

Minute No. 429

Minutes – Council – July 17, 2025

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

**Item No. 11 Subdivision and Rezoning – 750 Bonner Avenue
(North Kildonan Ward)
File DASZ 11/2025**

COUNCIL DECISION:

Council concurred in the recommendation of the Standing Policy Committee on Property and Development and adopted the following:

1. That the subdivision proposed under Development Application No. DASZ 11/2025 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 as shown on the map dated June 23, 2025 and attached as Schedule “C” to this report, with such minor changes as may be required, subject to the following:
 - A. That the developer be required to enter into a Servicing Agreement with the City pursuant to subsection 259(1) of The City of Winnipeg Charter in accordance with the report of the Administrative Coordinating Group dated June 3, 2025 and attached as Schedule “B” to this report;
 - B. That the City enter into, execute and deliver with the developer a Servicing 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 Servicing 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 rezoning the subject land to an “R1-L” Residential Single-Family (Large) District in accordance with the proposed by-law attached as Appendix “A” to this report and as shown on the map dated June 23, 2025 and attached as Schedule “C” to this report, subject to the following conditions:

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COUNCIL DECISION (continued):

- 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. That a maximum of one dwelling unit be permitted on Lot 2, created under DASZ 11/2025.
3. That the City enter into, execute and deliver with the developer:
 - A. A Servicing Agreement in accordance with Recommendation 1; and
 - B. A Zoning Agreement in accordance with Recommendation 2;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”).
4. That, in lieu of the dedication of land, the developer shall provide a cash payment representing 10% of the Planned Area value of Development Application No. DASZ 11/2025 (the “Dedication Fee”), as determined by the Director of Planning, Property and Development.
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 and 2 (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.

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COUNCIL DECISION (continued):

8. That Development Application No. DASZ 11/2025 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 Servicing 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 Plan is registered in the Winnipeg Land Titles Office.
11. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Plan is not registered in accordance with recommendations 7 and 8, 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 11/2025 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.

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DECISION MAKING HISTORY:

Moved by Councillor Duncan,

That the recommendation of the Standing Policy Committee on Property and Development be adopted by consent.

Carried

Councillor Wyatt was absent from the vote on the above motion.

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On July 8, 2025, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development, with the following amendment:

- Delete Recommendation 2.A.i. and replace with the following:
 - “i. That a maximum of one dwelling unit be permitted on Lot 2, created under DASZ 11/2025.”

and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

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

COMMUNITY COMMITTEE RECOMMENDATION:

On June 23, 2025, the East Kildonan-Transcona Community Committee concurred in the recommendation of the Winnipeg Public Service, with the following amendments:

- In Recommendation 2, delete the period after the words “Schedule “C” to this report” and replace with the following:
 - “, subject to the following conditions:

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

DECISION MAKING HISTORY (continued):

COMMUNITY COMMITTEE RECOMMENDATION (continued):

- 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. That the maximum number of permitted dwelling units on each of the lots created under DASZ 11/2025 be restricted to one unit.”
- Add the following new Recommendation 3 and renumber the remaining Recommendations accordingly.

“3. That the City enter into, execute and deliver with the developer:

 - A. A Servicing Agreement in accordance with Recommendation 1; and
 - B. A Zoning Agreement in accordance with Recommendation 2;

and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the “Ancillary Agreements”).”
- Add the following new Recommendation 5 and renumber the remaining accordingly:

“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.”

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

PUBLIC HEARING SUMMARY

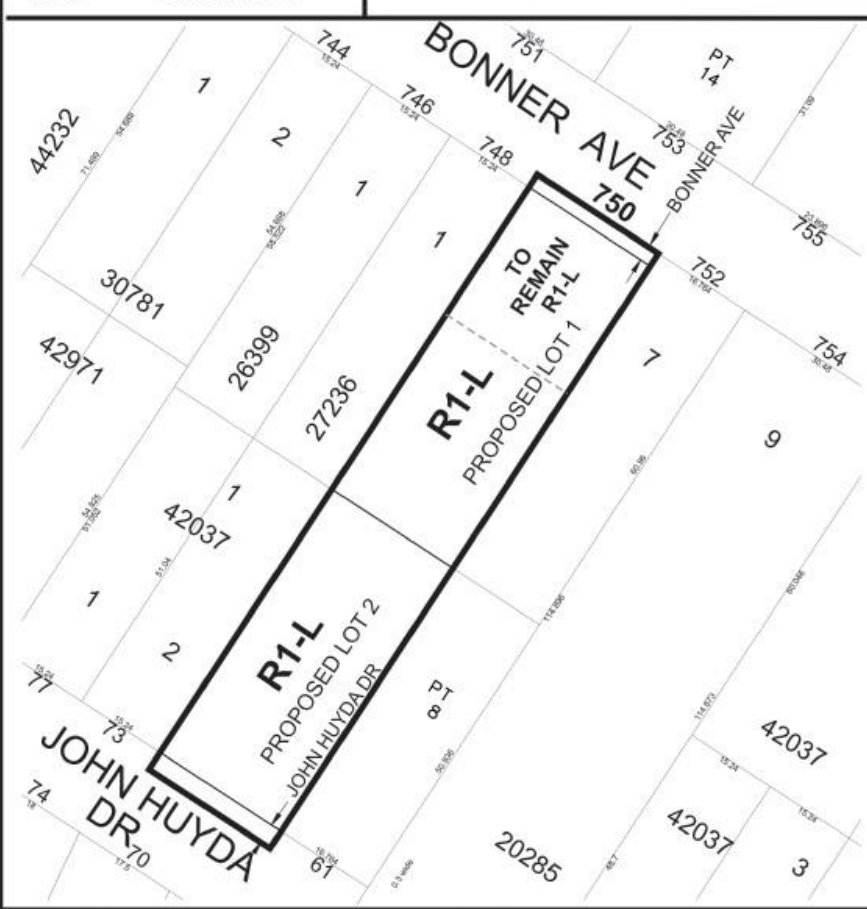
File: DASZ 11/2025

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

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

Applicant: Waterside Development Corp. (Robert Doolan)

Subject:

By-Law No. _____	File No. DASZ 11/2025
Atlas Sheet No. U32 EAST KILDONAN TRANSCONA 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 at 750 Bonner Avenue from an "RR5" RURAL RESIDENTIAL 5 DISTRICT to an "R1-L" RESIDENTIAL SINGLE-FAMILY (LARGE) DISTRICT to allow for the creation of an infill residential building lot for future development.
	
