

Agenda – Riel Community Committee – June 26, 2026

PUBLIC HEARINGS

Item No. 1 Secondary Plan Amendment – Precinct K Secondary Plan File SPA 4/2026

WINNIPEG PUBLIC SERVICE RECOMMENDATION:

1. That Council give first reading to By-law No. 22/2026, a draft of which is attached as Appendix “C”, being a by-law to amend the Precinct K – Precinct Plan By-law No. 48/2014 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.

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File: SPA 4/2026

Applicant: The City of Winnipeg
(Director of Planning, Property and Development)

Subject:

**Amendment to the Precinct K - Precinct Plan
(By-law No 48/2014)
SPA 4/2026**



**Precinct K
Plan Area**

**RIEL
COMMUNITY**

APPLICANT : Planning Property and Development Department
FILE : SPA4/2026
PROPOSAL : The City of Winnipeg is proposing to amend the Precinct K Precinct Plan By-law 48/2014. The proposed amendments are being advanced under Initiative 2 of the Housing Accelerator Fund Agreement to remove barriers to housing development. The proposed changes would align policies in the subject plan with Complete Communities 2.0 policies, and update language around density in the plan.

A public hearing (pursuant to Section 236.1(2) of the City of Winnipeg Charter) will be held before the Riel Community Committee.

For more information, contact Anna McKinnon, Planner, at 204-986-2641.

DEMANDEUR : Service de l'urbanisme, des biens et de l'aménagement
N° DE DOSSIER : MPS 4/2026
PROJET : La Ville de Winnipeg propose de modifier le Precinct K Precinct Plan By-law No. 48/2014 (règlement municipal sur le plan du nouveau quartier K). Les modifications sont proposées dans le cadre de la deuxième initiative de l'entente relative au Fonds pour accélérer la construction de logements afin de supprimer des obstacles à l'aménagement de logements. Les changements proposés permettraient d'harmoniser les dispositions du plan visé avec celles de Collectivités complètes 2.0 et de mettre à jour les termes du plan en matière de densité.

Une audience publique aura lieu devant le comité municipal de Riel conformément au paragraphe 236.1(2) de la Charte de la ville de Winnipeg.

Pour plus de renseignements, communiquez avec Anna McKinnon, urbaniste, au 204-986-2641.

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Premises Affected: Precinct K Secondary Plan

Exhibits Filed:

1. Application dated February 10, 2026
2. Notification of Public Hearing dated April 9, 2026
3. Report from the Urban Planning Division dated May 27, 2026
4. Inspection Report

The Winnipeg Public Service to advise that all statutory requirements with respect to this application have been complied with.

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Moved by Councillor

That the report of the Winnipeg Public Service be taken as read.

Moved by Councillor

That the receipt of public representations be concluded.

Moved by Councillor

That the recommendation of the Winnipeg Public Service be / not be concurred in and forwarded to the Standing Policy Committee on Property and Development.

Supporting Reasons:

Moved by Councillor

That the public hearing with respect to this application be concluded.

ADMINISTRATIVE REPORT

- Title:** SPA 4/2026 (By-law No. 22/2026) – Proposed Amendments to the *Precinct K – Precinct Plan By-law No. 48/2014* – Public Hearing
- Issue:** An application to amend the *Precinct K Precinct Plan* in accordance with Initiative 2 of the HAF agreement
- Critical Path:** Riel Community Committee – Standing Policy Committee on Property and Development, Heritage and Downtown Development – Executive Policy Committee – Council

AUTHORIZATION

Author	Division Head	Department Head	CFO	CAO
Anna McKinnon, MCP	n/a	n/a	n/a	

RECOMMENDATIONS

1. That Council give first reading to By-law No. 22/2026, a draft of which is attached as Appendix “C”, being a by-law to amend the *Precinct K – Precinct Plan By-law No. 48/2014* 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.

REASON FOR THE REPORT

- Initiative 2 in the HAF Agreement, Rapid Amendments to Local Area Plans, requires the City to advance Secondary Plan Amendments that would remove policy barriers to housing development to help build more homes faster.
- A secondary plan by-law, including amendments, requires a public hearing prior to first reading in accordance with *The City of Winnipeg Charter* and *The Development Procedures By-law No. 104/2020*.

IMPLICATIONS OF THE RECOMMENDATIONS

- If the recommendations of the Public Service are concurred in, the *Precinct K – Precinct Plan By-law No. 48/2014* will be amended in accordance with this report.

- If Council adopts the proposed by-law amendment, all future development applications within the affected plan areas will need to conform to the proposed amendments.

