Agenda – Council – May 22, 2025

Report – Standing Policy Committee on Property and Development – May 8, 2025

Item No. 13 Rezoning – 815 Pandora Avenue West
(Transcona Ward)
File DAZ 216/2024 [c/r DAV 234233/2024D]

STANDING COMMITTEE RECOMMENDATION:

On May 13, 2025, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development, as amended, and submitted the following to Council:

1. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "RMF-L" 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 January 6, 2025 and attached as Schedule "C" to this report, subject to the following conditions:

    A. That the owner of the subject land (the "Owner") enter into a Zoning Agreement with the City of Winnipeg 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") and the East Kildonan - Transcona Community Committee 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 projections permitted under the Zoning By-Law, the maximum height of any building on the land shall not exceed 60 feet or 18.29 metres.

Report – Standing Policy Committee on Property and Development – May 8, 2025

STANDING COMMITTEE RECOMMENDATION (continued):

B. That the City enter into, execute and deliver with the developer a Zoning Agreement in accordance with Recommendation 1.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.

2. That the Developer shall meet all terms and conditions as outlined in Schedule "B", the report of the Administrative Coordinating Group, dated December 6, 2024 to the satisfaction of the Director of Planning, Property and Development, and with the following amendment:

   A. In Section II – Servicing Conditions, add the words "or concrete sidewalk" immediately after the words "multi-use pathway".

3. That, in lieu of the dedication of land, the developer shall provide a cash payment representing 10% of the planned area value of Development Application No. DAZ 216/2024 (the "Dedication Fee"), as determined by the Director of Planning, Property and Development.

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

5. That upon instruction from the Director of Planning, Property and Development that the Developer has paid the all fees, charges or other amounts due in respect of DAZ 216/2024 (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 second and third reading.

Report – Standing Policy Committee on Property and Development – May 8, 2025

STANDING COMMITTEE RECOMMENDATION (continued):

6. That Development Application No. DAZ 216/2024 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.

7. That 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.

8. That the By-law will be repealed without coming into force 1 year following the date it is enacted if the Zoning Agreement is not registered in accordance with recommendation 6., unless the developer applies for an extension of time before the expiration of that 1-year period and Council approves the extension.

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

Report – Standing Policy Committee on Property and Development – May 8, 2025

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On May 13, 2025, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development, with the following amendments:

- Delete Recommendations 1.B. in its entirety and replace with the following:

  "B. That the City enter into, execute and deliver with the developer a Zoning Agreement in accordance with recommendation 1.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."

- Delete Recommendation 2 in its entirety and replace with the following:

  "2. That the Developer shall meet all terms and conditions as outlined in Schedule "B", the report of the Administrative Coordinating Group, dated December 6, 2024 to the satisfaction of the Director of Planning, Property and Development, and with the following amendment:

    A. In Section II – Servicing Conditions, add the words "or concrete sidewalk" immediately after the words "multi-use pathway".

- Delete Recommendation 3 in its entirety and renumber the remaining recommendations accordingly

and submitted the matter to Council.

Report – Standing Policy Committee on Property and Development – May 8, 2025

DECISION MAKING HISTORY (continued):

STANDING COMMITTEE RECOMMENDATION:

On May 8, 2024, the Standing Policy Committee on Property and Development concurred in the recommendation of the East Kildonan-Transcona Community Committee, with the following amendments:

- Delete Recommendations 1.B. and 1.C. in their entirety and replace with the following:

"B. the Developer be required to enter into a Servicing Agreement with the City pursuant to subsection 259(1) of the City of Winnipeg Charter in accordance with the amended report of the Administrative Coordinating Group dated December 6, 2024 and attached as Schedule "B" to this report, with the following amendments:

i. Delete Section II – Servicing Conditions in its entirety and replace with the following:

Section II – Servicing Conditions

1. Active Transportation Pathway

A. The Developer shall, at no expense to the City, construct a 3.5m wide asphalt multi-use pathway in the north boulevard of Pandora Avenue West from the sidewalk's existing terminus to the west limit of the planned area (as shown on Appendix B), all as determined by and to the satisfaction of the Director of Public Works.

2. Boulevards

A. The Developer shall, at no expense to the City, plant trees within the north boulevard of Pandora Avenue West, all in accordance with City specifications and guidelines and, where required, with concept plans prepared by the Developer and submitted to, and approved by, the Director of Public Works.

Report – Standing Policy Committee on Property and Development – May 8, 2025

DECISION MAKING HISTORY (continued):

STANDING COMMITTEE RECOMMENDATION (continued):

B. The Developer shall, at no expense to the City, maintain the sod for a period of one year and the trees for a period of two years, in accordance with specifications approved by the Director of Public Works.

3. Regional Land Drainage

The Developer shall, pay to the City, in cash, on demand their share of the Kildare Avenue Trunk User Charge.

4. Utilities

A. The Developer shall, at no expense to the City, cause underground electrical and telephone services to be installed to serve the Planned Area and will pay the full cost to convert any existing overhead services within the Planned Area to underground to the satisfaction of the Director of Public Works.

B. The Developer shall pay all costs associated with the relocation of street lights and other utilities made necessary as a result of, or required to accommodate, the works to be constructed by the Developer to serve the Planned Area, as determined by and to the satisfaction of the Director of Public Works.

5. Construction Traffic

A. The Developer shall ensure that construction traffic uses access routes as determined by the Director of Public Works.

Report – Standing Policy Committee on Property and Development – May 8, 2025

DECISION MAKING HISTORY (continued):

STANDING COMMITTEE RECOMMENDATION (continued):

B. The Developer shall maintain, at no expense to the City, the access routes in a clean, dust free and safe condition, free of dropped and tracked-on mud, and shall undertake regular scraping and sweeping of streets until building construction, including landscaping is complete, all as determined by and to the satisfaction of the Director of Public Works.

6. Litter and Refuse Control and Clean-Up

A. The Developer shall, at no expense to the City, and of its own volition, initiate and control the regular cleanup of litter and refuse from the contractors and builders for this development, both on-site and off-site, during the installation of services and construction of buildings, until substantial completion of all construction, as determined by and to the satisfaction of the Director of Public Works.

B. The cleanup of litter and refuse shall be done on a regular basis as determined by the Director of Public Works. This shall include initiating action and assuming any costs in remedying the situation to the satisfaction of the Director of Public Works.

ii. Add the following new Section III – Costs and Fees:

Section III – Costs and Fees:

1. By-laws and Approvals

The Developer shall pay all of its and the City's costs, fees, and expenses associated with the preparation and attainment of approval for registration of the Zoning By-law(s) and plan(s) of subdivision, including all Municipal Board, Land Titles Office and other fees and expenses, all survey, engineering and advertising fees and costs, and all expenses incidental to the preparation of this Agreement and the physical development of the Planned Area.

Report – Standing Policy Committee on Property and Development – May 8, 2025

DECISION MAKING HISTORY (continued):

STANDING COMMITTEE RECOMMENDATION (continued):

2. Professional Fees

A. The Developer shall pay the full cost of all design services, including preliminary engineering studies, servicing reports, servicing criteria, construction drawings and specifications, and grading and landscaping plans and specifications, to be provided by Consulting Engineer(s) approved by the City, for the design of the municipal services, parklands, parkways and associated works required to serve the Planned Area;

B. The Developer shall pay the full cost of construction and landscaping supervision services provided by or on behalf of the City for field inspection, preparation of progress estimates, provision of as-built drawings by March 31 of the year following substantial performance of the work, and all other engineering consulting services related to the installation and acceptance of municipal services, and all associated works to serve the Planned Area.

