ASSINIBOIA COMMUNITY COMMITTEE
DISPOSITION OF ITEMS

JUNE 22, 2026

MEMBERS
PRESENT: Councillor Duncan, Chairperson
Councillor Dobson
Councillor Lukes

COMMITTEE
CLERK: L. Cowan, City Clerk's Department

ASSINIBOIA COMMUNITY COMMITTEE
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Item	Subject/File	Recommendations	Action Required By
		DELEGATIONS	
		REPORTS	
1	Plan Approval – Frontier Trail File DASZ 19/2019	The Assiniboia Community Committee concurred in the recommendation of the Winnipeg Public Service, and approved plans for Frontier Trail, subject to the following condition: 1. That, the Plan Approval shall not go into force and effect until approval of the associated Variance (DAV 26-146628C).	Manager of Urban Planning, Planning, Property and Development Department c. Urban Planner, Planning Property and Development Department Zoning Officer, Planning Property and Development Department
2	Plan Approval – 410 Kensington Street File DAZ 208/2019	The Assiniboia Community Committee concurred in the recommendation of the Winnipeg Public Service and approved plans for 410 Kensington Street.	Manager of Urban Planning, Planning, Property and Development Department c. Urban Planner, Planning Property and Development Department Zoning Officer, Planning Property and Development Department
3	Plan Approval – 4506 Grant Avenue File DASZ 26/2025	The Assiniboia Community Committee concurred in the recommendation of the Winnipeg Public Service and approved plans for 4506 Grant Avenue.	Manager of Urban Planning, Planning, Property and Development Department c. Urban Planner, Planning Property and Development Department Zoning Officer, Planning Property and Development Department
4	Plan Approval – 375 Oakdale Drive File DAZ 221/2025	The Assiniboia Community Committee concurred in the recommendation of the Winnipeg Public Service and approved plans for 375 Oakdale Drive.	Manager of Urban Planning, Planning, Property and

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			Development Department c. Urban Planner, Planning Property and Development Department Zoning Officer, Planning Property and Development Department
5	Plan Approval – 665 Sterling Lyon Parkway File DASZ 37/2008	The Assiniboia Community Committee concurred in the recommendation of the Winnipeg Public Service and approved plans for 665 Sterling Lyon Parkway.	Manager of Urban Planning, Planning, Property and Development Department c. Urban Planner, Planning Property and Development Department Zoning Officer, Planning Property and Development Department
6	Plan Approval – 585 Sterling Lyon Parkway File DASZ 37/2008	The Assiniboia Community Committee concurred in the recommendation of the Winnipeg Public Service, and approved plans for 585 Sterling Lyon Parkway, subject to the following condition: 1. That, the Plan Approval shall not go into force and effect until approval of the associated Variance (DAV 26-149748/D).	Manager of Urban Planning, Planning, Property and Development Department c. Urban Planner, Planning Property and Development Department Zoning Officer, Planning Property and Development Department
7	Amendment to Development Agreement AG 22/07 – South Pointe	The Assiniboia 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 Development Agreement No. AG 22/07 dated November 1, 2007 (the "Development Agreement"), entered into pursuant to Development Application No. DASZ 33/2012, be amended in Section 1 of Schedule "C" by adding a new Clauses after 11.g) as follows:	Standing Policy Committee on Property and Development

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		"h. The Developer shall pay to the City the cost of the installation of traffic-control signals and all related works including, but not limited to, pedestrian and vehicular actuation, interconnection to adjacent traffic control signals, and audible pedestrian signals on Waverley Street at its intersection with Payworks Way, as determined by to the satisfaction the Director of Public Works. i. The Developer shall construct or pay to the City, on demand, the full cost of the City-approved intersection treatment and all related works, including traffic control and geometric intersection improvements, with the exclusion of a half-signal, at the private approach to the commercial site off Tim Sale Drive between Waverley Street and Kirkbridge Drive, all to the satisfaction of the Director of Public Works. The nature, scope, and standard of the intersection treatment shall be determined solely by the City." 2. That the City enter into, execute and deliver an agreement to amend the Development Agreement in accordance with recommendation 1 (the "Amending Agreement"), and such other agreements determined by the City Solicitor/Director of Legal Services to be necessary to implement the intent of the foregoing (the "Ancillary Agreements"). 3. That authority be delegated to the Director of Planning, Property and Development to negotiate and approve the Amending Agreement and the 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. 4. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.	
8	Extension of Time – Subdivision and Rezoning – Land located at the Northeast Corner of Gull Lake Road and Markham Road – DASZ 21/2021	The Assiniboia 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 time limit to satisfy the Coming into Force provisions of By-law No. 105/2022 be extended to January 21, 2027. 2. That the Proper Officers of the City be authorized to do all things	Standing Policy Committee on Property and Development

