Agenda – Executive Policy Committee – July 8, 2025

Report – Standing Policy Committee on Property and Development – July 4, 2025

Moved by Councillor

That Rule 10(3) of The Procedure By-law No. 50/2007 be suspended in order that the following item, which was received less than four business days preceding the committee meeting, be considered by Committee.

Item No. 12 Subdivision and Rezoning – Taylor Avenue, South Side between Kenaston Boulevard and Portsmouth Boulevard (Lot 17) (Charleswood-Tuxedo-Westwood Ward) File DASZ 18/2025

STANDING COMMITTEE RECOMMENDATION:

On July 4, 2025, the Standing Policy Committee on Property and Development concurred in the recommendation of the Assiniboia Community Committee and submitted the following to Council:

1. That the subdivision under Development Application No. DASZ 18/2025 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 show on the map dated June 12, 2025 and attached as Schedule "C" to this report, with such changes as may be required, subject to the following:

    A. That the Developer be required to enter into a Development Agreement with the City pursuant to subsection 259(1) of The City of Winnipeg Charter in accordance with the report of the Administrative Coordinating Group, dated June 9, 2025 and attached as Schedule "B' to this report, with the following amendments:

        i. In Section II – Plan Considerations:

            a. Delete Condition 1 in its entirety

            b. Delete Condition 4.i) in its entirety

        ii. In Section IV – Servicing Conditions:

            a. Amend Condition 12 as follows:

                1. Add the following immediately after the words "within the Planned Area":

Report – Standing Policy Committee on Property and Development – July 4, 2025

STANDING COMMITTEE RECOMMENDATION (continued):

"and the Public Reserve directly to the west of the Planned Area"

2. Delete the word "Redditt"

3. Add the words ", and the Director of Water and Waste" after the words "as determined by and to the satisfaction of the Director of Public Works"

b. In Condition 23, add the following new Subclause (c):

"(c) The Developer shall, at no expense to the City, provide bollards or other permanent physical feature to delineate the separation and discourage encroachment of the existing Public Reserve along the western limit of the Planned Area, as determined by and to the satisfaction of the Director of Water and Waste."

B. That the City enter into, execute and deliver with the developer a Development 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"); and

C. That authority be delegated to the Director of Planning, Property and Development to negotiate and approve the terms and conditions of the Development 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 Winnipeg Zoning By-law No. 200/2006 be amended by adding the Naawi-Oodena Planned Development Overlay 2 (PDO-2 Naawi-Oodena), attached as Schedule "D", with the following amendment:

A. In Area 2 – Medium Density Residential:

i. Add the following new Condition C.1 to Permitted Use Regulations:

Report – Standing Policy Committee on Property and Development – July 4, 2025

STANDING COMMITTEE RECOMMENDATION (continued):

"C.1 Notwithstanding other provisions of this By-law, in the PDO-2 Naawi-Oodena Medium Density Residential area, where the immediately abutting property is zoned R1-L or R2, multi-family residential uses shall be limited to the following types:

i. Townhouse
ii. Stacked townhouse
iii. Clustered townhouse"

3. That The Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "CMU PDO-2 Naawi-Oodena" Commercial Mixed Use District, "RMF-M PDO-2 Naawi-Oodena" Residential Multi-Family (Medium) District, "R2 PDO-2 Naawi-Oodena" Residential Two-Family District, and "PR1 PDO-2 Naawi-Oodena" Parks and Recreation (Neighbourhood) 1 District, as shown on the map dated June 12, 2025 and included within Schedule "C", 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. For those portions of the Owner's Land zoned "RMF-M PDO-2 Naawi-Oodena" Residential Multi-Family (Medium) District, "CMU PDO-2 Naawi-Oodena" Commercial Mixed Use District, and of "R2 PDO-2 Naawi-Oodena" Residential Two-Family District, 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.

Report – Standing Policy Committee on Property and Development – July 4, 2025

STANDING COMMITTEE RECOMMENDATION (continued):

ii. That the applicant shall submit design guidelines to the Director and the Assiniboia Community Committee for approval prior to the approval of any Plan Approval application for development within the planned area.

iii. That developer shall, at no expense to the City, provide safety measures from the CN Rivers Subdivision consisting of any one of the following three measures:

a. Berm, fencing, and setback:

1. a 2.5 metre in height berm, measured from grade at the property line, with side slopes not steeper than 2.5 to 1. The berm shall be constructed entirely within the developer's property along the entire mutual property line of the development site and the CN Rivers Subdivision. The berm should be compacted to 95% modified proctor. The berm shall 18 be built to the satisfaction of the Director of Planning, Property, and Development. The Developer is to permit the City to file a caveat against the title to the subject property requiring the owner(s) to maintain and/or repair or replace the berm as originally constructed, to the satisfaction of the Director of Planning, Property, and Development.

2. a 3 metre in height uniform noise attenuation fence built on top of the entire length of the berm referred to in condition 3.B.ii.1. a, and built to the satisfaction of the Director of Planning, Property, and Development. The Developer is to permit the City to file a caveat against the title to the subject property requiring the owner(s) to maintain and/or repair or replace the noise attenuation fence as originally constructed, to the satisfaction of the Director of Planning, Property, and Development. c. a minimum setback of 30 metres to any portion of a habitable room or space within a building from the north property line abutting the CN Rivers Subdivision.

b. Crash wall and setback:

Report – Standing Policy Committee on Property and Development – July 4, 2025

STANDING COMMITTEE RECOMMENDATION (continued):

1. a minimum 2.13 metre in height crash wall, measured from the top of the rail elevation, that faces the CN Rivers Subdivision. The crash wall shall be constructed entirely within the developer's property along the entire length of the principal building facing the CN Rivers Subdivision. The crash wall shall be no less than 0.45 metres thick and shall be of solid, heavy construction.

2. the Developer shall build the crash wall to the satisfaction of the Director of Planning, Property, and Development. The Developer must proceed in accordance with section 3.6.1.3 of the FCM/RAC Guidelines for New Development in Proximity to Railway Operations (2013), including, without limitation, undertaking and submitting the detailed written study referred to in that section of the Guidelines for approval by the Director of Planning, Property and Development before building the crash wall.

3. the Developer is to permit the City to file a caveat against the title to the subject property requiring the owner(s) to maintain and/or repair or replace the crash wall as originally constructed, to the satisfaction of the Director of Planning, Property, and Development.

4. a minimum setback of 30 metres to any portion of a habitable room or space within a building from the north property line abutting the CN Rivers Subdivision.

    A. The minimum setback in b.4. above may be measured as a combination of the horizontal and vertical distances equal to 9 metres if the crash wall is incorporated into the entire height of a low occupancy podium below a residential structure.

STANDING COMMITTEE RECOMMENDATION (continued):

c. A viability assessment.

1. That, prior to issuance of building permits, a certified professional engineers report shall be submitted to the satisfaction of the Director of Planning, Property and Development that addresses rail proximity and safety issues in a sufficient alternative manner to the FCM guidelines, and that the construction of any mitigation measure be completed as required.

iv. The Developer shall, at no expense to the City, construct within the Planned Area abutting the Canadian National Railway Rivers Subdivision, a uniform fence 2.0 m in height, as determined by and to the satisfaction of the Director of Public Works. The Developer is to permit the City to file a caveat against the title of the proposed lot abutting the Canadian National Railway Rivers Subdivision requiring the owner(s) to maintain and/or repair or replace the fence as originally constructed, to the satisfaction of the Director of Public Works. Said fence is intended to ensure that "pedestrian trespass" to the tracks does not become a consequence of the subject development, thereby creating safety issues and jeopardizing existing and/or future anti-whistling regulations along the subject railway line

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

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

B. a Zoning Agreement in accordance with Recommendation 3,

and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreement").

5. 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 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.

Report – Standing Policy Committee on Property and Development – July 4, 2025

STANDING COMMITTEE RECOMMENDATION (continued):

6. 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, 2 and 3 (the "By-law") and bring same directly to Council by way of communication for first reading.

7. 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.

8. That Development Application No. DASZ 18/2025 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.

9. That the subdivision section of the By-law will come into force when the Development Agreement is fully executed and the Plan is registered in the Winnipeg Land Titles Office.

10. 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.

11. That the By-law will be repealed without coming into force 1 year following the date it is enacted if the Plan and the Zoning Agreement are not registered in accordance with recommendations 9 and 10, unless the developer applies for an extension of time before the expiration of that 1-year period and Council approves the extension.

12. That Development Application No. DASZ 18/2025 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.

13. 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 – July 4, 2025

DECISION MAKING HISTORY:

STANDING COMMITTEE RECOMMENDATION:

On July 4, 2025, the Standing Policy Committee on Property and Development concurred in the recommendation of the Assiniboia Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On June 23, 2025, the Assiniboia Community Committee concurred in the recommendation of the Winnipeg Public Service, with the following amendments:

- In Recommendation 1.A, delete the period after the words "Schedule "B" of this report", and replace with the following:

  ", with the following amendments:

  i. In Section II – Plan Considerations:

     a. Delete Condition 1 in its entirety

     b. Delete Condition 4.i) in its entirety

  ii. In Section IV – Servicing Conditions:

     a. Amend Condition 12 as follows:

        1. Add the following immediately after the words "within the Planned Area":

           "and the Public Reserve directly to the west of the Planned Area"

        2. Delete the word "Redditt"

        3. Add the words ", and the Director of Water and Waste" after the words "as determined by and to the satisfaction of the Director of Public Works"

Report – Standing Policy Committee on Property and Development – July 4, 2025

DECISION MAKING HISTORY (continued):

COMMUNITY COMMITTEE RECOMMENDATION (continued):

b. In Condition 23, add the following new Subclause (c):

"(c) The Developer shall, at no expense to the City, provide bollards or other permanent physical feature to delineate the separation and discourage encroachment of the existing Public Reserve along the western limit of the Planned Area, as determined by and to the satisfaction of the Director of Water and Waste."

- In Recommendation 2.A, delete the period after the words "Schedule "D"", and replace with the following:

", with the following amendment:

A. In Area 2 – Medium Density Residential:

i. Add the following new Condition C.1 to Permitted Use Regulations:

"C.1 Notwithstanding other provisions of this By-law, in the PDO-2 Naawi-Oodena Medium Density Residential area, where the immediately abutting property is zoned R1-L or R2, multi-family residential uses shall be limited to the following types:

i. Townhouse
ii. Stacked townhouse
iii. Clustered townhouse"

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

PUBLIC HEARING SUMMARY

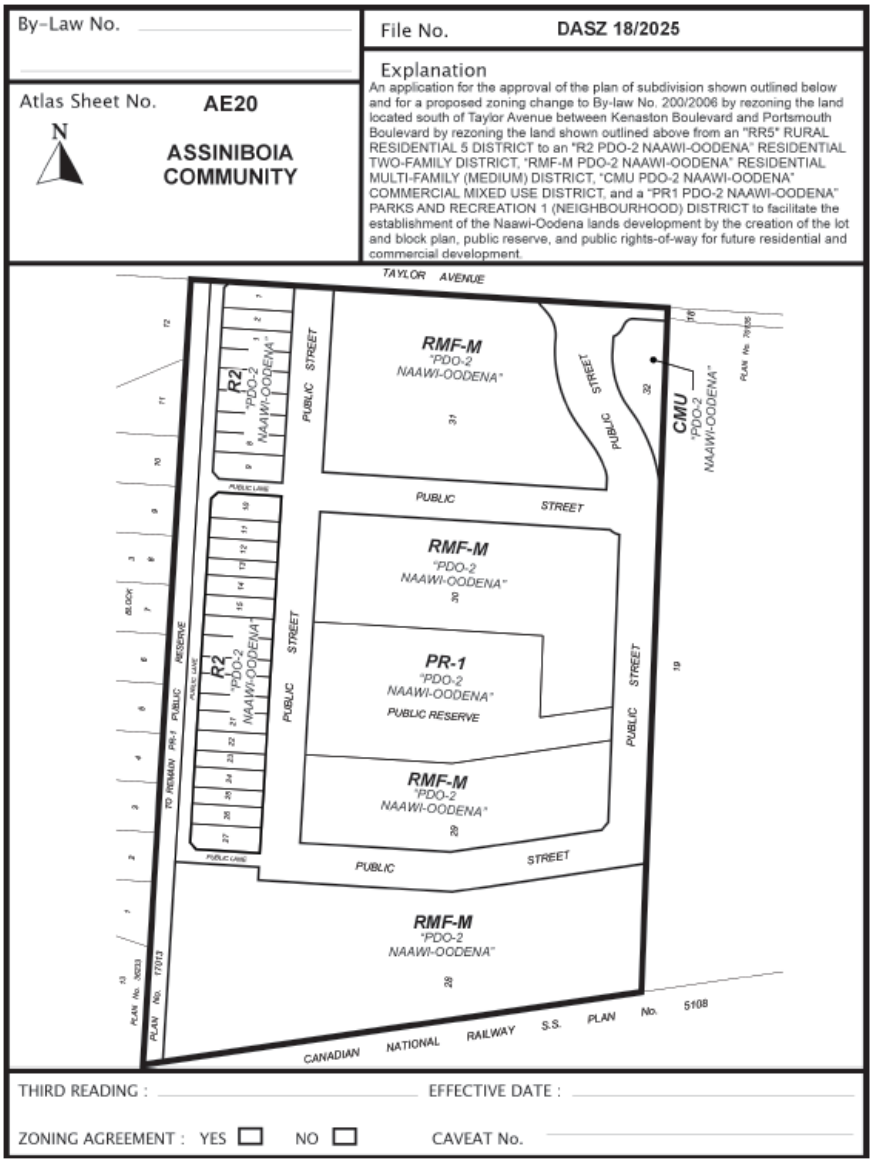
File: DASZ 18/2025

Before: Assiniboia Community Committee
Councillor Dobson, Chairperson
Councillor Duncan
Councillor Lukes

Public Hearing: June 23, 2025
Council Building, 510 Main Street

Applicant: Scatliff + Miller + Murray Inc. (Tom Janzen)

Subject:



Premises Affected: Taylor Avenue, south side between Kenaston Boulevard and Portsmouth Boulevard (Lot 17)

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

Prepared by: L. Cowan, Senior Committee Clerk
Assiniboia Community Committee

Report date: June 24, 2025

Community Committee Recommendation:

On June 23, 2025, the Assiniboia 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 subdivision under Development Application No. DASZ 18/2025 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 show on the map dated June 12, 2025 and attached as Schedule "C" to this report, with such changes as may be required***, subject to the following:***

    A. That the Developer be required to enter into a Development Agreement with the City pursuant to subsection 259(1) of The City of Winnipeg Charter in accordance with the report of the Administrative Coordinating Group, dated June 9, 2025 and attached as Schedule "B' to this report, with the following amendments:

        i. In Section II – Plan Considerations:

            a. Delete Condition 1 in its entirety

            b. Delete Condition 4.i) in its entirety

        ii. In Section IV – Servicing Conditions:

            a. Amend Condition 12 as follows:

                1. Add the following immediately after the words "within the Planned Area":

                "and the Public Reserve directly to the west of the Planned Area"

                2. Delete the word "Redditt"

3. Add the words ", and the Director of Water and Waste" after the words "as determined by and to the satisfaction of the Director of Public Works"

b. In Condition 23, add the following new Subclause (c):

"(c) The Developer shall, at no expense to the City, provide bollards or other permanent physical feature to delineate the separation and discourage encroachment of the existing Public Reserve along the western limit of the Planned Area, as determined by and to the satisfaction of the Director of Water and Waste."

