STANDING POLICY COMMITTEE ON PROPERTY AND DEVELOPMENT
DISPOSITION OF ITEMS

JULY 6, 2026

MEMBERS
PRESENT: Councillor Duncan, Chairperson
Councillor Dobson
Councillor Santos

COMMITTEE
CLERK: L. Cowan, City Clerk's Department

STANDING POLICY COMMITTEE ON PROPERTY AND DEVELOPMENT
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Item	Subject/File	Recommendations	Action Required By
		DELEGATIONS	
		REPORTS	
1	Request to Refund the Inspection Fee associated with Vacant Building Schedule A Inspection Invoice – 955 Selkirk Avenue	The Standing Policy Committee on Property and Development laid the matter over to its meeting on September 9. 2026.	Standing Policy Committee on Property and Development
2	Request to Issue an additional Residential Boarded Building Permit associated with the Vacant Buildings By-law No. 79/2010 – 588 Langside Street	The Standing Policy Committee on Property and Development approved the request of Jyoti Kapoor to be issued an additional Residential Boarded Building Permit associated with the Vacant Buildings By-law No. 79/2010 for the premises located at 588 Langside Street, as the conditions outlined in Section 10(2) of the Vacant Buildings By-law 79/2010 have been met.	Manager of Community By-law Enforcement, Community Services Department c. Administrative Coordinator, By-law Operations, Licensing & Bylaw Enforcement, Community Services Department
3	Monthly Reporting on Variance Applications Made for As-of-Right Residential Developments – July 2026	The Standing Policy Committee on Property and Development concurred in the recommendation of the Winnipeg Public Service and received the report as information.	Nil
4	Vacancy to Vitality – Creating and Using the Vacancy to Vitality Reserve	The Standing Policy Committee on Property and Development concurred in the recommendation of the Winnipeg Public Service and recommended to Council: 1. That the Vacant Building Rehabilitation & Prevention Strategy (the "Strategy") outlined in Appendix A of this report be approved. 2. That the Vacancy to Vitality Reserve (the "VVR") be established and approved to support the Strategy as per the Terms of Reference as outlined in Appendix B. 3. That, subject to approval of Recommendation 1, that the following operating expenditures funded from the VVR be approved: A. One temporary FTE Solicitor II position at an annual salary and benefit cost of $162,500 be added to the Legal Services department effective September 1, 2026; and one permanent FTE Building Remediation Inspector position at an annual	Executive Policy Committee

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		salary and benefit cost of $106,500 be added to the Community Services department effective January 1, 2027, both positions funded by the Empty Building Fee revenue collected in the Vacancy to Vitality Reserve. B. An increase of $91,000 to the Winnipeg Fleet Management Agency 2026 capital project #8330000126 funded by the new Vacancy to Vitality Reserve to purchase one additional vehicle for lease capable of carrying necessary inspection equipment for the Building Remediation Inspector. 4. That the Public Service report back no later than December 2028 with outcomes and recommendations for the Strategy, and a Terms of Reference to include how the Vacancy to Vitality Reserve will be used to support Phase 3 of the Strategy. 5. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.	
5	Expropriation of Lands and Opening of Public Right-of-Way – Henderson Highway North Improvements Project	The Standing Policy Committee on Property and Development concurred in the recommendation of the Winnipeg Public Service and recommended to Council: 1. That the Director of Legal Services be instructed to initiate expropriation proceedings, including preparing the necessary by-law for submission to Council, to acquire the lands identified as "PROPOSED ACQUISITION AREA" on Misc. Plan Nos. 16085/1, 16086/1, 16080/1, 16081/1, 16068/1, 16069/1, 16070/1, 16071/1, 16078/1, and 16079/1 (attached as Schedule A to this report), required for the Henderson Highway North Improvements Project. 2. That subject to the approval of Recommendation 1, the Chief Administrative Officer be authorized to request the Province of Manitoba to waive the requirement for an expropriation inquiry, under Clause 9(8)(a) of the Expropriation Act, if required. 3. That subject to the approval of Recommendation 1, the proposed street opening shown as "PROPOSED OPENING" on Misc. Plan No. 2846/2 (attached as Schedule C to this report), be approved to be opened as a public right-of-way.	Executive Policy Committee