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		necessary to implement the intent of the foregoing.	
9	Active Transportation Connection from Caron Park to the Perimeter Highway Bridge	The Assiniboia Community Committee recommended to the Standing Policy Committee on Public Works that the Winnipeg Public Service be directed to report back in 180 days on options/concepts to provide upgraded active transportation connectivity from Caron Park to the Perimeter Highway bridge of the Assiniboine River, and include consultation with the Provice of Manitoba, and other stakeholders as required.	Standing Policy Committee on Public Works
10	Turn Signal on Corydon Avenue at Kenaston Boulevard	The Assiniboia Community Committee recommended to the Standing Policy Committee on Public Works that the Winnipeg Public Service be directed to report back in 90 days on the installation of a turn signal for westbound traffic on Corydon Avenue turning southbound onto Kenaston Boulevard.	Standing Policy Committee on Public Works
11	Park and Recreation Enhancement Funds for Whyte Ridge Community Centre Basketball Court Surfacing	The Assiniboia Community Committee recommended to the Standing Policy Committee on Community Services: 1. That the Winnipeg Public Service be directed to enter into a Grant Agreement with the Whyte Ridge Community Centre in the amount of $52,000 for the purpose of supporting the basketball court surfacing project. 2. That the funding source for this Grant be allocated from the Waverley West Ward Park and Recreation Enhancement Fund. 3. That the City enter into, execute and deliver a Grant Agreement with Whyte Ridge Community Centre 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 Chief Financial Officer to negotiate and approve the terms and conditions of the Grant Agreement and the Ancillary Agreements, in accordance with this motion 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.	Standing Policy Committee on Community Services
		HEARINGS	
1	Excess Animal Permit – 20 Bernfield Bay File PA 1/2026	The Assiniboia Community Committee concurred in the recommendation of the Winnipeg Public Service and approved an Excess Animal Permit to Yana Blahman and Semion Riman at 20 Bernfield Bay, for a maximum of ten cats	General Manager of Animal Services Special Operating Agency

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		for a term of five years.	c. Field Operations/Court Coordinator, Animal Services SOA
2	Appeal – Variance – 1121 Lee Boulevard File DAV 250311A/2025B	The Assiniboia Community Committee denied the appeal, concurred in the decision of the Director of Planning, Property and Development, confirmed Variance Order DAV 250311/2025B, and approved a Variance on "the land" to permit the construction of a two-family dwelling on each of Lot 17 and Lot 18 to permit the following: 1. A maximum primary mass dimension of 39 feet (11.89 metres) instead of 30 feet (9.14 metres) in the shorter dimension; 2. No pedestrian entry connecting one ground floor unit to a public sidewalk. Subject to the following conditions: 1. That the development shall be constructed in substantial conformance with the plans submitted attached hereto and identified as Sheets 1 and 4 for File No. DAV 25-250311/B, dated January 29, 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: i. buildings ii. accessory parking areas iii. garbage enclosures iv. fencing v. 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.	Manager of Development and Inspections, Planning, Property and Development Department c. Administrator of Zoning and Permits, Planning, Property and Development Department Urban Planner, Planning, Property and Development Department

