



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

May 9, 2024

MEMBERS

PRESENT: Councillor Rollins, Chairperson
Councillor Allard
Councillor Dobson
Councillor Duncan

COMMITTEE

CLERK: L. Cowan, City Clerk's Department

STANDING POLICY COMMITTEE ON PROPERTY AND DEVELOPMENT
MAY 9, 2024
DISPOSITION OF ITEMS

Item	Subject/File	Recommendations	Action Required By
PUBLIC HEARINGS			
1	Text Amendment – Rapid Zoning By-law Amendments to the Winnipeg and Downtown Winnipeg Zoning By-laws – DAZ 204/2024 File DAZ 204/2024	<p>The Standing Policy Committee on Property and Development concurred in the recommendation of the Winnipeg Public Service, as amended, and recommended to Council:</p> <ol style="list-style-type: none"> 1. That first reading be given to By-law No. 26/2024 (the “By-law”, a draft of which is attached as Appendix A to this report) to amend the Winnipeg Zoning By-law No. 200/2006 and the Downtown Winnipeg Zoning By-law No. 100/2004 in accordance with this report, and with the following amendments: <ol style="list-style-type: none"> A. Amend Section 7 – Table 5-2 amended, as follows: <ol style="list-style-type: none"> i. Number the first paragraph as (a) ii. Add the following new subclause (b): <p style="margin-left: 40px;">“(b) In the R2 row of the Principal Residential Structure section, under the Minimum Lot Area (Sq. Ft.) column, delete the words “5,000 (2,500) sq. ft. per dwelling unit” to “4,000 (2,000) sq. ft. per dwelling unit, where it abuts a rear lane”</p> B. In Section 8 – Table 5-4 amended, add the following new subclause (c): <p style="margin-left: 40px;">“(c) In the “RMF-M” row of the Multi-Family Residential Structures section, under the Minimum/Maximum Building Height column, delete the word “60” and replace with “70”</p> C. Amend Section 11 – Section 168.1 added, as follows: <ol style="list-style-type: none"> i. Delete the words “Table 5-9 where the use complies with the requirements” and replace with “Table 5-10 assuming compliance with the minimum parking requirements listed” ii. Delete the words “and section 171” 	Executive Policy Committee

**STANDING POLICY COMMITTEE ON PROPERTY AND DEVELOPMENT
MAY 9, 2024
DISPOSITION OF ITEMS**

Item	Subject/File	Recommendations	Action Required By
		<p>D. Amend Schedule A as follows:</p> <ul style="list-style-type: none"> i. In Clause 7 (1), add the words “where the lot abuts a public lane” immediately before “in an R1 zoning district” ii. In Clause 10 (a), delete the words “is 2,500 square feet” immediately after the words “rear of the lot” iii. In Clause 15, add the following new subclause: <ul style="list-style-type: none"> “(a) The abutting public lane at the rear of the lot of a 3-unit multi-family dwelling must be paved.” <p>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.</p> <p>3. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.</p>	

DELEGATIONS

REPORTS

1	Wayfinding Signage at City Hall	<p>The Standing Policy Committee on Property and Development did not concur in the recommendation of the Winnipeg Public Service and recommended to Council:</p> <ul style="list-style-type: none"> 1. That Public Service be directed to report back to the Standing Policy Committee on Property and Development with the following: <ul style="list-style-type: none"> A. A proposed sign that is redesigned to fit within the existing budget allocation of \$35,000. B. A redesigned sign to be consistent with other City signage, using both official languages and braille. 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
---	---------------------------------	---	----------------------------

