

Minutes – Riel Community Committee – June 26, 2026

PUBLIC HEARINGS

**Item No. 2 Variance – Sage Creek Boulevard
(St. Vital Ward)
File DAV 114730/2026D**

COMMUNITY COMMITTEE DECISION:

The Riel Community Committee concurred in the recommendation of the Winnipeg Public Service, and approved a Variance on “the land” as follows:

1. For the construction of a multi family dwelling to permit:
 - A. A front yard of 15 feet (4.57 metres);
 - B. A west corner side yard of 15 feet (4.57 metres);
 - C. Balcony projections of 7.5 feet (2.29 metres);
 - D. Insufficient buffering of a parking or loading area located within 20 feet (6.1 metres) of a side and rear lot line adjacent to a residential zoning district.
2. For the establishment of an accessory parking area to permit:
 - A. 225 parking spaces;
 - B. 17 unassigned guest parking spaces;
 - C. A drive aisle of 10 feet (3.05 metres);
 - D. No side yards to open parking spaces.

Subject to the following conditions:

1. That if any Variance granted by this order is not established within two (2) years of the date hereof, this order, in respect of that Variance shall terminate.
2. That the Owner and all successors in title to the lot shall maintain in perpetuity by way of instrument (right-of-way agreement, easement agreement, or declaration) against the titles to the lots a private cross access agreement with the owners of the adjacent lot (Lot 2, Plan 63108) so as to ensure pedestrian and vehicular access to each lot at all times, via streets or internal roads.

Minutes – Riel Community Committee – June 26, 2026

DECISION MAKING HISTORY:

The Winnipeg Public Service advised that all statutory requirements with respect to this application have been complied with.

Moved by Councillor Mayes,

That the report of the Winnipeg Public Service be taken as read.

Carried

Moved by Councillor Mayes,

That the receipt of public representations be concluded.

Carried

Moved by Councillor Mayes,

That in accordance with Subsection 247(3) of The City of Winnipeg Charter, the Variance:

- (a) ☒ is consistent ☐ is not consistent
with Plan Winnipeg, and any applicable secondary plan;
- (b) ☒ does not create ☐ does create
a substantial adverse effect on the amenities, use, safety and convenience of the adjoining property and adjacent area, including an area separated from the property by a street or waterway;
- (c) ☒ is ☐ is not
the minimum modification of a zoning by-law required to relieve the injurious effect of the zoning by-law on the applicant's property; and
- (d) ☒ is ☐ is not
compatible with the area in which the property to be affected is situated.

Supporting Reasons:

1. This does continue to provide the edge along one off the major streets, Sage Creek Boulevard, in Sage Creek. It's starting to fill-in where there are just big, open fields right now.

Minutes – Riel Community Committee – June 26, 2026

DECISION MAKING HISTORY (continued):

Supporting Reasons (continued):

2. Those of us who run in the 10k race there, hopefully we won't have to run through the parking lot or something, but I'm sure that's been worked out. Hopefully that's been worked out.
3. I think its density at a reasonable level, in an area that's been very well planned.
4. The variances are not onerous. Thank you to staff and the delegate for explaining the drive aisle business. I appreciate it.

Carried

Moved by Councillor Mayes,

That the recommendation of the Winnipeg Public Service be concurred in and the Variance be approved.

Carried

Moved by Councillor Mayes,

That the public hearing with respect to this application be concluded.

Carried



**THE CITY OF WINNIPEG
VARIANCE ORDER
RIEL COMMUNITY COMMITTEE**

DAV 114730/2026D

Before: Riel Community Committee
Councillor Chambers, Chairperson
Councillor Mayes

Hearing: June 26, 2026
Council Building, 510 Main Street

Applicant: Streetside Development (Paul Gray)

Premises Affected: Sage Creek Boulevard

Legal Description: LOT 1 PLAN 63108 RCMP, hereinafter called “the land”

Property Zoned: “RMF-L” (Residential Multi-Family-Large)

Nature of Application: To vary the "RMF-L" Development and Design Standards of Winnipeg Zoning By-Law No. 200/2006 as follows:

1. For the construction of a multi family dwelling to permit:
 - A. A front yard of 15 feet (4.57 metres) instead of 25 feet (7.62 metres);
 - B. A west corner side yard of 15 feet (4.57 metres) instead of 20 feet (6.10 metres);
 - C. Balcony projections of 7.5 feet (2.29 metres) instead of 5 feet (1.52 metres);

- D. Insufficient buffering of a parking or loading area located within 20 feet (6.1 metres) of a side and rear lot line adjacent to a residential zoning district.
2. For the establishment of an accessory parking area to permit:
- A. 225 parking spaces instead of 252 spaces;
 - B. 17 unassigned guest parking spaces instead of 25 spaces;
 - C. A drive aisle of 10 feet (3.05 metres) instead of 20 feet (6.10 metres);
 - D. No side yards instead of 8 feet (2.44 metres) to open parking spaces.