THIRD READING : _____	EFFECTIVE DATE : _____
ZONING AGREEMENT : YES ☐ NO ☐	CAVEAT No. _____

Premises Affected: 750 Bonner Avenue

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

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

Report date: June 25, 2025

Community Committee Recommendation:

On June 23, 2025, the East Kildonan-Transcona Community Committee concurred in the recommendation of the Winnipeg Public Service, as amended, and recommended to the Standing Policy Committee on Property and Development:

1. That the subdivision proposed under Development Application No. DASZ 11/2025 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 as shown on the map dated June 23, 2025 and attached as Schedule “C” to this report, with such minor changes as may be required, subject to the following:
 - A. That the developer be required to enter into a Servicing Agreement with the City pursuant to subsection 259(1) of The City of Winnipeg Charter in accordance with the report of the Administrative Coordinating Group dated June 3, 2025 and attached as Schedule “B” to this report;
 - B. That the City enter into, execute and deliver with the developer a Servicing 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 Servicing 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 rezoning the subject land to an “R1-L” Residential Single-Family (Large) District in accordance with the proposed by-law attached as Appendix “A” to this report and as shown on the map dated June 23, 2025 and attached as Schedule “C” to this report, ***subject to the following conditions:***

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

3. *That the City enter into, execute and deliver with the developer:*

- A. A Servicing Agreement in accordance with Recommendation 1; and*

- B. A Zoning Agreement in accordance with Recommendation 2;***

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”).

4. That, in lieu of the dedication of land, the developer shall provide a cash payment representing 10% of the Planned Area value of Development Application No. DASZ 11/2025 (the “Dedication Fee”), as determined by the Director of Planning, Property and Development.

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 and 2 (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 11/2025 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 Servicing 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 Plan is registered in the Winnipeg Land Titles Office.
11. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Plan is not registered in accordance with recommendations 7 and 8, 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 11/2025 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 East Kildonan-Transcona Community Committee provided the following supporting reasons for its recommendation:

1. As one of the delegations, I believe it was Ronald, mentioned that development on this property should proceed. This development has been done, the Algonquin Estates neighbourhood has been done piecemeal. Parts of it started in 1983, I think was the very first lots on Ragsdill. Different parts have been added at different times. I live on Strongberg Drive, our house was the last house built in 1993. The next house over was built in 2003. That's just when different people sold their rear lots. You can tell even driving down the street, there's a difference between where the original lots were built and the rest of the street. There was a part of John Huyda that was built I think fairly early on in the development, and the piece that this is on is actually probably the newest part of the development.
2. At this point, in the entire Algonquin Estates Neighbourhood, there are three lots remaining. Again, if it were a whole new subdivision, a whole new bay, I think it would be more challenging to put this type of restriction on there. But because, again, we're talking three developments in a new community, I think it is supportable to put this extra qualification, extra restriction on this one property.

3. Again, the applicant has been only planning to build single-family. This puts it in writing, legally, that they are only allowed single family homes on these two lots that are being created today.
4. I appreciate the neighbourhood appearing in delegation on this one, I also believe, that because it's a recent community, the likelihood of other multi-family properties that could do so by right is very low. Most of the homes are \$500,000 or \$600,000 homes no one is going to tear one of those down to build a \$800,000 duplex. It just doesn't make much sense in a recent community like this. Perhaps, different on the Bonner side but definitely not on the Algonquin Estates/John Huyda side.

**Objections under
the Charter:**

Total number of valid objections as per section 125(2) – 86

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

Exhibits Filed:

1. Application dated March 13, 2025
2. Notification of Public Hearing dated April 16, 2025
3. Manitoba Status of Titles 2129424/1, 2110146/1
4. Letter of authorization dated September 20, 2024 from P.L.J. Saltel Enterprises (Paul Saltel) to Waterside Development Corp. (Robert Doolan)
5. Surveyor's sketch dated July 22, 2011
6. Plans (22 pages)
7. Report from the Urban Planning Division dated June 10, 2025
8. Petition in in opposition to the application purporting to contain 82 signatures, submitted by Luis Castro
9. Communication dated June 13, 2025, from Kelly Rempel in opposition to the application
10. Communication dated June 16, 2025, from Harvey Yeo in opposition to the application
11. Communication dated June 16, 2025, from Isaac Castro in opposition to the application
12. Communication dated June 16, 2025, from James Bartsch in opposition to the application
13. Communication dated June 16, 2025, from James Kalimina in opposition to the application
14. Communication dated June 16, 2025, from Linda Bartsch in opposition to the application
15. Communication dated June 16, 2025, from Shelley Kalimina in opposition to the application
16. Communication dated June 16, 2025, from Sofia Castro in opposition to the application
17. Communication dated June 16, 2025, from Robin Sunita Penwarden in opposition to the application
18. Communication dated June 17, 2025, from Roger Downey in opposition to the application
19. Communication dated June 17, 2025, from Marc Luneau in opposition to the application
20. Communication dated June 17, 2025, from Kerri Warnock in opposition to the application
21. Communication dated June 17, 2025, from Kirstyn Snyder in opposition to the application
22. Communication dated June 17, 2025, from Kristen Bilenky in opposition to the application

- Exhibits Filed (continued)**
23. Communication dated June 17, 2025, from Luis A. Catro in opposition to the application
 24. Communication dated June 17, 2025, from Karen Downey in opposition to the application
 25. Communication dated June 17, 2025, from Karen Kasprick in opposition to the application
 26. Communication dated June 17, 2025, from Jose Luis Castro Inzunza in opposition to the application
 27. Communication dated June 17, 2025, from Carole Gingera in opposition to the application
 28. Communication dated June 18, 2025, from Angela Maria Both in opposition to the application
 29. Communication dated June 18, 2025, from Angie Carriere in opposition to the application
 30. Communication dated June 18, 2025, from Clark Philipson in opposition to the application
 31. Communication dated June 18, 2025, from Jane E. Coyne in opposition to the application
 32. Communication dated June 18, 2025, from Kade Potosky in opposition to the application
 33. Communication dated June 18, 2025, from Karen Potosky in opposition to the application
 34. Communication dated June 18, 2025, from Lynda Gunter in opposition to the application
 35. Communication dated June 18, 2025, from Mervyn Gunter in opposition to the application
 36. Communication dated June 18, 2025, from Michael Coyne in opposition to the application
 37. Communication dated June 18, 2025, from Rhonda Honke in opposition to the application
 38. Communication dated June 19, 2025 from Jacqueline Rademaker in support of the application.
 39. Communication dated June 23, 2025, from Luis Castro in opposition to the application
 40. Communication received June 19, 2025, from Kristy Blaine in opposition to the application
 41. Communication dated June 19, 2025, from Bradley Bewick in opposition to the application
 42. Communication dated June 19, 2025, from Regan Backeland Bewick in opposition to the application
 43. Communication dated June 19, 2025, from Derrick Sacco in opposition to the application
 44. Communication dated June 19, 2025, from Lynda Nowak in opposition to the application
 45. Communication dated June 19, 2025, from Kendra Friesen in opposition to the application

