EAST KILDONAN-TRANSCONA COMMUNITY COMMITTEE
DISPOSITION OF ITEMS

SEPTEMBER 3, 2026

MEMBERS
PRESENT: Councillor Wyatt, Chairperson
Councillor Browaty
Councillor Durand-Wood

COMMITTEE
CLERK: B. Harris, City Clerk's Department

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		DELEGATIONS	
		REPORTS	
1	Semi Annual Summary of Delegated Authority to Award Per Capita, Land Dedication, and Community Incentive Grants	The East Kildonan-Transcona Community Committee concurred in the recommendation of the Winnipeg Public Service and received the report as information.	Nil
2	Proposed Opening of Headmaster Row and Stanley Copp Street, East of Lagimodière Boulevard – File No. DAO 1/2023	The East Kildonan-Transcona Community Committee concurred in the recommendation of the Winnipeg Public Service and recommended to the Standing Policy Committee on Property and Development: 1. That subject to Recommendation 2, the proposed street openings shown on Miscellaneous Plan No.16359/3 (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. 16359/3 (the "By-law"). 3. 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
3	Edward Schreyer Strategic Regional Transportation Infrastructure Cost Area Charge	The East Kildonan-Transcona Community Committee laid consideration of the following amended motion over to its meeting on November 18, 2026: WHEREAS Winnipeg City Council adopted the Transcona West Area Structure Plan By-law in 2008; AND WHEREAS the plan identified the need for the construction of what was formally named, the North-South Transcona Corridor, and was renamed by Winnipeg City Council the Edward Schreyer Parkway, after the first NDP Premier in Manitoba History (1969-1977), the Rt. Hon. Edward Scheryer, who, during his tenure as Premier, legislated new progressive programs and legislation to raise the quality of life for the working people of Manitoba, and later he served as Canada's Governor General (1979-1984), and then went on to serve as our Nation's High Commissioner to Australia (1984-1988); AND WHEREAS the need for the construction of the Edward Schreyer	East Kildonan-Transcona Community Committee

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		Parkway has never been greater, with an explosion of residential development in Northeast Winnipeg over the last 20 years, combined with an ongoing strong Industrial base for both manufacturing and transportation industries, such as the CNR Intermodal Terminal Yards, New Flyer Industries, Federal Express Shipping Centre, Parmalat Dairy, CNR Transcona Shops, and Premier Printing, just to name a few of the many medium to large industrial businesses that employ tens of thousands of residents and demand a strong regional road network for the movement of truck, goods, people and services; AND WHEREAS the plan for the Edward Schreyer Parkway envisions a four lane cross section roadway, which represents a key leg in the City's envisioned and planned Regional Road Transportation Network, namely the Inner Ring Road system, that would link directly to and with the completion of Chief Peguis Trail, from Main Street to Route 90, ensuring the northern leg of the Inner Ring Road is real and practical method for the movement of goods, services and people; AND WHEREAS the City of Winnipeg has employed the use of Area Charges to assist with new Strategic Regional Transportation Infrastructure Costs, with the most recent example being the Ridgewood Transportation Levy, that has been applied in the Charleswood area of Winnipeg for the purpose assisting with the completion of William Clement Parkway; AND WHEREAS the City of Winnipeg had previously approached the Province of Manitoba to request an amendment to the City of Winnipeg Charter Act, to allow for Development Cost Area Charges to be collected at the point of the Issuance of Permits, but that this matter was not pursued further following the legal failure to implement the proposed policy of 'Impact Fees'; THEREFORE BE IT RESOLVED that the Standing Policy Committee on Property and Development be requested to direct the Winnipeg Public Service to undertake a feasibility assessment of implementing a Transportation Area Charge, through development applications, and at the permit stage (subject to the necessary change required in Provincial legislation) to be called the Transcona West Strategic Regional Transportation Infrastructure Cost Area Charge, for the purpose of assisting with the construction of the Edward Schreyer Parkway, in order to assist the City with resources to conduct preliminary and/or detailed designs for the said capital project, and to report back to the Standing Policy Committee in 120 days.	

