Agenda – Executive Policy Committee – December 9, 2025

REPORTS

Item No. 15 Rezoning – 1565 Inkster Boulevard
(Point Douglas Ward)
File DAZ 216/2025 [c/r DAV 191623/2025D]

COMMUNITY COMMITTEE RECOMMENDATION:

On November 24, 2025, the Lord Selkirk-West Kildonan Community Committee concurred in the recommendation of the Winnipeg Public Service and, via the Priority Rezoning Process, recommended to the Executive Policy Committee:

1. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "M1" Manufacturing Light District in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated November 10, 2025, and attached as Schedule "B" to this report.

2. 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. DAZ 216/2025 (the "Dedication Fee"), as determined by the Director of Planning, Property and Development.

3. 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 Recommendation 1 (the "By-law") and bring same directly to Council by way of communication for first reading.

4. That, upon instruction from the Director of Planning, Property and Development that the developer has paid all fees, charges or other amounts due in respect of DAZ 216/2025 (collectively, 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 consideration for second and third reading.

5. That Development Application No. DAZ 216/2025 will be deemed to be concluded and all approvals in connection with same will expire if the developer has not 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.

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

DECISION MAKING HISTORY:

COMMUNITY COMMITTEE RECOMMENDATION:

On November 24, 2025, the Lord Selkirk-West Kildonan Community Committee concurred in the recommendation of the Winnipeg Public Service and, via the Priority Rezoning Process, submitted its recommendation to the Executive Policy Committee.