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		4. That the Director of Legal Services and City Solicitor be instructed to prepare and bring directly to Council for enactment a by-law to facilitate the street opening shown as "PROPOSED OPENING" on Misc. Plan No. 2846/2 with Schedule C. 5. That the authority be delegated to the Director of Planning, Property and Development to negotiate and approve any ancillary agreements required for the expropriation, in accordance with this report and such other agreements deemed necessary by the City Solicitor to protect the City's interests. 6. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing, including the demolition of any improvements, execution of any necessary documents, and preparation of any necessary by-laws, plans, and any intermediary steps that may be required to acquire the lands for the Project and have the lands opened for public right-of-way.	
6	Expropriation of Lands for Louise Bridge Rehabilitation Project – Southeast Corner Louise Bridge and Nairn Avenue	The Standing Policy Committee on Property and Development concurred in the recommendation of the Winnipeg Public Service and recommended to Council: 1. That the Director of Legal Services be instructed to initiate expropriation proceedings, including preparing the necessary by-law for submission to Council, to acquire the lands identified as "Proposed Acquisition" on Misc. Plan No. 16133/2 (attached as Schedule A to this report), required for the Louise Bridge Rehabilitation Project. 2. That subject to the approval of Recommendation No.1, the Chief Administrative Officer be authorized to request the Province of Manitoba to waive the requirement for an expropriation inquiry, under Clause 9(8)(a) of the Expropriation Act, if required. 3. That the authority be delegated to the Director of Planning, Property and Development to negotiate and approve any ancillary agreements required for the expropriation, in accordance with this report and such other agreements deemed necessary by the City Solicitor to protect the City's interests.	Executive Policy Committee

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		4. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing, including the demolition of any improvements, execution of any necessary documents, and preparation of any necessary by-laws, and any intermediary steps that may be required to acquire the lands for the Project.	
7	Proposed Sale of 310 Dufresne Avenue to Manitoba Métis Federation	The Standing Policy Committee on Property and Development concurred in the recommendation of the Winnipeg Public Service and approved the following: 1. That the proposed sale of City Owned property located at 310 Dufresne Avenue, identified as "Subject City Property" on Misc. Plan No. 9238/1 (attached hereto as Schedule A to this report) to Manitoba Métis Federation for a purchase price of One Dollar ($1.00) in accordance with the terms and conditions set out in Schedule B of this report, be approved. 2. That the City enter into, execute and deliver an Offer to Purchase Agreement with Manitoba Métis Federation and any such other agreement determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements"). 3. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.	Director of Planning, Property and Development Department c. Manager of Real Estate and Land Development
8	Agreement for Services – Reconstruction of Four Mile Road, including intersection improvements at Sturgeon Road	The Standing Policy Committee on Property and Development concurred in the recommendation of the Winnipeg Public Service and recommended to Council: 1. That Exemplar Developments (the "Developer") be authorized to reconstruct Four Mile Road, at Sturgeon Road and undertake construction of all related works, subject to the following: A. That the City of Winnipeg (the "City") enter into a Maintenance Agreement with the Rural Municipality of Rosser (the "RM of Rosser") for the future maintenance of Four Mile Road on such terms and conditions as determined by the Director of Public Works. B. That the Developer be required to enter into an Agreement for	Executive Policy Committee

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		Servicing with the City containing all the conditions outlined in the report of the Administrative Coordinating Group dated May 15, 2026, attached hereto as Schedule B, and any additional terms and conditions as approved by the Chief Administrative Officer. C. That the execution of the Agreement for Servicing shall be contingent upon the execution of the Maintenance Agreement referenced in 1.A, and it shall be the Developer's responsibility to ensure the Maintenance Agreement is executed. 2. That authority be delegated to the Director of Planning, Property and Development to negotiate and approve the Agreement of Servicing and any Ancillary Agreements in accordance with this report and such other terms and conditions deemed necessary by the City Solicitor/Director of Legal Services to protect the interests of the City. 3. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.	
9	Funding Parkland Acquisition	The Standing Policy Committee on Property and Development concurred in the recommendation of the Winnipeg Public Service and recommended to Council: 1. That the request for a Parkland Acquisition capital budget of $2.64 million in 2027 and $700,000 in 2028 to support the acquisition of new parkland be referred to the 2027 capital budget process. 2. That the Parkland Acquisition Fund Policy, attached as Appendix A to this report, be approved. 3. That, subject to the approval of Recommendation 2, the creation of a Parkland Acquisition Reserve Fund be approved. 4. That amendments to the Contribution in Lieu of Land Dedication Reserve Fund Policy, attached as Appendix B to this report, be approved. 5. That amendments to the Real Estate – Land Operating Reserve Fund Policy, attached as Appendix C to this report, be approved.	Executive Policy Committee

