Minutes – City Centre Community Committee – November 16, 2026

PUBLIC HEARINGS

Item No. 1 Subdivision and Rezoning – 491-507 Sherbrook Street (Daniel McIntyre Ward) File DASZ 9/2026 [c/r DAV 197790/2026D]

COMMUNITY COMMITTEE RECOMMENDATION:

The City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service and recommended to the Standing Policy Committee on Property and Development:

1. That the subdivision proposed under Development Application No. DASZ 9/2026 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor for registration in the Winnipeg Land Titles Office in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated November 16, 2026 and attached as Schedule "B" to this report, with such minor changes as may be required.

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to a "RMF-L Mature Communities PDO-1" Residential Multi-Family (Large) District in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated November 16, 2026, and attached as Schedule "B" to this report, subject to the following conditions:

    A. That the developer enter into a Zoning Agreement with the City pursuant to subsection 240(1) of The City of Winnipeg Charter in accordance with the following:

        i. the Owner must submit plans showing the location and design of any and all proposed:

            a. buildings
            b. accessory parking areas
            c. private approaches
            d. garbage enclosures
            e. fencing
            f. landscaping
            g. free-standing signage

COMMUNITY COMMITTEE RECOMMENDATION (continued):

on the Owner's Land ("Works") to the City for approval by the Director of Planning, Property and Development ("Director") prior to the issuance of any building or development permit, and thereafter must construct the Works in substantial conformance with the approved plans and maintain the Works to the satisfaction of the Director.

ii. That excluding permitted projections, no building shall exceed 45 feet (13.716 metres) in height.

B. That the City enter into, execute and deliver with the developer a Zoning Agreement in accordance with recommendation 2.A., and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").

C. That authority be delegated to the Director of Planning, Property and Development (the "Director") to negotiate and approve the terms and conditions of the Zoning Agreement, and any Ancillary Agreements, in accordance with this report and such other terms and conditions determined necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.

3. That the Developer shall meet all terms and conditions as outlined in Appendix "B", the report of the Administrative Coordinating Group, dated November 2, 2026, to the satisfaction of the Director of Planning, Property and Development.

4. That in lieu of the dedication of land, the developer shall provide a cash payment representing ten percent (10%) of the Planned Area value of Development Application No. DASZ 9/2026 (the "Dedication Fee"), as determined by the Director of Planning, Property and Development.

5. 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 recommendations 1 and 2 (the "By-law") and bring same directly to Council by way of communication for first reading.

6. That upon instruction from the Director of Planning, Property and Development that the Developer has submitted the Plan in accordance with recommendation 1 and has paid the Dedication Fee and all other associated ancillary fees (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 second and third reading.

COMMUNITY COMMITTEE RECOMMENDATION (continued):

7. That Development Application No. DASZ 9/2026 will be deemed to be concluded and all approvals in connection with same will expire if the developer has not submitted the Plan and 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.

8. That the subdivision section of the By-law will come into force when the Plan is registered in the Winnipeg Land Titles Office.

9. That the zoning section of the By-law will come into force when the Zoning Agreement is registered in the Winnipeg Land Titles Office by way of caveat against the lands described therein.

10. That the By-law will be repealed without coming into force 2 years following the date it is enacted if the Plan and the Zoning Agreement are not registered in accordance with recommendations 7 and 8, unless the developer applies for an extension of time before the expiration of that 2 year period and Council approves the extension.

11. That Development Application No. DASZ 9/2026 will be deemed to be concluded and all approvals in connection with same will expire if the developer fails to secure all necessary Plan approval signatures on behalf of the City within 1 year following the date on which the By-law is enacted, unless the developer applies for an extension of time before the expiration of that 1 year period and Council approves the extension.

12. That all outstanding taxes, including local improvement taxes be paid pursuant to subsection 259(1) of The City of Winnipeg Charter.

13. That the Variance order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File No. DASZ 9/2026.

14. 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.

The Chairperson called Councillor MacArthur to the Chair in order to move the following motions:

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 Standing Policy Committee on Property and Development.

Supporting Reasons:

1. This is hard because I am concerned about the loss of rooming houses in the area and I think we are going to have to figure this piece out with our provincial government, who should be funding affordable housing so that is something we are really going to have to discuss with them.

2. We are trying to do some renewal in the area on some of these houses that have been catching fire, and just in general the developer has purchased these properties and this is what is being proposed in front of us and some of it will be, although maybe not affordable for the resident that are here today, it might be affordable for others to live, and its adding some 3 bedroom units which I know is desperately needed in the community.

3. I do feel that we're going to have to try to figure out how we can support those residents that are leaving, so hopefully I can work with the local MLA to find some housing that's affordable for folks.

Carried

DECISION MAKING HISTORY (continued):

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

Carried

Councillor Gilroy resumed the Chair.

PUBLIC HEARING SUMMARY

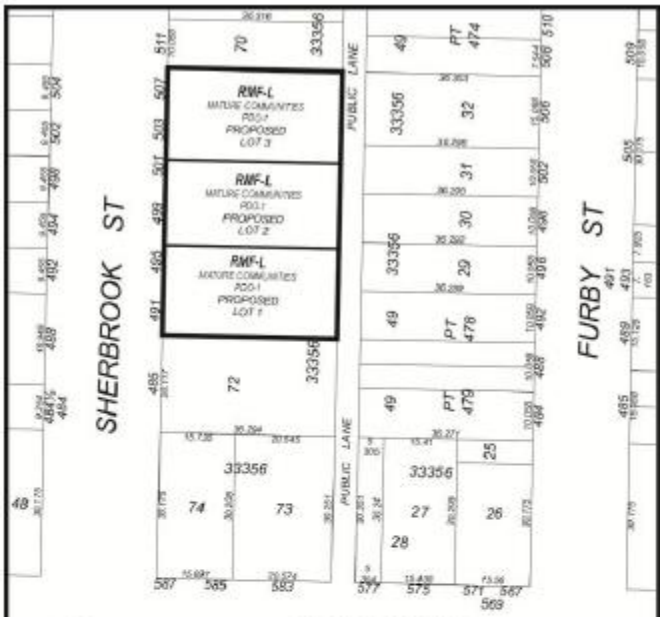
File: DASZ 9/2026

Before: City Centre Community Committee
Councillor Gilroy, Chairperson
Councillor MacArthur
Councillor Palmer

Public Hearing: November 16, 2026
Council Building, 510 Main Street

Applicant: Daniel Serhal Consulting Inc.

Subject:



APPLICANT: Serhal Consulting Inc. (Daniel Serhal)
FILE: DASZ 9/2026
PROPOSAL: An application for the approval of the plan of subdivision shown outlined above as may be determined by Council and for a proposed zoning change to By-law No. 200/2006 by rezoning the land shown outlined above from an "RMF-M MATURE COMMUNITIES PDO-1" RESIDENTIAL MULTI-FAMILY (MEDIUM) DISTRICT to an "RMF-L MATURE COMMUNITIES PDO-1" RESIDENTIAL MULTI-FAMILY (LARGE) DISTRICT to allow for the future development of three (3) residential multi-family developments.
For information, phone D. Chyz-Lund, Planner at 204-986-8289

Premises Affected: 491 to 507 Sherbrook Street

For submission to: The Standing Policy Committee on Property and Development

Prepared by: K. Dolski, Senior Committee Clerk
City Centre Community Committee

Report date: November 16, 2026

Community Committee Recommendation:

On November 16, 2026, the City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service and recommended to the Standing Policy Committee on Property and Development:

1. That the subdivision proposed under Development Application No. DASZ 9/2026 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor for registration in the Winnipeg Land Titles Office in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated November 16, 2026 and attached as Schedule "B" to this report, with such minor changes as may be required.

