Minutes – City Centre Community Committee – September 4, 2026

PUBLIC HEARINGS

Item No. 1 Rezoning – 546 Sherburn Street
(Daniel McIntyre Ward)
File DAZ 221/2026

COMMUNITY COMMITTEE RECOMMENDATION:

The City Centre 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 a "PR1 MATURE COMMUNITIES PDO-1" PARKS AND RECREATION 1 (NEIGHBOURHOOD) District in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated September 4, 2026, and attached as Schedule "B" to this report.

2. 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.

3. 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 221/2026 (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.

4. That Development Application No. DAZ 221/2026 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.

5. That the By-law will come into force when a plan dedicating the subject land as public reserve is registered in the Winnipeg Land Titles Office.

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:

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

Moved by Councillor Gilroy,
That the report of the Winnipeg Public Service be taken as read.

Carried

Moved by Councillor Gilroy,
That the receipt of public representations be concluded.

Carried

Moved by Councillor Gilroy,
That the recommendation of the Winnipeg Public Service be concurred in, and forwarded to the Executive Policy Committee via the Priority Rezoning Process.

Supporting Reasons:

1. Our community needs more green space. The community has come together and really highlighted the need for this space to remain a green space.

2. Its going to be a community asset for many years, and an asset for Winnipeg, as we're needing to grow our green spaces throughout the City of Winnipeg.

3. Happy to maintain this space as green space.

Carried

Moved by Councillor Gilroy,
That the public hearing with respect to this application be concluded.

Carried

PUBLIC HEARING SUMMARY

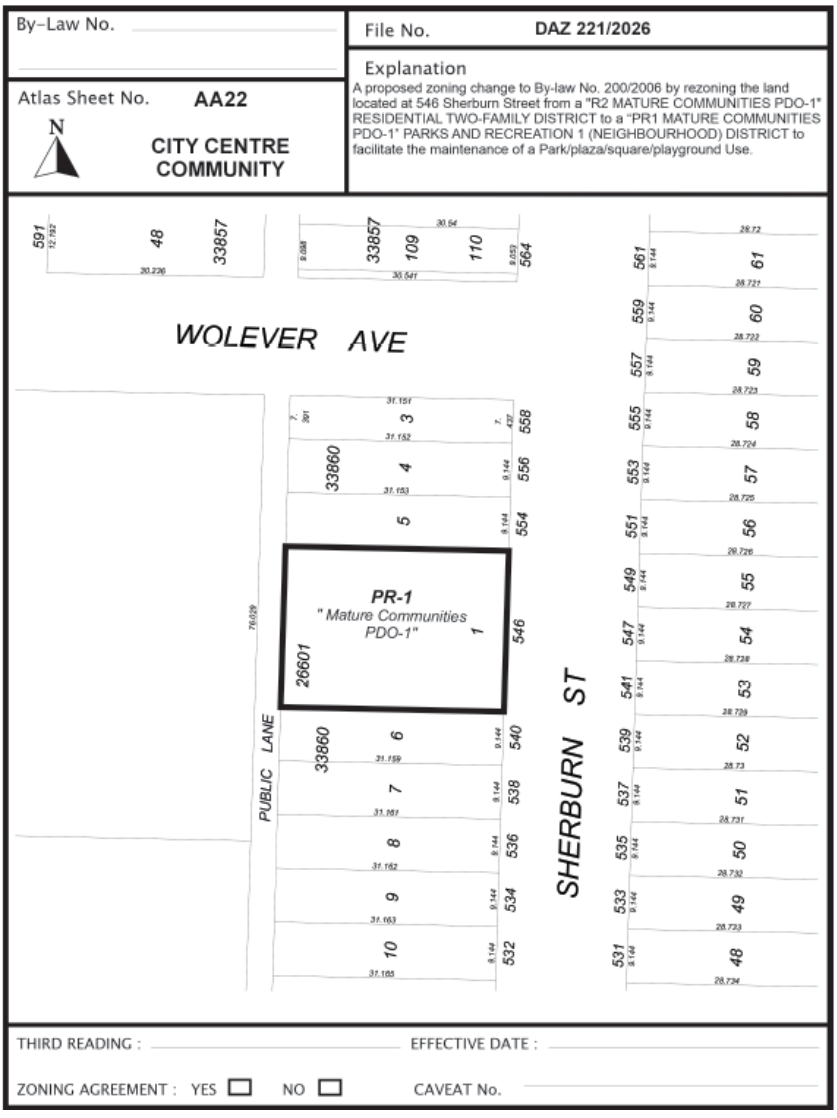
File: DAZ 221/2026

Before: City Centre Community Committee
Councillor Rollins, Chairperson
Councillor Gilroy
Councillor Orlikow