3. Administration Fees

The Developer shall pay to the City, prior to the release of the subdivision mylars for registration in the Land Titles Office, an administration fee plus applicable GST to help defray the City's administration and related costs associated with the preparation and implementation of the Development Agreement."

- Delete Recommendation 2 in its entirety and replace with the following:

"2. That the City enter into, execute and deliver with the Developer:

A. a Zoning Agreement in accordance with Recommendation 1.A.; and

Report – Standing Policy Committee on Property and Development – May 8, 2025

DECISION MAKING HISTORY (continued):

STANDING COMMITTEE RECOMMENDATION (continued):

B. a Servicing Agreement in accordance with Recommendation 1.B,

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").”

- Add the following new Recommendation 3 and renumber the remaining accordingly:

“3. That authority be delegated to the Director of Planning, Property and Development (the “Director”) to negotiate and approve the terms and conditions of the Development/Servicing Agreement, 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.”

and submitted the matter to the Executive Policy Committee and Council.

COUNCIL DECISION:

On May 2, 2025, Council referred the matter back to the Standing Policy Committee on Property and Development.

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On April 22, 2025, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On April 16, 2025, the Standing Policy Committee on Property and Development concurred in the recommendation of the East Kildonan-Transcona Community Committee and submitted the matter to the Executive Policy Committee and Council.

Report – Standing Policy Committee on Property and Development – May 8, 2025

DECISION MAKING HISTORY (continued):

COMMUNITY COMMITTEE RECOMMENDATION:

On April 8, 2025, the East Kildonan-Transcona Community Committee concurred in the recommendation of the Winnipeg Public Service, with the following amendment:

- In Recommendation 2, delete the period after the words “Director of Planning, Property, and Development”, and replace with the following:

  “, and with the following amendment:

  A. In Section II – Servicing Conditions, add the words “or concrete sidewalk” immediately after the words "multi-use pathway”.”

and forwarded the matter to the Standing Policy Committee on Property and Development.

On February 24, 2025, in accordance with Rule 51(11) of The Procedure By-law No. 50/2007, the public hearing of the East Kildonan-Transcona Community Committee was rescheduled to its meeting on April 8, 2025 at 10:30 a.m. in the Council Building at 510 Main Street due to lack of a quorum

On January 27, 2025, the East Kildonan-Transcona Community Committee did not hear any representation on the application and adjourned the public hearing to its meeting on February 24, 2025 at 10:30 a.m. in the Council Building at 510 Main Street.

On January 6, 2025, the East Kildonan-Transcona Community Committee adjourned the public hearing to its meeting on January 27, 2025 at 10:30 a.m. in the Council Building at 510 Main Street for the purpose of acquiring information on the policies for active transportation and the funding of active transportation.

PUBLIC HEARING SUMMARY

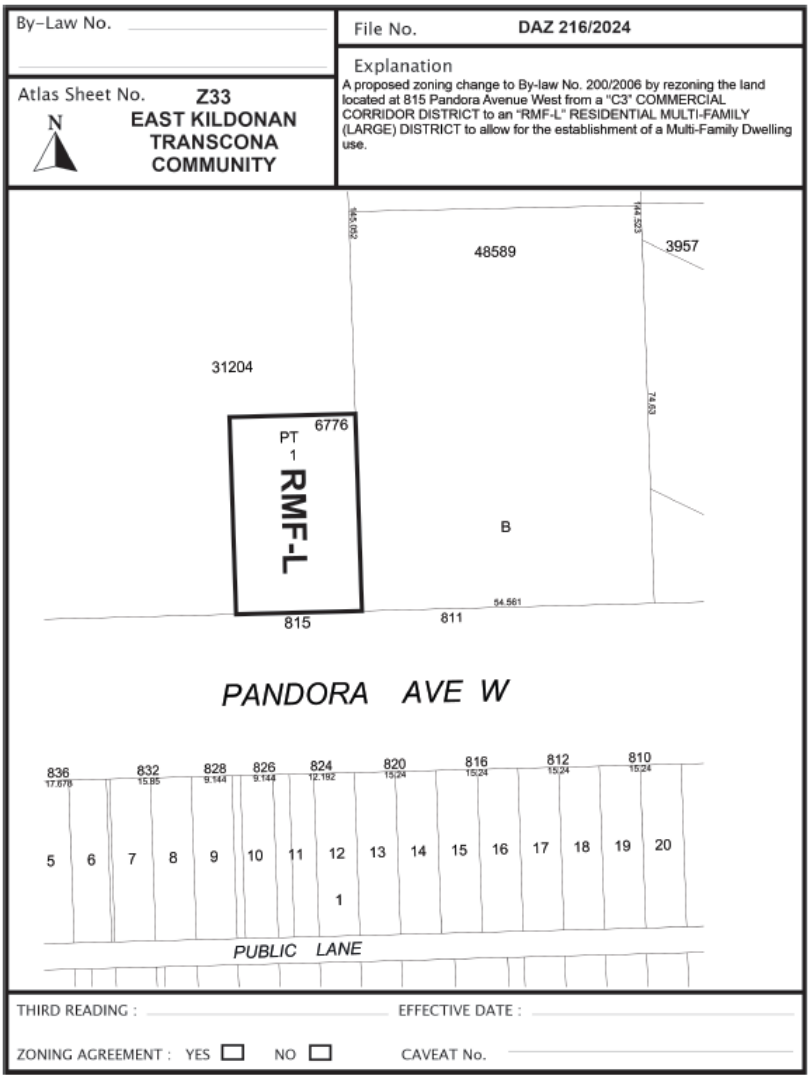
File: DAZ 216/2024

Before: East Kildonan-Transcona Community Committee
Councillor Schreyer, Chairperson
Councillor Browaty

Public Hearing: April 8, 2025
January 27, 2025
January 6, 2025
Council Building, 510 Main Street

Applicant: J. Wintrup Consulting Ltd. (John Wintrup)

Subject:



Premises Affected: 815 Pandora Avenue West

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

Prepared by: B. Harris, Senior Committee Clerk
East Kildonan-Transcona Community Committee

Report date: April 8, 2025,

Community Committee Recommendation:

On April 8, 2025, the East Kildonan-Transcona Community Committee concurred in the recommendation of the Winnipeg Public Service, as amended, and recommended to the Standing Policy Committee on Property and Development:

1. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "RMF-L" 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 January 6, 2025 and attached as Schedule "C" to this report, subject to the following conditions:

    A. That the owner of the subject land (the "Owner") enter into a Zoning Agreement with the City of Winnipeg 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") and the East Kildonan - Transcona Community Committee 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 projections permitted under the Zoning By-Law, the maximum height of any building on the land shall not exceed 60 feet or 18.29 metres.

B. That the City enter into, execute and deliver with the developer a Zoning Agreement in accordance with recommendation 1.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.

2. That the Developer shall meet all terms and conditions as outlined in Schedule "B", the report of the Administrative Coordinating Group, dated December 6, 2024 to the satisfaction of the Director of Planning, Property and Development***, and with the following amendment:***

A. In Section II – Servicing Conditions, add the words "or concrete sidewalk" immediately after the words "multi-use pathway".

