Minutes – Executive Policy Committee – June 17, 2025

Report – Standing Policy Committee on Property and Development – June 11, 2025

Item No. 6 Subdivision and Rezoning – Land Located Southeast Sage Creek Boulevard and Des Hivernants Boulevard (St. Vital Ward) File DASZ 10/2025

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

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 the subdivision proposed under Development Application No. DASZ 10/2025 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 May 20, 2025 and attached as Schedule "B" to this report, with such minor changes as may be required.

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "RMF-S" Residential Multi-Family (Small) District, "RMF-M" Residential Multi-Family (Medium) District, and "RMF-L" 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 May 20, 2025, 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. For those portions of the Owner's Land zoned "RMF-S" Residential Multi-Family (Small), "RMF-M" Residential Multi-Family (Medium), and "RMF-L" Residential Multi-Family (Large), the Owner must submit plans showing the location and design of any and all proposed:

Report – Standing Policy Committee on Property and Development – June 11, 2025

EXECUTIVE POLICY COMMITTEE RECOMMENDATION (continued):

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") and the Riel 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.

ii. The Developer and all successors in title to the lots 1 and 2 in the subdivision shall enter into, and register at the Winnipeg Land Titles Office (WLTO) under Section 76 of the Real Property Act, and maintain in perpetuity by way of instrument (right-of-way agreement, easement agreement or declaration) against the titles to the lots, a private cross-access agreement with the owners of the other lots so as to ensure vehicular access to every lot at all times, via streets or internal roads.

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 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 Caveat No. 4963627/1 be discharged as it affects Lots 1 to 3, Plan 63108

Report – Standing Policy Committee on Property and Development – June 11, 2025

EXECUTIVE POLICY COMMITTEE RECOMMENDATION (continued):

4. That, in lieu of the dedication of land, the developer shall provide a cash payment representing 10% of the Planned Area value of Development Application No. DASZ 10/2025 (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 10/2025 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.

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 1 year following the date it is enacted if the Plan and the Zoning Agreement are not registered in accordance with recommendations 8 and 9, unless the developer applies for an extension of time before the expiration of that 1-year period and Council approves the extension.

Report – Standing Policy Committee on Property and Development – June 11, 2025

EXECUTIVE POLICY COMMITTEE RECOMMENDATION (continued):

11. That Development Application No. DASZ 10/2025 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 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 – June 11, 2025

DECISION MAKING HISTORY:

Moved by Councillor Browaty,

That Rule 10(3) of The Procedure By-law No. 50/2007 be suspended in order that the following item, which was received less than four business days preceding the committee meeting, be considered by Committee.

Carried

Moved by Councillor Duncan,

That the recommendation of the Standing Policy Committee on Property and Development be concurred in and forwarded to Council.

Carried

STANDING COMMITTEE RECOMMENDATION:

On June 11, 2025, the Standing Policy Committee on Property and Development concurred in the recommendation of the Riel Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On May 20, 2025, the Riel Community Committee concurred in the recommendation of the Winnipeg Public Service, with the following amendments:

- In Recommendation 2. A. ii., add the words “1 and 2” immediately after “The Developer and all successors in title to the lots”

and forwarded the matter to the Standing Policy Committee on Property and Development.

PUBLIC HEARING SUMMARY

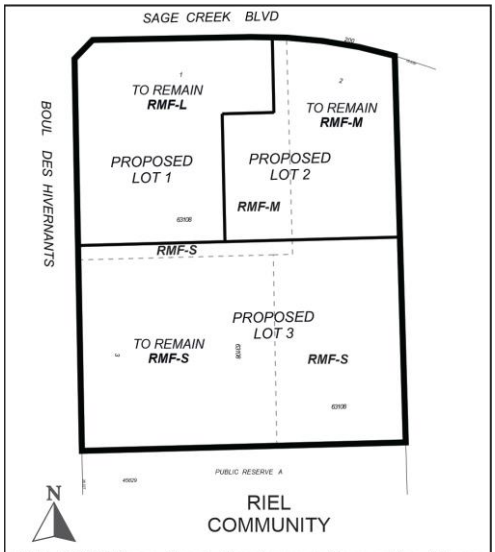
File: DASZ 10/2025

Before: Riel Community Committee
Councillor Chambers, Chairperson
Councillor Allard

Public Hearing: May 20, 2025
Council Building, 510 Main Street

Applicant: Sage Creek Development Corporation (Trevor Grafton)

Subject:



APPLICANT: Sage Creek Development Corporation (Trevor Grafton)
FILE: DASZ 10/2025
PROPOSAL: An application for the approval of the plan of subdivision shown outlined above as may be determined by Council and for a proposed zoning change to By-law No. 200/2006 by rezoning the land shown outlined above from an "RMF-S" RESIDENTIAL MULTI-FAMILY (SMALL) DISTRICT, "RMF-M" RESIDENTIAL MULTI-FAMILY (MEDIUM) DISTRICT and "RMF-L" RESIDENTIAL MULTI-FAMILY (LARGE) DISTRICT to an "RMF-S" RESIDENTIAL MULTI-FAMILY (SMALL) DISTRICT, "RMF-M" RESIDENTIAL MULTI-FAMILY (MEDIUM) DISTRICT and "RMF-L" RESIDENTIAL MULTI-FAMILY (LARGE) DISTRICT to facilitate the reconfiguration of the property lines between the three existing lots to allow for future multi-family development. **For information, phone S. Nuttall, Planner at 204-986-7168**
DEMANDEUR: Sage Creek Development Corporation (Trevor Grafton)
N° DE DOSSIER: DALZ 10/2025
PROJET: Demande d'approbation par le conseil municipal du plan de lotissement indiqué ci-dessus et proposition de modification du règlement municipal no 200/2006 visant à changer le zonage des sols délinéés ci-dessus pour qu'ils passent des catégories RMF-S (secteur de petites habitations multifamiliales), RMF-M (secteur d'habitations multifamiliales moyennes) et RMF-L (secteur de grandes habitations multifamiliales) aux catégories RMF-S (secteur de petites habitations multifamiliales), RMF-M (secteur d'habitations multifamiliales moyennes) et RMF-L (secteur de grandes habitations multifamiliales) afin de faciliter la modification des limites de propriété entre les trois lots existants pour permettre l'aménagement futur d'habitations multifamiliales. **Pour plus de renseignements, appelez S. Nuttall, urbaniste, au 204-986-7168.**

Premises Affected: Land Located Southeast Sage Creek Boulevard and Des Hivernants Boulevard

For submission to: The Standing Policy Committee on Property and Development

Prepared by: Z. Mohan, Committee Clerk
Riel Community Committee

Report date: May 20, 2025

Community Committee Recommendation:

On May 20, 2025, the Riel Community Committee concurred in the recommendation of the Winnipeg Public Service, as amended, and recommended to the Standing Policy Committee on Property and Development:

1. That the subdivision proposed under Development Application No. DASZ 10/2025 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 May 20, 2025 and attached as Schedule "B" to this report, with such minor changes as may be required.