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to a "RMF-L Mature Communities PDO-1" Residential Multi-Family (Large) District in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated November 16, 2026, and attached as Schedule "B" to this report, subject to the following conditions:

    A. That the developer enter into a Zoning Agreement with the City pursuant to subsection 240(1) of The City of Winnipeg Charter in accordance with the following:

        i. the Owner must submit plans showing the location and design of any and all proposed:

            a. buildings
            b. accessory parking areas
            c. private approaches
            d. garbage enclosures
            e. fencing
            f. landscaping
            g. free-standing signage

on the Owner's Land ("Works") to the City for approval by the Director of Planning, Property and Development ("Director") prior to the issuance of any building or development permit, and thereafter must construct the Works in substantial conformance with the approved plans and maintain the Works to the satisfaction of the Director.

ii. That, excluding permitted projections, no building shall exceed 45 feet (13.716 metres) in height.

B. That the City enter into, execute and deliver with the developer a Zoning Agreement in accordance with recommendation 2.A., and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").

C. That authority be delegated to the Director of Planning, Property and Development (the "Director") to negotiate and approve the terms and conditions of the Zoning Agreement, and any Ancillary Agreements, in accordance with this report and such other terms and conditions determined necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.

3. That the Developer shall meet all terms and conditions as outlined in Appendix "B", the report of the Administrative Coordinating Group, dated November 2, 2026, to the satisfaction of the Director of Planning, Property and Development.

4. That, in lieu of the dedication of land, the developer shall provide a cash payment representing ten percent (10%) of the Planned Area value of Development Application No. DASZ 9/2026 (the "Dedication Fee"), as determined by the Director of Planning, Property and Development.

5. 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 recommendations 1 and 2 (the "By-law") and bring same directly to Council by way of communication for first reading.

6. That upon instruction from the Director of Planning, Property and Development that the Developer has submitted the Plan in accordance with recommendation 1 and has paid the Dedication Fee and all other associated ancillary fees (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 second and third reading.

7. That Development Application No. DASZ 9/2026 will be deemed to be concluded and all approvals in connection with same will expire if the developer has not submitted the Plan and 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.

8. That the subdivision section of the By-law will come into force when the Plan is registered in the Winnipeg Land Titles Office.

9. That the zoning section of the By-law will come into force when the Zoning Agreement is registered in the Winnipeg Land Titles Office by way of caveat against the lands described therein.

10. That the By-law will be repealed without coming into force 2 years following the date it is enacted if the Plan and the Zoning Agreement are not registered in accordance with recommendations 7 and 8, unless the developer applies for an extension of time before the expiration of that 2 year period and Council approves the extension.

11. That Development Application No. DASZ 9/2026 will be deemed to be concluded and all approvals in connection with same will expire if the developer fails to secure all necessary Plan approval signatures on behalf of the City within 1 year following the date on which the By-law is enacted, unless the developer applies for an extension of time before the expiration of that 1 year period and Council approves the extension.

12. That all outstanding taxes, including local improvement taxes be paid pursuant to subsection 259(1) of The City of Winnipeg Charter.

13. That the Variance order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File No. DASZ 9/2026.

14. 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. This is hard because I am concerned about the loss of rooming houses in the area and I think we are going to have to figure this piece out with our provincial government, who should be funding affordable housing so that is something we are really going to have to discuss with them.

2. We are trying to do some renewal in the area on some of these houses that have been catching fire, and just in general the developer has purchased these properties and this is what is being proposed in front of us and some of it will be, although maybe not affordable for the resident that are here today, it might be affordable for others to live, and its adding some 3 bedroom units which I know is desperately needed in the community.

3. I do feel that we're going to have to try to figure out how we can support those residents that are leaving, so hopefully I can work with the local MLA to find some housing that's affordable for folks.

Objections under the Charter:	Total number of valid 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 August 7, 2026 2. Notification of Public Hearing dated September 9, 2026 3. Manitoba Status of Titles 3381104/1, 3385404/1 4. Letter of authorization dated March 1, 2026 from Daniel Serhal, 10223321 Manitoba Ltd. to Daniel Serhal, Serhal Consulting Inc. 5. Plans (7 pages) 6. Report from the Urban Planning Division dated November 3, 2026 7. Inspection Report 8. Communication dated November 13, 2026 from Ambroise Percheron with respect to the application 9. Recording of Representations

REPRESENTATIONS:

In Support:

Daniel Serhal
Ben McGillivary

In Opposition:

Marie Harms
Ronald Redding
Juzel Landers
Jean-Benoit Rutinduka

For Information:

Ambroise Percheron
Chris Clacio
Brook Jones

For the City:

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

Exhibit “6” referred to in File DASZ 9/2026

ADMINISTRATIVE REPORT

Title: DASZ 9/2026 at 491-507 Sherbrook Street

Issue: For consideration at the Public Hearing of an application to Subdivide the subject properties into three properties and Rezone them into the “RMF-L” Residential Multi-Family (Large) district for the purpose of constructing one 14-unit residential building on each of the three newly created lots.

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 subdivision proposed under Development Application No. DASZ 9/2026 be approved for preparation as a plan of subdivision (the “Plan”) by a Manitoba Land Surveyor for registration in the Winnipeg Land Titles Office in accordance with the proposed by-law attached as Appendix “A” to this report and as shown on the map dated November 16, 2026 and attached as Schedule “B” to this report, with such minor changes as may be required.

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to a “RMF-L Mature Communities PDO-1” Residential Multi-Family (Large) District in accordance with the proposed by-law attached as Appendix “A” to this report and as shown on the map dated November 16, 2026, and attached as Schedule “B” to this report, subject to the following conditions:

    A. That the developer enter into a Zoning Agreement with the City pursuant to subsection 240(1) of The City of Winnipeg Charter in accordance with the following:

        i. the Owner must submit plans showing the location and design of any and all proposed:

            (a) buildings;

(b) accessory parking areas;

(c) private approaches;

(d) garbage enclosures;

(e) fencing;

(f) landscaping; and

(g) free-standing signage

on the Owner's Land ("Works") to the City for approval by the Director of Planning, Property and Development ("Director") prior to the issuance of any building or development permit, and thereafter must construct the Works in substantial conformance with the approved plans and maintain the Works to the satisfaction of the Director.

ii. That, excluding permitted projections, no building shall exceed 45 feet (13.716 metres) in height.

B. That the City enter into, execute and deliver with the developer a Zoning Agreement in accordance with recommendation 2.A., and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").

C. That authority be delegated to the Director of Planning, Property and Development (the "Director") to negotiate and approve the terms and conditions of the Zoning Agreement, and any Ancillary Agreements, in accordance with this report and such other terms and conditions determined necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.

