LORD SELKIRK-WEST KILDONAN COMMUNITY COMMITTEE
DISPOSITION OF ITEMS

SEPTEMBER 3, 2026

MEMBERS
PRESENT: Councillor Santos, Chairperson
Councillor Eadie
Councillor Sharma

COMMITTEE
CLERK: P. Prinsloo, City Clerk's Department

LORD SELKIRK-WEST KILDONAN COMMUNITY COMMITTEE
SEPTEMBER 3, 2026
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Item	Subject/File	Recommendations	Action Required By
		DELEGATIONS	
		REPORTS	
1	Notification of Local Improvement Advertisements under Development Agreement AG 15/11	The Lord Selkirk-West Kildonan Community Committee concurred in the recommendation of the Winnipeg Public Service and received the report as information.	Nil
2	Semi Annual Summary of Delegated Authority to Award Per Capita, Land Dedication, and Community Incentive Grants	The Lord Selkirk-West Kildonan Community Committee concurred in the recommendation of the Winnipeg Public Service and received the report as information.	Nil
		HEARINGS	
1	Subdivision and Rezoning – King Edward Street (Waterford North) File DASZ 2/2026	The Lord Selkirk-West Kildonan 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 subdivision proposed under Development Application No. DASZ 2/2026 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 August 10, 2026, and attached as Schedule "B" to this report, with such minor changes as may be required, subject to the following conditions. A. That the "Plan" be amended in accordance with Section II of the report of the Administrative Coordinating Group dated August 7, 2026 and attached as Appendix "B" to this Report; B. That the developer be required to enter into a Development 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 August 7, 2026 and attached as Appendix "B" to this report, with the following amendments: i. Delete Section I – General Comments in its entirety.	Standing Policy Committee on Property and Development

Item	Subject/File	Recommendations	Action Required By
		ii. In Section II – Plan Considerations, add the following new Condition: "12. The developer shall revise the proposed subdivision to increase the frontage of the lots on Block 6 by eliminating proposed Lot 7 and redistributing the available frontage. Lot 1 shall have a minimum frontage of 15 ft., with the remaining frontage redistributed among proposed Lots 2 through 6, or another alternative acceptable to the Director of Public Works." iii. In Section IV – Servicing Conditions: a. Amend Condition 18 by adding the following new subclauses: "f) The City will reimburse the Developer for approved costs, as determined and to the satisfaction of the Director of Public Works, of the pathway connection to Luzon Bay from the 3.0m bike lane with adjacent sidewalk located in the former proposed Chief Peguis Trail alignment (approx. 60m) within three (3) years of submission of the costs. g) The City will reimburse the Developer up to 50% of approved costs, as determined and to the satisfaction of the Director of Public Works, for the 3.0m bike lane with adjacent sidewalk located in the former proposed Chief Peguis Trail alignment	

Item	Subject/File	Recommendations	Action Required By
		(approx. 450m) within three (3) years of submission of the costs." b. Amend Condition 24 d) i) by deleting the words "Dugald Road". c. Amend Condition 30 by adding the following new subclauses: "g) The Developer shall at no expense to the City include fencing in the public reserve, as determined and to the satisfaction of the Director of Public Works, along the public reserve's boundary with Jefferson Aveune, and if necessary, along the former railway lands. h) The Developer shall at no expense to the City submit a park site and amenities plan, including the fence design referenced in clause g above, for approval of the Lord Selkirk-West Kildonan Community Committee." C. That the City enter into, execute and deliver with the developer a Development 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"); and	

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		D. That authority be delegated to the Director of Planning, Property and Development to negotiate and approve the terms and conditions of the Development 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 all outstanding taxes, including local improvement taxes be paid pursuant to subsection 259(1) of The City of Winnipeg Charter. 2. That the Winnipeg Zoning By-law No. 200/06 be amended by rezoning the subject land to "R1-S" Residential Single-Family (Small) District; "R1-M" Residential Single-Family (Medium) District; "R2" Residential Two-Family District; "RMF-S" Residential Multi-Family (Small) District; and "PR-1" Parks and Recreation 1 (Neighbourhood) District in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated August 10, 2026 and attached as Schedule "B" to this report, subject to the following conditions: A. That the developer 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. Private approaches serving all R2 zoning lots on Blocks 4 and 5 shall be adjoining and there shall be a minimum of 8 metres (26.2 feet) between the edges of driveways (or hard surfaced areas), to the satisfaction of the Director of Planning Property and Development. ii. Flares for private approaches serving lots abutting public pathways must be located a minimum of 1 metre (3.28 feet) from the edge of the pathway, to the satisfaction of the Director of Public Works.	

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		iii. That for lands zoned "RMF-S" Residential Multi-Family (Small), 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 ("Director") 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. iv. That the developer shall submit architectural design guidelines for all single- and two- family dwellings in the planned area, which shall be subject to Plan Approval by the Lord Selkirk-West Kildonan Community Committee and the Director of Planning, Property and Development, and shall address, at minimum, the following elements: a. building height b. roof pitch c. building elevation design d. parking areas e. facade materials and architectural features and, f. location of entrances. v. That prior to the issuance of any building or development permit for construction of any single- or two-family building in the planned area, the	

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		applicant shall submit a signed statement confirming that the building plans adhere to the approved design guidelines referenced in Clause 2.A.iv of the Zoning Agreement for file DASZ 2/2026, with the statement to be submitted to the Director of Planning, Property and Development and including, at minimum, the following additional information: a. name and contact information of the applicant and design professional(s); b. address of the proposed building; and, c. description of the proposed building, including but not limited to the number of storeys, the type of building (single-family or two family), and the exterior finishes. 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 terms and conditions determined necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.	

