CITY CENTRE COMMUNITY COMMITTEE
DISPOSITION OF ITEMS

NOVEMBER 16, 2026

MEMBERS
PRESENT: Councillor Gilroy, Chairperson
Councillor MacArthur
Councillor Palmer

COMMITTEE
CLERK: K. Dolski, City Clerk's Department

CITY CENTRE COMMUNITY COMMITTEE
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Item	Subject/File	Recommendations	Action Required By
		REPORTS	
1	Appointment of Chairperson – City Centre Community Committee	The City Centre Community Committee appointed the Chairperson of the City Centre Community Committee for the 4-year term from November 16, 2026 to October 31, 2030, as follows: Councillor Gilroy November 16, 2026 to February 29, 2028 Councillor Palmer March 1, 2028 to June 30, 2029 Councillor MacArthur July 1, 2029 to October 31, 2030	Nil
2	Extension of Time – Subdivision and Rezoning – South side of John Brebeuf Place, West of Centennial Street, North of Grant Avenue File DASZ 21/2022	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 time limit to satisfy the Coming into Force provisions of By-law No. 131/2022 be extended to December 15, 2027. 2. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.	Standing Policy Committee on Property and Development
3	Extension of Time – Subdivision and Rezoning – 134 Plaza Drive File DASZ 1/2024	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 time limit to satisfy the Coming into Force provisions of By-law No. 135/2024 be extended to October 30, 2027. 2. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.	Standing Policy Committee on Property and Development
		HEARINGS	
1	Subdivision and Rezoning – 491-507 Sherbrook Street File DASZ 9/2026	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 subdivision proposed under Development Application No. DASZ 9/2026 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 November 16, 2026 and attached as Schedule "B" to this report, with such minor	Standing Policy Committee on Property and Development

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		changes as may be required. 2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to a "RMF-L Mature Communities PDO-1" Residential Multi-Family (Large) District in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated November 16, 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. 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. 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 developer a Zoning Agreement in accordance with recommendation 2.A., 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"). 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. 3. That the Developer shall meet all terms and conditions as outlined in Appendix "B", the report of the Administrative Coordinating Group, dated November 2, 2026, to the satisfaction of the Director of Planning, Property and Development. 4. 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 9/2026 (the "Dedication Fee"), as determined by the Director of Planning, Property and Development. 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 9/2026 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	

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		expiration of that 2 year period and Council approves the extension. 8. That the subdivision section of the By-law will come into force when 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 2 years following 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 2 year period and Council approves the extension. 11. That Development Application No. DASZ 9/2026 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. 12. That all outstanding taxes, including local improvement taxes be paid pursuant to subsection 259(1) of The City of Winnipeg Charter. 13. 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 No. DASZ 9/2026. 14. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.	
2	Variance – 491-507 Sherbrook Street File DAV 197790/2026D	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. On Proposed Lot 1: A. For the establishment of a residential zoning lot to permit a lot area of 7,304 square feet (678.56 square metres)	Manager of Development and Inspections, Planning, Property and Development Department c. Administrator of Zoning and Permits, Planning, Property and Development Department

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		B. For the construction of a multi-family dwelling to permit: i. a front yard of 8.5 feet (2.59 metres) ii. a north side yard of 6. 5 feet (1.98 metres) iii. a south side yard of 9 feet (2.74 metres) v. 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 vi. 6 parking spaces C. For the establishment of an accessory parking area to permit: i. no unassigned guest parking spaces ii. a parking length of 21 feet (6.4 metres) when accessed directly from the lane. 2. On Proposed Lot 2: A. For the establishment of a residential zoning lot to permit a lot area of 7,006 square feet (650.87 square metres) B. For the construction of a multi-family dwelling to permit: i. a front yard of 8.5 feet (2.59 metres) ii. a north side yard of 6. 5 feet (1.98 metres) iii. a south side yard of 6. 5 feet (1.98 metres) v. 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	Planner, Planning, Property and Development Department