3. That, in lieu of the dedication of land, the developer shall provide a cash payment representing 10% of the planned area value of Development Application No. DAZ 216/2024 (the "Dedication Fee"), as determined by the Director of Planning, Property and Development.

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

5. That upon instruction from the Director of Planning, Property and Development that the Developer has paid the all fees, charges or other amounts due in respect of DAZ 216/2024 (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 second and third reading.

6. That Development Application No. DAZ 216/2024 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.

7. That 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.

8. That the By-law will be repealed without coming into force 1 year following the date it is enacted if the Zoning Agreement is not registered in accordance with recommendation 6., unless the developer applies for an extension of time before the expiration of that 1-year period and Council approves the extension.

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

Note: The wording in bold and italics denotes amendments made by the Community Committee.

The East Kildonan-Transcona Community Committee provided the following supporting reasons for its recommendation:

1. On the north side of Pandora, we don't really see any residential homes anymore. We are rezoning it from Commercial to Multi-Family.

2. I think this is a good compatible use for the immediate vicinity and consistent with the City's planning policies.

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 October 29, 2024 2. Notification of Public Hearing dated November 25, 2024 3. Manitoba Status of Title 2301646/1 4. Letter of authorization dated June 21, 2024 from 4386206 Manitoba LTD (Jeff Heintz) to John S. Wintrup 5. Legal Descriptions and Title Plot 6. Current Zoning / Lot Configuration 7. Propose Rezoning / Lot Configuration 8. Plans (6 pages) 9. Report from the Urban Planning Division dated December 11, 2024 10. Inspection Report 11. Communication dated January 6, 2025, from John Scott Wintrup in support of the application 12. Communication dated January 4, 2025, from John Scott Wintrup with respect to the application 13. Recording of representations of public hearing heard on January 6, 2025 14. Notice of Adjournment dated January 13, 2025 15. Notice of Adjournment dated January 27, 2025 16. Communication dated February 24, 2025, from Ben McGillivary with respect to the application 17. Notice of Adjournment dated February 25, 2025 18. Recording of representations

REPRESENTATIONS:

In Support:

John Scott Wintrup
Atul Garg
Sahil Garg

In Opposition:

Nil

For Information:

Ben McGillivary

For the City:

D. Chyz-Lund, Planner, Planning, Property and Development Department
S. Nuttall, Planner, Planning, Property and Development Department
K. Kowalyk, Land Development Engineer, Planning, Property and Development Department
C. Baker, Senior Active Transportation Planner, Public Works Department

Exhibit “9” referred to in File DAZ 216/2024

ADMINISTRATIVE REPORT

Title: DAZ 216/2024 – 815 Pandora Ave W

Issue: An application for consideration at the public hearing to rezone the subject property from “C3” Commercial Corridor District to “RMF-L” Residential Multi-Family (Large) District to allow for the construction of an 18-unit multi-family dwelling.

Critical Path: East Kildonan - Transcona Community Committee → Standing Policy Committee on Property and Development → Executive Policy Committee → Council

AUTHORIZATION

Author	Department Head	CFO	CAO
S. Nuttall, MCP	n/a	n/a	

RECOMMENDATIONS

1. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an “RMF-L” 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 January 6, 2025 and attached as Schedule “C” to this report, subject to the following conditions:

    A. That the owner of the subject land (the “Owner”) enter into a Zoning Agreement with the City of Winnipeg 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") and the East Kildonan - Transcona Community Committee 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 projections permitted under the Zoning By-Law, the maximum height of any building on the land shall not exceed 60 feet or 18.29 metres.

B. That the City enter into, execute and deliver with the developer a Zoning Agreement in accordance with recommendation 1.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.

2. That the Developer shall meet all terms and conditions as outlined in Schedule "B", the report of the Administrative Coordinating Group, dated December 6, 2024 to the satisfaction of the Director of Planning, Property and Development.

3. That, in lieu of the dedication of land, the developer shall provide a cash payment representing 10% of the planned area value of Development Application No. DAZ 216/2024 (the "Dedication Fee"), as determined by the Director of Planning, Property and Development.

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

5. That upon instruction from the Director of Planning, Property and Development that the Developer has paid the all fees, charges or other amounts due in respect of DAZ 216/2024 (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 second and third reading.

6. That Development Application No. DAZ 216/2024 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.

7. That 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.

8. That the By-law will be repealed without coming into force 1 year following the date it is enacted if the Zoning Agreement is not registered in accordance with recommendation 6., unless the developer applies for an extension of time before the expiration of that 1-year period and Council approves the extension.

9. 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 is proposing to rezone the property from “C3” Commercial Corridor District to “RMF-L” Residential Multi-Family (Large) District to allow for the construction of an 18-unit multi-family dwelling.
- Rezoning applications require a public hearing as per the *Development Procedures By-law* and *The City of Winnipeg Charter.*
- The 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 and Design Division are concurred in, the subject property will be rezoned from “C3” Commercial Corridor District to “RMF-L” Residential Multi-Family (Large) District.

SUBMITTED BY

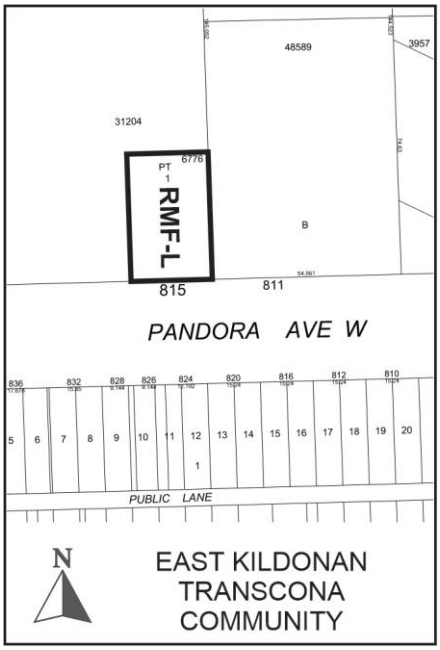
Department	Planning, Property and Development
Division	Urban Planning and Design Division
Prepared by	Steve Nuttall, MCP
Date:	December 11, 2024
File No.	DAZ 216/2024

List of Schedules and Appendices

Schedule A	Planning Discussion
Schedule B	Report of the Administrative Working Group – December 6, 2024
Schedule C	Recommended File No. DAZ 216/2024 East Kildonan - Transcona Community Committee, dated January 6, 2025.
Appendix A	Proposed By-law

SCHEDULE 'A'

FILE:	**DAZ 216/2024**
RELATED FILES:	DAV 24-234233\D
COMMUNITY:	East Kildonan - Transcona Committee
NEIGHBOURHOOD #:	4.433 – Regent
SUBJECT:	To rezone the subject property from "C3" Commercial Corridor District to "RMF-L" Residential Multi-Family (Large) District
LOCATION:	815 Pandora Avenue W



APPLICANT:	John Wintrup (J. Wintrup Consulting Ltd.) 139 Roslyn Road - Unit 301 Winnipeg, MD R3L 0G7
OWNER:	4386206 Manitoba LTD 2950 Dugald Road Winnipeg, MB R2C 2Z3

RECOMMENDATION: Approval with conditions

SITE DESCRIPTION

- The subject property is located on the north side of Pandora Avenue West in the Regent neighbourhood of the Transcona ward.
- The site is 9,317 square feet (865.6 square meters) in area and is currently occupied by a one-and one-half storey building constructed in 1926 used as a single-family residence.

