Minute No. 497
Minutes – Council – September 25, 2025

Report – Standing Policy Committee on Property and Development – September 12, 2025

Item No. 17 Subdivision and Rezoning – 2823 Ferrier Street (Aurora Phase 11B) (Old Kildonan Ward)
File DASZ 21/2025 [c/r DAC 3/2025 and DAV 141574/2025D]

COUNCIL DECISION:

Council concurred in the recommendation of the Standing Policy Committee on Property and Development and adopted the following:

1. That the subdivision proposed under Development Application No. DASZ 21/2025 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated August 18, 2025, and attached as Schedule "C" to this report, with such minor changes as may be required, and registration in the Winnipeg Land Titles Office, subject to the following conditions.

    A. 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 July 28th, 2025 and attached as Schedule "B" to this report.

    B. That the City enter into, execute and deliver with the developer a Servicing 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"); and

    C. That authority be delegated to the Director of Planning, Property and Development to negotiate and approve the terms and conditions of 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 the Winnipeg Zoning By-law No. 200/06 be amended by rezoning the subject land to an "R1-M" Residential Single-Family (Medium) District in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated August 18, 2025 and attached as Schedule "C" to this report, subject to the following conditions:

Report – Standing Policy Committee on Property and Development – September 12, 2025

COUNCIL DECISION (continued):

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. All single-family and two-family residential lots backing onto the future Chief Peguis Trail shall be of sufficient depth to provide a minimum rear-yard setback which together with other sound attenuation measures such as a berm and/or noise attenuation fence achieve the City's Motor Vehicle Noise Policies and Guidelines sound-level limit of 65 dBA in the typical outdoor recreation area of those lots, to the satisfaction of the Director of Public Works.

3. That Caveat No. 5151900/1 be discharged as it affects Block 1, Plan 70591.

4. That the City enter into, execute and deliver with the Developer:

A. a Servicing 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").

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 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.

6. 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 this report (the "By-law") and bring same directly to Council by way of communication for first reading.

7. 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 all 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.

Report – Standing Policy Committee on Property and Development – September 12, 2025

COUNCIL DECISION (continued):

8. That Development Application No. DASZ 21/2025 will be deemed to be concluded and all approvals in connection with this matter will expire if the developer has not submitted the Plan and paid all associated ancillary fees (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.

9. That, the subdivision section of the By-law will come into force when the Servicing Agreement is fully executed and the Plan is registered in the Winnipeg Land Titles Office.

10. 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.

11. 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 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.

12. That Development Application No. DASZ 21/2025 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 enacted unless the developer applies for an extension of time before the expiration of the 1-year period and Council approves the extension.

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

14. That the Variance order for File No. DAV 25-141574/D shall not come into force and effect until the coming into force and effect of the zoning by-law for the subject land under File DASZ 21/2025.

Report – Standing Policy Committee on Property and Development – September 12, 2025

DECISION MAKING HISTORY:

Moved by Councillor Duncan,

That the recommendation of the Standing Policy Committee on Property and Development be adopted by consent.

Carried

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On September 16, 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 September 12, 2025, the Standing Policy Committee on Property and Development concurred in the recommendation of the Lord Selkirk-West Kildonan Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On September 3, 2025, the Lord Selkirk-West Kildonan Community Committee concurred in the recommendation of the Winnipeg Public Service and forwarded the matter to the Standing Policy Committee on Property and Development.

PUBLIC HEARING SUMMARY

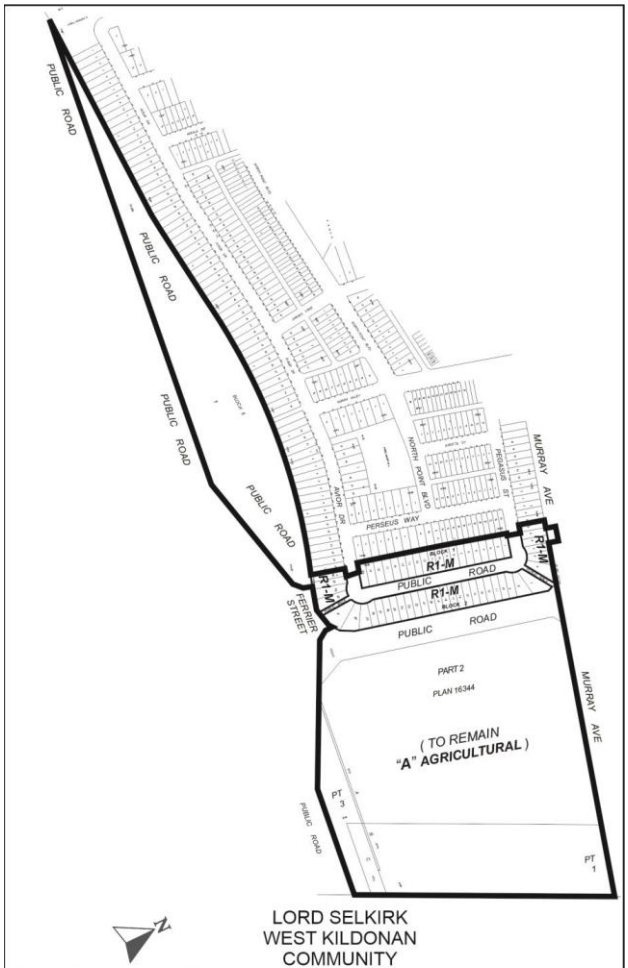
File: DASZ 21/2025

Before: Lord Selkirk-West Kildonan Community Committee
Councillor Sharma, Chairperson
Councillor Eadie

Public Hearing: September 3, 2025
Council Building, 510 Main Street

Applicant: Landmark Planning and Design Inc. (Brendan Salakoh)

Subject:



APPLICANT : Landmark Planning & Design Inc. (Brendan Salakoh)
FILE : DASZ 21/2025
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 "A" AGRICULTURAL DISTRICT to an "R1-M" RESIDENTIAL SINGLE-FAMILY (MEDIUM) DISTRICT to facilitate the further development of the Aurora at North Point Neighbourhood lands by the creation of residential zoning lots and public rights-of-way for future residential development. **For information, phone S. Jerez, Planner at 204-986-7175.**

Premises Affected: 2823 Ferrier Street

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

Prepared by: J. Nachtigall, Assistant Committee Clerk
Lord Selkirk-West Kildonan Community Committee

Report date: September 5, 2025

Community Committee Recommendation:

On September 3, 2025, the Lord Selkirk-West Kildonan 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 21/2025 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated August 18, 2025, and attached as Schedule "C" to this report, with such minor changes as may be required, and registration in the Winnipeg Land Titles Office, subject to the following conditions.

    A. 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 July 28th, 2025 and attached as Schedule "B" to this report.

    B. That the City enter into, execute and deliver with the developer a Servicing 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"); and

    C. That authority be delegated to the Director of Planning, Property and Development to negotiate and approve the terms and conditions of 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 the Winnipeg Zoning By-law No. 200/06 be amended by rezoning the subject land to an "R1-M" Residential Single-Family (Medium) District in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated August 18, 2025 and attached as Schedule "C" 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. All single-family and two-family residential lots backing onto the future Chief Peguis Trail shall be of sufficient depth to provide a minimum rear-yard setback which together with other sound attenuation measures such as a berm and/or noise attenuation fence achieve the City's Motor Vehicle Noise Policies and Guidelines sound-level limit of 65 dBA in the typical outdoor recreation area of those lots, to the satisfaction of the Director of Public Works.

3. That Caveat No. 5151900/1 be discharged as it affects Block 1, Plan 70591.

4. That the City enter into, execute and deliver with the Developer:

A. a Servicing 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").

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 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.

6. 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 this report (the "By-law") and bring same directly to Council by way of communication for first reading.

7. 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 all 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.

8. That Development Application No. DASZ 21/2025 will be deemed to be concluded and all approvals in connection with this matter will expire if the developer has not submitted the Plan and paid all associated ancillary fees (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.

