Agenda – Council – September 25, 2025

Report – Standing Policy Committee on Property and Development – September 12, 2025

Item No. 14 Rezoning – 174 Numeracy Lane
(Old Kildonan Ward)
File DAZ 201/2025

STANDING COMMITTEE RECOMMENDATION:

On September 16, 2025, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and submitted the following to Council:

1. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "R2" Residential Two-Family District in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated August 15, 2025, and attached as Schedule "B" to this report, with the following amendment:

   A. In Schedule "B", delete "DAZ 210/2025" and replace with "DAZ 201/2025".

2. That, in lieu of the dedication of land, the developer shall provide a cash payment representing 10% of the Planned Area value of Development Application No. DAZ 201/2025 (the "Dedication Fee"), as determined by the Director of Planning, Property and Development.

3. That, upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor prepare a by-law in accordance with recommendation 1(the "By-law") and bring same directly to Council by way of communication for first reading.

4. 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.

5. That Development Application No. DAZ 201/2025 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.

Report – Standing Policy Committee on Property and Development – September 12, 2025

STANDING COMMITTEE RECOMMENDATION (continued):

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

7. 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 recommendation 5, unless the developer applies for an extension of time before the expiration of that 1 year period and Council approves the extension.

8. That Development Application No. DAZ 201/2025 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.

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

Report – Standing Policy Committee on Property and Development – September 12, 2025

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On September 16, 2025, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On September 12, 2025, the Standing Policy Committee on Property and Development concurred in the recommendation of the Lord Selkirk-West Kildonan Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On September 3, 2025, the Lord Selkirk-West Kildonan Community Committee concurred in the recommendation of the Winnipeg Public Service, with the following amendments:

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

  ", with the following amendment:

  A. In Schedule "B", delete "DAZ 210/2025" and replace with "DAZ 201/2025"

- In Recommendations 2, 5, and 8, delete "DAZ 210/2025" and replace with "DAZ 201/2025"

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

PUBLIC HEARING SUMMARY

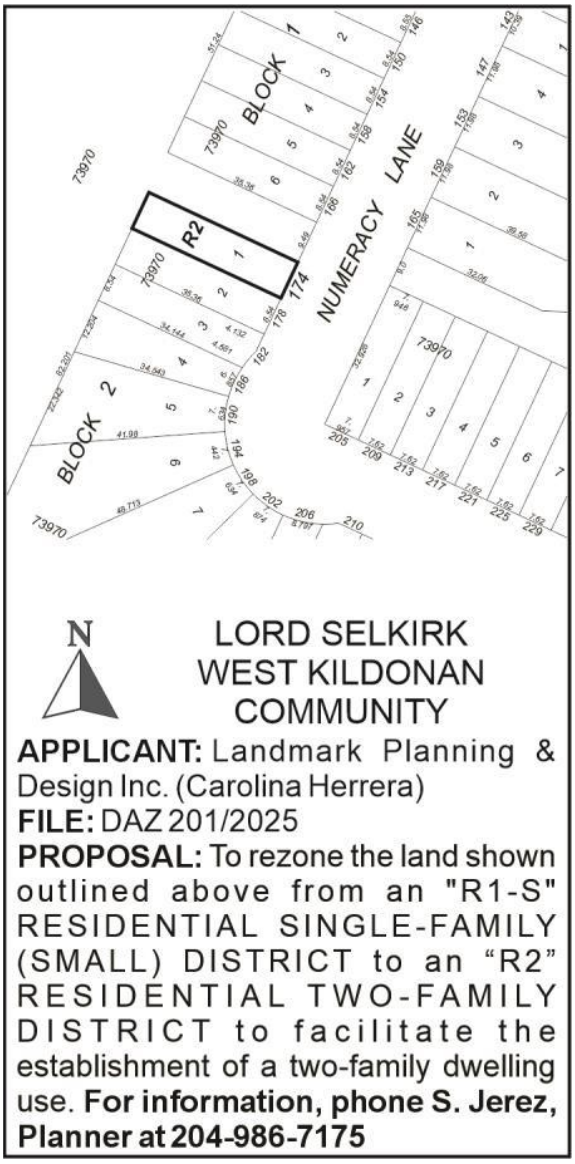
File: DAZ 201/2025

Before: Lord Selkirk-West Kildonan Community Committee
Councillor Sharma, Chairperson
Councillor Eadie

Public Hearing: September 3, 2025
Council Building, 510 Main Street

Applicant: Landmark Planning & Design Inc.