3. That the Developer shall meet all terms and conditions as outlined in Appendix "B", the report of the Administrative Coordinating Group, dated November 2, 2026, to the satisfaction of the Director of Planning, Property and Development.

4. That, in lieu of the dedication of land, the developer shall provide a cash payment representing ten percent (10%) of the Planned Area value of Development Application No. DASZ 9/2026 (the "Dedication Fee"), as determined by the Director of Planning, Property and Development.

5. 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 recommendations 1 and 2 (the "By-law") and bring same directly to Council by way of communication for first reading.

6. That upon instruction from the Director of Planning, Property and Development that the Developer has submitted the Plan in accordance with recommendation 1 and has paid the Dedication Fee and all other associated ancillary fees (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 second and third reading.

7. That Development Application No. DASZ 9/2026 will be deemed to be concluded and all approvals in connection with same will expire if the developer has not submitted the Plan and

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.

8. That the subdivision section of the By-law will come into force when the Plan is registered in the Winnipeg Land Titles Office.

9. That the zoning section of the By-law will come into force when the Zoning Agreement is registered in the Winnipeg Land Titles Office by way of caveat against the lands described therein.

10. That the By-law will be repealed without coming into force 2 years following the date it is enacted if the Plan and the Zoning Agreement are not registered in accordance with recommendations 7 and 8, unless the developer applies for an extension of time before the expiration of that 2 year period and Council approves the extension.

11. That Development Application No. DASZ 9/2026 will be deemed to be concluded and all approvals in connection with same will expire if the developer fails to secure all necessary Plan approval signatures on behalf of the City within 1 year following the date on which the By-law is enacted, unless the developer applies for an extension of time before the expiration of that 1 year period and Council approves the extension.

12. That all outstanding taxes, including local improvement taxes be paid pursuant to subsection 259(1) of The City of Winnipeg Charter.

13. That the Variance order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File No. DASZ 9/2026.

14. 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

- The applicant wishes to Subdivide the existing five properties into three properties, and Rezone them to the “RMF-L” Residential Multi-Family (Large) district for the purpose of constructing one 14-unit multi-family building on each of the three properties.
- Subdivision and 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 **Subdivided and 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, MCP
Date:	November 3, 2026
File No.	DASZ 9/2026

List of Schedules and Appendices

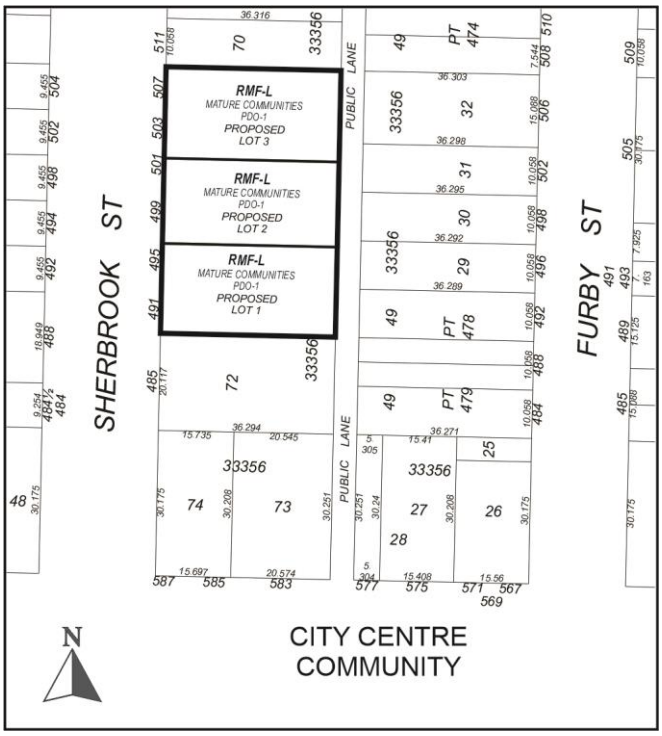
- Schedule A – Planning Discussion
- Schedule “B” of File No. DASZ 9/2026, City Centre Community Committee, dated November 16, 2026
- Appendix A: Draft by-law
- Appendix B: Report of the Administrative Coordinating Group, dated November 2, 2026

SCHEDULE 'A'- PLANNING DISCUSSION

DATE:	November 3, 2026
FILE:	**DASZ 9/2026**
RELATED FILES:	DAV 26-197790\D
COMMUNITY:	City Centre
NEIGHBOURHOOD #:	1.104 - (SPENCE)

SUBJECT: To Subdivide the properties into three properties and Rezone them to the "RMF-L" Residential Multi-Family (Large) district for the purpose of constructing three 14-unit multi-family buildings.

LOCATION: 491-507 Sherbrook Street



LEGAL DESCRIPTION: LOT 71 PLAN 33356 72/73 ST JA

APPLICANT: Daniel Serhal (Serhal Consulting Inc.)
47 Highland Creek Rd Unit
Winnipeg, MB R3Y 0E1

OWNER: 10223321 MANITOBA LTD.
47 Highland Creek Rd
Winnipeg, MB R3Y 0E1

RECOMMENDATION: **Approval with conditions**

SITE DESCRIPTION

- The subject properties are located on the east side of Sherbrook Street, in the Spence neighbourhood of the Daniel McIntyre ward.
- The subject properties are located in an “Established Neighbourhood-Mature Community” policy area as identified in *Complete Communities 2.0*.
- Altogether, the subject properties are 21,614 square feet in area. After Subdivision, two of the properties will be 7304 square feet in area and the third property will be 7006 square feet in area.
- The subject properties are currently zoned “RMF-M” Residential Multi-Family (Medium) district.
- The subject properties are accessed by a paved rear lane.

SURROUNDING LAND USE AND ZONING



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

North: A single-family dwelling zoned “RMF-M” Residential Multi-Family (Medium) district.

South: A multi-family dwelling zoned “RMF-M” Residential Multi-Family (Medium) district.

East: Rear lane, then a variety of one to four-unit dwellings zoned “R2” Residential – Two-Family district.

West: Sherbrook Street, then one and two-unit buildings and a multi-family building zoned “RMF-M” Residential Multi-Family (Medium) district.