B. That the City enter into, execute and deliver with the developer a Development 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"); and

C. That authority be delegated to the Director of Planning, Property and Development to negotiate and approve the terms and conditions of the Development 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 Winnipeg Zoning By-law No. 200/2006 be amended by adding the Naawi-Oodena Planned Development Overlay 2 (PDO-2 Naawi-Oodena), attached as Schedule "D"***, with the following amendment:***

A. In Area 2 – Medium Density Residential:

i. Add the following new Condition C.1 to Permitted Use Regulations:

"C.1 Notwithstanding other provisions of this By-law, in the PDO-2 Naawi-Oodena Medium Density Residential area, where the immediately abutting property is zoned R1-L or R2, multi-family residential uses shall be limited to the following types:

i. Townhouse
ii. Stacked townhouse
iii. Clustered townhouse"

3. That The Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "CMU PDO-2 Naawi-Oodena" Commercial Mixed Use District, "RMF-M PDO-2 Naawi-Oodena" Residential Multi-Family (Medium) District, "R2 PDO-2 Naawi-Oodena" Residential Two-Family District, and "PR1 PDO-2 Naawi-Oodena" Parks and Recreation (Neighbourhood) 1 District, as shown on the map dated June 12, 2025 and included within Schedule "C", 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. For those portions of the Owner's Land zoned "RMF-M PDO-2 Naawi-Oodena" Residential Multi-Family (Medium) District, "CMU PDO-2 Naawi-Oodena" Commercial Mixed Use District, and of "R2 PDO-2 Naawi-Oodena" Residential Two-Family District, 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 the applicant shall submit design guidelines to the Director and the Assiniboia Community Committee for approval prior to the approval of any Plan Approval application for development within the planned area.

      iii. That developer shall, at no expense to the City, provide safety measures from the CN Rivers Subdivision consisting of any one of the following three measures:

a. Berm, fencing, and setback:

1. a 2.5 metre in height berm, measured from grade at the property line, with side slopes not steeper than 2.5 to 1. The berm shall be constructed entirely within the developer's property along the entire mutual property line of the development site and the CN Rivers Subdivision. The berm should be compacted to 95% modified proctor. The berm shall 18 be built to the satisfaction of the Director of Planning, Property, and Development. The Developer is to permit the City to file a caveat against the title to the subject property requiring the owner(s) to maintain and/or repair or replace the berm as originally constructed, to the satisfaction of the Director of Planning, Property, and Development.

2. a 3 metre in height uniform noise attenuation fence built on top of the entire length of the berm referred to in condition 3.B.ii.1. a, and built to the satisfaction of the Director of Planning, Property, and Development. The Developer is to permit the City to file a caveat against the title to the subject property requiring the owner(s) to maintain and/or repair or replace the noise attenuation fence as originally constructed, to the satisfaction of the Director of Planning, Property, and Development. c. a minimum setback of 30 metres to any portion of a habitable room or space within a building from the north property line abutting the CN Rivers Subdivision.

b. Crash wall and setback:

1. a minimum 2.13 metre in height crash wall, measured from the top of the rail elevation, that faces the CN Rivers Subdivision. The crash wall shall be constructed entirely within the developer's property along the entire length of the principal building facing the CN Rivers Subdivision. The crash wall shall be no less than 0.45 metres thick and shall be of solid, heavy construction.

2. the Developer shall build the crash wall to the satisfaction of the Director of Planning, Property, and Development. The Developer must proceed in accordance with section 3.6.1.3 of the FCM/RAC Guidelines for New Development in Proximity to Railway Operations (2013), including, without limitation, undertaking and submitting the detailed written study referred to in that section of the Guidelines for approval by the Director of Planning, Property and Development before building the crash wall.

3. the Developer is to permit the City to file a caveat against the title to the subject property requiring the owner(s) to maintain and/or repair or replace the crash wall as originally constructed, to the satisfaction of the Director of Planning, Property, and Development.

4. a minimum setback of 30 metres to any portion of a habitable room or space within a building from the north property line abutting the CN Rivers Subdivision.

    A. The minimum setback in b.4. above may be measured as a combination of the horizontal and vertical distances equal to 9 metres if the crash wall is incorporated into the entire height of a low occupancy podium below a residential structure.

c. A viability assessment.

1. That, prior to issuance of building permits, a certified professional engineers report shall be submitted to the satisfaction of the Director of Planning, Property and Development that addresses rail proximity and safety issues in a sufficient alternative manner to the FCM guidelines, and that the construction of any mitigation measure be completed as required.

iv. The Developer shall, at no expense to the City, construct within the Planned Area abutting the Canadian National Railway Rivers Subdivision, a uniform fence 2.0 m in height, as determined by and to the satisfaction of the Director of Public Works. The Developer is to permit the City to file a caveat against the title of the proposed lot abutting the Canadian National Railway Rivers Subdivision requiring the owner(s) to maintain and/or repair or replace the fence as originally constructed, to the satisfaction of the Director of Public Works. Said fence is intended to ensure that "pedestrian trespass" to the tracks does not become a consequence of the subject development, thereby creating safety issues and jeopardizing existing and/or future anti-whistling regulations along the subject railway line

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

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

   B. a Zoning Agreement in accordance with Recommendation 3,

   and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreement").

5. 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 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.

6. 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, 2 and 3 (the "By-law") and bring same directly to Council by way of communication for first reading.

7. 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.

8. That Development Application No. DASZ 18/2025 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.

9. That the subdivision section of the By-law will come into force when the Development Agreement is fully executed and the Plan is registered in the Winnipeg Land Titles Office.

10. 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.

11. That the By-law will be repealed without coming into force 1 year following the date it is enacted if the Plan and the Zoning Agreement are not registered in accordance with recommendations 9 and 10, unless the developer applies for an extension of time before the expiration of that 1-year period and Council approves the extension.

12. That Development Application No. DASZ 18/2025 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.

13. 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 Assiniboia Community Committee provided the following supporting reasons for its recommendation:

1. First and foremost, this would move forward the development of Naawi-Oodena, from the Canada Lands property, which the community has asked for, for multiple years now.

2. That the single unit housing, although not in complete conformance with the adjacent properties, does provide for single unit development.

3. Also, that this assists in the housing stock in Winnipeg.

4. That the developer has a long-standing track record across Canada for high quality development.

5. The amendments here today reflect some of the concerns brought forward by the delegations via public presentation and written submissions.

Objections under the Charter:

Total number of valid objections as per section 125(2) – 7

In accordance with section 236.1(1), the threshold for sufficient objection has not been met.

Exhibits Filed:

1. Application dated March 24, 2025
2. Notification of Public Hearing dated April 28, 2025
3. Manitoba Status of Title 3198669/1
4. Letter of authorization dated October 31, 2024 from David Marsh, Canada Lands Company to Tom Janzen, Scatliff + Miller + Murray Inc.
5. Naawi-Oodena Planned Development Overlay 2
6. Technical Memorandum – 2024 Transportation Update dated October 30, 2024 from Morr Transportation Consulting
7. 2021 Summary of Municipal Site Servicing Study Updates dated October 31, 2024
8. Plans (5 pages)
9. Communication dated June 19, 2025 from Brian Oberton in opposition to the application
10. Communication dated June 9, 2025 from Maria Colasuonno in opposition to the application
11. Report from the Urban Planning Division dated June 12, 2025
12. Inspection Report
13. Communication dated June 16, 2025 from Amy Sierhuis in opposition to the application
14. Communication dated June 17, 2025 from Elisabeth Ann Capizzi in opposition to the application
15. Communication dated June 18, 2025 from Byron Sault in opposition to the application
16. Communication dated June 19, 2025 from Narinder Pahwa in support of the application
17. Communication dated June 20, 2025 from Pascal Toupin-Selinger in support of the application
18. Communication dated June 20, 2025 from Michael E. Hutsal in opposition to the application
19. Communication dated June 23, 2025 from Tom Janzen in support of the application
20. Communication dated June 20, 2025 from Claudia Carriles in support of the application
21. Communication dated June 21, 2025 from Aleksandar Dukic in support of the application
22. Recording of Representations

REPRESENTATIONS:

In Support:

Claudia Carriles
Aleksandar Dukic
Tom Janzen
David Marsh
Narinder Pahwa
Pascal Toupin-Selinger

In Opposition:

Elisabeth Ann Capizzi
Maria Colasuonno
Jocelyn Cordeiro
Michael E. Hutsal
Brian Oberton
Byron Carl Sault
Amy Sierhuis

For Information:

Nil

For the City:

R. Galston, Urban Planner, Planning, Property and Development Department
K. Kowalyk, Land Development Engineer, Planning, Property and Development Department

Exhibit "11" referred to in File DASZ 18/2025

ADMINISTRATIVE REPORT

Title: DASZ 18/2025 – Taylor Avenue, south side between Kenaston Boulevard and Portsmouth Boulevard (Lot 17)

Issue: For consideration at the Public Hearing of a subdivision and rezoning application to subdivide the subject site into 32 lots, public reserve land, and private and public streets, and to rezone from an "RR5" Rural Residential (5) District to a mix of "R2 PDO-2 Naawi-Oodena" Residential Two-Family District, "RMF-M PDO-2 Naawi-Oodena" Residential Multi-Family (Medium) District, "CMU PDO-2 Naawi-Oodena" Commercial Mixed Use District, and "PR1 PDO-2 Naawi-Oodena District through the creation of a Planned Development Overlay (PDO) for the subject lands to accommodate the future development of a mixed use area.

Critical Path: Assiniboia Community Committee → Standing Policy Committee on Property and Development, Heritage and Downtown Development → Executive Policy Committee → Council as per the Development Procedures By-law and *The City of Winnipeg Charter.*

AUTHORIZATION

Author	Department Head	CFO	CAO
R. Galston, MCP	n/a	n/a	

RECOMMENDATIONS

1. That the subdivision under Development Application No. DASZ 18/2025 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 show on the map dated June 12, 2025 and attached as Schedule "C" to this report, with such changes as may be required, subject to the following:

    A. That the Developer be required to enter into a Development Agreement with the City pursuant to subsection 259(1) of The City of Winnipeg Charter in accordance with the report of the Administrative Coordinating Group, dated June 9, 2025 and attached as Schedule "B' to this report.

    B. That the City enter into, execute and deliver with the developer a Development 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"); and

    C. That authority be delegated to the Director of Planning, Property and Development to negotiate and approve the terms and conditions of the

Development 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 Winnipeg Zoning By-law No. 200/2006 be amended by adding the Naawi-Oodena Planned Development Overlay 2 (PDO-2 Naawi-Oodena), attached as Schedule "D."

3. That The Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "CMU PDO-2 Naawi-Oodena" Commercial Mixed Use District, "RMF-M PDO-2 Naawi-Oodena" Residential Multi-Family (Medium) District, "R2 PDO-2 Naawi-Oodena" Residential Two-Family District, and "PR1 PDO-2 Naawi-Oodena" Parks and Recreation (Neighbourhood) 1 District, as shown on the map dated June 12, 2025 and included within Schedule "C", 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. For those portions of the Owner's Land zoned "RMF-M PDO-2 Naawi-Oodena" Residential Multi-Family (Medium) District, "CMU PDO-2 Naawi-Oodena" Commercial Mixed Use District, and of "R2 PDO-2 Naawi-Oodena" Residential Two-Family District, 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 the applicant shall submit design guidelines to the Director and the Assiniboia Community Committee for approval prior to the approval of any Plan Approval application for development within the planned area.

      iii. That developer shall, at no expense to the City, provide safety measures from the CN Rivers Subdivision consisting of any one of the following three measures:

         a. Berm, fencing, and setback:

            1. a 2.5 metre in height berm, measured from grade at the property line, with side slopes not steeper than 2.5 to 1. The berm shall be constructed entirely within the developer's property along the entire mutual

property line of the development site and the CN Rivers Subdivision. The berm should be compacted to 95% modified proctor. The berm shall 18 be built to the satisfaction of the Director of Planning, Property, and Development. The Developer is to permit the City to file a caveat against the title to the subject property requiring the owner(s) to maintain and/or repair or replace the berm as originally constructed, to the satisfaction of the Director of Planning, Property, and Development.

2. a 3 metre in height uniform noise attenuation fence built on top of the entire length of the berm referred to in condition 3.B.ii.1. a, and built to the satisfaction of the Director of Planning, Property, and Development. The Developer is to permit the City to file a caveat against the title to the subject property requiring the owner(s) to maintain and/or repair or replace the noise attenuation fence as originally constructed, to the satisfaction of the Director of Planning, Property, and Development. c. a minimum setback of 30 metres to any portion of a habitable room or space within a building from the north property line abutting the CN Rivers Subdivision.

b. Crash wall and setback:

1. a minimum 2.13 metre in height crash wall, measured from the top of the rail elevation, that faces the CN Rivers Subdivision. The crash wall shall be constructed entirely within the developer's property along the entire length of the principal building facing the CN Rivers Subdivision. The crash wall shall be no less than 0.45 metres thick and shall be of solid, heavy construction.

2. the Developer shall build the crash wall to the satisfaction of the Director of Planning, Property, and Development. The Developer must proceed in accordance with section 3.6.1.3 of the FCM/RAC Guidelines for New Development in Proximity to Railway Operations (2013), including, without limitation, undertaking and submitting the detailed written study referred to in that section of the Guidelines for approval by the Director of Planning, Property and Development before building the crash wall.

3. the Developer is to permit the City to file a caveat against the title to the subject property requiring the owner(s) to maintain and/or repair or replace the crash wall as originally constructed, to the

satisfaction of the Director of Planning, Property, and Development.

4. a minimum setback of 30 metres to any portion of a habitable room or space within a building from the north property line abutting the CN Rivers Subdivision.

A. The minimum setback in b.4. above may be measured as a combination of the horizontal and vertical distances equal to 9 metres if the crash wall is incorporated into the entire height of a low occupancy podium below a residential structure.

c. A viability assessment.