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		AND BE IT FURTHER RESOLVED that the City of Winnipeg requests an amendment to the City of Winnipeg Charter Act, as was previously contemplated, to allow for Development Cost Area Charges to be collected at the point of the issuance of permits.	
4	Federal Royal Commission on the Covid-19 Pandemic and a National Action Preparedness Plan for the Next Pandemic	The East Kildonan-Transcona Community Committee laid over consideration of the following motion to its meeting on November 18, 2026: WHEREAS it has be three years since the December 2019-May 2023 COVID-19 Pandemic AND WHEREAS the pandemic had massive lock downs that had a huge impact on small businesses, families, children, the sick and the elderly; AND WHEREAS the panic caused by the pandemic caused great stress on the healthcare System, not to mention society in general, such as the traumatizing affect the pandemic and lockdowns had on children, their education, and general mental health and wellbeing going forward; AND WHEREAS since the pandemic, mental health issues in our country and communities have gotten much worse, with very little to no mental health supports going forward since that time; AND WHEREAS the economic fallout out on individuals, families and small businesses has not been truly accounted for, which has left little to no economic assistance to address the growing gap in our economy for those who where economically affected by the pandemic; AND WHEREAS our communities have been witness to, since the pandemic, growing rates of anxiety and depression still being experienced by many to this day; AND WHEREAS, as an example of the traumatic aftermath affect of the pandemic, some are so traumatized that it is still common to see people wearing masks inside their vehicles when no other person is with them; AND WHEREAS the personal care homes and hospitals in this country have not taken any steps to fully prepare and to be ready for the next pandemic, so as to ensure they do not become de facto massive morgues;	East Kildonan-Transcona Community Committee

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		AND WHEREAS there has been much anecdotal evidence to suggest that that the vaccines, which used a newer mRNA technology, has created an increase in health issues not seen before, in certain demographic groups, such as increases in heart disease, cancer and autoimmune diseases; AND WHEREAS it is incumbent on any mindful and compassionate society to want to be better prepared for the next global pandemic, which some experts have indicated could occur within the next 5 years; AND WHEREAS there is a growing phenomenon of belief amongst the some of the population of our country, that the pandemic was not an accident, but planned, and that within said conspiracy theories, the belief is that the pandemic and the next pandemic are being planned in order to reduce the human population of the planet; AND WHEREAS it is therefore crucial that all the facts pertaining to the lessons learnt from the Covid 19 Pandemic be understood and that we as a Country, as Provinces, and down to our communities, including neighbourhoods, have open and transparent emergency preparedness plans in place that everyone will be able to understand and access in the event another Pandemic should occur; AND WHEREAS basic medical steps to ensure adequate supplies or basic medicines, such as Children's Tylenol, along with other Medicines, must always be in full supply, along with building our own an independent pharmaceutical industry, separate from the existing global multinational pharmaceutical corporations; AND WHEREAS steps must be taken to ensure Canada has food and water security come the next global pandemic, especially in the event nations that we commonly and presently rely on for imported food, close their borders to Canada, as was common in the last pandemic; THEREFORE BE IT RESOLVED that the Federation of Canadian Municipalities, at the June 2027 National FCM Convention, call on the Government of Canada, through a multi-party/multi-partisan initiative involving all federal political parties, establish and create a Royal Commission on the COVID 19 Pandemic and to write a national action pandemic	

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		preparedness plan for the next pandemic, with a process that will involve and allow for full expert and public consultations, to be broadcast live on public television, and on-line, for all in the nation to participate in and witness, with a full report back to Parliament by said Royal Commission, on said matter, no later than December 31st, 2028, so that Canada is fully prepared for the next global pandemic.	
5	Province of Manitoba Royal Commission on the Covid-19 Pandemic and a Provincial Action Preparedness Plan for the Next Pandemic	The East Kildonan-Transcona Community Committee laid over consideration of the following motion to its meeting on November 18, 2026: WHEREAS it has be three years since the December 2019-May 2023 COVID-19 Pandemic; AND WHEREAS the pandemic had massive lock downs that had a huge impact on small businesses, families, children, the sick and the elderly; AND WHEREAS the panic caused by the Pandemic caused great stress on the healthcare system, not to mention society in general, such as the traumatizing affect the pandemic and lockdowns had on children, their education, and general mental health and wellbeing going forward; AND WHEREAS since the pandemic, mental health issues in our province and communities have gotten much worse, with very little to no mental health supports going forward since that time; AND WHEREAS the economic fallout out on individuals, families and small businesses has not been truly accounted for, which has left little to no economic assistance to address the growing gap in our economy for those who where economically affected by the pandemic; AND WHEREAS our communities have been witness to, since the pandemic, growing rates of anxiety and depression still being experienced by many to this day; AND WHEREAS, as an example of the traumatic aftermath affect of the pandemic, some are so traumatized that it is still common to see people wearing masks inside their vehicles when no other person is with them; AND WHEREAS the personal care homes and hospitals in this province have not taken any steps to fully prepare and to be ready for the next pandemic, so as	East Kildonan-Transcona Community Committee