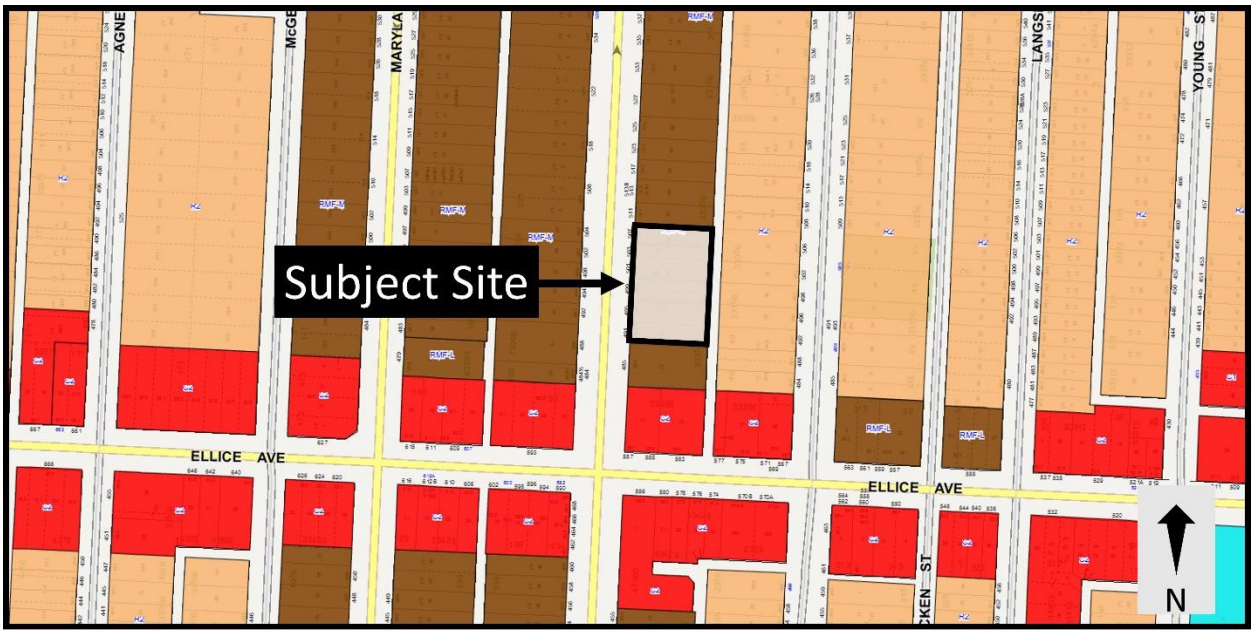


Figure 2: Zoning of the subject site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- After subdividing the five lots into three roughly equal lots, the applicant intends to construct one 14-unit multi-family building on each of the three lots.
- At this time, the applicant has submitted one site plan showing the three buildings, and one set of elevations showing one building. Their intent is to submit additional sets of elevations that show a distinct building on each lot when they seek Plan Approval in future. The currently submitted plans and elevations show:
    - A three storey (38’ – 8 13/32”) building oriented towards Sherbrook Street.
    - An 8’ – 7 3/32” front yard to the Sherbrook Street property line.
    - A 9’ 2” side yard to the properties abutting the subject site, and a 6’ 8” side yard between the proposed new buildings.
    - A 26’ 6” rear yard setback to the lane.
    - A 32’ 6” rear yard setback to the lane.
    - Primary entrances oriented to Sherbrook Street with Include a primary entrance along the east façade facing Agnes Street with a direct pedestrian connection to the sidewalk.
    - A varied roofline, covered entryway, and balcony oriented towards Sherbrook Street.
- The site plan also shows:
    - 18 parking stalls, including three accessible stalls.

Collaboration with the Public Service:

- N/A

ANALYSIS AND ISSUES

OURWINNIPEG

OurWinnipeg Goal: City Building

Objective 1: Responsibly plan, prioritize and accommodate growth in areas that best support *Complete Communities* principles, to achieve this Plan's sustainable development goals.

- Facilitate growth and change strategically within Winnipeg's unique Transformative Areas and Established Neighbourhoods, to enhance the ability of the urban environment to contribute towards this Plan's goals.

Objective 2: Integrate resilient land use, transportation and infrastructure planning, and investments.

- Ensure that land use, transportation, and infrastructure planning are aligned to provide the conditions for compact, complete and connected communities, supported by sustainable transportation options and municipal infrastructure capacity.

Objective 3: Facilitate development opportunities that complete established communities, and plan new communities as complete and connected from the outset.

- New and existing communities are complete when they demonstrate: universally designed environments; mixed-income neighbourhoods; a continuum of housing types; multi-modal connections within and to elsewhere in the city; heritage conservation; opportunities for physical activity, social interaction, and access to health food, daily needs, employment, education, recreation, and green infrastructure.

Applicable Policies for Established Neighbourhoods – Mature Communities

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.

6.16 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.

6.44 Compatible Growth

- Plan for and protect green and built infrastructure and resources from incompatible development that would compromise achievement of this Plan's goals.

The proposal aligns with *OurWinnipeg2045* in general because it would facilitate the development of a three multi-family buildings in an area characterized by single-family dwellings, two-family dwellings, multi-family dwellings, and commercial uses.

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

  General policies

  - *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.*
  - *1.6 In the absence of a secondary plan guiding the local development of an Established Neighbourhood, intensification should be guided by a number of factors to ensure compatible development, including:*

    a. *Applicable City-endorsed policies or guidelines;*
    b. *Existing zoning of the property and adjacent properties;*
    c. *Characteristics of the immediately surrounding built form including building mass, height, lot coverage, setbacks, and layout;*
    d. *Surrounding uses and their characteristics including residential density and the intensity of commercial and other non-residential uses;*
    e. *Characteristics of the lot, including whether it is a corner lot, a larger lot than is typical for the neighbourhood, or the shape of the lot;*
    f. *Proximity to Downtown, Mixed Use Centres, Major Redevelopment Sites and Mixed Use Corridors;*
    g. *The supporting street network (ex. local, collector, or arterial streets) and the street network's ability to support proposed development;*
    h. *The supporting transit, pedestrian and active transportation network; and*
    i. *The supporting water, wastewater, and land drainage infrastructure and capacity to accommodate a proposed development or ability to make the required upgrades necessary to accommodate a proposed development.*

The proposed Rezoning to the "RMF-L" district enables three 14-unit multi-family buildings across the subject site, adding a total of 42 dwelling units to the area. The property is approximately 60 metres (196') from Ellice Avenue, a designated Urban Mixed Use Corridor

with significant commercial amenities and high frequency transit. The property is also less than half a kilometer from the Downtown boundary.

Development in this area is characterized by a mix of uses and densities, including “RMF-L” densities such as 552, 508, and 485 Sherbrook Street all located on the same block.

The building will increase the population in this established neighbourhood and increase housing options for residents while positively contributing to the neighbourhood through design elements detailed under Goal 2, which is assessed in further detail under the associated Variance report (DAV 26-197790/D).

SMALL SCALE AND LOW-RISE RESIDENTIAL DEVELOPMENT GUIDELINESS FOR MATURE COMMUNITIES

- The *Small Scale and Low-Rise Residential Development Guidelines for Mature Communities (Infill Guidelines)* were adopted by Council on June 24, 2021 and are applicable to this proposal.
- The proposed development meets the preferred location criteria contained in the *Infill Guidelines* to support a low-rise multi-family development. Specifically, the *Infill Guidelines* support low-rise development where:
    - The rear yard abuts a lane;
    - The site is located within 400 metres of the Primary Transit Network;
    - The site is located along an arterial street.

ZONING BY-LAW 200/2006

- The “RMF-L” Residential Multi-Family (Large) district is intended for higher-density multi-family development. This Zoning district allows one dwelling unit per 400 square feet of lot area, or more with a density Variance. Densities around one dwelling unit per 400 square feet of lot area are common along this block of Sherbrook Street.
- For these reasons, a Rezoning to the RMF-L district is appropriate.

ADDITIONAL CONSIDERATIONS

ACG

- The Administrative Coordinating Group (ACG) report outlined in Appendix B of this report advises that no servicing agreement is required.

