Minutes – Assiniboia Community Committee – January 26, 2026

REPORTS

Item No. 1 Plan Approval – 615 Sterling Lyon Parkway (Charleswood-Tuxedo-Westwood Ward) File DASZ 37/2008

COMMUNITY COMMITTEE DECISION:

The Assiniboia Community Committee concurred in the recommendation of the Winnipeg Public Service and approved the plans for 615 Sterling Lyon Parkway, with the following amendment:

1. That, prior to the issuance of permits, the applicant shall include strip lighting on building facades facing public and private streets and thereafter maintain this strip lighting to the satisfaction of the Director of Planning, Property and Development.

DECISION MAKING HISTORY:

The Chairperson called Councillor Lukes to the Chair in order to move the following motion:

Moved by Councillor Duncan,

That the recommendation of the Winnipeg Public Service be concurred in, with the following amendment:

- That, prior to the issuance of permits, the applicant shall include strip lighting on building facades facing public and private streets and thereafter maintain this strip lighting to the satisfaction of the Director of Planning, Property and Development.

Carried

Councillor Duncan resumed the Chair.

Christopher Gibson, Paragon Design Build, submitted a communication in support of the matter.

ADMINISTRATIVE REPORT

Title: Plan Approval 25-253741 – 615 Sterling Lyon Pky

Issue: For consideration at the Public Meeting of the plan approval drawing package for the construction of two apartment buildings.

Critical Path: Assiniboia Community Committee as per DASZ 37/2008

AUTHORIZATION

Author	Division Head	Department Head	CFO	CAO
Sawyer Klassen, MCP	n/a	n/a	n/a	

RECOMMENDATIONS

The Urban Planning and Design Division recommends approval of the submitted plans.

REASONS FOR REPORT

Per the Zoning Agreement for DASZ 37/2008:

> *"The owner of any lot on the land must submit plans showing the location and design of proposed buildings, accessory parking areas, private approaches, garbage enclosures, fencing, landscaping, lighting and signage on such lot ("Works") to the City's Assiniboia Community Committee and the City's Director of Planning, Property and development ("Director") for approval prior to the issuance of any building or development permit, and thereafter must maintain the works as approved to the satisfaction of the Director and any change to such approved plans may be and is required to be approved by the Assiniboia Community Committee and the Director prior to the issuance of any building or development permit."*

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Urban Planning and Design Division are concurred in, the proposal can proceed.

HISTORY

DASZ 37/2008

- On March 25, 2009, Council concurred in the recommendation of the Standing Policy Committee on Property and Development and approved the subdivision and rezoning of land located at the southwest and northwest quadrants of Sterling Lyon Parkway and Kenaston Boulevard, under file no. DASZ 37/2008, on the condition that the applicant shall enter into a Zoning Agreement with the City.

- Among the conditions of this Zoning Agreement is that any development on the subject land be subject to plan approval by the Assiniboia Community Committee and the Director of Planning, Property and Development.

FILE/APPLICANT DETAILS

FILE:	**VC-PA 25-253741**
COMMUNITY:	Assiniboia Committee
NEIGHBOURHOOD #:	2.668 - (TUXEDO INDUSTRIAL)
SUBJECT:	Plans of construction of two apartment buildings.
LOCATION:	615 Sterling Lyon Pky
LEGAL DESCRIPTION:	LOT 1 PLAN 74904
APPLICANT:	Christopher Gibson (Paragon Design Build) 45 South Landing Dr Oak Bluff, MB R4G 0C4
OWNER:	SEASONS RETAIL CORP. 1874 Scarth St 2000 REGINA, SK S4P 4B3

DISCUSSION

SITE DESCRIPTION

- The subject property is located on Sterling Lyon Pky, in the Tuxedo Industrial neighbourhood of the Charleswood - Tuxedo - Westwood ward.
- The subject site is 94,678 square feet (8796 square metres) in area. The site is currently vacant.
- The subject site is accessed by a private roadway with multiple access points.
- There is a sidewalk along the eastern and northern boundaries of the site.
- Under the *Complete Communities Direction Strategy 2.0*, the site is within the Regional Mixed-Use Centre policy area. The property is zoned “CMU” Commercial Mixed-Use District.



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

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: A private road, then vacant land zoned “C4” Commercial Regional.

South: Sterling Lyon Parkway, then commercial uses zoned “C4” Commercial Regional.

East: A private road, then commercial uses zoned “CMU” Commercial Mixed-Use.

West: Commercial uses zoned “CMU” Commercial Mixed-Use.