- There is a detached garage located at the rear of the property.
- The property has access from a front approach.
- The subject property is located within an “Established Neighbourhood – Recent Community” under the *Complete Communities Direction Strategy 2.0*. The property is currently zoned “C3” Commercial Corridor District.

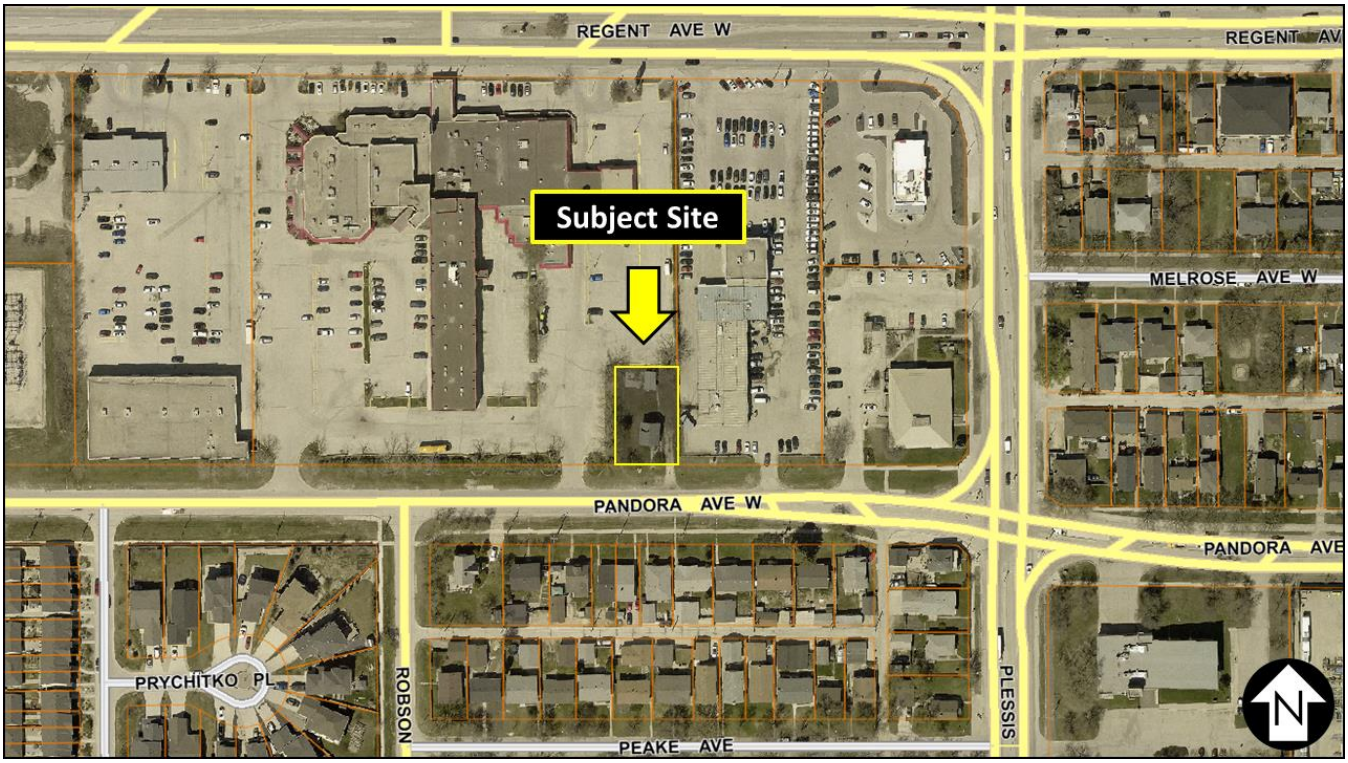


Figure 1: Aerial Photo of Subject Site and Surrounding Uses *(flown 2024).*

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Commercial uses zoned “C3” Commercial Corridor district.

South: Pandora Ave W, then residential uses zoned “R1-M” Residential Single-Family (Medium) district.

East: Commercial uses zoned “C3” Commercial Corridor district.

West: Commercial uses zoned “C3” Commercial Corridor district.