Zoning Agreement

- A Zoning Agreement is recommended as a condition of the approval. The Zoning agreement limits the height of any future development to 45’ (excluding permitted projections) instead of the permitted 150’ of the RMF-L district, and it requires that final plans be approved by the Director of Planning, Property, and Development.

SUMMARY

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

- The Subdivision and Rezoning will result in the establishment of three multi-family developments that are 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 Subdivided and Rezoned to the “RMF-L” Residential Multi-Family (Large) district.

This Report Submitted by:

Planning, Property and Development Department
Urban Planning Division

Report Prepared by: Dylan Chyz-Lund, RPP, MCIP
PPD File # DASZ 9/2026

SCHEDULE "B" OF FILE DASZ 9/2026, City Centre Community Committee, Dated November 16, 2026

By-Law No.

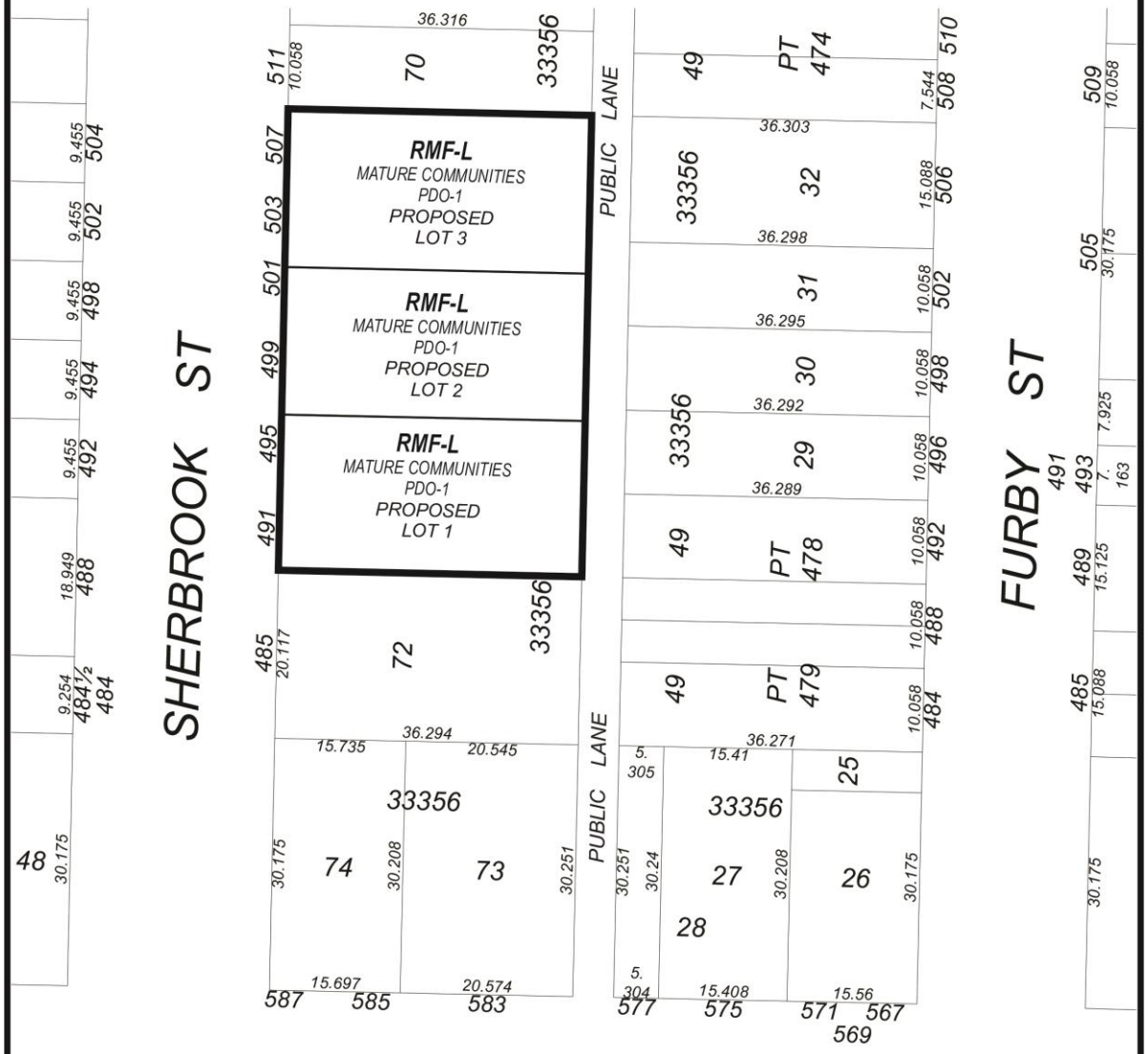
File No. **DASZ 9/2026**

Atlas Sheet No. **Z23**

CITY CENTRE COMMUNITY

Explanation

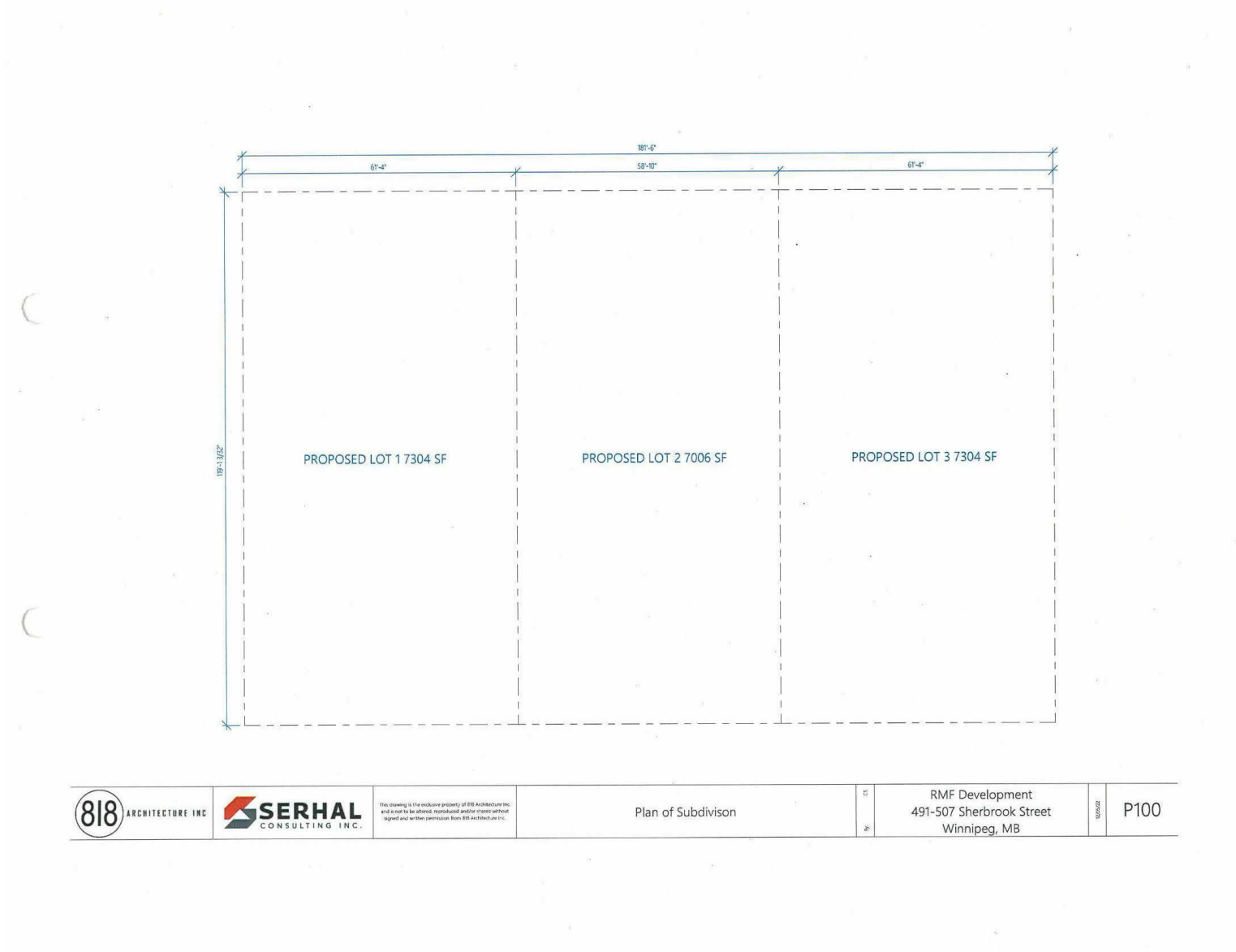
An application for the approval of the plan of subdivision shown outlined below and for a proposed zoning change to By-law No. 200/2006 by rezoning the land located 491, 495, 499, 501, 503 and 507 SHERBROOK STREET from an "RMF-M MATURE COMMUNITIES PDO-1" RESIDENTIAL MULTI-FAMILY (MEDIUM) DISTRICT to an "RMF-L MATURE COMMUNITIES PDO-1" RESIDENTIAL MULTI-FAMILY (LARGE) DISTRICT to allow for the future development of three (3) residential multi-family developments.