- Exhibits Filed (continued)**
- 46. Communication dated June 19, 2025, from Derek Nuessler in opposition to the application
 - 47. Communication dated June 20, 2025, from Deborah Lyn Macdonald in opposition to the application
 - 48. Communication dated June 20, 2025, from Darlene Clark in opposition to the application
 - 49. Communication dated June 20, 2025, from Kevin Honke in opposition to the application
 - 50. Communication dated June 20, 2025, from Reid Carruthers in opposition to the application
 - 51. Communication dated June 19, 2025, from Jordan Houde in opposition to the application
 - 52. Communication dated June 20, 2025, from Jarett Metcalfe in opposition to the application
 - 53. Communication dated June 20, 2025, from Gerard McDougal in opposition to the application
 - 54. Inspection Report
 - 55. Communication dated June 21, 2025 from Kurt Roesl in opposition to the application
 - 56. Communication dated June 21, 2025 from Heidi Roesler in opposition to the application
 - 57. Presentation received June 22, 2025 from Luis Castro in opposition to the application
 - 55. Recording of representations

REPRESENTATIONS:

In Support:

Bob Doolan
Jacqueline Rademaker

In Opposition:

Regan Backeland Bewick
Bozena Baram
Martin Baram
Mac Baram
James Bartsch
Linda Bartsch
Bradley Bewick
Kristen Bilenky
Kristy Blain
Kaity Blair
Chris Blair
Ethan Blair
Angela Maria Both
Juergen Both
Angie Carriere
Heather Carriere
Reid Carruthers
Isaac Castro
Sofia Castro
Luis A. Castro
Jose Luis Castro Inzunza
Darlene Clark
Grant Clark
Cathy Cox
Herb Cox
Jane E. Coyne
Michael Coyne
Karen Downey
Roger Downey
Kendra Friesen

Brent Gibson
Carole Gingera
Lynda Gunter
Mervyn Gunter
Carolyn Haggart
Rhonda Honke
Kevin Honke
Jordan Houde
Jefferson Jacobucci
Gayle Jacobucci
James Kalimina
Shelley Kalimina
Karen Kasprick
Grantley King
Art Koop
Lawrence Kowalchuk
Brian Lacey
Jordan Lumeau
Daria Lumeau
Marc Lumeau
Deborah Lynn Macdonald
Gerard McDougal
Jarett Metcalfe
Susan Miller
Bruce Miller
Kirk Miller
Susan Moenas
G Moroz
Lynda Nowak
Bogdan Nowak

Natalia Nowak
Derek Nuessler
Willi Penner
Wilma Penner
Robin Sunita Penwarden
Clark Philipson
Kade Potosky
Karen Potosky
Kelly Rempel
Neil Rempel
Heidi Roesler
Kurt Roesler
Rod Sabourin
Emilia Sabourin
Derrick Sacco
Kirstyn Snyder
Jordan Snyder
Melissa Socco
Hee Song
Carlene Trembath
Kerri Warnock
A West
D West
Roland Wickstrom
Doris Wickstrom
Kevin Winfield
Hope Winfield
Harvey Yeo
Mary Zink
A Zioneli

For Information:

Nil

For the City:

E. Allen, Planner, Planning, Property and Development Department
D. Chyz-Lund, Planner, Planning, Property and Development Department
C. Ho, Planner, Planning, Property and Development Department
S. Nuttall, Planner, Planning Property and Development Department.

ADMINISTRATIVE REPORT

Title: DASZ 11/2025 – 750 Bonner Avenue

Issue: An application for consideration at the Public Hearing to subdivide and rezone the existing lot to “R1-L” Residential Single-Family (Large) district to create two lots for future development.

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

AUTHORIZATION

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

RECOMMENDATIONS

1. That the subdivision proposed under Development Application No. DASZ 11/2025 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 as shown on the map dated June 23, 2025 and attached as Schedule “C” to this report, with such minor changes as may be required, subject to the following:
 - A. That the developer be required to enter into a Servicing Agreement with the City pursuant to subsection 259(1) of The City of Winnipeg Charter in accordance with the report of the Administrative Coordinating Group dated June 3, 2025 and attached as Schedule “B” to this report;
 - B. That the City enter into, execute and deliver with the developer a Servicing 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 Servicing 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 rezoning the subject land to an "R1-L" Residential Single-Family (Large) District in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated June 23, 2025 and attached as Schedule "C" to this report.
3. That, in lieu of the dedication of land, the developer shall provide a cash payment representing 10% of the Planned Area value of Development Application No. DASZ 11/2025 (the "Dedication Fee"), as determined by the Director of Planning, Property and Development.
4. That, upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor prepare a by-law in accordance with recommendations 1 and 2 (the "By-law") and bring same directly to Council by way of communication for first reading.
5. That upon instruction from the Director of Planning, Property and Development that the Developer has 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.
6. That Development Application No. DASZ 11/2025 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.
7. That the subdivision section of the By-law will come into force when the Servicing Agreement is fully executed and the Plan is registered in the Winnipeg Land Titles Office.
8. That the zoning section of the By-law will come into force when the Plan is registered in the Winnipeg Land Titles Office.
9. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Plan is not registered in accordance with recommendations 7 and 8, unless the developer applies for an extension of time before the expiration of that 1 year period and Council approves the extension.
10. That Development Application No. DASZ 11/2025 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.
11. That the proper officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

REASON FOR THE REPORT

- The subject site is currently zoned both “R1-L” Residential Single-Family (Large) district and “RR5” Rural Residential 5 district. The applicant is proposing to rezone the entire lot to “R1-L” Residential Single-Family (Large) district and subdivide the subject site into two lots.
- 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 Urban Planning Division are concurred in, the subject property will be subdivided into two lots and rezoned to the “R1-L” Residential Single-Family (Large) district.