1. That, prior to issuance of building permits, a certified professional engineers report shall be submitted to the satisfaction of the Director of Planning, Property and Development that addresses rail proximity and safety issues in a sufficient alternative manner to the FCM guidelines, and that the construction of any mitigation measure be completed as required.

iv. The Developer shall, at no expense to the City, construct within the Planned Area abutting the Canadian National Railway Rivers Subdivision, a uniform fence 2.0 m in height, as determined by and to the satisfaction of the Director of Public Works. The Developer is to permit the City to file a caveat against the title of the proposed lot abutting the Canadian National Railway Rivers Subdivision requiring the owner(s) to maintain and/or repair or replace the fence as originally constructed, to the satisfaction of the Director of Public Works. Said fence is intended to ensure that “pedestrian trespass” to the tracks does not become a consequence of the subject development, thereby creating safety issues and jeopardizing existing and/or future anti-whistling regulations along the subject railway line

4. That the City enter into, execute and deliver with the Developer

A. a Development Agreement in accordance with recommendation 1; and

B. a Zoning Agreement in accordance with recommendation 3,

and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the “Ancillary Agreement”).

5. 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 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.

6. 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, 2 and 3 (the “By-law”) and bring same directly to Council by way of communication for first reading.

7. 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.

8. That Development Application No. DASZ 18/2025 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.

9. That the subdivision section of the By-law will come into force when the Development Agreement is fully executed and the Plan is registered in the Winnipeg Land Titles Office.

10. 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.

11. That the By-law will be repealed without coming into force 1 year following the date it is enacted if the Plan and the Zoning Agreement are not registered in accordance with recommendations 9 and 10, unless the developer applies for an extension of time before the expiration of that 1 year period and Council approves the extension.

12. That Development Application No. DASZ 18/2025 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.

13. 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

- Subdivision and 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 Winnipeg Public Service are concurred in, the subject property may be subdivided and rezoned per Schedule “C” below.

CONSULTATION

In preparing this Report there was consultation with: N/A

OURWINNIPEG POLICY ALIGNMENT

The proposed development aligns with *OurWinnipeg 2045* through the following directions and policies:

- *6.26 Major Redevelopment Sites*
    - *Designate Major Redevelopment Sites within the Urban Structure for land uses that provide a transformative, sustainable, well-designed and pedestrian-oriented urban environment, through a comprehensive and collaborative secondary planning process.*

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

One of the Vision Statement’s in the Climate Action Plan is that:

> *Winnipeg facilitates compact development and healthy neighbourhoods that are connected through a network of active and transit-oriented mobility options. This means that the City strategically integrates climate action within both land use and transportation decision-making.*

Strategic Opportunity #3 *Advancing Sustainable Transportation – Increasing Mobility Options and Shift to Zero Emission Vehicles*

> *Increasing access to mobility options and fuel switching are key directions for reducing emissions from transportation. Key directions aim to directly shift residents out of single occupancy vehicles through sustainable transportation options with lower or no emissions (walking, cycling, public transit, carshare, and carpooling) or indirectly enable diverse mobility choices through the development of higher density, and more complete communities* (p.vi)
>
> *3.1 Increase Use and Efficiency of Public Transit Systems*
>
> *3.2 Increase the Density of Urban Development Along Key Transit Corridors.*

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

> *4.1 Increase Strategic Infill Development that Provides Access to and Capitalizes on Existing and Planned Corridors with Frequent Transit Service*
>
> *4.3 Pursue Transit-Oriented Development*

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

Consideration was given as to whether this report connects to any of the specific Goals and Objectives in the *Poverty Reduction Strategy* (PRS) and it was determined that the PRS is not applicable to this specific report.

SUBMITTED BY

Department	Planning, Property and Development
Division	Urban Planning
Prepared by	R. Galston, MCP
Date:	June 12, 2025
File No.	DASZ 18/2025

List of Schedules and Attachments

Schedule “A”	Planning Discussion.
Schedule “B”	Report of the Administrative Co-ordinating group, dated June 9, 2025, Re: Proposed Subdivision and Rezoning on land located south of Taylor Avenue between Kenaston Boulevard and Portsmouth Boulevard.
Schedule “C”	File DASZ 18/2025**,** Assiniboia Community Committee, dated June 12, 2025
Schedule “D”	Naawi-Oodena Planned Development Overlay 2 (PDO-2 Naawi-Oodena)
Appendix “A”	Proposed By-law
Appendix “B”	Naawi-Oodena Lands Secondary Plan policies

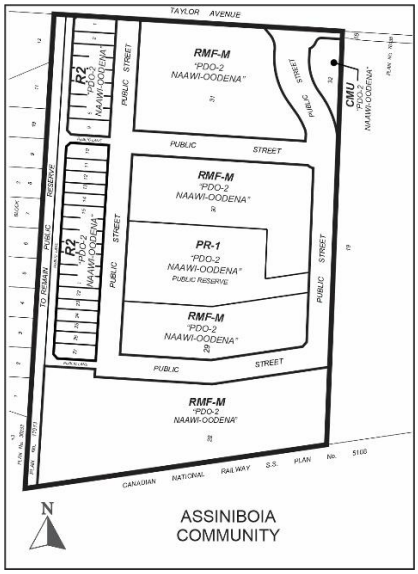
SCHEDULE 'A'

FILE:	**DASZ 18/2025**
RELATED FILES:	na
COMMUNITY:	Assiniboia Community
NEIGHBOURHOOD #:	2.645 (South Tuxedo)

SUBJECT: For consideration at the Public Hearing of a subdivision and rezoning application to subdivide the subject site into 32 lots, public reserve land, and private and public streets, and to rezone from an "RR5" Rural Residential (5) District to a mix of "R2 PDO-2 Naawi-Oodena" Residential Two-Family District, "RMF-M PDO-2 Naawi-Oodena" Residential Multi-Family (Medium) District, "CMU PDO-2 Naawi-Oodena" Commercial Mixed Use District, and "PR1 PDO-2 Naawi-Oodena District through the creation of a Planned Development Overlay (PDO) for the subject lands to accommodate the future development of a mixed use area.

LOCATION: Taylor Avenue, south side between Kenaston Boulevard and Portsmouth Boulevard (Lot 17)

LEGAL DESCRIPTION: LOT 17 PLAN 70135 WLTO IN RL 60, 61, 62 AND 63 PARISH OF ST BONIFACE AND IN RL 1, 2, 3 AND 4 PARISH OF ST CHARLES



APPLICANT: CVLNS (Tom Janzen)
191 Lombard Avenue, Unit 600
Winnipeg, MB R3B 0X1

OWNERS: Canada Lands Company (CLC), Ltd.
1 University Avenue, Suite 1700
Toronto, ON M5J 2P1

RECOMMENDATION: Approval, subject to conditions

HISTORY

Naawi-Oodena Secondary Plan

- On December 14, 2023, Council adopted the *Naawi-Oodena Secondary Plan* (By-law No. 26/2023), which pertains to lands within the Naawi-Oodena area owned by the Canada Lands Company (CLC).

DISCUSSION

SITE DESCRIPTION

Former Kapyong Barracks

- The broader Naawi-Oodena area encompasses the former location of the Kapyong Barracks of Canadian Forces Base Winnipeg. The Kapyong Barracks closed in 2004.
- The former Kapyong Barracks site, which comprises the entire Naawi-Oodena area, has two (2) separate land ownership groups:
    - Canada Lands Company (CLC). The CLC lands make up approximately 51 acres of land within the Naawi-Oodena area.
    - Treaty One Nations (T1N). The T1N lands make up of approximately 108 acres of the Naawi-Oodena area.
- The City of Winnipeg does not have jurisdiction to approve or regulate development on the T1N lands. No part of this application pertains to the lands owned by T1N.
- Despite the different ownership and jurisdiction, future development throughout the entire Naawi-Oodena area is intended to be compatible with the other and designed to be interconnected. Please refer to Figure 4, below, for a conceptual plan for the entire area.

Subject Site

- The subject site, shown in Figure 1, below, encompasses approximately 17.5 acres at the southwest corner of the Naawi-Oodena area. This land is currently vacant.
- The subject site is in the South Tuxedo Neighbourhood of the Charleswood – Tuxedo – Westwood Ward.
- Under the *Complete Communities Direction Strategy 2.0,* the subject site, and the entire Naawi-Oodena area, is in a Transformative Areas – Major Redevelopment Site policy area.
- Under the *Naawi-Oodena Secondary Plan,* the subject site is within the following policy areas: Commercial Mixed-Use, Medium Density Residential, Lower Density Residential, and Community Spaces.



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

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Taylor Avenue, then vacant land zoned “RR5” Rural Residential (5), which is part of the broader Naawi-Oodena Major Redevelopment Site.

South: CN Rivers Subdivision, then commercial uses zoned “C4” Commercial Regional.

East: Vacant land zoned “RR5” Rural Residential (5), which is part of the broader Naawi-Oodena Major Redevelopment Site.

West: City-owned public reserve, then single-family residential uses zoned “R1-L” Residential Single-Family (Large).

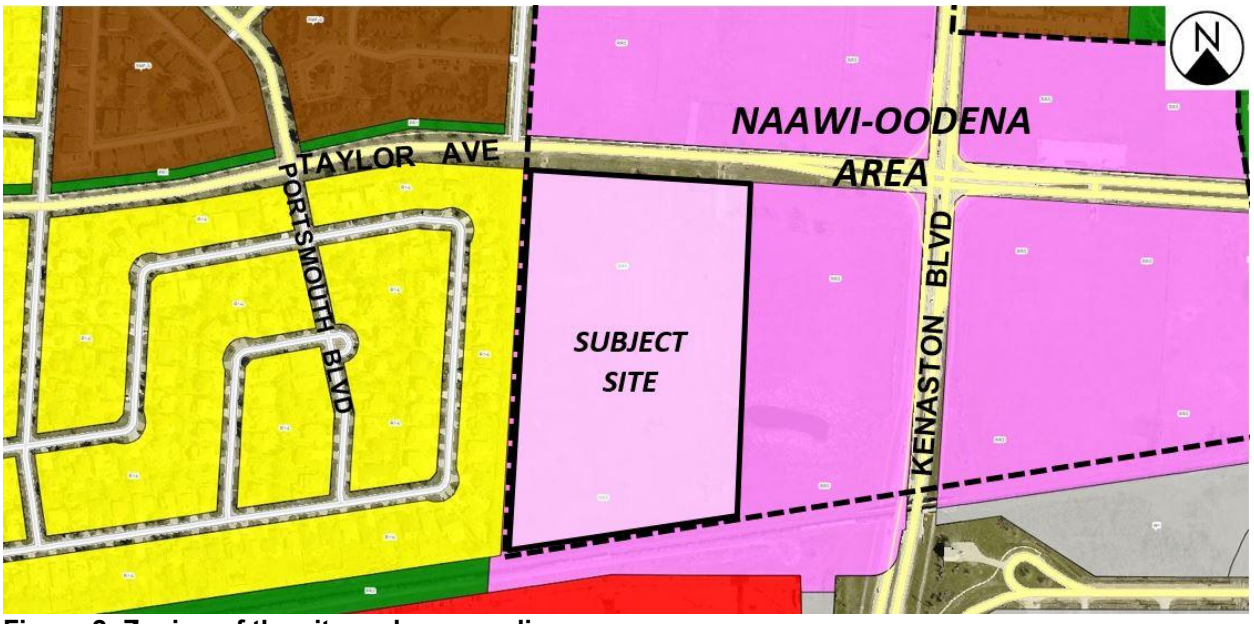


Figure 2: Zoning of the site and surrounding area

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing to subdivide the subject property and create a total of 32 lots, one (1) public reserve, and new public streets and lanes.
- The applicant also proposes to rezone the land from the existing "RR5" Rural Residential district through the creation of a Planned Development Overlay (PDO) which will regulate future development on the subject site.
- In a letter of intent submitted by the applicant, it is expressed that the proposed development will function as part of the overall Naawi-Oodena development, which includes lands to the east and north of the subject site.

- This proposal represents phase 1 of CLC's development in the Naawi-Oodena area. Future phases of CLC development will be subject to new subdivision and rezoning applications, including amendments to the proposed PDO.
- Of the proposed 32 lots, there will be:
    - 27 lots zoned "R2" Residential Two-Family.
    - Four (4) lots zoned "RMF-M" Residential Multi-Family (Medium).
    - One (1) lot zoned "CMU" Commercial Mixed Use.
    - One public reserve lot zoned "PR1" Parks and Recreation (Neighbourhood) 1.
- The permitted uses and related use-specific standards of the proposed PDO are discussed below, in the "Rezoning and Naawi-Oodena Planned Development Overlay (PDO)" section of this report.
    - No Variance or Conditional Use application is associated with the proposed development.
    - No building plans have been submitted with this application.

Public Reserves and Active Transportation Network

- The applicant proposes to create one (1) public reserve, which will have a total area of approximately 1.9 acres.

Public Streets and Lanes

- Two (2) public streets are proposed within the subject site, which will intersect with Taylor Avenue on the north side of the subject site. These public streets will be 59 feet in width.
- A public lane is proposed, which will be along the western edge of the subject site, and provide vehicular access for residential uses in the Lower Density Residential area. This public lane will be 20.5 feet in width.
- Please see Figure 3, which shows the proposed lots and public and private streets.

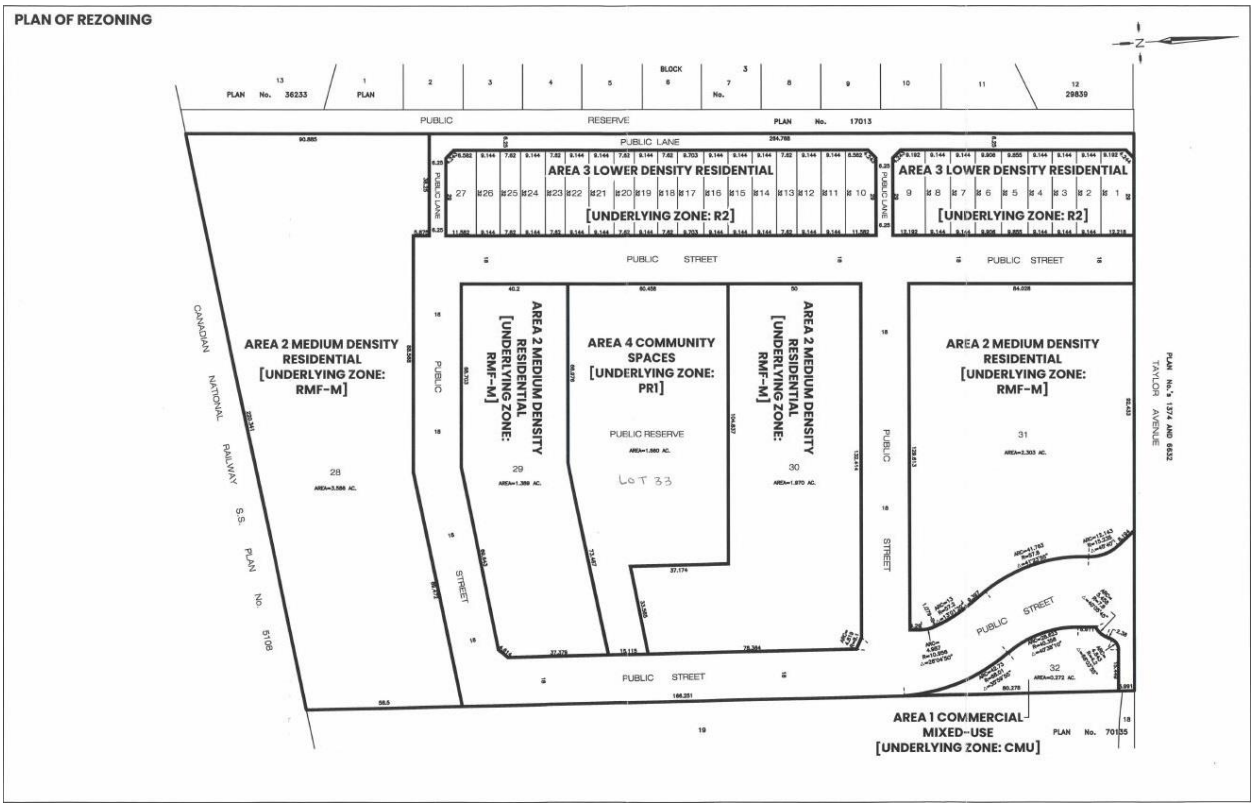


Figure 3: Plan showing proposed lots, streets, and zoning districts proposed for the subject site (Submitted by the applicant)

Background and Collaboration

- The applicant notes that public engagement was undertaken during the development of the development of the Naawi-Oodena master plan and leading up to the *Naawi-Oodena Secondary Plan* for the Canada Lands Company site.
- A technical working group was established, which consisted of the applicant and development team, as well as representatives from relevant City of Winnipeg departments. The purpose of this technical working group was to discuss and work collaboratively on site servicing and design issues, and to ensure the proposal aligns with the *Naawi-Oodena Secondary Plan.*
- With respect to the proposed development and Planned Development Overlay (PDO), the applicant engaged the Urban Planning and Design Division in November, 2024. The applicant and the Division worked collaboratively on the PDO prior to the completion of this application.