Subject:



Premises Affected: 174 Numeracy Lane

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

Prepared by: J. Nachtigall, Assistant Committee Clerk
Lord Selkirk-West Kildonan Community Committee

Report date: September 5, 2025

Community Committee Recommendation:

On September 3, 2025, the Lord Selkirk-West Kildonan Community Committee concurred in the recommendation of the Winnipeg Public Service, as amended, and recommended to the Standing Policy Committee on Property and Development:

1. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "R2" Residential Two-Family District in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated August 15, 2025, and attached as Schedule "B" to this report***, with the following amendment:***

    A. In Schedule "B", delete "DAZ 210/2025" and replace with "DAZ 201/2025".

2. That, in lieu of the dedication of land, the developer shall provide a cash payment representing 10% of the Planned Area value of Development Application No. ***DAZ 201/2025*** (the "Dedication Fee"), as determined by the Director of Planning, Property and Development.

3. That, upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor prepare a by-law in accordance with recommendation 1(the "By-law") and bring same directly to Council by way of communication for first reading.

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5. That Development Application No. ***DAZ 201/2025*** 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.

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

7. 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 recommendation 5, unless the developer applies for an extension of time before the expiration of that 1 year period and Council approves the extension.

8. That Development Application No. ***DAZ 201/2025*** 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.

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

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

The Lord Selkirk-West Kildonan Community Committee provided the following supporting reason for its recommendation:

1. This pretty well finishes up Numeracy Lane. Very straightforward as we said, it's the one lot that was leftover and probably missed, so here we are correcting that.

Objections under the Charter:

Total number of valid objections as per section 125(2) – 0

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

Exhibits Filed:

1. Application dated May 13, 2025
2. Notification of Public Hearing dated June 24, 2025
3. Manitoba Status of Title 3321006/1
4. Letter of authorization dated December 16, 2024 from Templeton Pipeline Holdings Inc. (Amritpal Jhand) to Landmark Planning & Design
5. Caveats 5682566/1, 5682567/1
6. Conceptual Drawing
7. Plan of Rezoning
8. Plans (1 page)
9. Report from the Urban Planning Division dated August 6, 2025
10. Inspection Report
11. Communication dated September 2, 2025 from Carolina Herrera in support of the application
12. Recording of Representations

REPRESENTATIONS:

In Support:

Carolina Herrera

In Opposition:

Nil

For Information:

Nil

For the City:

S. Jerez, Planner, Planning, Property and Development Department
K. Kowalyk, Land Development Engineer, Planning, Property and Development Department

Exhibit “9” referred to in File DAZ 201/2025

ADMINISTRATIVE REPORT

Title: DAZ 201/2025 – 174 Numeracy Lane

Issue: An application for consideration at the Public Hearing to rezone the subject lot from “R1-S” Residential Single-family Small to “R2” Residential Two-family.

Critical Path: Lord Selkirk-West Kildonan Community Committee → Standing Policy Committee on Property and Development → Executive Policy Committee → Council

AUTHORIZATION

Author	Department Head	CFO	CAO
S. Jerez, RPP, MCIP	n/a	n/a	

RECOMMENDATIONS

1. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an “R2” Residential Two-Family District in accordance with the proposed by-law attached as Appendix “A” to this report and as shown on the map dated August 15, 2025, and attached as Schedule “B” to this report.
2. That, in lieu of the dedication of land, the developer shall provide a cash payment representing 10% of the Planned Area value of Development Application No. DAZ 210/2025 (the “Dedication Fee”), as determined by the Director of Planning, Property and Development.
3. That, upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor prepare a by-law in accordance with recommendation 1(the “By-law”) and bring same directly to Council by way of communication for first reading.
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9. That the proper officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

REASON FOR THE REPORT

- The applicant is proposing to rezone the land from an “R1-S” Residential Single-family Small zoning district to an “R2” Residential Two-family zoning district to facilitate the construction of a two-family dwelling.
- Rezoning applications require a Public Hearing as per the *Development Procedures By-law* and *The City of Winnipeg Charter.*
- The Report is being submitted for the Committee’s consideration of the development application at the Public Hearing.