It is the opinion of the Riel Community Committee that subject to the conditions listed below, if any, this Variance meets the statutory criteria as outlined in Subsection 247(3) of the City of Winnipeg Charter in that it:

- (a) ☒ is consistent ☐ is not consistent with Plan Winnipeg, and any applicable secondary plan;
- (b) ☒ does not create ☐ does create a substantial adverse effect on the amenities, use, safety and convenience of the adjoining property and adjacent area, including an area separated from the property by a street or waterway;
- (c) ☒ is ☐ is not the minimum modification of a zoning by-law required to relieve the injurious effect of the zoning by-law on the applicant's property; and
- (d) ☒ is ☐ is not compatible with the area in which the property to be affected is situated.

Supporting Reasons:

1. This does continue to provide the edge along one off the major streets, Sage Creek Boulevard, in Sage Creek. It's starting to fill-in where there are just big, open fields right now.
2. Those of us who run in the 10k race there, hopefully we won't have to run through the parking lot or something, but I'm sure that's been worked out. Hopefully that's been worked out.
3. I think its density at a reasonable level, in an area that's been very well planned.

4. The variances are not onerous. Thank you to staff and the delegate for explaining the drive aisle business. I appreciate it.

ORDER:

The Riel Community Committee orders that the provisions of the "RMF-L" Development and Design Standards of Winnipeg Zoning By-Law No. 200/2006 are varied on "the land" as follows:

1. For the construction of a multi family dwelling to permit:
 - A. A front yard of 15 feet (4.57 metres);
 - B. A west corner side yard of 15 feet (4.57 metres);
 - C. Balcony projections of 7.5 feet (2.29 metres);
 - D. Insufficient buffering of a parking or loading area located within 20 feet (6.1 metres) of a side and rear lot line adjacent to a residential zoning district.
2. For the establishment of an accessory parking area to permit:
 - A. 225 parking spaces;
 - B. 17 unassigned guest parking spaces;
 - C. A drive aisle of 10 feet (3.05 metres);
 - D. No side yards to open parking spaces.

subject to the following conditions, which the Riel Community Committee considers necessary to ensure compliance with criteria (a) to (d) in Subsection 247(3) of the City of Winnipeg Charter, namely:

1. That if any Variance granted by this order is not established within two (2) years of the date hereof, this order, in respect of that Variance shall terminate.
2. That the Owner and all successors in title to the lot shall maintain in perpetuity by way of instrument (right-of-way agreement, easement agreement, or declaration) against the titles to the lots a private cross access agreement with the owners of the adjacent lot (Lot 2, Plan 63108) so as to ensure pedestrian and vehicular access to each lot at all times, via streets or internal roads.

THIS ORDER IS SUBJECT TO ALL BUILDING, HEALTH OR OTHER REGULATIONS PERTAINING TO THE LAND HEREIN REFERRED TO.

DATE OF ORDER: June 30, 2026

CERTIFIED BY:



Rebecca Ford
Committee Clerk

HOW TO APPEAL

If you object to this Order, you are entitled to file a notice of appeal. Your notice of appeal must:

- (a) be in writing;
- (b) contain your name, mailing address, and phone number;
- (c) be addressed as set out below;
- (d) be received at that office not later than 4:30 p.m. on July 20, 2026;

[IF RECEIVED LATE YOUR APPEAL CANNOT BE HEARD]

- (e) refer to Variance Use Order No. DAV 114730/2026D; and
- (f) provide the reason(s) for the appeal

The City Clerk may not schedule an appeal hearing until your notice of appeal meets the above requirements.

Address: City Clerk, City of Winnipeg
c/o Appeal Committee
Susan A. Thompson Building
Main Floor, 510 Main Street
Winnipeg, Manitoba, R3B 1B9
Fax: 204-947-3452
Email: CLK-Appeals@winnipeg.ca

THE FOLLOWING PERSONS MADE REPRESENTATIONS AND ARE ENTITLED TO APPEAL:

In Support:

Paul Gray

In Opposition:

Nil

For Information:

Nil

For the City:

G. Kolody, Planner, Planning, Property and Development Department

S. Nuttall, Acting District Planner, Planning, Property and Development Department

M. Robinson, Principal Planner, Planning, Property and Development Department

EXHIBITS FILED FOR DAV 114730/2026D

1. Application dated February 5, 2026
2. Notification of Public Hearing dated June 4, 2026
3. Manitoba Status of Title 2957362/1
4. Letter of authorization dated December 10, 2025, from Streetside Development Corp. (Taylor Grafton) to Streetside Development (Paul Gray)
5. Confirmation from the Zoning and Permits Administrator that the subject property may be posted in substitution for newspaper advertising
6. Plans, Sheets 1 to 6 inclusive for File DAV 114730/2026D dated May 11, 2026
7. Report from the Urban Planning Division dated June 15, 2026
8. Inspection Report

ADMINISTRATIVE REPORT

Title: DAV 26-114730\D – Sage Creek Blvd

Issue: For consideration of a Variance associated with a multi-family building and accessory parking area.

