Minutes – Riel Community Committee – August 28, 2026

REPORTS

Item No. 6 Plan Approval – 55 Sage Creek Boulevard
(St. Vital Ward)
File DASZ 24/2014

COMMUNITY COMMITTEE DECISION:

The Riel Community Committee concurred in the recommendation of the Winnipeg Public Service and approved plans for 55 Sage Creek Boulevard.

DECISION MAKING HISTORY:

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

Moved by Councillor Mayes,

That the recommendation of the Winnipeg Public Service be concurred in.

Carried

Councillor Mayes resumed the Chair.

ADMINISTRATIVE REPORT

Title: Plan Approval 26-218726 – 55 Sage Creek Boulevard

Issue: For consideration at the Public Meeting of the plan approval drawing package for six (6) commercial buildings and accessory parking area.

Critical Path: Riel Community Committee as per DASZ 24/2014

AUTHORIZATION

Author	Division Head	Department Head	CFO	CAO
Gillian Kolody, 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 24/2014:

2. *That, the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the planned area as shown on Schedule "A" for File DASZ 24/2014 dated October 30, 2014 to a "C3" Commercial Corridor District and a "C2" Commercial Community District, subject to the following:*

    B. *That the applicant enter into a Zoning Agreement with the City pursuant to Section 240 (1) of The City of Winnipeg Charter to include the following conditions:*

        i. *That, for the development of any building, and/or accessory parking area and/or free-standing signage within the lands zoned "C3" Commercial Corridor or "C2" Commercial Community, plans shall be submitted showing the location and design of the proposed buildings, the location and design of accessory parking areas, private approaches, garbage enclosures, fencing, landscaping and signage to the Director of Planning, Property and Development and the Riel Community Committee for plan approval prior to the issuance of any building or development permit, and thereafter all to be maintained to the satisfaction of the Director of Planning, Property and Development.*

The applicant has submitted:

- Site plans with dimensions;
- Colour elevations;
- Planting plan with plant list;
- Planting detail plan; and
- Infrastructure detail plan.

IMPLICATIONS OF THE RECOMMENDATIONS

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

FILE/APPLICANT DETAILS

FILE:	**ZR-PA 26-218726**
COMMUNITY:	St Vital
NEIGHBOURHOOD #:	5.553 - (SAGE CREEK)
SUBJECT:	Plans of Proposed Commercial Buildings with an Accessory Parking Area
LOCATION:	55 Sage Creek Boulevard
LEGAL DESCRIPTION:	PCL B,A PLAN 58322 RCMP
APPLICANT:	701 Architecture Inc. (Brent Lauman)
OWNER:	SAGE CREEK VILLAGE NORTH LTD.

HISTORY

- The proposed commercial development at 55 Sage Creek Boulevard received Plan Approval from the Riel Community Committee on June 26, 2026, under file ZRPA 26-144459. Since that approval, various components of the site and building design have changed, therefore requiring the applicant to receive a new Plan Approval from the Riel Community Committee.

DISCUSSION

SITE DESCRIPTION

- The subject property is located at the northwest corner of Sage Creek Boulevard and Burning Glass Road, in the Sage Creek Neighbourhood of the St Vital ward.
- The subject site is ±597,893 square feet (±55,546.08 square metres) in area. The site is currently occupied by six (6) commercial buildings.
- The subject site is accessed via Sage Creek Boulevard and Burning Glass Road.
- Under the *Complete Communities Direction Strategy 2.0*, the site is within the Established Neighbourhood – Recent Communities policy area.
- The property is zoned both "C3 PDO-1 Malls and Corridors" Commercial Corridor and "C2 PDO-1 Malls and Corridors" Commercial Community.