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		to ensure they do not become de facto massive morgues; AND WHEREAS there has been much anecdotal evidence to suggest that that the Vaccines, which used a newer mRNA technology, has created an increase in health issues not seen before, in certain demographic groups, such as increases in heart disease, cancer and autoimmune diseases; AND WHEREAS it is incumbent on any mindful and compassionate society to want to be better prepared for the next global pandemic, which some experts have indicated could occur within the next 5 years; AND WHEREAS there is a growing phenomenon of belief amongst some of the population of our province, that the pandemic was not an accident, but planned, and that within said conspiracy theories, the belief is that the pandemic and the next pandemic are being planned in order to reduce the human population of the planet; AND WHEREAS it is therefore crucial that all the facts pertaining to the lessons learnt from the Covid 19 Pandemic be understood and that we as a province and down to our communities, including neighbourhoods, have open and transparent emergency preparedness plans in place that everyone will be able to understand and access in the event another pandemic should occur; AND WHEREAS basic medical steps to ensure adequate supplies or basic medicines, such as Children's Tylenol, along with other medicines, must always be in full supply, along with building our own an independent pharmaceutical industry, separate from the existing global multinational pharmaceutical corporations; AND WHEREAS steps must be taken to ensure Manitoba has food and water security come the next global pandemic, especially in the event nations that we commonly and presently rely on for imported food, close their borders to Canada, as was common in the last pandemic; THEREFORE BE IT RESOLVED that the AMM at the November 2027 Provincial AMM Convention, call on the Province of Manitoba, through a multi-party/multi-partisan initiative involving all provincial political parties, establish and create a Royal Commission on the Covid 19 Pandemic and to write a provincial action pandemic preparedness plan for the next pandemic,	

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		with a process that will involve and allow for full expert and public consultations, to be broadcast live on public television, and on-line, for all in the province to participate in and witness, with a full report back to the Manitoba Legislature by said Royal Commission, on said matter, no later than December 31st, 2028, so that Manitoba is fully prepared for the next global pandemic.	
6	Light Rail Transit for Winnipeg	The East Kildonan-Transcona Community Committee laid over consideration of the following motion to its meeting on November 18, 2026: WHEREAS most Canadian cities begin the planning in order to build a light rail transit (LRT) system when they reach a population of 700,000; AND WHEREAS Winnipeg's population has now exceeded 800,000 and is expected to continue to grow; AND WHEREAS Winnipeg has not even begun to plan nor secure land right of ways for any future rapid transit expansion, including LRT; AND WHEREAS Hamilton, which now has a population comparable to Winnipeg, is well into the planning of their first LRT line; AND WHEREAS Edmonton is now actively constructing their new LRT system; AND WHEREAS Vancouver, Montreal, Toronto, Calgary and Ottawa now have public transportation that is LRT or subways, combined with a freeway system; AND WHEREAS Winnipeg was once the fourth largest city in Canada, following only Montreal, Toronto and Vancouver, and Winnipeg City Council's failure to properly plan and build both freeways and light rail transit is symbolic of our City's steady decline when compared to most Canadian cities that have outperformed Winnipeg in terms of both new strategic regional infrastructure planning and construction (delivery), especially in the area of public transportation, namely an LRT system; THEREFORE BE IT RESOLVED that Winnipeg City Council earmark funds, to be determined by the next Council (next term), in its next Capital Budget (2027) to allow for an immediate process, including community consultations,	East Kildonan-Transcona Community Committee