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Urban Planning Division are concurred in, the subject property will be rezoned to the “R2” Residential Two-family district.

OURWINNIPEG 2045 POLICY ALIGNMENT

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.

01-1a OurWinnipeg Approach to City Building: Promote compact urban form and manage the extension of municipal services for new growth. Support new developments that are contiguous with existing developments to minimize the spatial use of land and the extension of services.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

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

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

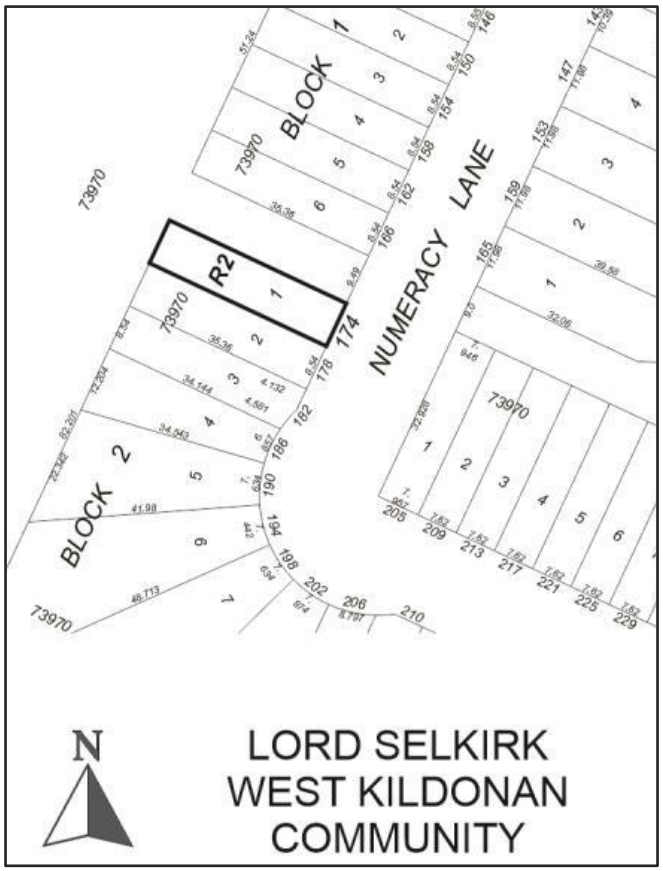
Consideration was given as to whether this report connects to any of the specific Goals and Objectives in the PRS and it was determined that the PRS is not applicable to this specific report.

SUBMITTED BY

Department	Planning, Property and Development
Division	Urban Planning Division
Prepared by	Simi Jerez, RPP, MCIP
Date:	August 6, 2025
File No.	DAZ 201/2025
Schedule A	Planning Discussion
Schedule B	File No. DAZ 201/2025 Lord Selkirk West Kildonan Community Committee, dated August 15, 2025
Appendix A	Proposed By-law

SCHEDULE 'A'

DATE:	August 6, 2025
FILE:	DAZ 201/2025
RELATED FILES:	
COMMUNITY:	Lord Selkirk – West Kildonan Committee
NEIGHBOURHOOD #:	3.326 – Leila North Neighbourhood
SUBJECT:	An application for consideration at the Public Hearing to rezone the subject lot from an "R1-S" zoning district to an "R2" zoning district.
LOCATION:	174 Numeracy Lane
LEGAL DESCRIPTION:	LOT 1 BLOCK 2 PLAN 73970 WLTO IN OTM LOTS 18 AND 19 PARISH OF KILDONAN



APPLICANT:	Landmark Planning & Design Inc. (Carolina Herrera) 298 Waterfront Drive Winnipeg, Manitoba R3B 0G5
OWNER:	Templeton Pipeline Holdings Inc. A201-2211 McPhillips St. Calgary, Alberta R2V 5K5
RECOMMENDATION:	Approval

SITE DESCRIPTION

- The subject site is located on the west side of Numeracy Lane, in the Leila North Neighbourhood of the Old Kildonan Ward.
- The undeveloped site is 3,250 square feet in area, 28 feet in width, and is currently zoned “R1-S” Residential Single-family Small.
- As per the Complete Communities Direction Strategy 2.0, the subject site falls within a “Recent Community” policy area. Under the Precinct "E" Precinct Plan, the site is designated under the “Lower Density Residential” policy area.