Public Hearing: September 4, 2026
Council Building, 510 Main Street

Applicant: The City of Winnipeg
(Director of Planning, Property and Development)

Subject:



Premises Affected: 546 Sherburn Street

For submission to: Executive Policy Committee

Prepared by: R. Ford, Committee Clerk
City Centre Community Committee

Report date: September 4, 2026

Community Committee Recommendation:

On September 4, 2026, the City Centre 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 a "PR1 MATURE COMMUNITIES PDO-1" PARKS AND RECREATION 1 (NEIGHBOURHOOD) District in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated September 4, 2026, and attached as Schedule "B" to this report.

2. 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.

3. 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 221/2026 (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.

4. That Development Application No. DAZ 221/2026 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.

5. That the By-law will come into force when a plan dedicating the subject land as public reserve is registered in the Winnipeg Land Titles Office.

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

The City Centre Community Committee provided the following supporting reasons for its recommendation:

1. Our community needs more green space. The community has come together and really highlighted the need for this space to remain a green space.

2. Its going to be a community asset for many years, and an asset for Winnipeg, as we're needing to grow our green spaces throughout the City of Winnipeg.

3. Happy to maintain this space as green space.

Objections under the Charter:	Total number of **v**alid 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 April 27, 2026 2. Notification of Public Hearing dated June 10, 2026 3. Manitoba Status of Title 2214333/1 4. Letter of authorization dated April 10, 2026 from Gord Chappell, Acting Manager of Real Estate and Land Development, Planning, Property and Development Department, to Stephanie Whitehouse, Senior Urban Designer, Planning, Property and Development Department 5. Plans (1 page) 6. Report from the Urban Planning Division dated August 24, 2026 7. Presentation dated August 24, 2026, from Stephanie Whitehouse in support of the application 8. Inspection Report 9. Communication dated August 28, 2026 from Sara Hayes in support of the application 10. Communication dated August 30, 2026 from Ginger Gill in support of the application 11. Communication dated August 31, 2026 from Kyle Wiebe in support of the application 12. Communication dated August 31, 2026 from Verda Heinrichs in support of the application 13. Communication dated September 3, 2026 from Eric Viso in support of the application 14. Communication dated September 3, 2025 from Chanelle Lajoie in support of the application 15. Recording of Representations

REPRESENTATIONS:

In Support:

Ginger Gill
Sara Hayes
Verda Heinrichs
Chanelle Lajoie
Matthew Salo
Stephanie Whitehouse
Kyle Wiebe
Eric Viso

In Opposition:

Nil

For Information:

Nil

For the City:

D. Chyz-Lund, District Planner, Planning, Property and Development Department
I. Stonehouse, Planner, Planning, Property and Development Department

Exhibit “6” referred to in File DAZ 221/2026

ADMINISTRATIVE REPORT

Title: DAZ 221/2026 at 546 Sherburn Street

Issue: For consideration at the Public Hearing of an application to Rezone the subject property to the “PR1” Parks and Recreation 1 – Neighbourhood district for the purpose of maintaining the existing park on the site.

Critical Path: City Centre Community Committee > Standing Policy Committee on Property and Development > Executive Policy Committee > Council

AUTHORIZATION

Author	Division Head	Department Head	CFO	CAO
Dylan Chyz-Lund, RPP, MCIP	n/a	n/a	n/a	

RECOMMENDATIONS

1. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to a “PR1 MATURE COMMUNITIES PDO-1” PARKS AND RECREATION 1 (NEIGHBOURHOOD) District in accordance with the proposed by-law attached as Appendix “A” to this report and as shown on the map dated September 4, 2026, and attached as Schedule “B” to this report.
2. 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.
3. 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 221/2026 (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.
4. That Development Application No. DAZ 221/2026 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.
5. The By-law will come into force when a plan dedicating the subject land as public reserve is registered in the Winnipeg Land Titles Office.

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

- This is a City-owned property that is currently used as a park but is zoned for residential use.
- At the direction of Council, the Public Service has initiated a Rezoning application to Rezone the land for park use, to align the zoning with the existing use and ensure it remains a park.
- The specific Council motion, adopted at the February 26, 2026 meeting of Council, stated the following:

    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.