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "RMF-S" Residential Multi-Family (Small) District, "RMF-M" Residential Multi-Family (Medium) District, and "RMF-L" 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 May 20, 2025, 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. For those portions of the Owner's Land zoned "RMF-S" Residential Multi-Family (Small), "RMF-M" Residential Multi-Family (Medium), and "RMF-L" Residential Multi-Family (Large), 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") and the Riel 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.

ii. The Developer and all successors in title to the lots ***1 and 2*** in the subdivision shall enter into, and register at the Winnipeg Land Titles Office (WLTO) under Section 76 of the Real Property Act, and maintain in perpetuity by way of instrument (right-of-way agreement, easement agreement or declaration) against the titles to the lots, a private cross-access agreement with the owners of the other lots so as to ensure vehicular access to every lot at all times, via streets or internal roads.

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 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 Caveat No. 4963627/1 be discharged as it affects Lots 1 to 3, Plan 63108

4. That, in lieu of the dedication of land, the developer shall provide a cash payment representing 10% of the Planned Area value of Development Application No. DASZ 10/2025 (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 10/2025 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.

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 1 year following the date it is enacted if the Plan and the Zoning Agreement are not registered in accordance with recommendations 8 and 9, 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 10/2025 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 the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

Note: The wording in bold and italics denotes amendments made by the Community Committee.

The Riel Community Committee provided the following supporting reasons for its recommendation:

1. I think we have alignment with the Public Service, our professionals from the Public Service, the proponent. The area councillor, we heard, was copied in an email in terms of having this come to hearing, so I think the stars are aligning on this one.

2. It's good to see more development in Winnipeg.

Objections under the Charter:	Total number of valid objections as per section 125(2) – 0 In accordance with section 236.1(1), the threshold for sufficient objection has not been met.
Exhibits Filed:	1. Application dated March 10, 2025 2. Notification of Public Hearing dated April 14, 2025 3. Manitoba Status of Titles 2957358/1, 2957360/1, and 2957362/1 4. Letter of authorization dated January 10, 2025 from Sage Creek Development Corporation (Trevor Grafton) to Sage Creek Development Corporation (Trevor Grafton) 5. Caveat 4963627 6. Easement 4963629 7. Plans (3 pages) 8. Report from the Urban Planning Division dated May 9, 2025 9. Inspection Report 10. Recording of Representations

REPRESENTATIONS:

In Support:

Trevor Grafton
Bryan Ward

In Opposition:

Nil

For Information:

Nil

For the City:

D. Clark, Senior Planner, Planning, Property and Development Department
S. Nuttall, Planner, Planning, Property and Development Department

Exhibit "8" referred to in File DASZ 10/2025

ADMINISTRATIVE REPORT

Title: DASZ 10/2025 – Sage Creek Boulevard and Des Hivernants

Issue: An application for consideration at the Public Hearing to reconfigure three (3) existing lots through subdivision and rezoning to create one (1) "RMF-L" (Residential Multi-Family Large) lot, one (1) "RMF-M" (Residential Multi-Family Medium) lot, and one (1) "RMF-S" (Residential Multi-Family Small) lot for future development.

Critical Path: Riel Community Committee → Standing Policy Committee on Property and Development → Executive Policy Committee → Council

AUTHORIZATION

Author	Department Head	CFO	CAO
S. Nuttall, MCP	n/a	n/a	

RECOMMENDATIONS

1. That the subdivision proposed under Development Application No. DASZ 10/2025 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 May 20, 2025 and attached as Schedule "B" to this report, with such minor changes as may be required.

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "RMF-S" Residential Multi-Family (Small) District, "RMF-M" Residential Multi-Family (Medium) District, and "RMF-L" 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 May 20, 2025, 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. For those portions of the Owner's Land zoned "RMF-S" Residential Multi-Family (Small), "RMF-M" Residential Multi-Family (Medium), and "RMF-L" Residential Multi-Family (Large), 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") and the Riel 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.

ii. The Developer and all successors in title to the lots in the subdivision shall enter into, and register at the Winnipeg Land Titles Office (WLTO) under Section 76 of the Real Property Act, and maintain in perpetuity by way of instrument (right-of-way agreement, easement agreement or declaration) against the titles to the lots, a private cross-access agreement with the owners of the other lots so as to ensure vehicular access to every lot at all times, via streets or internal roads.

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 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 Caveat No. 4963627/1 be discharged as it affects Lots 1 to 3, Plan 63108

4. That, in lieu of the dedication of land, the developer shall provide a cash payment representing 10% of the Planned Area value of Development Application No. DASZ 10/2025 (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 10/2025 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.

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11. That Development Application No. DASZ 10/2025 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 the proper officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

REASON FOR THE REPORT

- The applicant is proposing to re-align the boundaries of three (3) existing lots through a subdivision and rezoning application for the purpose of future development.
- Subdivision and rezoning applications require a public hearing as per the *Development Procedures By-law* and *The City of Winnipeg Charter.*
- The Report is being submitted for the Committee's consideration of the development application at the Public Hearing.

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Urban Planning Division are concurred in, the subject properties will be subdivided into one (1) "RMF-L" (Residential Multi-Family Large) lot, one (1) "RMF-M" (Residential Multi-Family Medium) lot, and one (1) "RMF-S" (Residential Multi-Family Small) lot.