Item	Subject/File	Recommendations	Action Required By
		vi. 6 parking spaces C. For the establishment of an accessory parking area to permit: i. no unassigned guest parking spaces ii. a parking length of 21 feet (6.4 metres) when accessed directly from the lane 3. On Proposed Lot 3: A. For the establishment of a residential zoning lot to permit a lot area of 7,304 square feet (678.56 square metres) B. For the construction of a multi-family dwelling to permit: i. a front yard of 8.5 feet (2.59 metres) ii. a north side yard of 9 feet (2.74 metres) iii. a south side yard of 6.5 feet (1.98 metres) v. 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 vi. 6 parking spaces C. For the establishment of an accessory parking area to permit: i. no unassigned guest parking spaces ii. a parking length of 21 feet (6.4 metres) when accessed directly from the lane. Subject to the following conditions: 1. That the 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 9/2026. 2. 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. 3. That prior to the issuance of any development permits, the property owner shall submit an arborist report, prepared by a certified arborist, to the Director of Planning, Property and Development. The report shall identify tree protection measures for each City boulevard tree, and the property owner shall implement such measures to the satisfaction of the Director of Planning, Property and Development.	
3	Rezoning – 578 Agnes Street File DAZ 214/2026	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 under Development Application No. DAZ 214/2026 by rezoning the subject land to an "RMF-L Mature Communities PDO-1" Residential Multi-Family (Large) District in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated November 16, 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 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 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. That, excluding permitted projections, no building shall exceed 42 feet (12.80 metres) in height. iii. 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, in accordance with the report of the Administrative Coordinating Group dated November 2, 2026, and attached as Appendix "B" to this report, and with such other minor changes as may be required. 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.	

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		2. That the Owner shall meet all terms and conditions as outlined in Appendix "B", the report of the Administrative Coordinating Group, dated November 2, 2026, to the satisfaction of the Director of Planning, Property and Development. 3. 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. 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 214/2026 (collectively, the "Fees"), and subject to s. 236.1 of The City of Winnipeg Charter, the Director of Legal Services/City Solicitor be directed to return the By-law directly to Council by way of communication for consideration for second and third reading. 6. That Development Application No. DAZ 214/2026 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 2 years following the date it is enacted if the Zoning Agreement is not registered in accordance with recommendation 7, 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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		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 No. DAZ 214/2026. 10. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.	
4	Variance – 578 Agnes Street File DAV 150461/2026D	The City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service, and approved a Variance on "the land" as follows: 1. For the construction of a multi-family dwelling to permit: A. a lot area of 5,223 square feet (483.23 square metres) B. a front yard of 3 feet (0.91 metres) C. a north side yard of 4.5 feet (1.37 metres) D. a south side yard of 6.5 feet (1.98 metres) E. a lot area per dwelling unit of 325 square feet (30.19 square metres) F. 5 parking spaces 2. For the establishment of an accessory parking area to permit A. parking spaces within 10 feet (3.05 metres) of a window to a habitable room where the sill is located 5 feet or less from grade B. insufficient buffering of a parking or loading area located within 20 feet (6.10 metres) of a rear lot line adjacent to a residential district Subject to the following conditions: 1. That, the Order shall come into force and effect upon the coming into	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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		force and effect of the zoning by-law for the subject land under File DAZ 214/2026. 2. That prior to the issuance of any development permits, a signed letter of commitment/comfort with a government funder shall be submitted to the City confirming the provision of a minimum of fifty percent (50%), or fewer if deemed necessary by the Director of Planning, Property, and Development, of the dwelling units permitted in excess of one (1) unit per 360 square feet of lot area shall be affordable dwelling units, to the satisfaction of the Director of Planning, Property and Development, and to be thereafter maintained to the satisfaction of the Director. OR That prior to the issuance of any development permits, a signed Affordability Monitoring Agreement with the Province of Manitoba shall be submitted to the City confirming that a minimum of fifty percent (50%), or fewer if deemed necessary by the Director of Planning, Property, and Development, of the dwelling units permitted in excess of one (1) unit per 360 square feet of lot area shall be affordable dwelling units, to the satisfaction of the Director of Planning, Property and Development, to be thereafter maintained to the satisfaction of the Director." 3. That a light-proof fence be installed along the interface between the proposed multi-family dwelling and the vehicle parking area to mitigate vehicle headlight glare, to the satisfaction of the Director of Planning, Property and Development.	