- Rezoning applications require a Public Hearing per the *Development Procedures By-law* and *The City of Winnipeg Charter.*
- This 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 land will be **Rezoned.**

CONSULTATION

In preparing this report there was consultation with:

- Land Development Branch

SUBMITTED BY

Department	Planning, Property and Development
Division	Urban Planning and Design
Prepared By:	Dylan Chyz-Lund, RPP, MCIP
Date:	August 24, 2026
File No.	DAZ 221/2026

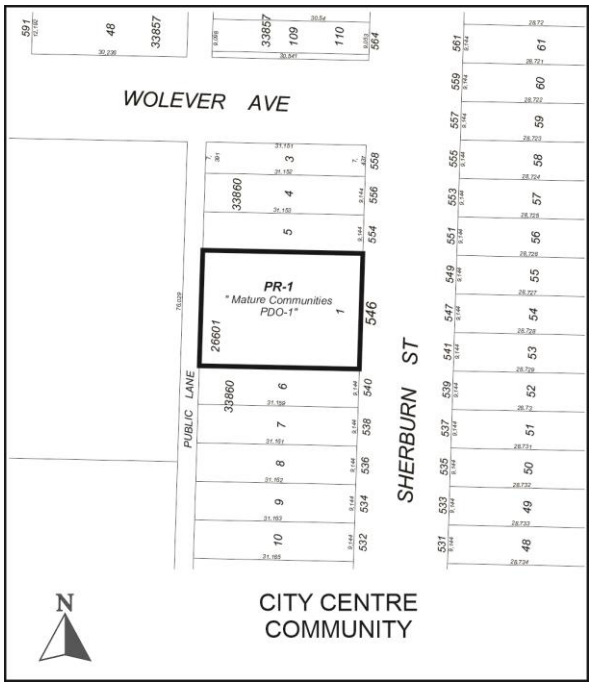
List of Schedules and Appendices

- Schedule A – Planning Discussion
- Schedule “B” of File No. DAZ 221/2026, City Centre Community Committee, dated September 4, 2026
- Appendix A: Draft by-law

SCHEDULE 'A'- PLANNING DISCUSSION

DATE:	August 24, 2026
FILE:	**DAZ 221/2026**
RELATED FILES:	N/A
COMMUNITY:	City Centre
NEIGHBOURHOOD #:	115 - (Minto
SUBJECT:	To Rezone the property to the "PR1" Parks and Recreation 1 (Neighbourhood) District for the purpose of maintaining the existing park on the site

LOCATION: **546 Sherburn Street**



LEGAL DESCRIPTION:	LOT 1 PLAN 26601 58/60 ST JA
APPLICANT:	City of Winnipeg (Stephanie Whitehouse) 30 Fort Street Unit 15 Winnipeg, MB R3C 4X5
OWNER:	City of Winnipeg 65 GARRY Street Winnipeg, Manitoba, R3C 4K4
RECOMMENDATION:	**Approval with conditions**

SITE DESCRIPTION

- The subject property is located on the west side of Sherburn Street, in the Minto neighbourhood of the Daniel McIntyre ward.
- The subject property is located in an “Established Neighbourhood-Mature Community” policy area as identified in *Complete Communities 2.0*.
- The subject property is currently zoned “R2” Residential – Two-Family district, and is approximately 9205 square feet in area.

SURROUNDING LAND USE AND ZONING



Figure 1: Aerial Photo of Subject Site and Surrounding Uses (flown 2024).

North: A single-family dwelling zoned “R2” Residential – Two-Family district.

South: A single-family dwelling zoned “R2” Residential – Two-Family district.

East: Sherburn Street, then one and two-family dwellings zoned “R2” Residential – Two-Family district.

West: A rear lane, then a place of worship zoned “R2” Residential – Two-Family district.

