

Council Building
510 Main Street
September 9, 2026

A Meeting of the Standing Policy Committee on Property and Development was held this day at 9:38 a.m.

Members Present: Councillor Duncan, Chairperson
 Councillor Browaty
 Councillor Dobson
 Councillor Santos

Winnipeg Public Service: L. Cowan, Senior Committee Clerk
 H. Borys, Director, Planning, Property and Development
 Department
 G. Chappell, Acting Manager of Real Estate and Land
 Development
 K. Happychuk, Chief of Enforcement and Investigations, Planning,
 Property and Development Department
 R. Klassen, Manager of Developments and Inspections,
 Community Services Department
 J. Veitch, Manager of Urban Planning and Design, Planning,
 Property and Development Department
 C. Burgess, Acting Administrative Coordinator, By-law
 Operations, Licensing & Bylaw Enforcement, Community
 Services Department
 D. Clerk, Senior Planner, Planning, Property and Development
 Department
 J. Kuczera, Acting Administrator of Real Estate and Land
 Development, Planning, Property and Development
 Department
 E. Allan, Senior Planner, Planning, Property and Development
 Department
 D. Chyz-Lund, Planner, Planning, Property and Development
 Department
 R. Kostiuk, Principal Planner, Planning, Property and
 Development Department
 A. Ingram, Planner, Planning, Property and Development
 Department
 K. Lebaron, Senior Planner, Planning, Property and Development
 Department
 T. Kroeker, Senior Economist, Chief Administrative Office

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

MOTIONS

Moved by Councillor Dobson,

That the minutes of the meetings held on July 6, 2026, July 13, 2026 and July 30, 2026, be taken as read and confirmed.

Carried

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DELEGATIONS

REPORTS

1. Request to Refund the Inspection Fee associated with Vacant Building Schedule A Inspection Invoice – 955 Selkirk Avenue
2. Request to Refund the Inspection Fee associated with Vacant Building Schedule A Inspection Invoice – 33 Princess Street
3. Request to Refund the Inspection Fee associated with Vacant Building Schedule A Inspection Invoice – 450 Burrows Avenue
4. Request to Refund the Inspection Fee associated with Vacant Building Schedule A Inspection Invoice – 588 Langside Street
5. Request to Refund the Fees associated with Vacant Building Schedule A Inspection Invoice and Empty Building Fee Invoice – 66 McDowell Drive
6. Request to Refund the Fees associated with Vacant Building Schedule A Inspection Invoice and Empty Building Fee Invoice– 272 McPhillips Street
7. Request to Refund the Fees associated with Vacant Building Schedule A Inspection Invoice and Empty Building Fee Invoice – 277 Ashland Avenue
8. Amendment to Municipal By-law Enforcement Act (MBEA) Enabling By-law to Establish Administrative Penalties for Winnipeg Building By-law Contraventions
9. Build Ready House Plans for New Housing Construction Projects
10. Monthly Reporting on Variance Applications Made for As-of-Right Residential Developments
11. Declaration of Surplus of the Former Aubrey Bus Loop – 139 Aubrey Street
12. Proposed Lease of a Portion of City-owned Property between St. James Assiniboia 55+ Centre and the City of Winnipeg at 2055 Ness Avenue (St. James Civic Centre)
13. Proposed Sale of 1130 Somerville Avenue to Winnipeg Habitat for Humanity Inc.
14. Proposed Sale of 26 Whicker Street to Winnipeg Habitat for Humanity Inc.
15. Proposed Sale of 530 Seven Oaks Avenue to Winnipeg Habitat for Humanity Inc.
16. Sale of a Portion of 1350 Pembina Highway to Pembina Trails School Division
17. Honourary Street Name – Designating Regent Avenue West between Bond Street and Day Street as “Greg Pester Way”
18. Urban Design Advisory Committee Nominations 2026
19. Voluntary Pre-Submission Consultation and Post Application Approval Update
20. Future Services Account Funds and Accrued Interest
21. Secondary Plan – South Transcona (Precinct S) – SP 4/2026
22. Rezoning – 3280 St. Mary’s Road – DAZ 213/2026
23. Waiver of Development Permit Fees for 545 Watt Street
24. Rescinding the Declaration of Surplus Land – 3172 Portage Avenue
25. Extension of Time – Subdivision and Rezoning – 101 De Vos Road

Minutes – Standing Policy Committee on Property and Development – September 9, 2026

TABLE OF CONTENTS (continued)

26. Subdivision and Rezoning – King Edward Street (Waterford North) – DASZ 2/2026
27. Rezoning – 780 McPhillips Street – DAZ 200/2026
28. Rezoning – 1080 Court Avenue – DAZ 217/2026
29. Rezoning – 513 Pandora Avenue West – DAZ 211/2026
30. Proposed Opening of Headmaster Row and Stanley Copp Street, East of Lagimodière Boulevard – DAO 1/2023
31. Secondary Plan Amendment – Catalyst Park - Phase 1 – SPA 7/2026
32. Closing – Catalyst Park – Phase 1 – DAC 3/2026
33. Subdivision and Rezoning – Catalyst Park – Phase 1 – DASZ 6/2026
34. Secondary Plan Amendment – 2427 Waverley Street – SPA 6/2026
35. Subdivision and Rezoning – Sturgeon Business Park - Phase 1 – DASZ 7/2026
36. Rezoning – 843 Dorchester Avenue – DAZ 212/2026
37. Rezoning – 923 Dorchester Ave – DAZ 209/2026

IN CAMERA

CONSENT AGENDA AND ADJOURNMENT