RIEL COMMUNITY COMMITTEE
DISPOSITION OF ITEMS

AUGUST 28, 2026

MEMBERS PRESENT: Councillor Mayes, Chairperson
Councillor Allard
Councillor Chambers

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

RIEL COMMUNITY COMMITTEE
AUGUST 28, 2026
DISPOSITION OF ITEMS

<table>
<tr><th>Item</th><th>Subject/File</th><th>Recommendations</th><th>Action Required By</th></tr>
<tr><td colspan="4">DELEGATIONS</td></tr>
<tr><td colspan="4">REPORTS</td></tr>
<tr><td>1</td><td>Semi Annual Summary of Delegated Authority to Award Per Capita, Land Dedication, and Community Incentive Grants</td><td>The Riel Community Committee concurred in the recommendation of the Winnipeg Public Service and received the report as information.</td><td>Nil</td></tr>
<tr><td>2</td><td>Advertisement Results of the Proposed Asphaltic Concrete Lane Pavement Local Improvement – Lagimodiere Boulevard - Project No 1420210226</td><td>The Riel Community Committee concurred in the recommendation of the Winnipeg Public Service and recommended to the Executive Policy Committee:

1. That the following Local Improvement Project proceed as part of the Local Improvement Program which is funded 50/50 through the Local Improvement Program and the Public Works Granular Roads Capital account, namely:

<table><tr><th>Local Improvement</th><th>Location</th></tr><tr><td>Asphaltic Concrete Lane Pavement 16' x 5"</td><td>Approximately 16 feet wide (5 inches thick) on the first north-south lane west of Lagimodiere Boulevard between Brussels Street and Marion Street.</td></tr></table>
2. That City Council enact a by-law to authorize the proposed local improvement outlined in Recommendation 1 of this Report (draft by-law is attached as schedule ‘A’).

3. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.</td><td>Executive Policy Committee</td></tr>
<tr><td>3</td><td>Future Services Account Funds and Accrued Interest</td><td>The Riel Community Committee recommended to the Standing Policy Committee on Property and Development that the Winnipeg Public Service be directed to:

1. Refer to the 2027 budget process, an approach under which interest accrued on funds held for each future services project is retained for the benefit of that project.

2. Commission an independent legal opinion regarding the legal basis for retaining future services account funds and accrued interest,</td><td>Standing Policy Committee on Property and Development</td></tr>
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RIEL COMMUNITY COMMITTEE
AUGUST 28, 2026
DISPOSITION OF ITEMS

Item	Subject/File	Recommendations	Action Required By
		including whether such retention may constitute a breach of trust, or fiduciary duty, or be contrary to the 2020 judicial decision establishing that fees collected for a special purpose cannot be diverted to other uses.	
4	Plan Approval – 1988 St Mary's Road File DASZ 6/2018	The Riel Community Committee concurred in the recommendation of the Winnipeg Public Service and approved plans for 1988 St Mary's Road.	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 – 165 Aubert Street File ZR-PA 26-218261	The Riel Community Committee concurred in the recommendation of the Winnipeg Public Service and approved plans for 165 Aubert Street.	Manager of Urban Planning, Planning, Property and Development Department c. Planner, Planning Property and Development Department Zoning Officer, Planning Property and Development Department
6	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 and Development Department Zoning Officer, Planning Property and Development Department
7	Per Capita Grant – St. Vital Museum	The Riel Community Committee approved a Per Capita Grant in the amount of $1,000.00, funded as follows:	Committee Clerk

RIEL COMMUNITY COMMITTEE
AUGUST 28, 2026
DISPOSITION OF ITEMS

Item	Subject/File	Recommendations	Action Required By
		• $500.00 from the St. Vital Ward allocation; • $250.00 from the St. Boniface Ward allocation; • $250.00 from the St. Norbert – Seine River Ward allocation, to the St. Vital Museum to assist with the cost of a Reach For The Top display.	
		HEARINGS	
1	Rezoning – 3 St. Vital Road File DAZ 215/2026 [c/r DCU 154759/2026D & DAV 154517/2026D]	The Riel Community Committee concurred in the recommendation of the Winnipeg Public Service and via the Priority Rezoning Process, recommended to the Executive Policy Committee: 1. That the Winnipeg Zoning By-law No. 200/2006 be amended under Development Application No. DAZ 215/2026 by rezoning the subject land to a "C1" Commercial Neighbourhood District in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated August 28, 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. That for new construction, the Owner must submit plans showing the location and design of any and all proposed: a. Buildings; b. Accessory parking areas; c. Private approaches; d. Garbage enclosures; e. Fencing; f. Landscaping; and g. Free-standing signage on the Owner's Land ("Works") to the City for approval by the Director of Planning, Property and Development (the "Director") and the Riel Community Committee prior to the	Executive Policy Committee

Item	Subject/File	Recommendations	Action Required By
		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 following uses shall be conditional on the land: a. Dwelling, multi-family b. Neighbourhood rehabilitation home c. Single room occupancy d. Short term rental accommodation e. Animal hospital or veterinary clinic f. Kennel g. Restaurant h. Medical/dental/optical/counselling clinic i. Retail sales (unless otherwise listed) B. That the Developer enter into a Servicing Agreement if required, 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 July 28, 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	

Item	Subject/File	Recommendations	Action Required By
		terms and conditions of the Zoning Agreement, 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 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 215/2026 (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 215/2026 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	

