



**STANDING POLICY COMMITTEE ON PROPERTY AND DEVELOPMENT
DISPOSITION OF ITEMS**

SEPTEMBER 9, 2026

MEMBERS

PRESENT: Councillor Duncan, Chairperson
Councillor Browaty
Councillor Dobson
Councillor Santos

COMMITTEE

CLERK: L. Cowan, City Clerk's Department

STANDING POLICY COMMITTEE ON PROPERTY AND DEVELOPMENT
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Item	Subject/File	Recommendations	Action Required By
DELEGATIONS			
REPORTS			
1	Request to Refund the Inspection Fee associated with Vacant Building Schedule A Inspection Invoice – 955 Selkirk Avenue	The Standing Policy Committee on Property and Development approved the following: 1. That the request of Arsenio and Belinda Evangelista to refund the inspection fee associated with Vacant Building Schedule A Inspection Invoice No. 26-126191 for the premises located at 955 Selkirk Avenue, be approved, as the conditions outlined in Section 24 of By-law 79/2010 have been met. 2. That a refund in the amount of \$2,050.00 be granted to Arsenio and Belinda Evangelista. 3. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.	Manager of Community By-law Enforcement, Community Services Department c. Administrative Coordinator, By-law Operations, Licensing & Bylaw Enforcement, Community Services Department
2	Request to Refund the Inspection Fee associated with Vacant Building Schedule A Inspection Invoice – 33 Princess Street	The Standing Policy Committee on Property and Development denied the request of James Standish to refund the inspection fee associated with Vacant Building Schedule A Inspection Invoice No. 26 132558 for the premises located at 33 Princess Street, as the conditions outlined in Section 24 of By-law 79/2010 have not been met.	Manager of Community By-law Enforcement, Community Services Department c. Administrative Coordinator, By-law Operations, Licensing & Bylaw Enforcement, Community Services Department
3	Request to Refund the Inspection Fee associated with Vacant Building Schedule A Inspection Invoice – 450 Burrows Avenue	The Standing Policy Committee on Property and Development approved the following: 1. That the request of Armand Mignon Dela Raga to refund the inspection fee associated with Vacant Building Schedule A Inspection Invoice No. 26-139530 for the premises located at 450 Burrows Avenue, be approved, as the conditions outlined in Section 24 of By-law 79/2010 have been met. 2. That a refund in the amount of \$1,025.00 be granted to Armand Mignon	Manager of Community By-law Enforcement, Community Services Department c. Administrative Coordinator, By-law Operations, Licensing & Bylaw Enforcement, Community Services Department

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		Dela Raga. 3. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.	
4	Request to Refund the Inspection Fee associated with Vacant Building Schedule A Inspection Invoice – 588 Langside Street	The Standing Policy Committee on Property and Development denied the request of Jyoti Kapoor to refund the inspection fee associated with Vacant Building Schedule A Inspection Invoice No. 26-179848 for the premises located at 588 Langside Street, as the conditions outlined in Section 24 of By-law 79/2010 have not been met.	Manager of Community By-law Enforcement, Community Services Department c. Administrative Coordinator, By-law Operations, Licensing & Bylaw Enforcement, Community Services Department
5	Request to Refund the Fees associated with Vacant Building Schedule A Inspection Invoice and Empty Building Fee Invoice – 66 McDowell Drive	The Standing Policy Committee on Property and Development approved the following: 1. That the request of Anton Arshynov to refund the inspection fee associated with Vacant Building Schedule A Inspection Invoice No. 26-167349 for the premises located at 66 McDowell Drive, be approved, as the conditions outlined in Section 24 of By-law 79/2010 have been met, and a refund in the amount of \$1,770.00 be granted to Anton Arshynov. 2. That the request of Anton Arshynov to refund the empty building fee associated with Vacant Building Empty Building Invoice No. 1432243-453, for the premises located at 66 McDowell Drive be approved, as the conditions outlined in Section 24 of By-law 79/2010 have been met, and a refund in the amount of \$9,060.00 be granted to Anton Arshynov. 3. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.	Manager of Community By-law Enforcement, Community Services Department c. Administrative Coordinator, By-law Operations, Licensing & Bylaw Enforcement, Community Services Department
6	Request to Refund the Fees associated with Vacant Building Schedule A Inspection Invoice and Empty Building Fee Invoice– 272 McPhillips Street	The Standing Policy Committee on Property and Development laid the matter over to its meeting in January, 2027.	Standing Policy Committee on Property and Development
7	Request to Refund the Fees associated with Vacant Building Schedule A Inspection Invoice and Empty Building Fee Invoice – 277 Ashland Avenue	The Standing Policy Committee on Property and Development approved the following: 1. That the request of Nnaemeka Osiegbo to refund the inspection fee	Manager of Community By-law Enforcement, Community Services Department