HISTORY

DASZ 6/2014

- Application DASZ 6/2014 proposed to rezone the subject lands from "RR5" Rural Residential 5 and create three (3) lots: one (1) lot zoned "RMF-S" Residential Multi-Family Small district, one (1) lot zoned "RMF-M" Residential Multi-Family Medium

district, one (1) lot zoned “RMF-L” Residential Multi-Family Large. The Winnipeg Public Service recommended approval of the application.

- On May 5, 2014, the Riel Community Committee concurred in the recommendation of the Winnipeg Public Service as amended and forwarded the matter to the Standing Policy Committee on Property and Development.
- On May 13, 2014, the Standing Policy Committee on Property and Development concurred in the recommendation of the Riel Community Committee and submitted the matter to the Executive Policy Committee and Council.
- On May 21, 2014, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and the Riel Community Committee, and submitted the matter to Council.
- On May 27, 2014, Council concurred in the recommendation of the Standing Policy Committee on Property and Development and it was adopted by consent.

OURWINNIPEG 2045 POLICY ALIGNMENT

OurWinnipeg 2045 Goal – City Building

A successful strategy for sustainable city growth uses a variety of planning approaches. It strikes a balance between ‘growing out’ and ‘growing up’, offering choices ranging from traditional, single-family neighbourhoods to denser forms of urban housing and new neighbourhoods designed around a mix of land uses and a sustainable transportation system (p.17).

Building a city of complete communities provides the following additional benefits:

- *Minimization of environmental impacts per capita, in support of better air quality, resource efficiency, waste management, and climate change mitigation*
- *Adaptability to climate change and resilience to natural hazards*
- *Promotion of more active lifestyles and increased social interaction* (p.17).

City Building Objectives

City Building Objective 2. Integrate resilient land use, transportation and infrastructure planning, and investments**:**

Ensure that land use, transportation, and infrastructure planning are aligned to provide the conditions for compact, complete and connected communities, supported by sustainable transportation options and municipal infrastructure capacity.

City Building Objective 3. Facilitate development opportunities that complete established communities, and plan new communities as complete and connected from the outset:

New and existing communities are complete when they demonstrate: universally designed environments; mixed-income neighbourhoods; a continuum of housing types; multi-modal connections within and to elsewhere in the city; heritage conservation; opportunities for physical activity, social interaction, and access to healthy food, daily needs, employment, education, recreation, and green infrastructure (p.31).

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

Consideration was given to whether this report connects to any of the specific Goals and Objectives in the *Winnipeg Climate Action Plan* and it was determined the *Winnipeg Climate Action Plan* is not applicable to this specific report.

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

Consideration was given to whether this report connects to any of the specific Goals and Objectives in the *Winnipeg Poverty Reduction Strategy* and it was determined the *Winnipeg Poverty Reduction Strategy* is not applicable to this specific report.

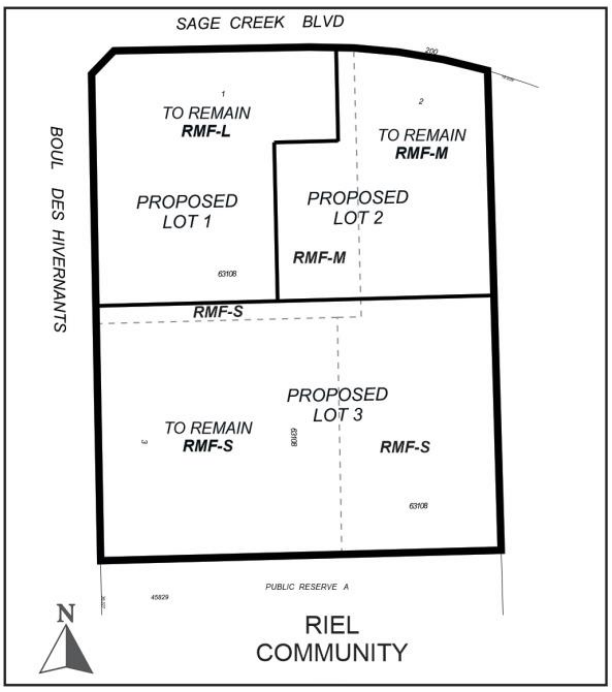
SUBMITTED BY

Department	Planning, Property and Development
Division	Urban Planning Division
Prepared by	Steve Nuttall, MCP
Date:	May 9, 2025
File No.	DASZ 10/2025

Schedule A	Planning Discussion
Schedule B	File No. DASZ 10/2025 Riel Community Committee, dated May 20, 2025
Appendix A	Proposed By-law

SCHEDULE 'A'

DATE:	May 20, 2025
FILE:	DASZ 10/2025
RELATED FILES:	N/A
COMMUNITY:	Riel Committee
NEIGHBOURHOOD #:	5.553 Sage Creek
SUBJECT:	An application for consideration at the Public Hearing to reconfigure three (3) existing lots through subdivision and rezoning to create one (1) "RMF-L" (Residential Multi-Family Large) lot, one (1) "RMF-M" (Residential Multi-Family Medium) lot, and one (1) "RMF-S" (Residential Multi-Family Small) lot for future development.
LOCATION:	Sage Creek Lot 1, 2, 3 Plan 63108-SE Sage Creek Blvd & Boul Des Hivernants
LEGAL DESCRIPTION:	LOT 1, 2, & 3 PLAN 63108 WLTO IN LOT 184 ROMAN CATHOLIC MISSION PROPERTY



APPLICANT:	Sage Creek Development Corporation / Qualico Developments (Wpg) Ltd. (Trevor Grafto) 1 Dr. David Friesen Drive Winnipeg , Manitoba R3X 0G8
OWNER:	Sage Creek Development Corporation 1 Dr. David Friesen Drive Winnipeg , Manitoba R3X 0G8

RECOMMENDATION: Approval with conditions

SITE DESCRIPTION

- The subject properties are located at the southeast corner of Sage Creek Boulevard and Boul Des Hivernants. The sites are within the Sage Creek neighbourhood of the St. Vital Ward.
- The sites are currently zoned:
    - Lot 1: “RMF-L” Residential Multi-Family Large district (3.36 acres / 1.36 hectares)
    - Lot 2: “RMF-M” Residential Multi-Family Medium district (3.39 acres / 1.37 hectares)
    - Lot 3: “RMF-S” Residential Multi-Family Small district (2.69 acres / 1.09 hectares)
- The sites are currently vacant.
- The subject property is located within the Established Neighbourhoods, Recent Community policy area under the *Complete Communities Direction Strategy 2.0*.