CONSULTATION

In preparing this report there was consultation with:

- Legal Services, as to legal issues

SUBMITTED BY

Department	Planning, Property and Development
Division	Urban Planning and Design
Prepared By:	Anna McKinnon, MCP
Date:	May 27, 2026
File No.	SPA 4/2026

LIST OF SCHEDULES AND APPENDICES

- Appendix A: Planning Discussion
- Appendix B: Amendment Summary
- Appendix C: Draft By-law

APPENDIX 'A' - PLANNING DISCUSSION

DATE: May 27, 2026
FILE: SPA 4/2026
RELATED FILES: N/A
COMMUNITY: St. Vital
NEIGHBOURHOOD #: Fairpoint (5.557), Royalwood (5.555)
SUBJECT: Proposed Amendments to the *Precinct K – Precinct Plan By-law No. 48/2014*
LOCATION: Precinct K Plan Area



LEGAL DESCRIPTION: N/A
APPLICANT: Planning, Property and Development Department
OWNER: N/A
RECOMMENDATION: **Approval**

1. BACKGROUND

- On December 5, 2023, the Government of Canada, through the Canada Mortgage and Housing Corporation (CMHC), entered an agreement with the City of Winnipeg for \$122.4 million in funding from the Housing Accelerator Fund (HAF).
- The Secondary Plan amendments proposed in this application are being advanced by the Public Service to fulfill the City's obligations under the HAF Funding Agreement with CMHC.

- Initiative 2 of the HAF Agreement, Rapid Amendments to Local Area Plans, requires the City to advance policy amendments to Local Area Plans that will accelerate the pace of housing construction and increase housing density in existing and planned neighborhoods.
- A significant component of Initiative 2 has focused on amendments to Complete Communities 2.0 and Local Area Plans in support of zoning changes being introduced through other HAF initiatives (i.e. Malls and Corridors and Infill Zoning Changes).
- The remaining task under Initiative 2 (Milestone 5) requires advancing additional, targeted policy changes intended to further reduce barriers and increase opportunities for residential development, consistent with the overarching goals of the HAF program.
- The proposed amendments for Milestone 5 have been sorted into two categories based on the level of analysis and engagement required to advance the changes:
 1. *Minor Amendments* – represent smaller changes to existing plan policies. These changes do not significantly alter the intent of the affected plans and focus on policy clarification and alignment with city-wide policy direction in Complete Communities 2.0. Similar changes are proposed across multiple secondary plans.
 2. *Major Amendments* - these are amendments that require additional analysis and stakeholder engagement prior to any applications being made. Engagement is anticipated to begin in the Fall/Winter of 2026.
- The amendments proposed in this application fall into the category of Minor Amendments, representing smaller changes to existing plan policies. In total, seven Local Area Plans have been identified for Minor Amendments. The amendments proposed across these seven plans are similar in nature, and fall into three categories:
 1. *Clarifying policy language to better align with Complete Communities* – e.g. Allowing low rise housing to locate along collectors, mid rise along arterials, allowing commercial uses in suitable locations
 2. *Updating Density Policies* – Some plans contain density policies that are no longer reflective of market conditions and/or are administratively challenging to implement. Amending restrictive density policies will allow market conditions and zoning entitlements to dictate densities.
 3. *General Housekeeping* –Minor updates to policy language to improve clarity where necessary
- Four separate applications for Minor Amendments are being advanced through Public Hearings at their respective Community Committees.
- Within the Riel Community Committee Area, amendments are proposed to the Precinct K – Precinct Plan By-law No. 48/2014.
- The Area Councillor and major developers within the affected plan area have been notified of the proposed changes considered within this application. A project website has also been created to provide the public with an overview of the initiative, and public hearing information.

2. RELEVANT POLICY

OurWinnipeg 2045

- *6.13 Secondary Plans Support amendments to existing secondary plans that further the vision, goals, and policies of this Plan and Complete Communities.*

Complete Communities Direction Strategy 2.0

- *B1 3.1 Where compatible with surrounding land uses and subject to other applicable policies of this By-law, direct the highest multifamily residential densities to the areas that provide the best transit service.*
- *C6 1.6 Use secondary plans that were adopted prior to this By-law to continue to guide growth and development within the area that the secondary plan applies to.*
- *1.6.1 Align these secondary plans with the policies in this By-law through future reviews and amendments, where required.*
- *D1 1.1 Encourage residential development that positively contributes to neighbourhood character while expanding housing options for residents in a manner that is sensitive and complementary to existing development.*
- *D1 1.15 Low-rise residential uses will generally be encouraged to locate on arterial roads and collector roads where compatible with adjacent land uses and where they can be conveniently served with transit and local commercial amenities, and in consideration of the factors listed in Policy section 1.6.*

3. DISCUSSION

The proposed amendments to the Precinct K - Precinct Plan are described below. A summary of the proposed amendments and the precise amendment wording is provided in Appendix "B".