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		6. That amendments to the Real Estate – Declaration as Surplus and Sale of Property Policy, attached as Appendix D to this report, be approved. 7. That amendments to the Real Estate – Acquisition of Property Policy, attached as Appendix E to this report, be approved to delegate authority to; A. the Director of Planning, Property and Development to approve and negotiate land donations; B. the CAO to approve Parkland Acquisition up to and including $5 million. 8. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.	
10	Little Mountain Park Expropriation	The Standing Policy Committee on Property and Development received the recommendation of the Lord Selkirk-West Kildonan Community Committee as information.	Nil
11	Northwest Regional Recreation Campus	The Standing Policy Committee on Property and Development concurred in the recommendation of the Lord Selkirk-West Kildonan Community Committee and referred the funding required to enable the acquisition of land and servicing for the proposed Northwest Recreation Campus, to the 2027 Budget Review process.	Standing Policy Committee on Property and Development c. Chief Financial Officer Manager of Financial Planning & Review, Corporate Finance Department Manager of Capital Budget Review, Corporate Finance Department
12	Amendment to Development Agreement AG 22/07 – South Pointe	The Standing Policy Committee on Property and Development concurred in the recommendation of the Assiniboia Community Committee and recommended to Council: 1. That Development Agreement No. AG 22/07 dated November 1, 2007 (the “Development Agreement”), entered into pursuant to Development	Executive Policy Committee

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		Application No. DASZ 33/2012, be amended in Section 1 of Schedule "C" by adding a new Clauses after 11.g) as follows: "h. The Developer shall pay to the City the cost of the installation of traffic-control signals and all related works including, but not limited to, pedestrian and vehicular actuation, interconnection to adjacent traffic control signals, and audible pedestrian signals on Waverley Street at its intersection with Payworks Way, as determined by to the satisfaction the Director of Public Works. i. The Developer shall construct or pay to the City, on demand, the full cost of the City-approved intersection treatment and all related works, including traffic control and geometric intersection improvements, with the exclusion of a half-signal, at the private approach to the commercial site off Tim Sale Drive between Waverley Street and Kirkbridge Drive, all to the satisfaction of the Director of Public Works. The nature, scope, and standard of the intersection treatment shall be determined solely by the City." 2. That the City enter into, execute and deliver an agreement to amend the Development Agreement in accordance with recommendation 1 (the "Amending Agreement"), and such other agreements determined 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 Amending Agreement and the Ancillary Agreements in accordance with this report and such other terms and conditions deemed necessary by the City 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.	
13	Development Conditions of 49 Higgins Avenue	The Standing Policy Committee on Property and Development concurred in the recommendation of the Lord Selkirk-West Kildonan Community Committee and recommended to Council: 1. That the condition requiring development of the property located at 49	Executive Policy Committee

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		Higgins Avenue within three (3) years of the sale be extended by an additional three (3) years, allowing for a total of six (6) years from the date of sale for development to occur. 2. That all other terms and conditions of the original agreement remain in effect. 3. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.	
14	Extension of Time – Subdivision and Rezoning – Land located at the Northeast Corner of Gull Lake Road and Markham Road File DASZ 21/2021	The Standing Policy Committee on Property and Development concurred in the recommendation of the Assiniboia Community Committee and recommended to Council: 1. That the time limit to satisfy the Coming into Force provisions of By-law No. 105/2022 be extended to January 21, 2027. 2. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.	Executive Policy Committee
15	Extension of Time – Subdivision and Rezoning – 740 Holly Avenue – DASZ 13/2026	The Standing Policy Committee on Property and Development concurred in the recommendation of the City Centre Community Committee and recommended to Council: 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.	Executive Policy Committee
16	Proposed Opening of a Portion of Part Lots 71 and 72, Block 4, Plan 877, West of 1991 Notre Dame Avenue as Notre Dame Avenue	The Standing Policy Committee on Property and Development concurred in the recommendation of the Lord Selkirk-West Kildonan Community Committee and recommended to Council: 1. That subject to Recommendation 2, the proposed street opening shown on Miscellaneous Plan No. 14278/4 (Appendix A), be approved. 2. That, upon instructions from the Director, the City Solicitor be instructed to prepare and bring directly to Council for enactment, a by-law to facilitate the street opening in accordance with Miscellaneous Plan No. 14278/4 (the “By-law”).	Executive Policy Committee