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		that will determine the location and timing of the first LRT line for the City of Winnipeg, including the development of a Class 5 Budget for said first LRT line, as well, at a higher level, map out routes for LRT future lines for the City. AND BE IT FURTHER RESOLVED that Winnipeg, in its 5-year Capital Budget Forecast, include a line item for LRT Line Land Assembly costs, and that funds be earmarked for said line item, with the amount of said funds to be determined by the future Council in the next term.	
7	Greening of the City via Fleet division and a new Municipal Green Energy Utility Company	The East Kildonan-Transcona Community Committee laid over consideration of the following motion to its meeting on November 18, 2026: WHEREAS the City of Winnipeg has a stated policy to reduce greenhouse gases; AND WHEREAS the City Fleet does most of the purchasing, save that of Transit Buses, for most of the City of Winnipeg's needs; AND WHEREAS the goal to prevent Climate Change or the Climate Crisis is to limit greenhouse emissions so as to prevent a change in the average temperature of the Planet above 1.5 degrees Celsius AND WHEREAS the Fleet Division has within their business plan a calculation on expectations of rising fuel prices; AND WHEREAS Fuel prices have been very volatile upwards and with the uncertainty in the geopolitical condition of the world today, most experts believe rising fuel prices, above the rate of inflation, can be expected; AND WHEREAS rising fuel prices presents the City of Winnipeg, with an opportunity, that the said cost budgeted against rising fuel prices could instead be part of a business plan where said costs instead are used to rapidly transition the entire fleet to electric vehicles, namely in light duty cars and pick up trucks, thus keeping dollars in Manitoba instead of paying for carbon based fuels that flow from Alberta or Saskatchewan; AND WHEREAS we have a Federal Government that is very keen to facilitate greater Electric Vehicle conversions, along with the stated policies of the Province of Manitoba;	East Kildonan-Transcona Community Committee

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		AND WHEREAS the Strategic Planning Action Plan considers the idea of a new Green Utility; AND WHEREAS said Green Utility could be the sole provider of all electric vehicle charging station hook ups in private residential locations and for public site charging station locations, providing for a more affordable and readily available green charging station infrastructure for rapid charging, that would assist in the over all community greenhouse gas infrastructure goals; AND WHEREAS a green energy utility controlled and run by the city of Winnipeg, with or without a monopoly granted by the Province of Manitoba, could be a new source of revenue to the City of Winnipeg of exponential proportions that could dramatically reduce the constant burden and demand on homeowner property taxes; THEREFORE BE IT RESOLVED that the Standing Committee on Public Works request that the Fleet Division of the City of Winnipeg, work with corporate finance, to devise an outline of a business plan, that could be considered by the Standing Committee to consider financing options, including a new reserve fund for said green vehicle conversion that would secure financing against the future rising fuel costs. AND BE IT FURTHER RESOLVED that Fleet Division, working with Corporate Finance and any and all other entities within the City of Winnipeg, develop the Business Plan for the new City of Winnipeg Green Utility, so that a vision can be created that, via said new agency, not only can the City of Winnipeg as a Corporate entity go green and go green fast, but so could it be made more practical for thousands of Winnipeg consumers who want to have a green option but are presently limited due to the lack of infrastructure or affordable infrastructure for recharging stations.	
8	DASZ18-2014 Development Agreement Amendment Motion	The East Kildonan-Transcona Community Committee laid over consideration of the following motion to its meeting on November 18, 2026: WHEREAS the developer Genstar had a Development Application amendment before the city to amend said development DASZ18-2014; AND WHEREAS the amendment included a number of items, such as the Deletion of a Berm (north/south alignment design) requirement on the far west side of Mother Earth Nature Park and in lieu of said obligation that the	East Kildonan-Transcona Community Committee