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		5. 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. 6. 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. 7. That Development Application No. DASZ 2/2026 will be deemed to be concluded and all approvals in connection with the 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 the 2 year period and Council approves the extension. 8. 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. 9. That the zoning section of the By-law will come into force when the Zoning Agreement is registered in the Winnipeg Land Titles Office by way of caveat against the lands described therein. 10. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Plan and the Zoning Agreement are not registered in accordance with recommendations 7 and 8, unless the developer applies for an extension of time before the expiration of that 1 year period and Council approves the extension.	

LORD SELKIRK-WEST KILDONAN COMMUNITY COMMITTEE
SEPTEMBER 3, 2026
DISPOSITION OF ITEMS

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		11. That Development Application No. DASZ 2/2026 will be deemed to be concluded and all approvals in connection with this matter will expire if the developer fails to secure all necessary Plan approval signatures on behalf of the City within 1 year after the date on which the By-law is enacted, unless the developer applies for an extension of time before the expiration of the 1-year period and Council approves the extension. 12. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.	
2	Rezoning – 1080 Court Avenue File DAZ 217/2026 [c/r DAV 161954/2026D]	The Lord Selkirk-West Kildonan 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 by rezoning the subject land to a "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 September 3, 2026 and attached as Schedule "B" to this report, with such minor changes as may be required, subject to the following: A. That the "Plan" be amended in accordance with Section II of the report of the Administrative Coordinating Group dated August 8th, 2026 and attached as Appendix "B" to this Report; B. 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 August 8th, 2026 and attached as Appendix "B" to this report; C. That the developer 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 height of all buildings on the land be limited to 45 feet; and	Standing Policy Committee on Property and Development

Item	Subject/File	Recommendations	Action Required By
		ii. That final plans showing the location and design of any and all proposed: a. principal buildings b. accessory parking areas c. private approaches d. garbage enclosures e. fencing and f. landscaping on the Owner's Land ("Works") shall be submitted to the Director of Planning, Property and Development (the "Director") and the Lord Selkirk – West Kildonan 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. D. That the City enter into, execute and deliver with the Developer: i. a Servicing Agreement in accordance with recommendation 1.B; and ii. a Zoning Agreement in accordance with recommendation 1.C, 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"). E. That authority be delegated to the Director of Planning, Property and Development (the "Director") to negotiate and approve the terms and conditions of the Servicing Agreement, the Zoning 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.	

LORD SELKIRK-WEST KILDONAN COMMUNITY COMMITTEE
SEPTEMBER 3, 2026
DISPOSITION OF ITEMS

Item	Subject/File	Recommendations	Action Required By
		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 217/2026 (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 217/2026 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 proper officers of the City be authorized to do all things necessary to implement the intent of the foregoing. 7. 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 217/2026.	
3	Variance – 1080 Court Avenue File DAV 161954/2026D [c/r DAZ 217/2026]	The Lord Selkirk-West Kildonan 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 permit: 1. a front yard of 10 feet (3.05 metres); 2. 49 parking spaces.	Manager of Development and Inspections, Planning Property and Development Department c. Administrator of Zoning and Permits, Planning, Property and Development Department

LORD SELKIRK-WEST KILDONAN COMMUNITY COMMITTEE
SEPTEMBER 3, 2026
DISPOSITION OF ITEMS

Item	Subject/File	Recommendations	Action Required By
		Subject to the following conditions: 1. That the development includes a total of seven (7) secure, enclosed bicycle parking spaces to the satisfaction of the Director of Planning, Property and Development. 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 217/2026. 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.	Planner, Planning, Property and Development Department
4	Rezoning – 780 McPhillips Street File DAZ 200/2026 [c/r DAV 110541/2026D]	The Lord Selkirk-West Kildonan Community Committee concurred in the recommendation of the Winnipeg Public Service 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 200/2026 by rezoning the subject land to a "C1 Mature Communities PDO-1" Commercial Neighbourhood District in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated May 29, 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, upon demolition of the existing building, 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	Standing Policy Committee on Property and Development

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		g. free-standing signage on the Owner's Land ("Works") to the City for approval by the Director of Planning, Property and Development ("Director") 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. B. That the City enter into, execute and deliver with the Owner a Zoning 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 Director of Planning, Property and Development to negotiate and approve the terms and conditions of the Zoning 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 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	

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		amounts due in respect of DAZ 200/2026 (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 200/2026 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. 7. 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. 8. 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. 9. That the proper officers of the City be authorized to do all things necessary to implement the intent of the foregoing. 10. 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 200/2026.	
5	Variance – 780 McPhillips Street DAV 110541/2026D [c/r DAZ 200/2026]	The Lord Selkirk-West Kildonan Community Committee concurred in the recommendation of the Winnipeg Public Service, as amended, and approved a Variance on "the land" as follows: 1. for the maintenance of a commercial building to permit: A. a south side yard of 4 feet (1.22 metres) landscaped yard adjacent to a residential zoning district; B. a rear yard of 24.5 feet (7.47 metres).	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

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		C. 2 parking spaces; 2. for the establishment of an accessory parking area to permit: A. commercial parking spaces directly accessed from lane instead of an aisle or driveway. B. insufficient landscaping and buffering along the south side that is adjacent to a residential zoning district; C. 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 200/2026. 3. That prior to the issuance of any occupancy permit, the applicant shall provide a bicycle rack for a minimum of 2 bicycles in the front yard.	Development Department