RIEL COMMUNITY COMMITTEE
DISPOSITION OF ITEMS

SPECIAL MEETING
JUNE 30, 2026

MEMBERS PRESENT: Councillor Allard, Chairperson
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	Variance – Taché Avenue File DAV 166053/2026D	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 south side yard of 7.9 feet (2.4 metres). B. A north side yard of 8.9 feet (2.7 metres). C. A rear yard of 20 feet (6.1 metres). D. 39 parking spaces. 2. For the establishment of an accessory parking area to permit no unassigned guest 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 a development permit, a signed car share service agreement with a car share provider for a minimum of one car share vehicle shall be submitted 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 Planner, Planning, Property and Development Department
2	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 concurred in the recommendation of the Winnipeg Public Service, as amended, and recommended to the Standing Policy Committee on Property and Development: 1. That the subdivision proposed under Development Application No. DASZ 5/2026 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor for registration in the Winnipeg Land Titles Office in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated June 26, 2026 and attached as Schedule "B" to this report, with	Standing Policy Committee on Property and Development

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		such minor changes as may be required, subject to the following: A. That the developer be required to enter into an addendum to Development Agreement File No. AG 30/20 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 June 17, 2026 and attached as Appendix "B" to this report, with the following amendment: i. In Section I – Servicing Conditions: a. Amend Condition 3.a) by adding the words "at the West Intersection" immediately after the words "all related works" 2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to a "CMU" Commercial Mixed Use District and "RMF-M" Residential Multi-Family (Medium) District in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated June 26, 2026, and attached as Schedule "B" to this report, subject to the condition that the Zoning Agreement dated June 24, 2021 (the "Zoning Agreement"), entered into pursuant to Development Application No. DASZ 30/2020 and registered against title to the land described therein as Caveat No. 5635292/1, be amended as follows: A. That the density limits in paragraphs 16 and 17 be replaced in accordance with the following: i. In accordance with the Public Markets Major Redevelopment Site "D" Secondary Plan, phasing will be subject to the following restrictions relating to emergency access to the plan area: a. up to 1,200 dwelling units may be permitted within Phase 1 with collector road access to Marion Street, generally located across from Dupuy Avenue, and access at the northern terminus of and	

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		connected to Speers Road; b. up to 2,000 dwelling units may be permitted in the planning area following the successful implementation of a predictive rail crossing blockage alert system, or some alternate solution. The maximum total unit allocation per lot, permitted only by the satisfaction of this clause, is prescribed below: 1. Proposed Lot 1 – Maximum of 134 Units 2. Proposed Lot 2 – Maximum of 90 Units 3. Proposed Lot 3 – Maximum of 0 Units 4. Proposed Lot 4 – Maximum of 90 Units 5. Proposed Lot 5 – Maximum of 0 Units 6. Proposed Lot 6 – Maximum of 0 Units 7. Proposed Lot 7 – Maximum of 90 Units 8. Proposed Lot 8 – Maximum of 90 Units 9. Proposed Lot 9 – Maximum of 110 Units 10. Block 3, Lot 1 – Maximum 90 Units 11. Block 3, Lot 2 – Maximum 89 Units c. up to 2,800 dwelling units may be permitted in the planning area provided that condition 2.A.i.b. above has been met, and a paved at grade emergency vehicle access road connecting to Dawson Road	

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		has been established to allow target emergency response times to the planning area to be achieved. The maximum total unit allocation per lot, permitted only by the satisfaction of this clause, is prescribed below: 1. Proposed Lot 1 – Maximum of 134 Units 2. Proposed Lot 2 – Maximum of 90 Units 3. Proposed Lot 3 – Maximum of 80 Units 4. Proposed Lot 4 – Maximum of 90 Units 5. Proposed Lot 5 – Maximum of 60 Units 6. Proposed Lot 6 – Maximum of 70 Units 7. Proposed Lot 7 – Maximum of 90 Units 8. Proposed Lot 8 – Maximum of 90 Units 9. Proposed Lot 9 – Maximum of 110 Units 10. Block 3, Lot 1 – Maximum 90 Units 11. Block 3, Lot 2 – Maximum 89 Units d. 2.A.i.b. and 2.A.i.c. must be completed to the satisfaction of the Chief of the Winnipeg Fire and Paramedic Service, the Director of Public Works and the Director of Planning, Property and Development. e. That where the number of units established on a particular lot is less than the prescribed per lot maximum unit count for	

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		that lot, any unused dwelling units may be used to increase the prescribed per lot maximum unit count of any other lot. B. That clause 10 be deleted in its entirety and replaced in accordance with the following: The Owner will provide from any residential development a setback of at least three hundred metres (984.25 feet) from any “M3” Manufacturing Heavy zoning district outside the Public Markets Major Redevelopment Site "D" planning area, except for (a) Lands located directly across Marion Street to the north (b) Lands located within the area bounded by Sprague line, Marion Street and Dawson Road where new residential development shall be setback 150 metres (492.13 feet). Setbacks will be measured from the nearest property line of the M3-zoned industrial lands to any habitable room or space within a dwelling. 3. That the City enter into, execute and deliver with the Developer: A. A Development Agreement in accordance with Recommendation 1; and B. A Zoning Agreement in accordance with Recommendation 2, 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 Director of Planning, Property and Development (the “Director”) to negotiate and approve the terms and conditions of the Development Agreement, the Zoning 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. 5. That in lieu of the dedication of land, the developer shall provide a	