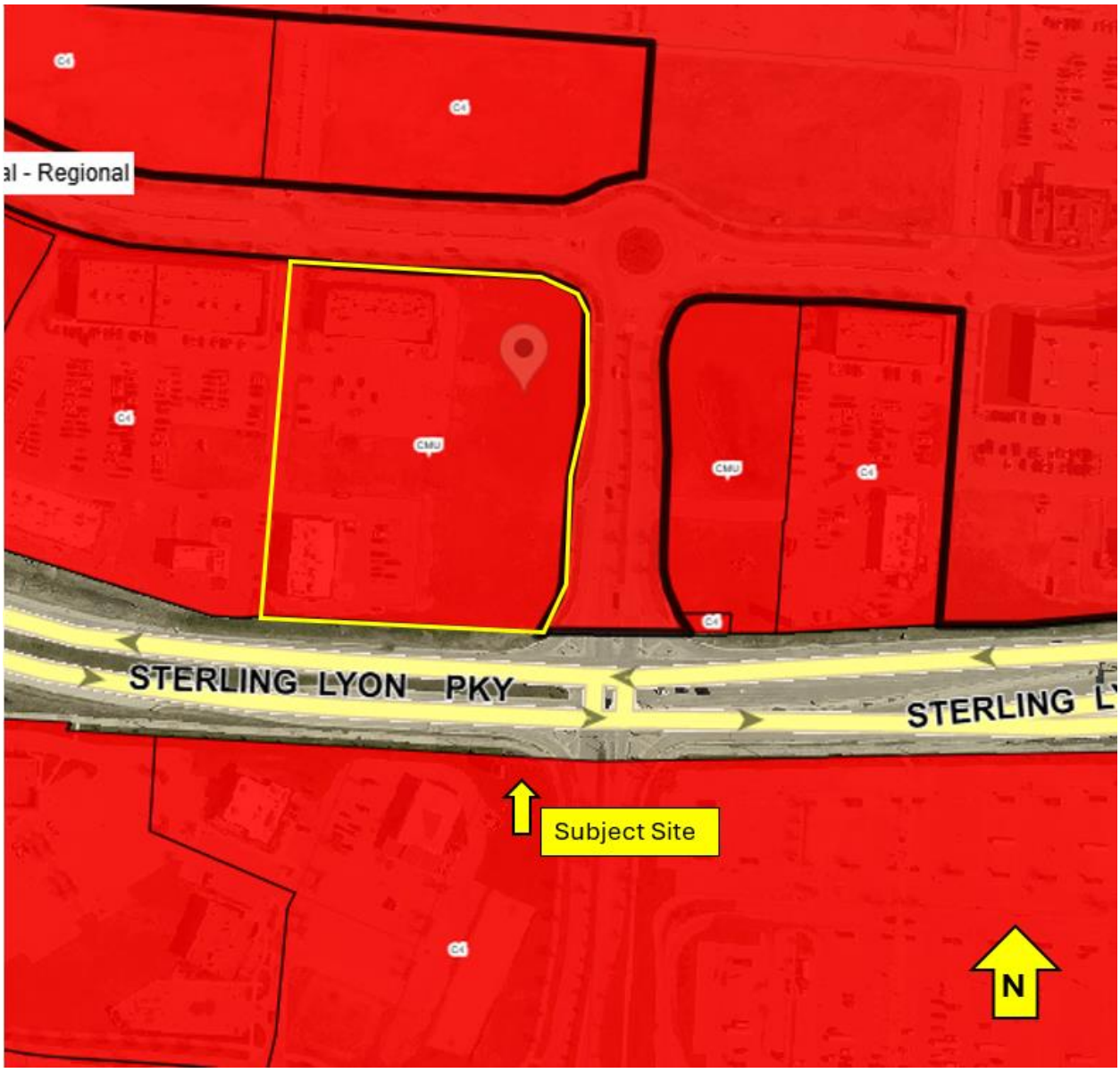

Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant intends to construct two 7-storey multi-family residential buildings.
- There are a total of 169 proposed units between the two buildings, with one-, two-, and three-bedroom units.
- The two buildings have a gross floor area of 169,283 square feet (15,726.9 square metres).
- There are 189 proposed parking stalls and 25 bicycle stalls. 6 of these parking stalls are accessible stalls.
- The existing developed parking stalls and commercial buildings will be maintained.