Critical Path: Riel Community Committee

AUTHORIZATION

Author	Department Head	CFO	CAO
Gillian Kolody, MCP	n/a	n/a	

DECISION AND CONDITIONS

The Urban Planning and Design Division recommends **approval** of the application to vary the "RMF-L" Development and Design Standards of Winnipeg Zoning By-Law No. 200/2006 as follows:

- 1) for the construction of a multi family dwelling to permit:
 - a) a front yard of 15 feet (4.57 metres) instead of 25 feet (7.62 metres);
 - b) a west corner side yard of 15 feet (4.57 metres) instead of 20 feet (6.10 metres);
 - c) balcony projections of 7.5 feet (2.29 metres) instead of 5 feet (1.52 metres);
 - d) insufficient buffering of a parking or loading area located within 20 feet (6.1 metres) of a side and rear lot line adjacent to a residential zoning district.
- 2) for the establishment of an accessory parking area to permit:
 - a) 225 parking spaces instead of 252 spaces;
 - b) 17 unassigned guest parking spaces instead of 25 spaces;
 - c) a drive aisle of 10 feet (3.05 metres) instead of 20 feet (6.10 metres);

- d) no side yards instead of 8 feet (2.44 metres) to open parking spaces.

Subject to the following condition(s):

1. That, if any Variance granted by this order is not established within two (2) years of the date hereof, this order, in respect of that Variance shall terminate.
2. That the Owner and all successors in title to the lot shall maintain in perpetuity by way of instrument (right-of-way agreement, easement agreement, or declaration) against the titles to the lots a private cross access agreement with the owners of the adjacent lot (Lot 2, Plan 63108) so as to ensure pedestrian and vehicular access to each lot at all times, via streets or internal roads.

REASON FOR THE REPORT

- The applicant is proposing to construct a multi-family building with an accessory parking area and requires Variances related to setbacks, balcony projections, buffering of a parking area, number of parking spaces, and drive aisle width requirements of the *Winnipeg Zoning By-Law*.
- This report provides information regarding the subject application's compliance with *The City of Winnipeg Charter*, section 249.

FILE/APPLICANT DETAILS

FILE: DAV 26-114730\ID
RELATED FILES: ZR-PA 26-114764; DASZ 6/2014; DASZ 10/2025
COMMUNITY: Riel Committee
NEIGHBOURHOOD #: 5.553 - (SAGE CREEK)

SUBJECT: To vary the "RMF-L" Development and Design Standards of Winnipeg Zoning By-Law No. 200/2006 as follows:

- 1) for the construction of a multi family dwelling to permit:
 - a) a front yard of 15 feet (4.57 metres) instead of 25 feet (7.62 metres);
 - b) a west corner side yard of 15 feet (4.57 metres) instead of 20 feet (6.10 metres);
 - c) balcony projections of 7.5 feet (2.29 metres) instead of 5 feet (1.52 metres);
 - d) insufficient buffering of a parking or loading area located within 20 feet (6.1 metres) of a side and rear lot line adjacent to a residential zoning district.
- 2) for the establishment of an accessory parking area to permit:
 - a) 225 parking spaces instead of 252 spaces;
 - b) 17 unassigned guest parking spaces instead of 25 spaces;
 - c) a drive aisle of 10 feet (3.05 metres) instead of 20 feet (6.10 metres);

d) no side yards instead of 8 feet (2.44 metres) to open parking spaces.

LOCATION: Sage Creek Blvd
LEGAL DESCRIPTION: LOT 1 PLAN 63108 RCMP

APPLICANT: Paul Gray (Streetside Development)
1 Dr David Friesen Dr
Winnipeg, MB R3X 0G8

OWNER: SAGE CREEK DEVELOPMENT CORPORATION
1 Dr. David Friesen Dr
Winnipeg, MB R3X 0G8

DISCUSSION

CRITERIA FOR APPROVAL

Pursuant to Section 247(3) of *The City of Winnipeg Charter*, an application for a Variance with respect to a property may be approved if the Variance:

- (a) is consistent with *Plan Winnipeg* and any applicable secondary plan;
- (b) does not create a substantial adverse effect on the amenities, use, safety and convenience of the adjoining property and adjacent area, including an area separated from the property by a street or waterway;
- (c) is the minimum modification of a zoning-by-law required to relieve the injurious effect of the zoning by-law on the applicant's property; and
- (d) is compatible with the area in which the property to be affected is situated.

SITE DESCRIPTION

- The subject property is located along Sage Creek Boulevard and Des Hivernants Boulevard, on the southeast corner of the roundabout, in the Sage Creek neighbourhood of the St Vital ward.
- The subject site is $\pm 106,297$ square feet ($\pm 9,875.31$ square metres) in area. The site is currently vacant.
- The subject site is accessed from Sage Creek Boulevard and Des Hivernants Boulevard.
- Under the *Complete Communities Direction Strategy 2.0*, the site is within the Established Neighbourhood – Recent Communities policy area.
- The property is zoned “RMF-L” Residential Multi-Family (Large) District.



Figure 1: Aerial photo of subject site and surrounding area (*flown 2024*). Please note that the subject map has not been updated to reflect changes approved as per DASZ 10/2025.

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Sage Creek Boulevard, then residential multi-family uses zoned as Residential Multi-Family (Medium).

South: Vacant land zoned as Residential Multi-Family (Small).

East: Vacant land zoned as Residential Multi-Family (Medium).

West: Des Hivernants Boulevard, then residential multi-family uses zoned as Residential Multi-Family (Medium).