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		associated with Vacant Building Schedule A Inspection Invoice No. No. 26-170289 for the premises located at 277 Ashland Avenue, be approved in part, as the conditions outlined in Section 24 of By-law 79/2010 have been met, and that a refund in the amount of \$2,050.00 be granted to Nnaemeka Osiegbu. 2. That the request of Nnaemeka Osiegbu to refund the empty building fee associated with Empty Building Fee Invoice No. 1432243-460, for the premises located at 277 Ashland Avenue be denied, as the conditions outlined in Section 24 of By-law 79/2010 have not been met. 3. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.	c. Administrative Coordinator, By-law Operations, Licensing & Bylaw Enforcement, Community Services Department
8	Amendment to Municipal By-law Enforcement Act (MBEA) Enabling By-law to Establish Administrative Penalties for Winnipeg Building By-law Contraventions	The Standing Policy Committee on Property and Development concurred in the recommendation of the Winnipeg Public Service and recommended to Council: 1. That a by-law be enacted to amend the MBEA Enabling By-law No. 59/2016, a draft of which is attached as Appendix A to this report. 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
9	Build Ready House Plans for New Housing Construction Projects	The Standing Policy Committee on Property and Development concurred in the recommendation of the Winnipeg Public Service and recommended to Council: 1. That the proposed fees under the 2026 Fees and Charges schedule under the Planning, Development and Building Fees By-Law No.66/2016 for the Build Ready House Plans be approved as follows: A. Add additional fee under Section 1.1.4 Other Fees – “Initial Build Ready House Plans Review for Dwelling Units” fee of \$500 B. Add additional fee – “Annual Review of Build Ready House Plans Re-Review for Dwelling Units” fee of \$250 C. Add additional fee – “Initial Build Ready House Plans Review for Detached Garages” fee of \$250	Executive Policy Committee

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		D. Add additional fee – “Annual Review of Build Ready House Plans Re-review for Detached Garages” fee of \$125 E. Add additional discount under Section 10.2 of the Planning, Development, and Building Fees By-law No. 66/2016 to allow a discount of 25 percent on permit applications that qualify under the Build Ready House Plans. 2. That the Proper officers of the City be authorized to do all things necessary to implement the intent of the foregoing.	
10	Monthly Reporting on Variance Applications Made for As-of-Right Residential Developments	The Standing Policy Committee on Property and Development concurred in the recommendation of the Winnipeg Public Service and received the report as information.	Nil
11	Declaration of Surplus of the Former Aubrey Bus Loop – 139 Aubrey Street	The Standing Policy Committee on Property and Development did not concur in the recommendation of the Winnipeg Public Service and recommended to Council: 1. That the Winnipeg Public Service be directed to review alternatives and report back in February, 2027, with criteria for an expression of interest or a request for proposal for the introduction of a daycare facility with a long-term lease on the City-owned property located at 139 Aubrey Street, including alternatives, or a plan to establish a Parks and Open Spaces storage garage on the site. 2. That the Proper Officers be authorized to do all things necessary to implement the intent of the foregoing.	Executive Policy Committee
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)	The Standing Policy Committee on Property and Development concurred in the recommendation of the Winnipeg Public Service and recommended to Council: 1. That, subject to the approval of two-thirds of all Council members (pursuant to subsection 205(2) of The City of Winnipeg Charter), the proposed Terms and Conditions for a Lease Agreement between the City of Winnipeg and St. James Assiniboia 55+ Centre for the property located at 2055 Ness Avenue, shown as “Exclusive Use Area: 208+/- m2 (2,239+/- ft2)” on Misc. Plan No. 15614/10, and “SJA55+ Use Area: 75+/- m2 (807 ft2)” on Misc. Plan No. 15614/8, attached hereto as Schedule A, be approved.	Executive Policy Committee