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		cash payment representing ten percent (10%) of the Planned Area value of Development Application No. 5/2026 (the "Dedication Fee"), as determined by the Director of Planning, Property and Development. 6. 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 recommendations 1 and 2 (the "By-law") and bring same directly to Council by way of communication for first reading. 7. That upon instruction from the Director of Planning, Property and Development that the Developer has submitted the Plan in accordance with Recommendation 1 and has paid the Dedication Fee and all other associated ancillary fees (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 second and third reading. 8. That Development Application No. DASZ 5/2026 will be deemed to be concluded and all approvals in connection with same will expire if the developer has not submitted the Plan and 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. 9. That the subdivision section of the By-law will come into force when the Development Agreement is fully executed and the Plan is registered in the Winnipeg Land Titles Office. 10. That the zoning section of the By-law will come into force when the Zoning Agreement amendment is registered in the Winnipeg Land Titles Office by way of caveat against the lands described therein. 11. That the By-law will be repealed without coming into force 1 year following the date it is enacted if the Plan and the Zoning Agreement amendment are not registered in accordance with recommendations 8 and 9, unless the Developer applies for an extension of time before	

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		the expiration of that 1 year period and Council approves the extension. 12. That Development Application No. DASZ 5/2026 will be deemed to be concluded and all approvals in connection with same will expire if the developer fails to secure all necessary Plan approval signatures on behalf of the City within 1 year following the date on which the By-law is enacted, unless the Developer applies for an extension of time before the expiration of that 1 year period and Council approves the extension. 13. That all outstanding taxes, including local improvement taxes be paid pursuant to subsection 259(1) of The City of Winnipeg Charter. 14. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.	
3	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 concurred in the recommendation of the Winnipeg Public Service and recommended to the Standing Policy Committee on Property and Development: 1. That the Zoning Agreement dated June 24, 2021 (the "Zoning Agreement"), entered into pursuant to Development Application No. DASZ 30/2020 and registered against title to the land described therein as Caveat No. 5635292/1, be amended and restated in accordance with the following: A. That clause 10 be deleted in its entirety and replaced in accordance with the following: The Owner will provide from any residential development a setback of at least three hundred metres (984.25 feet) from any "M3" Manufacturing Heavy zoning district outside the Public Markets Major Redevelopment Site "D" planning area, except for (a) Lands located directly across Marion Street to the north (b) Lands located within the area bounded by Sprague line, Marion Street and Dawson Road where new residential development shall be setback 150 metres (492.13 feet). Setbacks will be measured from the nearest property line of the M3-zoned industrial lands to any habitable room	Standing Policy Committee on Property and Development

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		or space within a dwelling. B. That the density limits in paragraphs 16 and 17 be amended and replaced in accordance with the following: In accordance with the Public Markets Major Redevelopment Site "D" Secondary Plan, phasing will be subject to the following restrictions relating to emergency access to the plan area: i. Up to 1,200 dwelling units may be permitted within Phase 1 with collector road access to Marion Street, generally located across from Dupuy Avenue, and access at the northern terminus of and connected to Speers Road; ii. Up to 2,000 dwelling units may be permitted in the planning area following the successful implementation of a predictive rail crossing blockage alert system, or some alternate solution. The maximum total unit allocation per lot, permitted only by the satisfaction of this clause, is prescribed below: a. Block 1 Lot 2 – Maximum of 255 Units b. Block 1, Lot 3 – Maximum of 0 Units c. Plan 74635 Lot 1 – Maximum of 133 Units d. Plan 74635 Lot 2 – Maximum of 110 Units e. Plan 74107 Lot 1 – Maximum of 217 Units f. Plan 74107 Lot 2 – Maximum of 151 Units g. Plan 74107 Lot 3 – Maximum of 170 Units h. Block 2 Lot 3 – Maximum of 90 Units i. Block 2 Lot 4 – Maximum of 91 Units iii. Up to 2,800 dwelling units may be permitted in the planning area provided that condition 1.B.ii. above has been met, and a paved at grade emergency vehicle access road connecting to Dawson Road has been established to allow target emergency	

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		response times to the planning area to be achieved. The maximum total unit allocation per lot, permitted only by the satisfaction of this clause, is prescribed below: a. Block 1 Lot 2 – Maximum of 375 Units b. Block 1, Lot 3 – Maximum of 350 Units c. Plan 74635 Lot 1 – Maximum of 133 Units d. Plan 74635 Lot 2 – Maximum of 110 Units e. Plan 74107 Lot 1 – Maximum of 217 Units f. Plan 74107 Lot 2 – Maximum of 151 Units g. Plan 74107 Lot 3 – Maximum of 290 Units h. Block 2 Lot 3 – Maximum of 90 Units i. Block 2 Lot 4 – Maximum of 91 Units iv. 1.B.ii and 1.B.iii. must be completed to the satisfaction of the Chief of the Winnipeg Fire and Paramedic Service, the Director of Public Works and the Director of Planning, Property and Development. v. That where the number of units established on a particular lot is less than the prescribed per lot maximum unit count for that lot, any unused dwelling units may be used to increase the prescribed per lot maximum unit count of any other lot. 2. That the City enter into, execute and deliver an agreement to amend the Zoning Agreement in accordance with Recommendation 1 (the "Amending Agreement") and such other agreements as determined necessary 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 Amendment Agreement and any Ancillary Agreements in accordance with this report and such other terms and conditions deemed necessary by the City	

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		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.	
		REPORTS	
1	Plan Approval – 825 Taché Avenue File DASZ 40/2025	The Riel Community Committee concurred in the recommendation of the Winnipeg Public Service and approved plans for 825 Taché Avenue, subject to the following condition: 1. That the Plan Approval File No. 26-168051 shall come into force and effect upon the coming into force and effect of the Variance for the subject land under File No. DAV 26-166053\D.	Manager of Urban Planning, Planning, Property and Development Department c. Planner, Planning Property and Development Department Zoning Officer, Planning Property and Development Department