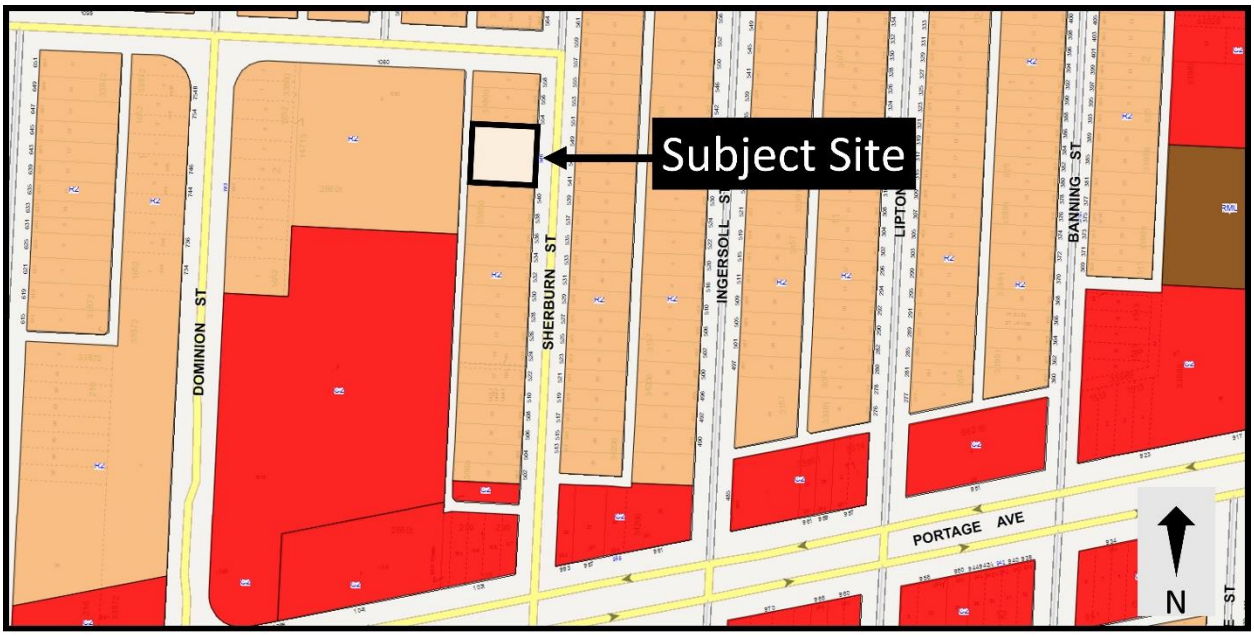


Figure 2: Zoning of the subject site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The City intends to maintain the existing park use, with no proposed changes at this time.

Collaboration with the Public Service:

- N/A

ANALYSIS AND ISSUES

OURWINNIPEG

OurWinnipeg Goal: Good Health and Well-Being

Objective 1: Enable access to basic needs for good physical and mental health.

- Proactively invest in and remove structural, social and economic barriers to health equity that enable individuals and communities to access opportunities, build capacity and achieve full potential.

Objective 2: Support positive health outcomes through the built and natural environments.

- Design, develop, and maintain healthy and inclusive built and natural environments that facilitate access to basic needs, encourage active lifestyles, and strengthen social- and nature-based connections and mitigate land use conflicts that compromise public health.

Objective 3: Proactively identify and address threats to community safety and well-being.

- Promote physical and mental health by mitigating, planning for, responding to, and recovering from, emergencies, disasters and crime.

Applicable Policies for 546 Sherburn Street

4.11 Equitable Service Access

- Prioritize equitable access to recreation and parks systems, services, and infrastructure, in order to: enable active living; connect people and nature; create supportive environments; build community capacity; and achieve desired health outcomes, with a focus on children and youth.

The proposed development aligns with *OurWinnipeg2045* in general because it would facilitate the maintenance of an existing park for members of the public.

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. *CCDS 2.0* provides policy guidance when assessing proposals that are seeking entitlements or changes to the *Winnipeg Zoning By-Law*.

The subject site is located in an "Established Neighbourhood – Mature Communities" policy area of *CCDS 2.0*. The following goals and policies of *CCDS 2.0* apply to the proposal:

- Goal 5 - *Ensure Established Neighbourhoods accommodate a variety of public and institutional uses to meet a broad range of community needs.*

  General policies

  - *5.1 Support public and institutional uses where residential neighbourhoods are not well served by these amenities or are areas of higher need. These uses may include day cares, places of worship, elementary schools, libraries, community centres, public parks, and recreation facilities.*

- Goal 6 - *Ensure Neighbourhoods and communities are well served by parks, open spaces, and recreational facilities that contribute to sustainability, wellness and active living.*

  General Policies

  - *6.1 Maintain and improve the quality of open spaces and community facilities in Established Neighbourhoods to ensure the current and future recreational needs of residents are met.*
  - *6.6 Ensure a variety of public spaces, facilities, parks, and other community amenities are provided in Established Neighbourhoods to support well-being, inclusiveness, and the social fabric of a community.*

The proposed Rezoning will maintain the existing public park, ensuring access to this open space is maintained for members of the public now and in future.

ZONING BY-LAW 200/2006

- The “PR1” Parks and Recreation – Neighbourhood District is intended for sites that are generally passive neighbourhood and community parks and facilities with predominantly pedestrian and cyclist access. These sites may provide unstructured drop-in play and recreation opportunities, including play structures, passive parks, plazas and natural areas.
- The existing park can be effectively maintained in the “PR1” Parks and Recreation 1 (Neighbourhood) District.

ADDITIONAL CONSIDERATIONS

N/A.