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

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Portion of a vacant site zoned “RMF-S” Residential Multi-family Small, then vacant lots zoned “R2” Residential Two-family, then a school site zoned “R1-S” Residential Single-family Small.

South: Vacant lots zoned “R2” Residential Two-family, then single-family dwellings zoned “R1-E” Residential Single-family Estate.

East: Numeracy Lane, then vacant lots zoned “R2” Residential Two-family and land zoned “PR2” Parks and Recreational.

West: Vacant site zoned “RMF-S” Residential Multi-family Small.

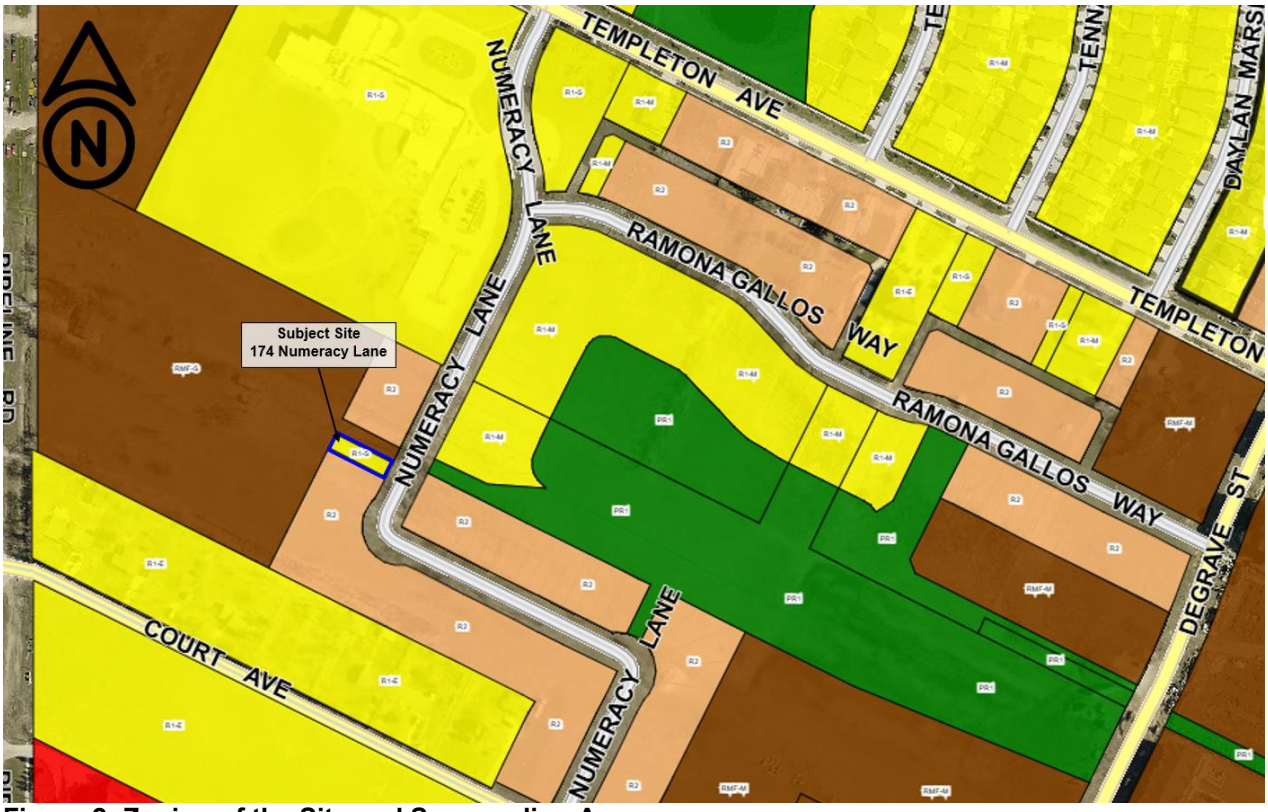


Figure 2: Zoning of the Site and Surrounding Area

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The purpose of the application is to revise the "R1-S" Residential Single-family of one lot (174 Numeracy Lane), previously approved application for the area (DASZ 4/2023), to "R2" Residential Two-family bringing the development rights of the subject site in line with surrounding properties along Numeracy Lane.
- The intent is to pair the subject site with the neighbouring lot at 178 Numeracy Lane to facilitate the future construction of a two-family side-by-side dwelling with a shared party wall. Plans for development have not been submitted with this application.
- The Zoning Agreement for DASZ 4/2023 included a condition requiring that the developer submit architectural design guidelines for all single- and two-family dwellings in the planned area, subject to Plan Approval by the Lord Selkirk-West Kildonan Community Committee and the Director of Planning, Property, and Development.
- The associated report provided preliminary parameters were provided for consideration in drafting the design guidelines as a starting point for further discussions and refinement, with an emphasis on compatibility and good design as follows:
    - Overall building heights, main floor heights, and number of storeys for single-family and two-family dwellings should be compatible with the surrounding neighborhood context and consistent throughout the planned area, emphasizing a cohesive and visually appealing streetscape. Roof pitches for single-family and two-family homes should also be consistent and contribute to a harmonious streetscape aesthetic.

- Building elevations should present visually appealing and well-balanced facades with a mix of materials and textures. A generous amount of glazing on the front elevation is encouraged to promote natural light and visual connectivity with the streetscape. A selection of high-quality, durable, and low-maintenance materials should be used on all facades. Incorporating a mix of complementary materials, such as brick, stone, wood, or fiber cement siding, is suggested to enhance visual interest and texture.
