CITY CENTRE COMMUNITY COMMITTEE
DISPOSITION OF ITEMS

SPECIAL MEETING
JULY 14, 2026

MEMBERS PRESENT: Councillor Rollins, Chairperson
Councillor Gilroy
Councillor Orlikow

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

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Item	Subject/File	Recommendations	Action Required By
		REPORTS	
1	Plan Approval – 15 Walker Court File DASZ 33/2010	The City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service and approved plans for 15 Walker Court.	Manager of Urban Planning, Planning, Property and Development Department c. Planner, Planning Property and Development Department Zoning Officer, Planning Property and Development Department
		HEARINGS	
1	Variance – 1350 Pembina Highway File DAV 162618/2026D	The City Centre 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 mixed use building to permit: A. A north side yard of 3 feet (0.91 metres) instead of 12 feet (3.66 metres) for any storey containing a residential use where windows to the living space or a bedroom within a dwelling unit faces the lot line. B. Bird-friendly window not provided. 2. For the establishment of accessory parking area to permit: A. A drive aisle width ranging from 17.75 feet (5.4 metres) to 19 feet (5.8 metres). B. A parking length of 20 feet (6.1 metres) when accessed directly from the lane. Subject to the following conditions:	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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		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 development permits, the owner must submit plans showing the location and design of a suitable window treatment (visual marker) consistent with bird-friendly window design on the Owner's Land ("Works") to the Director of Planning, Property and Development and thereafter must construct the Works in substantial conformance with the window treatment and maintain the Works to the satisfaction of the Director.	