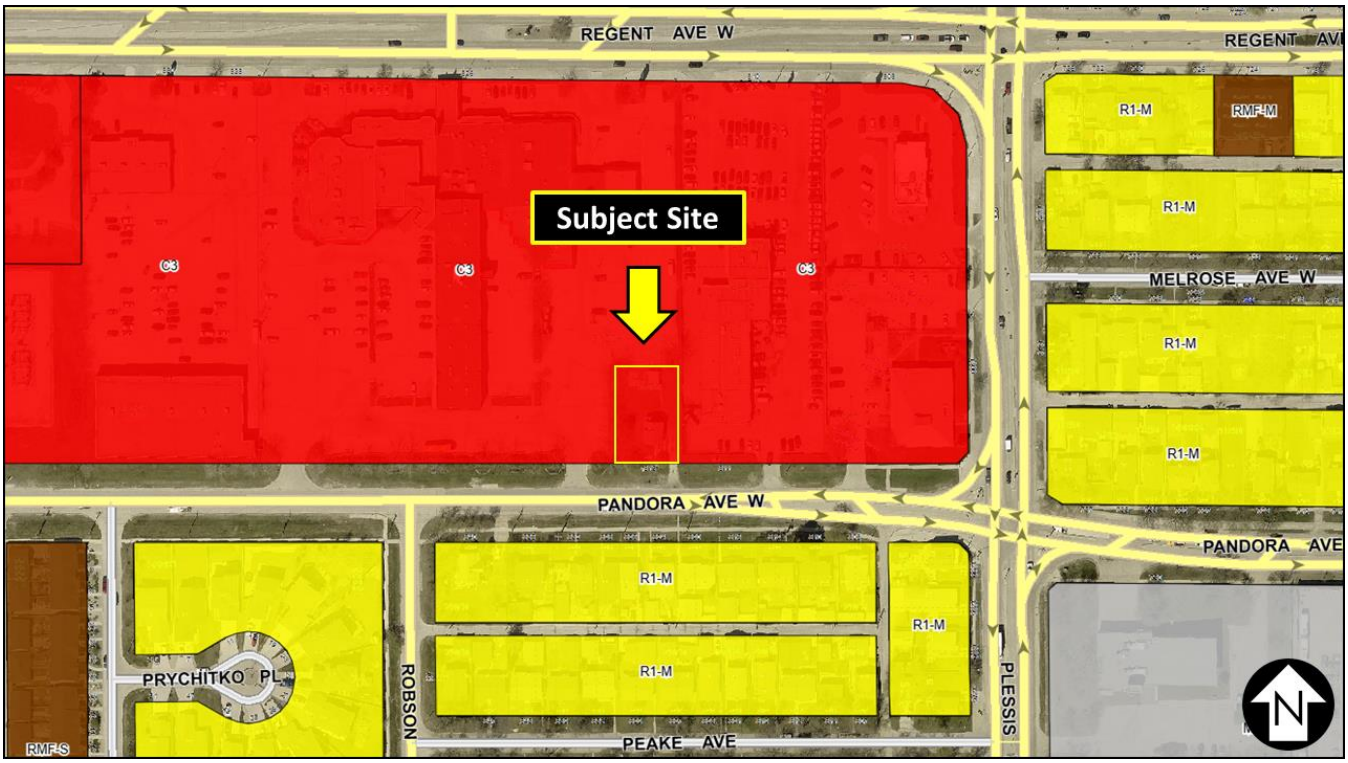


Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing to rezone from “C3” Commercial Corridor District to “RMF-L” Residential Multi-Family (Large) District.
- The applicant is proposing to construct an 18-unit multi-family residential dwelling.
- The proposed building is four (4) storeys in height with enclosed parking on the first floor and residential units above.
- The building dimensions are approximately 62 feet (18.9 metres) wide by 105 feet (32.0 metres) by 55 feet (19.8 metres) high.
- Of the eighteen (18) parking stalls, two (2) are accessible and zero (0) are van accessible. There is indoor secure parking for 16 bicycles on the second floor.
- Vehicle access to the property is proposed via a new front approach off of Pandora Ave W.
- The landscaping plan shows street edge and foundation plantings totaling five (5) trees and eighteen (18) shrubs.
- There are balconies on the east and west facing sides of the building.
- The façade of the building features fibre cement lap siding, fibre cement shakes, and cultured stone as the primary cladding materials.
- The proposed development requires Variances for lot area, yard setbacks, balcony projections, and parking requirements (see associated Variance application and planner’s report for DAV 24-234233\D).

COLLABORATIVE PLANNING and CONSULTATION

With the Urban Planning and Design Division

N/A

With the Public

N/A

ANALYSIS AND ISSUES

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

- *The Complete Communities Direction Strategy 2.0* (CCDS 2.0) is a citywide secondary plan that guides growth, development, and land use in the city of Winnipeg.
- The subject property is located in an Established Neighbourhood designated as a "Recent Community" as outlined in *Complete Communities Direction Strategy 2.0.*
- The Vision for Established Neighbourhoods is for them to continue to evolve as complete communities, to increase the diversity of housing choices, improve housing affordability, and more efficiently use land, infrastructure and services.
- Goal 1 states "encourage compatible residential development within Established Neighbourhoods to build more *Complete Communities* and align with the City's residential intensification target.
- General policies for Established Neighbourhoods that relate to the subject proposal are as follows:

  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.

  1.6 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;

  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.

1.7 Low-rise residential uses will generally be encouraged to locate on arterial roads and collector 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 states "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.
- General policies for Established Neighbourhoods that relate to the subject proposal are as follows:

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 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.

2.11 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.

The subject proposal aligns with the above applicable policies for Recent Communities for the following reasons:

- The development will help achieve residential intensification targets;
- The development will positively contribute to the surrounding neighbourhood by providing additional housing options;

- The proposed development will better utilize existing infrastructure including the street network, public transportation routes, water and wastewater service capacity and City services such as library, recreation and education;
- The proposed density is compatible with the surrounding context where the area around Pandora Avenue West is characterized by a mixture of residential, commercial and institutional uses; and
- The proposed design meets the design policies mentioned above. Namely, the building is oriented to the street, uses a variety of building materials, adds to the architectural interest of the area, includes features such as balconies that increase activity along the street edge, and stores vehicles internal to the building with a main entrance facing the public street.

CITY OF WINNIPEG ZONING BY-LAW 200/2006

Reason for the Rezoning

The applicant is proposing to rezone from “C3” to “RMF-L” for the purposes of constructing a 4 - storey multi-family building. The building will encompass eighteen (18) residential units. Multi-family residential is not permitted in the “C3” zoning district.

Current Zone

Currently, the lands are zoned Commercial Corridor District (“C3”). The “C3” zone is intended primarily for uses that provide commercial goods and services to residents of the community in areas that are dependent on automobile access and exposed to heavy automobile traffic, but not including regional shopping malls or regional shopping areas. These commercial uses are subject to frequent view by the public and visitors to Winnipeg, and they should provide an attractive appearance with landscaping, sufficient parking, and controlled traffic movement. C3 districts are generally located in Community or Regional mixed use centres or along Community or Regional mixed-use corridors.

Proposed Zone

The applicant is proposing to rezone the property to the Residential Multi-Family (Large) District (“RMF-L”). The Residential Multi-Family (RMF) district is intended to accommodate the development of multi-family units in areas with medium to high residential densities.

The proposed development requires Variances for lot area, yard setbacks, balcony projections, and parking requirements (see associated Variance application and planner’s report for DAV 24-234233\D).

CONSISTENCY WITH *CCDS 2.0* AND SURROUNDING NEIGHBOURHOOD

As noted above, the subject site is located within an “Established Neighbourhood – Recent Community” policy area under the *Complete Communities Direction Strategy 2.0* where multi-family residential development is generally encouraged. In the case of this the subject site, the proposal intensifies an existing residential use from one (1) dwelling unit to eighteen (18) dwelling units. The property is the sole residential use in an otherwise commercial block. However, the area south of Pandora Avenue West is largely residential. The area is well served by public transportation, and service is expected to improve in the short and long term under the *Winnipeg Transit Master Plan.* There is access to commercial services to the north, as well as employment opportunities in the area.

The applicant has submitted a design that supports a high quality, pedestrian-oriented urban environment and aligns with the design policies in *CCDS 2.0*. More specifically, the building and site design encompass the following considerations:

- The building is oriented toward the street and is situated near the future sidewalk connection;
- There are windows on all sides and all floors of the building to encourage "eyes on the street;"
- Balconies help to animate the east and west side of the building;
- The internal parking area is completely concealed from public view; and
- The building incorporates a quality façade design and uses a combination of cladding materials and multiple roof lines to break-up the massing on the front façade.

The development will help achieve the residential intensification targets as noted under *CCDS 2.0* and the City's Climate Action Plan of a minimum of 50% of all new development located in the existing built up area of the city resulting in a more efficient and environmentally sustainable use of land, existing infrastructure and existing services. The development will also positively contribute to the surrounding neighbourhood by providing additional housing options in a neighbourhood that is predominately single-family homes.

RECOMMENDED ZONING AGREEMENT

Plan Approval

The Urban Planning and Design Division is recommending that final plans be submitted to the Director of Planning, Property and Development and East Kildonan Transcona Community Committee for review prior to the issuance of a development permit on the lot. The inclusion of this clause will allow the Urban Planning and Design Division to review final plans and design details before any future development takes place on the site. The expectation for the Plan Approval will be that the final plans are substantially consistent with those submitted as part of the DAZ application.

SERVICING

The Water and Waste Department has determined there is adequate capacity for water and sewer for the proposed development. The Public Works Department is recommending the installation of a multi-use path along the north boulevard of Pandora Avenue West, running the full length of the subject property.

RECOMMENDATION

The Urban Planning and Design Division recommends **approval** for the following reason:

- The proposal is consistent with the policies guiding development within the "Established Neighbourhood – Recent Community" policy area under the *Complete Communities Direction Strategy 2.0* where multi-family residential development is generally supported;
- The proposal has been well designed and is pedestrian-oriented with access to quality transit;
- The design enhances the overall look of the street edge along Pandora Avenue West.