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		2. That the City enter into, execute and deliver a Lease Agreement with St. James Assiniboia 55+ Centre 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”). 3. That authority be delegated to the Director of Planning, Property and Development to negotiate and approve the terms and conditions of the Lease Agreement and the Ancillary Agreements, in accordance with this report and such other terms and conditions deemed necessary by the City Solicitor / Director of Legal Services to protect the interests of the City. 4. That, subject to the approval of Recommendations 1 and 2, the Community Groups Occupying City-owned Facilities By-law 89/2005 be amended to include St. James Assiniboia 55+ Centre Inc. per the draft amending by-law attached to this report as Schedule C. 5. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.	
13	Proposed Sale of 1130 Somerville Avenue to Winnipeg Habitat for Humanity Inc.	The Standing Policy Committee on Property and Development concurred in the recommendation of the Winnipeg Public Service and recommended to Council: 1. That the sale of City-Owned property located at 1130 Somerville Avenue, identified as “Subject City Property” shown in Misc. Plan 16104/1 (attached hereto as Schedule A) to Winnipeg Habitat for Humanity Inc. for a purchase price of \$50,000.00, be approved. 2. That the City enter into, execute and deliver an Offer to Purchase Agreement with Winnipeg Habitat for Humanity Inc. and any such other agreement determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the “Ancillary Agreements”). 3. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.	Executive Policy Committee
14	Proposed Sale of 26 Whicker Street to Winnipeg Habitat for Humanity Inc.	The Standing Policy Committee on Property and Development concurred in the recommendation of the Winnipeg Public Service and recommended to Council:	Executive Policy Committee

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		1. That the sale of City-Owned property located at 26 Whicker Street, identified as "Subject City Property" shown in Misc. Plan 16114 (attached hereto as Schedule A) to Winnipeg Habitat for Humanity Inc. for a purchase price of \$36,000.00, be approved. 2. That the City enter into, execute and deliver an Offer to Purchase Agreement with Winnipeg Habitat for Humanity Inc. and any such other agreement determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements"). 3. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.	
15	Proposed Sale of 530 Seven Oaks Avenue to Winnipeg Habitat for Humanity Inc.	The Standing Policy Committee on Property and Development concurred in the recommendation of the Winnipeg Public Service and recommended to Council: 1. That the sale of City-Owned property located at 530 Seven Oaks Avenue, identified as "Subject City Property" shown on Misc. Plan 16056 (attached hereto as Schedule A) to Winnipeg Habitat for Humanity Inc. for a purchase price of \$20,000.00, be approved. 2. That the City enter into, execute and deliver an Offer to Purchase Agreement with Winnipeg Habitat for Humanity Inc. and any such other agreement determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements"). 3. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.	Executive Policy Committee
16	Sale of a Portion of 1350 Pembina Highway to Pembina Trails School Division	The Standing Policy Committee on Property and Development concurred in the recommendation of the Winnipeg Public Service and recommended to Council: 1. That, subject to an approved road closing application, the sale of City-owned lands identified as "Subject City Property" on Misc. Plan 14266/14 attached to this report as Schedule B to the Pembina Trails School Division for \$1.00, be approved.	Executive Policy Committee

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		2. That, subject to Recommendation 1, the City enter into, execute and deliver an Offer to Purchase Agreement with the Pembina Trails School Division based on the terms and conditions attached to this report as Schedule 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”). 3. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.	
17	Honourary Street Name – Designating Regent Avenue West between Bond Street and Day Street as “Greg Pester Way”	The Standing Policy Committee on Property and Development concurred in the recommendation of the Winnipeg Public Service and approved the following: 1. That Regent Avenue West between Bond Street and Day Street be designated with the honorary name “Greg Pester Way” for a period not exceeding ten years commencing on the date of the installation of the signage. 2. That the application fee and signage costs be funded equally from the Mynarski and Transcona Ward Allowances. 3. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.	Director of Planning, Property and Development Department c. Manager, Real Estate and Land Development, Planning, Property and Development Department
18	Urban Design Advisory Committee Nominations 2026	The Standing Policy Committee on Property and Development concurred in the recommendation of the Winnipeg Public Service and approved the following: 1. That the following individuals be appointed to the Urban Design Advisory Committee (UDAC) for a two-year term from October 1, 2026 – September 30, 2028: • Alan Tate, Manitoba Association of Landscape Architects • Dean Schilling, Manitoba Association of Architects • Johanna Chabluk, CentreVenture Development Corporation • Steve Boulton, Urban Development Institute 2. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.	Director of Planning, Property and Development Department c. Manager, Urban Planning and Design, Planning, Property and Development Department

