CITY CENTRE COMMUNITY COMMITTEE
DISPOSITION OF ITEMS

SEPTEMBER 9, 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
		DELEGATIONS	
		REPORTS	
1	Petition Results of the Proposed Asphaltic Concrete Lane Pavement Local Improvement – Southwood Avenue and Riverwood - Project No 1420210426	The City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service that the local improvement initiated by a petition pursuant to Section 408(b) of the City of Winnipeg Charter not proceed.	Nil
2	Semi Annual Summary of Delegated Authority to Award Per Capita, Land Dedication, and Community Incentive Grants	The City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service and received the report as information.	Nil
3	Plan Approval – 425 Osborne Street	The City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service and approved plans for 425 Osborne Street.	Manager of Urban Planning, Planning, Property and Development Department c. Planner, Planning Property and Development Department Zoning Officer, Planning Property and Development Department
4	Plan Approval – 1350 Pembina Highway	The City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service and approved plans for 1350 Pembina Highway.	Manager of Urban Planning, Planning, Property and Development Department c. Planner, Planning Property and Development Department Zoning Officer, Planning Property and Development Department
5	Land Dedication Reserve Fund – William Osler Skating Rink – Snow Blower Replacement	The City Centre Community Committee did not concur in the recommendation of the Winnipeg Public Service and recommended to the Executive Policy Committee: 1. That the following eligibility criteria for the Land Dedication Reserve	Executive Policy Committee

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		Fund be waived in this instance, namely: A. Funds may be utilized for: i. The acquisition of land for parks or recreation facilities; ii. The development of properties for parks and recreation purposes including such ancillary equipment and structures as may be necessary to that development; iii. The construction or renovation of recreation facilities on parks and recreation properties. B. The use of funds will result in the creation or continuation of a physical legacy of parks and recreation facilities for the City of Winnipeg. 2. That funding in the amount of $3,500.000, from the City Centre Land Dedication Reserve (River Heights-Fort Garry Ward allocation), be approved to the William Osler Skating Rink, to assist with the cost of a Snow Blower Replacement, subject to the following condition: A. Approval of final plans and specifications for the project by 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.	
6	Community Incentive Grant – Central Corydon Community Centre Inc – Crescentwood Social Lobby Flooring and Washroom Upgrade	The City Centre 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 $32,000.00, funded from the River Heights-Fort Garry Ward allocation, be approved to the	Standing Policy Committee on Community Services

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		Central Corydon Community Centre Inc.to assist with the cost of the Crescentwood Social Lobby Flooring and Washroom Upgrade project, subject to the following conditions: A. Approval of final plans and specifications for the project by the Director of Community Services; and B. 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.	
7	Flexible Curbside Parking Management	The City Centre Community Committee recommended that the Standing Policy Committee on Public Works direct the Winnipeg Parking Authority, in consultation with Public Works, to: 1. Develop more options and alternatives than the current blanket two-hour parking restrictions on residential streets. 2. Consider policy and program options ensuring a range of potential curbside-management tools are offered in Winnipeg, such as: A. A defined institutional parking management perimeter around hospitals, designed to distinguish institutional commuter parking pressures from ordinary residential parking needs; B. Resident-priority or resident-only parking zones during specified high-demand periods, where warranted by parking occupancy data; C. Household-based visitor permits, including temporary or digital permits that allow residents to accommodate family members, caregivers, service providers and guests without requiring them to leave after two hours; D. Time-variable curb regulations, allowing parking duration to change according to the actual period of institutional demand rather than applying a two-hour restriction throughout the day;	Standing Policy Committee on Public Works

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		E. Dedicated short-term patient, accessibility, caregiver, loading and visitor spaces where appropriate; F. Demand-responsive or differentiated permit pricing, where appropriate, including consideration of whether residents with no off-street parking should receive different treatment from households with readily available private parking; G. Employee and institutional parking management, including opportunities to work with hospitals to better direct long-duration staff parking toward off-street facilities rather than surrounding residential streets. H. Digital parking-management tools that reduce administrative burdens while allowing legitimate residents and visitors to access curbside parking; I. Seasonal or event-based adjustments to parking regulations where demand patterns warrant them; and J. Other approaches identified through the City's jurisdictional scan and the forthcoming Curbside Management Framework. 3. Use targeted, data-driven curbside management pilot, rather than treating a blanket two-hour restriction as the default response to institutional parking pressure particularly around Riverview Hospital or streets impacted in Winnipeg residential areas by bus operators parking near Transit garages like the Fort Rouge Garage.	
8	Fitness for Duty	The City Centre Community Committee recommended to the Executive Policy Committee that the Winnipeg Public Service be directed to report back on: 1. Options to strengthen the City’s processes for ensuring that employees representing the City in positions of public trust are appropriately assessed for fitness for duty and that relevant legal restrictions or circumstances affecting their duties are identified, including: A. An assessment of existing policies and procedures governing circumstances in which criminal findings, protection orders, court-imposed conditions, electronic monitoring or other legal	Executive Policy Committee