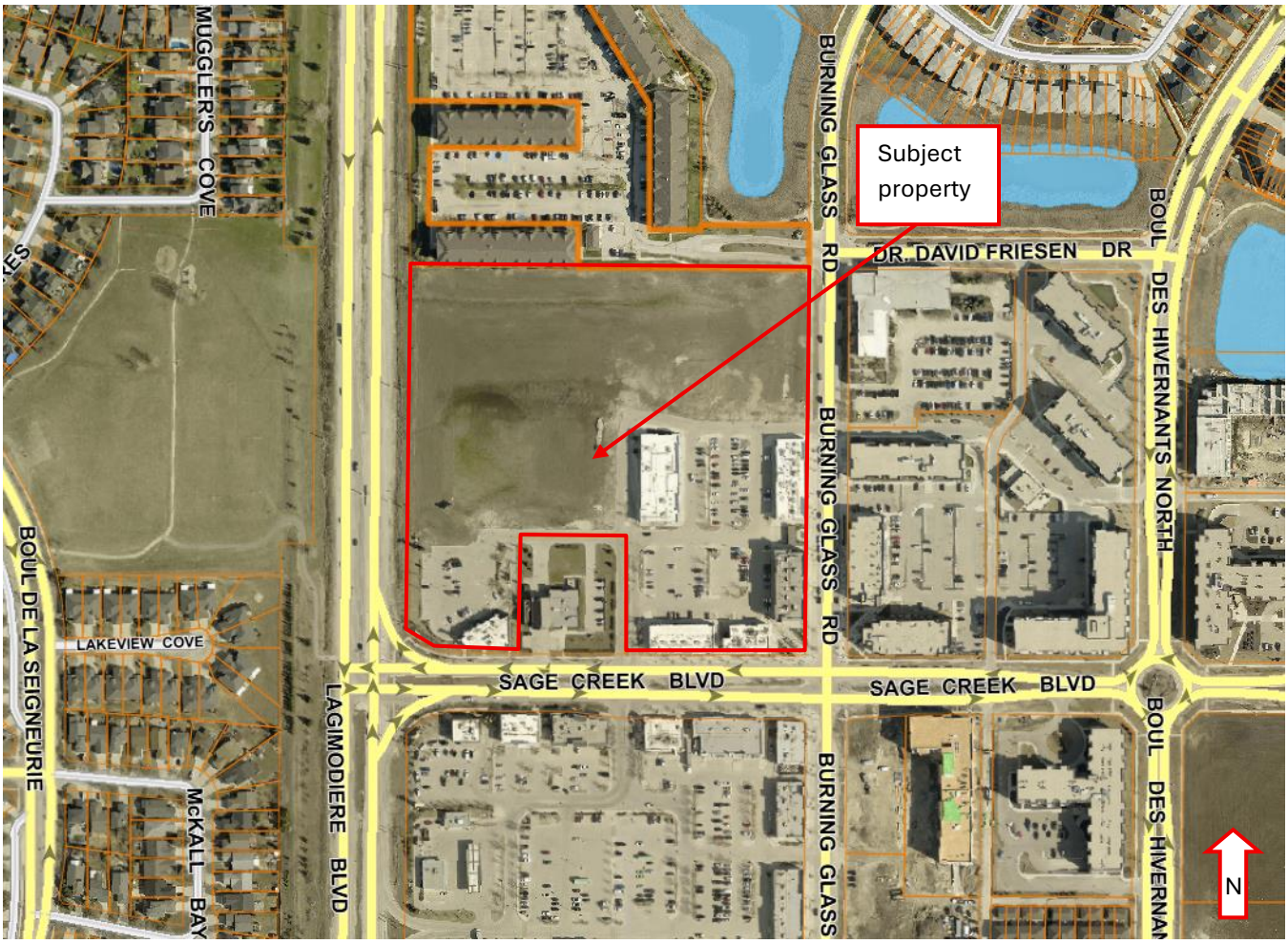

Figure 1: Air photo of subject site and surrounding context (*Flown, 2018*)

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- Proposed Commercial Building 'H' has a building area of ±10,660 square feet, is two-storeys tall, and is proposed to have four (4) commercial rental units. The building's façade is articulated and composed of various building materials, including light beige EIFS (stucco), rubbed finish and split finish buff Tyndall stone, bronze and clear anodized aluminum composite metal panels, clear anodized aluminum storefront glazing with transparent glass, clear anodized windows, and clear anodized curtain walls. Additionally, the façade features wall sconces, external signage illuminations, designated signage areas, and hollow metal insulated doors.

- Proposed Commercial Building 'I' has a building area of ±20,162 square feet, is one-storey tall, and is proposed to have a one (1) commercial rental unit. The building's façade is articulated and composed of various building materials, including light beige, charcoal and bronze EIFS (stucco), light beige, "Graphite" and "Dark Sandstone" masonry, and black anodized aluminum storefront glazing with transparent glass. Additionally, the façade features wall sconces, external signage illuminations, designated signage areas, and hollow metal insulated doors.

- Proposed Commercial Building 'J' has a building area of ±32,746 square feet, is one-storey tall, and is proposed to have a Supermarket use occupy the building. The building's façade is articulated and composed of various building materials, including aluminum composite panels in bone white and yew green, pre-finished metal siding with match trim in regent grey, terrazzo block veneer, and clear anodized aluminum frames and bi-parting doors with clear glazing. Additionally, the façade and exterior features light fixtures, various non-illuminated signs, hollow metal doors with hollow metal frames, and steel bollards.

- Proposed Commercial Building 'K' has a building area of ±8,960 square feet, is one-storey tall, and is proposed to have three (3) commercial rental units. The building's façade is articulated and composed of various building materials, including light beige, dark beige and charcoal EIFS (stucco), light beige, dark beige, "Medium Ironspot 77," and "Dark Sandstone" masonry, and black anodized aluminum storefront glazing with transparent glass. Additionally, the façade features wall sconces, external signage illuminations, and hollow metal insulated doors.

- Proposed Commercial Building 'M' has a building area of ±7,920 square feet, is one-storey tall, and is proposed to have two (2) commercial rental units with a drive through. The building's façade is articulated and composed of various building materials, including light beige and charcoal EIFS (stucco), light beige, "Medium Ironspot 77," and "Dark Sandstone" masonry, and black anodized aluminum storefront glazing with transparent glass. Additionally, the façade features wall sconces, external signage illuminations, designated signage areas, hollow metal insulated doors, a drive through pickup window and a drive through canopy.