STANDING POLICY COMMITTEE ON PROPERTY AND DEVELOPMENT
MAY 9, 2024
DISPOSITION OF ITEMS

Item	Subject/File	Recommendations	Action Required By
2	Island Lakes Community School – Community Meeting Space	The Standing Policy Committee on Property and Development concurred in the recommendation of the Winnipeg Public Service and granted an extension of time of 60 days to report back on renewing the historical agreement between the City of Winnipeg and the Louis Riel School Division for community meeting space at Island Lakes Community School, 445 Island Shore Boulevard.	<p>Director of Community Services</p> <p>c. Manager of Real Estate and Land Development, Planning, Property and Development Department</p> <p>Standing Policy Committee on Property and Development</p>
3	Request to Rescind Proposed Sale of City-owned Property at 219 Provencher Boulevard and 212 Dumoulin Street – RFP 982-2019 to Manitoba Possible	<p>The Standing Policy Committee on Property and Development concurred in the recommendation of the Winnipeg Public Service, as amended, and recommended to Council:</p> <ol style="list-style-type: none"> 1. That the declaration of surplus for the City-owned property located at 219 and 233 boulevard Provencher and 212 rue Dumoulin, approved by Council on October 24, 2007 and identified as “City-owned Property (Carré Civique de Saint-Boniface)” on Misc. Plan 12063/42 (attached as Schedule A), be rescinded. 2. That the Public Engagement Report, attached as Schedule B, be the basis of decisions made to implement the intent of this report. 3. That the Terms of Reference for the creation of the Carré Civique de Saint-Boniface Board, as set out in Schedule C, be approved. 4. That the proposed Chairperson, Vice-Chairperson and remaining committee members for the Carré Civique de Saint-Boniface Board, attached as Schedule D, be approved. 5. That the Public Service, in consultation with the Carré Civique de Saint-Boniface Board, develop evaluation criteria for a long-term lease of the City-owned Property for approval by the Standing Policy Committee on Property and Development. 6. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing. 	Executive Policy Committee
4	Title Insurance Options for Permit Compliance	The Standing Policy Committee on Property and Development received the matter as information.	Nil

STANDING POLICY COMMITTEE ON PROPERTY AND DEVELOPMENT
MAY 9, 2024
DISPOSITION OF ITEMS

Item	Subject/File	Recommendations	Action Required By
5	Verbal Report on Permitting Issues for Units 23 and 24 at 290 Shady Shores Drive	<p>The Standing Policy Committee on Property and Development received the verbal report of the Winnipeg Public Service as information, and approved the following:</p> <ol style="list-style-type: none"> 1. That in accordance with Section 20(2) of the Planning, Development and Building Fees By-law No. 66/2016, the Winnipeg Public Service be directed to refund the following: <ol style="list-style-type: none"> A. The Development Permit fee of \$183.50 and the Building Permit fee of \$117.00, for the property owner at Unit 23 at 290 Shady Shores Drive. B. The Building Permit fee of \$299.12, for the property owner at Unit 24 at 290 Shady Shores Drive. 	<p>Director of Planning, Property and Development</p> <ol style="list-style-type: none"> c. Manager, Commercial Construction Permits, Planning, Property and Development Department c. Chief Zoning Officer, Planning Property and Development Department
6	Enhancing Enforcement of Unsafe Conditions under the Winnipeg Building Bylaw 4555/87	<p>The Standing Policy Committee on Property and Development directed the Winnipeg Public Service to report back in 120 days with options to enhance the Winnipeg Building Bylaw 4555/87 pertaining to unsafe conditions, and enhancing the enforcement options for violations pertaining to unsafe conditions.</p>	<p>Director of Planning, Property and Development</p> <ol style="list-style-type: none"> c. Chief of Enforcement and Inspections, Planning, Property and Development Department <p>Standing Policy Committee on Property and Development</p>
7	Approving Authority for Previously Rejected Development Applications	<p>The Standing Policy Committee on Property and Development concurred in the Council Motion of April 25, 2024, as amended, and recommended to Council:</p> <ol style="list-style-type: none"> 1. That the Public Service be directed to prepare and report back within 90 days with amendments to the Development Procedure By-law in respect of a new development application submitted to the City that is the same or substantially similar to a development application that was rejected within the previous year as follows: <ol style="list-style-type: none"> A. Where the approving authority for the previously-rejected development application was the Director: <ol style="list-style-type: none"> i. A public hearing must be held in respect of the new development application; 	<p>Executive Policy Committee</p>