HISTORY

DASZ 48/2013

- This application proposed a subdivision and rezoning of the subject lands in a configuration identical to DASZ 11/2025. The Public Service recommended approval.
- On March 18, 2014, the East Kildonan-Transcona Community Committee concurred in the recommendation of the Winnipeg Public Service and, via the Priority Rezoning Process, submitted its recommendation to the Executive Policy Committee.
- On April 9, 2014, the Executive Policy Committee concurred in the recommendation of the East Kildonan-Transcona Community Committee and submitted the matter to Council.
- On April 30, 2014, Council concurred in the recommendation of the Executive Policy Committee and the matter was adopted by consent.
- The application ultimately expired before the mylars were received and the subdivision & rezoning did not proceed.

DASZ 20/2021

- This application proposed a subdivision and rezoning of the subject lands in a configuration similar to DASZ 11/2025. The Public Service recommended approval.
- On September 7, 2021, the East Kildonan-Transcona Community Committee concurred in the recommendation of the Winnipeg Public Service and, via the Priority Rezoning Process, submitted its recommendation to the Executive Policy Committee.
- On September 21, 2021, the Executive Policy Committee concurred in the recommendation of the East Kildonan-Transcona Community Committee and submitted the matter to Council.
- On September 29, 2021, Council concurred in the recommendation of the Executive Policy Committee and the matter was adopted by consent.

- The cross-referenced Variances under file DAV 21-143183/D were ultimately rejected and as such, the subdivision & rezoning could not proceed.

OURWINNIPEG 2045 POLICY ALIGNMENT

OurWinnipeg 2045 Goal – City Building

A successful strategy for sustainable city growth uses a variety of planning approaches. It strikes a balance between ‘growing out’ and ‘growing up’, offering choices ranging from traditional, single-family neighbourhoods to denser forms of urban housing and new neighbourhoods designed around a mix of land uses and a sustainable transportation system (p.17).

Building a city of complete communities provides the following additional benefits:

- *Minimization of environmental impacts per capita, in support of better air quality, resource efficiency, waste management, and climate change mitigation*
- *Adaptability to climate change and resilience to natural hazards*
- *Promotion of more active lifestyles and increased social interaction (p.17).*

City Building Objectives

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

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

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

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

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

New and existing communities are complete when they demonstrate: universally designed environments; mixed-income neighbourhoods; a continuum of housing types; multi-modal connections within and to elsewhere in the city; heritage conservation; opportunities for physical activity, social interaction, and access to healthy food, daily needs, employment, education, recreation, and green infrastructure (p.31).

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

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

- **Key Direction 4.2:** Ensure new areas of growth are designed according to the principles of Complete Communities.

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

Consideration was given to whether this report connects to any of the specific Goals and Objectives in the *PRS* and it was determined the *PRS* is not applicable to this specific report.

SUBMITTED BY

Department	Planning, Property and Development
Division	Urban Planning Division
Prepared by	Steve Nuttall, MCP
Date:	June 10, 2025
File No.	DASZ 11/2025
Schedule A	Planning Discussion
Schedule B	Report of the Administrative Working Group – June 3, 2025
Schedule C	File No. DASZ 11/2025 East Kildonan – Transcona Community Committee, dated June 23, 2025
Appendix A	Proposed By-law

SCHEDULE 'A'

DATE: June 23, 2025
FILE: DASZ 11/2025
RELATED FILES: N/A
COMMUNITY: East Kildonan – Transcona Committee
NEIGHBOURHOOD #: 4.419 Springfield North

SUBJECT: To subdivide the existing lot into two (2) residential zoning lots and rezone the lots from the “RR5” / “R1-L” districts to the “R1-L” district for the future construction of a single-family dwelling on Proposed Lot 2. Existing single-family dwelling to remain on Proposed Lot 1.

LOCATION: 750 Bonner Avenue
LEGAL DESCRIPTION: SP LOT 6 PLAN 20285 WLTO IN RL 43 TO 46 PARISH OF KILDONAN



APPLICANT: Waterside Development Corp (Robert Doolan)
Unit A – 236 Osborne Street
Winnipeg, Manitoba R3L 2W2

OWNER: P.L.J. Saltel Enterprises LTD.
255 Tache Avenue
Winnipeg, Manitoba R2H 1Z8

RECOMMENDATION: Approval with conditions

SITE DESCRIPTION

- The subject property is located on the south side of Bonner Avenue, with the rear lot line fronting John Huyda Drive. The property is located within the Springfield North neighbourhood of the North Kildonan ward.
- The site is currently zoned both “RR5” Rural Residential and “R1-L” Residential Single-Family (large) district.
- The subject site is approximately 29,045 square feet (2,698.37 metres) in area and is currently occupied by a single-family dwelling constructed in 1962.
- The subject property is located within the Established Neighbourhoods, Recent Community policy area under the *Complete Communities Direction Strategy 2.0*.