Precinct K – Precinct Plan By-law No. 48/2014

- The Precinct K Precinct Plan was adopted by Council in 2014. The area is designated a "Recent Community" under the Complete Communities Direction Strategy 2.0 and is partially built out, with remaining greenfield lands located in the southern half of the Plan Area.
- The Precinct K Plan includes a Mixed Use Node, Higher Density Residential, Lower Density Residential, and estate Residential Designation, with the majority of lands designated for Lower Density residential development, as shown in Figure 1.

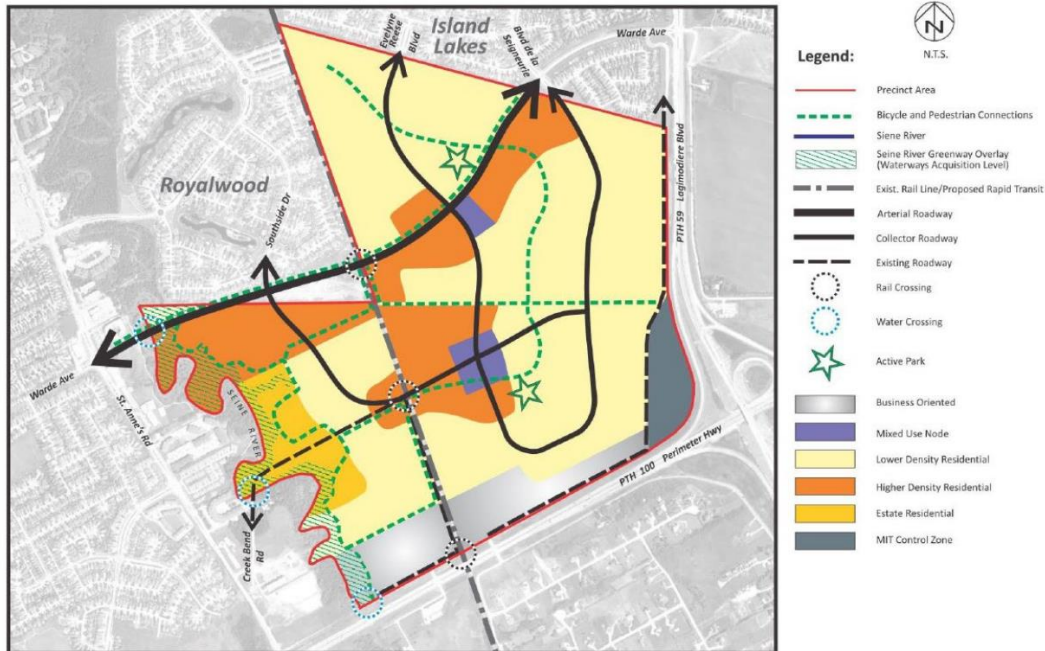


Figure 1: Precinct K Land Use and Transportation Concept

- The predominant land use of the lower density residential area are single family dwellings, two family dwellings, triplexes, fourplexes, and ground-oriented townhomes.
- Several collector roads run through the Low Density Residential Policy Area. Under current policies, the greatest density supported along these roads would be ground oriented townhomes.
- The Complete Communities Direction Strategy 2.0, which provides city-wide policy direction, generally directs residential intensification to collector and arterial roads, indicating that low-rise residential uses (multi-family buildings up to four storeys) may be considered along collectors where compatible with adjacent land uses and where they may be served with transit and local commercial amenities.
- The following amendments are proposed to better align the Precinct K Area Structure Plan with Complete Communities 2.0 policies:
 - Objective 3.1.3.1 is amended to add that “Other multi-family uses may also be considered in appropriate locations.”
 - Policy 3.1.3.1 is amended to add that “Low rise multi-family development may be permitted when located in close proximity to mixed use or higher density designations, or along collector roads”.
- The Public Service is also proposing to delete one sentence from section 3.5 – Residential Density. The statement that would be removed would be “approximately 7 dwelling units per net acre” from the statement that the overall density of the precinct should be supportive of public transit.

- While this statement is not policy, it is understood that the level of density required to build new housing and support transit may increase over time, as capital and operating costs rise. Removing the quantitative statement will maintain the intent of the statement that densities should be supportive of public transit while removing expectations that this number will remain 7 units/net acre.
- The proposed amendments to the Precinct K Plan align with the goals of the Plan which encourage the provision of a variety of housing types to meet the various needs of the housing market.

4. RECOMMENDATION

The Urban Planning and Design Division recommends approval of the proposed amendments to the Precinct K Precinct Plan for the following reasons:

- The proposed amendments are in alignment with the intent of the Housing Accelerator Fund Agreement for Initiative 2, to remove policy barriers to housing development; and
- The proposed amendments align with policy direction in Complete Communities 2.0 to encourage a variety of housing types, and direct residential intensification to collector roadways.

This Report Submitted by:

Planning, Property and Development Department
Urban Planning Division

Report Prepared by:

Anna McKinnon, MCP
PPD File # SPA 4/2026