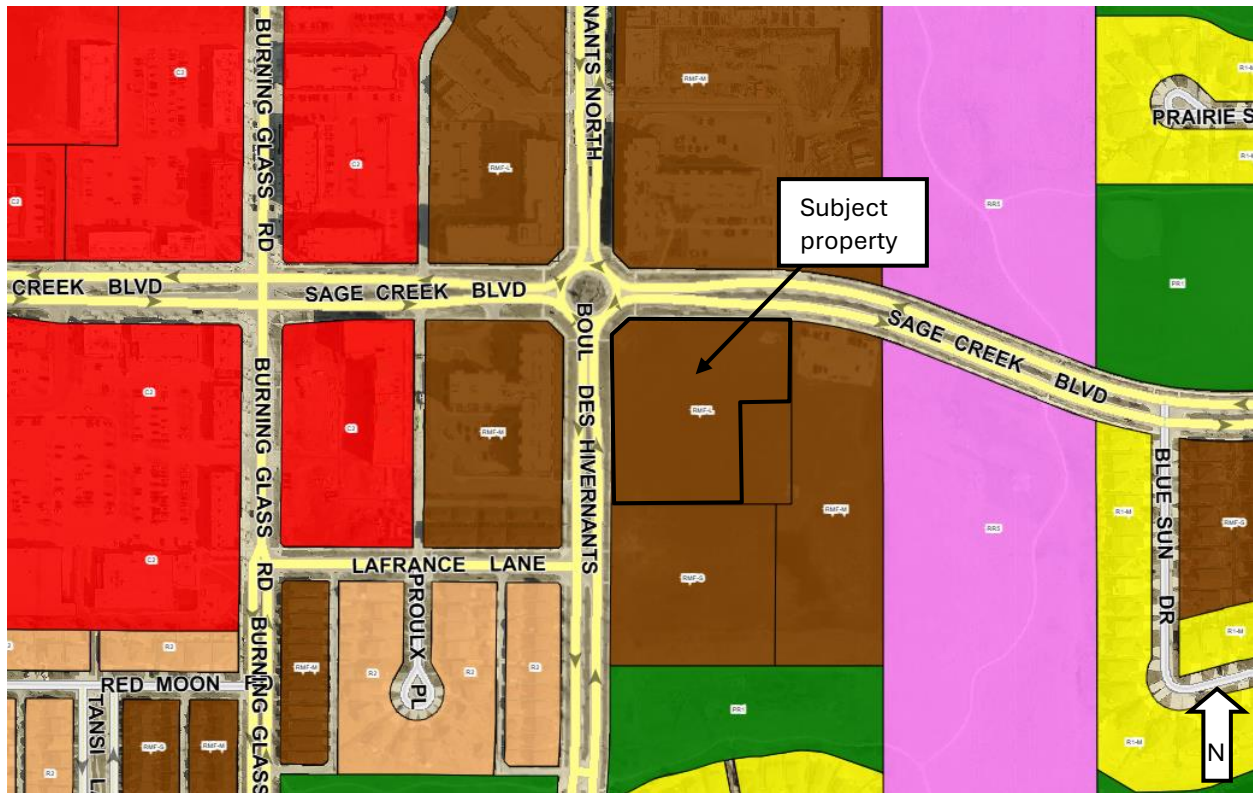


Figure 2: Zoning of the site and surrounding area. Please note that the subject map has not been updated to reflect changes approved as per DASZ 10/2025.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing to construct a 168-unit seven (7) storey multi-family residential dwelling. The building area is $\pm 36,916$ square feet and the building height is ± 68.17 feet. The units range from ± 769 to $\pm 1,402$ square feet. The basement features a parkade. The main floor features a lounge, gym, bicycle parking and residential units. Finally, the second to seventh floors features residential units, with a roof top patio on the second floor.
- The façade of the building is proposed to be articulated and features balconies for each residential unit. The proposed building materials include metal panel cladding in sandstone, charcoal, pewter and bone white, aluminum panel cladding in deep black, modular face brick in black, as well as limestone cladding and spandrel panel.
- The applicant is proposing 225 parking spaces, with 104 stalls in the parkade and 121 surface parking spaces. The surface parking is located at the rear of the building and accessed from Sage Creek Boulevard and Des Hivernants Boulevard, while the parkade is accessed via the surface parking lot. Seven (7) accessible parking stalls are included as well. Bicycle parking is provided on the main floor in two storage rooms, as well as outside of the primary building entrance.
- The applicant is proposing earth bins at two locations on the subject property, accessed from the parking lot.
- Sod and rock mulch planting beds are also proposed along the front and corner properties lines, as well as scattered at the rear of the building and throughout the parking lot. 273 total plants are proposed on the subject property, including a variety of deciduous trees, coniferous trees, and deciduous shrubs.

- The proposed development requires Plan Approval for the subject building (see planner's report for ZRPA 26-114764).

COLLABORATIVE PLANNING AND CONSULTATION

With the Urban Planning and Design Division

- The applicant engaged with the Division to discuss the application prior to making a formal submission.

With the Public

- The applicant did not submit any letters or signatures of support in their formal submission.