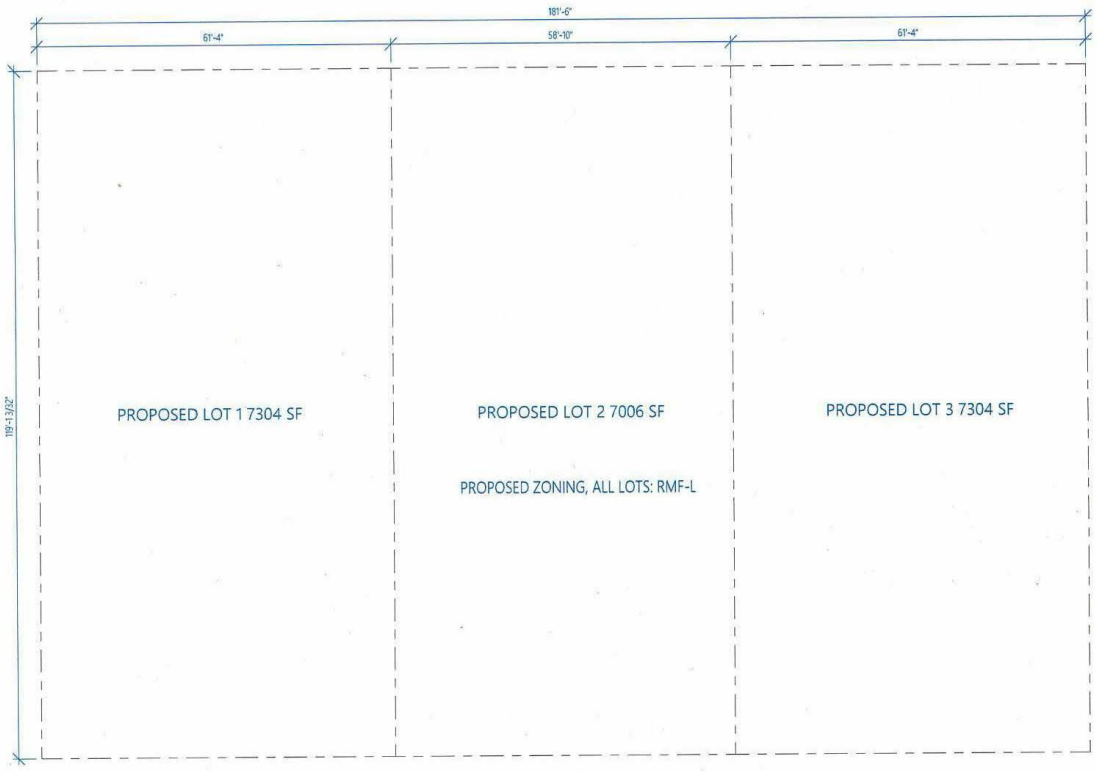


THIRD READING : EFFECTIVE DATE :

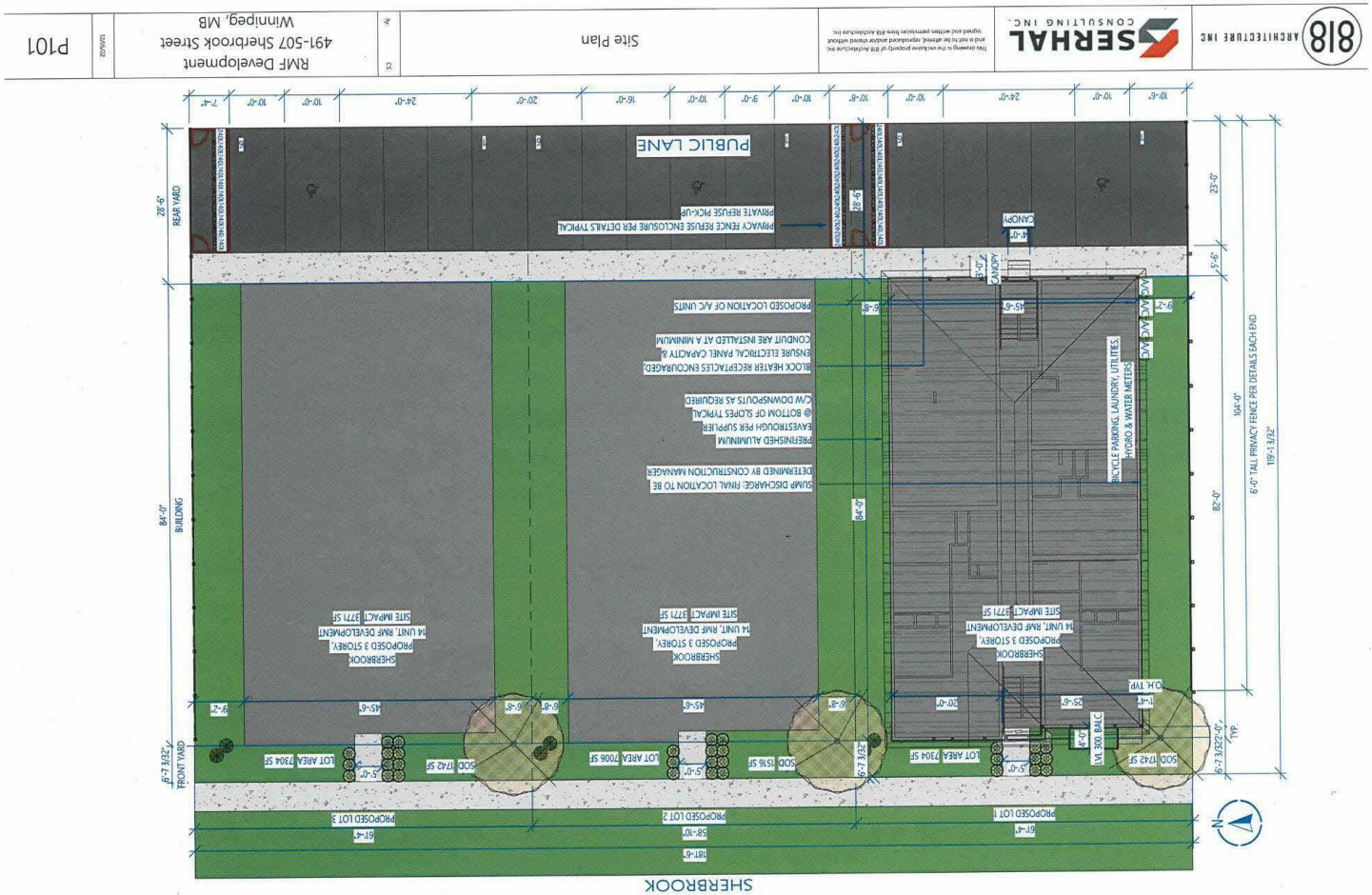
ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No.