- Adequate off parking should be provided for each dwelling unit. For single- and two-family homes, garages should be designed to complement the architectural style and materials of the main dwelling. Detached garages should be located at the rear or side of the property, while attached garages should not protrude significantly from the main facade and be designed to minimize their visual impact. Front-facing garages should be designed to blend seamlessly with the overall facade, incorporating features and architectural detailing to create a cohesive appearance with the primary dwelling. Front driveways for residences situated along the west side of the Numeracy Lane extension should be designed with adequate depth to allow for proper vehicle parking without obstructing the recommended sidewalk. The Urban Planning & Design Division suggests considering a minimum driveway depth of approximately 20-23 feet to achieve this objective.
- The inclusion of architectural features, such as porches, balconies, gables, dormers, and bay windows, is encouraged to create a unique character for each dwelling and contribute to a diverse streetscape.
- Main entrances should be oriented towards the street to foster interaction with the neighborhood and create a welcoming façade. Secondary entrances, such as those for accessory dwelling units, may be located on the side or rear of the building.

- The applicant provided architectural guidelines, approved by the Lord Selkirk Community Committee in February 2025, addressing the above mentioned parameters and providing a clear and concise tool to ensure high quality design in the development of single- and two-family dwellings in the Templeton South Landing neighbourhood.
- Any future development proposal for the site will be required to align with approved architectural guidelines.

COLLABORATION

- The applicant engaged with the public service to discuss the application before making a formal submission.

ANALYSIS AND ISSUES

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

- The *Complete Communities Direction Strategy 2.0* (*CCDS 2.0*) is one of four direction strategies supporting *OurWinnipeg*, the city's long-range development plan, and has statutory authority as a secondary plan. The strategy guides land use and development in Winnipeg.
- The subject property is located in an "Established Neighbourhoods – Recent Communities" policy area as outlined in *CCDS 2.0*. The Vision for Established Neighbourhoods is 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.

- With regard to this proposal, the key goal and policies guiding the development of Established Neighbourhoods include:

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

  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.

  2.0 Design new development in Established Neighbourhoods to a high standard of urban design and construction to ensure new development adds value to public and private urban spaces to create a sense of place and civic pride.

  2.4 Encourage the use of high-quality, energy efficient, and durable exterior building facade materials.

  2.5 Encourage a variety of architectural styles.

  2.6 Encourage building design to include a range of architectural features that create visual interest and positively contribute to the visual aesthetics of the street and neighbourhood.

