Minute No. 471
Minutes – Council – September 25, 2025

Report – Executive Policy Committee – September 16, 2025

Item No. 14 Subdivision and Rezoning – 2459 King Edward Street (Point Douglas Ward) File DASZ 13/2025

COUNCIL DECISION:

Council concurred in the recommendation of the Executive Policy Committee and adopted the following:

1. That the subdivision proposed under Development Application No. DASZ 13/2025 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated August 19, 2025, and attached as Schedule "D" to this report, with such minor changes as may be required, and registration in the Winnipeg Land Titles Office, subject to the following conditions.

    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 August 5th, 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. 200/06 be amended by rezoning the subject land to a "C1" Commercial Neighbourhood District in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated August 19, 2025 and attached as Schedule "D" 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:

Report – Executive Policy Committee – September 16, 2025

COUNCIL DECISION (continued):

i. That for those portions of the Owner's Land zoned "C1" Commercial Neighbourhood, 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. lighting; and
h. free-standing signage

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

ii. A 6-foot-tall privacy fence shall be constructed and thereafter maintained along the north and west property lines of the lot, to the satisfaction of the Director of Planning, Property, and Development.

iii. That, a landscaped buffer at least eight (8) feet wide be constructed and thereafter maintained along the north property line of the lot and include at least one (1) deciduous or coniferous tree planted for each ten (10) linear feet of lot line, to the satisfaction of the Director of Planning, Property, and Development.

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").

Report – Executive Policy Committee – September 16, 2025

COUNCIL DECISION (continued):

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

5. 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 13/2025 (the "Dedication Fee"), as determined by the Director of Planning, Property and Development.

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 this report (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 13/2025 will be deemed to be concluded and all approvals in connection with this matter will expire if the developer has not submitted the Plan and paid all associated ancillary fees (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 the 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 Zoning Agreement is registered in the Winnipeg Land Titles Office by way of caveat against the lands described therein.

Report – Executive Policy Committee – September 16, 2025

COUNCIL DECISION (continued):

11. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Plan and the Zoning Agreement are not registered in accordance with recommendations 8 and 9, 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 13/2025 will be deemed to be concluded and all approvals in connection with this matter will expire if the developer fails to secure all necessary Plan approval signatures on behalf of the City within 1 year after the date on which the By-law is enacted unless the developer applies for an extension of time before the expiration of the 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 – Executive Policy Committee – September 16, 2025

DECISION MAKING HISTORY:

Moved by His Worship Mayor Gillingham,
That the recommendation of the Executive Policy Committee be adopted by consent.

Carried

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On September 16, 2025, the Executive Policy Committee concurred in the recommendation of the Lord Selkirk-West Kildonan Community Committee and submitted the matter to Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On September 3, 2025, the Lord Selkirk-West Kildonan 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.

PUBLIC HEARING SUMMARY

File: DASZ 13/2025

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

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

Applicant: Roo Construction (Shaminder Sandhu)

Subject:



APPLICANT: Roo Construction (Shaminder Sandhu)
FILE: DASZ 13/2025
PROPOSAL: An application for the approval of the plan of subdivision shown outlined above as may be determined by Council and for a proposed zoning change to By-law No. 200/2006 by rezoning the land shown outlined above from an "RR5" RURAL RESIDENTIAL 5 DISTRICT and "R1-M" RESIDENTIAL SINGLE-FAMILY (MEDIUM) DISTRICT to a "C1" COMMERCIAL NEIGHBOURHOOD DISTRICT to allow for the construction of a commercial building. **For information, phone S. Jerez, Planner at 204-986-7175.**

Premises Affected:	2459 King Edward Street, and Land between 2459 King Edward Street and 106 Forest Cove Drive
For submission to:	Executive Policy Committee
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 and, via the Priority Rezoning Process, recommended to the Executive Policy Committee:

1. That the subdivision proposed under Development Application No. DASZ 13/2025 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated August 19, 2025, and attached as Schedule "D" to this report, with such minor changes as may be required, and registration in the Winnipeg Land Titles Office, subject to the following conditions.