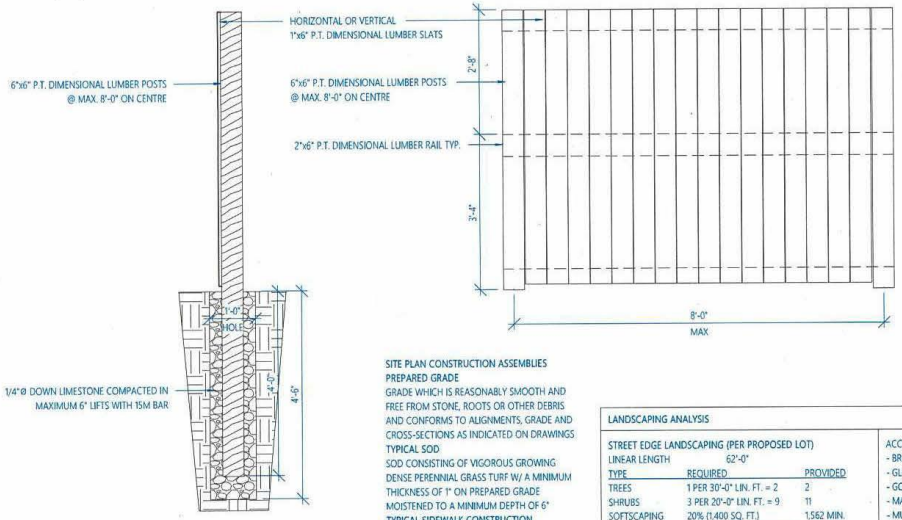
Exhibit “5” referred to in File 9/2026



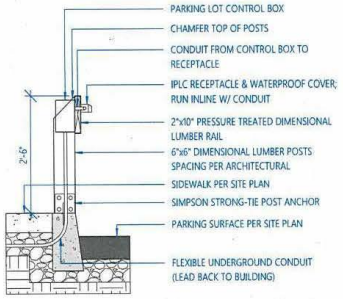


818 ARCHITECTURE INC	SERHAL CONSULTING INC.	This drawing is the exclusive property of 818 Architecture Inc. and is not to be altered, reproduced and/or shared without signed and written permission from 818 Architecture Inc.	Plan of Rezoning	CS	RMF Development 491-507 Sherbrook Street Winnipeg, MB	12/05/22	P100A


818 ARCHITECTURE INC
SERHAL CONSULTING INC.
Site Plan
RMF Development
491-507 Sherbrook Street
Winnipeg, MB
P101
PUBLIC LANE
SHERBROOK
REAR YARD
BUILDING
FRONT YARD
PROPOSED LOT 1
PROPOSED LOT 2
PROPOSED LOT 3
LOT AREA 7304 SF
LOT AREA 7006 SF
SOD 1742 SF
SOD 1516 SF
SHERBROOK PROPOSED 3 STOREY, 14 UNIT, RMF DEVELOPMENT
SITE IMPACT 3771 SF
BICYCLE PARKING, LAUNDRY, UTILITIES, HYDRO & WATER METERS
CANOPY
O.H. TYP
LVL 300 BALC
6'-0" TALL PRIVACY FENCE PER DETAILS EACH END
119'-1 3/32"
104'-0"
82'-0"
23'-0"
84'-0"
28'-6"
181'-6"



1 PRIVACY FENCE 1/2" = 1'-0"



2 PARKING FENCE 1/2" = 1'-0"

ZONING ANALYSIS (PER PROPOSED LOT)

ZONING: RMF-L (PROPOSED)

CATEGORY	MINIMUM	MAXIMUM	PROVIDED
LOT AREA	20,000 SQ. FT.		MIN. 7,000 SQ. FT.
LOT AREA / UNIT	400 SQ. FT.		MIN. 500 SQ. FT.
LOT WIDTH	25'-0"		MIN. 58'-10"
FRONT YARD	25'-0" / - PER COW ALIGNMENT		6'-7"
REAR YARD	25'-0" / 30'-0"		28'-6"
SIDE YARD	12'-0"		MIN. 6'-8"
BUILDING HEIGHT		150'-0"	38'-9 5/32"
LOT COVERAGE		N/A	3,771 SQ. FT.

PARKING ANALYSIS (PER PROPOSED LOT)

TYPE	REQUIRED	PROVIDED
TOTAL VEHICULAR	14 UNITS x 1.5 = 21	6
ACCESSIBLE STALL	1	1
VAN	0	0
BICYCLE	17/10 = 2	9

SITE PLAN CONSTRUCTION ASSEMBLIES

PREPARED GRADE
GRADE WHICH IS REASONABLY SMOOTH AND FREE FROM STONE, ROOTS OR OTHER DEBRIS AND CONFORMS TO ALIGNMENTS, GRADE AND CROSS-SECTIONS AS INDICATED ON DRAWINGS.