  2.9 Buildings with multi unit residential uses should be designed to support pedestrian activity and reinforce the public realm through thoughtful use of architectural features which may include, but are not limited to, the following:

  a) Window placement that supports passive surveillance;

  b) Unit entrances with direct access to the street;

  c) Front porches;

  d) Balconies;

  e) Awnings;

  f) Lighting; and

  g) Height of primary entrances

  2.10 Discourage building designs that orient the back of the building to the street.

  2.12 New development should respect and complement the existing character of the built form of surrounding properties.

  2.13 Where appropriate, taller buildings should use step backs and roof design to mitigate negative impacts on adjacent properties and provide a more comfortable pedestrian environment.

  2.14 Avoid buildings that create long blank walls facing public streets.

  2.15 Encourage the use of architectural features to articulate building walls in order to mitigate the impact of new building mass.

  2.17 Where motor vehicle parking must be accessed from a front street, it should be effectively screened or incorporated into the building in a manner that positively contributes to the attractiveness of the streetscape.

2.18 Where loading areas require access from a street, they should be discreet and incorporated into the building in a manner that contributes to the attractiveness of the streetscape.

2.21 Site design should take cues from the character of the neighbourhood or street and should mitigate the potential for land use conflict with adjacent properties that have different scales, densities and uses. Parking location (motor vehicle and bicycle), vehicular access, servicing elements, building placement and landscaping treatment will be important design elements to ensure context-sensitive design.

2.22 Create or reinforce compact, pedestrian-oriented urban development patterns by ensuring the siting, form and scale of new development has a strong relationship to the street, public spaces and amenities in a way that is consistent with neighbourhood context.

PRECINCT 'E' PRECINCT PLAN:

- The site is also located within an area covered by the *Precinct 'E' Precinct Plan* under which the subject sites fall within the "Lower Density Residential" policy area.
- Key policies include the following:
    - *5.1 Lower Density Residential Development Policies:*
        a. *Single family and two-family homes shall be the predominant use of land within the low-density residential areas.*
        b. *It is expected that these areas will develop to approximately 7.4 units per gross developable hectare (3.0 units per gross developable acre) or greater.*
        c. *Residential densities may vary throughout the Lower Density Residential area provided that the density range noted above is not compromised.*
        d. *Alternative housing forms including special needs housing, institutional uses, recreational uses, public uses, local commercial uses, and other similar and accessory uses may be allowed subject to zoning regulations.*
        e. *A school site may be located within this policy area subject to the policies of Section 5.5.*

CITY OF WINNIPEG ZONING BY-LAW 200/2006

- The "R1" Residential Single-Family Districts are intended to accommodate primarily single-family residential development in lower-density neighbourhoods.
- The applicant is proposing to subdivide the subject site and rezone lands to an "R2" Residential Two-Family District, which is intended to accommodate the development of single and two-family, limited multi-family units in lower density neighbourhoods.

The above zoning districts provide a selection of housing types that are important to help meet the lifecycle needs of Winnipeg residents. The proposed zoning districts enable the development within the precinct to meet the residential density targets identified in the Precinct Plan.

COMPATIBILITY WITH THE SURROUNDING NEIGHBOURHOOD AND EXISTING LAND USES

- The proposed rezoning would bring the subject site in line with surrounding properties along Numeracy Lane.
- The intent is to pair the subject site with the neighbouring lot at 178 Numeracy Lane to facilitate the future construction of a two-family side-by-side dwelling with a shared party wall.
- Any future development on the subject site would be subject to the same architectural guidelines for one- and two-family dwellings as development on surrounding properties on Numeracy Lane.

RECOMMENDATION

The Urban Planning Division recommends **approval** as the proposed rezoning application would generally comply with the *Complete Communities Direction Strategy 2.0,* and with the *Precinct 'E' Precinct Plan,* and would be compatible with the surrounding area.