    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 August 5th, 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. 200/06 be amended by rezoning the subject land to a "C1" Commercial Neighbourhood District in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated August 19, 2025 and attached as Schedule "D" to this report, subject to the following conditions:

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

i. That for those portions of the Owner's Land zoned "C1" Commercial Neighbourhood, 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. lighting; and
h. free-standing signage

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

ii. A 6-foot-tall privacy fence shall be constructed and thereafter maintained along the north and west property lines of the lot, to the satisfaction of the Director of Planning, Property, and Development.

iii. That, a landscaped buffer at least eight (8) feet wide be constructed and thereafter maintained along the north property line of the lot and include at least one (1) deciduous or coniferous tree planted for each ten (10) linear feet of lot line, to the satisfaction of the Director of Planning, Property, and Development.

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

5. 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 13/2025 (the "Dedication Fee"), as determined by the Director of Planning, Property and Development.

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 this report (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 13/2025 will be deemed to be concluded and all approvals in connection with this matter will expire if the developer has not submitted the Plan and paid all associated ancillary fees (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 the 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 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 after the date it is enacted if the Plan and the Zoning Agreement are not registered in accordance with recommendations 8 and 9, unless the developer applies for an extension of time before the expiration of that 1 year period and Council approves the extension.

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

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

1. I think that with all the development that has been happening around King Edward and Inkster, I think this is a good thing for this northeast corner to be developed.

2. What they're proposing to do as commercial operations are, I'll use the word mild, won't have a huge impact on bringing too much traffic to the area, in terms of visiting the various establishments that will be leasing space from this building.

3. It's a consolidation of a bunch of lots to ensure that they have the space to accomplish what's needed.

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 26, 2025 2. Notification of Public Hearing dated July 2, 2025 3. Manitoba Status of Titles 3138070/1, 2217240/1 4. Letter of authorization dated March 13, 2024 from The City of Winnipeg (Marc Pittet for the Director of Planning, Property and Development Department) to 10104112 Manitoba Ltd. 5. Letter of authorization dated July 23, 2024 from 10104112 Manitoba Ltd. (Ramanjeet Singh Chahal) to Roo Construction (Shaminder Sandhu) 6. Caveat 3435948/1 7. Location of subject property 8. Plans (4 pages) 9. Report from the Urban Planning Division dated August 19, 2025 10. Inspection Report 11. Recording of Representations

REPRESENTATIONS:

In Support:

Brian Mansky
Shaminder Sandhu

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 DASZ 13/2025

ADMINISTRATIVE REPORT

Title: DASZ 13/2025 – 2459 King Edward Street

Issue: For consideration at the Public Hearing for a consolidation and rezoning from "RR5" Rural Residential 5 and “R1-M” Residential Single-Family (Medium) to a "C1” Commercial Neighbourhood District for the construction of a commercial building.

Critical Path: Lord Selkirk - West Kildonan 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
S. Jerez, RPP, MCIP	n/a	n/a	

RECOMMENDATIONS

1. That the subdivision proposed under Development Application No. DASZ 13/2025 be approved for preparation as a plan of subdivision (the “Plan”) by a Manitoba Land Surveyor in accordance with the proposed by-law attached as Appendix “A” to this report and as shown on the map dated August 19, 2025, and attached as Schedule “D” to this report, with such minor changes as may be required, and registration in the Winnipeg Land Titles Office, subject to the following conditions.

    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 August 5th, 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. 200/06 be amended by rezoning the subject land to a "C1” Commercial Neighbourhood District in accordance with the proposed by-law attached

as Appendix “A” to this report and as shown on the map dated August 19, 2025 and attached as Schedule “D” to this report, subject to the following conditions:

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

i. That for those portions of the Owner’s Land zoned “C1” Commercial Neighbourhood, 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) lighting; and

h) free-standing signage

on the Owner’s Land (“Works”) to the City for approval by the Director of Planning, Property and Development (“Director”) and the Lord Selkirk-West Kildonan Community Committee prior to the issuance of any building or development permit, and thereafter must construct the Works in substantial conformance with the approved plans and maintain the Works to the satisfaction of the Director.

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

5. 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 13/2025 (the “Dedication Fee”), as determined by the Director of Planning, Property and Development.

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 this report (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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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 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 after the date it is enacted if the Plan and the Zoning Agreement are not registered in accordance with recommendations 8 and 9, unless the developer applies for an extension of time before the expiration of that 1 year period and Council approves the extension.
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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

- The applicant proposes to consolidate the eleven (11) underlying parcels at 2459 King Edward Street together with the City owned parcel (Roll # 14100013000) located on the north side of the property and rezone the land from "RR5" Rural Residential 5 and “R1-M” Residential Single-family (Medium) to "C1” Commercial Neighbourhood to facilitate the development of a commercial building.
- 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.