PUBLIC HEARING SUMMARY

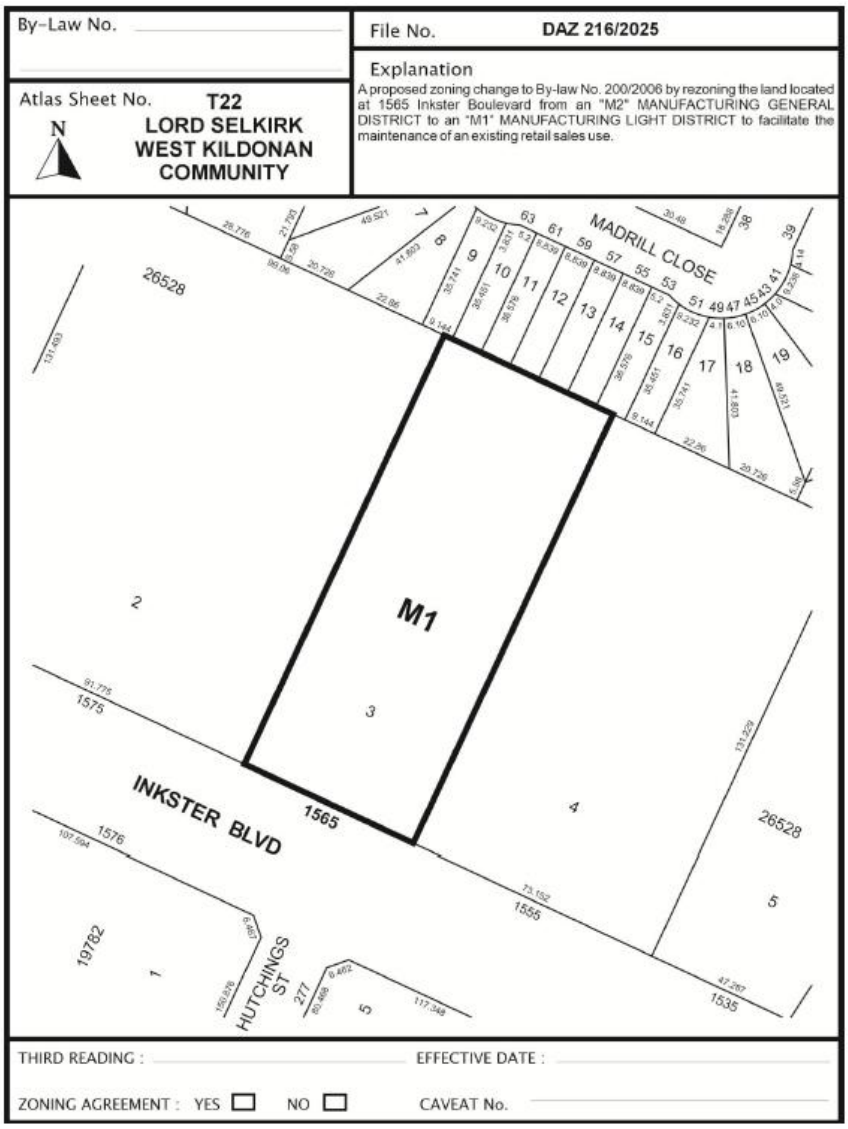
File: DAZ 216/2025

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

Public Hearing: November 24, 2025
Council Building, 510 Main Street

Applicant: Landmark Planning & Design Inc. (Lauren Sheedy)

Subject:



Premises Affected: 1565 Inkster Boulevard

For submission to: Executive Policy Committee

Prepared by: P. Prinsloo, Senior Committee Clerk
Lord Selkirk-West Kildonan Community Committee

Report date: November 24, 2025

Community Committee Recommendation:

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

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

1. Thanks to Habitat Re-Store for providing such a good amenity for the City of Winnipeg.

2. I do remember this application we supported back in 2019 and of course this is just a cleanup of it.

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 August 29, 2025 2. Notification of Public Hearing dated September 25, 2025 3. Manitoba Status of Title 2939806/1 4. Letter of authorization dated April 30, 2025 from 10005747 Manitoba Ltd. (Grant Stefanson) to Landmark Planning & Design Inc. (Brennan Johnson and/or Brendan Salakoh) 5. Caveats 213906/1, 214047/1, 213907/1 6. Plans (2 pages) 7. Report from the Urban Planning Division dated November 10, 2025 8. Inspection Report 9. Communication dated November 24, 2025 from Brennan Johnson in support of the application 10. Recording of Representations

REPRESENTATIONS:

In Support:

Lauren Sheedy
Brennan Johnson

In Opposition:

Nil

For Information:

Nil

For the City:

S. Jerez, Senior Planner, Planning, Property and Development Department

Exhibit “7” referred to in File DAZ 216/2025

ADMINISTRATIVE REPORT

Title: DAZ 216/2025 – 1565 Inkster Blvd

Issue: An application for consideration at the Public Hearing to rezone the subject lot from an “M2” Manufacturing General District to an “M1” Manufacturing Light District.

Critical Path: Lord Selkirk-West Kildonan Community Committee → Standing Policy Committee on Property and Development → Executive Policy Committee → Council

AUTHORIZATION

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

RECOMMENDATIONS

1. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an “M1” Manufacturing Light District in accordance with the proposed by-law attached as Appendix “A” to this report and as shown on the map dated November 10, 2025, and attached as Schedule “B” to this report.
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6. 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 rezone the land to an “M1” Manufacturing Light District to maintain an existing retail use.
- 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 property will be rezoned to an “M1” Manufacturing Light District.

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.

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

Consideration was given as to whether this report connects to any of the specific Goals and Objectives in the PRS and it was determined that the PRS is not applicable to this specific report.

SUBMITTED BY

Department	Planning, Property and Development
Division	Urban Planning Division
Prepared by	Simi Jerez, RPP, MCIP
Date:	November 10, 2025
File No.	DAZ 216/2025

