

INTER-OFFICE MEMORANDUM

TO: Carlos Gameiro
City Clerk

FROM: Folake Alabi
Legal Services

FILE: DASZ 20/2025

DATE: November 14, 2025

RE: FIRST READING ONLY

A by-law to subdivide land located at 101 and 103 Sherbrook Street, 685 Westminster Avenue, and to amend the Winnipeg Zoning By-law No. 200/2006 to rezone the said land, pursuant to Development Application No. DASZ 20/2025

On October 30, 2025, Council concurred in the recommendations of Item No. 4 of the Report of the Standing Policy Committee on Property and Development dated October 9, 2025 and approved Development Application No. DASZ 20/2025, being an application to subdivide land located at 101 and 103 Sherbrook Street, 685 Westminster Avenue, and to amend the Winnipeg Zoning By-law No. 200/2006 to rezone the said land.

I have enclosed a by-law to give effect to the said subdivision and rezoning (the "By-law"). Please place the By-law before Council at their November 27, 2025 meeting for consideration for **first reading only**.

I will submit a further request to return the By-law to Council for consideration for second and third reading once I have received instruction from the Director of Planning, Property and Development in accordance with Council's approval.

An electronic copy of the By-law has been provided by my assistant to Jennifer Ridge and Nicole Carnegie via email.

Please contact me if you have any questions.



Folake Alabi
Solicitor

FA/tk
Encl.