Council Building
510 Main Street
July 6, 2026

A Meeting of the Standing Policy Committee on Property and Development was held this day at 9:41 a.m.

Members Present:	Councillor Duncan, Chairperson Councillor Dobson Councillor Santos
Winnipeg Public Service:	L. Cowan, Senior Committee Clerk H. Borys, Director, Planning, Property and Development Department G. Chappell, Acting Manager of Real Estate and Land Development D. Domke, Manager of Parks and Open Spaces, Public Works Department W. Yee, Manager of Community By-law Enforcement, Community Services Department J. Kuczera, Acting Administrator of Real Estate and Land Development, Planning, Property and Development Department C. Burgess, Acting Administrative Coordinator, Licensing & Bylaw Enforcement, Community Services Department R. Kostiuk, Principal Planner, Planning, Property and Development Department S. Whitehouse, Senior Urban Designer, Planning, Property and Development Department S. Prociuk, Project Manager, Planning, Property and Development Department J. Lorbis, Coordinator of Business Supports and Enforcement Processes, Community Services Department E. Fineblit, Housing Revitalization Coordinator, Chief Administrative Office

In accordance with Rule 11.1 of the Procedure By-law No. 50/2007, the Chairperson acknowledged that the meeting took place on traditional Indigenous and Métis peoples' lands.

MOTIONS

Moved by Councillor Santos,

That the minutes of the meeting held on June 11, 2026, be taken as read and confirmed.

Carried

Minutes – Standing Policy Committee on Property and Development – July 6, 2026

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DELEGATIONS

REPORTS

1. Request to Refund the Inspection Fee associated with Vacant Building Schedule A Inspection Invoice – 955 Selkirk Avenue
2. Request to Issue an additional Residential Boarded Building Permit associated with the Vacant Buildings By-law No. 79/2010 – 588 Langside Street
3. Monthly Reporting on Variance Applications Made for As-of-Right Residential Developments – July 2026
4. Vacancy to Vitality – Creating and Using the Vacancy to Vitality Reserve
5. Expropriation of Lands and Opening of Public Right-of-Way – Henderson Highway North Improvements Project
6. Expropriation of Lands for Louise Bridge Rehabilitation Project – Southeast Corner Louise Bridge and Nairn Avenue
7. Proposed Sale of 310 Dufresne Avenue to Manitoba Métis Federation
8. Agreement for Services – Reconstruction of Four Mile Road, including intersection improvements at Sturgeon Road
9. Funding Parkland Acquisition
10. Little Mountain Park Expropriation
11. Northwest Regional Recreation Campus
12. Amendment to Development Agreement AG 22/07 – South Pointe
13. Development Conditions of 49 Higgins Avenue
14. Extension of Time – Subdivision and Rezoning – Land located at the Northeast Corner of Gull Lake Road and Markham Road – DASZ 21/2021
15. Extension of Time – Subdivision and Rezoning – 740 Holly Avenue – DASZ 13/2023
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
17. Approval of Proposed Subdivision and Servicing Agreement for Land Located at 485 Grassie Boulevard – DASSF 508/2026
18. Secondary Plan Amendment – Transcona West Area Structure Plan – SPA 2/2026
19. Rezoning – 626 and 628 Garwood Avenue – DAZ 210/2026
20. Rezoning – 470 Des Meurons Street – DAZ 202/2026
21. Proposed Lease Agreement between The Red River Exhibition Association and the City of Winnipeg at 4500 Portage Avenue
22. Subdivision and Rezoning – Lots 2-4 Block 4 Plan 73311, Lots 1-2 Block 3 Plan 73311 (Ibrahima Diallo Avenue & Paulette Duguay Street) - DASZ 5/2026
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 – ZAA 1/2026

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REPORTS (continued)

24. Approval of Proposed Subdivision and Servicing Agreement for Land Located at 999, 1001 and 1005 Mission Street – DASSF 505/2026
25. Opportunity to Lease 1099 St. Mary's Road for a South Winnipeg Police Station

CONSENT AGENDA AND ADJOURNMENT