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 2045*, the city's long-range development plan, and has statutory authority as a secondary plan. The strategy guides land use and development in Winnipeg. *CCDS 2.0* provides policy guidance when assessing proposals that are seeking entitlements or changes to the *Winnipeg Zoning By-Law*.
- The subject property is located in the "Established Neighbourhood – Recent Communities" policy area as identified in *CCDS 2.0*.
- The key goals and policies guiding the development of Established Neighbourhoods include:

Goal 1 *Encourage compatible residential development within Established Neighbourhoods to build more Complete Communities and align with the City's residential intensification target.*

1.1 *Encourage residential development that positively contributes to neighbourhood character while expanding housing options for residents in a manner that is sensitive and complementary to existing development.*

1.2 *Increase the population within Established Neighbourhoods to contribute to the physical renewal and revitalization of older neighbourhoods.*

1.5 *Support up to mid-rise residential development in Established Neighbourhoods that is compatible with neighbourhood context.*

1.14 *Mid-rise residential uses will generally be accommodated on arterial roads where compatible with adjacent land uses and where they can be conveniently served with transit and local commercial amenities, and in consideration of the factors listed in Policy section 1.6.*

Goal 2 *Design new development in Established Neighbourhoods to a high standard of urban design and construction to ensure new development adds value to public and private urban spaces to create a sense of place and civic pride.*

2.3 *Encourage, where contextually suitable, the location of multi-family buildings at or near the front and corner side property lines to create a pedestrian orientation that is respectful of the area context. Use setbacks to provide landscaping, front courtyards for individual units or other amenities that support the pedestrian environment, building design and relationship to the street.*

- 2.4** *Encourage the use of high-quality, energy efficient, and durable exterior building façade materials.*
- 2.5** *Encourage a variety of architectural styles.*
- 2.6** *Encourage building design to include a range of architectural features that create visual interest and positively contribute to the visual aesthetics of the street and neighbourhood.*
- 2.9** *Buildings with multi unit residential uses should be designed to support pedestrian activity and reinforce the public realm through thoughtful use of architectural features which may include, but are not limited to, the following:*
- a.** *Window placement that supports passive surveillance;*
 - b.** *Unit entrances with direct access to the street;*
 - c.** *Front porches;*
 - d.** *Balconies;*
 - e.** *Awnings;*
 - f.** *Lighting; and*
 - g.** *Height of primary entrances.*
- 2.10** *Discourage building designs that orient the back of the building to the street.*
- 2.11** *Multi-family residential or mixed-use buildings that front public streets and contain internal parking areas should provide a main entrance facing the public street.*
- 2.12** *New development should respect and complement the existing character of the built form of surrounding properties.*
- 2.13** *Where appropriate, taller buildings should use step backs and roof design to mitigate negative impacts on adjacent properties and provide a more comfortable pedestrian environment.*
- 2.15** *Encourage the use of architectural features to articulate building walls in order to mitigate the impact of new building mass.*
- 2.17** *Locate commercial, mixed-use, or multiple family residential parking underground or behind buildings in order to create a more pedestrian-oriented built form. Active uses should be located at grade when these buildings face public streets.*
- 2.18** *Strongly discourage locating surface parking lots between streets and building fronts.*
- 2.19** *Where motor vehicle parking must be accessed from a front street, it should be effectively screened or incorporated into the building in a manner that positively contributes to the attractiveness of the streetscape.*
- 2.21** *Site design should take cues from the character of the neighbourhood or street and should mitigate the potential for land use conflict with adjacent properties that have different scales, densities and uses. Parking location (motor vehicle and bicycle), vehicular access, servicing elements, building placement and landscaping treatment will be important design elements to ensure context-sensitive design.*

- 2.22** *Create or reinforce compact, pedestrian-oriented urban development patterns by ensuring the siting, form and scale of new development has a strong relationship to the street, public spaces and amenities in a way that is consistent with neighbourhood context.*

Goal 3 Ensure all communities provide a diversity of housing options and meet resident life-cycle housing needs.

3.1 *Encourage a variety of housing types and tenures within Established Neighbourhoods to meet life-cycle housing needs and affordability ranges.*

3.2 *Encourage a mix of types, tenures and unit sizes within residential developments. Make provisions for unit sizes that can accommodate varying family sizes and multi-generational households.*

SOUTH ST. BONIFACE SECONDARY PLAN

- The subject property is located in the Village Area and Neighbourhood Node Policy Areas of the *South St. Boniface Secondary Plan*. Applicable policies include:

5.2.2 Policies

(1) Composition of the Neighbourhood Nodes

a. *Subject to the policies of this Plan, a Neighbourhood Node*

(i) *shall contain*

(B) *a concentration of housing which may include multi-unit residential.*

5.3.2 Policies

(1) Composition of the Village Centre

a. *Subject to the policies of this Plan,*

(ii) *in order to create a cohesive shopping, living and leisure environment within the Village Centre*

(B) *multi-unit residential shall be required and, subject to adequate demand, it is the intent to be the predominant residential housing form*

CITY OF WINNIPEG ZONING BY-LAW 200/2006

Reasons for Variances

Front Yard Setback, West Corner Yard Setback, and Balcony Projection

- The *Winnipeg Zoning By-law* prescribes minimum setbacks from front and corner side yards (table 4-5). Additionally, the *Winnipeg Zoning By-law* prescribes maximum distances for permitted projections (table 5-7). As the applicant is proposing a multi-family building that is closer to the front and west corner side yards than permitted with balconies that project more than permitted into the yards, Variances are required.