9. That, the subdivision section of the By-law will come into force when the Servicing Agreement is fully executed and the Plan is registered in the Winnipeg Land Titles Office.

10. 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.

11. 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 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.

12. That Development Application No. DASZ 21/2025 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 enacted unless the developer applies for an extension of time before the expiration of the 1-year period and Council approves the extension.

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

14. That the Variance order for File No. DAV 25-141574/D shall not come into force and effect until the coming into force and effect of the zoning by-law for the subject land under File DASZ 21/2025.

The Lord Selkirk-West Kildonan Community Committee provided the following supporting reasons for its recommendation:

1. This is the last one for Aurora. I have to say, Madam Chairperson, it's been wonderful to work with this group over the years. To see what kind of a great neighbourhood is being built.

2. This is going to conclude it and they're going to be following all the recommendations and considerations that we've talked about over the years. So, I've been very impressed and thank them for helping Winnipeg grow.

Objections under the Charter:

Total number of valid objections as per section 125(2) – 3

In accordance with section 236.1(1), the threshold for sufficient objection has not been met.

Exhibits Filed:

1. Application dated May 16, 2025
2. Notification of Public Hearing dated July 3, 2025
3. Manitoba Status of Titles 338282/1, 3328283/1, 3328286/1, 2851823/1, 2860334/1, 2722013/1, 2867665/1
4. Letter of authorization dated April 25, 2025 from The City of Winnipeg (Marc Pittet for the Director of Planning, Property and Development) to 1910588 Alberta Ltd.
5. Letter of authorization dated March 17, 2025 from 1910588 Alberta Ltd. to Landmark Planning & Design Inc.
6. Caveats 5693153/1, 5151902/1, 5151904/1
7. Land Area Summary dated March 11, 2025
8. Plans (6 pages)
9. Report from the Urban Planning Division dated August 18, 2025
10. Inspection Report
11. Communication dated August 20, 2025 from Bryan Isip in opposition to the application
12. Communication dated August 26, 2025 from Rene Carrier with respect to the application
13. Communication dated September 1, 2025 from Vania Bowman in opposition to the application
14. Communication dated September 2, 2025 from Brendan Salakoh in support of the application
15. Communication dated August 21, 2025 from Ranjit Cheema with respect to the application
16. Recording of Representations

REPRESENTATIONS:

In Support:

Brendan Salakoh

In Opposition:

Vania Bowman
William MacDougall
Bryan Isip

For Information:

Ranjit Cheema
Rene Carrier

For the City:

S. Jerez, Planner, Planning, Property and Development Department
K. Kowalyk, Land Development Engineer, Planning, Property and Development Department

Exhibit “9” referred to in File DASZ 21/2025

ADMINISTRATIVE REPORT

Title: DASZ 21/2025 – 2823 Ferrier St (Aurora Phase 11B)

Issue: For consideration at the Public Hearing to Subdivide and Rezone approximately 18.97 acres of land in Precinct ‘G’.

Critical Path: Lord Selkirk - West Kildonan Community Committee → Standing Policy Committee on Property and Development, Heritage and Downtown Development → Executive Policy Committee → Council as per the Development Procedures By-law and *The City of Winnipeg Charter.*

AUTHORIZATION

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

RECOMMENDATIONS

1. That the subdivision proposed under Development Application No. DASZ 21/2025 be approved for preparation as a plan of subdivision (the “Plan”) by a Manitoba Land Surveyor in accordance with the proposed by-law attached as Appendix “A” to this report and as shown on the map dated August 18, 2025, and attached as Schedule “C” to this report, with such minor changes as may be required, and registration in the Winnipeg Land Titles Office, subject to the following conditions.
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    B. That the City enter into, execute and deliver with the developer a Servicing 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"); and
    C. That authority be delegated to the Director of Planning, Property and Development to negotiate and approve the terms and conditions of 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 the Winnipeg Zoning By-law No. 200/06 be amended by rezoning the subject land to an “R1-M” Residential Single-Family (Medium) District in accordance with the proposed by-law attached as Appendix “A” to this report and as shown on the map dated August 18, 2025 and attached as Schedule “C” to this report, subject to the following conditions:

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3. That Caveat No. 5151900/1 be discharged as it affects Block 1, Plan 70591.

4. That the City enter into, execute and deliver with the Developer

   A. a Servicing Agreement in accordance with recommendation 1; and

   B. a Zoning Agreement in accordance with recommendation 2,

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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 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.

6. 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 this report (the "By-law") and bring same directly to Council by way of communication for first reading.

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which the By-law is enacted unless the developer applies for an extension of time before the expiration of the 1-year period and Council approves the extension.

13. That the proper officers of the City be authorized to do all things necessary to implement the intent of the foregoing.
14. That the Variance order for File No. DAV 25-141574/D shall not come into force and effect until the coming into force and effect of the zoning by-law for the subject land under File DASZ 21/2025.

REASON FOR THE REPORT

- The applicant intends to subdivide and rezone approximately 19.45 acres of land in Precinct 'G' in order to realign the existing Ferrier roadway alignment and to establish 55 residential lots, and open public rights-of-way.
- The proposed subdivision and rezoning would represent Phase 11B of the "Aurora at North Point" community, which is generally bound by Ferrier Street (east); McPhillips Street (west) North Point Boulevard; Murray Avenue (north); and the future Chief Peguis Trail extension (south).
- 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.

OURWINNIPEG 2045 POLICY ALIGNMENT

City Building Objective 1: Responsibly plan, prioritize and accommodate growth in areas that best support Complete Communities principles, to achieve this Plan's sustainable development goals. Facilitate growth and change strategically within Winnipeg's unique Transformative Areas and Established Neighbourhoods.

01-1a OurWinnipeg Approach to City Building: Promote compact urban form and manage the extension of municipal services for new growth. Support new developments that are contiguous with existing developments to minimize the spatial use of land and the extension of services.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

Strategic Opportunity #4: Facilitate Compact, Complete Development and Increase Density.

SUBMITTED BY

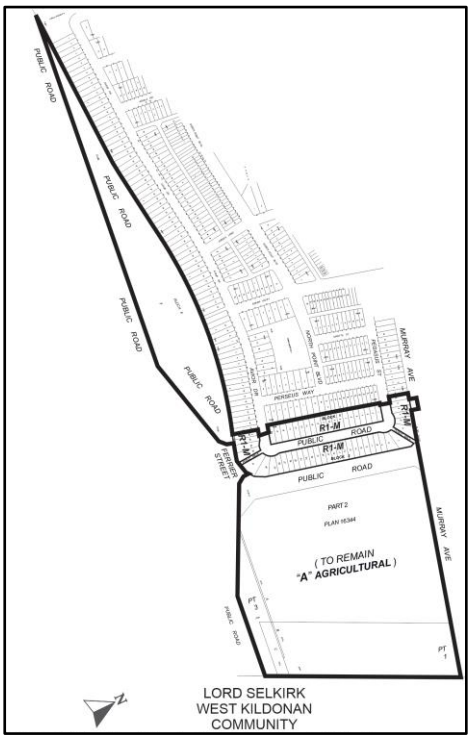
Department	Planning, Property and Development
Division	Urban Planning & Design Division
Prepared by	S. Jerez, RPP MCIP
Date:	August 18, 2025
File No.	DASZ 21/2025

List of Schedules and Attachments

Schedule “A”	Planning Discussion.
Schedule “B”	Report of the Administrative Coordinating group, RE: Proposed Subdivision and Rezoning of Land Bounded by Murray Avenue, Ferrier Street, Future Chief Peguis Trail and North Point Boulevard (Aurora At North Point Phase 11A) dated July 28, 2025.
Schedule “C”	File 21/2025**,** Lord Selkirk - West Kildonan Community Committee, dated August 18, 2025.
Appendix “A”	Proposed By-law

SCHEDULE 'A'