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		development agreement amendment was to require the developer to build and install, as per this Attached site plan of Mother Earth Nature Park, an approach and Parking Lot off of Gunn Road, the construction of two off leash Dog Parks (one for large dogs and one for small dogs) and trails leading up to the said dog parks and all landscaping for dog parks and its surroundings of the dog parks and landscaping around said parking lot and trails leading to the dog parks; AND WHEREAS that the developer would install a playground plus pickleball court/basketball court in the main park being constructed in Summerlea development, east of Redonda, and delete in lieu the second berm on the north side of the Mother Earth Nature Park (east/west in alignment design); AND WHEREAS that the developer had made further requests above and beyond, that was beyond the agreement with the Area Councillor and the Administration, that would delete traffic light requirements at Gunn and Redonda, along with other requests, that are unacceptable to the City; THEREFORE BE IT RESOLVED that the EKTCC request the administration to inquire immediately into the status of said development amendment from said Developer and report to a public meeting of EKTCC so as to facilitate acceptable and agreed to changes and amendments to the said development application as soon as possible.	
9	Community Incentive Grant – Transcona Scout Hall Association Inc.	The East Kildonan-Transcona Community Committee did not concur in the recommendation of the Winnipeg Public Service and recommended to the Standing Policy Committee on Community Services: 1. That the following eligibility criteria for the Community Incentive Grant Program be waived in this instance, namely: A. Total City of Winnipeg contribution is 50% or less. 2. That a Community Incentive Grant in the amount of $196,891.13, funded from the Transcona Ward allocation, be approved to the Transcona Scout Hall Association Inc. to assist with the cost of the Renovations - 2026 - Main Floor and Storeroom project, subject to the following conditions: A. Confirmation of other funding sources;	Standing Policy Committee on Community Services

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		B. Approval of final plans and specifications for the project by the Director of Community Services; and C. The applicant entering into a formal agreement with The City of Winnipeg. 3. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing	
10	The Southern Transcona Ward Lands Regional Transportation Infrastructure Cost Area Charge	The East Kildonan-Transcona Community Committee laid over consideration of the following motion to its meeting on November 18, 2026: WHEREAS Winnipeg City Council, in 2026, approved a new and large development on the south side of Dugald Road near Mazenod Road; DASZ 4/2026 – The Waters Urban Village AND WHEREAS the development, approved at the July 2026 Council meeting, is anticipated to add approximately 3,000 to 3,500 new residences and generate approximately 5,000 to 6,000 additional vehicle trips to and from the community; AND WHEREAS Winnipeg City Council is considering an application with respect to the Transcona West Secondary Plan and may consider further applications related to this area in the future; AND WHEREAS over the past two years, Winnipeg City Council has approved other new developments south of Dugald Road within the Transcona Ward; AND WHEREAS all lands within the Transcona Ward south of the CNR Redditt subdivision rail line, north of Fermor Avenue/Highway No. 1, east of the boundary with Lagimodière Boulevard, and west of the boundary with the RM of Springfield and the City of Winnipeg, comprise a significant area of undeveloped land that has been identified and targeted for future development; AND WHEREAS these lands have significant outstanding regional transportation infrastructure requirements that are presently unfunded; AND WHEREAS in relation to the application pertaining DASZ 4/2026, the Winnipeg Public Service identified and calculated millions of dollars in off-site	East Kildonan-Transcona Community Committee

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		servicing costs that were not assigned to the developer in question, despite the development having a direct impact on existing regional transportation networks; AND WHEREAS outstanding regional transportation issues identified in connection with the development include the need for improvements and upgrades at the Lagimodière Boulevard and Marion Street intersection, the Lagimodière Boulevard and Dugald Road intersection, improvements to Dugald Road between Lagimodière Boulevard and Plessis Road, further improvements to Dugald Road to the east, improvements to the Plessis Road and Dugald Road intersection, and improvements to Plessis Road south of Dugald Road; to the east; AND WHEREAS the area bounded by the CNR Redditt subdivision rail line to the north, Fermor Avenue/Highway No. 1 to the south, Lagimodière Boulevard to the west, and the City of Winnipeg boundary with the RM of Springfield to the east contains significant employment lands with numerous existing industries that are anticipated to continue to grow, further increasing demands on the existing regional transportation network; AND WHEREAS the South Transcona Secondary Plan clearly identifies that Plessis Road south of Dugald Road is at full capacity and requires twinning as soon as possible from Dugald Road south to Fermor Avenue and the future Edward Schreyer Parkway South; AND WHEREAS Dugald Road is approaching full capacity and is expected to reach full capacity within the next five to ten years, requiring twinning as soon as possible, as both Dugald Road and Plessis Road are major connections to the regional transportation network of the City of Winnipeg and the Province of Manitoba; AND WHEREAS the City of Winnipeg has previously used area charges to assist with the costs of new regional transportation infrastructure, including the Ridgewood Transportation Levy in the Charleswood area, which was established to assist with the completion of William Clement Parkway; AND WHEREAS the Winnipeg Public Service has recently been working toward establishing a new area charge in the vicinity of Centre Port to assist with regional transportation upgrades associated with development in that area;	