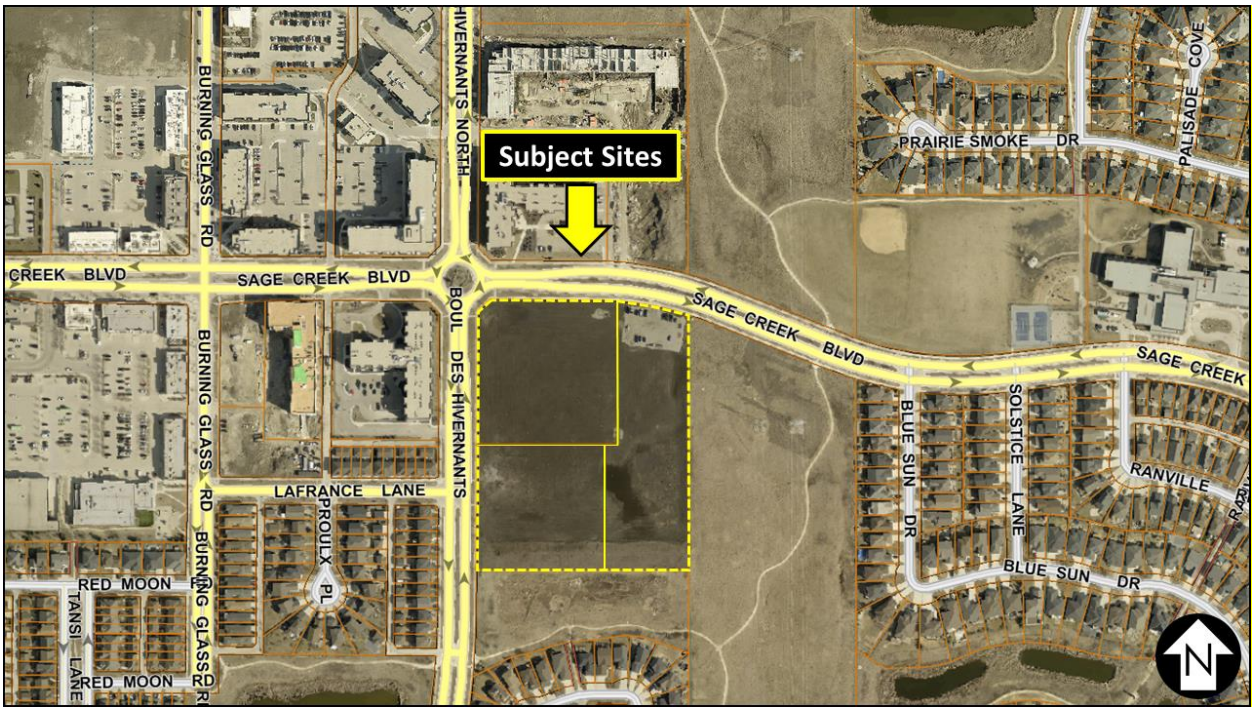


Figure 1: Aerial Photo of Subject Site and Surrounding Uses *(flown 2024)*

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Sage Creek Boulevard, then multi-family residential uses zoned “RMF-M” Residential Multi-Family district.

South: Park land zoned “PR1” Parks and Recreation 1 (Neighbourhood) district, then single-family residential uses zoned “R1-M” Residential Single-Family (Medium) district.

East: Vacant land zoned “RR5” Rural Residential 5 district (Manitoba Hydro corridor).

West: Boul Des Hivernants, then multi-family residential uses zoned “RMF-M” Residential Multi-Family (Medium) district and single-family uses zoned “R2” Residential Two-Family district.



Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing to reconfigure the existing lot lines to change the sizes of the existing parcels:
    - Lot 1 (RMF-L) will decrease from 3.36 acres (1.36 hectares) to 2.44 acres (0.99 hectares).
    - Lot 2 (RMF-M) will decrease from 3.39 acres (1.37 hectares) to 2.20 acres (0.89 hectares).
    - Lot 3 (RMF-S) will increase from 2.69 acres (1.09 hectares) to 4.79 acres (1.94 hectares).
- No development plans have been included with this application.

COLLABORATIVE PLANNING and CONSULTATION

- *With the Urban Planning and Design Division*

  The applicant reached out to Planning to discuss the application prior to applying.
- *With the Public*

  The applicant has not included any signatures of support with their application.

ANALYSIS AND ISSUES

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

- The subject property is located in an Established Neighbourhood designated as a “Recent Community” as outlined in *Complete Communities Direction Strategy 2.0.*
- The vision for Established Neighbourhoods is for them to continue to evolve as complete communities to increase the diversity of housing choices, improve housing affordability, and more efficiently use land, infrastructure and services.
- Goal 1 states “encourage compatible residential development within Established Neighbourhoods to build more *Complete Communities* and align with the City’s residential intensification target.
- General policies for Established Neighbourhoods that relate to the subject proposal are as follows:

  1.1 Encourage residential development that positively contributes to neighbourhood character while expanding housing options for residents in a manner that is sensitive and complementary to existing development

  1.15 Low-rise residential uses will generally be encouraged to locate on arterial roads and collector roads where compatible with adjacent land uses and where they can be conveniently served with transit and local commercial amenities, and in consideration of the factors listed in Policy section 1.6.

  1.16 Small-scale residential uses, not including single-family, may be accommodated on collector roads and local streets with a public lane, where compatible with adjacent land uses, and in consideration of the factors listed in Policy section 1.6. Goal 2 states “design new development in Established Neighbourhoods to a high standard of urban design and construction to ensure new development adds value to public and private urban spaces to create a sense of place and civic pride.” More specifically, policies that relate to the subject proposal are as follows:
- Goal 3 states “ensure all communities provide a diversity of housing options and meet resident life-cycle housing needs.” More specifically, policies that relate to the subject proposal are as follows:

  3.1 Encourage a variety of housing types and tenures within Established Neighbourhoods to meet life-cycle housing needs and affordability ranges.