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19	Voluntary Pre-Submission Consultation and Post Application Approval Update	The Standing Policy Committee on Property and Development recommended to Council: 1. That an extension of time to January, 2027 be granted for the Standing Policy Committee on Property and Development to submit a recommendation on the matter. 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
20	Future Services Account Funds and Accrued Interest	The Standing Policy Committee on Property and Development considered the recommendation of the Riel Community Committee, and recommended to Council: 1. That an approach under which interest is prospectively accrued on funds held for each future services project is retained for the benefit of that project, be referred to the 2027 Budget Review Process. 2. That the Winnipeg Public Service be directed to conduct an annual review process of Future Services accounts for accuracy and relevance and consider a sunset period for funds and interest. 3. That the Winnipeg Public Service be directed to commission an independent legal opinion regarding the legal basis for retaining future services account funds and accrued interest. 4. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.	Executive Policy Committee
21	Secondary Plan – South Transcona (Precinct S) File SP 4/2026	The Standing Policy Committee on Property and Development laid the matter over to its meeting on December 3, 2026.	Standing Policy Committee on Property and Development
22	Rezoning – 3280 St. Mary’s Road File DAZ 213/2026	The Standing Policy Committee on Property and Development concurred in the recommendation of the Riel Community Committee and recommended to Council: 1. That the Winnipeg Zoning By-law No. 200/2006 be amended under Development Application No. DAZ 213/2026 by rezoning the subject land to an “EI” Educational and Institutional District in accordance with the proposed by-law attached as Appendix “A” to this report and as shown on the map dated August 28, 2026, and attached as Schedule “B” to this report, subject to the following conditions:	Executive Policy Committee

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		A. That the owner of the subject land (the “Owner”) enter into a Zoning Agreement with the City pursuant to subsection 240(1) of The City of Winnipeg Charter in accordance with the following: i. For those portions of the Owner’s Land zoned “EI” Educational and Institutional District, the Owner must submit plans showing the location and design of any and all proposed: a. Buildings b. Accessory parking areas c. Private approaches d. Garbage enclosures e. Fencing f. Landscaping g. Free-standing signage on the Owner’s Land (“Works”) to the Director of Planning, Property and Development (the “Director”) and the Riel Community Committee for approval prior to the issuance of any building or development permit, and thereafter must construct the Works in substantial conformance with the approved plans and maintain the Works to the satisfaction of the Director. ii. That the following uses shall not be permitted on the land: a. Dwelling, multi-family b. Assisted living facility c. Care home d. Dormitory e. Neighbourhood rehabilitation home f. Single room occupancy g. Hospital h. Place of worship i. Cultural centre	

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		j. Gallery/museum k. Sports or entertainment area/stadium, indoor l. Hostel m. Research institution n. Medical/dental/optical/counselling clinic o. Utility facility, minor p. Recycling collection centre iii. That the height of all buildings on the land shall be limited to a maximum of 35 feet (10.67 metres). iv. To limit groundwater demand from the Planned Area, no washing, rinsing, detailing, pressure-washing, or other cleaning of school buses or other vehicles that generate wastewater, runoff, or wash water shall be conducted on the Planned Area, whether indoors or outdoors. No vehicle-washing equipment, wash bay, or other facility intended for the washing of vehicles shall be installed or operated on the Planned Area. B. That the Developer enter into a Servicing Agreement with the City pursuant to subsection 259(1) of The City of Winnipeg Charter in accordance with the report of the Administrative Coordinating Group dated July 28, 2026 and attached as Appendix "B" to this report. C. That the City enter into, execute and deliver with the Developer: i. A Zoning Agreement in accordance with Recommendation 1.A.; and ii. A Servicing Agreement in accordance with Recommendation 1.B., and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements"). D. That authority be delegated to the Director of Planning,	

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		Property and Development to negotiate and approve the terms and conditions of the Zoning Agreement, the Servicing Agreement and any Ancillary Agreements in accordance with this report and such other terms and conditions determined necessary by the City Solicitor/Director of Legal Services to protect the interests of the City. 2. That in lieu of the dedication of land, the developer shall provide a cash payment representing ten percent (10%) of the planned area value of the Development Application (the “Dedication Fee”), as determined by the City’s Director of Planning, Property and Development. 3. That upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor prepare a by-law in accordance with Recommendation 1 (the “By-law”) and bring same directly to Council by way of communication for first reading. 4. That upon instruction from the Director of Planning, Property and Development that the Developer has paid all fees, charges or other amounts due in respect of DAZ 213/2026 (collectively, the “Fees”), and subject to s. 236.1 of The City of Winnipeg Charter, the Director of Legal Services/City Solicitor be directed to return the By-law directly to Council by way of communication for consideration for second and third reading. 5. That Development Application No. DAZ 213/2026 will be deemed to be concluded and all approvals in connection with same will expire if the developer has not paid the Fees within 2 years following the date on which Council gives first reading to the By-law, unless the Developer applies for an extension of time before the expiration of that 2 year period and Council approves the extension. 6. That the By-law will come into force when the Zoning Agreement is fully executed and registered in the Winnipeg Land Titles Office by way of caveat against the lands described therein. 7. That the By-law will be repealed without coming into force 1 year following the date it is enacted if the Zoning Agreement is not registered in accordance with Recommendation 6, unless the Developer applies for	