ANALYSIS AND ISSUES

OURWINNIPEG AND COMPLETE COMMUNITIES DIRECTION STRATEGY

- *OurWinnipeg 2045* is the City's long-range development plan. Per *OurWinnipeg 2045*, the subject site is identified as a Major Redevelopment Site.
- *6.26 Major Redevelopment Sites*

- *Designate Major Redevelopment Sites within the Urban Structure for land uses that provide a transformative, sustainable, well-designed and pedestrian-oriented urban environment, through a comprehensive and collaborative secondary planning process.*

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

- The *Complete Communities Direction Strategy 2.0* supports *OurWinnipeg 2045* and has statutory authority as a secondary plan. The strategy guides land use and development in Winnipeg.
- Below are relevant goals and policies from the *Complete Communities Direction Strategy 2.0*.

B.1. General Growth

- Policies in the "General Growth" section of the *Complete Communities Direction Strategy 2.0* direct growth to strategic locations within the City of Winnipeg.

Goal 3

3.0 Direct the highest residential and employment densities to areas that can provide the best transit service.

Policies

Align maximum permitted residential densities with transit

3.1 Where compatible with surrounding land uses and subject to other applicable policies of this By-law, direct the highest multi-family residential densities to the areas that provide the best transit service.

3.1.1 High multi-family residential densities may be encouraged Downtown and in proximity to existing rapid transit station and Corridors. Support the highest densities in this range in closest proximity to transit stations.

3.1.2. Medium multi-family residential densities may be encouraged in proximity to the existing and planned Primary Transit Network. Support the highest densities in this range in close proximity to transit stations.

3.1.3. Multi-family residential densities elsewhere in the Urban Structure will be directed in accordance with other policies from other sections of this By-law.

C5. Major Redevelopment Sites

- Under the *Complete Communities Direction Strategy 2.0,* the proposed development site is designated as a Major Redevelopment Site. With regard to this proposal, key goals and policies guiding development of Major Redevelopment Sites include:

Goal 1

1.0 Require development in Major Redevelopment Sites to be guided by a secondary plan.

Policies

1.1 Require that the development in Major Redevelopment Sites be guided by a front end inclusive planning process, culminating in a secondary plan.

Goal 2

2.0 Capitalize on the proximity of Major Redevelopment Sites to rapid transit and high-frequency transit.

Policies

Transit Oriented Development

2.1 Promote development in accordance with Transit Oriented Development principles, where proximate to rapid transit stations and Primary Transit Network stations.

Transit frequency

2.2 Support rapid transit and high-frequency transit service by encouraging medium-to-high density residential, commercial, and mixed uses at rapid transit stations and Primary Transit Network stations, in accordance with Policy section 3.1 of the General Growth section.

Transportation linkages

2.3 Create strong, multi-modal and active transportation linkages from each Major Redevelopment Site to Downtown, other Major Redevelopment Sites, Mixed Use Centres, Corridors, Parks, major attractions and employment areas.

Goal 3

3.0 Design Major Redevelopment Sites as Complete Communities that embody principles of sustainability within a well-designed, walkable, and active transportation friendly environment.

Policies

Mixed use

3.1 Provide a mix of employment, high-density housing, retail and service uses within Major Redevelopment Sites in a way that complements the needs of adjacent communities.

Minimum density

3.3 Promote the use of minimum density standards for new development

Compatibility

3.4 Encourage the transition of development towards the outer edges of Major Redevelopment Sites so that it is sensitive to the scale, massing, height, form and character of the surrounding area.

3.5 Implement mitigation measures to minimize any negative impacts new development may have on neighbouring streets, parks, and properties.

Conservation

3.6 Require that development be sensitive to conserving historically significant features and resources.

Housing

3.7 Support a range of different types, tenures and unit sizes in housing opportunities.

Complete streets

3.8 Promote complete streets, enabling safe and convenient spaces for pedestrians, cyclists, public transit ridership and motorists to promote physical activity, health, and active transportation.

NAAWI-OODENA SECONDARY PLAN

- As noted above, the *Naawi-Oodena Secondary Plan* was adopted by Council on December 14, 2023.

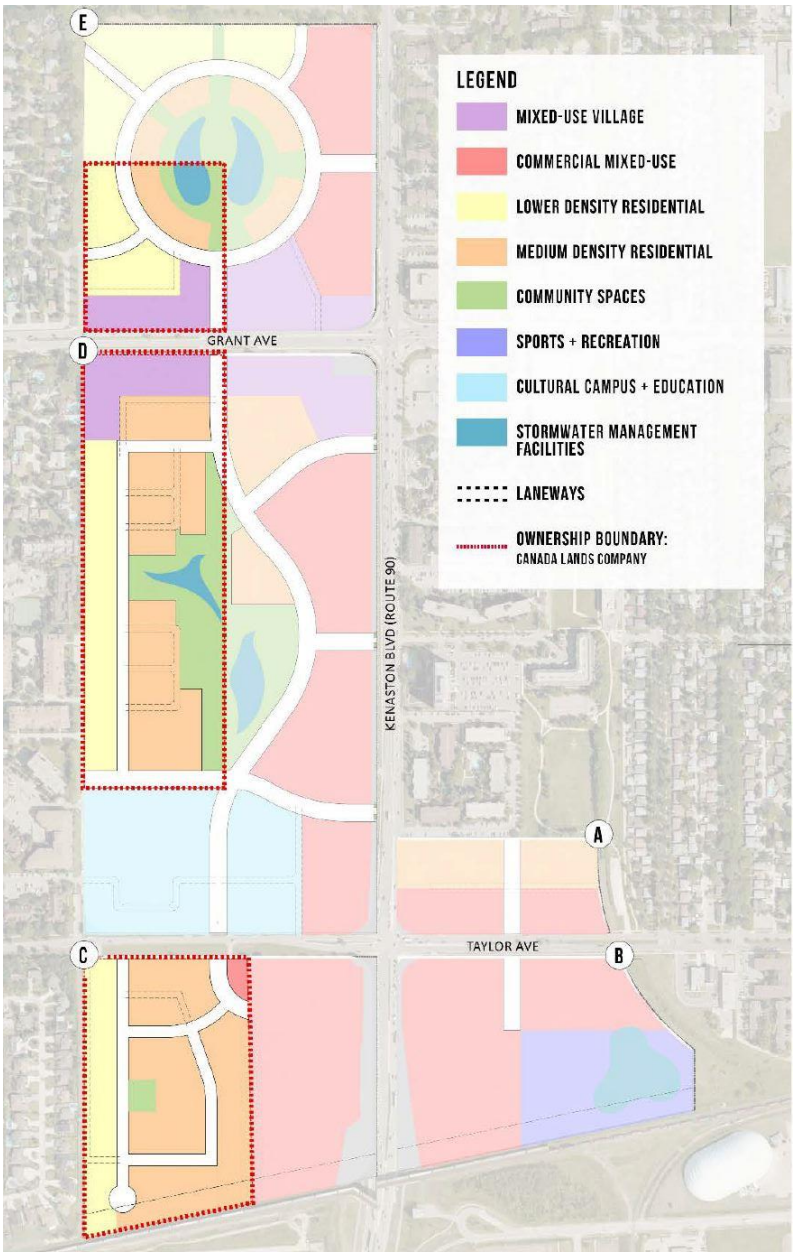


Figure 4: Land use concept map for CLC lands, as per the *Naawi-Oodena Secondary Plan.* The subject site is located in the lower left corner.

- Policy areas in the Secondary Plan that are relevant to this application include the following:

Commercial Mixed-Use

- *Intended to promote a wide range of retail and service commercial uses, as well as office and major cultural facilities that serve not only the surrounding residential neighbourhoods, but also the wider city and Treaty 1 communities.*

Medium Density Residential

- *Intended to promote well-designed, multi-unit housing types that provide a mix of tenures and offer a range of housing options for households of all ages, abilities, make-up, and income levels.*

Lower Density Residential

- *Intended to promote a mix of well-designed, lower density housing types in locations along the western edge of the subject lands. The aim of this designation is to ensure compatibility with land uses of adjacent established neighbourhood areas.*

Community Spaces

- *Intended to promote the development of a high quality, connected network of publicly accessible parks and open spaces. Outdoor community spaces are a critical feature of the vision for the subject lands. Serving not only as a recreational amenity and structural element of the community, these spaces act also as a means to honour Mother Earth, showcase Indigenous art and design, and share traditional knowledge. In addition, they allow for commemoration of the former use of the land by the military, and military history of Manitoba, including indigenous military service.*

Secondary Plan Policies

- Relevant policies for these areas are appended to this report as Appendix "C." Please refer to this appendix for additional information.

SUBDIVISION

- As noted above, the subject site is currently made up of one (1) lot. Subdivision is required in order to establish a total of 32 lots, one (1) public reserve, and public streets and lanes.

REZONING AND NAAWI-OODENA PLANNED DEVELOPMENT OVERLAY (PDO)

- As noted above, the subject site is currently zoned "RR5" Rural Residential (5). The applicant proposes to create a Planned Development Overlay (PDO) in the Winnipeg Zoning By-law, to be known as the Naawi-Oodena Planned Development Overlay 2. The purpose of this PDO is to implement the policies of the *Naawi-Oodena Secondary Plan* through the regulation of development within the subject site.
- Under the proposed PDO, the subject lands will be rezoned to a mix of residential, mixed-use, and parks and recreation zoning districts. These are:
    - "R2 PDO-2 Naawi-Oodena" Residential Two-Family;
    - "RMF-M PDO-2 Naawi-Oodena" Residential Multi-Family (Medium);
    - "CMU PDO-2 Naawi-Oodena" Commercial Mixed Use;

- "PR1 PDO-2 Naawi-Oodena" Parks and Recreation (Neighbourhood).

- As shown in Figure 5, below, the subject site is broken into Areas 1, 2, 3 and 4. The size of these areas and how they correspond with the proposed PDO and zoning districts is as follows:

  Area 1

  - To be zoned "CMU PDO-2 Naawi-Oodena" Commercial Mixed-Use.
  - Approximately 0.27 acres (11,848 square feet) acres in area.
  - Per the Winnipeg Zoning By-law, the Commercial Mixed Use (CMU) district is intended to provide for community-serving mixed use development at a higher scale than is appropriate for neighbourhood locations. The CMU district is intended for use in Community and Regional mixed use centres or Community and Regional mixed use corridors. The district is intended to include attractive commercial, institutional, recreational, and service facilities needed to support surrounding neighbourhoods and the community at-large. Although the area, site, or building should have a predominantly commercial character, multi-family housing may be incorporated within the district, and development should facilitate pedestrian connections between residential and nonresidential uses.

  Area 2

  - To be zoned "RMF-M PDO-2 Naawi-Oodena" Residential Multi-Family (Medium).
  - Approximately 9.25 acres in area.
  - Per the Winnipeg Zoning By-law, the Residential Multi-Family (RMF) districts are intended to accommodate the development of multi-family units in areas with medium to high residential densities.

  Area 3

  - To be zoned "R2 PDO-2 Naawi-Oodena" Residential Two-Family.
  - Approximately 1.97 acres in area.
  - Per the Winnipeg Zoning By-law, the Residential Two-Family (R2) district is intended to accommodate the development of single- and two-family units and where appropriate limited multi-family units in lower-density areas.

  Area 4

  - To be zoned "PR1-PDO-2 Naawi-Oodena" Parks and Recreation (1).
  - Approximately 1.66 acres in area.
  - Per the Winnipeg Zoning By-law, the Parks and Recreation 1 (PR1) district is intended for sites that are generally passive neighbourhood and community parks and facilities with predominantly pedestrian and cyclist access. These sites may provide unstructured drop-in play and recreation opportunities, including play structures, passive parks, plazas and natural areas. Generally, there are no parking facilities associated with these uses. These parks and open spaces typically occur in a residential neighbourhood or riverbank context and are generally accessed by residential streets.