DATE:	August 18, 2025
FILE:	**DASZ 21/2025**
RELATED FILES:	DAC 3/2025, DAV 25-141574\D
COMMUNITY:	Lord Selkirk-West Kildonan Community
NEIGHBOURHOOD #:	3.333 (West Kildonan Industrial)
SUBJECT:	To subdivide and rezone 19.45 acres of land in Precinct 'G'.
LOCATION:	2823 Ferrier St (Aurora Phase 11B)
LEGAL DESCRIPTION:	EXC PL 55731 MURRAY AVE. FERRIER ST PL 55730 LOT 3 25/26 K; EXC MURRAY AVE & FERRIER ST PL 55730 LOT 2 PLAN 16344 25/6 K



APPLICANT:	Brendan Salakoh (Landmark Planning & Design Inc.) 298 Waterfront Dr Winnipeg, MB R3B 0G5
OWNERS:	1910588 ALBERTA LTD. 11504 170 St NW Edmonton, AB T5S 1J7 City-Sewage 1199 Pacific Ave 109 (ATTN: Manager of Finance) Winnipeg, MB R3E 3S8
RECOMMENDATION:	Approval with conditions

DISCUSSION

SITE DESCRIPTION

- The subject lands are bounded by Murray Avenue to the north, the new Ferrier Street right-of-way to the east, the Chief Peguis Trail extension right-of-way to the south, and the existing Aurora at North Point (11A) community to the west, and located in the West Kildonan Industrial Neighbourhood of the Old Kildonan Ward.
- The subject lands total +/- 19.45 acres in area and are currently zoned “A” Agricultural District.
- Under *OurWinnipeg* and *Complete Communities 2.0*, the property is within the “Transformative Areas – New Communities” policy area and located in Precinct ‘G’.
- Under the *Precinct ‘G’ Secondary Plan By-law*, the property is within the “Low Density Residential”, and “Limited Development” policy areas.

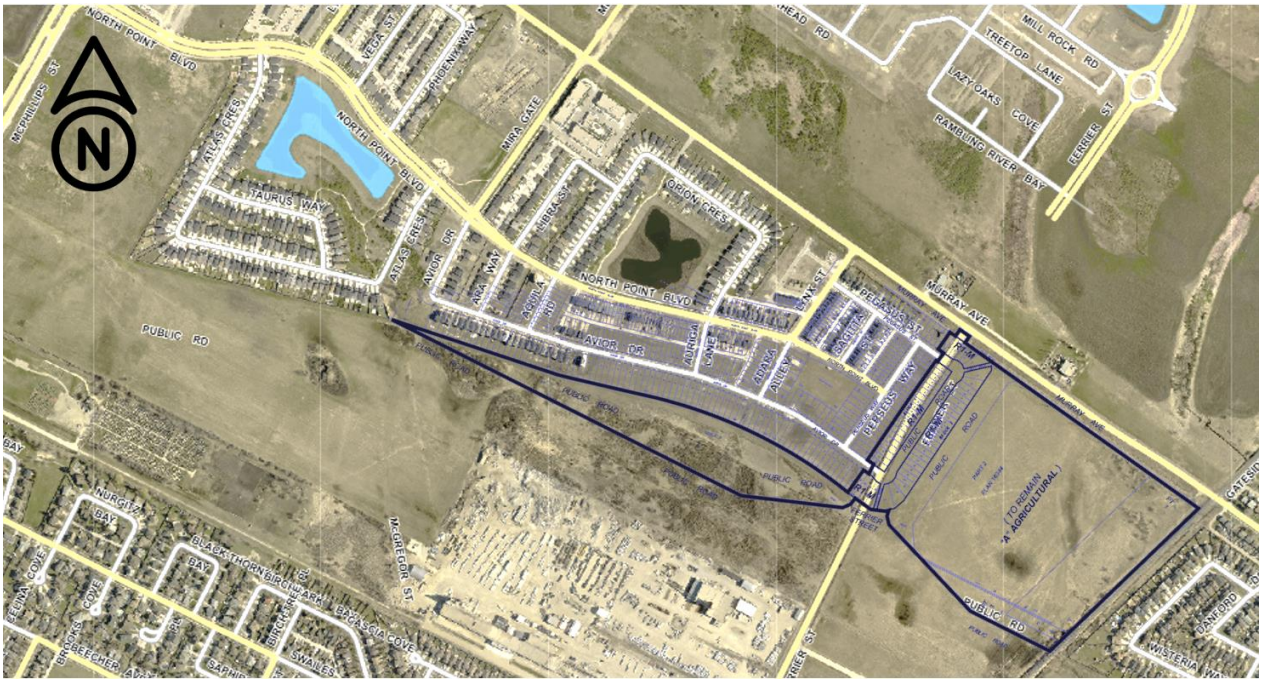


Figure 1: Aerial Photo of Subject Site and Surrounding Uses *(flown 2021)*

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Murray Avenue; then lands zoned “A” Agricultural within Precinct ‘G’.

South: Future extension of Chief Peguis Trail.

East: A Canadian Pacific Railway Line zoned “A” Agricultural, then a Hydro Corridor zoned “R1-E” Residential single-family Estate, then single-family dwellings zoned “R1-M” Residential single-family Medium.

West: Lands zoned “RMF-L” Residential Multi-family (Large), “RMF-S” Residential Multi-family (Small), “R2” Residential Two-family and “R1-M” Residential Single-family (Medium) under DASZ 32/2021 and DASZ 61/2022.