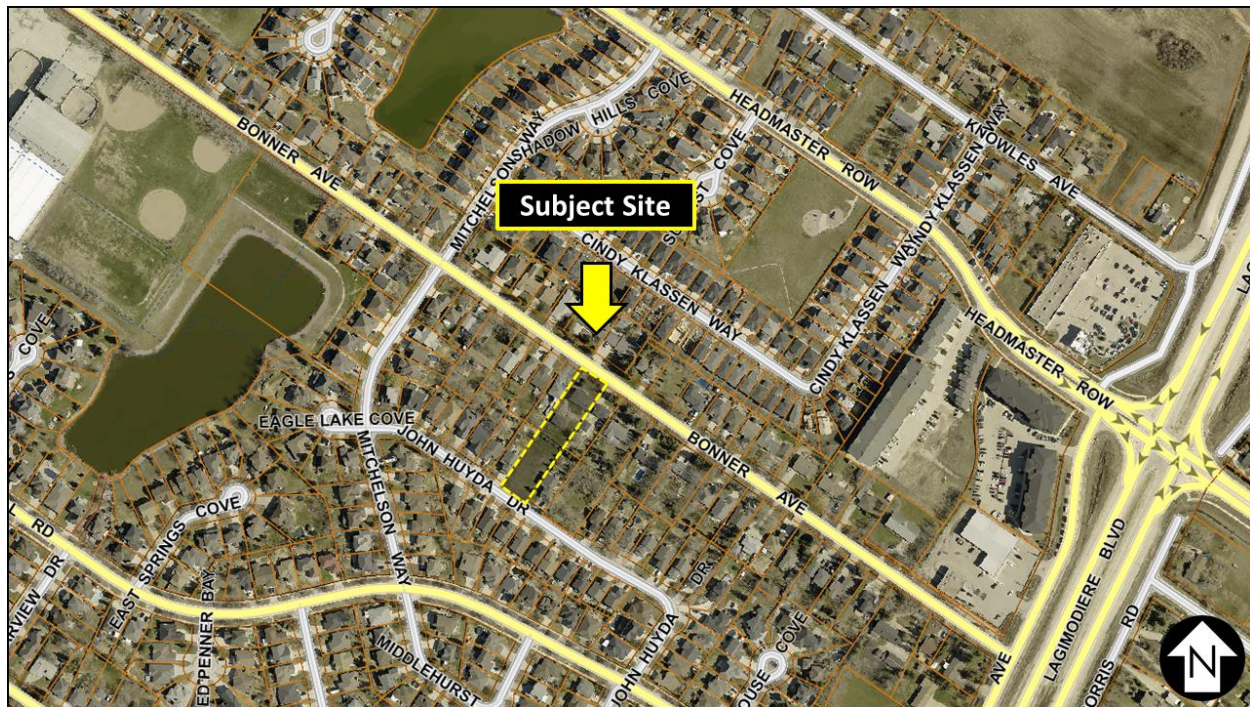


Figure 1: Aerial Photo of Subject Site and Surrounding Uses (flown 2024)

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Bonner Avenue, then single-family residential uses zoned “R1-L” Residential Single-Family (Large) district.

South: John Huyda Drive, then single-family residential uses zoned “R1-L” Residential Single-Family (Large) district.

East: Single-family residential uses zoned “R1-L” Residential Single-Family (Large) district.

West: Single-family residential uses zoned “R1-L” Residential Single-Family (Large) district.



Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant proposes to rezone and subdivide the property into two (2) lots.
- On Proposed Lot 1:
 - The lot will be approximately 77 feet (23.47 metres) in width, 192 feet (58.52 metres) in depth, and 14,784 square feet (1,373.48 square metres) in area;
 - The land will be rezoned from “RR5” Rural Residential 5 and “R1-L” Residential Single-Family (Large) districts to “R1-L” Residential Single-Family (Large) district;
 - The existing dwelling and detached garage on site will be maintained;
 - The lot will continue to take access from Bonner Avenue via a front approach; and
 - The first 8 feet (2.44 metres) of lot depth will be opened as part of the right-of-way (Bonner Avenue).
- On Proposed Lot 2:
 - The lot will be approximately 77 feet (23.47 metres) in width, 167 feet (50.90 metres) in depth, and 12,859 square feet (1,194.64 square metres) in area;
 - The land will be rezoned from “RR5” Rural Residential district to “R1-L” Residential Single-Family (Large) district;
 - A new two-storey single-family dwelling with attached garage will be constructed on site:
 - The front yard will be 22 feet (6.71 metres);
 - The rear yard will be 88.81 feet (27.06 metres);

- The south side yard will be 7.29 feet (2.22 metres) wide;
- The north side yard will be 18 feet (5.49 metres) wide;
- The height of the dwelling will be 25.5 feet (7.78 metres) to the midpoint of the roof; and
- No landscaping plan has been included with the submitted plans.
- Access will be taken from a new approach on John Huyda Drive; and
- The first 9.85 feet (3.00 metres) of lot depth will be opened as part of the right-of-way (John Huyda Drive).

COLLABORATIVE PLANNING and CONSULTATION

- *With the Urban Planning and Design Division*

The applicant did not consult with the Urban Planning and Design Division prior to making an application.

- *With the Public*

The applicant has not included any signatures of support with their application.

ANALYSIS AND ISSUES

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

- As part of *Complete Communities Direction Strategy 2.0*, the City has an intensification target under Section B1. General Growth Goal 2 - Policy 2.1 states that a minimum of 50% of all new dwelling units be accommodated in the intensification target area of the City of which this property is located within.
- The subject property is located in an Established Neighbourhood designated as a “Recent Community” as outlined in *Complete Communities Direction Strategy 2.0*.
- The vision for Established Neighbourhoods is for them to continue to evolve as complete communities to increase the diversity of housing choices, improve housing affordability, and more efficiently use land, infrastructure and services.
- Goal 1 states “encourage compatible residential development within Established Neighbourhoods to build more *Complete Communities* and align with the City’s residential intensification target.
- General policies for Established Neighbourhoods that relate to the subject proposal are as follows:
 - 1.1 *Encourage residential development that positively contributes to neighbourhood character while expanding housing options for residents in a manner that is sensitive and complementary to existing development*
 - 1.2 *Increase the population within Established Neighbourhoods to contribute to the physical renewal and revitalization of older neighbourhoods.*
 - 1.6 *In the absence of a secondary plan guiding the local development of an Established Neighbourhood, intensification should be guided by a number of factors to ensure compatible development, including:*
 - a. *Applicable City-endorsed policies or guidelines;*

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

1.17 Single-family residential uses will generally be directed to locate on collector streets and local streets.

CITY OF WINNIPEG ZONING BY-LAW 200/2006

Subdivision and Rezoning

- The intent is to subdivide the subject property into two properties and rezone proposed Lot 1 from "RR5" / "R1-L" to "R1-L" for the maintenance of an existing single-family dwelling, and to rezone proposed Lot 2 from "RR5" to "R1-L" for the construction of a single-family dwelling. Proposed Lot 1 is to be approximately 14,784 square feet and Proposed Lot 2 is to be approximately 12,859 square feet.

Current and Proposed Zones

- Currently, the lands are split-zoned "RR5" Rural Residential 5 and "R1-L" Residential Single-Family (Large) district. The "RR5" district is intended to provide areas for large-lot rural residential development, along with limited agricultural uses. The "R1" district is intended to accommodate primarily single-family residential development in lower-density areas.
- The applicant is proposing to rezone the entire subject site to the "R1-L" district.
- The dimensional standards for single-family residential uses in the "R1-L" zoning district are:
 - Minimum lot area of 5,500 square feet;
 - Minimum lot width of 25 feet;
 - Minimum front yard of 20 feet;
 - Minimum rear yard of 25 feet;
 - Minimum side yard of 4 feet;
 - Minimum reverse corner street side yard of 10 feet;
 - Maximum height of 35 feet; and
 - Maximum lot coverage of 40%.

