Agenda – Council – May 2, 2025

Report – Standing Policy Committee on Property and Development – April 16, 2025

Item No. 2 Amendment to Council Conditions for Subdivision and Rezoning of Land Located at 457 Sterling Lyon Parkway (Charleswood-Tuxedo-Westwood Ward) File DASZ 28/2024

STANDING COMMITTEE RECOMMENDATION:

On April 22, 2025, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and submitted the following to Council:

1. That Section II in Schedule C of the Council Approval for Development Application DASZ 28/2024, dated September 26, 2024, be deleted in its entirety.

2. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

Report – Standing Policy Committee on Property and Development – April 16, 2025

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On April 22, 2025, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On April 16, 2025, the Standing Policy Committee on Property and Development concurred in the recommendation of the Assiniboia Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On April 7, 2025, the Assiniboia Community Committee concurred in the recommendation of the Winnipeg Public Service and forwarded the matter to the Standing Policy Committee on Property and Development.

ADMINISTRATIVE REPORT

Title: Amendment to Council Conditions for Subdivision and Rezoning of land located at 457 Sterling Lyon Parkway, File No. DASZ 28/2024

Critical Path: Assiniboia Community Committee – Standing Policy Committee on Property and Development – Executive Policy Committee – Council

AUTHORIZATION

Author	Department Head	CFO	CAO
A. Savage	N/A	N/A	N/A

EXECUTIVE SUMMARY

Paragon Living (the Applicant) is requesting an amendment to the Council Conditions for the subdivision and rezoning of land located at 457 Sterling Lyon Parkway under File No. DASZ 28/2024.

The proposed amendment requests to remove an obligation to pay for a 3.5-metre-wide asphaltic concrete multi-use pathway in the north boulevard of Sterling Lyon Parkway along the full length of the Planned Area abutting the north side of Sterling Lyon Parkway.

A similar condition was recently removed for a related subdivision and rezoning application (DASZ 38/2024) affecting adjacent lands. Given Council's decision to delete that requirement, the applicant is requesting a corresponding amendment to DASZ 28/2024.

The Public Service has no objections to the request. If approved, the condition will be deleted, and any payments already made for the pathway will be refunded.

RECOMMENDATIONS

1. That Section II in Schedule C of the Council Approval for Development Application DASZ 28/2024, dated September 26, 2024, be deleted in its entirety.
2. That the proper officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

REASON FOR THE REPORT

Council approval is required to amend the conditions previously imposed under the subdivision and rezoning application.

IMPLICATIONS OF THE RECOMMENDATIONS

If the Recommendations of the Winnipeg Public Service are concurred in, the proposed amendment will remove the Developer's obligations to pay for a multi-use pathway on the north side of Sterling Lyon Parkway abutting the planned area under DASZ 28/2024. Any payments already made for this pathway would be refunded.

HISTORY/DISCUSSION

Background:

On September 26, 2024, Council approved a subdivision and rezoning of land located at 457 Sterling Lyon Parkway under File No. DASZ 28/2024.

Schedule C to this approval included a condition requiring the Developer to pay for a 3.5-metre-wide asphaltic concrete multi-use pathway within the north boulevard of Sterling Lyon Parkway along the full length of the Planned Area.

The applicant is requesting the removal of this condition and a refund of any payments already made.

Request for Amendment:

This request is based on a related subdivision and rezoning application for 669, 645, 655, and 639 Sterling Lyon Parkway under File No. DASZ 38/2024. That application, approved after DASZ 28/2024, initially included the same requirement for the Developer to contribute to the multi-use pathway, with payment obligations proportionate to the frontage of each respective Planned Area.

However, when DASZ 38/2024 was considered, Council removed the Developer's obligation to pay for that portion of the pathway. Given this decision, the applicant is now seeking a corresponding amendment to DASZ 28/2024.

Public Works has reviewed the request and stated, *"Based on Council's direction to remove the pathway payment obligation in DASZ 38/2024, Public Works does not oppose removing the pathway payment obligation in this application."*

Given the above, the Public Service has no objections to amending the Council conditions under DASZ 28/2024.

CONSULTATION

This Report has been prepared in consultation with:

Public Works Department.

OUR WINNIPEG POLICY ALIGNMENT

This report aligns with OurWinnipeg 2045, Policy 6.36 Full Range of Municipal Services.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

Consideration was given as to whether this report connects to the Winnipeg Climate Action Plan and its goals and objectives, and it was determined that it is not applicable to this specific report.

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

Consideration was given as to whether this report connects to the Winnipeg Poverty Reduction Strategy (PRS) and its Goals and Objectives, and it was determined that the PRS is not applicable to this specific report.

SUBMITTED BY

Department: Planning, Property and Development
Division: Real Estate and Land Development
Prepared by: R. Hayer, RPP, MCIP, Land Development Coordinator
Date: March 21, 2025
File No: DASZ 28/2024

Attachments: Appendix “A” – Letter Requesting Amendment from Applicant.
Appendix “B” – Report of the Administrative Coordinating Group dated August 12, 2024.
Appendix “C” – Minutes, City Council – September 26, 2025, Item No. 11.