SUMMARY

The Urban Planning Division recommends **approval** for the following reasons:

- The Rezoning will result in the maintenance of an existing park that is consistent with policies in *OurWinnipeg 2045* and *Complete Communities 2.0*.

RECOMMENDATION

The Urban Planning Division recommends this application be **approved** and the subject property be Rezoned to the “PR1” Parks and Recreation 1 (Neighbourhood) District.

This Report Submitted by:

Planning, Property and Development Department
Urban Planning Division

Report Prepared by: Dylan Chyz-Lund, RPP, MCIP
PPD File # DAZ 221/2026

SCHEDULE "B" OF FILE DAZ 221/2026, City Centre Community Committee, Dated September 4, 2026

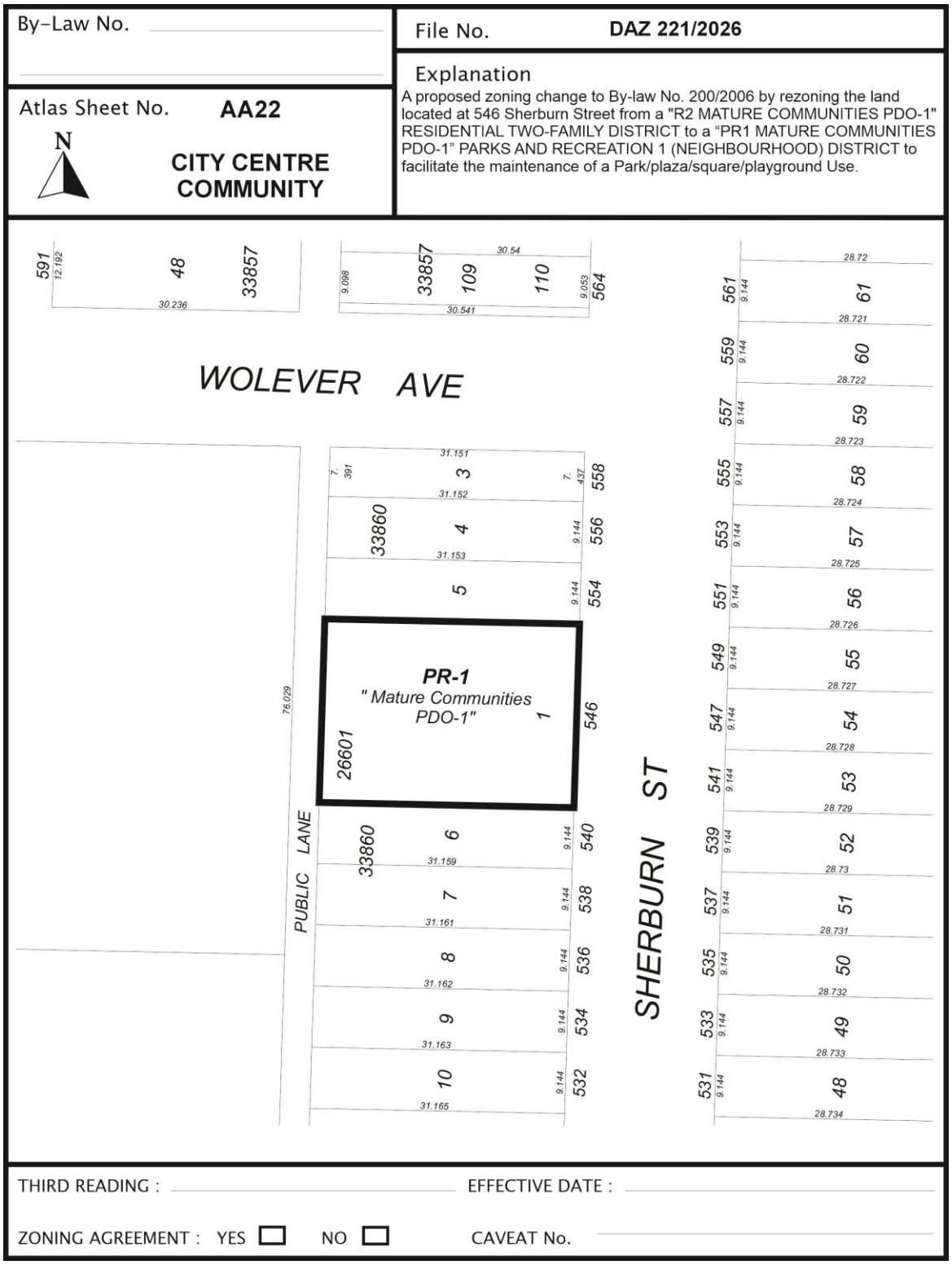


Exhibit “5” referred to in File DAZ 221/2026