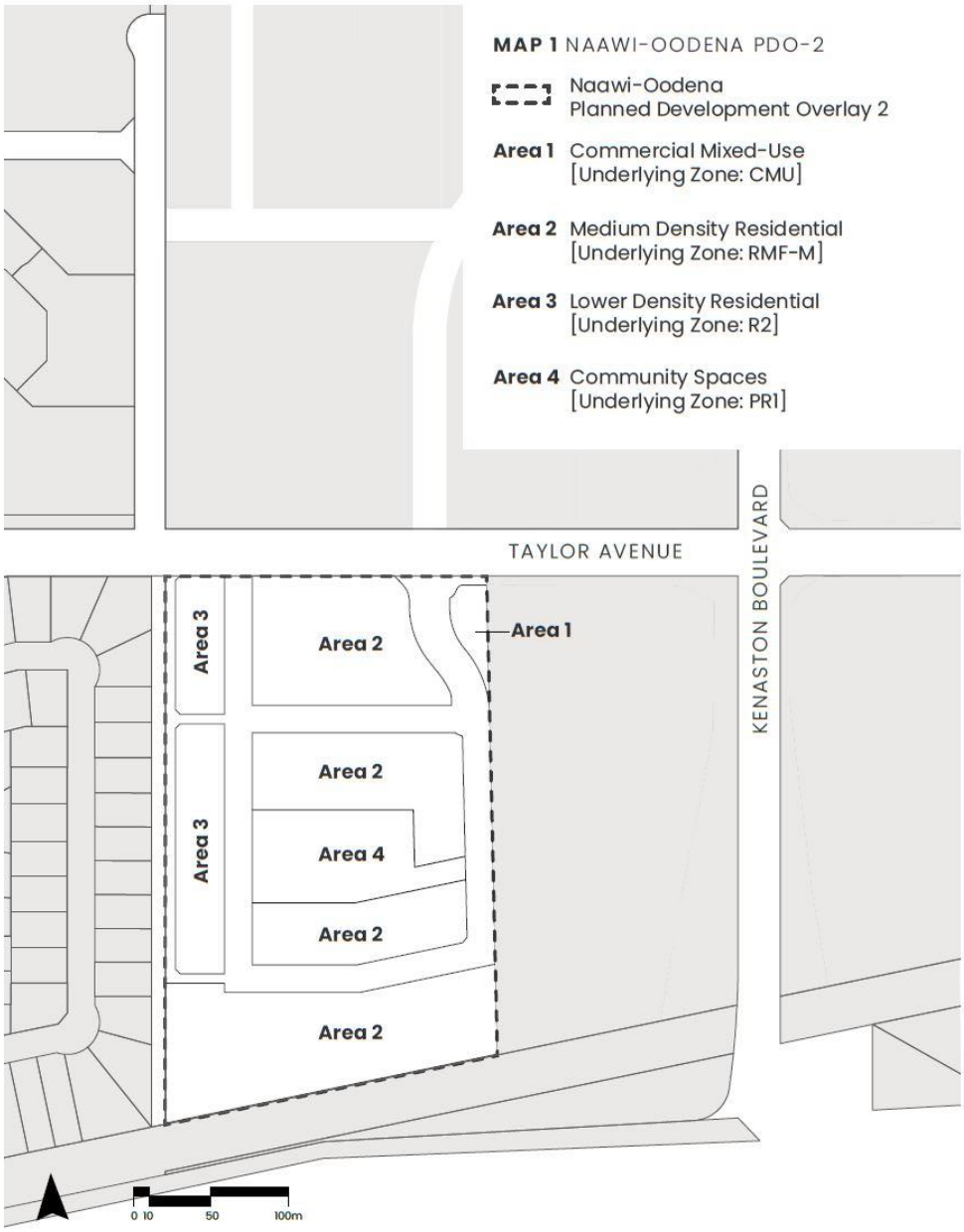


Figure 5: Map of proposed areas under the Naawi-Oodena Planned Development Overlay 2 (PDO)

Proposed Density

- The PDO includes a maximum density of 1,261 dwelling units for the subject site. (Please refer to Figure 1, above). This maximum number of dwelling units is based on the density targets under the *Naawi-Oodena Secondary Plan,* which have a maximum density range up to 60 units per gross developable acre. The 1,261 dwelling units represents a density of 56 units per gross developable acre.

Proposed Dimensional Standards

- The dimensional standards that are proposed for the subject site are shown below (Table 1).

Table 1: Proposed Dimensional Standards

	Lower Density Residential	Medium Density Residential*	Commercial Mixed Use	Community Space
Minimum Lot Area	**2,500 square feet**	9,000 square feet	9,000 square feet	na
Minimum Lot Area Per Dwelling	**1,950 square feet**	800 square feet	800 square feet	na
Minimum Front Yard	**15 feet**	**10 feet**	**10 feet**	20 feet
Maximum Front Yard	na	**15 feet**	**15 feet**	na
Minimum Rear Yard	**15 feet**	**15 feet**	**15 feet**	25 feet
Minimum Side Yard (Corner)	**4 feet**	**5 feet**	**0 feet**	8 feet
Minimum Side Yard (Interior)	**4 feet**	**5 feet**	**0 feet**	8 feet
Maximum Building Height	**45 feet**	**between 75 and 100 feet****	**100 feet**	**25 feet**
	** Where the Medium Density Area abuts a property zoned "R1" Residential Single-Family or "R2" Two-Family, the abutting yard setback shall be a minimum of 15 feet, and must be determined by a 45-degree analysis.*			
	*** Where the Medium Density Area abuts a property zoned "R1" Residential Single-Family or "R2" Two-Family, the abutting building's height shall be determined by a 45-degree analysis.*			
Key	**Bold type:** Proposed standard for PDO Regular type: Existing standard in Zoning By-law to remain			

Parking Requirements

- Per the Winnipeg Zoning By-law, a minimum of 1.5 parking stalls are required for multi-family residential uses at this location. The PDO proposes a minimum parking requirement of one (1) stall for each residential unit. It should be noted that this is the same minimum requirement that applies to all Mature Communities areas per the Winnipeg Zoning By-law.
- For other uses, the minimum parking requirement shall be 75 percent of the requirements of the Winnipeg Zoning By-law. Within 400 metres of Rapid or Frequent Express Transit, this will reduced to a minimum of 50 percent.
- For all uses, the requirements of the Winnipeg Zoning By-law will be the maximum amount of accessory parking permitted for all new development.
- Regarding bicycle parking, the proposed PDO requires one (1) lockable bicycle space for every three (3) residential units.

Design Standards

- The proposed PDO also includes design standards for future development. These standards include:

  Building and Site Design

  - For non-residential buildings, all facades facing a street must have at least 50 percent of the ground floor façade must include unobscured windows, doors, or display areas.
  - For all uses, the main building entrance must be on the portion of the building nearest the street;
  - Surface parking areas and garbage collection areas must be located behind a building and/or screened from view from any adjacent street

  Signage

  - Digital and mobile signs are prohibited;
  - Freestanding signs shall not exceed six (6) feet in height;
  - Signs attached to buildings shall not exceed 25 percent of the building wall.

LANDSCAPE AND ARCHITECTURE DESIGN GUIDELINES

- The applicant has provided design guidelines for the Naawi-Oodena area, which the Public Service has reviewed with respect to lands owned by the Canada Lands Company, including the subject site.
- The design guidelines speak to broader design themes for the area overall, as well as detailed architectural and landscaping guidelines for the built environment.
- These design guidelines were reviewed in consideration of the proposed PDO. In particular, the Winnipeg Public Service reviewed architectural guidelines as they related to the proposed dimensional standards (outlined in Table 1, above). These guidelines support these dimensional standards and the PDO overall. For example, the design guidelines calling for higher-quality façade treatment on all visible building facades supports the reduced building setbacks proposed in the PDO.
- The Winnipeg Public Service recommends that the design guidelines be approved by the Assiniboia Community Committee and the Director of Planning, Property and Development prior to any Plan Approval application or development permit.

COMPATIBILITY WITH AREA SECONDARY PLAN

Commercial Mixed-Use policy area (Area 1 of PDO)

- The proposed “CMU PDO-2 Naawi-Oodena” zoning district is located in the Commercial Mixed Use policy areas of the *Naawi-Oodena Secondary Plan* (Figure 4). These policies support a wide mix of commercial and multi-family residential uses, with building heights generally ranging between six (6) to eight (8) storeys. Further, the proposed zoning district regulates sites within these areas so that buildings are oriented toward public streets and park spaces.

Medium Density policy area (Area 2 of PDO)

- The proposed "RMF-M PDO-2 Naawi-Oodena" residential multi-family uses are located in the Medium Density policy areas of the *Naawi-Oodena Secondary Plan* (Figure 4). These policies support a wide mix of residential uses, with building heights generally ranging between six (6) to eight (8) storeys. Further, the proposed zoning district regulates sites within these areas so that residential buildings are oriented toward public streets and park spaces.

Lower Density (Area 3 of PDO)

- The proposed "R2 PDO-2 Naawi-Oodena" zoning district in Area 3 is compatible with the Lower Density policy area of the Secondary Plan, in that a mix of lower-scaled residential uses that are designed to be compatible with existing residential uses nearby.

Community Spaces (Area 4 of PDO)

- The proposed "PR1 PDO-2 Naawi-Oodena" district are consistent with the policies under the Community Spaces policy area of the Secondary Plan. However, the Winnipeg Public Service recommends some changes to the design of the proposed public space. These changes are discussed in the report of the Administrative Coordinating Group under Schedule 'B' of this report.

COMPATIBILITY WITH THE SURROUNDING AREA

Separation Distances from Existing Residential Uses

- As noted above, the *Naawi-Oodena Secondary Plan* directs development that abuts existing residential development to be compatible in terms of building heights and massing.
- The proposed zoning districts are situated in a manner that future buildings heights will generally step down closer to existing residential properties in the Tuxedo and South Tuxedo Neigbourhoods to the west. Additionally, non-residential uses will be limited in locations adjacent to these existing residential neighbourhoods.
- In particular, the proposed "R2 PDO-2 Naawi-Oodena" district on the subject site that is adjacent to existing residential properties on Park Place East, in the South Tuxedo Neighbourhod, limits any building to a maximum of 45 feet. (Please refer to Figure 6, Building Heights.)
- Moreover, any building that is adjacent to an existing residential property must be within a 45 degree angular plane. This 45 degree angular plane is defined in the PDO as being projected towards the subject site from 12 feet above grade at the rear lot line of the existing residential property.
- As noted above, in Table 1, building setbacks adjacent to existing residential properties must be set back a minimum of 15 feet where no lane separates these properties. If a lane is present, the minimum setback is two (2) feet.
- It should be noted that a City-owned public reserve separates the subject property from adjacent residential properties on Park Place East. This public reserve has a width of approximately 29.5 feet. As such, any new building will be a minimum of approximately 31.5 feet of the rear property lines of Park Place East properties and must be within a 45-degree angular plane.

- In this manner, the proposed PDO aligns with the Secondary Plan and will regulate a transition of the scale and massing of development in the plan area, so that there is less visual impact on adjacent single-family dwellings to the west.

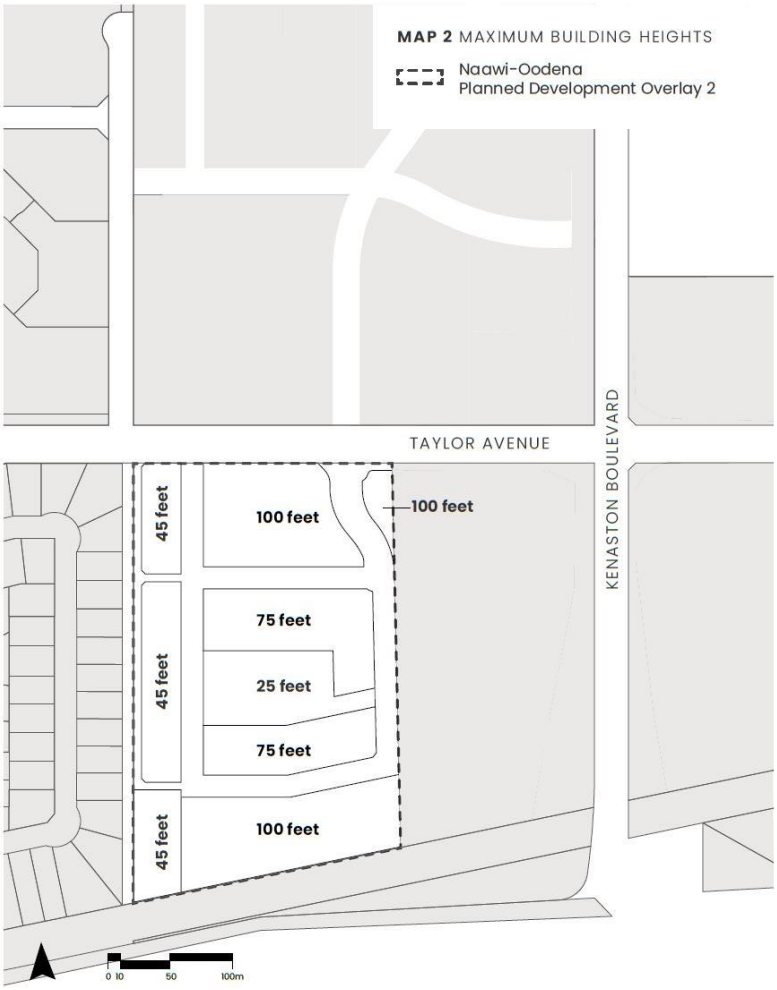


Figure 6: Map of proposed maximum building heights under the Naawi-Oodena Planned Development Overlay 2 (PDO)

CONDITIONS OF APPROVAL

Zoning Agreement

- The Winnipeg Public Service recommends that the developer enter into a Zoning Agreement with the City of Winnipeg. This recommended Zoning Agreement will require the applicant to:
    - Submit design guidelines for approval by the Director of Planning, Property and Development and the Assiniboia Community Committee, prior to the approval of any Plan Approval application.
    - Submit Plan Approval applications for any development, to be approved by the Director of Planning, Property and Development.
- The Winnipeg Public Service also recommends that any one of three options for rail safety mitigation be implemented to address rail safety for the proposed development.

- The Winnipeg Public Service recommends that a fence be constructed and maintained by the owner along the property line abutting the railway in order to prevent trespassing on the adjacent railway property.

Development Agreement

- The Winnipeg Public Service recommends that the developer enter into a Development Agreement with the City of Winnipeg. The items addressed in the recommended Development Agreement are discussed in the Report of the Administrative Coordinating Group (ACG), which is attached to this report as Schedule “B.

RECOMMENDATION

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

- The proposed development aligns with *OurWinnipeg 2045,* the *Complete Communities Direction Strategy 2.0,* in that it provides a variety of housing types and amenities in a Major Redevelopment Site that is well-designed and walkable, with a range of housing types, and is compatible with adjacent residential neighbourhoods to the west.
- The proposal aligns with the policies of the *Naawi-Oodena Secondary Plan* policy objectives in terms of density, land uses, and a street-oriented built form.
- The proposal regulates future development that is adjacent to existing lower-density residential properties to the west of the subject site so that it is lower-scaled and thereby reduces visual impacts on these adjacent properties.