COMPATIBILITY WITH THE SURROUNDING NEIGHBOURHOOD AND EXISTING LAND USES

- As noted above, the subject site is located in the Established Neighbourhoods – Recent Communities policy area under *Complete Communities Direction Strategy 2.0*. This proposal is aligned with *Complete Communities* policies for Recent Communities in that it contributes to the intensification targets and creates a new single-family lot on a local street.
- This proposal ends the split-zoning on the subject site by removing the residual “RR5” Rural Residential 5 zoning, with proposed Lots 1 and 2 rezoned to “R1-L” district. The most prevalent zoning district for the properties in the area south of Bonner Avenue and north of John Huyda Drive is the “R1-L” Residential Single-Family (Large) district. For these reasons, the “R1-L” district is an appropriate district for this property.
- The existing dwelling on proposed Lot 1 will remain, while the proposed development plans show a two-storey single-family dwelling will be built on proposed Lot 2. Both lots are comparable in width and depth to other lots on this block of Bonner and John Huyda. As such, the proposal keeps in character with the rest of the block.

RECOMMENDED SERVICING AGREEMENT

Details found in Schedule B, attached to this report.

LAND DEDICATION

- When a developer rezones and/or subdivides a parcel of land, they are required to put in an application with the City of Winnipeg.
- The developer is required to either provide land or ‘cash in lieu’ as determined by the Planning, Property and Development Department.
- The Public Service is requesting cash-in-lieu as part of this application.

RECOMMENDATION

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

- The proposal is consistent with the policies guiding development in the *Established Neighbourhoods – Recent Communities* policy area in the *Complete Communities Direction Strategy 2.0*, in that the proposal supports objectives of establishing 50% of development within the intensification target area and increases residential population in established neighbourhoods.
- The proposal is in character with the surrounding area consisting of mostly single-family dwellings located on “R1-L” zoned land.

This Report Submitted by: Steve Nuttall, MCP
Planning, Property and Development Department
Urban Planning Division
Report Prepared by: PPD File # DASZ 11/2025

SCHEDULE B

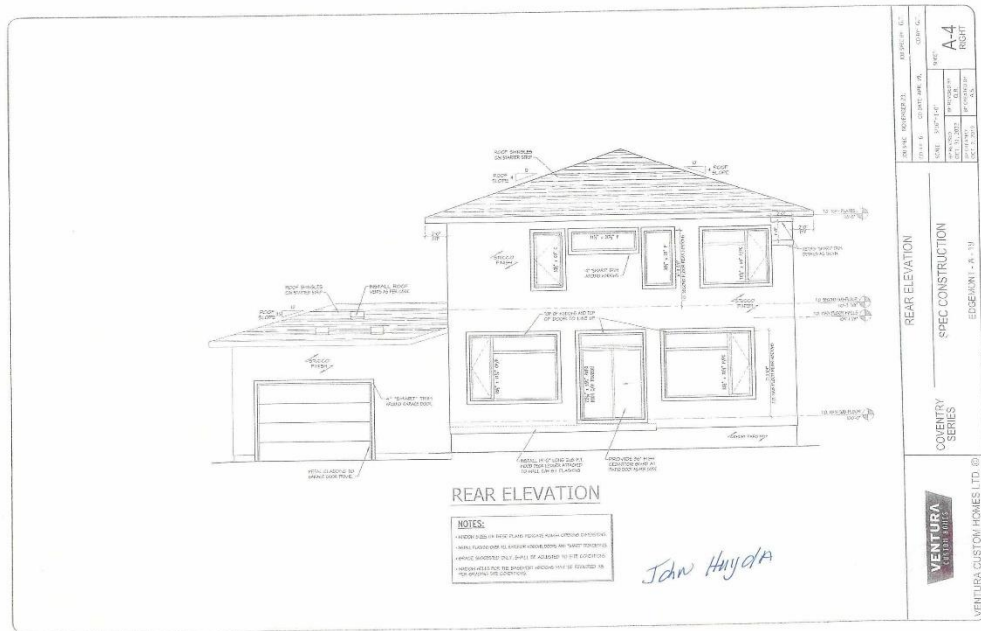
**Schedule "C" for File No. DASZ 11/25, East Kildonan – Transcona Community
Committee, dated June 23, 2025.**

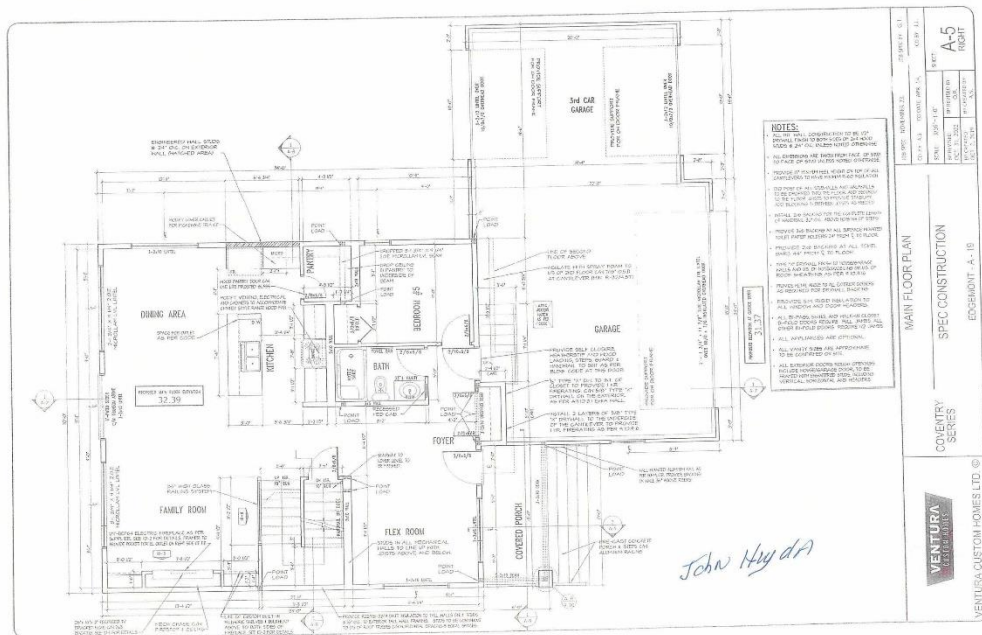
By-Law No. _____ _____	File No. DASZ 11/2025 Explanation n application for the approval of the plan of subdivision shown outlined below and for a proposed zoning change to By-law No. 200/2006 by rezoning the land located at 750 Bonner Avenue from an "RR5" RURAL RESIDENTIAL 5 DISTRICT to an "R1-L" RESIDENTIAL SINGLE-FAMILY (LARGE) DISTRICT to allow for the creation of an infill residential building lot for future development.
Atlas Sheet No. U32 EAST KILDONAN TRANSCONA COMMUNITY	