RIEL COMMUNITY COMMITTEE
AUGUST 28, 2026
DISPOSITION OF ITEMS

Item	Subject/File	Recommendations	Action Required By
		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. 8. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.	
2	Conditional Use – 3 St. Vital Road File DCU 154759/2026D [c/r DAZ 215/2026 & DAV 154517/2026D]	The Riel Community Committee concurred in the recommendation of the Winnipeg Public Service and approved a Conditional Use on "the land" to permit the establishment of a Personal Service use exceeding 5,000 square feet (464.52 square metres) in gross floor area. Subject to the following conditions: 1. That if any development granted by the Order is not established within two (2) years of the date thereof, the Order, in respect of that Conditional Use shall terminate. 2. That the development shall be established in substantial conformance with the submitted plans for File No. DCU 26-154759/D and thereafter maintained to the satisfaction of the Director of Planning, Property, and Development. 3. That the 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 DAZ 215/2026.	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
3	Variance – 3 St. Vital Road File DAV 154517/2026D [c/r DAZ 215/2026 & DCU 154759/2026D]	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 maintenance of a commercial building to permit: A. No west side yard; B. 9 parking spaces; C. No buffering of residential uses from non-residential uses; 2. For the establishment of an accessory parking area to permit insufficient buffering of a parking or loading area located within 20 feet (6.1 metres) of a side or rear lot line adjacent to a residential district.	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

RIEL COMMUNITY COMMITTEE
AUGUST 28, 2026
DISPOSITION OF ITEMS

Item	Subject/File	Recommendations	Action Required By
		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 provide a minimum of four (4) short-term bicycle parking spaces on the subject property to the satisfaction of the Director of Planning, Property and Development. 3. 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 DAZ 215/2026.	
4	Rezoning – 3280 St. Mary's Road File DAZ 213/2026 [c/r DAV 147662/2026D]	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 Winnipeg Zoning By-law No. 200/2006 be amended under Development Application No. DAZ 213/2026 by rezoning the subject land to an "EI" Educational and Institutional District in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated August 28, 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 "EI" Educational and Institutional District, the Owner must submit plans showing the location and design of any and all proposed: a. Buildings; b. Accessory parking areas; c. Private approaches; d. Garbage enclosures; e. Fencing;	Standing Policy Committee on Property and Development

Item	Subject/File	Recommendations	Action Required By
		f. Landscaping; and 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 following uses shall not be permitted on the land: a. Dwelling, multi-family b. Assisted living facility c. Care home d. Dormitory e. Neighbourhood rehabilitation home f. Single room occupancy g. Hospital h. Place of worship i. Cultural centre j. Gallery/museum k. Sports or entertainment area/stadium, indoor l. Hostel m. Research institution n. Medical/dental/optical/counselling clinic o. Utility facility, minor p. Recycling collection centre iii. That the height of all buildings on the land shall be limited to a maximum of 35 feet (10.67 metres). iv. To limit groundwater demand from the Planned Area, no washing, rinsing, detailing, pressure-washing, or other cleaning of school buses or other vehicles that generate wastewater, runoff, or wash	

Item	Subject/File	Recommendations	Action Required By
		water shall be conducted on the Planned Area, whether indoors or outdoors. No vehicle-washing equipment, wash bay, or other facility intended for the washing of vehicles shall be installed or operated on the Planned Area. 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 July 28, 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 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.	

RIEL COMMUNITY COMMITTEE
AUGUST 28, 2026
DISPOSITION OF ITEMS

Item	Subject/File	Recommendations	Action Required By
		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 213/2026 (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 213/2026 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. 8. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing 9. 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 DAZ 213/2026.	
5	Variance – 3280 St. Mary's Road File DAV 147662/2026D [c/r DAZ 213/2026]	The Riel Community Committee concurred in the recommendation of the Winnipeg Public Service and approved a Variance on "the land" for the	Manager of Development and Inspections, Planning, Property

RIEL COMMUNITY COMMITTEE
AUGUST 28, 2026
DISPOSITION OF ITEMS

Item	Subject/File	Recommendations	Action Required By
		maintenance of an accessory structure to permit a rear yard of 0.32 feet (0.09 metres). 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 this Variance Order does not come into force and effect until the coming into force and effect of the associated rezoning application under file DAZ 213/2026.	and Development Department c. Administrator of Zoning and Permits, Planning, Property and Development Department Planner, Planning, Property and Development Department
6	Variance – 165 Aubert Street File DAV 200110/2026D	The Riel Community Committee concurred in the recommendation of the Winnipeg Public Service and approved a Variance on “the land” for the construction of a multi-family dwelling to permit: 1. A rear yard of 10 feet (3.05 metres); 2. 23 parking spaces; 3. The removal of Condition 3 of the previously approved DAV 117425/2023D that reads as follows "That excluding the wall to the stairwell of the underground parking area, the minimum setback to any principal building from the north property line shall not be less than 25 feet." 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 all balconies on the north elevation of the building be installed with opaque screening, to the satisfaction of the Director of Planning, Property and Development. 3. That prior to the issuance of any development permits, a signed service agreement with a car share provider shall be submitted to and approved by 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

RIEL COMMUNITY COMMITTEE
AUGUST 28, 2026
DISPOSITION OF ITEMS

Item	Subject/File	Recommendations	Action Required By
		The service agreement shall include one (1) car share vehicle and one (1) dedicated parking stall for the car share vehicle, to the satisfaction of the Director of Planning, Property and Development, to be thereafter maintained to the satisfaction of the Director.	