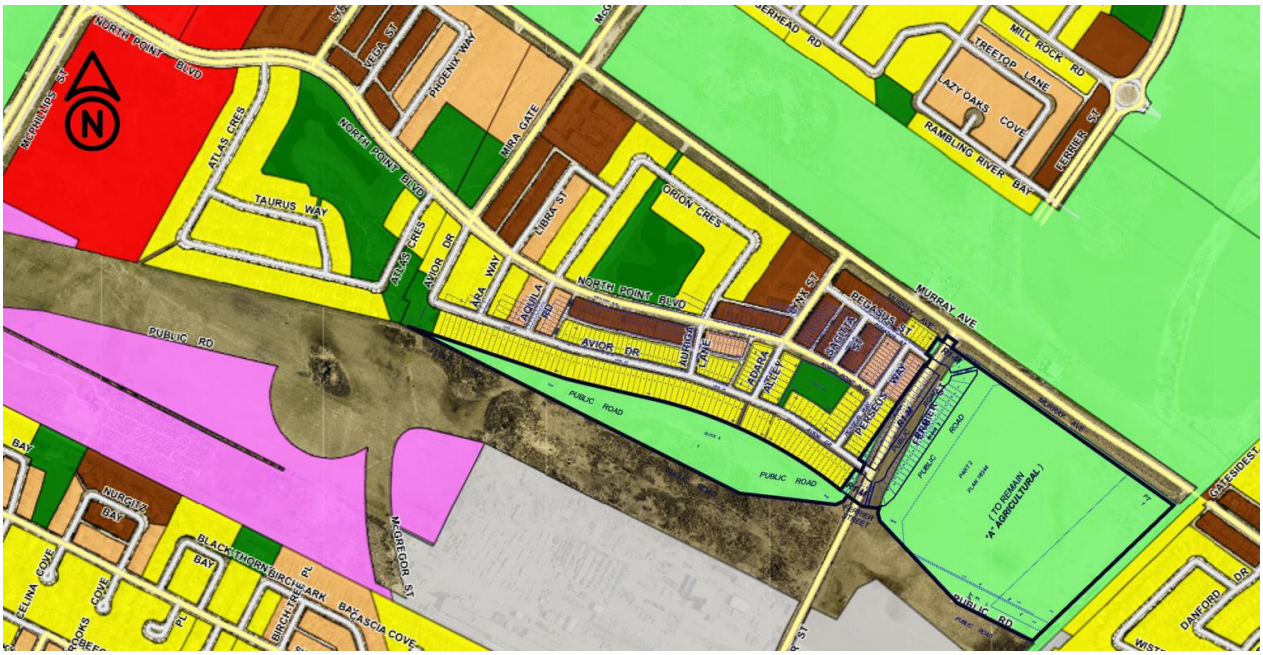


Figure 2: Zoning of the Site and Surrounding Area

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing to subdivide and rezone +/- 19.45 acres of land shown outlined on Map 1 attached that is presently zoned "A" Agricultural District to an "R1-M" Residential Single-Family (Medium) District to develop Phase 11B of the Aurora at North Point Neighbourhood lands by the creation of fifty-five (55) residential zoning lots and public rights-of-way for future residential development.
- Under the subject application, Ferrier Street will be realigned and moved to the east onto lands owned by the City of Winnipeg to meet proper intersection safety standards for the alignment of the Chief Peguis Trail extension. The existing right of way will be closed under road closing application, DAC 3/2025, which is running concurrently with this application.
- The owner's current developable land is roughly 12.49-acres in area, comprised of residual lands created during DASZ 61/2022 (Phase 11A). Approximately 12 acres of this land will be allocated for the future Chief Peguis Trail right-of-way, with three blocks of residual land from DASZ 61/2022 (0.48 acres) to be included in the proposed residential development.
- The existing Ferrier right-of-way to be closed is 3.93 acres in area. The surplus City of Winnipeg lands west of the new Ferrier Street right-of-way comprise 2.55 acres. Together, these 6.48 acres will be rezoned to "R1-M" Residential Single-family Medium and included in the Phase 11B subdivision. The new Ferrier Street right-of-way will be opened on City owned lands to the east of Phase 11B.
- The City of Winnipeg would acquire the remaining 5.52 acres of the ROW as per the Development Agreement Parameter acquisition rate.
- Plans of development have not been submitted at this time.
- In addition to the proposed subdivision and rezoning, a Variance application has been submitted to accommodate one lot with substandard lot area within the proposed development (DAV 25-141574\D). Please refer to the Planner's report for details.

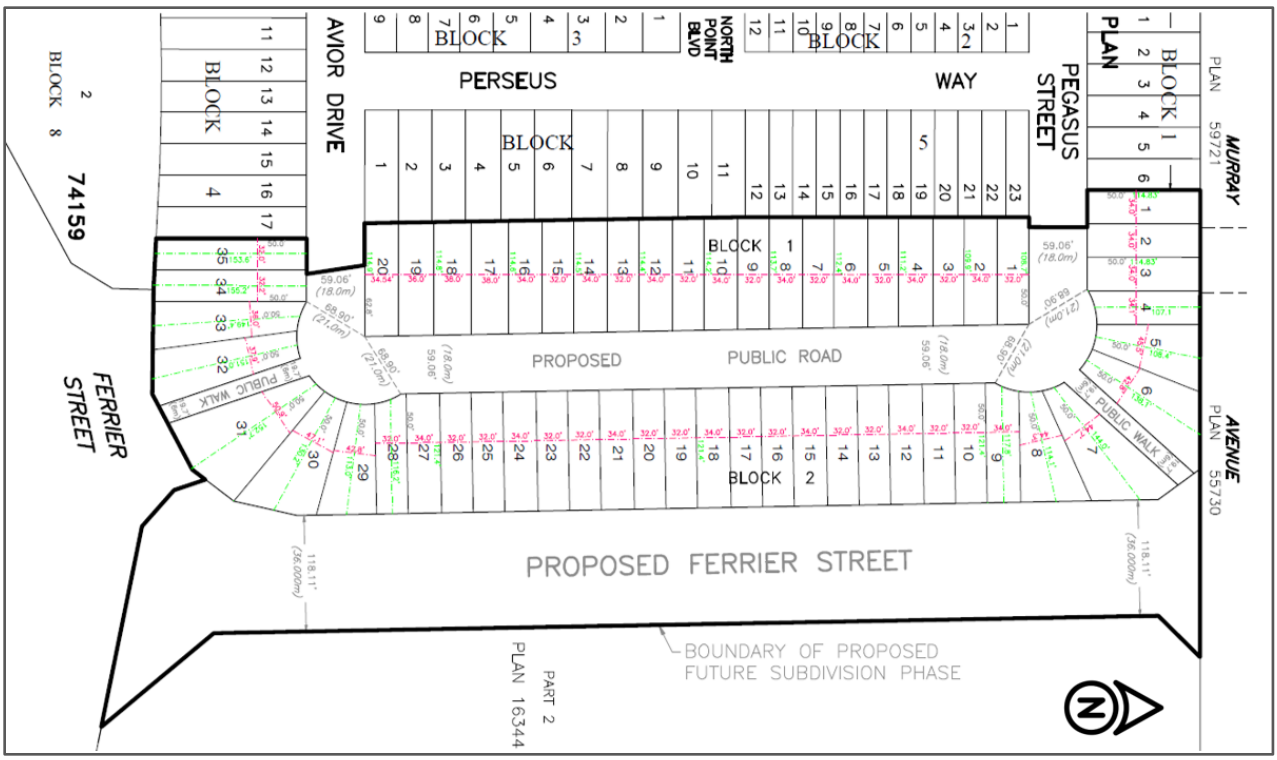


Figure 3: Proposed R1-M Subdivision and Rezoning

Proposed Subdivision and Rezoning (Figures 3 & 4):

As noted, a total of fifty-five (55) lots zoned "R1-M" Residential Single-Family (Medium) are proposed under the subject application. The proposed plan of subdivision and rezoning is described in more detail as follows:

- Block 1 would be subdivided into 20 lots with future development to include front access driveways.
- Block 2 would be subdivided into 35 lots with future development to include front access driveways.
    - Lots 1-6 would back onto Murray Avenue.
    - Lots 7-31 would back onto the realigned Ferrier right-of-way.
    - Lots 32-35 would back onto the future Chief Peguis right-of-way.
    - Block 2 includes two (2) public walks, one between lots 6 and 7 and one between lots 31 and 32 to provide access from within the neighbourhood to key intersections at the edge of the Aurora development.
- Block 8 (12.16 acres) would remain zoned "A" Agricultural District and will be required to accommodate the future widening of Chief Peguis Trail per the Chief Peguis Trail Functional Design Study.
- The City-owned land south of the proposed Ferrier Street realignment will retain the current "A" Agricultural zoning.