This Report Submitted by:
Planning, Property and Development Department
Urban Planning Division

Report Prepared by: R. Galston, MCP
PPD File #: DASZ 18/2025

Schedule C for File DASZ 18/2025, Assiniboia Community Committee, dated June 12, 2025

By-Law No. _____

File No. **DASZ 18/2025**

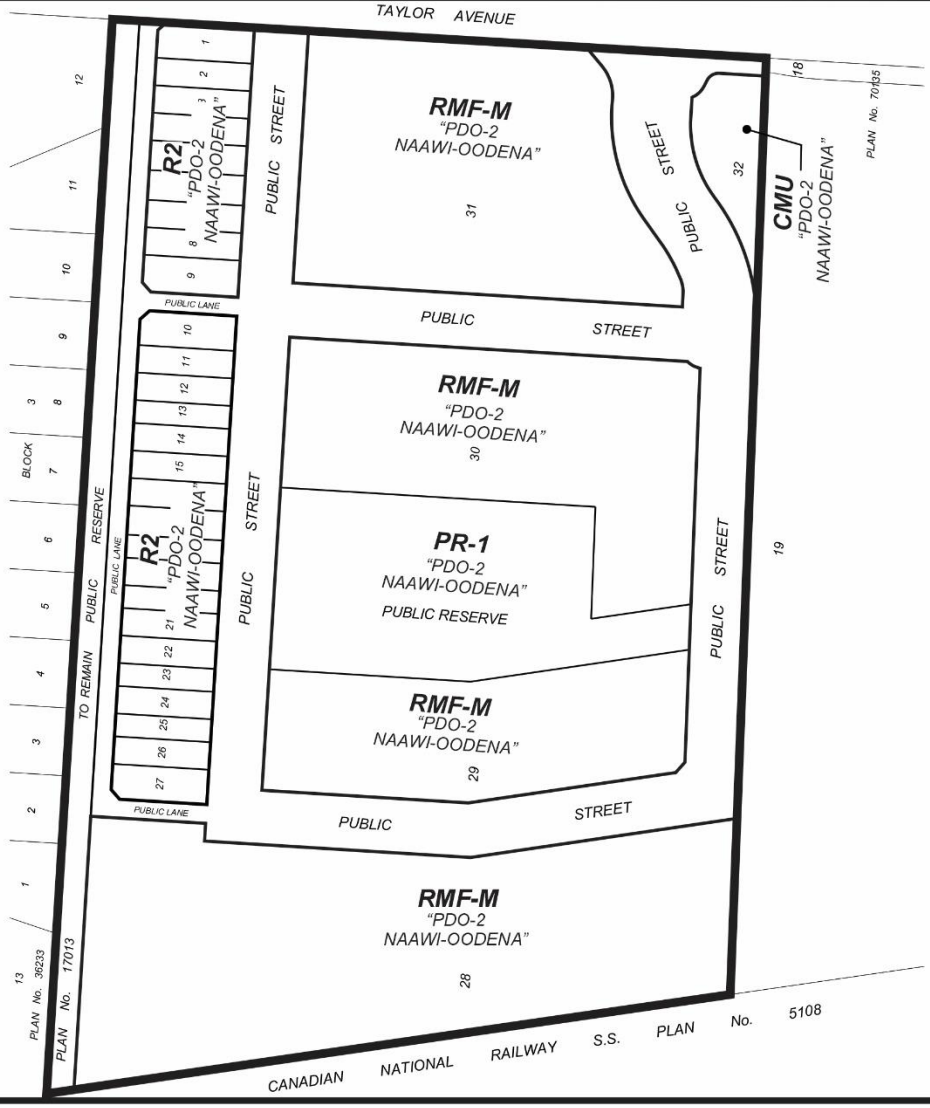
Atlas Sheet No. **AE20**

N

ASSINIBOIA 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 south of Taylor Avenue between Kenaston Boulevard and Portsmouth Boulevard by rezoning the land shown outlined above from an "RR5" RURAL RESIDENTIAL 5 DISTRICT to an "R2 PDO-2 NAAWI-OODENA" RESIDENTIAL TWO-FAMILY DISTRICT, "RMF-M PDO-2 NAAWI-OODENA" RESIDENTIAL MULTI-FAMILY (MEDIUM) DISTRICT, "CMU PDO-2 NAAWI-OODENA" COMMERCIAL MIXED USE DISTRICT, and a "PR1 PDO-2 NAAWI-OODENA" PARKS AND RECREATION 1 (NEIGHBOURHOOD) DISTRICT to facilitate the establishment of the Naawi-Oodena lands development by the creation of the lot and block plan, public reserve, and public rights-of-way for future residential and commercial development.



THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

SCHEDULE D

NAAWI-OODENA PLANNED DEVELOPMENT OVERLAY 2 (PDO-2 NAAWI-OODENA)

Purpose

(a) The purpose of this overlay is to support the development of the Naawi-Oodena lands as a Major Redevelopment Site and implement the Naawi-Oodena Secondary Plan policies, in alignment with the Naawi-Oodena Landscape and Architecture Design Guidelines.

Applicability

(b) The PDO-2 Naawi-Oodena overlay district shall apply to all lands as shown on the attached Map 1.

Development Standards

(c) Except to the extent modified by the standards in this overlay, all standards of this By-law apply within the boundaries shown on Map 1.

(d) The Special Boundary Conditions in section 138 of this By-law do not apply in respect of any land or use to which this PDO applies.

(e) In this PDO “45-degree analysis” means, in respect of a site that abuts or is across a lane from an abutting lot line of a lot with an R1-L or R2 zoning designation, a 45-degree angular plane that is projected towards the site from 12 feet above grade at the rear lot line of the R1-L or R2 lot.

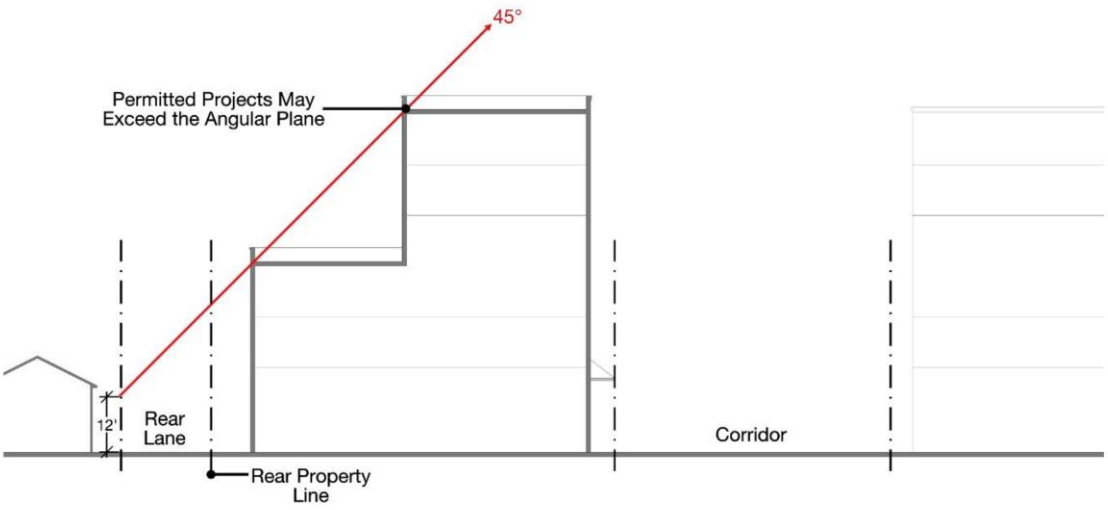


Figure 1 – Illustrated 45-Degree Analysis

Area Wide Density Maximum

(f) Notwithstanding other provisions of this By-law, the residential density shall be calculated and regulated based on the entire PDO-2 Naawi-Oodena overlay district as follows:

a. The maximum residential density for the PDO-2 Naawi-Oodena overlay district is 1,261 dwelling units in general conformance with the development intent of the Areas shown on Map 1.

b. Minimum Lot Area Per Dwelling Unit standards for the underlying Zoning Districts in this By-law shall not be applied.

Design Review

(g) Design Review Required

a. Any proposed development, redevelopment, expansion, free standing signage, or exterior alteration within the PDO-2 Naawi-Oodena overlay district is subject to urban design review and, prior to commencement of the development, redevelopment, expansion, free standing signage, or exterior alteration, must be approved by the Director in accordance with this section.

(h) Design Review Process

a. The Director shall make decisions on urban design review applications.

b. The Assiniboia Community Committee may approve urban design guidelines, standards, or criteria that are generally consistent with the Naawi-Oodena Secondary Plan and this overlay.

c. In making decisions on urban design review applications, the Director must consider the requirements in this section and applicable standards in this overlay, in addition to any urban design guidelines, standards, or criteria approved by the Assiniboia Community Committee.

Parking and Loading

(i) Vehicle Parking Space Requirements

a. Within the PDO-2 Naawi-Oodena overlay district, the parking spaces required under Table 5-9 of this By-law shall be the maximum amount of accessory parking permitted for a proposed development. This shall not apply to bicycle parking.

b. For all uses, with the exception of row dwellings with common parking areas and other multi-family, the minimum accessory parking requirement shall be 75% of the amounts shown in Table 5-9 of this By-law. This shall not apply to bicycle parking.

c. The minimum accessory parking requirement for row dwellings with common parking areas and other multi-family shall be 1 parking space per dwelling unit. This shall not apply to bicycle parking.

d. Within 400 metres of Rapid or Frequent Express Transit, the minimum accessory parking requirement shall be further reduced to 50% of the

amounts shown in Table 5-9 of this By-law. This shall not apply to bicycle parking.

e. Where off-street parking is provided, 1 car share vehicle may be provided in lieu of up to 12 required off-street parking spaces. Car share vehicles provided to satisfy off-street parking requirements in respect of a site must comply with the following standards:

    i. The car share vehicle must be provided by a car share whose principal business objective is to provide members with a fleet of shared vehicles which they may reserve on an hourly basis.

    ii. The maximum number of car share vehicles that may be provided to satisfy off-street parking requirements is:

        1. 2 car share vehicles for sites with fewer than 100 dwelling units.

        2. 3 car share vehicles for sites with more than 100 dwelling units.

    iii. A maximum of 50% of total off-street parking spaces may be satisfied by car share vehicles.

    iv. The adjustment for car share vehicles may be combined with any other parking reductions, as applicable.

    v. Where an application for a development permit proposes to satisfy off-street parking requirements by providing car share vehicles, the application must include, to the satisfaction of the Director:

        1. An agreement in principle with a car share.

        2. A plan showing the car share parking stall location approved by the car share.

        3. A car share service description and detailed competitive user fee structure.

    vi. The car share vehicle and a permanent parking space must be provided on the site, to the satisfaction of the Director.

(j) Parking, Bicycle Parking and Loading Management Plan

a. A property owner or authorized lessee of land may propose to the Director a Parking, Bicycle Parking and Loading Management Plan prepared by a professional traffic engineer or parking consultant documenting that a reduced amount of off-street parking, and/or bicycle parking, and/or loading is adequate to meet the needs of the proposed use or combination of uses and to prevent traffic and parking congestion on surrounding streets and/or public lanes.

b. If the Director concludes that the proposed Parking, Bicycle Parking and Loading Management Plan will provide off-street parking, bicycle parking, and/or loading adequate to meet the needs of the proposed use or combination of uses and to prevent traffic or parking congestion on surrounding streets and/or public lanes, the Director may approve the Parking, Bicycle Parking and Loading Management Plan and may reduce the

amount of required off-street parking and/or loading required to conform with the approved Plan.

c. Once a Parking, Bicycle Parking and Loading Management Plan is approved by the Director, the applicable owner shall provide parking spaces and loading spaces in accordance with the requirements of the approved Plan.

d. Any owner or authorized lessee of land in the PDO-2 Naawi-Oodena overlay district may, in accordance with this overlay and this By-law, submit to the Director for approval:

i. A Parking, Bicycle Parking and Loading Management Plan for the overlay district; or

ii. An amended Parking, Bicycle Parking and Loading Management Plan for the overlay district.

(k) All bicycle parking spaces in the PDO-2 Naawi-Oodena overlay district must comply with the following design standards:

a. A portion of the bicycle parking spaces must be suitable for short-term bicycle parking, and a portion must be suitable for long-term bicycle parking.

b. There must be suitable bicycle racks or lockers made from high quality materials and anchored with bolts to concrete or asphalt surfaces of the ground, floor, or nearby building wall.

c. If reasonably possible, the bicycle parking spaces must be, situated close to bicycle friendly routes.

d. For residential uses, each site must provide 1 lockable bicycle parking space for every 3 dwelling units.

(l) Bicycle Repair Station

a. If at least 25 bicycle parking spaces are required under Table 5-9, a bicycle repair station shall be required adjacent to the long-term bicycle parking area.

b. Bicycle repair stations will offer cyclists the necessary tools (e.g., air pump, air pressure gauge, allen wrenches, hex keys) to complete basic maintenance to ensure safe operation of their bicycle.

c. Common repair supplies (e.g., inner tube patches, chain cleaners/lubricant) should be made available at the repair station.

d. The bicycle repair station should have an adequate workspace surrounding the repair station where the minimum width of the aisle providing access to bicycle repair station shall be at least 5 feet and the workspace should be at least 40 square feet.

Area 1

(m) Commercial Mixed-Use

Applicability

a. The PDO-2 Naawi-Oodena Commercial Mixed-Use is shown on Map 1 as Area 1.

Intent

b. To promote a wide range of retail, office, and service commercial uses that serve not only the surrounding residential neighbourhoods, but also the wider city and Treaty 1 communities by:

    i. Accommodating a full range of retail and service commercial uses, containing both large single users and clusters of smaller users;

    ii. Ensuring that all commercial developments are designed to function as multi-modal places through the coordinated design of pedestrian, transit, cycling, and vehicular access, as well as parking, drop-off, and loading;

    iii. Ensuring that all commercial developments meet the highest standards for building design, siting, massing, and public access;

    iv. Ensuring that commercial developments do not encroach upon or negatively impact adjacent neighbourhoods and are adequately separated from residential areas; and

    v. To minimize visual impacts of surface parking lots and service areas on the public realm.

Prohibited Use Regulations

c. Notwithstanding other provisions of this By-law, in the PDO-2 Naawi-Oodena Commercial Mixed-Use area, the following uses shall be prohibited and not allowed as principal, conditional, accessory, or temporary uses:

    i. Auto / light truck / motorcycle, repair, and service

    ii. Auto / light truck / motorcycle, sales, and rental

    iii. Car wash

    iv. Drive-in or drive-through

    v. Fuel sales

    vi. Parking, structured (prohibited as a principal use)

    vii. Parking, surface (prohibited as a principal use)

    viii. Recycling collection centre

Permitted Use Regulations

d. Notwithstanding other provisions of this By-law, in the PDO-2 Naawi-Oodena Commercial Mixed-Use area, the following principal uses shall be permitted in addition to the permitted and conditional uses of the underlying CMU zoning district:

    i. Craft brewery, distillery or winery

    ii. Cultural centre

Conditional Use Regulations

e. Notwithstanding other provisions of this By-law, in the PDO-2 Naawi-Oodena Commercial Mixed-Use area, the following principal uses shall be conditional in addition to the permitted and conditional uses of the underlying CMU zoning district:

i. Landscape / garden contractor or production

ii. Research institution

Dimensional Standards

f. Notwithstanding other provisions of this By-law, in the PDO-2 Naawi-Oodena Commercial Mixed-Use area, development must comply with the dimensional standards listed in this section.

i. Height of Buildings:

1. The maximum height of a principal building in the Commercial Mixed-Use area is shown on Map 2.

2. Where the immediately abutting property is zoned R1-L or R2, the maximum height of the principal building shall be subject to the 45-degree analysis and shall not exceed the 45-degree angular plane.

ii. Yard Requirements:

1. In the Commercial Mixed-Use area the minimum front yard is 10 feet.

2. In the Commercial Mixed-Use area the maximum front yard is 15 feet.

3. In the Commercial Mixed-Use area the minimum interior side yard is 0 feet.

4. In the Commercial Mixed-Use area the minimum corner side yard is 0 feet.

5. In the Commercial Mixed-Use area the minimum rear yard is 15 feet.

iii. Additional Standards:

1. Notwithstanding subsection (6)(b) above, the maximum front yard setback may be up to 20 feet to accommodate an otherwise approved public space, plaza, outdoor dining / drinking area, or other pedestrian amenity. The increased setback may extend up to 25 continuous feet or 50% of the length of the ground floor façade, whichever is less. In the event a single building has multiple such amenities, multiple portions of the building may be setback up to 20 feet, so long as each portion is no more than 25 feet in length and the cumulative length of all portions is no more that 50% of the ground floor façade.

