning Officer, Planning Property and Development Department
3	Plan Approval – 621 Pandora Avenue West File DASZ 14/2025	The East Kildonan-Transcona Community Committee concurred in the recommendation of the Winnipeg Public Service and approved the plans for 621 Pandora Avenue West, with the following amendment: 1. That Plan Sheets 1 to 4, dated May 19, 2026, be replaced with the submission from Daniel MacGibbon, dated June 2, 2026.	Manager of Urban Planning, Planning, Property and Development Department c. Planner, Planning Property and Development Department Zoning Officer, Planning Property and Development Department
4	Plan Approval – Reenders Drive File DASZ 33/2013	The East Kildonan-Transcona Community Committee concurred in the recommendation of the Winnipeg Public Service and approved the plans for Reenders Drive, with the following amendments: 1. That trees be added on parking lot islands as indicated in blue on the attached "Schedule C". 2. That the shrubs along the south side of the fence along the northern boundary of the subject property be removed and replaced with grass.	Manager of Urban Planning, Planning, Property and Development Department c. Planner, Planning Property and Development Department Zoning Officer, Planning Property and Development

EAST KILDONAN-TRANSCONA COMMUNITY COMMITTEE
JUNE 22, 2026
DISPOSITION OF ITEMS

Item	Subject/File	Recommendations	Action Required By
		3. That high quality shrubs be planted on the north side of the fence along the northern boundary of the subject property. Subject to the following conditions: 1. That the Plan Approval File No. 26-131902 shall come into force and effect upon the coming into force and effect of the Variance for the subject land under File No. DAV 26-157226C and the coming into force and effect of the Conditional Use for the subject land under File No. DCU 26-160269C. 2. That the applicant work with the Planning, Property and Development Department and the area Councillor with respect to final locations and designs of the following: A. Park Amenities B. Tree and tree vault locations C. Park Signage D. Entry, signage and fencing for the Children of Israel Cemetery E. Fencing on the north side of the property to the rear of the large commercial building. 3. That signage on the buildings be subject to future plan approval at the East Kildonan-Transcona Community Committee per the arrival of tenants to the development.	Department
5	Plan Approval – 99 Transcona Boulevard File DASZ 39/2013	The East Kildonan-Transcona Community Committee concurred in the recommendation of the Winnipeg Public Service and approved plans for 99 Transcona Boulevard.	Manager of Urban Planning, Planning, Property and Development Department c. Planner, Planning Property and Development Department Zoning Officer, Planning Property and Development Department
6	Plan Approval – 565 Watt Street File DAV 156553/2026D	The East Kildonan-Transcona Community Committee concurred in the recommendation of the Winnipeg Public Service and approved plans for 565 Watt Street, subject to the following condition:	Manager of Urban Planning, Planning, Property and Development Department

EAST KILDONAN-TRANSCONA COMMUNITY COMMITTEE
JUNE 22, 2026
DISPOSITION OF ITEMS

Item	Subject/File	Recommendations	Action Required By
		1. That the Plan Approval File No. 26-156541 shall come into force and effect upon the coming into force and effect of the Variance for the subject land under File No. DAV 26-156553\D.	c. Planner, Planning Property and Development Department Zoning Officer, Planning Property and Development Department
7	Park Plan Approval – Development Agreement 19/ 20 – Summerlea Central Park	The East Kildonan-Transcona Community Committee laid the matter over for up to 30 days.	East Kildonan-Transcona Community Committee
8	Approval of Proposed Subdivision and Servicing Agreement for Land Located at 485 Grassie Boulevard	The East Kildonan-Transcona 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 subdivision under Development Application No. DASSF 508/2026 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map attached as Schedule "A", with such changes as may be required, and registration in the Winnipeg Land Titles Office, subject to the following conditions: A. That the Developer be required to enter into a Servicing 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 June 13, 2026 and attached as Schedule "B" to this report. B. That the City enter into, execute and deliver with the Developer a Servicing 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 City's Director of Planning, Property and Development to negotiate and approve the terms and conditions of the Servicing 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	Standing Policy Committee on Property and Development