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		2. That a pedestrian walkway shall be built from the primary entrance of each dwelling unit and that all walkways shall be constructed to extend to the Lee Boulevard roadway, across the public boulevard, to the satisfaction of the Director of Public Works. 3. 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	Variance – 136-172 Pathfinder Trail File DAV 167875/2026D	The Assiniboia Community Committee concurred in the recommendation of the Winnipeg Public Service and approved a Variance on "the land" as follows: 1. For the construction of single-family dwellings on Lots 1, 2, 3, 6, 7, 10 and 11, Block 5 to permit: A. east side yards of 3.1 feet (0.95 metres) B. west side yards of 3.1 feet (0.95 metres) 2. For the construction of single-family dwellings on Lots 4 and 8, Block 5 to permit no east side yard. 3. For the construction of single-family dwellings on Lots 5 and 9, Block 5 to permit no west side yard. Subject to the following conditions: 1. That the applicant shall submit an application to rezone the subject site within one (1) year of the date of this Variance order. 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.	Manager of Development and Inspections, Planning, Property and Development Department c. Administrator of Zoning and Permits, Planning, Property and Development Department Urban Planner, Planning, Property and Development Department
4	Variance – Sharon Carstairs Way File DAV 140855/2026D	The Assiniboia Community Committee concurred in the recommendation of the Winnipeg Public Service and approved a Variance on "the land" as follows: 1. To vary the "R2" Development and Design Standards of Winnipeg Zoning By-law No. 200/2006 for the establishment of residential lots	Manager of Development and Inspections, Planning, Property and Development Department c. Administrator of Zoning and Permits, Planning,

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		to permit: A. On proposed Block 10 Lot 1 a lot area of 3,243 square feet (301.3 square metres); B. On proposed Block 10 Lots 2, 3, 5, 6, 7 lot areas of 3,402 square feet (316.1 square metres); C. On proposed Block 10 Lot 4 lot area of 3,202 square feet (297.5 square metres); D. On proposed Block 10 Lot 8 a lot area of 3,470 square feet (322.4 square metres); E. On Proposed Block 10 Lot 9 a lot area of 3,483 square feet (323.6 square metres); F. On proposed Block 10 Lot 10 a lot area of 3,482 square feet (323.5 square metres; G. On proposed Block 10 Lot 11 a lot area of 3,565 square feet (331.2 square metres); H. On proposed Block 11 Lots 3, 4, 7 lot areas of 3,910 square feet (363.2 square metres); I. On proposed Block 11 Lot 8 a lot area of 4,866 square feet (452.1 square metres); J. On proposed Block 11 Lot 11 a lot area of 3,969 square feet (368.7 square metres); K. On proposed Block 11 Lot 12 a lot area of 3,876 square feet (360.1 square metres); L. On proposed Block 11 Lot 13 a lot area of 3,878 square feet (360.3 square metres); M. On proposed Block 11 Lot 26 a lot area of 3,252 square feet (302.3 square metres);	Property and Development Department Urban Planner, Planning, Property and Development Department

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		N. On proposed Block 11 Lot 27 a lot area of 3,156 square feet (293.2 square metres); O. On proposed Block 10 Lots 1-11 a front yard of 10 feet (3.05 metres). 2. To vary the "R1-M" Development and Design Standards of Winnipeg Zoning By-law No. 200/2006 for the establishment of residential lots to permit on proposed Block 3 Lots 21-24, 32-35 lot areas of 3,450 square feet (297.48 square metres). Subject to the following condition: 1. 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.	
5	Variance – 585 Sterling Lyon Parkway File DAV 149748/2026D	The Assiniboia Community Committee concurred in the recommendation of the Winnipeg Public Service and approved a Variance on "the land" for the construction of a multi-family dwelling to permit a west side yard of 6.5 feet (1.98 metres) as previously approved under DAV 221094/24D, subject to the following condition: 1. 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.	Manager of Development and Inspections, Planning, Property and Development Department c. Administrator of Zoning and Permits, Planning, Property and Development Department Urban Planner, Planning, Property and Development Department
6	Variance – 2675 Portage Avenue File DAV 145001/2026D	The Assiniboia Community Committee concurred in the recommendation of the Winnipeg Public Service and approved a Variance on "the land" for the establishment of a parking area, accessory to a mixed use building, to permit parking stall lengths varying from 17.16 feet (5.23 metres) to 22 feet (6.7 metres) for stalls accessed directly from a public lane, subject to the following conditions: 1. That any parking stall less than 21 feet in length accessed directly from the public lane shall be posted with signage designated these stalls for small cars only, and thereafter maintained to the satisfaction of the Director of Planning, Property and Development.	Manager of Development and Inspections, Planning, Property and Development Department c. Administrator of Zoning and Permits, Planning, Property and Development Department Urban Planner, Planning, Property and

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		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.	Development Department