CITY CENTRE COMMUNITY COMMITTEE
DISPOSITION OF ITEMS

JUNE 23, 2026

MEMBERS
PRESENT: Councillor Gilroy, Chairperson
Councillor Orlikow
Councillor Rollins

COMMITTEE
CLERK: R. Ford, City Clerk's Department

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Item	Subject/File	Recommendations	Action Required By
		DELEGATIONS	
		REPORTS	
1	Extension of Time – Subdivision and Rezoning – 740 Holly Avenue File DASZ 13/2026	The City Centre 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. 88/2023 be extended to June 27, 2027. 2. 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	Plan Approval – 1460 Corydon Avenue	The City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service and approved plans for 1460 Corydon Avenue.	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 – 160 Ash Street	The City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service and approved the plans for 160 Ash Street, with the following amendment: 1. That the applicant revise the front façade facing Ash Street on page 2 of 7 so that the façade treatment and articulation are similar on both street-facing frontages, to the satisfaction of the Director of Planning, Property and Development.	Manager of Urban Planning, Planning, Property and Development Department c. Planner, Planning Property and Development Department Zoning Officer, Planning Property and Development Department
4	Traffic Calming Measures – Ellice Avenue at Erin Street	The City Centre Community Committee recommended to the Standing Policy Committee on Public Works that the Winnipeg Public Service be directed to report back on traffic calming measures, including but not limited to; red light	Standing Policy Committee on Public Works

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		and speed cameras, larger one-way signage and boulevard/barriers to better protect the south-west corner of Ellice Avenue and Erin Street.	
5	Four-Way Stop Control – Downing Street at Yarwood Avenue	The City Centre Community Committee recommended to the Standing Policy Committee on Public Works that the Winnipeg Public Service be directed to report back in 60 days on the installation of a four-way stop control at the intersection of Downing Street and Yarwood Avenue in order to improve pedestrian safety, support safer school travel routes, and provide consistency with the existing stop-controlled intersections at Dominion Street and Yarwood Avenue and Garfield Street and Yarwood Avenue.	Standing Policy Committee on Public Works
6	Community Incentive Grant Program – Fort Garry Community Centre Inc.	The City Centre 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 the following eligibility criteria for the Community Incentive Grant Program be waived in this instance, namely: A. Total City of Winnipeg contribution is 50% or less. 2. That a Community Incentive Grant in the amount of $59, 416.00, funded from the River Heights – Fort Garry Ward allocation, be approved to Fort Garry Community Centre to assist with the cost of the Fort Garry Community Centre Victoria Site tractor replacement project, subject to the following conditions: 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. 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 Community Services
7	Community Incentive Grant Program – Churchill Park United Church	The City Centre Community Committee recommended approval of funding in the amount of $50,000.00, from the City Centre Community Committee Community Incentive Grant fund (Fort Rouge – East Fort Garry allocation), be recommended for approval to Churchill Park United Church., to assist with the cost of the South Osborne Commons building project, subject to the following	Director of Community Services c. Community Development Worker – Community Grant

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		conditions: 1. Submission of an application to the Winnipeg Public Service. In the event an application has not been received within two (2) years of the date of the subject meeting, the matter will not be proceeded with. 2. Confirmation from the Winnipeg Public Service that the application meets criteria. 3. Approval of final plans and specifications for the project by the City of Winnipeg.	Programs
8	Addressing Winnipeg's Drug Poisoning Crisis, Public Safety Challenges and Community Impacts	The City Centre Community Committee received the matter as information.	Nil
9	Councillor Orlikow's Retirement	The City Centre Community Committee received the matter as information.	Nil
		HEARINGS	
1	Variance – 414 - 418 Gertrude Avenue File DAV 126410/2026D	The City Centre 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 a mixed-use building to permit a lot area per dwelling unit of 302 square feet (28.05 square metres); 2. For the establishment of an accessory parking area to permit 16 parking spaces. Subject to the following conditions: 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. 2. That prior to the issuance of any development permits, a signed letter of commitment/comfort with a government funder shall be submitted to the City confirming the provision of a minimum of fifty percent (50%), or fewer if deemed necessary by the Director of Planning, Property, and Development, of the dwelling units permitted in excess of one (1) unit per 360 square feet of lot area shall be affordable dwelling units, to the	Manager of Development and Inspections, Planning, Property and Development Department c. Administrator of Zoning and Permits, Planning, Property and Development Department Planner, Planning, Property and Development Department

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		satisfaction of the Director of Planning, Property and Development, and to be thereafter maintained to the satisfaction of the Director. OR That prior to the issuance of any development permits, a signed Affordability Monitoring Agreement with the Province of Manitoba shall be submitted to the City confirming that a minimum of fifty percent (50%), or fewer if deemed necessary by the Director of Planning, Property, and Development, of the dwelling units permitted in excess of one (1) unit per 360 square feet of lot area shall be affordable dwelling units, to the satisfaction of the Director of Planning, Property and Development, to be thereafter maintained to the satisfaction of the Director.	
2	Rezoning – 626 and 628 Garwood Avenue File DAZ 210/2026	The City Centre 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 Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to a "R2 Mature Communities PDO-1" Residential Two-Family District in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated June 23, 2026, and attached as Schedule "B" to this report. 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 the Developer shall meet all terms and conditions as outlined in Appendix "B", the report of the Administrative Coordinating Group, dated June 11, 2026, to the satisfaction of the Director of Planning, Property and Development. 4. 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

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		5. 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 210/2026 (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 6. That Development Application No. DAZ 210/2026 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. 7. That the By-law will come into force when the consolidation of Lots 1 and 2 is registered at the Winnipeg Land Titles Office. 8. That the By-law will be repealed without coming into force 1 year following the date it is enacted if Lots 1 and 2 are not consolidated in accordance with recommendation 7, unless the Developer applies for an extension of time before the expiration of that 1-year period and Council approves the extension. 9. That the Variance order and Conditional Use 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 No. DAZ 210/2026. 10. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.	
3	Variance – 626 and 628 Garwood Avenue File DAV 270917/2025D	The City Centre 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 as follows: 1. A front yard of 8 feet (2.43 metres). 2. 5 parking spaces. 3. Insufficient buffering of parking and loading areas located within 20 feet	Manager of Development and Inspections, Planning, Property and Development Department c. Administrator of Zoning and Permits, Planning, Property and Development Department

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		(6.1 metres) of a side or rear lot line adjacent to a residential district. Subject to the following condition: 1. That the 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 210/2026.	Planner, Planning, Property and Development Department
4	Conditional Use – 626 and 628 Garwood Avenue File DCU 131893/2026D	The City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service and approved a Conditional Use on "the land" to permit the establishment of a Multi-Family Dwelling (6 units) use subject to the following conditions: 1. That the 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 210/2026. 2. That the development shall be constructed in substantial conformance with the plans submitted under File No. DCU 26-131893/D, 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. driveways; iv. garbage enclosures; v. fencing; vi. 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 Planner, Planning, Property and Development Department