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.

SUBMITTED BY

Department	Planning, Property and Development
Division	Urban Planning & Design Division
Prepared by	S. Jerez, RPP MCIP
Date:	August 19, 2025
File No.	DASZ 13/2025

List of Schedules and Attachments

Schedule "A"	Planning Discussion.
Schedule "B"	Report of the Administrative Coordinating group RE: Proposed Subdivision and Rezoning of Land Located at 2459 King Edward Street, dated August 5th, 2025.
Schedule "C"	Plan Considerations.
Schedule "D"	File 13/2025, Lord Selkirk - West Kildonan Community Committee, dated August 19, 2025.
Appendix "A"	Proposed By-law

SCHEDULE 'A'

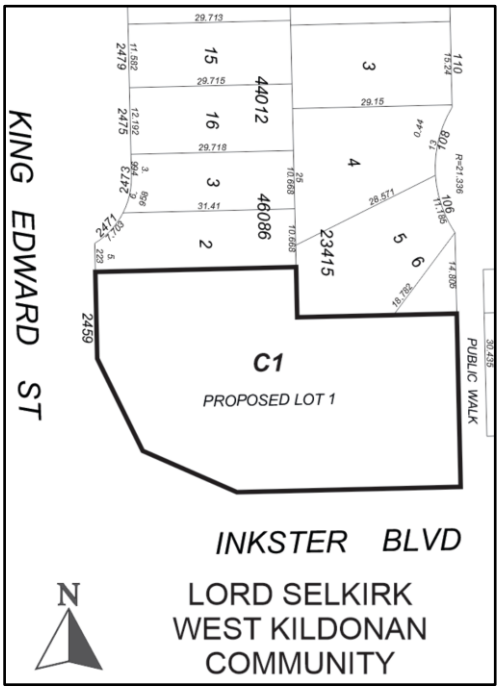
DATE:	August 19, 2025
FILE:	**DASZ 13/2025**
RELATED FILES:	AEC 25-131320 ZR
COMMUNITY:	Lord Selkirk-West Kildonan Community
NEIGHBOURHOOD #:	3.319 – Inkster Gardens

SUBJECT: For consideration at the Public Hearing for a consolidation and rezoning from "RR5" Rural Residential 5 and "R1-M" Residential Single-Family (Medium) to a "C1" Commercial Neighbourhood District for the construction of a commercial building.

LOCATION: 2459 King Edward ST

LEGAL DESCRIPTION: PARCEL "A" PLAN 24316 WLTO
IN SW 1/4 25-11-2 EPM

LOTS 28 TO 33 AND 63 TO 66, BLOCK 21 PLAN 1090 WLTO
EXC OUT OF SAID LOT 28, LANE PLAN 24316 WLTO
AND EXC OUT OF SAID LOTS 33 TO 33, INKSTER
BOULEVARD PLAN 24316 WLTO IN SW 1/4 25-11-2 EPM



APPLICANT: Shaminder Sandhu (Roo Construction)
98 Mahonee Dr
Winnipeg, MB R2G 3S2

OWNERS: 10104112 MANITOBA LTD
42 SEDONA Crescent
Winnipeg, MB R2R 2W4

RECOMMENDATION: Approval with conditions

DISCUSSION

SITE DESCRIPTION

- The subject property is located on the north side of Inkster Boulevard at the northeast corner of the intersection with King Edward Street, in the Inkster Gardens neighbourhood of the Point Douglas ward.
- The subject sites include 2459 King Edward Street, currently zoned “RR5” Rural Residential 5, and a vacant City-owned lot on the north side of the site (Roll # 14100013000), zoned “R1-M” Residential Single-family Medium. 2459 King Edward Street is currently occupied by a place of worship with access from an approach on King Edward Street.
- The combined lot area is 23,885 square feet (0.55 acres).
- The sites are located within the Established Neighbourhood Recent Communities policy area under the *Complete Communities Direction Strategy 2.0*.



Figure 1: Aerial Photo of Subject Site and Surrounding Uses *(flown 2021)*

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Residential uses zoned “R1-M” Residential Single-family (Medium).