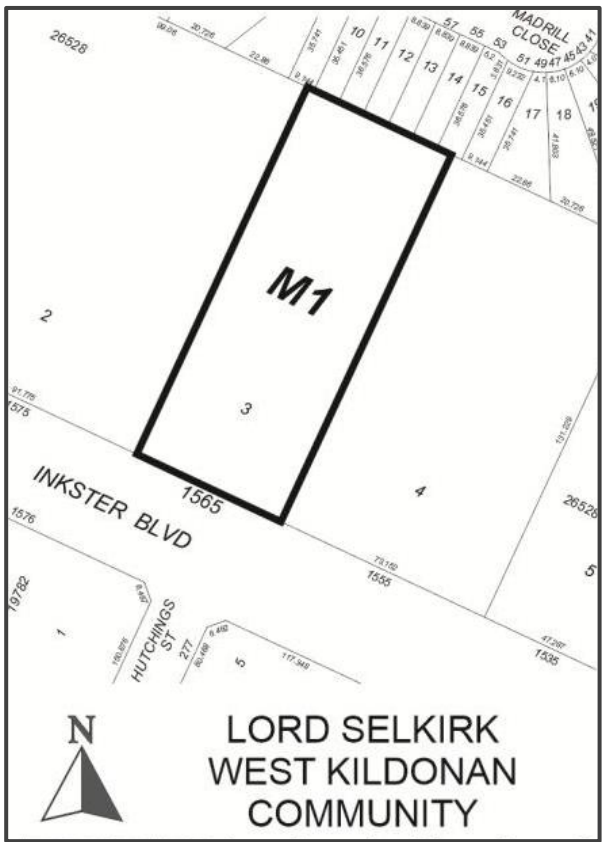
Schedule A	Planning Discussion
Schedule B	File No. DAZ 216/2025 Lord Selkirk West Kildonan Community Committee, dated November 10, 2025
Appendix A	Proposed By-law

SCHEDULE 'A'

DATE:	**November 10, 2025**
FILE:	**DAZ 216/2025**
RELATED FILES:	**DAV** 25-191623\D
COMMUNITY:	Lord Selkirk – West Kildonan Committee
NEIGHBOURHOOD #:	3.329 - Inkster Industrial Park

SUBJECT: An application for consideration at the Public Hearing to rezone the subject lot from an "M2" zoning district to an "M1" zoning district.

LOCATION: 1565 Inkster Blvd
LEGAL DESCRIPTION: LOT 3 PLAN 26528 3 K OTM



APPLICANT: Lauren Sheedy (Landmark Planning & Design Inc.)
298 Waterfront Dr (298 Waterfront Dr. Winnipeg, MB)
Winnipeg, MB

OWNER: 10005747 MANITOBA LTD.
9 Byron Bay
Winnipeg, MB R3K 0R5

RECOMMENDATION: Approval

SITE DESCRIPTION

- The subject property is located on the north side of Inkster Boulevard directly across from Hutchings Street, in the Inkster Industrial Park neighbourhood and the Point Douglas ward.
- The property is 73,208 square feet in lot area (1.6 acres), with approximately 170 feet of frontage on Inkster Boulevard. Currently on the land is an industrial warehouse building with accessory parking area and related works. The site is accessed by an approach on Inkster Boulevard.
- The site is zoned “M2” Manufacturing General and falls within the Employment Lands policy area under the *Complete Communities Direction Strategy 2.0*. The property is zoned “M2” Manufacturing-General District.