Design Standards

g. Notwithstanding other provisions of this By-law, in the PDO-2 Naawi-Oodena Commercial Mixed-Use area, development must comply with the design standards established in this section.

i. Building facades:

1. For non-residential uses, at least 50% of the ground floor façade of a building facing a street must consist of unobscured windows, doors, or display areas.

ii. Building entrances:

1. All buildings must provide a main entrance on the façade of the building nearest to and facing a street with a direct pedestrian connection.
2. Any residential uses shall use a common interior lobby entrance rather than direct entrances from the street.

iii. Surface parking and refuse areas:

1. Surface parking and refuse areas must be located behind a building and/or screened from the adjacent right-of-way with landscape planting and/or features.

Signage

h. Notwithstanding other provisions of this By-law, in the PDO-2 Naawi-Oodena Commercial Mixed-Use area, development must comply with the signage standards outlined in this section.

i. Digital and mobile signs shall be prohibited.

ii. Freestanding signs shall not exceed 6 feet in height.

iii. The total surface area of signs attached to a building shall not exceed 25% of the applicable building wall.

Area 2

(n) Medium Density Residential

Applicability

a. The PDO-2 Naawi-Oodena Medium Density Residential area is shown on Map 1 as Area 2.

Intent

b. To promote a mix of well-designed, multi-unit housing types that provide a mix of tenures and offer a range of housing options for households of all ages, abilities, make-up, and income levels by:

i. Providing a diverse mix of housing, including variation in unit sizes, tenure mix, integration of accessible and age-friendly housing, and affordable housing options to accommodate a range of household income levels;

ii. Encouraging high quality architecture and urban design to ensure new development contributes to a strong community identity and embraces Indigenous design principles;

iii. Ensuring the design of all buildings reinforces the relationship between the buildings and the street by maintaining a high degree of permeability and activation at the ground level; and

iv. Minimizing the visual impact of parking, service areas, and similar elements on the public realm.

Permitted Use Regulations

c. Notwithstanding other provisions of this By-law, in the PDO-2 Naawi-Oodena Medium Density Residential area, the following principal uses shall be permitted in addition to the permitted and conditional uses of the underlying RMF-M zoning district:

i. Dwelling, live-work

ii. Personal services

iii. Retail sales

Conditional Use Regulations

d. Notwithstanding other provisions of this By-law, in the PDO-2 Naawi-Oodena Medium Density Residential area the following principal uses shall be conditional in addition to the permitted and conditional uses of the underlying RMF-M zoning district:

i. Landscape / garden contractor or production

Use Specific Standards

e. Regardless of whether a use is allowed as a permitted or conditional use in the PDO-2 Naawi-Oodena Medium Density Residential area, the following additional standards must be met in respect of the uses identified, except as authorized by other sections of this By-law or by a conditional use or variance order:

i. Personal services and retail sales established under 11(3)(b) and 11(3)(c) of the PDO-2 Naawi-Oodena overlay district are subject to the following use specific standards:

1. Personal services and retail sales must be located within a building with residential use(s).
2. Personal services and retail sales shall only be permitted on ground floor.
3. The maximum area per personal service or retail sales use shall be 1,500 square feet.

Dimensional Standards

f. Notwithstanding other provisions of this By-law, in the PDO-2 Naawi-Oodena Medium Density Residential area, development must comply with the dimensional standards listed in this section.

i. Height of Buildings:

1. The maximum height of a principal building in the Medium Density Residential area is shown on Map 2.
2. Where the immediately abutting property is zoned R1-L or R2, the maximum height of the principal building shall be subject to the 45-degree analysis and shall not exceed the 45-degree angular plane.

ii. Yard Requirements:

1. In the Medium Density Residential area the minimum front yard is 10 feet.
2. In the Medium Density Residential area the maximum front yard is 15 feet.
3. In the Medium Density Residential area the minimum side yard is 5 feet.
4. In the Medium Density Residential area the minimum rear yard is 15 feet.

iii. Notwithstanding the yard requirements in (b) above, where the immediately abutting property is zoned R1-L or R2, the abutting yard shall:

1. be at least 15 feet or 2 feet where a lane is proposed between the two properties.
2. adhere to such building setbacks as required by a 45-degree analysis.

Design Standards

g. Notwithstanding other provisions of this By-law, in the PDO-2 Naawi-Oodena Medium Density Residential area, development must comply with the design standards established in this section.

i. Building entrances:

1. All buildings must provide a main entrance on the façade of the building nearest to and facing a street with a direct pedestrian connection.
2. If a building has limited frontage on a street, the main entrance may be provided along a pedestrian pathway which connects to the nearest street.

ii. Surface parking and refuse areas:

1. Surface parking and refuse areas must be located behind a building and/or screened from the adjacent right-of-way with landscape planting and/or features.

Signage

h. Notwithstanding other provisions of this By-law, in the PDO-2 Naawi-Oodena Medium Density Residential area, development must comply with the signage standards outlined in this section.

i. Digital and mobile signs shall be prohibited.

Area 3

(o) Lower Density Residential

Applicability

a. The PDO-2 Naawi-Oodena Lower Density Residential area is shown on Map 1 as Area 3.

Intent

b. To promote a mix of well-designed, lower density housing types in locations along the western edge of the site by:

   i. Providing a diverse mix of housing, including variation in unit sizes, tenure mix, integration of accessible and age-friendly housing, and affordable housing options to accommodate a range of household income levels;

   ii. Encouraging high quality architecture and urban design to ensure new development contributes to a strong community identity and embraces Indigenous design principles; and

   iii. Minimizing the visual impact of parking, service areas, and similar elements on the public realm.

Permitted Use Regulations

c. Notwithstanding other provisions of this By-law, in the PDO-2 Naawi-Oodena Lower Density Residential area, the following principal uses shall be permitted in addition to the permitted and conditional uses of the underlying R2 zoning district:

   i. Dwelling, live-work

   ii. Dwelling, multi-family

Conditional Use Regulations

d. Notwithstanding other provisions of this By-law, in the PDO-2 Naawi-Oodena Lower Density Residential area, the following principal uses shall be conditional in addition to the permitted and conditional uses of the underlying R2 zoning district:

   i. Landscape / garden contractor or production

Dimensional Standards

e. Notwithstanding other provisions of this By-law, in the PDO-2 Naawi-Oodena Lower Density Residential area, development must comply with the dimensional standards listed in this section.

   i. Height of Buildings:

      1. The maximum height of a principal building in the Lower Density Residential area is shown on Map 2.

   ii. Yard Requirements:

1. In the Lower Density Residential area the minimum front yard is 15 feet.
2. In the Lower Density Residential area the minimum side yard is 4 feet.
3. In the Lower Density Residential area the minimum rear yard is 15 feet.

iii. Lot Area:

1. In the Lower Density Residential area the minimum lot area is 2,500 square feet.
2. In the Lower Density Residential area the minimum lot area per dwelling unit shall be 1,950 square feet for two-family dwellings.

Area 4

(p) Community Spaces

Applicability

a. The PDO-2 Naawi-Oodena Community Spaces area is shown on Map 1 as Area 4.

Intent

b. To promote the development of a high quality, connected network of publicly accessible parks and open spaces by:

i. Providing an interconnected system of parks and open spaces for a variety of year-round active and passive recreational opportunities, leisure pursuits, and cultural and ceremonial activities;

ii. Providing high quality publicly accessible open spaces in support of the institutional, commercial, residential, and cultural uses throughout the site;

iii. Complementing and enhancing the planned pedestrian and cycling network, connectivity with existing surrounding neighbourhoods, and community amenities;

iv. Providing opportunities for the integration of public art that represents the history of place, culture, and identity for First Nations peoples, and promoting the creative practices of First Nations artists;

v. Providing opportunities for elements that commemorate the military heritage of the site;

vi. Providing open public spaces to accommodate large and small community gatherings;

vii. Promoting the natural beauty of Manitoba through the use of native plant species and materials; and

viii. Promoting innovation in sustainability and landscape management, particularly for our northern climate (all seasons) recognizing current and future realities of climate change.

Permitted Use Regulations

c. In the PDO-2 Naawi-Oodena Community Spaces area, permitted principal uses shall be consistent with the permitted uses in the underlying PR1 zoning district.

Prohibited Use Regulations

d. Notwithstanding other provisions of this By-law, in the PDO-2 Naawi-Oodena Community Spaces area, the following uses shall be prohibited and not allowed as principal, conditional, accessory, or temporary uses:

    i. Retail sales

Conditional Use Regulations

e. Notwithstanding other provisions of this By-law, in the PDO-2 Naawi-Oodena Community Spaces area, the following principal uses shall be conditional in addition to the permitted and conditional uses of the underlying PR1 zoning district:

    i. Landscape / garden contractor or production

Dimensional Standards

f. Notwithstanding other provisions of this By-law, in the PDO-2 Naawi-Oodena Community Spaces area, development must comply with the dimensional standards listed in this section.

    i. Height of Buildings:

        1. The maximum height of a principal building in Community Spaces is shown on Map 2.

APPENDIX B

Naawi-Oodena Secondary Plan
Relevant Policies

Commercial Mixed Use

The intent of the Commercial Mixed-Use designation is to promote a wide range of retail and service commercial uses, as well as office and major cultural facilities that serve not only the surrounding residential neighbourhoods, but also the wider city and Treaty 1 communities.

3.3.2 Policies

(1) Permitted Uses within the Commercial Mixed-Use designation include:

i. A diverse range of retail and commercial uses including office, restaurants, and personal services;

ii. Food stores;

v. Pharmacies;

vi. Hotels;

vii. Cultural, recreational, and entertainment uses;

viii. Public or institutional uses;

ix. Gas bars and electric vehicle charging stations; and

x. Multi-unit residential uses above or to the rear of commercial uses.

(2) The maximum height of any building within the Commercial Mixed-Use designation will generally be 6-storeys, but may be up to 8-storeys in select locations.

(3) Commercial developments should be easily accessible to the public and provide convenient pedestrian, cycling, and transit amenities and access.

(4) Commercial developments are anticipated to include a mix of smaller and medium floor plate uses, with a limited number of larger commercial retail floor plate uses. All commercial developments should be designed to promote efficient on-site circulation to provide convenient pedestrian, cycling, and vehicular access to parking areas, loading spaces, building entrances, adjacent streets, and future transit routes.

(5) Where multiple smaller and/or medium-sized commercial developments are planned on a site or adjacent sites, they should be planned and designed cohesively – sharing common features including pedestrian, cycling, and vehicular access, landscaping, lighting, parking, and signage.

Medium Density Residential

It is the intent of the Medium Density Residential designation to promote well-designed, multi-unit housing types that provide a mix of tenures and offer a range of housing options for households of all ages, abilities, make-up, and income levels.

3.4.2 Policies

(1) Permitted Uses within the Medium Density Residential designation include:

i. Low and mid-rise apartments and multi-unit residential buildings;

ii. Stacked townhomes, clustered townhomes, and other forms of ground oriented housing; Live work units; and

iv. Small-scale at-grade convenience commercial uses.

(2) Small scale neighbourhood commercial uses, integrated at-grade in a multi-unit building, may be permitted in appropriate locations, so long as the proposed use does not negatively impact community character.

(3) The maximum height of any building within the Medium Density Residential designation will generally be 6-storeys, or up to 8-storeys in select locations.

(4) Density within the Medium Density Residential designation should generally achieve between 30 and 60 units per gross developable acre (74 and 150 units per gross developable hectare).

(5) Parking lots shall not be located within any front yard unless site conditions and compatibility with adjacent development necessitates such a location.

(6) The provision of affordable housing is encouraged within the Medium Density Residential designation, either as stand-alone development projects or as affordable units integrated within market housing projects.

(7) To support the development of affordable housing, prospective developers are encouraged to form partnerships with, and access funding from, all levels of government.

Lower Density Residential

The Lower Density Residential designation is intended to promote a mix of well-designed, lower density housing types in locations along the western edge of the subject lands. The aim of this designation is to ensure compatibility with land uses of adjacent established neighbourhood areas.

3.5.2 Policies

(1) Permitted Uses within the Lower Density Residential designation include:

i. Single-detached and semi-detached dwellings;

ii. Townhouse, clustered townhouse, stacked townhouse, and other forms of ground oriented housing forms;

xi. Small plex-type multi-unit residential uses; and

xii. Secondary suites.

(2) The maximum height of any building within the Lower Density Residential designation will generally be 3.5-storeys.

(3) Density within the Lower Density Residential designation should generally achieve between 10 and 18 units per gross developable acre (25 and 45 units per gross developable hectare).

(4) Secondary suites may be permitted in association with a principal dwelling on single-unit detached or duplex lots, townhouse, or clustered townhouse units to provide smaller scale or affordable housing options. The size, design, and location of which may be established in the implementing Zoning By-law.

(5) Where new residential development abuts existing residential development, the height and massing of the new development shall be designed to ensure compatibility with the existing development.

(6) The provision of affordable housing is encouraged within the Lower Density Residential designation, either as stand-alone development projects or as affordable units integrated within market housing projects.

(7) To support the development of affordable housing, prospective developers are encouraged to form partnerships with, and access funding from, all levels of government.

Community Spaces

The intent of the Community Spaces designation is to promote the development of a high quality, connected network of publicly accessible parks and open spaces. Outdoor community spaces are a critical feature of the vision for the subject lands. Serving not only as a recreational amenity and structural element of the community, these spaces act also as a means to honour Mother Earth, showcase Indigenous art and design, and share traditional knowledge. In addition, they allow for commemoration of the former use of the land by the military, and military history of Manitoba, including indigenous military service.

3.6.2 Policies

(1) Community Spaces should be designed to be beautiful and sustainable in accordance with the Naawi-Oodena Master Plan's Landscape Guiding Principles, and shall be functional in accordance with the City of Winnipeg Parks Strategy.

*(2) In addition to lands designated as Community Spaces on **Schedule 1**, development sites throughout the subject lands should contribute to the overall open space system by creating smaller publicly accessible urban plazas, mews, and courtyards throughout the development.*

(3) Community Spaces should be designed as flexible spaces to accommodate a variety of active and passive recreation activities, programming, and events that can cater to changing community needs over time.

(4) Community Spaces should be designed for use during all seasons, with shelter from winds, places to enjoy sun exposure or shade, and lighting for safe evening use.