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		an extension of time before the expiration of that 1 year period and Council approves the extension. 8. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing. 9. That the Variance Order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under file DAZ 213/2026.	
23	Waiver of Development Permit Fees for 545 Watt Street	The Standing Policy Committee on Property and Development concurred in the recommendation of the East Kildonan-Transcona Community Committee and approved the request to refund or waive all applicable fees in accordance with Sections 20(1) and (2) of The Planning, Development and Building Fees By-law No. 66/2016, for the development at 545 Watt Street.	Director of Planning, Property Development c. Manager, Commercial Construction Permits, Planning, Property and Development Department Chief of Enforcement and Inspections, Planning, Property and Development Department
24	Rescinding the Declaration of Surplus Land – 3172 Portage Avenue	The Standing Policy Committee on Property and Development Committee received the recommendation of the Assiniboia Community Committee as information.	Nil
25	Extension of Time – Subdivision and Rezoning – 101 De Vos Road File DAZ 210/2024	The Standing Policy Committee on Property and Development concurred in the recommendation of the Assiniboia Community Committee and recommended to Council: 1. That the time limit to satisfy the Coming into Force provisions of By-law No. 116/2024 be extended to October 24, 2027. 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
26	Subdivision and Rezoning – King Edward Street (Waterford North) File DASZ 2/2026	The Standing Policy Committee on Property and Development concurred in the recommendation of the Lord Selkirk-West Kildonan Community Committee and recommended to Council: 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	Executive Policy Committee

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		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. 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	

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		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 (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.”	

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		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 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	

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		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. 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 f. location of entrances	

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		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 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. 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	

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		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.	
27	Rezoning – 780 McPhillips Street File DAZ 200/2026	The Standing Policy Committee on Property and Development concurred in the recommendation of the Lord Selkirk-West Kildonan Community Committee and recommended to Council: 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 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	Executive Policy Committee

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		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 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.	

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		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.	
28	Rezoning – 1080 Court Avenue File DAZ 217/2026	The Standing Policy Committee on Property and Development concurred in the recommendation of the Lord Selkirk-West Kildonan Community Committee and recommended to Council: 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;	Executive Policy Committee

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		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 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 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	

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		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. 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.	

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		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.	
29	Rezoning – 513 Pandora Avenue West File DAZ 211/2026	The Standing Policy Committee on Property and Development concurred in the recommendation of the East Kildonan-Transcona Community Committee, as amended, and recommended to Council: 1. That the Winnipeg Zoning By-law No. 200/2006 be amended under 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	Executive Policy Committee

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		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. 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	

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		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 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 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	

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		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.	
30	Proposed Opening of Headmaster Row and Stanley Copp Street, East of Lagimodière Boulevard File DAO 1/2023	The Standing Policy Committee on Property and Development concurred in the recommendation of the East Kildonan-Transcona Community Committee and recommended to Council: 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.	Executive Policy Committee
31	Secondary Plan Amendment – Catalyst Park - Phase 1 File SPA 7/2026	The Standing Policy Committee on Property and Development concurred in the recommendation of the Assiniboia Community Committee and recommended to Council: 1. That first reading be given to the proposed By-law No.71/2026, a draft of which is attached as Appendix “B”, being a by-law to amend the Airport Area West Industrial Secondary Plan By-law No.100/2020, with the following amendment: A. In Appendix “B” delete Section 14 in its entirety and replace with the following: “Section 4.3.7.3(6) amended	Executive Policy Committee