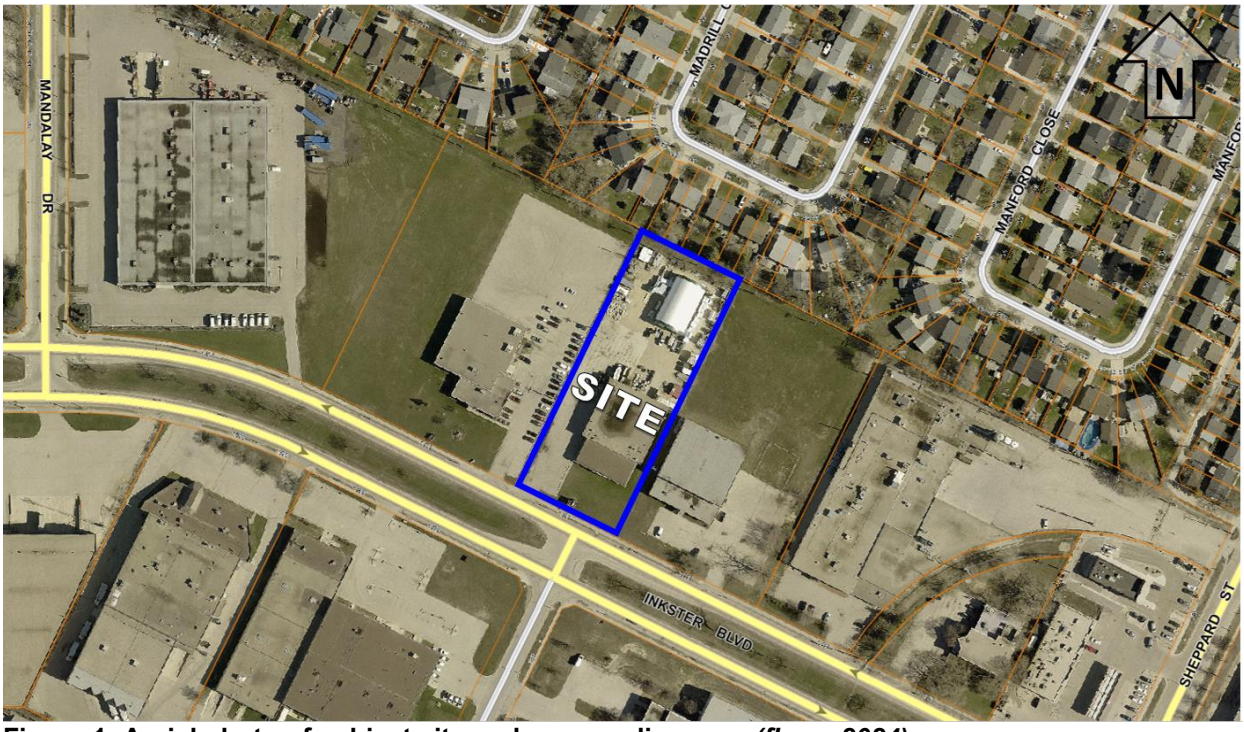


Figure 1: Aerial photo of subject site and surrounding area *(flown 2024)*

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Residential uses zoned “R2” Residential Two-Family District.

South: Inkster Boulevard; then Auto parts and supplies use (Piston Ring) zoned “M2” Manufacturing – General District.

East: Industrial uses zoned “M2” Manufacturing – General District.

West: A place of worship zoned “M1” Manufacturing Light District; then industrial uses zoned “M2” Manufacturing – General District.



Figure 2: Zoning of the site and surrounding area

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing to rezone the property from an “M2” Manufacturing General District to an “M1” Manufacturing Light District to bring the existing use, a Habitat for Humanity retail use ancillary to their warehouse, into alignment with the *Winnipeg Zoning By-law*.
- The subject site was previously approved under DAZ 201/2019 for a rezoning to “M1” Manufacturing Light submitted for the same purpose, however the approval lapsed prior to completion of the rezoning.
- The applicant intends to maintain the existing one-storey industrial warehouse building and retail space, as well as a one-storey vinyl Quonset, for warehousing and retail sales of home building products and related items. Habitat for Humanity refers to this as a “ReStore”. The ReStore would receive new and used building materials donated by manufacturers, retailers, contractors and homeowners, and the supplies would be resold to the general public at reduced prices.
- The plans provided show a paved accessory parking area with 26 standard parking stalls, 7 small car parking stalls, 3 parallel parking stalls, 2 accessible parking stalls, 1 van parking stall with loading, and 1 loading stall, as well as 4 bicycle parking stalls.
- The site plan submitted shows a chain-link fence along the east and west property lines, as well as within the landscape buffer consisting of 6 Skybound White Cedar trees, along the north property line.
- The proposed street edge and building foundation landscaping includes 34 Green Mountain Boxwood shrubs, 6 Purple Lilac trees, and 1 Lodgepole Pine tree.

- The applicant has applied for a concurrent Variance for a temporary change of use to permit the existing retail sales use to operate while the subject rezoning is in process. Please see the associated Planning report for details (File No. DAV 25-191623\D).

COLLABORATION

The applicant contacted the Urban Planning and Design Division to confirm support for the requested Variance.