  3.2 Encourage a mix of types, tenures and unit sizes within residential developments. Make provisions for unit sizes that can accommodate varying family sizes and multi-generational households.

CITY OF WINNIPEG ZONING BY-LAW 200/2006

Subdivision and Rezoning

The intent is to reconfigure the existing lot lines of the three (3) subject lots through a subdivision and rezoning for future residential development.

Current and Proposed Zones

- Currently, the lands are zoned “RMF-S” Residential Multi-Family (Small) district, “RMF-M” Residential Multi-Family (Medium) district, and “RMF-L” Residential Multi-Family (Large) district.
- The “RMF” Residential Multi-Family district is intended to accommodate the development of multi-family units in areas with medium to high residential densities:

- The “RMF-S” district permits density at 1,250 square feet per dwelling unit;
- The “RMF-M” district permits density at 800 square feet per dwelling unit; and
- The “RMF-L” district permits density at 400 square feet per dwelling units.

- All lots will remain zoned “RMF” with changes to the sizes of each lot. The “RMF-S” lot will become the largest lot, while the “RMF-M” lot will become the smallest lot.
- The dimensional standards are prescribed in Table 5-4 of the Zoning By-law:

Zoning District and Designation	Minimum Lot Area (Sq. Ft.)	Minimum Lot Area Per Dwelling Unit (Sq. Ft.)	Minimum/ Maximum Front Yard (Ft.)	Minimum Rear Yard (Ft.)	Minimum Interior Side Yard (Ft.)	Minimum/ Maximum Corner Side Yard (Ft.)	Principal Building Separation (Ft.) [note a]	Minimum/ Maximum Building Height (Ft.)
Multi-Family Residential Structures								
RMF-S	9,000 **[note d]**	1,250	20 / NA	25	4	5 / NA	8	NA / 35
RMF-M	9,000	800	25 / NA	25	8 **[note b]**	20/ NA	8	NA / 70
RMF-L	20,000	400	25 / NA	25	8 **[note b]**	20 / NA	8	NA / 150

Note B: In the RMF-M, RMF-L, and RMU zoning districts, where a building is more than one storey in height, the required interior side yard increases by 2 feet for each storey above the ground floor to a maximum of 20 feet.
Note D: The minimum lot area for a lot in the RMF-S zoning district where the rear lot line abuts a public lane is 5,000 square feet.

SOUTH ST. BONIFACE AREA STRUCTURE PLAN

The subject sites are located within the Village Centre area of the South St. Boniface Area Structure Plan:

> *The purpose of this area is to create a community oriented mixed use development that is strategically located within the community. The core is considered integral to community development and should contain a cohesive grouping of retail and service commercial uses integrated with complementary uses such as a public open space, and predominantly multi-unit residential development. In addition the design should include strong and convenient vehicle and pedestrian connections within the site and to the surrounding area. The commercial component is required to contain a minimum gross floor area, however, the site design, size and composition of the commercial component will be determined through the Development Application process.*

Policies relevant to this proposal include:

- **5.3.2 (1.a.ii.B):** multi-unit residential shall be required and, subject to adequate demand, it is the intent to be the predominant residential housing form.

RECOMMENDED SERVICING AGREEMENT

No servicing agreement has been recommended.

RECOMMENDED ZONING AGREEMENT

Plan Approval

- The Urban Planning Division is recommending that plans be submitted to the Director of Planning, Property and Development for review prior to the issuance of a development permit on the lot.

Cross-Access Agreement

- The Urban Planning Division is recommending a clause to require on the title a private cross-access agreement with the owners of the other lots so as to ensure vehicular access to every lot at all times, via streets or internal roads.

RECOMMENDATION

The Urban Planning Division recommends **approval with conditions** for the following reasons:

- The proposal is consistent with the policies guiding development in the *Mature Communities - Recent Communities* policy area in the *Complete Communities Direction Strategy 2.0,* in that the proposal supports objectives of establishing 50% of development within the intensification target area, it allows for diversity in the available housing typology of the area, and increases residential population in established neighbourhoods. The proposal is also consistent with the *South St. Boniface Area Structure Plan* in that it provides zoning for multi-family residential development in the Village Centre area, which is intended to include multi-unit residential as the predominant residential housing form.

This Report Submitted by: Steve Nuttall, MCP
Planning, Property and Development Department
Urban Planning Division
Report Prepared by: PPD File # DASZ 10/2025

SCHEDULE B

Schedule "B" for File No. DASZ 10/25, Riel Community Committee, dated May 20, 2025.