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		14 Section 4.3.7.3(6) is deleted in its entirety and replaced with: Permitted land uses include, in accordance with the Zoning By-law, all uses within Accommodations, Food and Beverage Service, Offices, Personal Services, and Retail Sales, as well as select specific uses of: a. Indoor Amusement Enterprises, Commercial Schools, Daycares that serve area employees, and Private motor Vehicle Related uses, except for Parking, and Towing and Storage Facilities, for the Commercial Nodes located east of CentrePort Canada Way, and b. Indoor Amusement Enterprises, Heavy Equipment Sales, Service and Rental, Contractor's Establishments, Commercial Schools, Daycares that serve area employees, and Private motor Vehicle Related uses, except for Parking, and Towing and Storage Facilities, for the Commercial Nodes located west of CentrePort Canada Way." 2. That following first reading and upon instruction from the Director of Planning, Property, and Development, the City Solicitor and Director of Legal Services be directed to return the By-law directly to Council by way of communication for second reading and third reading. 3. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.	
32	Closing – Catalyst Park – Phase 1 File DAC 3/2026	The Standing Policy Committee on Property and Development concurred in the recommendation of the Assiniboia Community Committee and recommended to Council: 1. That the street closing proposed under File No. DAC 3/2026 shown on Appendix B be approved and the land be declared surplus to the City's needs, subject to: A. the approval of the conveyance of the land by Council or its delegated authority; and	Executive Policy Committee

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		B. the Applicant (or assignee), fulfilling all obligations and conditions of approval outlined in Appendix A to this report. 2. That, upon instruction from the Director of Planning, Property and Development, the City Solicitor be instructed to prepare and bring directly to Council for enactment a by-law to facilitate the street closings (the “By-law”). 3. That this matter will be deemed to be concluded and all approvals in connection with this matter will expire if the By-law is not enacted within 2 years following the date on which this report is approved by Council, unless: A. The Applicant (or assignee) applies for an extension of time before the expiration of the 2-year period; and B. Council approves the extension of time. 4. That the By-law will expire and this matter will be deemed to be concluded if the By-law is not registered at the Winnipeg Land Titles within 1 year following the date on which it is enacted by Council, unless: A. The Applicant (or assignee) applies for an extension of time before the expiration of the 1-year period; and B. Council approves the extension of time. 5. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.	
33	Subdivision and Rezoning – Catalyst Park – Phase 1 File DASZ 6/2026	The Standing Policy Committee on Property and Development concurred in the recommendation of the Assiniboia Community Committee and recommended to Council: 1. That the proposed subdivision under Development Application No. DASZ 6/2026 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 as shown on the map dated August 27, 2026	Executive Policy Committee

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		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 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. In Section IV – Servicing Conditions: a. Amend Condition 8 by adding the following new condition: “g) Payment of the improvements in this clause above will not be demanded until the initial development permit is applied for the intensification of the area. This is not intended to apply for a development permit, if needed, for general site prep for the gross area such as clearing and leveling.” b. Delete Condition 10. b) in its entirety and replace with the following: “10. b) The Developer shall, at no expense to the City, remove the existing Summit Road gravel roadway from the portion that is to be closed and zoned Agricultural, regrade and level the area, place topsoil, landscape and revegetate the area, and complete all related and incidental works as determined by and to the satisfaction of the Director of Public Works. The Developer	

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		shall also, at no expense to the City, be responsible for the removal of the existing Summit Road gravel roadway from the portion that is to be closed and zoned MMU, regrade and level the area, landscape and revegetate, and complete all related and incidental works as determined by and to the satisfaction of the Director of Public Works.” c. Amend Condition 11. a) by adding the following after the words “Director of Public Works.”: “The conceptual plan may be altered to swap the sides of the road for the pathways and sidewalks, as determined by the Director of Public Works. Only a single connection to CCW will be required for this phase of the development.” d. Amend Condition 12 by adding the words “to a maximum of three crossings,” after the words “pedestrian control device” e. Amend Condition 15 by deleting the word “paved” f. Amend Condition 17 e) i. as follows: 1. Delete the word “entrances” and replace with “entrance” 2. Delete the words “Dugald Road,” g. Amend Condition 24. f) by deleting the words “or longer” and replacing with “until final acceptance is provided”. ii. In Section V – Costs and Fees, amend Condition 2.c)	

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		by adding the word “aggregate” before the words “Transportation Impact Studie(s)”. 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 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. 2. That the Winnipeg Zoning By-law No. 200/2006 be amended by adding the Catalyst Park Planned Development Overlay 2 (PDO-2 Catalyst Park), attached as Schedule “C”, with the following amendments: A. In Section 8, Dimensional Standards, delete Clause (b) in its entirety and renumber the remaining Clause accordingly. B. In Area 6 – Expressway Commercial Node: i. Delete the words “30. Conditional Use Regulations” and replace with “Conditional Use Regulations” ii. In Section 30. Conditional Use Regulations: a. Delete the words “31. Notwithstanding” and replace with “30. Notwithstanding” b. Delete Clause (a) in its entirety c. Delete Clause (f) in its entirety d. Renumber the remaining Clauses accordingly	