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		AND WHEREAS the City of Winnipeg has previously approached the Province of Manitoba to request an amendment to The City of Winnipeg Charter to permit development cost charges to be collected at the time of the issuance of permits, but this matter was not pursued following the legal challenges associated with the proposed implementation of impact fees; THEREFORE, BE IT RESOLVED that the Standing Policy Committee on Property and Development be requested to direct the Winnipeg Public Service to undertake a feasibility assessment of implementing a transportation area charge through development applications and at the permit stage, subject to any necessary changes to provincial legislation, to contribute toward regional transportation infrastructure costs towards the following transportation improvements but not limited to: 1. The Lagimodière Boulevard and Marion Street intersection; 2. The Lagimodière Boulevard and Dugald Road intersection; 3. Upgrades and improvements to Dugald Road between Lagimodière Boulevard and Plessis Road; 4. The twinning of Dugald Road from Plessis Road to the Perimeter Highway; 5. The twinning of Plessis Road from Dugald Road to Fermor (to be called the future Edward Schreyer Parkway South). AND BE IT FURTHER RESOLVED that the feasibility assessment include consideration of area charges to assist with preliminary and or detailed designs for the identified capital projects, as well as potential funding toward the construction of said capital projects; BE IT FURTHER RESOLVED that the Winnipeg Public Service report back to the Standing Policy Committee on Property and Development within 120 days; BE IT FURTHER RESOLVED that the City of Winnipeg request an amendment to The City of Winnipeg Charter to permit development cost area	

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		charges to be collected at the time of the issuance of development and/or building permits, as was previously contemplated.	
11	Waiver of Development Permit Fees for 545 Watt Street	The East Kildonan-Transcona Community Committee recommended to the Standing Policy Committee on Property and Development that in accordance with Sections 20(1) and (2) of The Planning, Development and Building Fees By-law No. 66/2016, all applicable fees for the development at 545 Watt Street be waived.	Standing Policy Committee on Property and Development
12	Land Dedication Reserve – Allocation of Funds	The East Kildonan-Transcona Community Committee recommended to the Executive Policy Committee: 1. That the Winnipeg Public Service be directed to divide the revenue collected as cash in lieu of Land Dedication within the East Kildonan-Transcona Community Committee area equally between the three wards within the Community Committee. 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
13	Transcona Trail Extension	The East Kildonan-Transcona Community Committee recommended to the Standing Policy Committee on Public Works that the connection of the Transcona Trail from its western terminus to Mission Street and Panet Road be referred to the 2027 Budget Process.	Standing Policy Committee on Public Works
14	Dugald Road Deer Warning Signs	The East Kildonan-Transcona Community Committee recommended to the Standing Policy Committee on Public Works that the Winnipeg Public Service install signs on Dugald Road warning of deer at the following locations: 1. West of Plessis Road for eastbound traffic. 2. Near the intersection of Murdock Road for westbound traffic.	Standing Policy Committee on Public Works
15	South Transcona Active Transportation Path	The East Kildonan-Transcona Community Committee recommended to the Standing Policy Committee on Public Works that the cost of construction for an active transportation path along the balance of Dugald Road so that the existing South Transcona Community Path can be connected through to Ravenhurst Street be referred to the 2027 budget process.	Standing Policy Committee on Public Works
HEARINGS			
1	Variance – Pond Vista (Sage North Phase 2A) – File No. DAV 182311/2026D	The East Kildonan-Transcona Community Committee concurred in the recommendation of the Winnipeg Public Service, and approved a Variance on "the land" for the establishment of residential lots to permit:	Manager of Development and Inspections, Planning, Property and Development Department

