Agenda – Council – February 26, 2026

Report – Standing Policy Committee on Property and Development – February 5, 2026

Item No. 3 City-Initiated Rezoning at 546 Sherburn Street (Daniel McIntyre Ward)

STANDING COMMITTEE RECOMMENDATION:

On February 17, 2026, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and submitted the following to Council:

1. That the Winnipeg Public Service be directed to:

    A. Initiate a City-led rezoning of 546 Sherburn Street from 'R2 – Residential Two-Family' to 'PR1 – Parks and Recreation 1 (Neighbourhood)'.

    B. Work with the Parks and Open Space Division of the Public Works Department to confirm operational interest through a Parks Strategy target level of service catchment assessment, and with consideration to the Ecologically Significant Natural Lands (ESNL) policy, identifying whether the site should provide park amenities and/or be restored as a natural area consistent with the Parks Strategy.

    C. Report back to the Standing Committee with the budgetary requirements associated with recommended upgrades to the park, if applicable.

2. That subject to the approval of Recommendation 1, costs for the associated public hearing advertisement fees, be funded from the Daniel McIntyre Ward allocation of the Land Dedication Reserve Fund.

3. That subject to the approval of Recommendation 1, the Director of Planning, Property and Development be requested to waive the associated base application fee and area fee, in accordance with Section 18 of the Planning, Development and Building Fees By-law No. 66/2016.

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

Report – Standing Policy Committee on Property and Development – February 5, 2026

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On February 17, 2026, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and submitted the matter to Council.

Vicki Poirier, submitted a communication in opposition to the matter.

STANDING COMMITTEE RECOMMENDATION:

On February 5, 2026, the Standing Policy Committee on Property and Development concurred in the recommendation of the City Centre Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On January 27, 2026, the City Centre Community Committee passed the following motion:

WHEREAS the City-owned property at 546 Sherburn Street, currently zoned R2 – Residential Two-Family, is presently used by the community as informal parkland;

AND WHEREAS on March 22, 2006, Council concurred with the recommendation of the Standing Policy Committee on Property and Development that the subject site be purchased from the Province for $1.00 for the purposes of a "community green space" under Parks and Open Space Division jurisdiction;

AND WHEREAS the community is concerned with the potential for future development of this land;

AND WHEREAS this land is currently used as a community park, well-used by children and families, and should be zoned accordingly;

THEREFORE BE IT RESOLVED that the following be recommended to the Standing Policy Committee on Property and Development:

1. That the Winnipeg Public Service be directed to:

Report – Standing Policy Committee on Property and Development – February 5, 2026

DECISION MAKING HISTORY (continued):

COMMUNITY COMMITTEE RECOMMENDATION (continued):

A. Initiate a City-led rezoning of 546 Sherburn Street from 'R2 – Residential Two-Family' to 'PR1 – Parks and Recreation 1 (Neighbourhood)'.

B. Work with the Parks and Open Space Division of the Public Works Department to confirm operational interest through a Parks Strategy target level of service catchment assessment, and with consideration to the Ecologically Significant Natural Lands (ESNL) policy, identifying whether the site should provide park amenities and/or be restored as a natural area consistent with the Parks Strategy.

C. Report back to the Standing Committee with the budgetary requirements associated with recommended upgrades to the park, if applicable.

2. That subject to the approval of Recommendation 1, costs for the associated public hearing advertisement fees, be funded from the Daniel McIntyre Ward allocation of the Land Dedication Reserve Fund.

3. That subject to the approval of Recommendation 1, the Director of Planning, Property and Development be requested to waive the associated base application fee and area fee, in accordance with Section 18 of the Planning, Development and Building Fees By-law No. 66/2016.

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