EAST KILDONAN-TRANSCONA COMMUNITY COMMITTEE
JUNE 22, 2026
DISPOSITION OF ITEMS

Item	Subject/File	Recommendations	Action Required By
		the City. 2. That authority be delegated to the City's Director of Planning, Property and Development (the "Director") to negotiate and approve the terms and conditions of the Servicing 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. 3. That, in lieu of the dedication of land, the Developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of Development Application No. DASSF 508/2026, as determined by the City's Director of Planning, Property and Development. 4. That the subdivision will come into force when the Servicing Agreement is fully executed and the Plan is registered in the Winnipeg Land Titles Office. 5. That this matter will be deemed to be concluded and all approvals in connection with this matter will expire if the Servicing Agreement is not fully executed and the Plan is not registered in the Winnipeg Land Titles Office in accordance with Recommendation 4 within 2 years from the date of adoption of the report by Council, unless the Developer applies for an extension of time before the expiration of the 2 year period and Council approves the extension. 6. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.	
9	Community Incentive Grant Program – Ecole Springfield Heights School Parent Advisory Council	The East Kildonan-Transcona Community Committee did not concur in the recommendation of the Winnipeg Public Service and recommended to the Standing Policy Committee on Community Services: 1. That a Community Incentive Grant in the amount of $112,500.00, funded from the North Kildonan Ward allocation, be approved to Ecole Springfield Heights School Parent Advisory Council to assist with the cost of the Ecole Springfield Heights Play Structure project, subject to the following conditions:	Standing Policy Committee on Community Services

EAST KILDONAN-TRANSCONA COMMUNITY COMMITTEE
JUNE 22, 2026
DISPOSITION OF ITEMS

Item	Subject/File	Recommendations	Action Required By
		A. Confirmation of other funding sources; B. Approval of final plans and specifications for the project by the Director of Community Services; and C. The applicant entering into a formal agreement with The City of Winnipeg. 2. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.	
10	Non-Conforming Approach – 29 & 175 Coppack Crescent	The East Kildonan-Transcona Community Committee concurred in the recommendation of the Winnipeg Public Service and approved the application for a non-conforming approach at 29 Coppack Crescent and 175 Coppack Crescent.	Manager of Engineering Division, Public Works Department c. Technologist, Public Works Department
11	Edward Schreyer Strategic Regional Transportation Infrastructure Cost Area Charge	The East Kildonan-Transcona Community Committee laid over consideration of the following motion for up to 30 days: WHEREAS Winnipeg City Council adopted the Transcona West Area Structure Plan By-law in 2008; AND WHEREAS the plan identified the need for the construction of what was formally named, the North-South Transcona Corridor, and was renamed by Winnipeg City Council the Edward Schreyer Parkway, after the first NDP Premier in Manitoba History (1969-1977), the Rt. Hon. Edward Scheryer, who, during his tenure as Premier, legislated new progressive programs and legislation to raise the quality of life for the working people of Manitoba, and later he served as Canada's Governor General (1979-1984), and then went on to serve as our Nation's High Commissioner to Australia (1984-1988); AND WHEREAS the need for the construction of the Edward Schreyer Parkway has never been greater, with an explosion of residential development in Northeast Winnipeg over the last 20 years, combined with an ongoing strong Industrial base for both manufacturing and transportation industries, such as the CNR Intermodal Terminal Yards, New Flyer Industries, Federal Express Shipping Centre, Parmalat Dairy, CNR Transcona Shops, and Premier Printing, just to name a few of the many medium to large industrial businesses that employ tens of thousands of residents and demand a strong regional road	East Kildonan-Transcona Community Committee