ANALYSIS AND ISSUES

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

- The *Complete Communities Direction Strategy 2.0* (*CCDS 2.0*) is one of four direction strategies supporting *OurWinnipeg*, the city's long-range development plan, and has statutory authority as a secondary plan. The strategy guides land use and development in Winnipeg.
- The subject property is located in an "Employment Lands – General Industrial" policy area as outlined in *CCDS 2.0*. Relevant policies for General Industrial areas include:

  1.1 Ensure that General Industrial areas:

  a. *Provide for light and medium industrial development;*

  b. *Provide for limited employment-supportive commercial uses to serve the needs of employees within the employment area. These areas should be subordinate to the larger intent of General Industrial areas;*

  c. *Provide for quasi-industrial uses that are more commercial in nature but may not fit well within other commercial designations due to their needs for large sites. These uses include, but may not be limited to: purpose-built commercial recreation enterprises, places of assembly, car dealerships, and self-storage facilities; and*

  d. *Provide for limited Small Office uses.*

- In addition, *CCDS 2.0* identifies policies for quasi-industrial uses, also known as uses that are more commercial in nature that, due to larger land requirements, are drawn to Employment Lands as an economically viable means of supporting their operational requirements. Applicable policies for Quasi-Industrial uses are as follows:

  4.14 Manage quasi-industrial uses to mitigate land use incompatibility and to protect the City's supply of Employment Lands and industrial floor space for core industrial purposes, while also accommodating uses that have large land requirements and are not easily accommodated elsewhere.

  4.15 Discourage quasi-industrial uses in Core Industrial areas.

  4.16 Permit quasi-industrial uses in General Industrial and Business Park areas where it can be demonstrated that such uses cannot be accommodated elsewhere in the Urban Structure.

  4.16.1 Where appropriate, encourage the siting of quasi-industrial uses along arterial roads and where they can be used as buffers between traditional industrial and more sensitive land uses.

4.17 Quasi-industrial uses in General Industrial, Core Industrial, and Business Park areas may be permitted where they are not purpose-built and can be accommodated as tenants in industrial buildings as long as they do not preclude the building's potential future use for planned industrial activities.

CITY OF WINNIPEG ZONING BY-LAW 200/2006

- Both the "M2" Manufacturing General District and the "M1" Manufacturing Light District are intended to provide for light manufacturing, processing, service, storage, wholesale, and distribution operations, with some limited outside operations and storage. The difference between the two Districts is the intensity of uses permitted.
- Section 152 of Zoning By-law No. 200/06 prescribes the following dimensional standards for the "M1" district:

Dimensional Standards						
Zoning District	**Minimum/ Maximum Front Yard (Ft.)**	**Minimum Rear Yard (Ft.)**	**Minimum Interior Side Yard (Ft.)**	**Minimum Corner Side Yard (Ft.)**	**Maximum Height of Building (Ft.)**	**Maximum Floor Area Ratio**
M1	25	0 (note a)	0 (note a)	15	50	2.0
Note A:	Where the rear or side lot line abuts the side or rear lot line of an R1, R2 or RMF zoning district, a 25 foot yard must be provided along the side or rear lot line. The side or rear yard must be landscaped pursuant to sections 188 through 193, *Landscaping and Buffering*, and must not be used for parking or loading areas, storage of refuse or materials, or commercial activities of any kind.					

ANALYSIS OF PROPOSED REZONING

- Given the property falls within a "General Manufacturing" policy area of *OurWinnipeg* and the *Complete Communities Direction Strategy 2.0*, a rezoning to "M1" Manufacturing Light District would be appropriate, and consistent with *OurWinnipeg* and *CCDS 2.0.*
- The proposed rezoning would be compatible with the surrounding neighbourhood because it would be consistent with zoning on adjacent parcels. For example, the property to the west (1575 Inkster Boulevard) is zoned "M1" Manufacturing Light District.
- In addition, the subject property abuts residential uses to the north. The subject land being zoned "M2" Manufacturing General District is entitled to several land uses that may create land-use conflicts given the sensitive uses to the north. For example, permitted "M2" uses include:
  - Heavy equipment sales, service, and rental.
  - Landscape/garden contractor or production.
  - Mini warehouse, Self-Storage
- Thus, the proposed rezoning would overall lessen the potential for land use conflict.

RECOMMENDATION

The Urban Planning Division recommends **approval** as the proposed rezoning application would generally comply with the *Complete Communities Direction Strategy 2.0 and* would be compatible with the surrounding area.