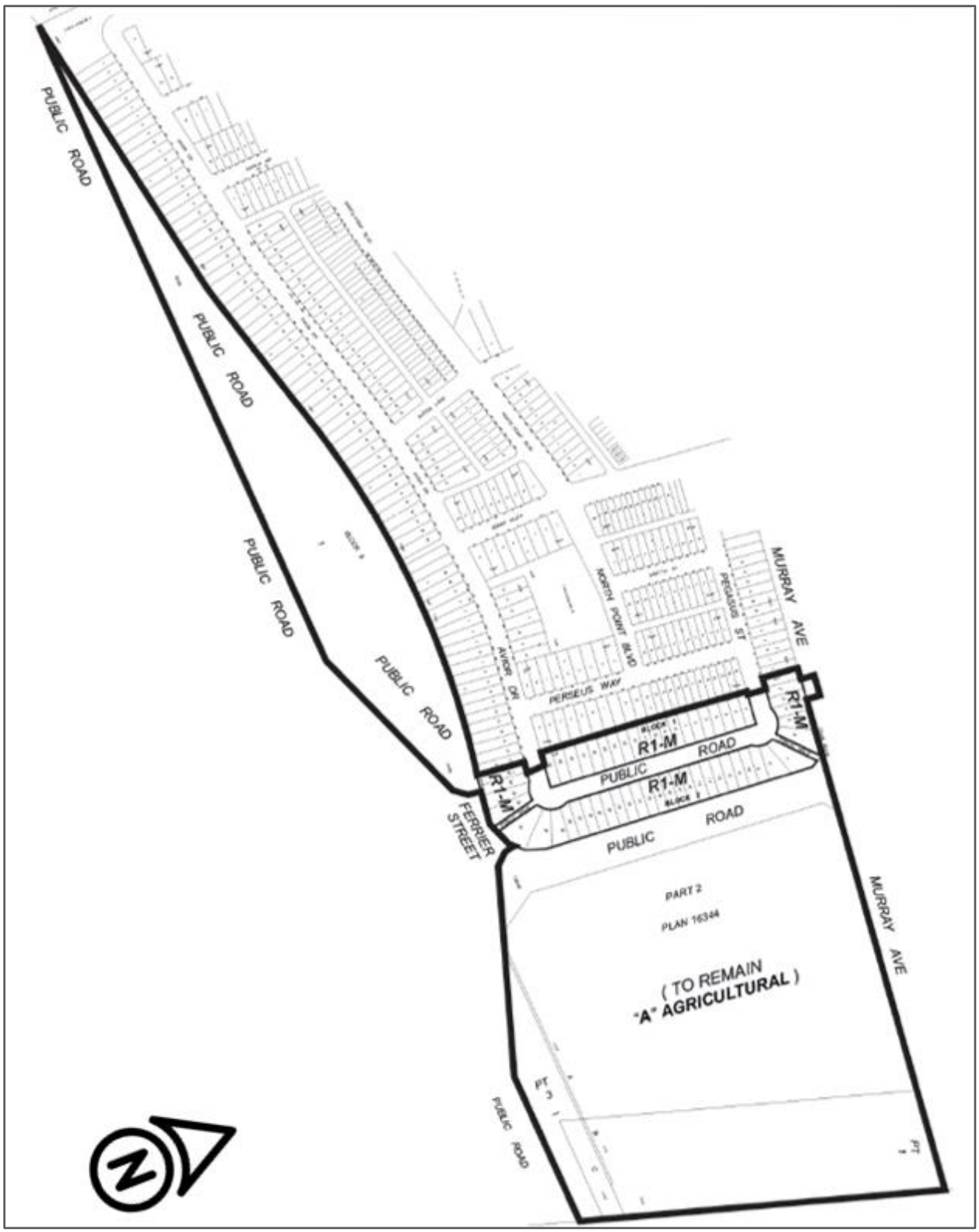


Figure 4: Proposed Plan of Subdivision and Rezoning

COLLABORATIVE PLANNING

- In 2020, the applicant submitted a Pre-Application including two (2) different options for development of the subject lands. Following the pre-application process, the applicant engaged in a number of discussions with the Winnipeg Public Service, engaging the Public Service prior to submitting the subject application, and revising their proposal based on feedback to provide a mutually agreeable proposal.
- The proposed plans of subdivision for Phases 11A and 11B were revised to consider land requirements for the Chief Peguis Trail extension and the proposed Ferrier Street alignment.

ANALYSIS AND ISSUES

OURWINNIPEG AND THE COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

- Under *OurWinnipeg* and *Complete Communities 2.0,* the proposed development is within the "New Communities" Policy Area (Precinct 'G') where the following policy applies:
    - *The development of New Communities will be supported by a planning process and organized within planning precincts.*
- A Planning Process has occurred and the *Precinct 'G' Secondary Plan By-law* has been adopted by Council as By-law 5/2018.

PRECINCT 'G' SECONDARY PLAN BY-LAW

- The land use concept under the Precinct Plan consists of a series of policy areas that define the future land use pattern of Precinct 'G'.
- Key policies that are relevant to the subject application include the following:
    - *3.1 Low Density Residential Policy Areas:*
        - *Single-family dwellings, two-family dwellings, and ground-oriented townhouses shall be the predominant use of land.*
        - *The minimum net density should be 7 units per acre over the entirety of the Low-Density Residential Policy Areas.*
        - *Parks and open spaces may be provided in Low Density Residential Policy Areas and sized to meet active and passive recreational needs of residents and visitors.*
    - *3.4 Limited Development policy Area:*
        - *No neighbourhood development shall be permitted in the Limited Development Policy Area portion of sub-area 4a until the alignment of the future Chief Peguis Trail extension has been determined and approved by Council.*
        - *The boundary of the Limited Development Policy Area in sub-area 4a will be consistent with that of the future Chief Peguis Trail right-of-way once the alignment of Chief Peguis Trail has been approved by Council. Once the Chief Peguis Trail right-of-way alignment has been approved by Council, lands previously designated as Limited Development shall be designated as Low Density Residential.*
- The proposed subdivision and rezoning would achieve the Precinct Plan policy requirements for net density targets.

- Although a portion of the planned area is within the Limited Development Policy Area, the Chief Peguis Trail extension alignment was approved in a Council endorsed report on June 20, 2019; therefore, the "Low Density Residential" policies apply, which allow for single-family, two-family dwellings, and ground-oriented dwellings as the predominant use of land.

CITY OF WINNIPEG ZONING BY-LAW 200/2006

The applicant is proposing to subdivide the subject site to accommodate right-of-way requirements, and to rezone lands to an "R1-M" Residential Single-Family District.

The "R1-M" is intended to accommodate primarily single-family residential development in lower-density neighbourhoods.

The proposed zoning district enables the development within the precinct to meet the residential density targets identified in the Precinct Plan.

COMPATIBILITY WITH THE SURROUNDING AREA

The proposed subdivision and rezoning would represent the final phase of the "Aurora at North Point" community, which is generally bound by Ferrier Street (east); McPhillips Street (west); Murray Avenue (north); and the future Chief Peguis Trail extension (south).

In terms of compatibility with the area surrounding the proposed development area:

- Lands west of the subject planned area are within the Precinct 'G' Plan and have been approved for development of residential uses in accordance with the Precinct G Plan (DASZ 32/2021).
- Lands to the south of the subject planned area are also within Precinct 'G' and future development (Phase 11B) will be evaluated under the relevant policies of the Precinct Plan, as well as land earmarked for the future Chief Peguis Trail extension and related works.

RECOMMENDATION

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

- The subdivision and rezoning application would generally comply with the *Complete Communities Direction Strategy 2.0,* and with the *Precinct 'G' Secondary Plan By-law,* subject to conditions of approval, and would be compatible with the surrounding area.

This Report Submitted by:
Planning, Property and Development Department
Urban Planning and Design Division

Report Prepared by: S. Jerez, RPP MCIP
PPD File #: DASZ 21/2025

Schedule "C" for File DASZ 21/2025
Lord Selkirk West Kildonan Community Committee, dated August 18, 2025