TYPICAL SOD
SOD CONSISTING OF VIGOROUS GROWING DENSE PERENNIAL GRASS TURF W/ A MINIMUM THICKNESS OF 1" ON PREPARED GRADE MOISTENED TO A MINIMUM DEPTH OF 6"

TYPICAL SIDEWALK CONSTRUCTION
5" THICK CONCRETE SLAB
(CLASS: C-2, STRENGTH: 32 MPa @ 28 DAYS, CEMENT: GU / 10, MAX. AGG.: 20mm, AIR: 5-8%) R/W 10M BARS @ 16" O/C EACH WAY TOP ON 6" THICK 1/4"Ø DOWN LIMESTONE COMPACTED W/ MINIMUM 500 LB PLATE COMPACTOR W/ (2) PASSES IN ALTERNATING DIRECTIONS ON WOVEN GEOTEXTILE ON PREPARED GRADE

TYPICAL ASPHALT CONSTRUCTION
ASPHALT PARKING SURFACE
BASE: 6" THICK 1/4"Ø DOWN LIMESTONE COMPACTED W/ MINIMUM 500 LBS PLATE COMPACTOR W/ (2) PASSES IN ALTERNATING DIRECTIONS ON WOVEN GEOTEXTILE ON PREPARED GRADE

TYPICAL ROCK MULCH CONSTRUCTION
MINIMUM 3/4"Ø BLACK GRANITE WASHED BEFORE OCCUPANCY ON WOVEN GEOTEXTILE ON PREPARED BASE

TYPICAL WOOD MULCH CONSTRUCTION
BROWN OR BLACK WOOD BARK MULCH ON WOVEN GEOTEXTILE ON PREPARED BASE

LANDSCAPING ANALYSIS

STREET EDGE LANDSCAPING (PER PROPOSED LOT)
LINEAR LENGTH: 62'-0"

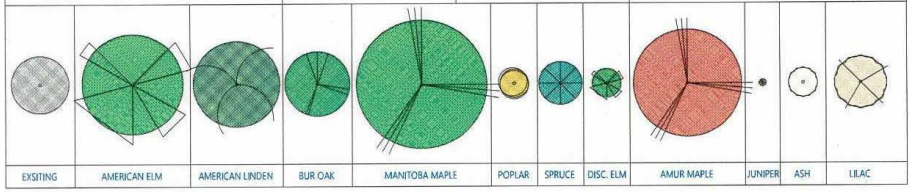
TYPE	REQUIRED	PROVIDED
TREES	1 PER 30'-0" LIN. FT. = 2	2
SHRUBS	3 PER 20'-0" LIN. FT. = 9	11
SOFTSCAPING	20% (1,400 SQ. FT.)	1,562 MIN.
FOUNDATION	N/A IN URBAN INFILL AREAS	

ACCEPTABLE SHRUB SPECIES INCLUDE:
- BROADMOOR JUNIPER
- GLOBE CEDAR
- GOLD MOUND SPIREA
- MANGO TANGO POTENTILLA
- MUGHO PINE
- NINEBARK
- PYGMY CARAGANA
- WINTERCREEPER DWARF

ACCEPTABLE TREE SPECIES INCLUDE:

- AMERICAN ELM	L
- AMERICAN LINDEN	L
- BUR OAK	L
- MANITOBA MAPLE	L
- PRAIRIE SKY POPLAR	L
- BLACK HILLS SPRUCE	M
- COLORADO SPRUCE	M
- DISCOVERY ELM	M
- AMUR MAPLE	S
- JUNIPER	S
- SHOWY MOUNTAIN ASH	S
- TREE LILAC	S

PLANT SPECIFICATIONS
- MUST BE NO. 1 GRADE NURSERY STOCK
- INSTALLED IN CONFORMANCE WITH THE LATEST "CANADIAN STANDARDS FOR NURSERY STOCK"
- SPECIES MUST BE SALT TOLERANT
- 2 1/2" MINIMUM DECIDUOUS TREE CALIPER LOCATED WITHIN 5'-0" OF PATH OF TRAVEL
- 1 3/4" MINIMUM DECIDUOUS TREE CALIPER ELSE
- 6'-0" MINIMUM CONIFER TREE HEIGHT
- TREES TO BE PLANTED MINIMUM 6.56' FROM SIDEWALK & 3.28' FROM PROPERTY LINE
- LOCATE TREES TO ALLOW FOR FULL CANOPY & ROOT DEVELOPMENT



818 ARCHITECTURE INC | SERHAL CONSULTING INC.

This drawing is the exclusive property of 818 Architecture Inc and is not to be altered, reproduced and/or shared without signed and written permission from 818 Architecture Inc.

Site Details

CS

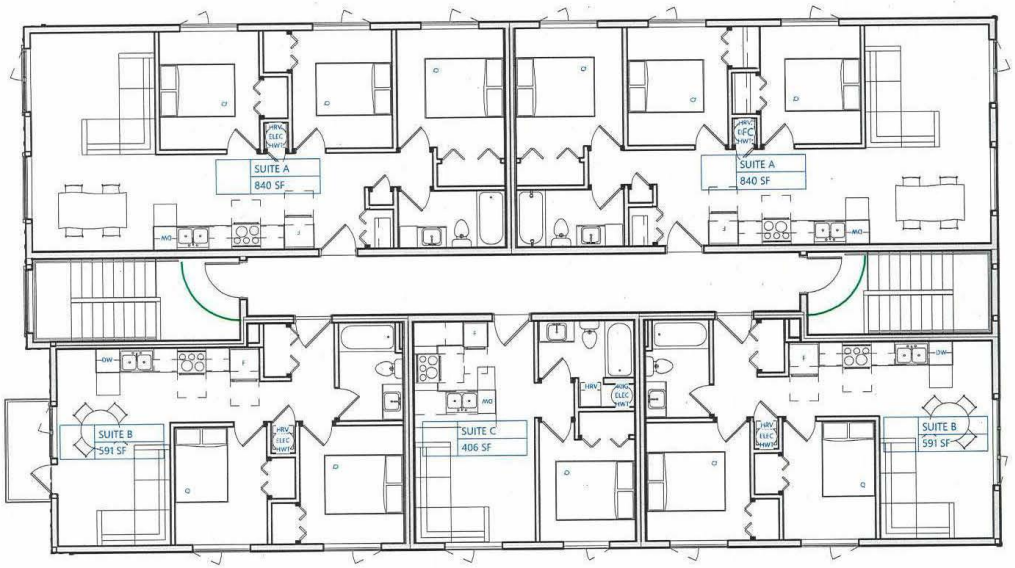
RMF Development
491-507 Sherbrook Street
Winnipeg, MB

12/09/22

P102



818 ARCHITECTURE INC	SERHAL CONSULTING INC.	This drawing is the exclusive property of 818 Architecture Inc. and is not to be altered, reproduced and/or shared without signed and written permission from 818 Architecture Inc.	Level 100 Floor Plan	CS	RMF Development 491-507 Sherbrook Street Winnipeg, MB	12/5/22	P201



818 ARCHITECTURE INC	SERHAL CONSULTING INC.	This drawing is the exclusive property of 818 Architecture Inc and is not to be altered, reproduced and/or shared without signed and written permission from 818 Architecture Inc.	Level 200/300 Floor Plan	BY	RMF Development 491-507 Sherbrook Street Winnipeg, MB	12/05/22	P202



1 EAST 3/32" = 1'-0"



2 SOUTH 3/32" = 1'-0"



3 WEST 3/32" = 1'-0"



4 NORTH 3/32" = 1'-0"

818 ARCHITECTURE INC | SERHAL CONSULTING INC.

This drawing is the exclusive property of 818 Architecture Inc and is not to be altered, reproduced and/or shared without signed and written permission from 818 Architecture Inc.

Elevations

RMF Development
491-507 Sherbrook Street
Winnipeg, MB

12/05/22

P401