(5) All Community Spaces, and the public realm in general, shall be designed for universal accessibility and adhere to the Winnipeg Accessibility Design Standard.

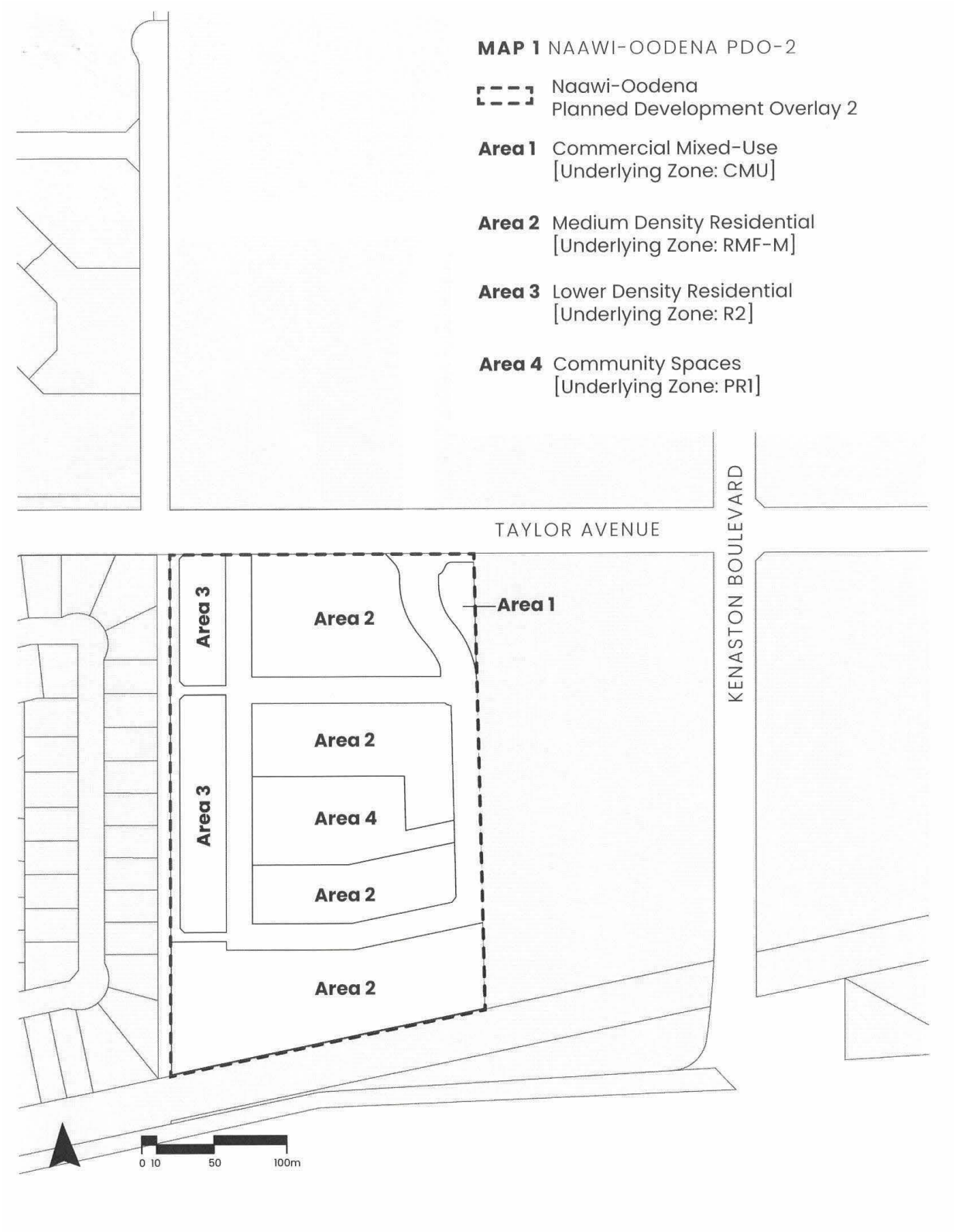
(6) In support of a broader commitment to climate change adaptation, Community Spaces may incorporate Low Impact Development strategies, emphasizing conservation and use of on-site natural features to filter, store, and detain runoff water.

(7) Community Spaces should incorporate pathways which will work in a cohesive manner as part of the pedestrian and cycling network.

(8) Public art, created primarily by First Nations artists, should be an integrated and defining element of all Community Spaces – and the public realm in general – to create a sense of place and strengthen cultural identity.

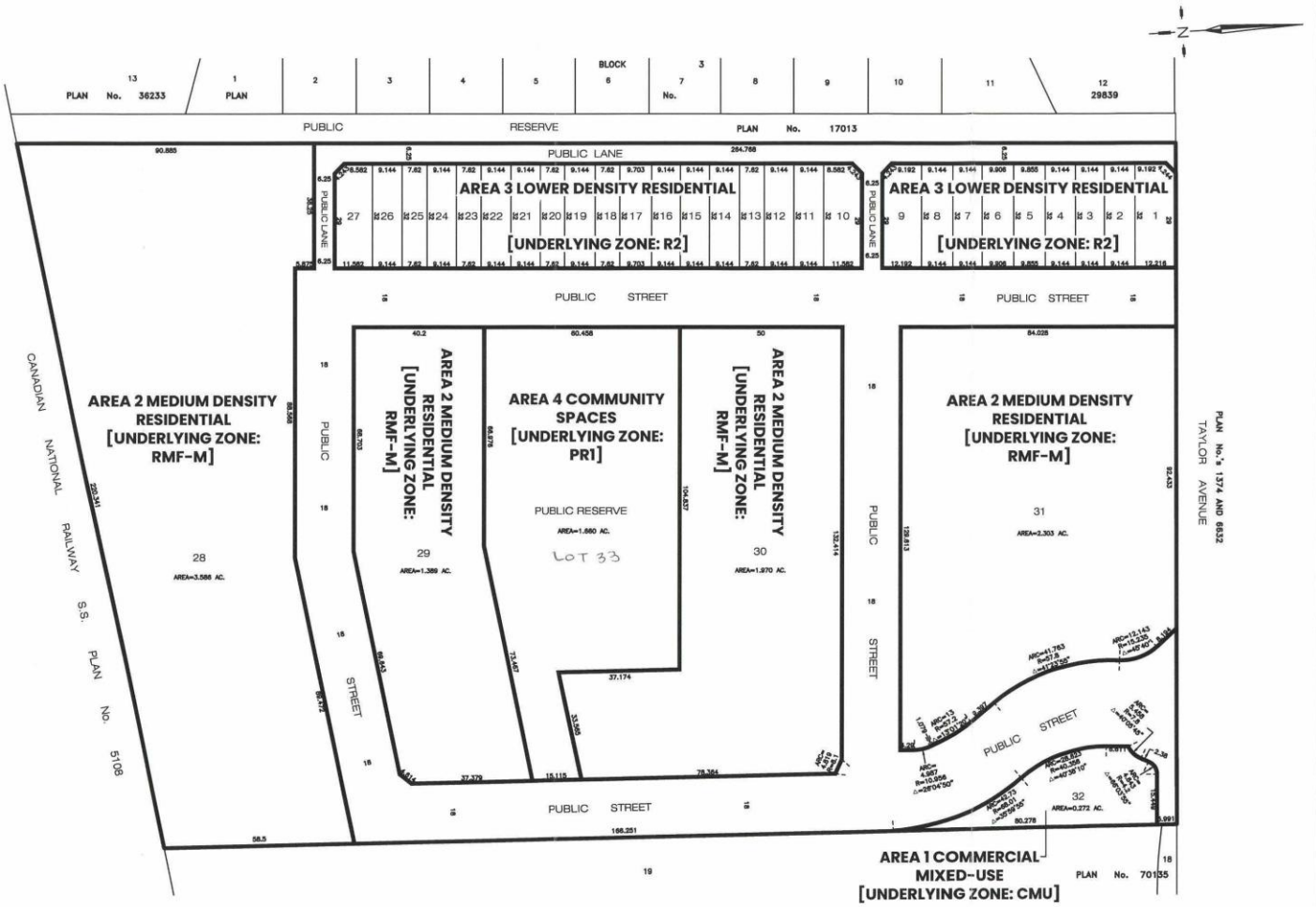
(9) Elements commemorating the subject lands' military heritage should be integrated into the design of Community Spaces.

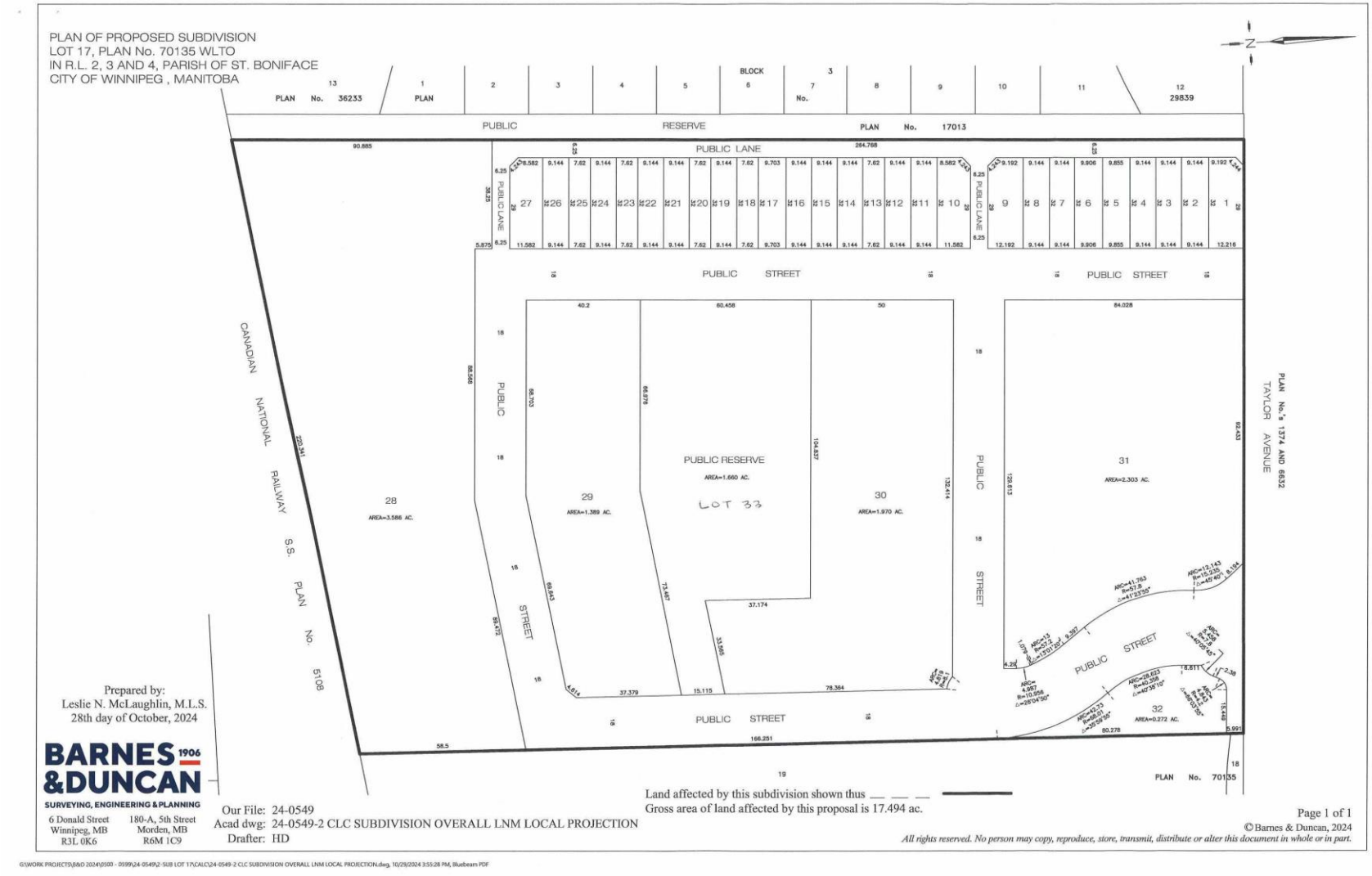
Exhibit “8” referred to in File DASZ 18/2025




MAP 2 MAXIMUM BUILDING HEIGHTS
Naawi-Oodena
Planned Development Overlay 2
TAYLOR AVENUE
KENASTON BOULEVARD
45 feet
100 feet
100 feet
45 feet
75 feet
25 feet
75 feet
45 feet
100 feet
0 10 50 100m

PLAN OF REZONING




PLAN OF PROPOSED SUBDIVISION
LOT 17, PLAN No. 70135 WLTO
IN R.L. 2, 3 AND 4, PARISH OF ST. BONIFACE
CITY OF WINNIPEG , MANITOBA
PLAN No. 36233
PLAN No.
BLOCK 3
No. 29839
PUBLIC RESERVE
PLAN No. 17013
PUBLIC LANE
PUBLIC STREET
CANADIAN NATIONAL RAILWAY S.S. PLAN No. 5108
PUBLIC RESERVE
AREA=1.660 AC.
LOT 33
28
AREA=3.586 AC.
29
AREA=1.389 AC.
30
AREA=1.970 AC.
31
AREA=2.303 AC.
32
AREA=0.272 AC.
TAYLOR AVENUE
PLAN No.'s 1374 AND 6532
PLAN No. 70135
Prepared by:
Leslie N. McLaughlin, M.L.S.
28th day of October, 2024
BARNES 1906 &DUNCAN
SURVEYING, ENGINEERING & PLANNING
6 Donald Street Winnipeg, MB R3L 0K6
180-A, 5th Street Morden, MB R6M 1C9
Our File: 24-0549
Acad dwg: 24-0549-2 CLC SUBDIVISION OVERALL LNM LOCAL PROJECTION
Drafter: HD
Land affected by this subdivision shown thus
Gross area of land affected by this proposal is 17.494 ac.
Page 1 of 1
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G:\WORK PROJECTS\B&D 2024\0500 - 0599\24-0549\2- SUB LOT 17\CALC\24-0549-2 CLC SUBDIVISION OVERALL LNM LOCAL PROJECTION.dwg, 10/29/2024 3:55:28 PM, Bluebeam PDF


Dry Pond : 0.85 acres
Upper Park: 0.81 acres
Pump Track Length: 40 m
Pump Track Length: 65 m
30 m²
Naturalized Area
Top of 10:1 Slope
Freeboard
100 year Flood Plain
5 year Flood Plain
Pond Bottom
Gathering Node
Terraces
Overlook
Pump Track
Gathering Node
140 m²
Play Node
100 m²
Play Node
70 m²
Naturalized Area
Overlook (over outlet)
Winter Tobaggoning
Berm
Gathering Node
Naturalized Area
Naturalized Area
Naturalized Area
NOTE: All areas + lengths are approximate
BLOCK C PARK CONCEPT
2024-10-30
SCATLIFF + MILLER + MURRAY
visionary urban design + landscapes