Agenda – Executive Policy Committee – October 21, 2025

Report – Standing Policy Committee on Property and Development – October 9, 2025

Item No. 6 Amendment to Council Conditions for Rezoning of Land Located at 122 St. Anne's Road (St. Vital Ward) File DAZ 219/2022

STANDING COMMITTEE RECOMMENDATION:

On October 9, 2025, the Standing Policy Committee on Property and Development concurred in the recommendation of the Riel Community Committee and submitted the following to Council:

1. That the Council Decision for the Rezoning – 122 St. Anne's Road (St. Vital Ward), File DAZ 219/2022, dated December 15, 2022, be amended to remove 1.B.- the requirement to enter into a Servicing Agreement.

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

Agenda – Executive Policy Committee – October 21, 2025

Report – Standing Policy Committee on Property and Development – October 9, 2025

DECISION MAKING HISTORY:

STANDING COMMITTEE RECOMMENDATION:

On October 9, 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 October 1, 2025, the Riel 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 Rezoning of land located at 122 St. Anne's Road, File No. DAZ 219/2022

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

AUTHORIZATION

Author	Department Head	CFO	CAO
K. Kowalyk	N/A	N/A	N/A

EXECUTIVE SUMMARY

John Scott Wintrup Planning & Development (the Applicant) is requesting an amendment to the Council Conditions for the subdivision and rezoning of land located at 122 St. Anne's Road under File No. DAZ 219/2022.

The proposed amendment requests to remove an obligation to requiring improvements to the surface of the existing gravel surface public lane abutting the rear of the property at 122 St. Anne's Road.

The Public Service has no objections to the request. If approved, the condition for a servicing agreement will be deleted.

RECOMMENDATIONS

1. That the Council Decision for the Rezoning – 122 St. Anne's Road (St. Vital Ward), File DAZ 219/2022, dated December 15, 2022, be amended to remove 1.B.- the requirement to enter into a Servicing Agreement.
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 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 construct asphalt concrete pavements in the rear lane of the development.

HISTORY/DISCUSSION

Background:
On December 15, 2022, Council approved the rezoning of the property located at 122 St. Anne's Road under File No. DAZ 219/2022.

As part of this approval, Schedule B included a condition requiring the Developer to construct asphalt concrete pavements, including but not limited to land drainage facilities, within the public lane connecting Sherwood Place and Victory Place.

Request for Amendment:
The Applicant is requesting an amendment on the basis that the same lane works are proposed to proceed as a Local Improvement, anticipated to be approved on September 25, 2025, under proposed By-law No. 74/2025.

Public Service Position:
The Public Service has no objections to the requested amendment. The paving of the lane is the only obligation under DAZ 219/2022 that necessitated a servicing agreement. Given that the works will instead be delivered through the Local Improvement process, it is reasonable to remove the servicing agreement obligation from the Council conditions.

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: K. Kowalyk, P. Eng, C.E.T., Land Development Engineer
Date: September 22, 2025
File No: DAZ 219/2022

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.
Appendix “D” – By-law No. 74/2025.