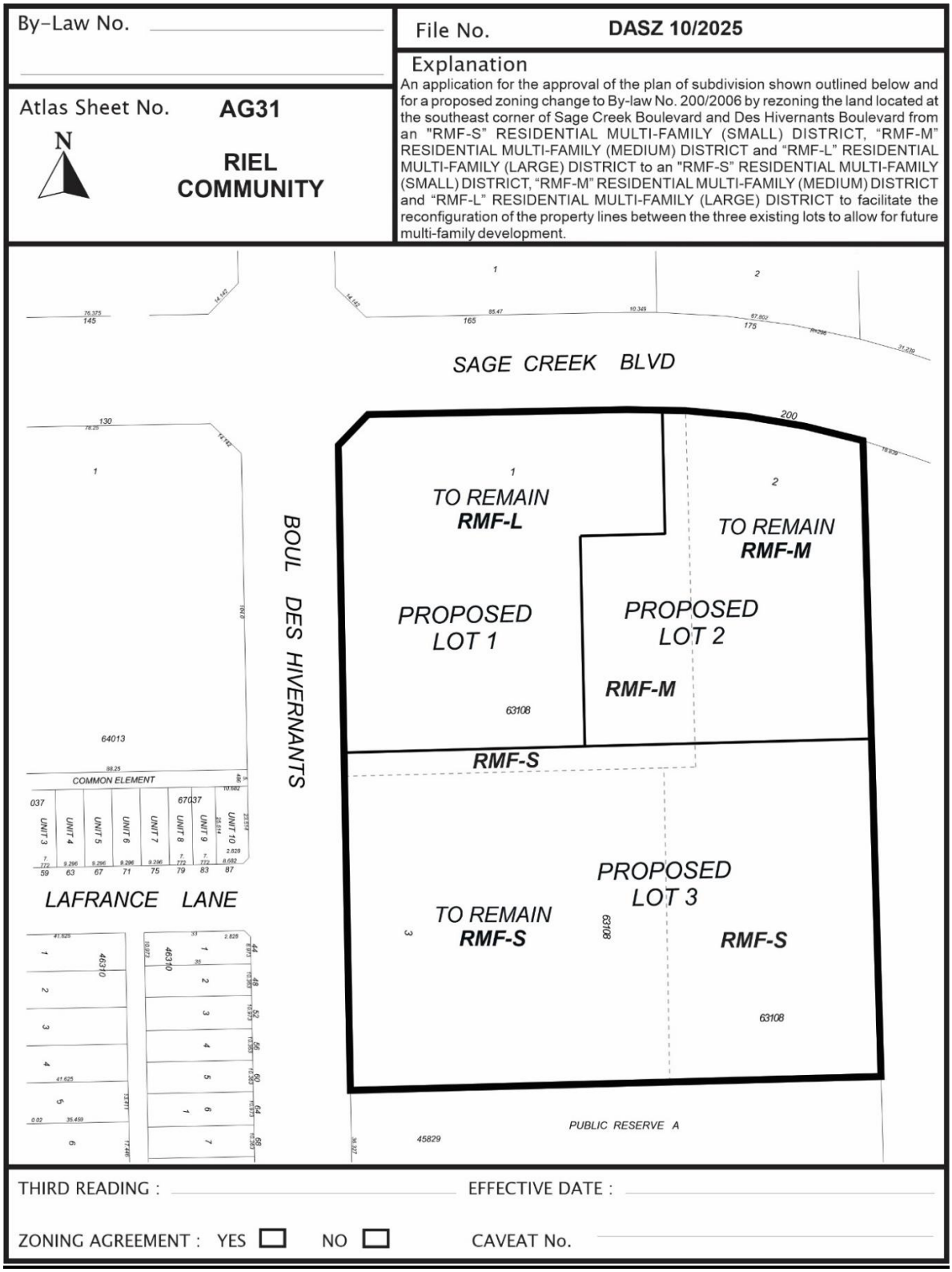
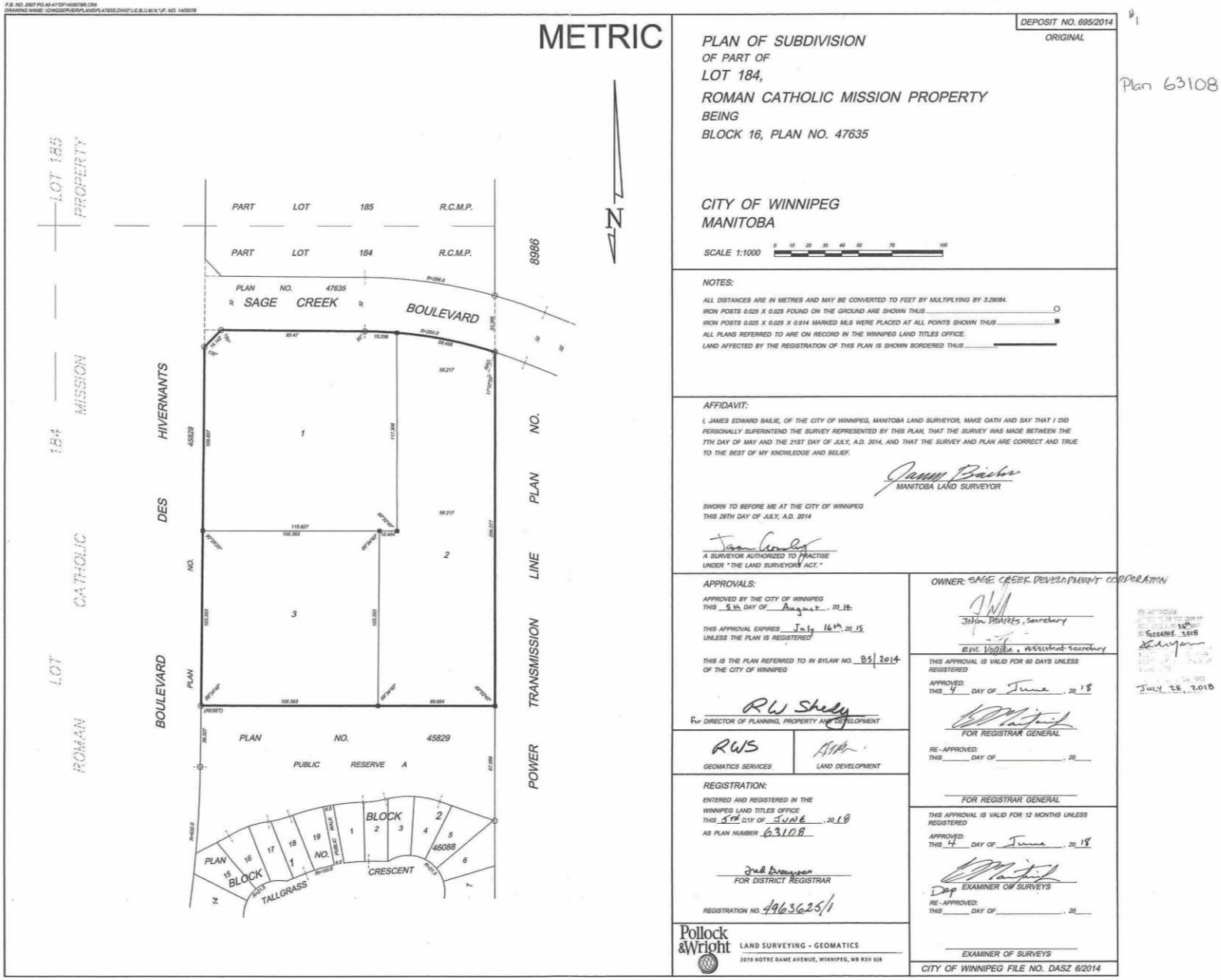