Item	Subject/File	Recommendations	Action Required By
		network for the movement of truck, goods, people and services; AND WHEREAS the plan for the Edward Schreyer Parkway envisions a four lane cross section roadway, which represents a key leg in the City's envisioned and planned Regional Road Transportation Network, namely the Inner Ring Road system, that would link directly to and with the completion of Chief Peguis Trail, from Main Street to Route 90, ensuring the northern leg of the Inner Ring Road is real and practical method for the movement of goods, services and people; AND WHEREAS the City of Winnipeg has employed the use of Area Charges to assist with new Strategic Regional Transportation Infrastructure Costs, with the most recent example being the Ridgewood Transportation Levy, that has been applied in the Charleswood area of Winnipeg for the purpose assisting with the completion of William Clement Parkway; AND WHEREAS the City of Winnipeg had previously approached the Province of Manitoba to request an amendment to the City of Winnipeg Charter Act, to allow for Development Cost Area Charges to be collected at the point of the Issuance of Permits, but that this matter was not pursued further following the legal failure to implement the proposed policy of 'Impact Fees'; THEREFORE BE IT RESOLVED that the Standing Policy Committee on Property and Development be requested to direct the Winnipeg Public Service to undertake a feasibility assessment of implementing a Transportation Area Charge, through development applications, and at the permit stage (subject to the necessary change required in Provincial legislation) to be called the Edward Schreyer Strategic Regional Transportation Infrastructure Cost Area Charge, for the purpose of assisting with the construction of the Edward Schreyer Parkway, in order to assist the City with resources to conduct preliminary and/or detailed designs for the said capital project, and to report back to the Standing Policy Committee in 120 days. AND BE IT FURTHER RESOLVED that the City of Winnipeg requests an amendment to the City of Winnipeg Charter Act, as was previously contemplated, to allow for Development Cost Area Charges to be collected at the point of the Issuance of Permits	
12	Future Park Plan Approval – Mother Earth Nature Park	The East Kildonan-Transcona Community Committee approved the following:	Committee Clerk

EAST KILDONAN-TRANSCONA COMMUNITY COMMITTEE
JUNE 22, 2026
DISPOSITION OF ITEMS

Item	Subject/File	Recommendations	Action Required By
		1. That in the event an application for a Park Plan Approval for the Mother Earth Nature Park is received, that it be requested to be added to the agenda of any special meeting held prior to the regular meeting of the East Kildonan-Transcona Community Committee scheduled for September 3, 2026.	
13	Future Amendment to Summerlea Development Servicing Agreement	The East Kildonan-Transcona Community Committee approved the following: 1. That in the event a report with respect to a proposed amendment to the Summerlea development servicing agreement is prepared by the Winnipeg Public Service, that it be requested to be added to the agenda of any special meeting held prior to the regular meeting of the East Kildonan-Transcona Community Committee scheduled for September 3, 2026 .	Committee Clerk
		HEARINGS	
1	Secondary Plan Amendment – Transcona West Area Structure Plan File SPA 2/2026	The East Kildonan-Transcona 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 Council give first reading to By-law No. 20/2026, a draft of which is attached as Appendix "C", being a by-law to amend the Transcona West Area Structure Plan By-law No. 215/2006 in accordance with this report, with the following amendment: A. In Section 2 – 5.1.2 Amended delete the words "Low rise apartment buildings" and replace with the words "Low rise residential uses" 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.	Standing Policy Committee on Property and Development
2	Variance – 565 Watt Street File DAV 156553/2026D	The East Kildonan-Transcona Community Committee concurred in the recommendation of the Winnipeg Public Service, and approved a Variance on "the land" as follows:	Manager of Development and Inspections, Planning, Property and Development Department

EAST KILDONAN-TRANSCONA COMMUNITY COMMITTEE
JUNE 22, 2026
DISPOSITION OF ITEMS

Item	Subject/File	Recommendations	Action Required By
		1. For the construction of a multi-family dwelling to permit: A. a front yard of 10 feet (3.05 metres); B. a south side yard of 16.5 feet (5.03 metres); C. a south side yard balcony projection of 6.5 feet (2.0 metres); D. 145 parking spaces; 2. For the establishment of an accessory parking area to permit; A. 3 feet (0.9 metre) north side yard to parking space; B. 12 guest parking spaces. Subject to the following conditions: 1. That prior to the issuance of any development permits, a signed service agreement with a car share provider shall be submitted to and approved by the Director of Planning, Property and Development. The service agreement shall include three (3) car share vehicles and three (3) dedicated parking stalls for the car share vehicles, to the satisfaction of the Director of Planning, Property and Development, to be thereafter maintained 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.	c. Administrator of Zoning and Permits, Planning, Property and Development Department Planner, Planning, Property and Development Department
3	Secondary Plan – South Transcona (Precinct S) File SP 3/2026	On June 15, 2026, the Applicant withdrew the application and, as such, the item was filed.	Nil