- The proposal will help the City reach its residential intensification goals under *Complete Communities 2.0.*

This Report Submitted by: Steve Nuttall, MCP
Planning, Property and Development Department
Urban Planning and Design Division
Report Prepared by: PPD File # DAZ 216/2024

SCHEDULE B

REPORT OF THE ADMINISTRATIVE COORDINATING GROUP

RE: PROPOSED REZONING OF LAND LOCATED AT 815 PANDORA AVENUE WEST

The Administrative Coordinating Group (ACG) reviewed the servicing requirements for DAZ 216/2024. The applicant should take into consideration the following servicing and design requirements and considerations in the development of the site:

Section I – General Comments

1. The Water and Waste Department (WWD) advises there is adequate water servicing for the proposed development. Additional review will be required by the Department should the plans of development change during the design process.

Section II – Servicing Conditions

The Developer shall, pay to the City, in cash, on demand, their share of a 3.5m wide asphalt multi-use pathway in the north boulevard of Pandora Avenue West along the full length of the Planned Area abutting the north side of Pandora Avenue West, all as determined by and to the satisfaction of the Director of Public Works.

The Developer shall, pay to the City, in cash, on demand their share of the Kildare Avenue Trunk User Charge.

THIS REPORT SUBMITTED BY:

Administrative Co-ordinating Group
File No. DAZ 216/2024
December 6, 2024

"*Original Signed by K. Kowalyk"*
K. Kowalyk, P. Eng.
Land Development Branch
Planning, Property and Development Department

"*Original Signed by M. Gajda"*
M. Gajda, P. Eng.
Engineering Division
Water and Waste Department

"*Original Signed by C. Desjardine"*

C. Desjardine, M. Sc., P. Eng.
Transportation Division
Public Works Department

SCHEDULE C

File DAZ 216/2024, East Kildonan - Transcona Community Committee, January 6, 2025

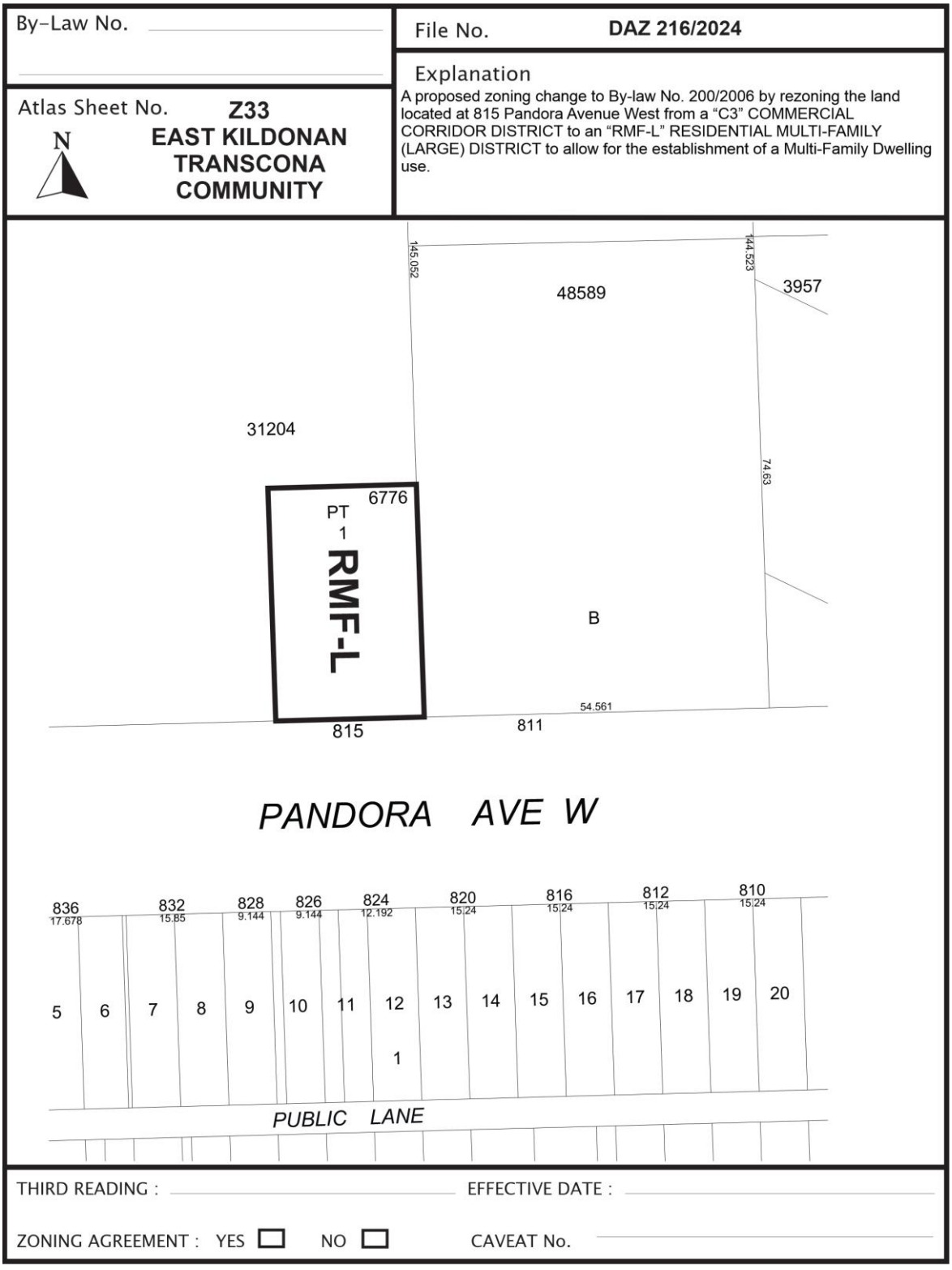
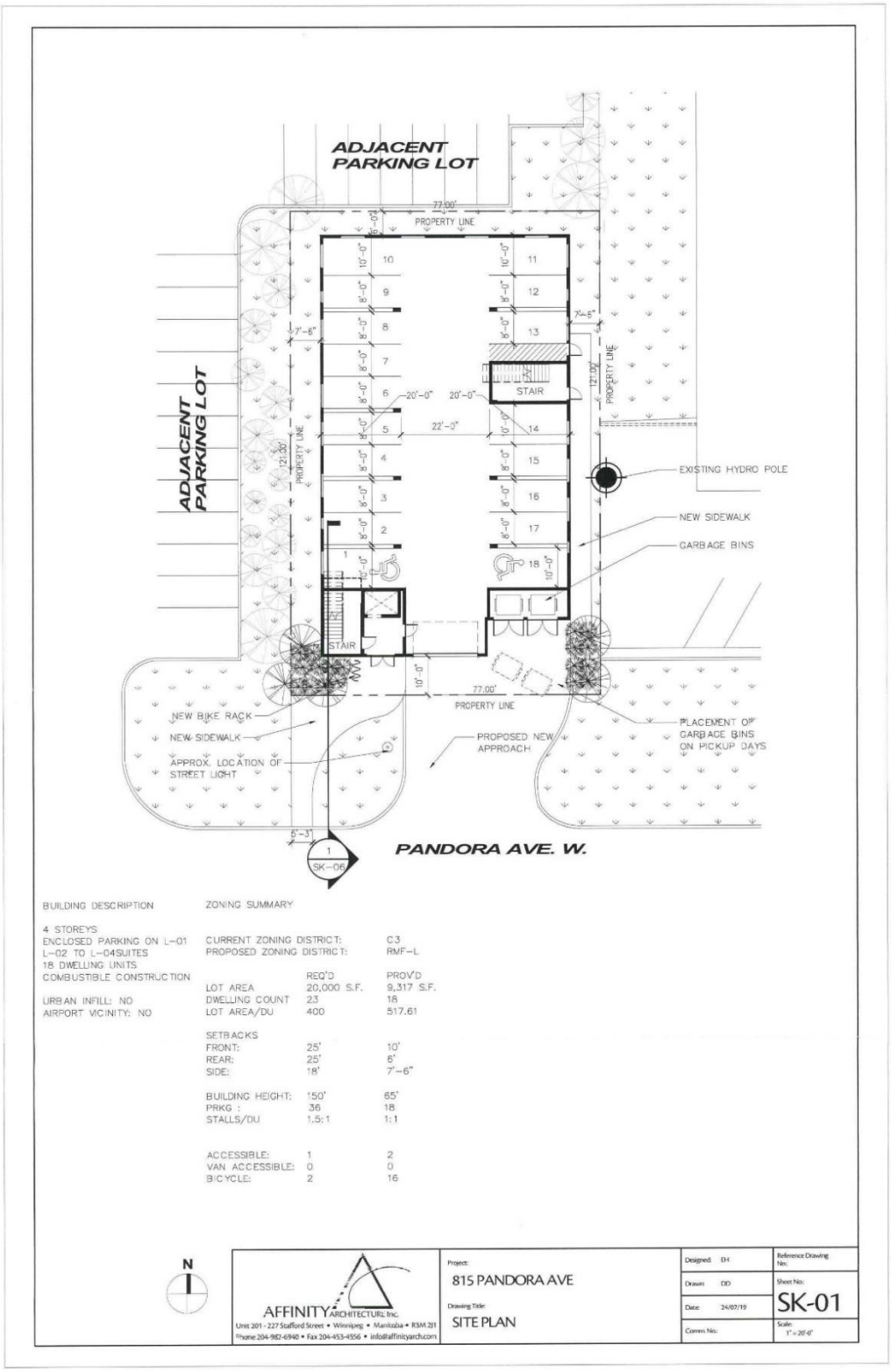