Drive Aisle Width, Parking Area Buffering, and Parking Space Side Yard Setback

- The *Winnipeg Zoning By-law* prescribes minimum setbacks from side yards (table 4-5) and minimum widths for parking aisles (table 5-12). Additionally, the *Winnipeg Zoning By-law* requires a landscaped buffer when a parking area is within 20 feet of a side and rear lot line adjacent to a residential zoning district (section 190.8). As the applicant is proposing an accessory parking area for the residential multi-family building that will directly abut and share a parking aisle with the accessory parking area for the future proposed multi-family building to the east, Variances are required.

Parking Space and Guest Parking Space Reduction

- The *Winnipeg Zoning By-law* requires a minimum number of parking spaces and unassigned guest parking spaces for multi-family dwellings (table 5-9). As the applicant is proposing to reduce the number of parking spaces and unassigned parking spaces, Variances are required.

ANALYSIS OF VARIANCES

Front Yard Setback, West Corner Yard Setback, and Balcony Projection

- The Variances related to yard setbacks and balcony projections will have a minimal impact on neighbouring properties as the subject property is a corner lot abutting a roundabout with existing multi-family buildings. The reduced yard setbacks also provide adequate space for landscaping. For these reasons, the Urban Planning and Design Division supports these Variances.

Drive Aisle Width, Parking Area Buffering, and Parking Space Side Yard Setback

- The Variances related to drive aisle width, parking area buffering, and parking space side yard setbacks are required in order to create an accessory parking area that will be cohesive with the proposed future abutting parking area for a multi-family building to the east. For this reason, the Urban Planning and Design Division supports these Variances.

Parking Space and Guest Parking Space Reduction

- The applicant has noted that a previous apartment-style condominium that they developed in the Sage Creek neighbourhood (120 Sage Creek Boulevard) provided a 1.5:1 parking ratio yet has ultimately resulted in an underutilization of the provided parking spaces. As this proposed multi-family building is expected to have a similar purchaser profile, a 1.34:1 parking ratio is anticipated to meet residents' parking demands without resulting in an underutilization of the provided parking spaces. Additionally, the proposed multi-family building provides 50 indoor bicycle parking spaces, which will help offset the parking space reduction as well as encourage alternative and sustainable transportation options for residents. Finally, the applicant has noted that in previous developments they provided guest parking at approximately 10% of the total number of dwelling units rather than 10% of the total number of parking stalls and found that this has consistently provided adequate capacity to accommodate guest parking demands. Street parking is also available on both Sage Creek Boulevard and Des Hivernants Boulevard, which will help offset the guest parking space reduction when supplementary capacity is required. For these reasons, the Urban Planning and Design Division supports these Variances.

CONDITIONS OF APPROVAL

Two (2) conditions of approval have been included in this application:

- The first condition of approval is to inform the applicant that if not acted upon, the Variance Order expires in two years as per the regulations within the *Winnipeg Zoning By-law*.
- The second condition of approval provides confirmation that a cross-access agreement is in place to ensure continued access to the lot for pedestrians and vehicles.

REASONS FOR DECISION

In the context of Section 247(3), the Urban Planning and Design Division recommends **approval** of the application for the following reasons:

- (a) is consistent with *Plan Winnipeg* and any applicable secondary plan;
In that, the proposal aligns with Complete Communities Direction Strategy 2.0 and the South St. Boniface Secondary Plan.
- (b) does not create a substantial adverse effect on the amenities, use, safety and convenience of the adjoining property and adjacent area, including an area separated from the property by a street or waterway;
In that, the proposed Variances are unlikely to pose an adverse effect on the surrounding area.
- (c) is the minimum modification of a zoning-by-law required to relieve the injurious effect of the zoning by-law on the applicant's property; and
In that, the proposed Variances are required in order to develop the site, suggesting that the Winnipeg Zoning By-Law poses an injurious effect on the applicant's property
- (d) is compatible with the area in which the property to be affected is situated.
In that, it is a supportable proposal at this location, and aligns well with the existing development.

CONSULTATION

In preparing this report there was internal consultation with: N/A

OURWINNIPEG 2045 POLICY ALIGNMENT

Goal: City Building

Objectives

1. Facilitate development opportunities that complete established communities, and plan new communities as complete and connected from the outset.

Policies

6.1 Sustainable Urban Growth

The City must accommodate physical development that reflects this Plan's goals, and achieves a continuum of complete and connected communities over the lifecycle of the Plan.

6.6 Intensification Target

Achieve the intensification target by making development in intensification target areas easier and more desirable and predictable, as directed in *Complete Communities*.

6.16 Established Neighbourhoods

Designate Established Neighbourhoods within the Urban Structure, representing lands that will accommodate additional growth in a context-sensitive manner, while promoting the efficient use of land, cost-effective municipal servicing, enhanced housing choice and affordability, and conservation of green infrastructure and heritage resources and districts, as defined in *Complete Communities*.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

Strategic Opportunity #4 – Facilitate Compact, Complete Development and Increase Density

Key Direction 4.1: Increase strategic infill development that provides access to and capitalizes on existing and planned corridors with frequent transit service.

Key Direction 4.2: Ensure new areas of growth are designed according to the principles of *Complete Communities*.