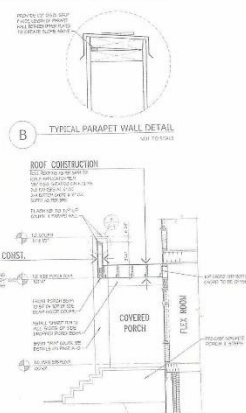
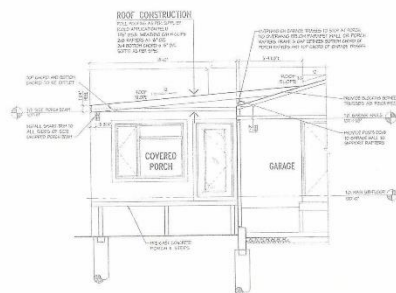
THIRD READING : _____	EFFECTIVE DATE : _____
ZONING AGREEMENT : YES ☐ NO ☐	CAVEAT No. _____

29



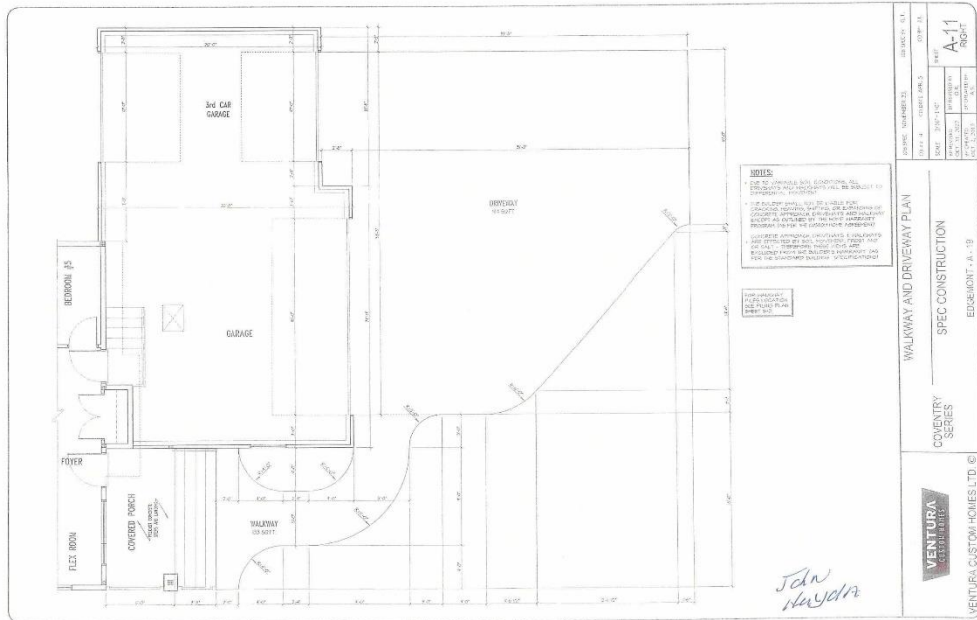


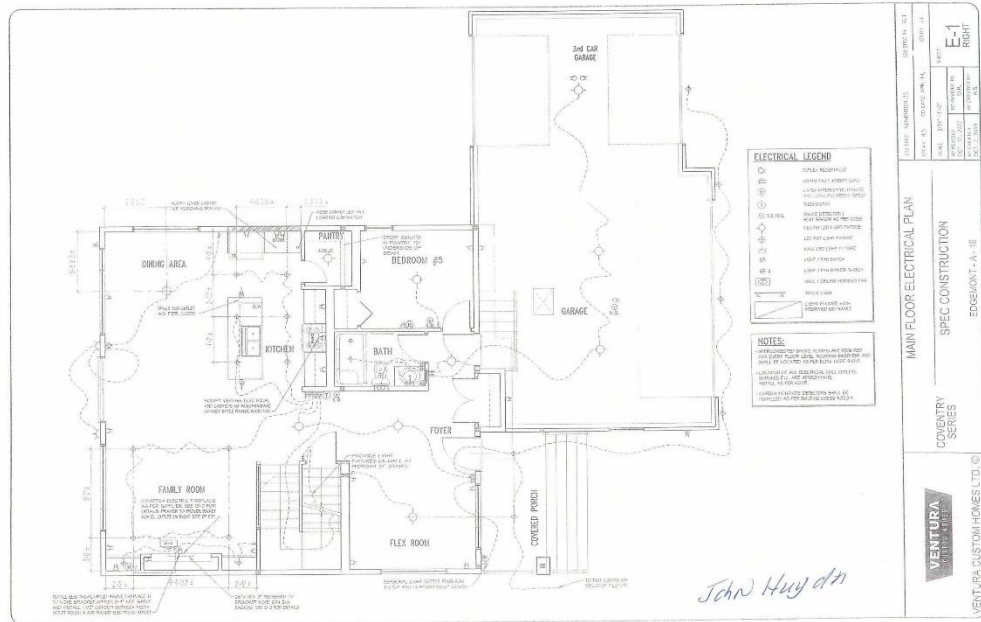




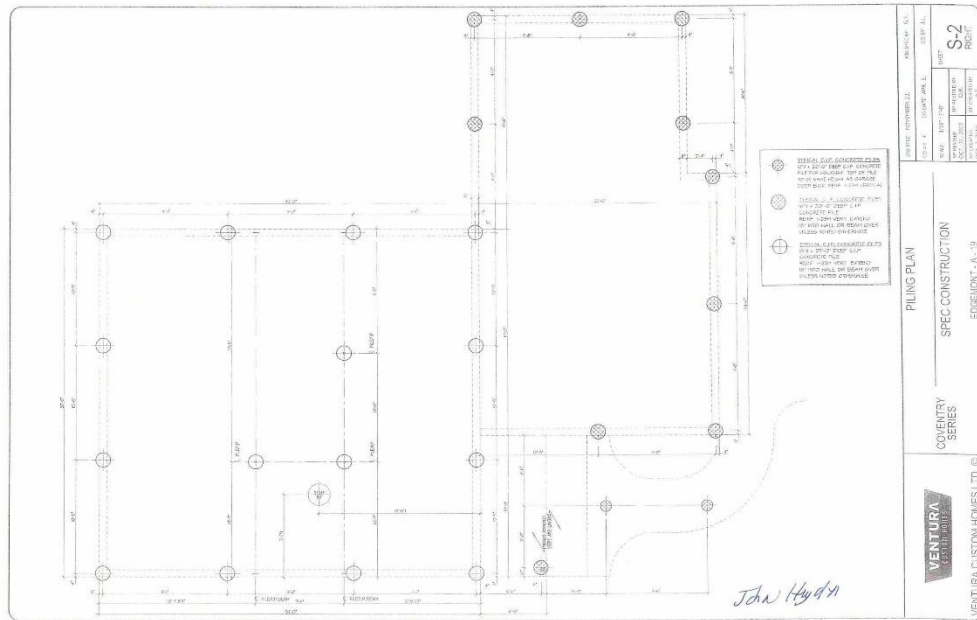
John Hyda

	BUILDING SECTIONS		(SHEET NO. 1 OF 2) DATE: 01/01/2017 DRAWN BY: [blank]	
	COUNTRY SERIES		SCALE: 1/8" = 1'-0" PROJECT NO.: 2017-001 SHEET NO.: 1 OF 2	
VENTURA CUSTOM HOMES LTD. ©		SPEC CONSTRUCTION		A-9 RIGHT
		ENGINEER: A. B.		

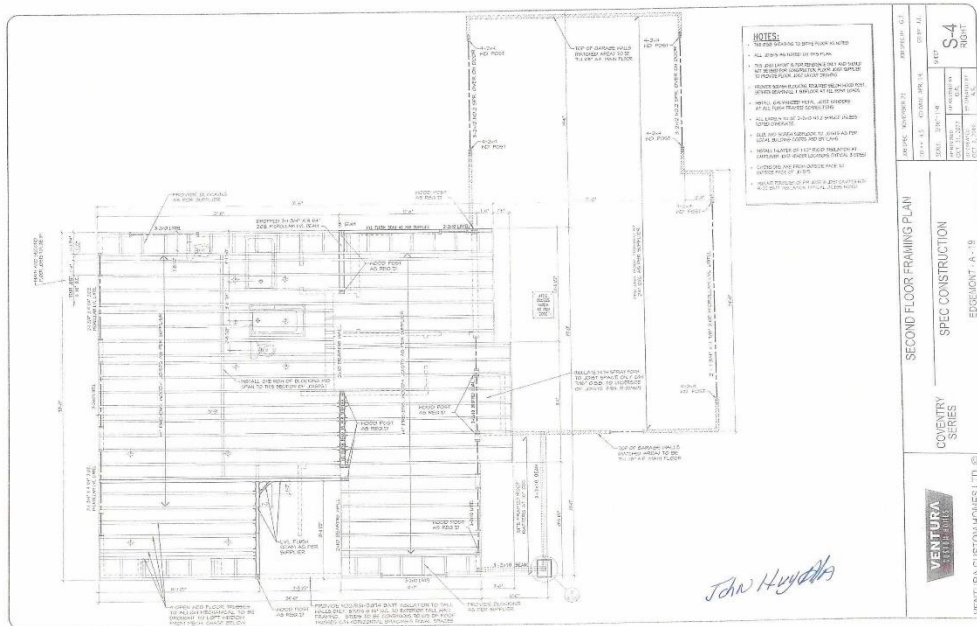














VENTURA
DESIGN SERIES

BEFORE ADDRESSING THE DRAWING FOR THE STRUCTURAL RENOVATION WORK SHOWN ON THE DRAWING, THE CONTRACTOR SHALL REMOVE ALL THE EXISTING STRUCTURAL DRAWINGS THAT WILL BE AFFECTED AND/OR CHANGED BY THE RENOVATION WORK. ALL STRUCTURAL DRAWINGS SHALL BE REJECTED AND REVISED BEFORE ANY RENOVATION WORK IS DONE, SO AS TO ENSURE THAT THE PROPOSED STRUCTURAL RENOVATION WORK IS FEASIBLE, OR CHANGES AND/OR ADDITIONS TO THE DRAWINGS ARE REQUIRED. BRIDGE ROADS ENGINEERING LTD. WILL ACCEPT NO RESPONSIBILITY AND/OR LIABILITIES IF THIS REJECTION AND REVISION IS NOT DONE.