Exhibit “8” referred to in File DAZ 216/2024



BUILDING DESCRIPTION

4 STOREYS
ENCLOSED PARKING ON L-01
L-02 TO L-04SUITES
18 DWELLING UNITS
COMBUSTIBLE CONSTRUCTION

URBAN INFILL: NO
AIRPORT VICINITY: NO

ZONING SUMMARY

CURRENT ZONING DISTRICT: C3
PROPOSED ZONING DISTRICT: RMF-L

	REQ'D	PROV'D
LOT AREA	20,000 S.F.	9,317 S.F.
DWELLING COUNT	23	18
LOT AREA/DU	400	517.61
SETBACKS		
FRONT:	25'	10'
REAR:	25'	6'
SIDE:	18'	7'-6"
BUILDING HEIGHT:	50'	65'
PRKG :	36	18
STALLS/DU	1.5:1	1:1
ACCESSIBLE:	1	2
VAN ACCESSIBLE:	0	0
BICYCLE:	2	16

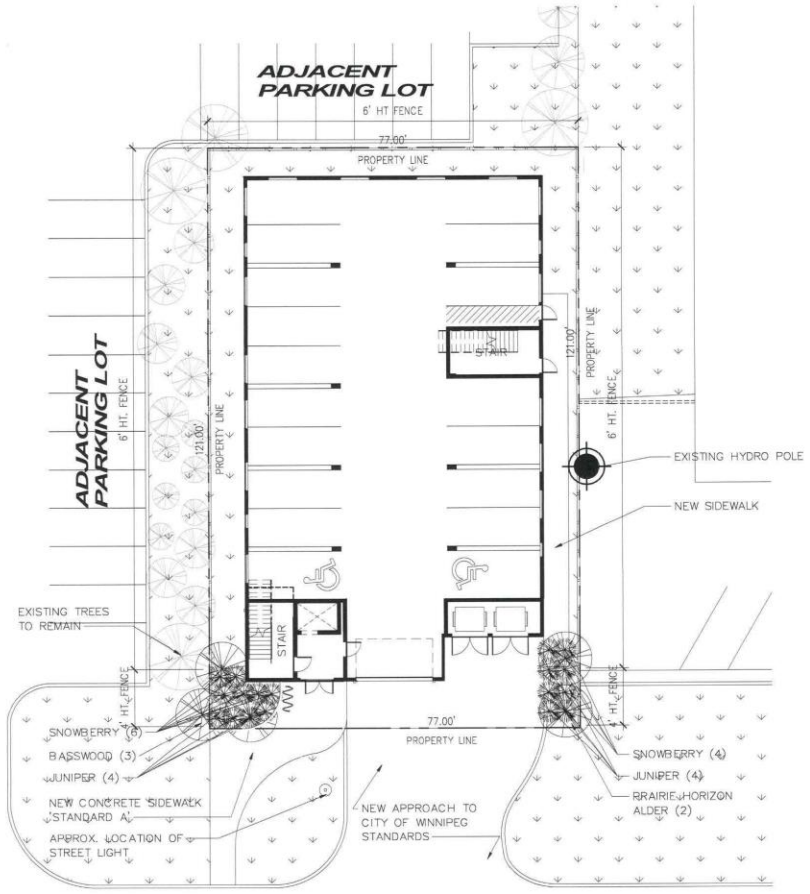
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AFFINITY ARCHITECTURE Inc.
Unit 201 - 227 Stafford Street • Winnipeg • Manitoba • R3M 2J1
Phone 204-982-6940 • Fax 204-453-4556 • info@affinityarch.com

Project: 815 PANDORA AVE
Drawing Title: SITE PLAN

Designed: EH
Drawn: DD
Date: 24/07/19
Comm. No:

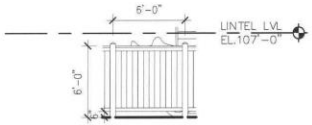
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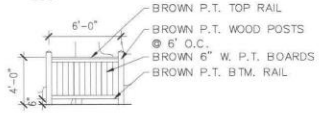
SITE PLAN - LANDSCAPE

1" = 20'-0"



2 SK-02 **6' FENCE DTL.**

1/8" = 1'-0"



3 SK-02 **4' FENCE DTL.**

1/8" = 1'-0"