By-Law No. _____

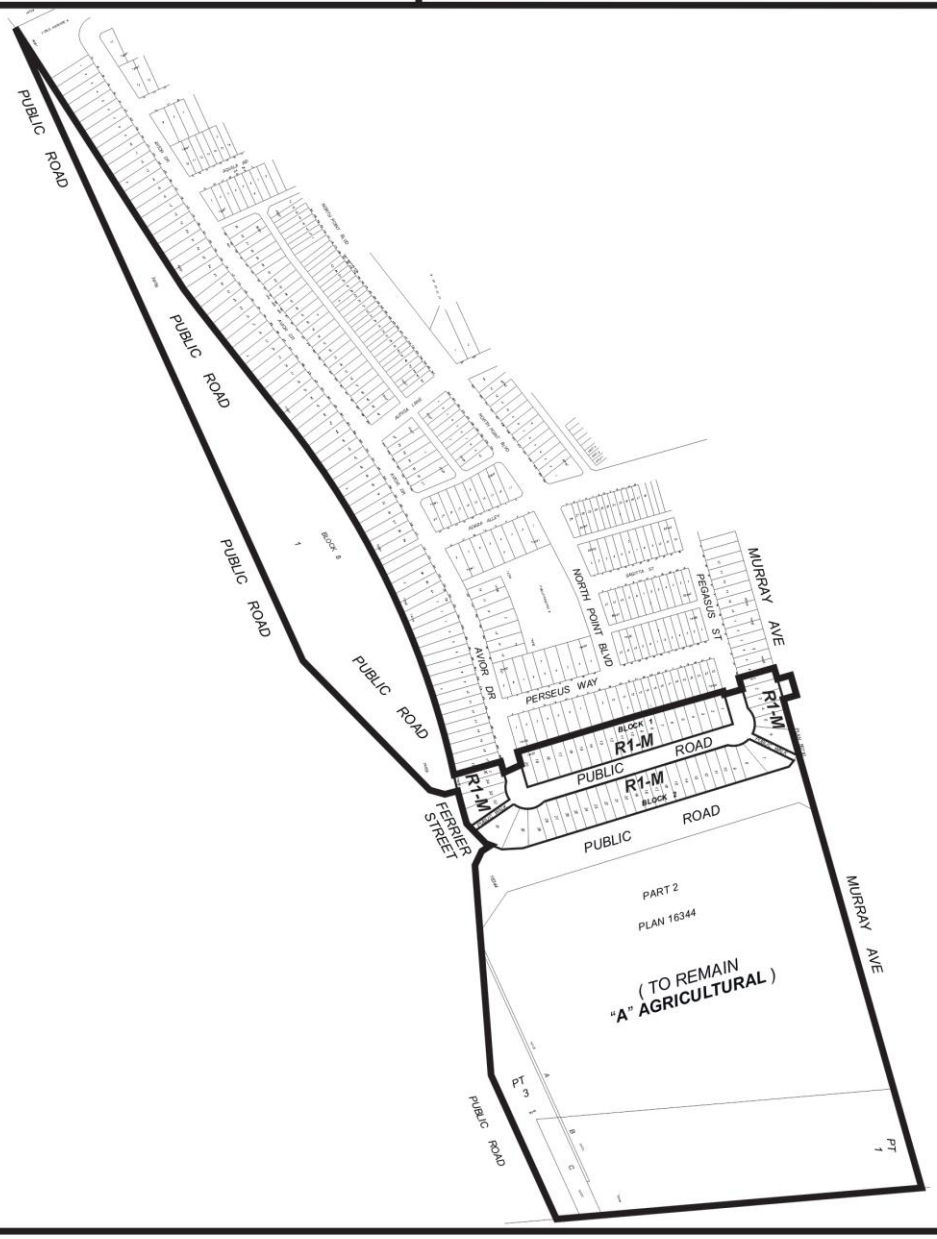
File No. **DASZ 21/2025**

Atlas Sheet No. **S26**

LORD SELKIRK WEST KILDONAN COMMUNITY

Explanation

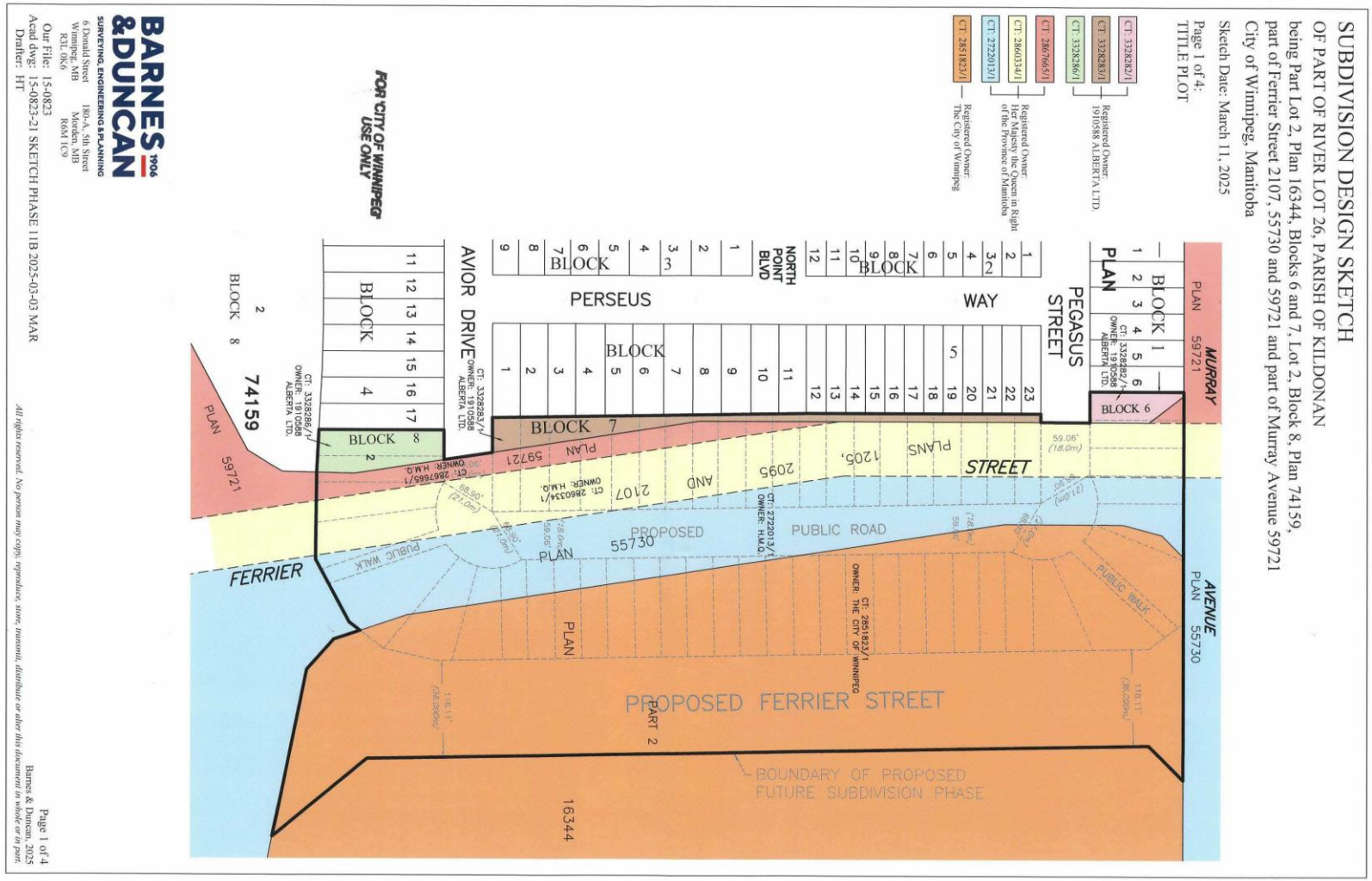
An application for the approval of the plan of subdivision shown outlined below and for a proposed zoning change to By-law No. 200/2006 by rezoning the land located at the south east corner of Murray Avenue and Ferrier Street from an "A" AGRICULTURAL DISTRICT to an "R1-M" RESIDENTIAL SINGLE-FAMILY (MEDIUM) DISTRICT to facilitate the further development of the Aurora at North Point Neighbourhood lands by the creation of residential zoning lots and public rights-of-way for future residential development.



THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

Exhibit “8” referred to in File DASZ 21/2025



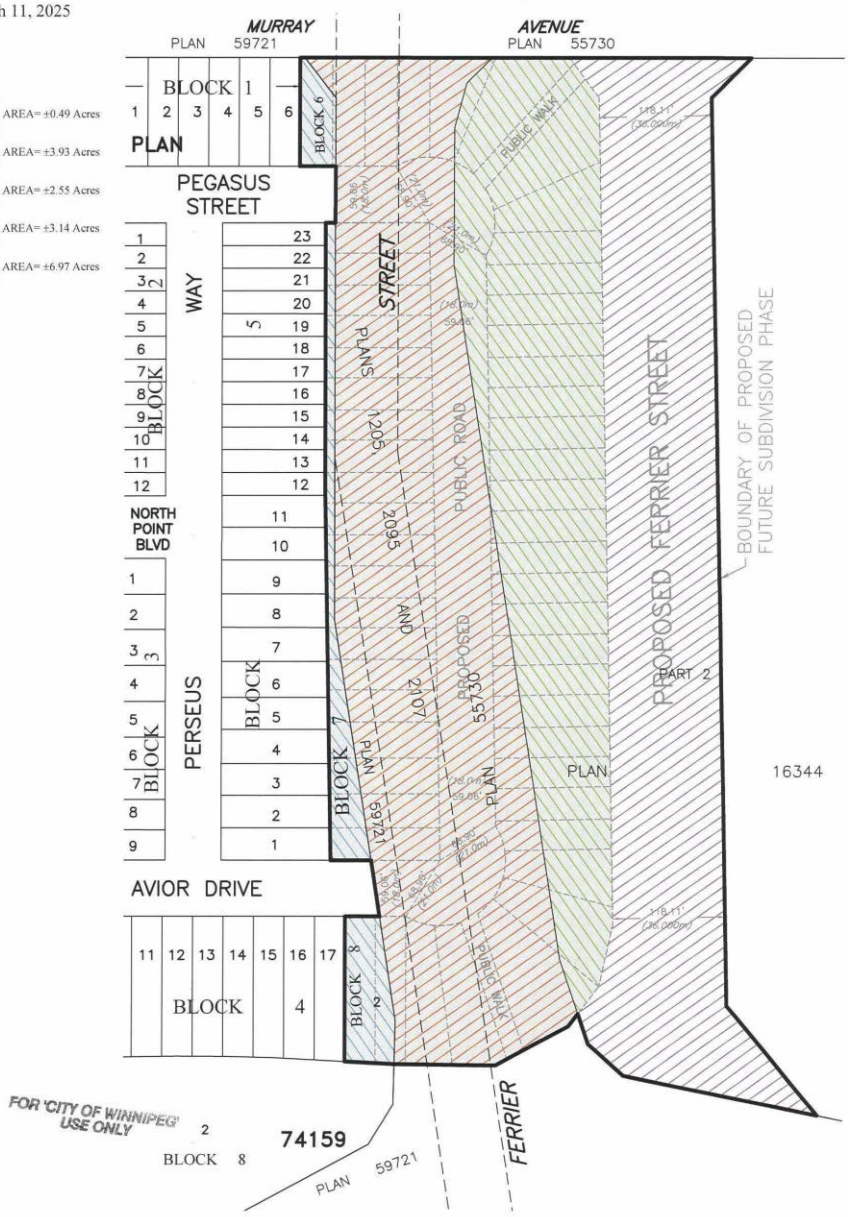
SUBDIVISION DESIGN SKETCH

OF PART OF RIVER LOT 26, PARISH OF KILDONAN
being Part Lot 2, Plan 16344, Blocks 6 and 7, Lot 2, Block 8, Plan 74159,
part of Ferrier Street 2107, 55730 and 59721 and part of Murray Avenue 59721
City of Winnipeg, Manitoba

Sketch Date: March 11, 2025

Page 2 of 4:
AREA SKETCH

AREA= ±0.49 Acres
AREA= ±3.93 Acres
AREA= ±2.55 Acres
AREA= ±3.14 Acres
AREA= ±6.97 Acres



BARNES 1906 &DUNCAN
SURVEYING, ENGINEERING & PLANNING
6 Donald Street, Winnipeg, MB R3L 0K6
180-A, 5th Street, Morden, MB R6M 1C9

Our File: 15-0823
Acad dwg: 15-0823-21 SKETCH PHASE 11B 2025-03-03 MAR
Drafter: HT

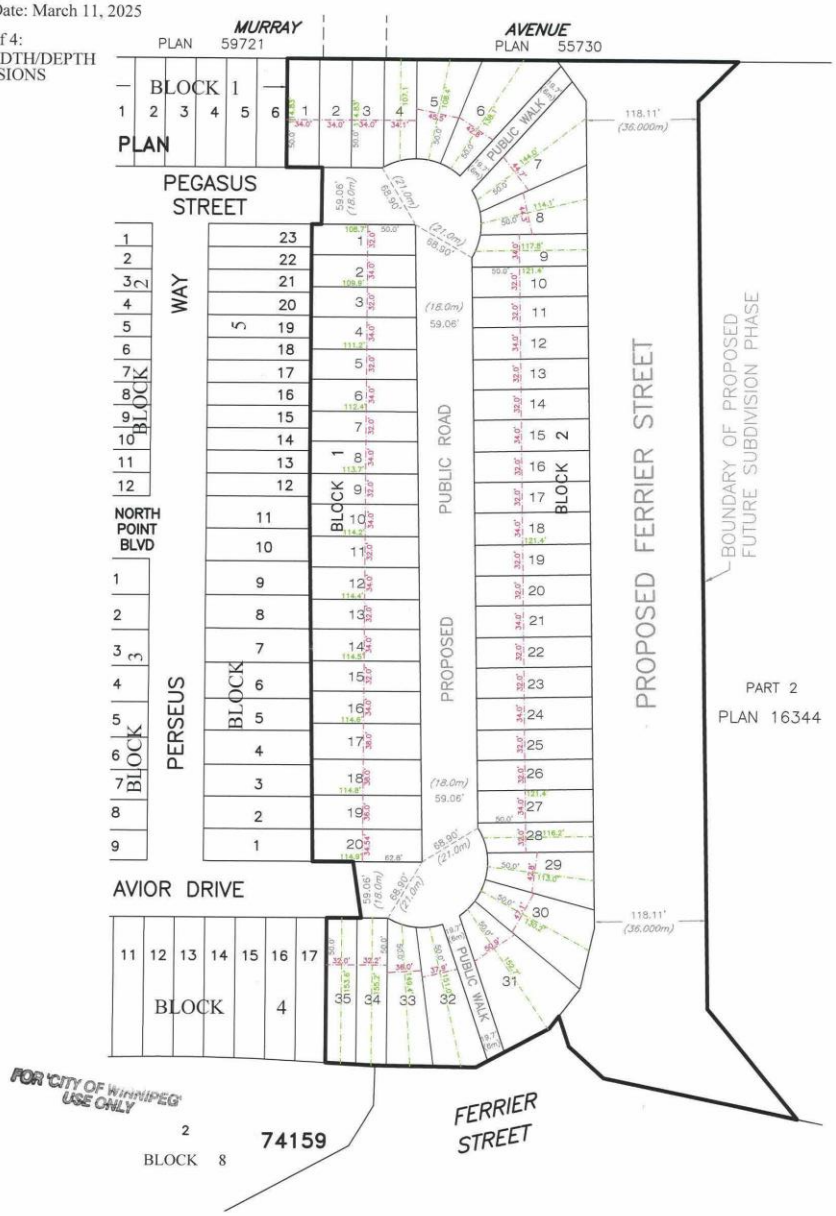
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being Part Lot 2, Plan 16344, Blocks 6 and 7, Lot 2, Block 8, Plan 74159,
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City of Winnipeg, Manitoba

Sketch Date: March 11, 2025

Page 3 of 4:
LOT WIDTH/DEPTH DIMENSIONS



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180-A, 5th Street, Morden, MB R6M 1C9

CITY OF WINNIPEG ZONING BY-LAW 200/2006

SITE WIDTH DEFINITION:
LOT WIDTH IS THE LESSER OF THE HORIZONTAL DISTANCE BETWEEN THE SIDE LOT LINES OF A LOT, MEASURED AT RIGHT ANGLES TO THE LOT DEPTH LINE AT A POINT MIDWAY BETWEEN THE FRONT AND REAR LOT LINES, OR AT 50 FEET FROM THE FRONT LOT LINE.