- The proposed buildings have a height of 72 feet and 7 inches, which required a Variance, which was previously approved.
- Variances were required for the south and east setbacks. A south side yard of 11 feet (3.35 metres) instead of 20 feet (6.09) metres was previously approved, as was an east side yard of 17 feet (5.19 metres) instead of 20 feet (6.09 metres).
- The lot area per dwelling unit is 560 square feet (52.02 metres). This required a Variance, which was previously approved.
- The submitted site plan shows a landscaping total of:
    - 1 White Spruce Tree
    - 15 Amur Maple Trees
    - 12 Snowbird Hawthorne Trees
    - 8 Japanese Tree Lilac Trees
    - 4 Discovery Elm Trees
    - 39 Little Rebel Dogwood Shrubs
    - 65 Arctic Fire Dogwood Shrubs
    - 65 Morden Snow Potentilla Shrubs
    - 44 Alpine Currant “Schmidke” Shrubs
    - 38 FE Matcha Ball Spirea False Shrubs; and
    - 35 Dwarf Korean Lilac Shrubs

ANALYSIS AND ISSUES

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

- *The Complete Communities Direction Strategy 2.0* (CCDS 2.0) is a citywide secondary plan that guides growth, development, and land use in the city of Winnipeg.
- The subject property is located in a Regional Mixed-Use Corridor as outlined in *Complete Communities Direction Strategy 2.0.* The following goals and policies of *CCDS 2.0* apply to the proposal:
- Goal 1 - *Encourage strategic residential intensification on Corridors.*
    - *1.1 Support densities in accordance with Policy 3.1 of the General Growth section, at a height and scale compatible with surrounding land uses.*
- The proposal provides residential intensification while matching the scale of other multi-family buildings in the area.
- Goal 3 - *Ensure Corridors provide a comfortable pedestrian environment and attractive public realm.*

- *3.7 Encourage development on Regional Mixed Use Corridors to enable a comfortable pedestrian environment and attractive public realm through the use of design elements which may include, but are not limited to the following:*
    - *3.7.1 Providing minimal building setbacks from the public right-of-way to define the street edge.*
    - *3.7.2 Having entrances provide direct access to the public sidewalk.*
    - *3.7.3 Promoting a fine-grained and transparent street-level façade with active ground floor uses.*
    - *3.7.4 Minimizing impacts of vehicular access and parking on the pedestrian environment.*
    - *3.7.5 Promoting pedestrian-scale signage.*
    - *3.7.6 The extent to which pedestrian-friendly design is pursued on Regional Mixed Use Corridors will be determined by the surrounding Corridor context, but in all cases will be encouraged.*

- The setbacks are reduced, and parking is oriented away from the edges of the property. Windows and balconies are on all four sides at all levels of each building. The proposal shows the use of multiple colours and aesthetic considerations.
    - *3.8 Mitigate negative shadow impacts and ensure adequate sunlight penetration experienced by rear- and side-adjacent residential properties and the public sidewalk by:*
        - *3.8.1 Using Corridor right of way width as a guide to determine maximum building height, where appropriate.*
        - *3.8.2 Using upper-level building step backs, where appropriate.*
    - *3.9 Encourage pedestrian-oriented improvements to the design of the public realm and right-of-way.*
        - *3.9.1 Encourage a high degree of landscaping and street trees in the public realm and right-of-way to offer pedestrian comfort and shade protection.*
- Landscaping through threes and shrubs is provided along the pedestrian pathway.
- The buildings are located on a property with commercial uses. The buildings effectively screen the pedestrian realm from the parking lots associated with these buildings. The proposal contains pedestrian connections to existing public sidewalks.

REASONS FOR THE RECOMMENDATIONS

The Urban Planning and Design Division recommend approval of the submitted plans because they comply with *Complete Communities Direction Strategy 2.0*.

CONSULTATION

N/A

OURWINNIPEG POLICY ALIGNMENT

OurWinnipeg is the City of Winnipeg's long-range development plan. Applicable Policies for Mixed-Use Centres include the following:

6.25 Mixed Use Centres

- Designate Mixed Use Centres within the Urban Structure, representing the largest commercial areas in the city with the ability to accommodate major retail uses, and become pedestrian-oriented environments connected by integrated and sustainable transportation options, and offering a variety of housing, employment, amenities and services.

The proposed development application **aligns** with *OurWinnipeg* because the proposed use adds housing to a mixed-use centre with a large existing commercial area while enhancing the pedestrian environment.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

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

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

Consideration was given as to whether this report connects to any of the specific Goals and Objectives in the *Winnipeg Poverty Reduction Strategy* (*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 and Design
Prepared by:	Sawyer Klassen, MCP
Date:	December 22, 2025
File No:	VC-PA 25-253741