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		1. On proposed Block 4 Lots 2-5, lot areas of 3,402 square feet (316.06 square metres). 2. On proposed Block 8 Lots 5-12, lot areas ranging from 3,174 square feet (294.87 square metres) to 3,450 square feet (320.52 square metres). 3. On proposed Block 9 Lots 9,10, 13,14, 17, 18, 19, 20, 23, 24, 28, 35, & 36, lot areas of 3,450 square feet (320.52 square metres). To vary the "R2" Development and Design Standards of Winnipeg Zoning By-law No. 200/2006 for the establishment of residential lots to permit: 1. On proposed Block 5 Lots 12-15, lot areas ranging from 4,241 square feet (394.00 square metres) to 4,848 square feet (450.39 square metres). 2. On proposed Block 6 Lots 3-7, lot areas ranging from 2,802 square feet (260.31 square metres) to 3,002 square feet (278.89 square metres). 3. On proposed Block 6 Lots 1-9, front yards ranging from 10 feet (3.05 metres) to 15 feet (4.57 metres). Subject to the following conditions: 1. That the Variance under File No. DAV 26-182311D shall come into force and effect upon the coming into force and effect of the Short-Form Subdivision under File No. DASSF 535/2026. 2. That the maximum number of permitted dwelling units on proposed Block 5 Lots 12-15 shall be restricted to one dwelling unit per lot. 3. 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.	c. Administrator of Zoning and Permits, Planning, Property and Development Department Planner, Planning, Property and Development Department
2	Rezoning – 513 Pandora Avenue West – File No. DAZ 211/2026	The East Kildonan-Transcona 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	Standing Policy Committee on Property and Development

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		Development Application No. DAZ 211/2026 by rezoning the subject land to an "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 September 3, 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 the Owner shall provide a plan or plan of survey prepared by a Manitoba Land Surveyor that will facilitate a street opening by-law and which is satisfactory for registration at the Winnipeg Land Titles Office, and in accordance with the report of the Administrative Coordinating Group dated May 8, 2026, and attached as Appendix "B" to this report, and with such other minor changes as may be required. ii. 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 on the Owner's Land ("Works") to the City for approval by the Director of Planning, Property and Development (the "Director") and the East Kildonan - Transcona Community Committee 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.	

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		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 8, 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. E. That the hard surface sidewalk indicated on the site plan between the north and south entrances along the west side of the building be relocated to the east side of the building. F. That the parking configuration be changed to accommodate a minimum of a four-foot, landscaped buffer along the west property line. G. That the entrance of the parking lot be reduced from 26 feet to 22 feet H. That a two-foot landscaped buffer be placed north of the	

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		reconfigured sidewalk that wraps around the building on the east side. I. That a 4.95-foot landscaped buffer be placed at the rear of the building on both sides of the rear entrance J. That detailed landscaped buffer designs be approved by the East Kildonan-Transcona Community Committee at the time of Plan Approval. K. That all windows on the west side of the building be glazed. 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 Owner shall meet all terms and conditions as outlined in Appendix "B", the report of the Administrative Coordinating Group, dated May 8, 2026, to the satisfaction of the Director of Public Works and the Director of Water and Waste. 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 subject to the approval of Recommendation 1 and upon instructions from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor be instructed to prepare and bring directly to Council for enactment, a by-law to facilitate the street opening in accordance with Recommendation 1.A.i. 6. 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 211/2026 (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	

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		to Council by way of communication for consideration for second and third reading. 7. That Development Application No. DAZ 211/2026 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. 8. 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. 9. 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 8, unless the Developer applies for an extension of time before the expiration of that 1 year period and Council approves the extension. 10. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.	
3	Conditional Use – 513 Pandora Avenue West – File No. DCU 133692/2026D	The East Kildonan-Transcona 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 Multi-Family Dwelling (8 units) use. 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 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 211/2026.	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
4	Variance – 513 Pandora Avenue West – File No. DAV 133682/2026D	The East Kildonan-Transcona Community Committee concurred in the recommendation of the Winnipeg Public Service, as amended, and approved a Variance on "the land" for the construction of a multi-family dwelling to	Manager of Development and Inspections, Planning, Property and Development Department

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		permit as follows: 1. Insufficient building foundation landscaping; 2. 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. 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 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 211/2026.	c. Administrator of Zoning and Permits, Planning, Property and Development Department Planner, Planning, Property and Development Department