This Report Submitted by: Simi Jerez, RPP, MCIP
Planning, Property and Development Department
Urban Planning Division
Report Prepared by: PPD File # DAZ 201/2025

Schedule "B" for File No. DAZ 210/25
Lord Selkirk-West Kildonan Community Committee, dated August 15, 2025

By-Law No. _____

File No. **DAZ 201/2025**

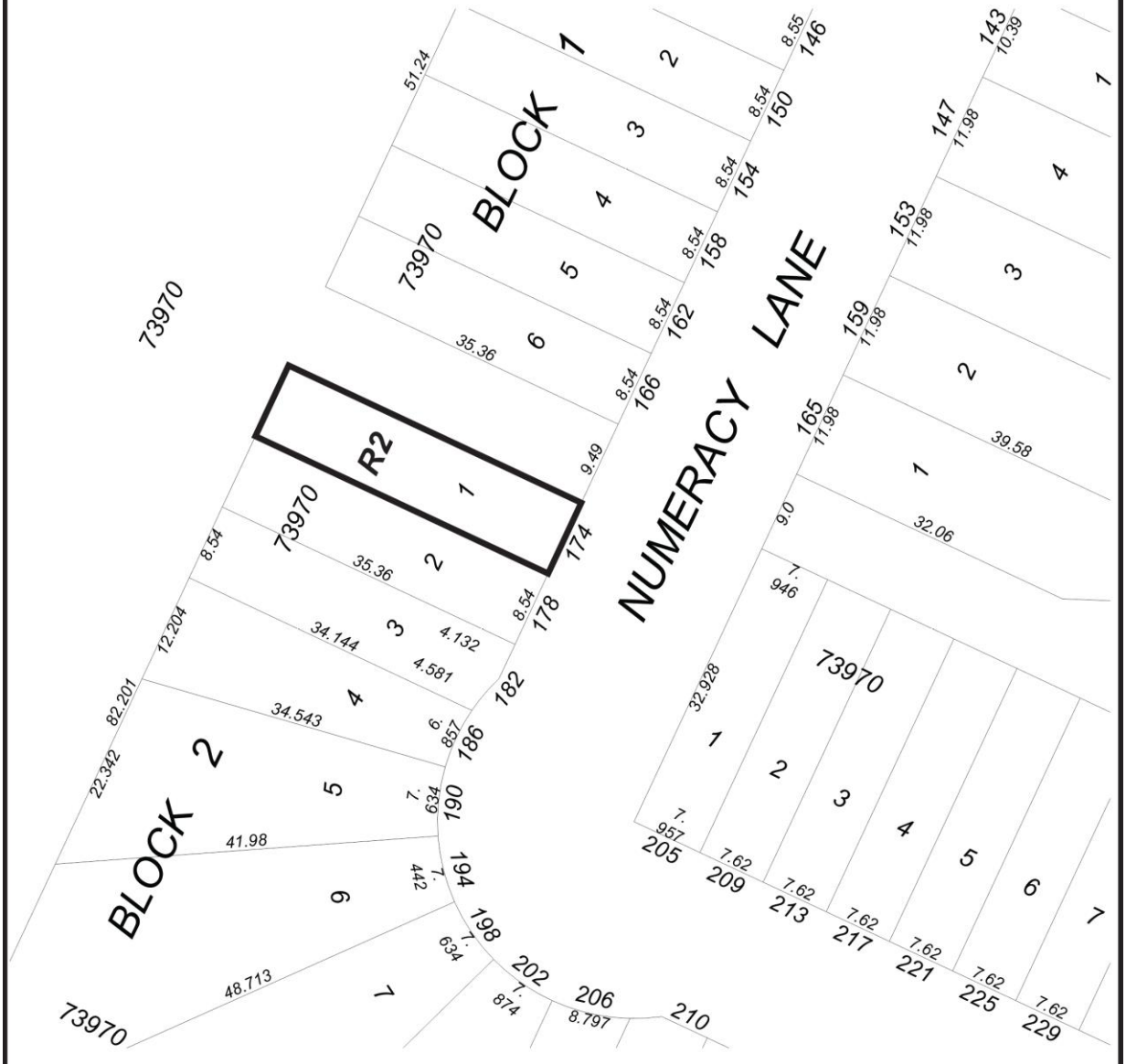
Atlas Sheet No. **S3**

N

LORD SELKIRK WEST KILDONAN COMMUNITY

Explanation

A proposed zoning change to By-law No. 200/2006 by rezoning the land located at 174 Numeracy Lane from an "R1-S" RESIDENTIAL SINGLE-FAMILY (SMALL) DISTRICT to an "R2" RESIDENTIAL TWO-FAMILY DISTRICT to facilitate the establishment of a two-family dwelling use.



THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

Exhibit “8” referred to in File DAZ 201/2025