THE CONTRACTOR SHALL LOCATE ALL SITE SERVICES PRIOR TO EXCAVATION.

REQUIRED 600 SLAB-ON-GRADE FOUNDATION SHALL BEAR ON BARE UNDISTURBED SOIL WITH AN ALLOWABLE BEARING CAPACITY OF 100 PSF.

IF THE 600 IN. OF ORIGINAL MATERIAL IS EXPOSED ABOVE DISTURBED SOIL, THESE FOUNDATIONS ARE TO BE RETAINED. FRESH PUMP PLACEMENT SHALL TO EXPOSE ANY SOFT SPOTS. ALL SOFT SPOTS SHALL BE REMOVED AND REPLACED WITH 600 IN. OF 1/2" OF COMPACTED GRANULAR 10" BASE.

THE CONNECTION OF ALL GRANULAR 10" BASE MATERIALS SHALL BE 48 IN. MIN.

THE FOUR JOINTS IN THE FOUNDATION SHALL BE APPROVED BY THE ENGINEER.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.

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FASTENERS USED FOR FRAMING IN LUMBER ABOVE GRADE SHALL BE HOT-DIPPED AND GALVANIZED.
FASTENERS USED FOR FRAMING IN LUMBER BELOW GRADE SHALL BE STAINLESS STEEL, TYPE 304 AND 316 FOR PRESERVATIVE-TREATED LUMBER CONFORMING TO CSA-P88-084.

JOINTS AND BOLTS WHICH BECOME SEIZED SHALL BE REPAIRED OR REPLACED WITH NEW, EXCEPT BOLTS ON COWL, CONFORMING TO COWL MANUFACTURER'S SPECIFICATIONS, REPAIRED OR REPLACED TO PROVIDE A WATER-TIGHT SEAL.

[illegible]

John Hynds

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