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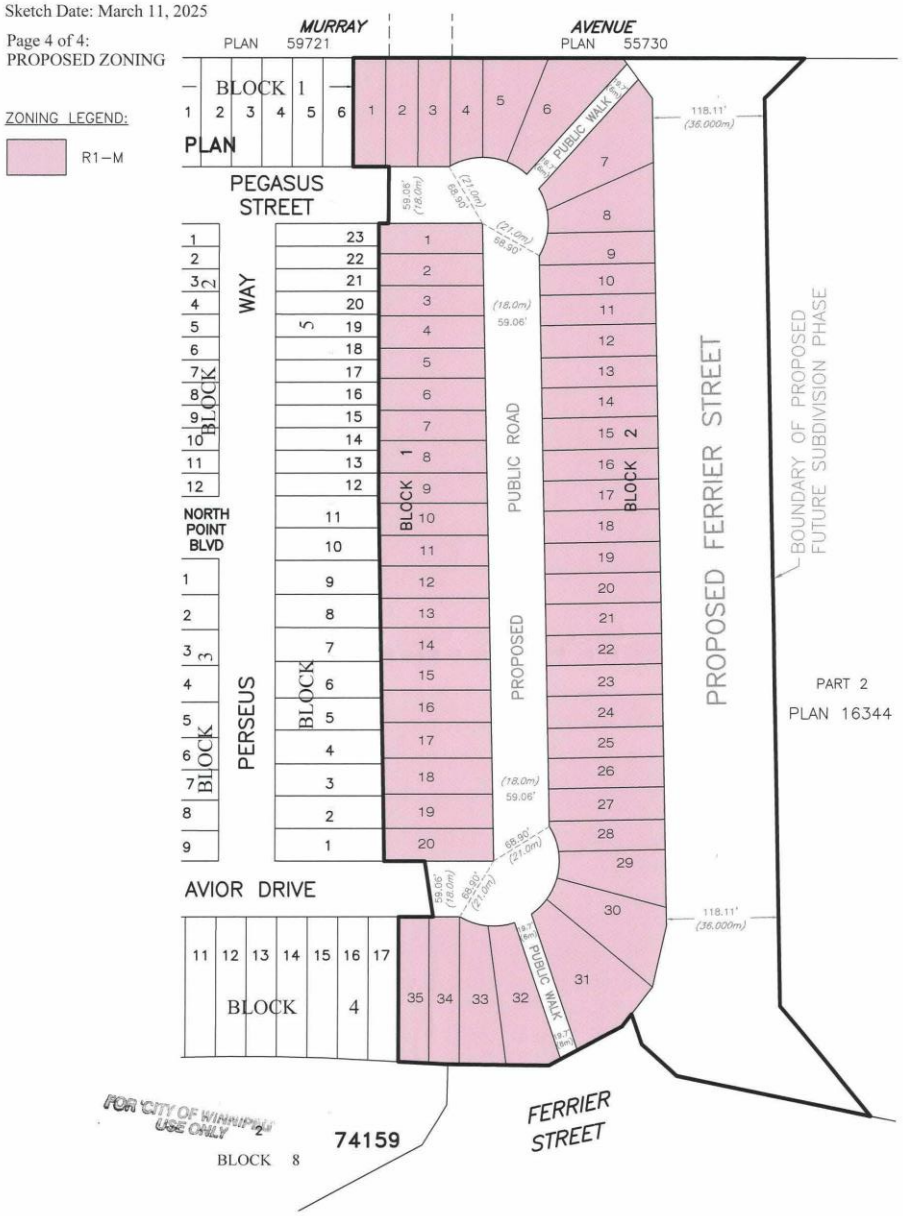
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City of Winnipeg, Manitoba

Sketch Date: March 11, 2025

Page 4 of 4:
PROPOSED ZONING

ZONING LEGEND:

R1–M



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180-A, 5th Street, Morden, MB R6M 1C9

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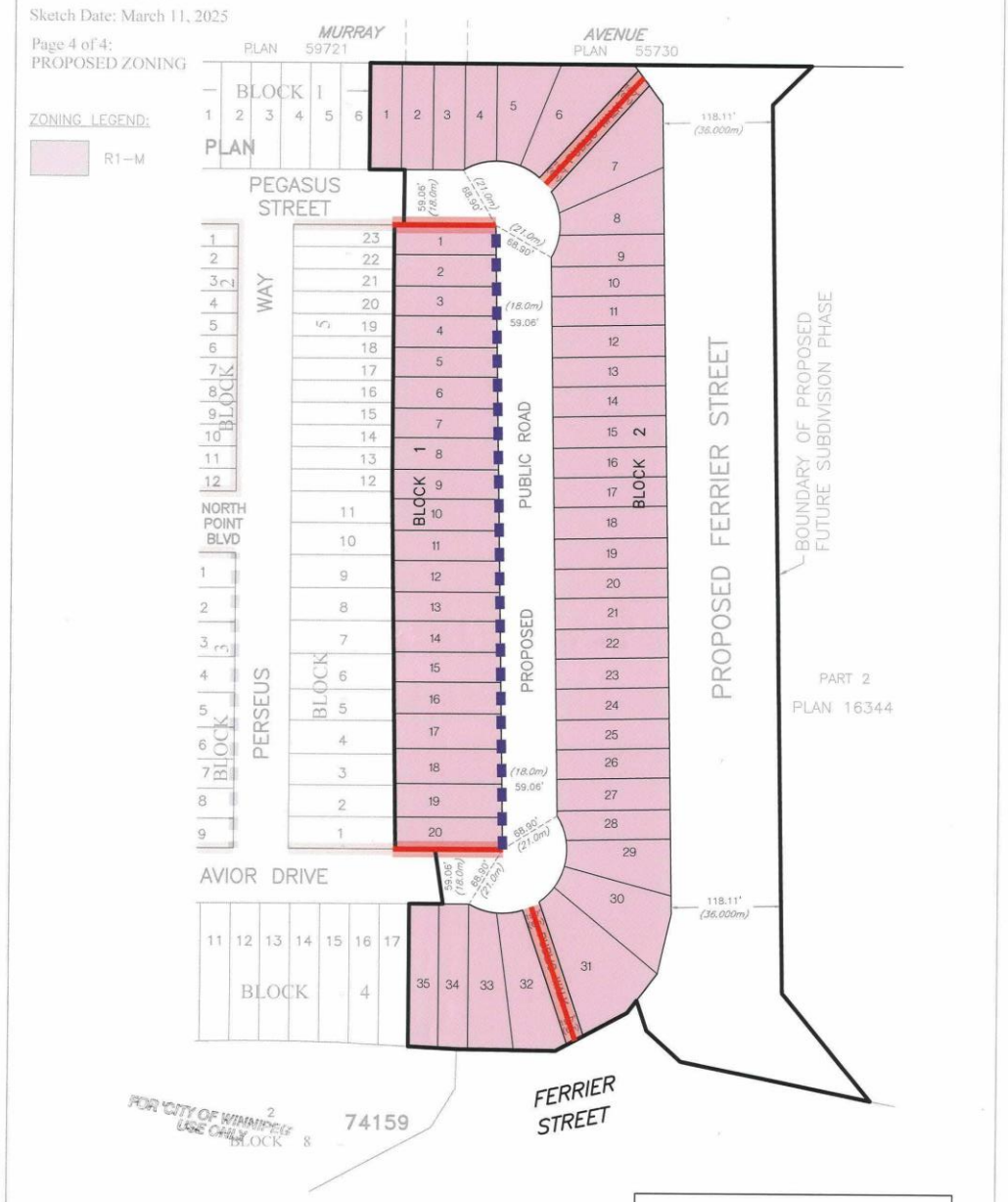
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City of Winnipeg, Manitoba

Sketch Date: March 11, 2025

Page 4 of 4:
PROPOSED ZONING



LEGEND:
- SIDEWALK - OFF-CURB
- SIDEWALK - BACK-OF-CURB

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Stantec

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Winnipeg MB Canada R3B 2B9
Tel. 204.489.5900 Fax. 204.453.9012
www.stantec.com

Legend

- SINGLE DRIVEWAY 4.877 m WIDE (16')
- PARKING

Notes

Client/Project
1910588 Alberta Ltd
AURORA AT NORTH POINT
PHASE 11B

Figure No.
1.0

Title
PROPOSED DRIVEWAY LAYOUT