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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.	
17	Approval of Proposed Subdivision and Servicing Agreement for Land Located at 485 Grassie Boulevard File DASSF 508/2026	The Standing Policy Committee on Property and Development concurred in the recommendation of the East Kildonan-Transcona Community Committee and recommended to Council: 1. That the subdivision under Development Application No. DASSF 508/2026 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 June 13, 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 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.	Executive Policy Committee

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		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 508/2026, 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.	
18	Secondary Plan Amendment – Transcona West Area Structure Plan File SPA 2/2026	The Standing Policy Committee on Property and Development concurred in the recommendation of the East Kildonan-Transcona Community Committee and recommended to Council: 1. That first reading be given to By-law No. 20/2026, a draft of which is attached as Appendix "C", being a by-law to amend the Transcona West Area Structure Plan By-law No. 215/2006 in accordance with this report, with the following amendment: A. In Section 2 – 5.1.2 Amended delete the words "Low rise apartment buildings" and replace with the words "Low rise residential uses" 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	Executive Policy Committee

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		necessary to implement the intent of the foregoing.	
19	Rezoning – 626 and 628 Garwood Avenue File DAZ 210/2026	The Standing Policy Committee on Property and Development concurred in the recommendation of the City Centre Community Committee, and recommended to Council: 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. 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	Executive Policy Committee

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		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.	
20	Rezoning – 470 Des Meurons Street File DAZ 202/2026	The Standing Policy Committee on Property and Development concurred in the recommendation of the Riel Community Committee, and recommended to Council: 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:	Executive Policy Committee

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		a. principal buildings b. accessory parking areas c. private approaches d. garbage enclosures e. fencing f. landscaping 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 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	

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		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 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.	

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		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	
21	Proposed Lease Agreement between The Red River Exhibition Association and the City of Winnipeg at 4500 Portage Avenue	The Standing Policy Committee on Property and Development concurred in the recommendation of the Winnipeg Public Service and recommended to Council: 1. That the Public Service be approved to enter into a consecutive Short-Term Use Agreement in favour of The Red River Exhibition for 4500 Portage Avenue, shown as "Leased Area: 303,800± ft²", on Misc. Plan No. 13003/7 and attached hereto as Schedule A, commencing on January 1, 2026, and expiring on December 31, 2026, or such earlier time that a long term lease is entered into. 2. That, subject to the approval of two-thirds of all Council members (pursuant to subsection 205(2) of The City of Winnipeg Charter), the proposed Terms for a Lease Agreement with The Red River Exhibition Association at 4500 Portage Avenue, identified as "Leased Area" on Misc. Plan No. 13003/7 and attached hereto as Schedule A, be approved. 3. That, subject to the approval of Recommendation 2, the City of Winnipeg Sponsorship Policy (attached herein as Schedule C) be waived as a requirement for the proposed Lease Agreement. 4. That the City enter into, execute, and deliver a Lease Agreement with The Red River Exhibition Association 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"). 5. That authority be delegated to the Director of Planning, Property and Development to negotiate and approve the terms and conditions of the Lease Agreement and the Ancillary Agreements, in accordance with this report and such other terms and conditions deemed necessary by the City Solicitor / Director of Legal Services to protect the interests of the City	Executive Policy Committee

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		6. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.	
22	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	The Standing Policy Committee on Property and Development concurred in the recommendation of the Riel Community Committee and recommended to Council: 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 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	Executive Policy Committee

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		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 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	

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		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 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	

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		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 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	

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		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 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	

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		amendment are not registered in accordance with recommendations 8 and 9, unless the Developer applies for an extension of time before 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.	
23	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	The Standing Policy Committee on Property and Development concurred in the recommendation of the Riel Community Committee and recommended to Council: 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 or space	Executive Policy Committee

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		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 response times to the planning area to be achieved. The maximum	

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		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 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.	

STANDING POLICY COMMITTEE ON PROPERTY AND DEVELOPMENT
JULY 6, 2026
DISPOSITION OF ITEMS

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24	Approval of Proposed Subdivision and Servicing Agreement for Land Located at 999, 1001 and 1005 Mission Street File DASSF 505/2026	The Standing Policy Committee on Property and Development concurred in the recommendation of the Riel Community Committee and recommended to Council: 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 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	Executive Policy Committee

STANDING POLICY COMMITTEE ON PROPERTY AND DEVELOPMENT
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		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.	
25	Opportunity to Lease 1099 St. Mary's Road for a South Winnipeg Police Station	The Standing Policy Committee on Property and Development received the recommendation of the Riel Community Committee as information.	Nil