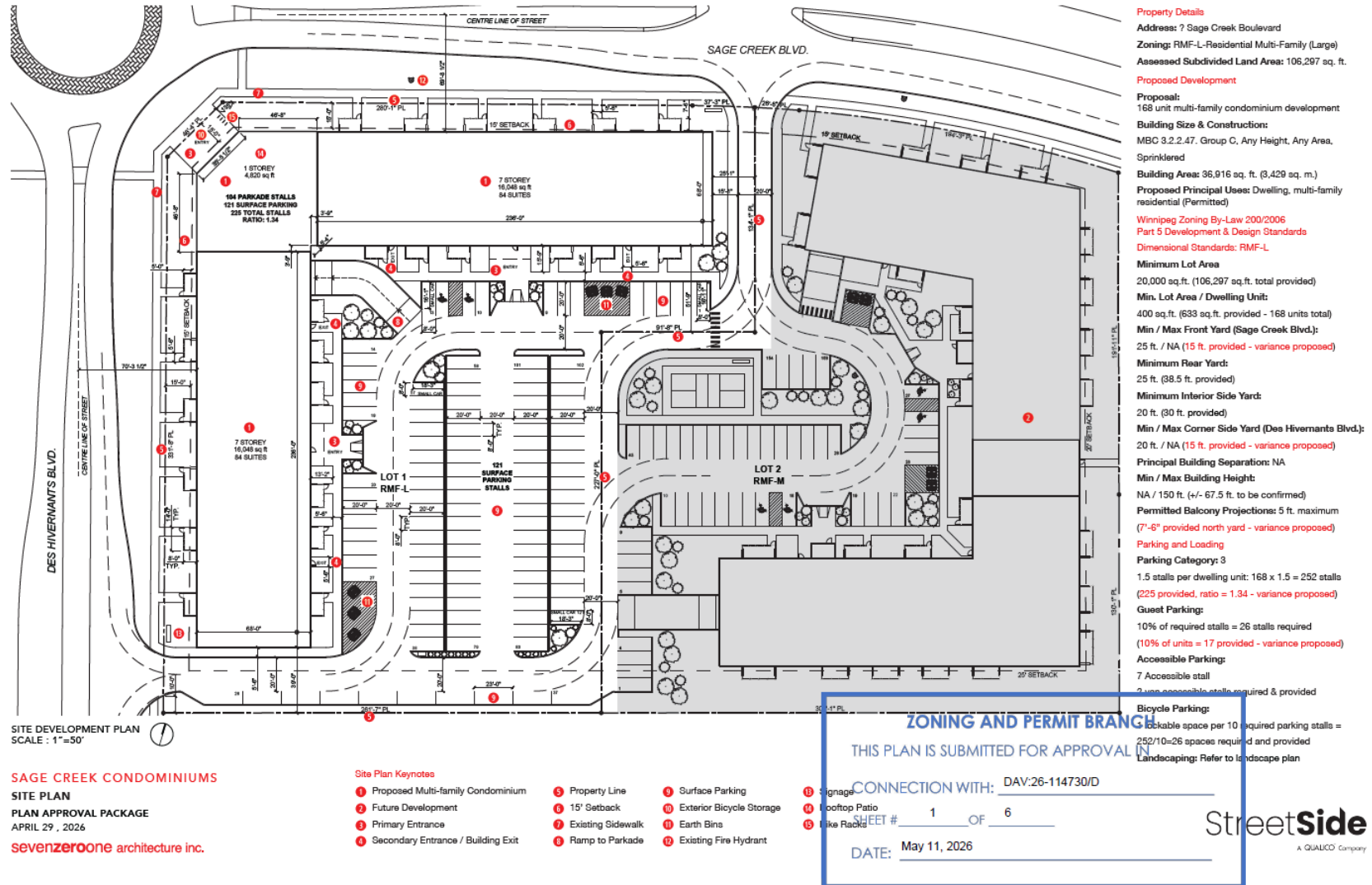
WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

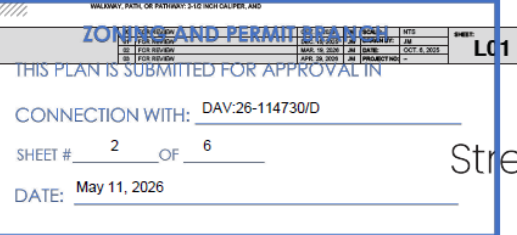
Consideration was given to whether this report connects to any of the specific Goals and Objectives in the *PRS* and it was determined the *PRS* is not applicable to this specific report.

SUBMITTED BY

Department: Planning, Property and Development
Division: Urban Planning and Design
Prepared by: Gillian Kolody, MCP
Date: June 15, 2026
File No. DAV 26-114730\D

Exhibit "6" referred to in File DAV 114730/2026D





22



SAGE CREEK CONDOMINIUMS
 EXTERIOR ELEVATIONS
 PLAN APPROVAL PACKAGE
 APRIL 29, 2026
 sevenzeroone architecture inc.

