RIEL COMMUNITY COMMITTEE
DISPOSITION OF ITEMS

SPECIAL MEETING
JUNE 19, 2026

MEMBERS PRESENT: Councillor Mayes, Chairperson
Councillor Allard
Councillor Chambers

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

RIEL COMMUNITY COMMITTEE
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Item	Subject/File	Recommendations	Action Required By
		HEARINGS	
1	Rezoning – 470 Des Meurons Street File DAZ 202/2026	The Riel 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 under Development Application No. DAZ 202/2026 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 June 2, 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. For those portions of the Owner's Land zoned "RMF-L" Residential Multi-Family (Large), the Owner must submit plans showing the location and design of any and all proposed: a. principal 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 Director of Planning, Property and Development (the "Director") and the Riel Community Committee for approval prior to the issuance of any building or development permit, and thereafter must construct the Works in substantial conformance with the	Standing Policy Committee on Property and Development

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		approved plans and maintain the Works to the satisfaction of the Director. ii. That the height of all buildings on the land shall be limited to 75 feet (22.86 metres). B. That the Developer 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 May 19, 2026 and attached as Appendix “B” to this report. C. That the City enter into, execute and deliver with the Developer i. A Zoning Agreement in accordance with recommendation 1.A.; and ii. A Servicing Agreement in accordance with recommendation 1.B., 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"). D. That authority be delegated to the Director of Planning, Property and Development to negotiate and approve the terms and conditions of the Zoning Agreement, 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. 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	

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		by-law in accordance with Recommendation 1 (the "By-law") and bring same directly to Council by way of communication for first reading. 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 202/2026 (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 202/2026 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 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 No. DAZ 202/2026. 9. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing	
2	Variance – 470 Des Meurons Street File DAV 116786/2026D	The Riel 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 multi-family dwelling to permit:	Manager of Development and Inspections, Planning, Property and Development Department

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		A. A front yard of 10 feet. B. A north side yard of 8 feet (2.43 metres). C. A south side yard of 6 feet (1.828 metres). D. A rear yard of 20 feet (6.09 metres). E. A south side yard balcony projection of 5 feet (1.5 metres). 2. For the establishment of an accessory parking area to permit: C. Drive aisles ranging from 19 feet (5.79 metres) to 19.5 feet (5.94 metres); 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 any Variance granted by this order does not come into force and effect until the associated rezoning under file DAZ 202/2026 comes into force and effect.	c. Administrator of Zoning and Permits, Planning, Property and Development Department Planner, Planning, Property and Development Department