- Proposed Commercial Building ‘N’ has a building area of ±11,340 square feet, is one-storey tall, and is proposed to have three (3) commercial rental units. The building’s façade is articulated and composed of various building materials, including light beige, charcoal and bronze EIFS (stucco), light beige and “Dark Sandstone” masonry, and black anodized aluminum storefront glazing with transparent glass. Additionally, the façade features wall sconces, external signage illuminations, designated signage areas, and hollow metal insulated doors.

- The applicant is proposing 448 parking spaces, including 17 accessible spaces (14 of which are van accessible) and 34 small car spaces. In total, six (6) loading spaces are proposed, and nine (9) queuing spaces are proposed specially for the proposed drive through. Finally, 44 lockable bicycle spaces are proposed.

- EarthBin waste and recycling containers are proposed in four (4) locations.

- Sod, wood mulch planting beds and rock mulch planting beds are proposed in a variety of places on the subject property. 188 trees and 641 shrubs are also proposed on the subject property, including a variety of deciduous trees, ornamental deciduous trees, coniferous trees, deciduous shrubs, and coniferous shrubs.

- An additional vehicular access point is proposed from Lagimodiere Boulevard.

CHANGES FROM PREVIOUS PLANS APPROVED UNDER ZRPA 26-144459

- Building ‘M’ increased in building area from 7,656 square feet to 7,920 square feet. Building ‘I’ increased in building area from 19,812 square feet to 20,162 square feet.

- Buildings ‘H,’ ‘I,’ ‘K,’ ‘M,’ and ‘N’ increased in building height, with the increases ranging from one (1) foot to 4.29 feet.

- The drive through configuration has changed on Building ‘M’ and the drive through now has nine (9) queuing spaces instead of 13.

- Building ‘H’ no longer utilizes bronze EIFS (stucco) as a façade material.

- Additional signage is being proposed on Buildings ‘K,’ ‘M,’ and ‘N.’

- The number of parking spaces has increased from 431 to 448. The number of small car parking spaces has decreased from 40 to 34.

- The parking lot configuration—including the parking space locations and the parking drive aisle locations—has changed.

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 4 *Ensure neighbourhoods accommodate a range of commercial services and amenities within walking distance to meet daily needs.*

> ***4.1*** *Support commercial development where residential neighbourhoods are not well served by local and community commercial amenities.*
>
> ***4.2*** *In order to protect the vitality and viability of existing commercial areas, encourage the redevelopment and infill of existing commercial areas as the preferred method of accommodating new commercial development.*
>
> ***4.4*** *New commercial development should be complementary and context sensitive to nearby uses.*
>
> ***4.7*** *Encourage commercial areas to transition into mixed-use, pedestrian-oriented and transit- supported developments, where feasible.*
>
> ***4.8*** *Commercial signage should be pedestrian-oriented and contextually sensitive to adjacent uses.*
>
> ***4.13*** *Consider new locations for small scale commercial uses that have a neighbourhood focus if they meet at least one of the following criteria:*
>
> > ***a.*** *The property is located on a collector or arterial road abutting existing commercial uses at the periphery of the neighbourhood;*
>
> ***4.14*** *Encourage commercial uses that require larger sites or do not have a local neighbourhood focus to locate on the periphery of neighbourhoods on arterial streets, within established commercial areas. These uses should be complementary to the form and scale of surrounding commercial uses.*

SOUTH ST. BONIFACE SECONDARY PLAN

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

5.3.2 Policies

(1) Composition of the Village Centre

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

(i) *a significant use of land within the Village Centre shall be retail and service commercial uses located within a comprehensively planned Village Centre,*

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

(A) *Institutional, office, recreational or public uses that complement and support the Village Centre may be allowed, and*

(iii) *a site for a retail food store of no greater than 5,110 square metres (55,000 square feet) shall be allowed within the Village Centre.*

ZONING AGREEMENT CONDITIONS (DASZ 24/2014)

- In addition to applying for Plan Approval, the proposed development complies with the conditions of the Zoning Agreement approved by Council in January 2015.
    - Namely, a Supermarket principal use cannot exceed 55,000 square feet of gross floor area within the "C3" zoned lands and Personal Services and Retail Sales principal uses cannot exceed 80,000 square feet of gross floor area within the "C3" zoned lands.

REASONS FOR THE RECOMMENDATIONS

The Urban Planning and Design Division recommends **approval** of the submitted plans for the following reasons:

- The site and buildings' designs are compatible with the surrounding area.

- The plans are consistent with the *Winnipeg Zoning By-law* and the applicable policies in *Complete Communities Direction Strategy 2.0* and the *South St. Boniface Secondary Plan*.

SUBMITTED BY

Department:	Planning, Property and Development
Division:	Urban Planning and Design
Prepared by:	Gillian Kolody, MCP
Date:	August 21, 2026
File No:	ZR-PA 26-218726