LANDSCAPE REQUIREMENTS

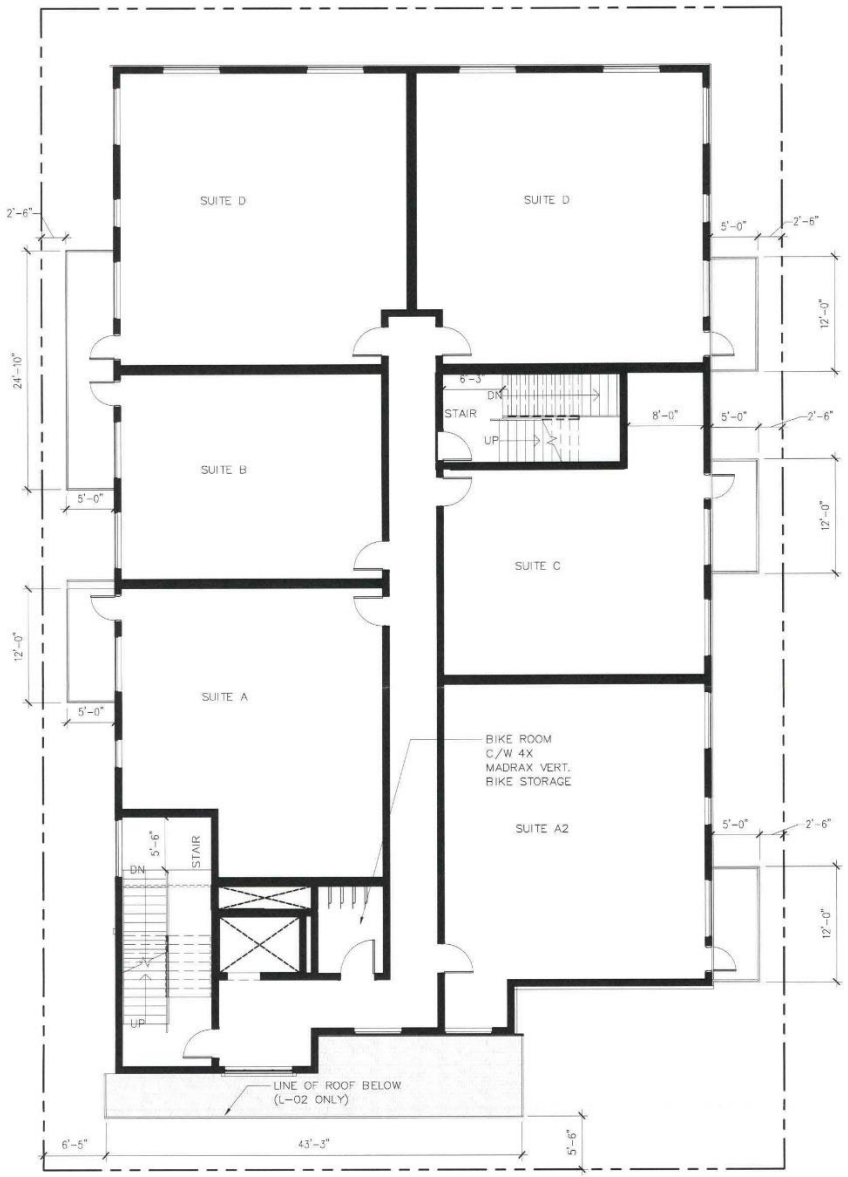
PANDORA AVE. W.	REQ'D	PROV'D
TREES:	2	2
SHRUBS:	11	11
FOUNDATION LANDSCAPE		
PANDORA AVE. W.:		
TREES	3	3
SHRUBS	6	7
TREES		
BASSWOOD	65 MM Ø	
PRAIRIE HORIZON ALDER	50 MM Ø	
SHRUBS		
JUNIPER	2 GALLON	
SNOWBERRY	2 GALLON	
TREE SPECIES COUNT		
BASSWOOD		3
PRAIRE HORIZON ALDER		2
SHRUB SPECIES COUNT		
JUNIPER		8
SNOWBERRY		10

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Project: 815 PANDORA AVE

Drawing Title: LANDSCAPE PLAN

Designed: EH	Reference Drawing No:
Drawn: EH	Sheet No: SK-02
Date: 24/07/19	
Comm. No:	Scale: As indicated



L-02 SECOND FLOOR

1" = 10'-0"

N

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Project: 815 PANDORA AVE

Drawing Title: L-02 SECOND FLOOR

Designed: EH	Reference Drawing No:
Drawn: DD	Sheet No: SK-03
Date: 24/06/26	
Comm. No.:	Scale: 1" = 10'-0"



Elevation - SOUTH

1/16" = 1'-0"



Elevation - WEST

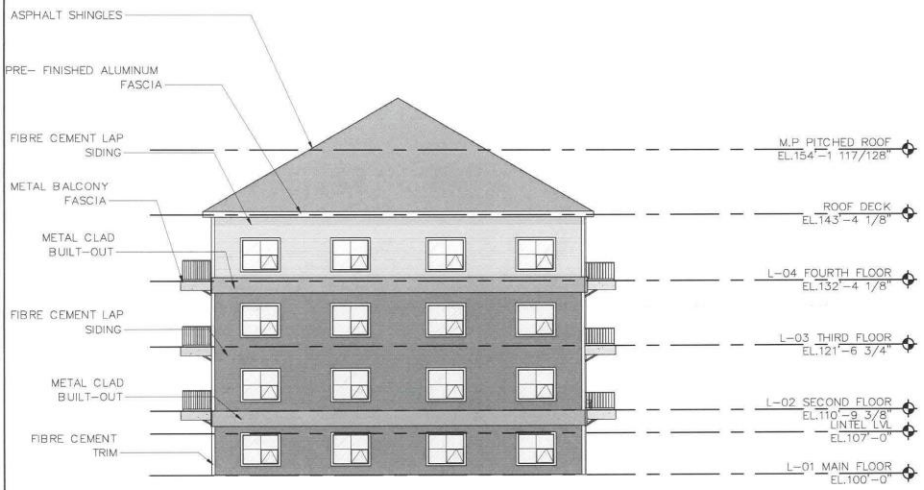
1/16" = 1'-0"

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Project: 815 PANDORA AVE

Drawing Title: ELEVATIONS - SOUTH & WEST

Designed: EH	Reference Drawing No.:
Drawn: DD	Sheet No.: SK-04
Date: 2024/06/26	
Comm. No.:	Scale: 1/16" = 1'-0"



Elevation - NORTH

1/16" = 1'-0"



Elevation - EAST

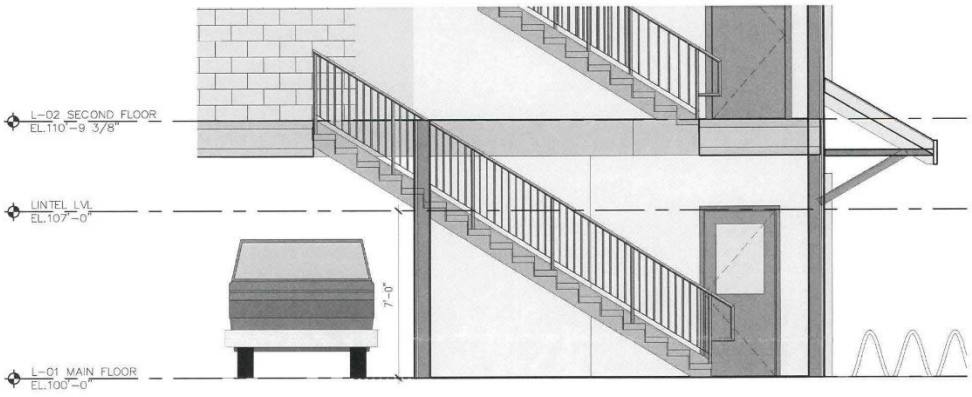
1/16" = 1'-0"

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Project: 815 PANDORA AVE

Drawing Title: ELEVATIONS - NORTH & EAST

Designed: EH	Reference Drawing No.:
Drawn: DD	Sheet No.: SK-05
Date: 2024/06/26	
Comm. No.:	Scale: 1/16" = 1'-0"



STAIR 01 - SECTION

1/4" = 1'-0"

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Phone 204-982-6940 • Fax 204-453-4556 • info@affinityarch.com

Project: 815 PANDORA AVE

Drawing Title: STAIR 01 - SECTION

Designed: EH	Reference Drawing No:
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