South: Inkster Boulevard, then the South Inkster Greenway, zoned “PR1” Parks and Recreation 1, then residential uses zoned “RMF-S” Residential Multi-family Small and “R1-M” Residential Single-family Medium.

East: A public pathway, then **r**esidential uses zoned “R1-M” Residential single-family Medium.

West: King Edward Street, then vacant lands zoned lands zoned “A” Agricultural.

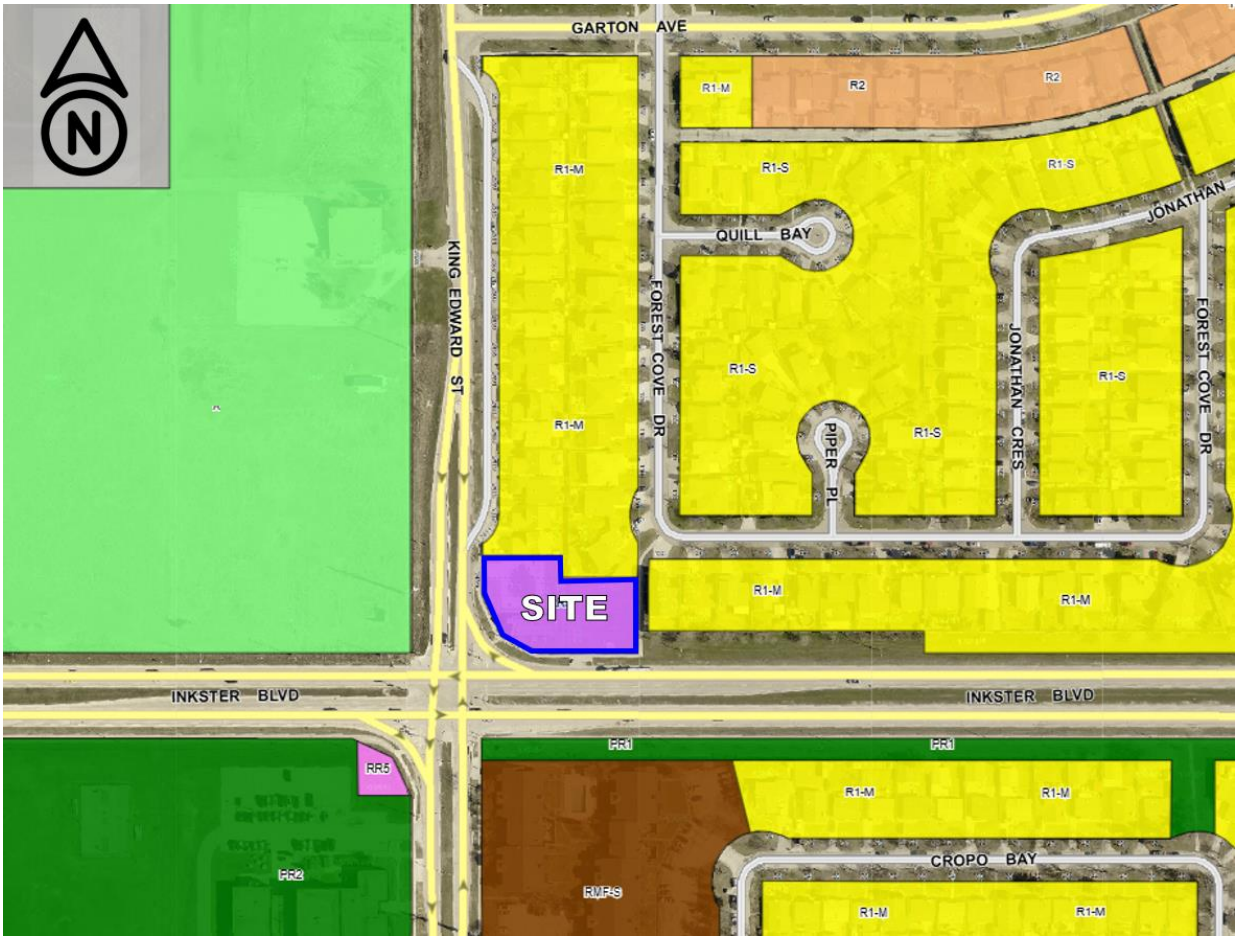


Figure 2: Zoning of the Site and Surrounding Area

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing to consolidate the eleven (11) underlying parcels at 2459 King Edward Street together with the City owned parcel (Roll # 14100013000) located on the north side of the property, and to rezone the land from "RR5" Rural Residential 5 and “R1-M” Residential Single-family (Medium) to "C1” Commercial Neighbourhood to facilitate the development of a commercial building.
- Lot 1 Plan 46086 is currently vacant and owned by the City of Winnipeg. This lot will be included in this application to be consolidated as part of the proposed lot. A letter of authorization has been provided by the City of Winnipeg.
- Plans of development show a two-storey commercial building with seven (7) units intended for retail and office uses.
- The proposed building is oriented lengthwise along Inkster Boulevard, tapering toward the west end to follow the curve of the road at the intersection. with a minimum setback of 8.5 feet.

- A total of 20 parking spaces are provided including two (2) accessible stalls.
- The accessory parking area is shown at the rear of the building, with access from an approach on King Edward Street.
- The applicant has provided a sodded area at the rear of the parking area 8 feet to 10 feet in depth.
- Landscape details include 11 trees and 58 shrubs, slightly exceeding zoning by-law requirements.
- Waste is to be accommodated with in-ground waste bins located near the north property line. In addition to the proposed subdivision and rezoning, the related Alternative Equivalent Compliance application (AEC 25-131320 ZR) has been submitted to address the requirement for an enclosure for the proposed in-ground waste bins.

COLLABORATIVE PLANNING

- In 2022, the applicant submitted a pre-application for development of the subject lands. Following the pre-application process, the applicant made a series of revisions to incorporate Public Service feedback and requirements, engaging the Public Service prior to submitting the subject application.

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 2045*, 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 Neighbourhood – Recent Community" in *Complete Communities'* Urban Structure map. Established Neighbourhoods will accommodate contextually sensitive growth and change 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 policies guiding the development of Established Neighbourhoods include:

    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:

    - *Applicable City-endorsed policies or guidelines;*
    - *Existing zoning of the property and adjacent properties;*
    - *Characteristics of the immediately surrounding built form including building mass, height, lot coverage, setbacks, and layout;*