Exhibit “7” referred to in File DASZ 10/2025



F.B. NO. 2007 PG 40-41*DF140507BR.CR5
DRAWING NAME: I:\DATA\SERVER\PLANS\PLAT\635.DWG*J.E.B.U.M.N.*J.F. NO. 140507B

METRIC

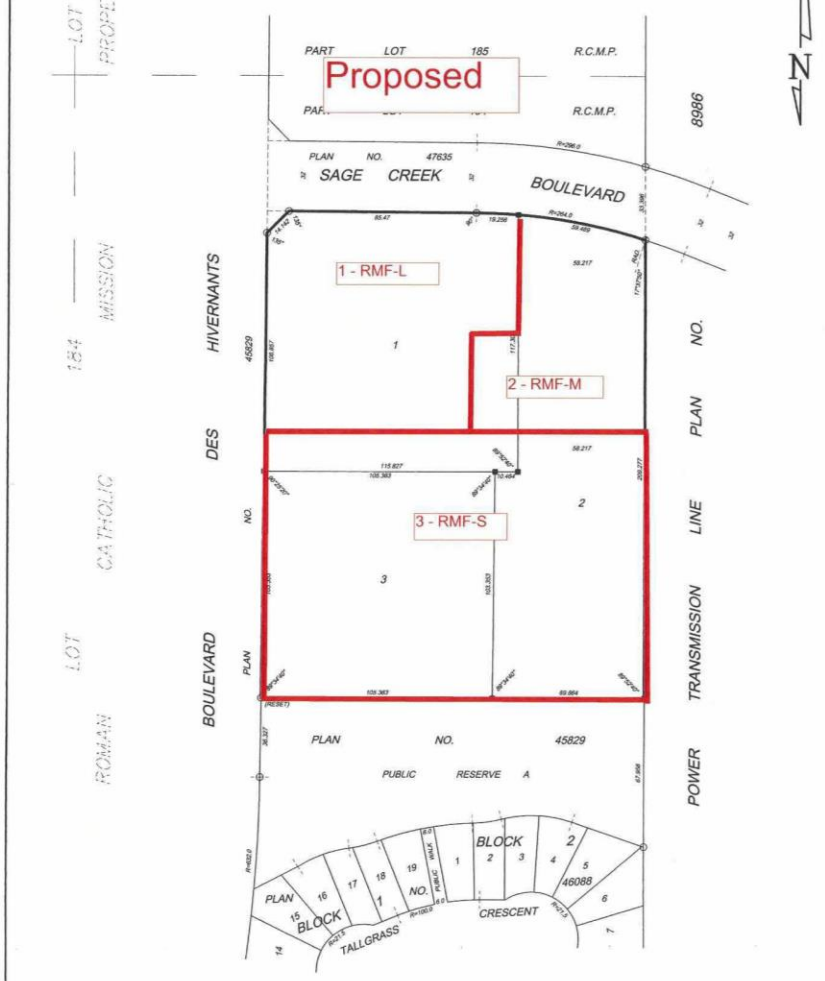
DEPOSIT NO. 695/2014
ORIGINAL

PLAN OF SUBDIVISION
OF PART OF
LOT 184,
ROMAN CATHOLIC MISSION PROPERTY
BEING
BLOCK 16, PLAN NO. 47635

CITY OF WINNIPEG
MANITOBA

SCALE 1:1000 0 10 20 30 40 50 70 100

Plan 63108



NOTES:

ALL DISTANCES ARE IN METRES AND MAY BE CONVERTED TO FEET BY MULTIPLYING BY 3.28084.
IRON POSTS 0.025 X 0.025 FOUND ON THE GROUND ARE SHOWN THUS ○
IRON POSTS 0.025 X 0.025 X 0.914 MARKED MLS WERE PLACED AT ALL POINTS SHOWN THUS ■
ALL PLANS REFERRED TO ARE ON RECORD IN THE WINNIPEG LAND TITLES OFFICE.
LAND AFFECTED BY THE REGISTRATION OF THIS PLAN IS SHOWN BORDERED THUS ▬▬

AFFIDAVIT:

I, JAMES EDWARD BAILIE, OF THE CITY OF WINNIPEG, MANITOBA LAND SURVEYOR, MAKE OATH AND SAY THAT I DID PERSONALLY SUPERINTEND THE SURVEY REPRESENTED BY THIS PLAN, THAT THE SURVEY WAS MADE BETWEEN THE 7TH DAY OF MAY AND THE 21ST DAY OF JULY, A.D. 2014, AND THAT THE SURVEY AND PLAN ARE CORRECT AND TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

James Bailie
MANITOBA LAND SURVEYOR

SWORN TO BEFORE ME AT THE CITY OF WINNIPEG
THIS 29TH DAY OF JULY, A.D. 2014

Jason Crowley
A SURVEYOR AUTHORIZED TO PRACTISE
UNDER "THE LAND SURVEYORS ACT."

APPROVALS:

APPROVED BY THE CITY OF WINNIPEG
THIS 5th DAY OF August, 20 14

THIS APPROVAL EXPIRES July 16th, 20 15
UNLESS THE PLAN IS REGISTERED

THIS IS THE PLAN REFERRED TO IN BYLAW NO. 85/2014
OF THE CITY OF WINNIPEG

RW Shedy
For DIRECTOR OF PLANNING, PROPERTY AND DEVELOPMENT

RWS
GEOMATICS SERVICES

LAND DEVELOPMENT

REGISTRATION:

ENTERED AND REGISTERED IN THE
WINNIPEG LAND TITLES OFFICE
THIS 5TH DAY OF JUNE, 2018
AS PLAN NUMBER 63108

FOR DISTRICT REGISTRAR

REGISTRATION NO. 4963625/1

Pollock & Wright
LAND SURVEYING • GEOMATICS
2070 NOTRE DAME AVENUE, WINNIPEG, MB R3H 0J8

OWNER: SAGE CREEK DEVELOPMENT CORPORATION

John Daniels, Secretary

Eyt. Vojda, Assistant Secretary

THIS APPROVAL IS VALID FOR 60 DAYS UNLESS REGISTERED

APPROVED:
THIS 4 DAY OF June, 20 18

FOR REGISTRAR GENERAL

RE-APPROVED:
THIS ____ DAY OF ____, 20 ____

FOR REGISTRAR GENERAL

THIS APPROVAL IS VALID FOR 12 MONTHS UNLESS REGISTERED

APPROVED:
THIS 4 DAY OF June, 20 18

EXAMINER OF SURVEYS

RE-APPROVED:
THIS ____ DAY OF ____, 20 ____

EXAMINER OF SURVEYS

CITY OF WINNIPEG FILE NO. DASZ 6/2014

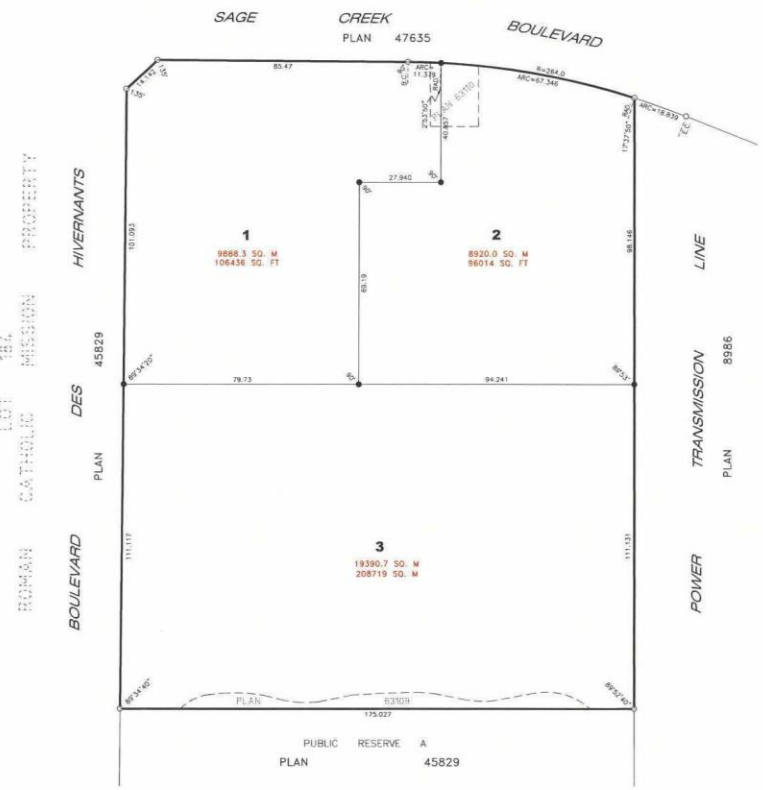
July 25, 2018

DEPOSIT No.

PROVISIONAL

METRIC

N



PLAN OF SUBDIVISION

OF PART OF

LOT 184
ROMAN CATHOLIC MISSION PROPERTY

BEING
LOTS 1, 2 AND 3, PLAN 63108

CITY OF WINNIPEG

MANITOBA

SCALE 1 : 750

7.5 0 7.5 15 22.5 30 37.5 45 52.5 60 67.5 75 Metres

NOTES

ALL DISTANCES ARE IN METRES AND MAY BE CONVERTED TO FEET BY MULTIPLYING BY 3.28084.

IRON POSTS 0.025 x 0.025 FOUND ON THE GROUND ARE SHOWN THUS _____ ○

IRON POSTS 0.019 x 0.019 x 0.762 MARKED "M.L.S." ARE PLACED AT ALL POINTS SHOWN THUS _____ ●

LAND AFFECTED BY THE REGISTRATION OF THIS PLAN IS SHOWN BORDERED THUS _____

ALL PLANS REFERRED TO ARE ON RECORD IN THE WINNIPEG LAND TITLES OFFICE.

AFFIDAVIT

I, KELLY WAYNE MANTIK, OF THE CITY OF WINNIPEG, MANITOBA LAND SURVEYOR, MAKE OATH AND SAY THAT I DID PERSONALLY SUPERINTEND THE SURVEY REPRESENTED BY THIS PLAN, THAT THE SURVEY WAS MADE BETWEEN THE DATES OF DECEMBER 23RD, 2024, AND ?, 2025, AND THAT THE SURVEY AND PLAN ARE CORRECT AND TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

PROVISIONAL
MANITOBA LAND SURVEYOR

SWORN TO BEFORE ME AT THE CITY OF WINNIPEG

THIS _____ DAY OF _____, 20___

_____
A SURVEYOR AUTHORIZED TO PRACTISE
UNDER "THE LAND SURVEYORS ACT"

APPROVALS

APPROVED BY THE CITY OF WINNIPEG

THIS _____ DAY OF _____, 20___

THIS APPROVAL EXPIRES _____, 20___
UNLESS THE PLAN IS REGISTERED

_____
DIRECTOR OF PLANNING, PROPERTY AND DEVELOPMENT

GEOMATICS SERVICES | LAND DEVELOPMENT

OWNERS (IF SIGNING ON BEHALF OF A CORPORATION, PRINT THE DESIGNATION OF OFFICE.)

_____ (PRINT NAME) _____ (SIGNATURE)

_____ (PRINT NAME) _____ (SIGNATURE)

_____ (PRINT NAME) _____ (SIGNATURE)

THIS APPROVAL IS VALID FOR 60 DAYS UNLESS REGISTERED.

APPROVED THIS _____ DAY OF _____, 20___

_____
FOR REGISTRAR GENERAL

RE-APPROVED THIS _____ DAY OF _____, 20___

_____
FOR REGISTRAR GENERAL

ENTERED AND REGISTERED IN THE
WINNIPEG LAND TITLES OFFICE

THIS _____ DAY OF _____, 20___

AS PLAN No. _____

_____
FOR DISTRICT REGISTRAR

REGISTRATION No. _____

THIS APPROVAL IS VALID FOR 12 MONTHS UNLESS REGISTERED.

APPROVED THIS _____ DAY OF _____, 20___

_____
EXAMINER OF SURVEYS

RE-APPROVED THIS _____ DAY OF _____, 20___

_____
EXAMINER OF SURVEYS

DASSF

BARNES TRIM & DUNCAN
SURVEYING, ENGINEERING & PLANNING
6 DONALD STREET
WINNIPEG, MANITOBA
R3L 0K8

FILE: 24-1674
DWG: 24-1674 SUBD
FB: 1584/63

H.T.