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		iii. In Section 31. Use Specific Standards: a. Delete the words “32. Use Specific Standards” and replace with “31. Use Specific Standards” b. Delete “(e)” and replace with “(b)” c. Delete “(f)” and replace with “(c)” d. Delete “(g)” and replace with “(d)” e. Delete “(h)” and replace with “(e)” 3. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an “M2 PDO-2 Catalyst Park PDO-1 Airport Vicinity” Manufacturing General District, “MMU PDO-2 Catalyst Park PDO-1 Airport Vicinity” Manufacturing Mixed Use District, “PR1 PDO-2 Catalyst Park PDO-1 Airport Vicinity” Parks and Recreation (Neighbourhood) 1 District, and “A PDO-2 Catalyst Park PDO-1 Airport Vicinity” Agricultural District in accordance with the proposed by-law attached as Appendix ‘A’ to this report and as shown on the map dated August 27, 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. That the applicant shall submit design guidelines to the Director and the Assiniboia Community Committee for approval prior to the approval of any Plan Approval application and issuance of any development permits for development within the planned area. ii. The owner shall maintain a minimum permeable surface area of landscaping, in accordance with engineering analysis of the land drainage system	

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		capacity, to the satisfaction of the Director of Water and Waste. 4. 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 3, and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the “Ancillary Agreement”). 5. 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. 6. 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 Development Application No. DASZ 6/2026 (the “Dedication Fee”), as determined by the Director of Planning, Property and Development. 7. That five percent (5%) of the Assiniboia Community’s portion of all funds received from the development as cash-in-lieu of land dedication be directed to the St. James Ward Land Development Reserve (LDR) fund to support the acquisition and protection of natural habitat and forest within the Airport Area West Planning Area. Should acquisition not be possible, the funds shall remain in the St. James Ward LDR for parkland development within Airport Area West Planning Area. 8. 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, 2 and 3 (the “By-law”) and bring same directly to Council by way of communication for first reading.	

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		9. 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. 10. That Development Application No. DASZ 6/2026 will be deemed to be concluded and all approvals in connection with 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 that 2 year period and Council approves the extension. 11. 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. 12. 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. 13. That the By-law will be repealed without coming into force 1 year following the date it is enacted if the Plan and the Zoning Agreement are not registered in accordance with Recommendations 10 and 11, unless the developer applies for an extension of time before the expiration of that 1 year period and Council approves the extension. 14. That Development Application No. DASZ 6/2026 will be deemed to be concluded and all approvals in connection with same will expire if the developer fails to secure all necessary Plan approval signatures on behalf of the City within 1 year following the date on which the By-law is enacted, unless the developer applies for an extension of time before the expiration of that 1 year period and Council approves the extension. 15. 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	

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		DASZ 6/2026. 16. That all outstanding taxes, including local improvement taxes be paid pursuant to subsection 259(1) of The City of Winnipeg Charter. 17. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.	
34	Secondary Plan Amendment – 2427 Waverley Street File SPA 6/2026	The Standing Policy Committee on Property and Development concurred in the recommendation of the Assiniboia Community Committee and recommended to Council: 1. That first reading be given to the proposed By-law No. 39/2026, a draft of which is attached as Appendix “A”, being a by-law to amend the Waverley West Neighbourhood ‘B’ Secondary Plan By-law No. 1/2019, with the following additional amendment: A. In Section 6.2 amended, add the following new amendments: “3. Delete Policy 6.2.2 and replace with the following: 6.2.2 Any new access to the future Bison Drive extension, Waverley Street and Kenaston Boulevard will be from collector roads only, except for Madina Avenue. 4. Add the following new policy immediately after Policy 6.2.4 6.2.5 The intersection of Madina Avenue at Waverley Street shall not be signalized and will have limited turning access once connected to Frontier Trail, to the satisfaction of the Director of Public Works.” 2. That, following first reading and upon instruction from the Director of Planning, Property and Development, the City Solicitor and Director of Legal Services be directed to return the By-law directly to Council by way of communication for second reading and third reading.	Executive Policy Committee

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		3. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.	
35	Subdivision and Rezoning – Sturgeon Business Park - Phase 1 File DASZ 7/2026	The Standing Policy Committee on Property and Development concurred in the recommendation of the Assiniboia Community Committee and recommended to Council: 1. That the subdivision proposed under Development Application No. DASZ 7/2026 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 27, 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 26, 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 26, 2026 and attached as Appendix “B” to this report, with the following amendments: i. In Section II – Plan Considerations, amend Condition 4 by deleting the word “36.0m” and replacing with “35.0m” ii. In Section IV – Servicing Conditions: a. Amend Condition 6 by adding the words “up to” after the words “at no cost to the City,” b. Amend Condition 7 by adding the following new subclauses: “c) The Developer shall make an initial payment for the area charge of	Executive Policy Committee