    - *Surrounding uses and their characteristics including residential density and the intensity of commercial and other non-residential uses;*
    - *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;*

- *The supporting street network (ex. local, collector, or arterial streets) and the street network's ability to support proposed development;*
- *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.*

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.

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

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.

CITY OF WINNIPEG ZONING BY-LAW 200/2006

- The "C1" Commercial Neighbourhood district is intended to accommodate small, compact commercial uses within or surrounded by residential areas that are attractive and compatible in scale and character with surrounding residential uses, to serve the convenience needs of the surrounding neighbourhood. "C1" districts are generally located in Neighbourhood or Community mixed use centres or along Neighbourhood or Community mixed use corridors.
- In "C1" and "C2" zoning districts, dwelling units must not be located on the first storey of any principal building.
- The first storey of a principal building may only be used for any use in the following use categories:
  - Public and Institutional;
  - Cultural and Entertainment; and
  - Commercial Sales and Service, except the Billboard Signs use sub-category.

SUBDIVISION AND REZONING ANALYSIS

- The Urban Planning and Design Division is supportive of the proposed subdivision and rezoning for the following reasons:
  - The subject development is located at the corner of an arterial route (Inkster Boulevard) and a collector route (King Edward Street).
  - The proposed buildings and site plan are scaled and designed to compliment the character and built form of the surrounding neighbourhood.
  - The proposed "C1" zoning and commercial development would introduce low impact commercial uses consistent with the objectives in the *Complete Communities Direction*

Strategy 2.0 supporting a mix of commercial services and employment uses to serve the local community.

RECOMMENDED ZONING AGREEMENT

- The Urban Planning & Design Division is recommending that final plans be submitted to the Director of Planning, Property and Development for review prior to the issuance of a building or development permit for a new or expanded principal building on the site. The inclusion of this clause will allow the Public Service to review final plans for any future redevelopment on the land.
- In addition, the Public Service recommends that a 6-foot-tall privacy fence be constructed along the north and west property lines, as well as a minimum 8 foot landscaped buffer along the north property line to mitigate the impact of the commercial parking area on existing dwellings abutting the site.

RECOMMENDATION

The Urban Planning Division recommends **approval with conditions** as the subject proposal is complementary to the existing scale, character and built form of the neighbourhood, and is consistent with the *Complete Communities Direction Strategy 2.0*.