JOINING AND PERMIT BRANCH

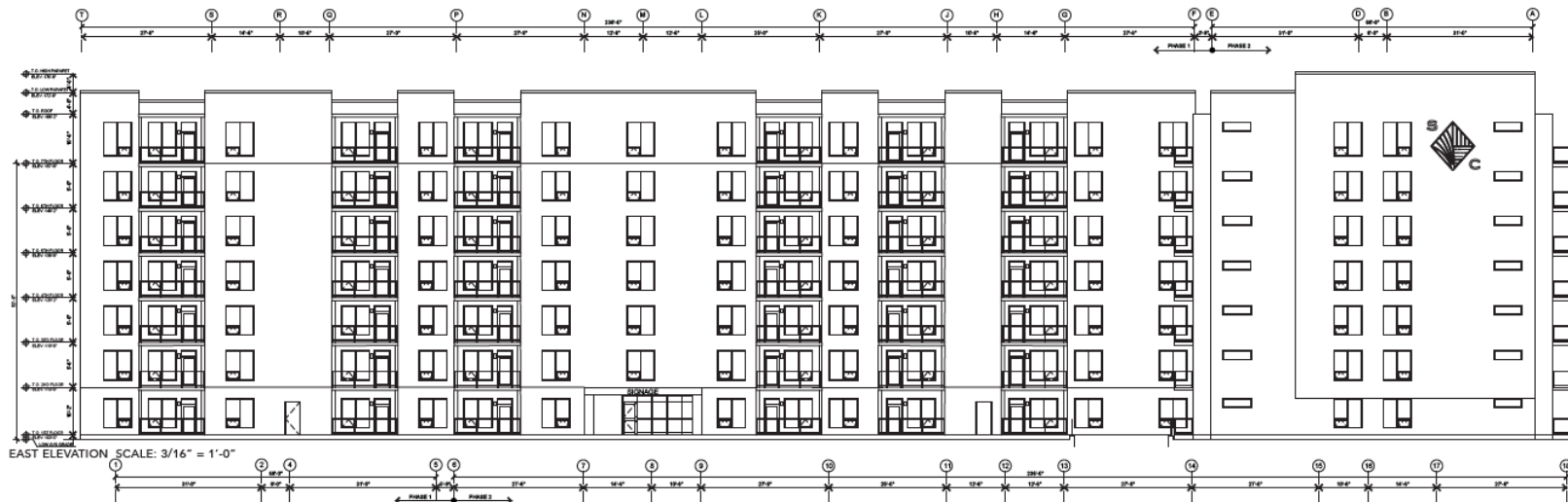
THIS PLAN IS SUBMITTED FOR APPROVAL IN

CONNECTION WITH: DAV:26-114730/D

SHEET # 3 OF 6

DATE: May 11, 2026

StreetSide
 A QUALICO Company



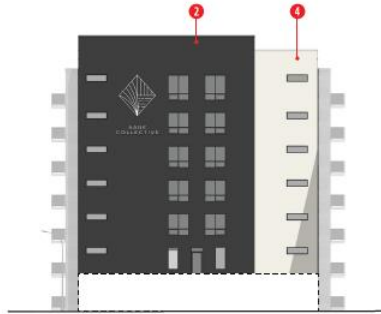
SOUTH ELEVATION SCALE: 3/16" = 1'-0"

SAGE CREEK CONDOMINIUMS
 EXTERIOR ELEVATIONS
 PLAN APPROVAL PACKAGE
 APRIL 29, 2026
 sevenzeroone architecture inc.

PLANNING AND PERMIT BRANCH

THIS PLAN IS SUBMITTED FOR APPROVAL IN
 CONNECTION WITH: DAV:26-114730/D
 SHEET # 4 OF 6
 DATE: May 11, 2026

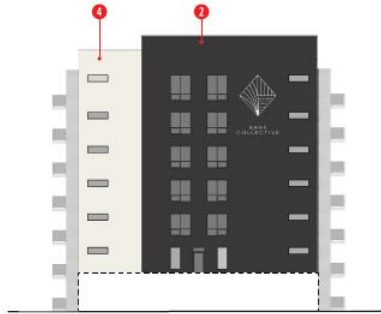
StreetSide
 A QUALICO Company



WEST ELEVATION 1



WEST ELEVATION 2



NORTH ELEVATION 1



NORTH ELEVATION 2

PROPOSED MATERIALS:

- Metal Panel Cladding - Sandstone
- Metal Panel Cladding - Charcoal
- Metal Panel Cladding - Pewter
- Metal Panel Cladding - Bone White
- Aluminum Panel Cladding - Deep Black
- Modular Face Brick - Black
- Limestone Cladding
- Spandrel Panel

SAGE CREEK CONDOMINIUMS

COLORED ELEVATIONS

PLAN APPROVAL PACKAGE

APRIL 29, 2026

sevenzeroone architecture inc.

ZONING AND PERMIT BRANCH

THIS PLAN IS SUBMITTED FOR APPROVAL IN

CONNECTION WITH: DAV:26-114730/D

SHEET # 5 OF 6

DATE: May 11, 2026

StreetSide
A QUALICO Company



EAST ELEVATION



SOUTH ELEVATION

PROPOSED MATERIALS:

- Metal Panel Cladding - Sandstone
- Metal Panel Cladding - Charcoal
- Metal Panel Cladding - Pewter
- Metal Panel Cladding - Bone White
- Aluminum Panel Cladding - Deep Black

SAGE CREEK CONDOMINIUMS

COLORED ELEVATIONS

PLAN APPROVAL PACKAGE

APRIL 29, 2026

sevenzeroone architecture inc.

ZONING AND PERMIT BRANCH

THIS PLAN IS SUBMITTED FOR APPROVAL IN

CONNECTION WITH: DAV:26-114730/D

SHEET # 6 OF 6

DATE: May 11, 2026

StreetSide
A QUALICO Company