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		\$500,000 prior to the release of the Legal Plan of Subdivision. The remainder of the area charge shall not be demanded until January 2034. d) The Developer shall permit the City to file a caveat against the title of each such lot, outlining the obligations to the satisfaction of the Director of Public Works and the Director of Planning, Property, and Development.” c. Amend Condition 17. e) i) by deleting the words “Dugald Road” d. Amend Condition 22 by adding the words “, or that none are required,” after the words “all necessary agreements” e. Amend Condition 23. g) by replacing the words “or longer” with the words “until final acceptance is provided” iii. In Section V – Costs and Fees, amend Condition 2. c) by adding the word “aggregate” before the words “Transportation Impact Studie(s)” 2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an “M2 PDO-1 AIRPORT VICINITY” Manufacturing General District, “PR1 PDO-1 AIRPORT VICINITY” Parks and Recreation (Neighbourhood) District, and “A PDO-1 AIRPORT VICINITY” Agricultural District in accordance with the proposed by-law attached as Appendix ‘A’ to this report and as shown on the map dated August 27, 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	

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		in accordance with the following: i. For those portions of the Owner’s Land zoned “M2 PDO-1 AIRPORT VICINITY” Manufacturing General District, the Owner must submit plans showing the location and design of any and all proposed: a. buildings b. accessory parking areas c. private approaches d. garbage enclosures e. fencing f. landscaping 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. ii. The owner shall maintain a minimum permeable surface area of landscaping, in accordance with engineering analysis of the land drainage system capacity, to the satisfaction of the Director of Water and Waste 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	

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		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. 5. 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 Development Application No. DASZ 7/2026 (the "Dedication Fee"), as determined by the Director of Planning, Property and Development. 6. That five percent (5%) of all funds received from development as cash-in-lieu of land dedication to be directed, from the Assiniboia Community's portion, to the St. James Ward Land Dedication Reserve (LDR) Fund to support the acquisition and protection of natural habitat and forest within the Airport Area West Planning Area. Should acquisition not be possible, the funds shall remain in the St. James Ward LDR Fund for parkland development within Airport Area West Planning Area. 7. That an "Airport Area West Industrial Secondary Plan Transportation Area Charge" be established for all lands identified for future development under the Airport Area West Industrial Secondary Plan By-law No. 100/2020 that are located east of Centreport Canada Way, and that this levy is to fund transportation infrastructure as described in Appendix D to this report. 8. 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. 9. 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	

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		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. 10. That Development Application No. DASZ 7/2026 will be deemed to be concluded and all approvals in connection with 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 that 2 year period and Council approves the extension. 11. 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. 12. 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. 13. That the By-law will be repealed without coming into force 1 year following the date it is enacted if the Plan is not registered in accordance with recommendations 10 and 11, unless the developer applies for an extension of time before the expiration of that 1 year period and Council approves the extension. 14. That Development Application No. DASZ 7/2026 will be deemed to be concluded and all approvals in connection with same will expire if the developer fails to secure all necessary Plan approval signatures on behalf of the City within 1 year following the date on which the By-law is enacted, unless the developer applies for an extension of time before the expiration of that 1 year period and Council approves the extension. 15. 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 DASZ 7/2026. 16. That all outstanding taxes, including local improvement taxes be paid pursuant to subsection 259(1) of The City of Winnipeg Charter.	

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		17. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.	
36	Rezoning – 843 Dorchester Avenue File DAZ 212/2026	The Standing Policy Committee on Property and Development concurred in the recommendation of the City Centre Community Committee and recommended to Council: 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 subsection 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 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.	Executive Policy Committee

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		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. 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.	
37	Rezoning – 923 Dorchester Ave File DAZ 209/2026	The Standing Policy Committee on Property and Development concurred in the recommendation of the City Centre Community Committee and	Executive Policy Committee

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		recommended to Council: 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) 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	

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		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 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	

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		fully executed and registered in the Winnipeg Land Titles Office by way of caveat against the lands described therein. 7. That the By-law will be repealed without coming into force 1 year following the date it is enacted if the Zoning Agreement is not registered in accordance with recommendation 6, unless the developer applies for an extension of time before the expiration of that 1 year period and Council approves the extension. 8. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing. 9. That the variance order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under file DAZ 209/2026.	