



**RIEL COMMUNITY COMMITTEE
DISPOSITION OF ITEMS**

JUNE 26, 2026

MEMBERS

PRESENT: Councillor Chambers, Chairperson
Councillor Mayes

COMMITTEE

CLERK: R. Ford, City Clerk's Department

RIEL COMMUNITY COMMITTEE
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Item	Subject/File	Recommendations	Action Required By
DELEGATIONS			
REPORTS			
1	Non-Conforming Approach – 88 Wildflower Way	The Riel Community Committee concurred in the recommendation of the Winnipeg Public Service and approved the application for a non-conforming approach at 88 Wildflower Way.	Manager of Engineering Division, Public Works Department c. Technologist, Public Works Department
2	Approval of Proposed Subdivision and Servicing Agreement for Land Located at 999, 1001 and 1005 Mission Street File DASSF 505/2026	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 subdivision under Development Application No. DASSF 505/2026 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 April 29, 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	Standing Policy Committee on Property and Development

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		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 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 505/2026, 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.	
3	Plan Approval – 250 Paulette Duguay Street File DASZ 30/2020	The Riel Community Committee concurred in the recommendation of the Winnipeg Public Service, and approved plans for 250 Paulette Duguay Street, subject to the following condition: 1. That this Plan Approval does not come into force and effect until the associated Variance filed under DAV 26-105687\C comes into force and effect.	Manager of Urban Planning, Planning, Property and Development Department c. Planner, Planning Property and Development Department Zoning Officer, Planning

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			Property and Development Department
4	Plan Approval – 391, 397 & 401 Provencher Boulevard File DASZ 27/2025	The Riel Community Committee concurred in the recommendation of the Winnipeg Public Service and approved plans for 391, 397 & 401 Provencher Boulevard.	Manager of Urban Planning, Planning, Property and Development Department c. Planner, Planning Property and Development Department Zoning Officer, Planning Property and Development Department
5	Plan Approval – 825 Tache Avenue File DASZ 40/2025	The Riel Community Committee laid the matter over to its special meeting on June 30, 2026 at 1:00pm in the Council Building at 510 Main Street.	Riel Community Committee
6	Plan Approval – Gypsum Drive File DASZ 18/2021	The Riel Community Committee concurred in the recommendation of the Winnipeg Public Service, and approved plans for Gypsum Drive, subject to the following condition: 1. That this Plan Approval does not come into force and effect until the associated Variance filed under DAV 26-144904\C comes into force and effect.	Manager of Urban Planning, Planning, Property and Development Department c. Planner, Planning Property and Development Department Zoning Officer, Planning Property and Development Department
7	Plan Approval – Sage Creek Boulevard File DASZ 6/2014	The Riel Community Committee concurred in the recommendation of the Winnipeg Public Service, and approved plans for Sage Creek Boulevard, subject to the following condition: 1. That the Plan Approval under File No. 26-114764 shall come into force and effect upon the coming into force and effect of the associated Variance application under File No. 26-114730/D.	Manager of Urban Planning, Planning, Property and Development Department c. Planner, Planning Property and Development Department Zoning Officer, Planning Property and Development Department
8	Plan Approval – 55 Sage Creek Boulevard File DASZ 24/2014	The Riel Community Committee concurred in the recommendation of the Winnipeg Public Service and approved plans for 55 Sage Creek Boulevard.	Manager of Urban Planning, Planning, Property and Development Department c. Planner, Planning Property

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			and Development Department Zoning Officer, Planning Property and Development Department
9	Future Services Account	The Riel Community Committee recommended to the Standing Policy Committee on Public Works that the Winnipeg Public Service be directed to perform a review and provide recommendations for road works improvements at the intersection of Abinojii Mikanah and St. Anne's Road using funds from the DAZ 209/96 future services account.	Standing Policy Committee on Public Works
10	Opportunity to Lease 1099 St. Mary's Road for a South Winnipeg Police Station	The Riel Community Committee recommended to the Standing Policy Committee on Property and Development that the Winnipeg Public Service be directed to investigate the opportunity to lease the former Dakota Family Foods, 1099 St. Mary's Road, as a new south Winnipeg police station given it is a vacant building, with a large parking lot, at a prominent intersection.	Standing Policy Committee on Property and Development
11	Community Incentive Grant – La Maison Gabrielle-Roy Inc.	The Riel 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. Projects must be initiated and substantially completed within two (2) years of award. 2. That a Community Incentive Grant in the amount of \$6,857.08, funded from the St. Boniface Ward allocation, be approved to La Maison Gabrielle-Roy Inc. to assist with the cost of the maintenance and repair of facades and property fence construction 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.	Standing Policy Committee on Community Services

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		3. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.	
HEARINGS			
1	Secondary Plan Amendment – Precinct K Secondary Plan File SPA 4/2026	The Riel Committee did not hear any representation on the application and adjourned the public hearing to its meeting on Tuesday, November 17, 2026 at 10:30 a.m. in the Council Building at 510 Main Street.	Riel Community Committee
2	Variance – Sage Creek Boulevard File DAV 114730/2026D	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: A. A front yard of 15 feet (4.57 metres); B. A west corner side yard of 15 feet (4.57 metres); C. Balcony projections of 7.5 feet (2.29 metres); D. Insufficient buffering of a parking or loading area located within 20 feet (6.1 metres) of a side and rear lot line adjacent to a residential zoning district. 2. For the establishment of an accessory parking area to permit: A. 225 parking spaces; B. 17 unassigned guest parking spaces; C. A drive aisle of 10 feet (3.05 metres); D. No side yards to open 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 the Owner and all successors in title to the lot shall maintain in	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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		perpetuity by way of instrument (right-of-way agreement, easement agreement, or declaration) against the titles to the lots a private cross access agreement with the owners of the adjacent lot (Lot 2, Plan 63108) so as to ensure pedestrian and vehicular access to each lot at all times, via streets or internal roads.	
3	Variance – Taché Avenue File DAV 166053/2026D	The Riel Community Committee did not hear any representations on the application and adjourned the public hearing to its special meeting on Tuesday, June 30, 2026 at 1:00 p.m. in the Council Building at 510 Main Street.	Riel Community Committee
4	Subdivision and Rezoning – Lots 2-4 Block 4 Plan 73311, Lots 1-2 Block 3 Plan 73311 (Ibrahima Diallo Avenue & Paulette Duguay Street) File DASZ 5/2026 [c/r ZAA 1/2026]	The Riel Community Committee did not hear any representations on the application and adjourned the public hearing to its special meeting on Tuesday, June 30, 2026 at 1:00 p.m. in the Council Building at 510 Main Street.	Riel Community Committee
5	Zoning Agreement Amendment – Lots 1-3 Plan 74107, Lots 3,4 Block 2 Plan 73311, Lots 1-2 Block 3 Plan 73311, Ibrahima Diallo Avenue; Lots 2-3 Block 1 Plan 73311, Lots 1-2 Plan 74635, Paulette Duguay Street File ZAA 1/2026 [c/r DASZ 5/2026]	The Riel Community Committee did not hear any representations on the application and adjourned the public hearing to its special meeting on Tuesday, June 30, 2026 at 1:00 p.m. in the Council Building at 510 Main Street.	Riel Community Committee