STANDING POLICY COMMITTEE ON PROPERTY AND DEVELOPMENT
MAY 9, 2024
DISPOSITION OF ITEMS

Item	Subject/File	Recommendations	Action Required By
		<ul style="list-style-type: none"> ii. The hearing body and approving authority for the new development application is the relevant Community Committee; B. Every administrative report in respect of a development application must include a discussion of any previously-rejected development application. 2. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing. 	
8	Demolitions and Site Cleanings for Vacant Buildings in Unsafe Condition	<p>The Standing Policy Committee on Property and Development concurred in the recommendation of the Assiniboia Community Committee, and directed the Winnipeg Public Service to report back in 120 days on a process to allow the Public Service to perform demolitions and subsequent site cleaning when the owner of a vacant building has been advised that the premises is in an unsafe condition and must be demolished, including the following:</p> <ul style="list-style-type: none"> 1. The addition of costs associated with the demolition and site cleaning to the property owner’s municipal taxes. 2. Anticipated costs to property owners, and the approximate difference between private contractors and City services. 	<p>Director of Planning, Property and Development</p> <p>c. Chief of Enforcement and Inspections, Planning, Property and Development Department</p> <p>Standing Policy Committee on Property and Development</p>
9	Street Name Change from “Sheryl McCorrister Way” to “Rangeview Way”	<p>The Standing Policy Committee on Property and Development concurred in the recommendation of the Assiniboia Community Committee and recommended to Council:</p> <ul style="list-style-type: none"> 1. That the application to rename “Sheryl McCorrister Way” to “Rangeview Way” be approved. 2. That, upon instruction from the Director of Planning, Property and Development that the Director of Legal Services/City Solicitor prepare the necessary by-law in accordance with the above. 3. That the Developer shall submit the Plan of Survey (the “Plan) prepared by a Manitoba Land Surveyor for registration in the Winnipeg Land Titles Office. 4. The by-law shall come into force and effect upon registration of the Plan of Survey in the Winnipeg Land Titles Office. 	Executive Policy Committee

STANDING POLICY COMMITTEE ON PROPERTY AND DEVELOPMENT
MAY 9, 2024
DISPOSITION OF ITEMS

Item	Subject/File	Recommendations	Action Required By
		5. The Director of Planning, Property and Development be authorized to certify any documents in connection therewith. 6. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.	
10	Proposed Closing of the Youngstown Road and Ken Oblik Drive Roundabout for Incorporation into DASSF 512/2024 File DAC 1/2024	The Standing Policy Committee on Property and Development concurred in the recommendation of the Assiniboia Community Committee and recommended to Council: 1. That the closing proposed under File No. DAC 1/2024 shown on Appendix B be approved and the affected 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 B. the Purchaser (or assignee), fulfilling all obligations and conditions of approval outlined in Appendix A to this report. 2. That, upon instruction from the Director, the City Solicitor prepare and bring directly to Council for enactment a by-law to facilitate the Closing (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 Purchaser (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 Purchaser (or assignee) applies for an extension of time before	Executive Policy Committee

STANDING POLICY COMMITTEE ON PROPERTY AND DEVELOPMENT
MAY 9, 2024
DISPOSITION OF ITEMS

Item	Subject/File	Recommendations	Action Required By
		<p style="text-align: center;">the expiration of the 1-year period; and</p> <p>B. Council approves the extension of time.</p> <p>5. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.</p>	
11	<p>Secondary Plan Amendment – Repeal of North Henderson Highway Secondary Plan By-law No. 1300/76</p> <p style="text-align: right;">File SPA 1/2024</p>	<p>The Standing Policy Committee on Property and Development concurred in the recommendation of the East Kildonan-Transcona Community Committee and recommended to Council:</p> <ol style="list-style-type: none"> 1. That first reading be given to By-law No. 60/2024 (the “By-law”, a draft of which is attached as Appendix ‘B’ to this Report) to repeal the North Henderson Highway Secondary Plan By-law No. 1300/76. 2. That following first reading of the By-law and upon instruction from the Director of Planning, Property and Development, the By-law be returned directly to Council 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. 	Executive Policy Committee
12	<p>Secondary Plan Amendment – Repeal of Henderson Highway Corridor Secondary Plan By-law No. 3215/82</p> <p style="text-align: right;">File SPA 2/2024</p>	<p>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:</p> <ol style="list-style-type: none"> 1. That first reading be given to By-law No. 61/2024 (the “By-law”, a draft of which is attached as Appendix ‘B’ to this Report) to repeal the Henderson Highway Corridor Area Action Plan By-law No. 3215/82. 2. That following first reading of the By-law and upon instruction from the Director of Planning, Property and Development, the By-law be returned directly to Council 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. 	Executive Policy Committee