This Report Submitted by: Simi Jerez, RPP, MCIP
Planning, Property and Development Department
Urban Planning Division
Report Prepared by: PPD File # DAZ 216/2025

Schedule "B" for File No. DAZ 216/25
Lord Selkirk-West Kildonan Community Committee, dated November 10, 2025

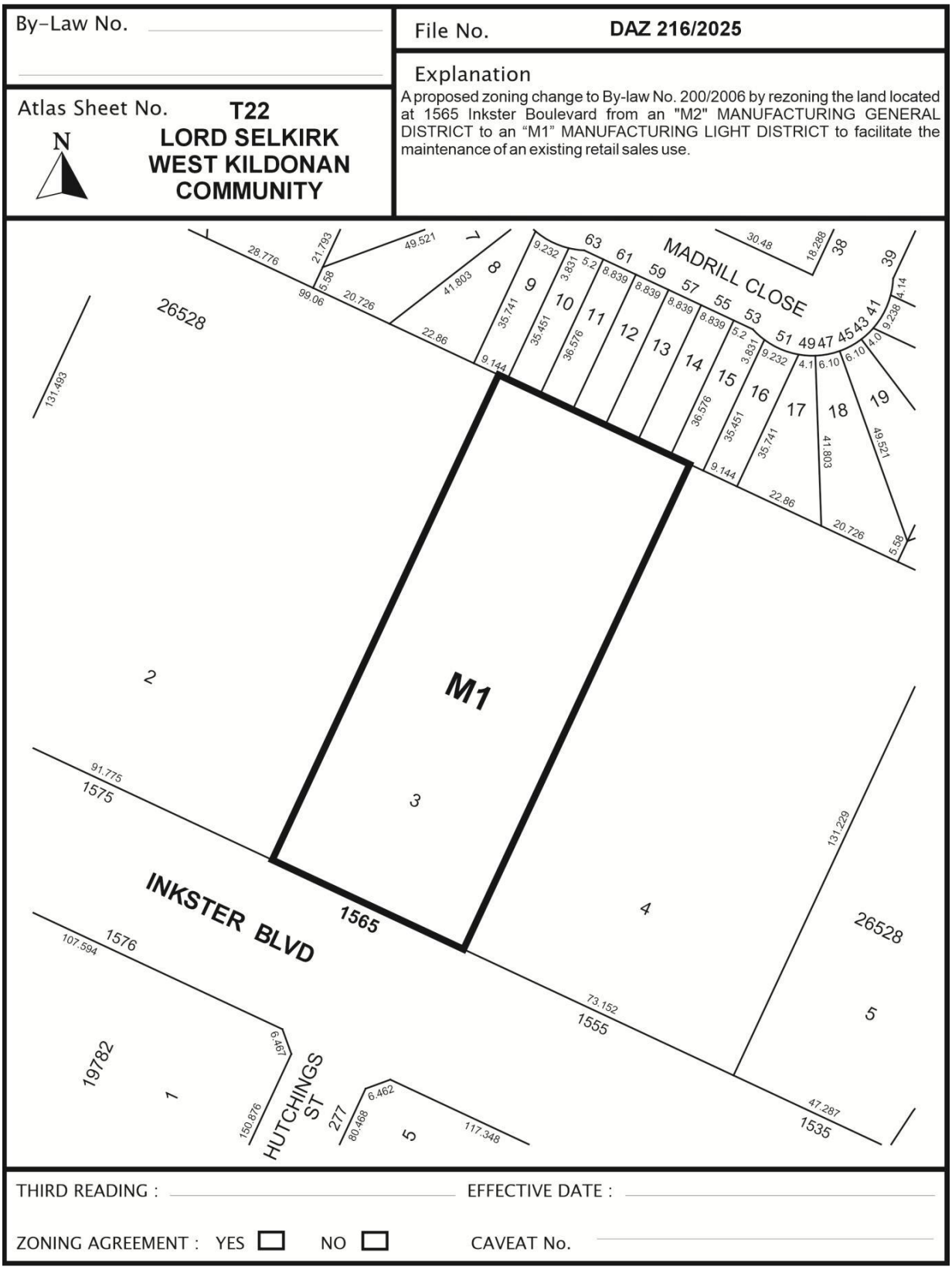
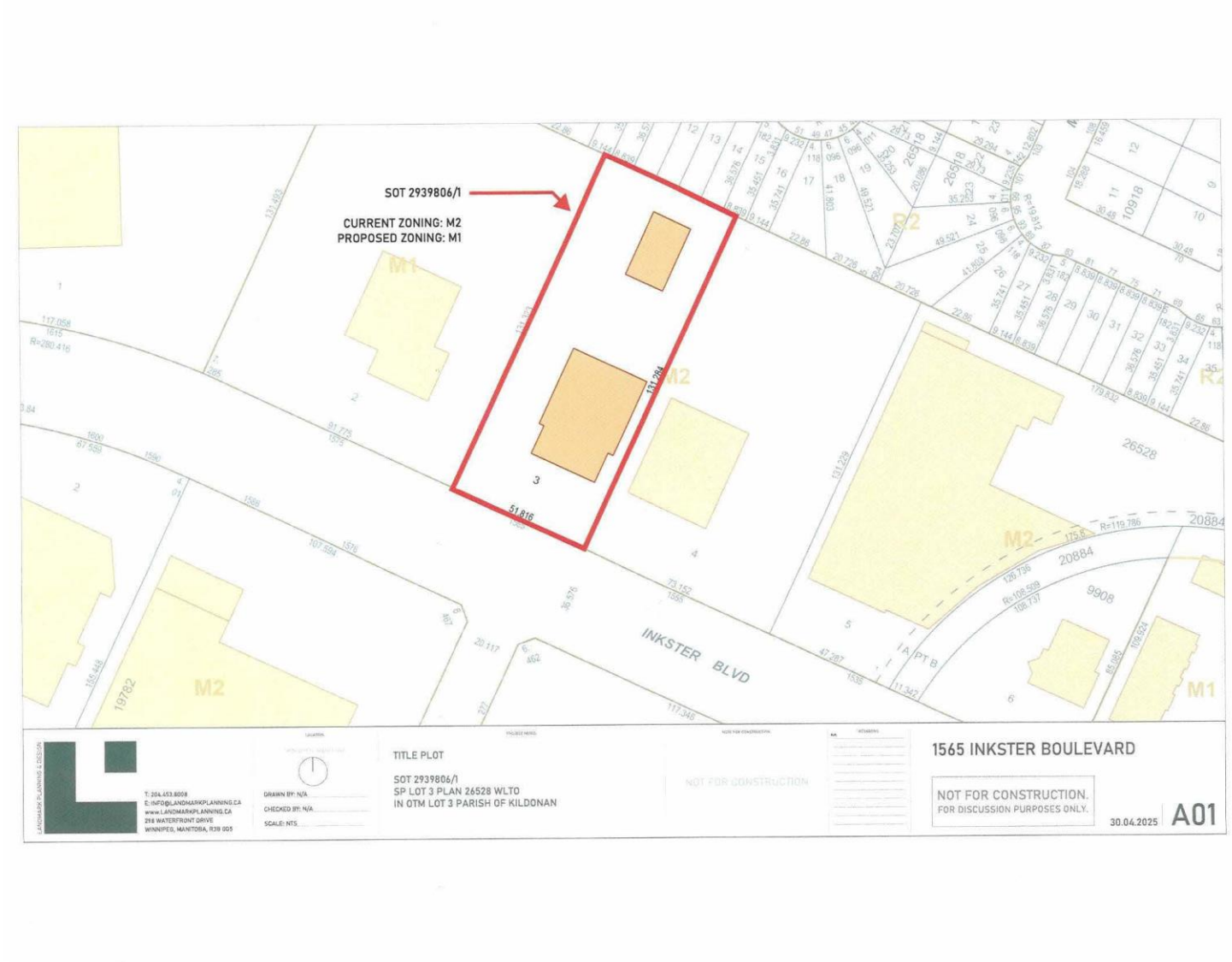
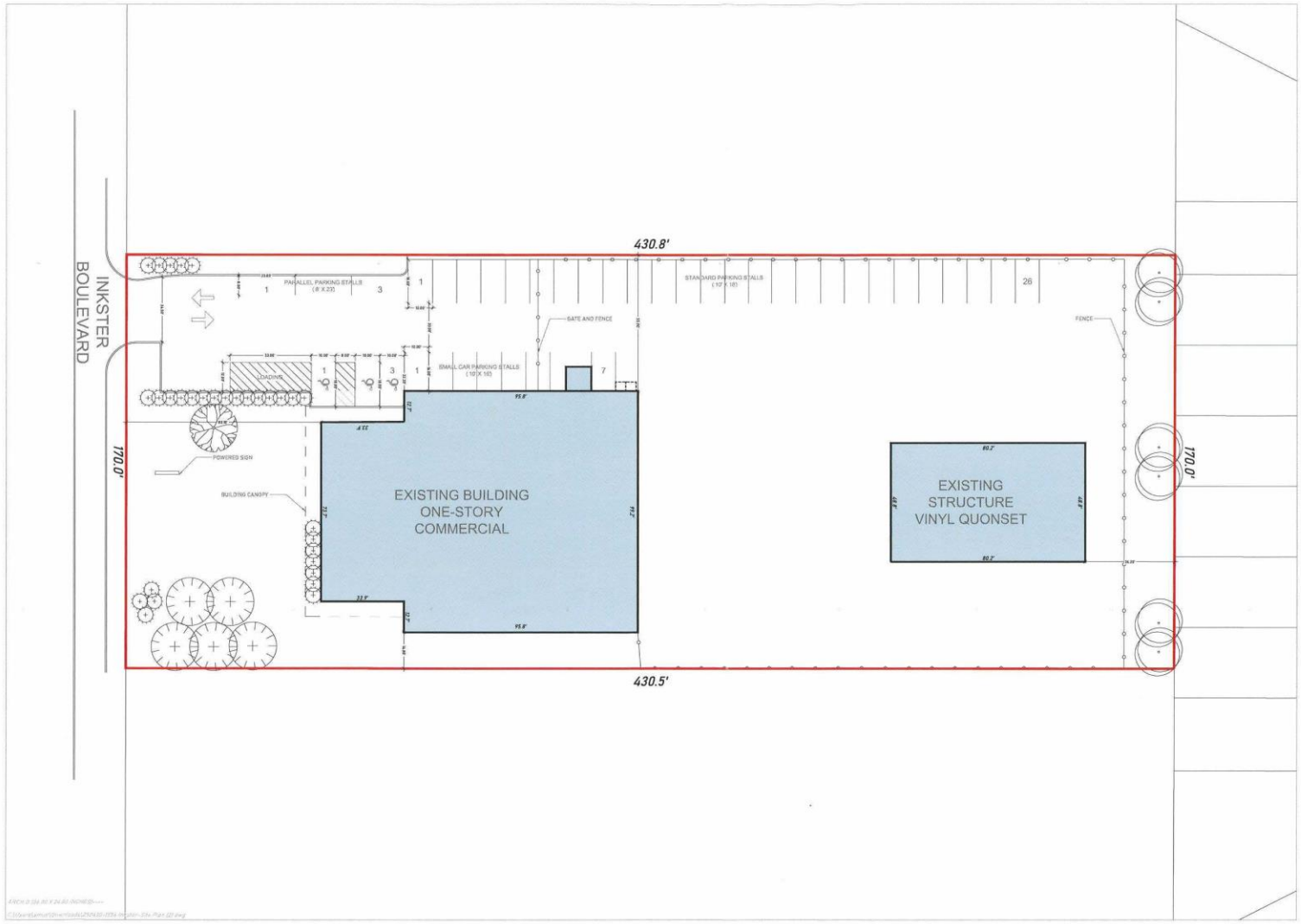


Exhibit “6” referred to in File DAZ 216/2025





1556 INKSTER BLVD

SITE PLAN

#25001

REVISIONS

NO.

NOTES

PLANTINGS

(34) GREEN MOUNTAIN BOXWO

(1) LODGEPOLE PINE - 6'

(5) SKYBOUND WHITE CEDAR -

(6) PURPLE LILAC - 6'

NORTH

DRAWN BY: BAD

CHECKED BY: N/A

SCALE: 1:200 @ 24"x36"

LANDMARK PLANNING & DESIGN

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www.LANDMARKPLANNING.CA

298 WATERFRONT DRIVE

WINNIPEG, MANITOBA, R3B 0G5

4.30.2025 A01