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		restrictions may affect an employee's duties or ability to represent the City in uniform; B. What information the City can lawfully require, receive or consider when such circumstances may reasonably affect an employee's fitness for duty, workplace safety, public safety or ability to perform specific responsibilities in uniform; C. Whether additional disclosure, risk-assessment or fitness-for-duty processes are appropriate for employees in emergency services, positions of public authority, positions involving vulnerable persons, or other roles in which public confidence and safety are essential; D. What interim measures are available when relevant circumstances arise, including whether temporary reassignment, modified duties or removal from public-facing responsibilities may be appropriate while an assessment is undertaken, consistent with applicable law and collective agreements; and E. Whether changes to policy, training, disclosure requirements or administrative processes are required to ensure that the City can identify and respond appropriately to circumstances that may affect an employee's ability to represent the City. 2. Any gaps in the current system that could allow a City employee subject to relevant court-ordered restrictions or other circumstances affecting their duties to continue performing public-facing responsibilities without an appropriate assessment by the City. 3. Recommendations to ensure that the City's approach appropriately balances public safety, employee rights, privacy, due process, workplace safety and public confidence in those who wear a City uniform.	
9	Public Safety Management Plan	The City Centre Community Committee recommended to the Executive Policy Committee that the Winnipeg Public Service be directed to develop a Public Space Management Plan establishing a coordinated, proportionate and measurable approach to maintaining safe, accessible and usable public spaces affected by unsheltered homelessness, including:	Executive Policy Committee

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		1. Clear service standards for garbage and debris removal, sanitation and biohazards, accessibility, repairs, safety and restoration. 2. A prioritization framework based on the scale, frequency, severity and persistence of public-space impacts. 3. Clear responsibilities and service intervals for municipal departments and partners responding to public-space impacts. 4. Measurable reporting that demonstrates whether interventions restore public spaces and whether those improvements are sustained, including reporting that distinguishes between temporary clearance, relocation and sustained resolution.	
		HEARINGS	
1	Rezoning – 546 Sherburn Street File DAZ 221/2026	The City Centre 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 by rezoning the subject land to a "PR1 MATURE COMMUNITIES PDO-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 September 4, 2026, and attached as Schedule "B" to this report. 2. 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. 3. 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 221/2026 (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. 4. That Development Application No. DAZ 221/2026 will be deemed to be	Executive Policy Committee

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		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. 5. That the By-law will come into force when a plan dedicating the subject land as public reserve is registered in the Winnipeg Land Titles Office. 6. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.	
2	Rezoning – 843 Dorchester Avenue File DAZ 212/2026	The City Centre 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 by rezoning the subject land to an "RMF-M PDO-1 Corydon Osborne" 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 4, 2026 and attached as Schedule "B" to this report, subject to the following conditions: A. That the owner of the subject land (the "Owner) into a Zoning Agreement with the City pursuant to subjection 240(1) of The City of Winnipeg Charter in accordance with the following: i. That excluding permitted projections, no building shall exceed 45 feet (13.716 metres) in height. 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 (the "Director") to negotiate and approve the terms and conditions of the Zoning Agreement, and any Ancillary Agreements, in accordance with this report and	Standing Policy Committee on Property and Development

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		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 212/2026 (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 212/2026 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.	

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		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 212/2026.	
3	Variance – 843 Dorchester Avenue File DAV 104706/2026D	The City Centre 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 construction of a multi-family dwelling to permit: A. A front yard of 29 feet (8.84 metres). B. A two-storey front yard alcove projection. C. An east side yard of 4 feet (1.22 metres). D. A west corner side yard of 4 feet (1.22 metres). E. A west side alcove projection of 100 square feet (9.29 square metres). F. A two-storey rear yard alcove projection. G. A lot area per dwelling unit of 669 square feet (62.15 square metres). H. 5 parking spaces. 2. For the establishment of an accessory parking area to permit: A. Parking stall lengths of 21 feet (6.40 metres) instead of 23 feet (7.10 metres) for stalls accessed directly from a public lane. B. 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

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		Subject to the following conditions: 1. That the Developer shall preserve and protect City-owned trees, including those immediately adjacent to the subject site on Dorchester Ave and Wentworth St. Where work is to occur adjacent to City-owned trees, the developer shall adhere to the City's Tree Protection Specifications and consult with the Urban Forestry Branch to arrange for the necessary permissions and compensation prior to any pruning, excavation, or other activities that may result in the damage or removal thereof. 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 212/2026. 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. 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. 4. That a minimum of nine (9) indoor vertical bicycle wall mounts (1 per unit) shall be provided to the satisfaction of the Director of Planning, Property and Development.	
4	Rezoning – 923 Dorchester Avenue File DAZ 209/2026	The City Centre 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 an "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 September 4, 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)	Standing Policy Committee on Property and Development

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		of the City of Winnipeg Charter in accordance with the following: i. The development shall be constructed in substantial conformance with the plans submitted under File DAZ 209/2026 or the Owner must submit 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 f. landscaping on the Owner's Land ("Works") shall be submitted to the Director of Planning, Property and Development (the "Director") and the City Centre 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 no business shall be open to the public between the hours of 10:00 p.m. to 7:00 a.m. daily. 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 (the "Director") 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	

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		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 209/2026 (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 209/2026 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.	

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		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 209/2026.	
5	Variance – 923 Dorchester Avenue File DAV 139084/2026D	The City Centre 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 construction of a commercial addition to permit a west side yard of 5 feet (1.52 metres) landscaped yard adjacent to a residential zoning district. 2. For the establishment of an accessory parking area to permit parking directly off a lane. Subject to the following conditions: 1. That the Developer shall preserve and protect City-owned trees, including those immediately adjacent to the subject site on Dorchester Ave. Where work is to occur adjacent to City-owned trees, the Developer shall adhere to the City's Tree Protection Specifications and consult with the Urban Forestry Branch to arrange for the necessary permissions and compensation prior to any pruning, excavation, or other activities that may result in the damage or removal thereof. 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 209/2026.	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