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

Report Prepared by: S. Jerez, RPP MCIP
PPD File #: DASZ 13/2025

Schedule "D" for File DASZ 13/2025
Lord Selkirk West Kildonan Community Committee, dated August 19, 2025

By-Law No. _____

File No. **DASZ 13/2025**

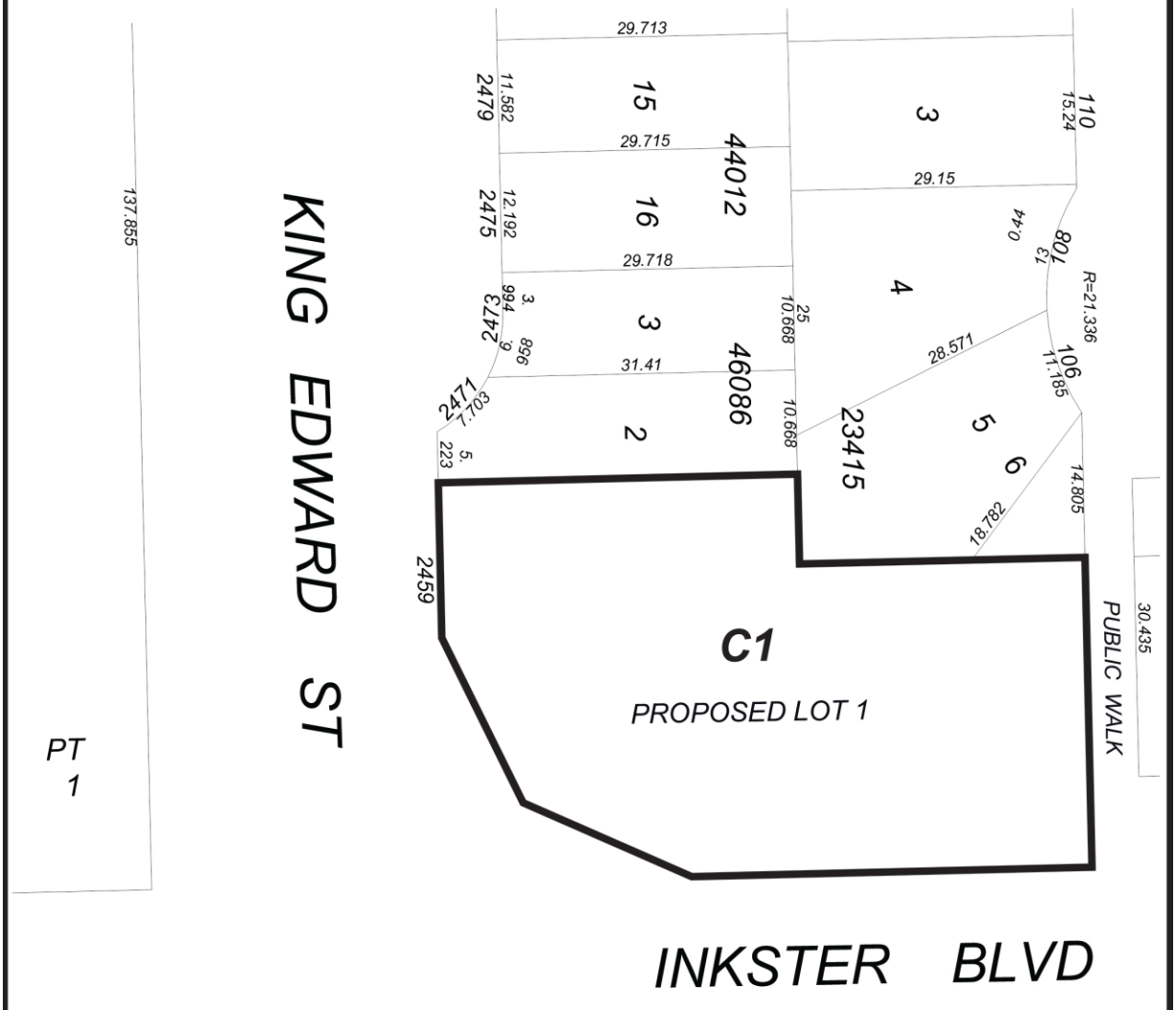
Atlas Sheet No. **T20**

N

EAST KILDONAN TRANSCONA COMMUNITY

Explanation

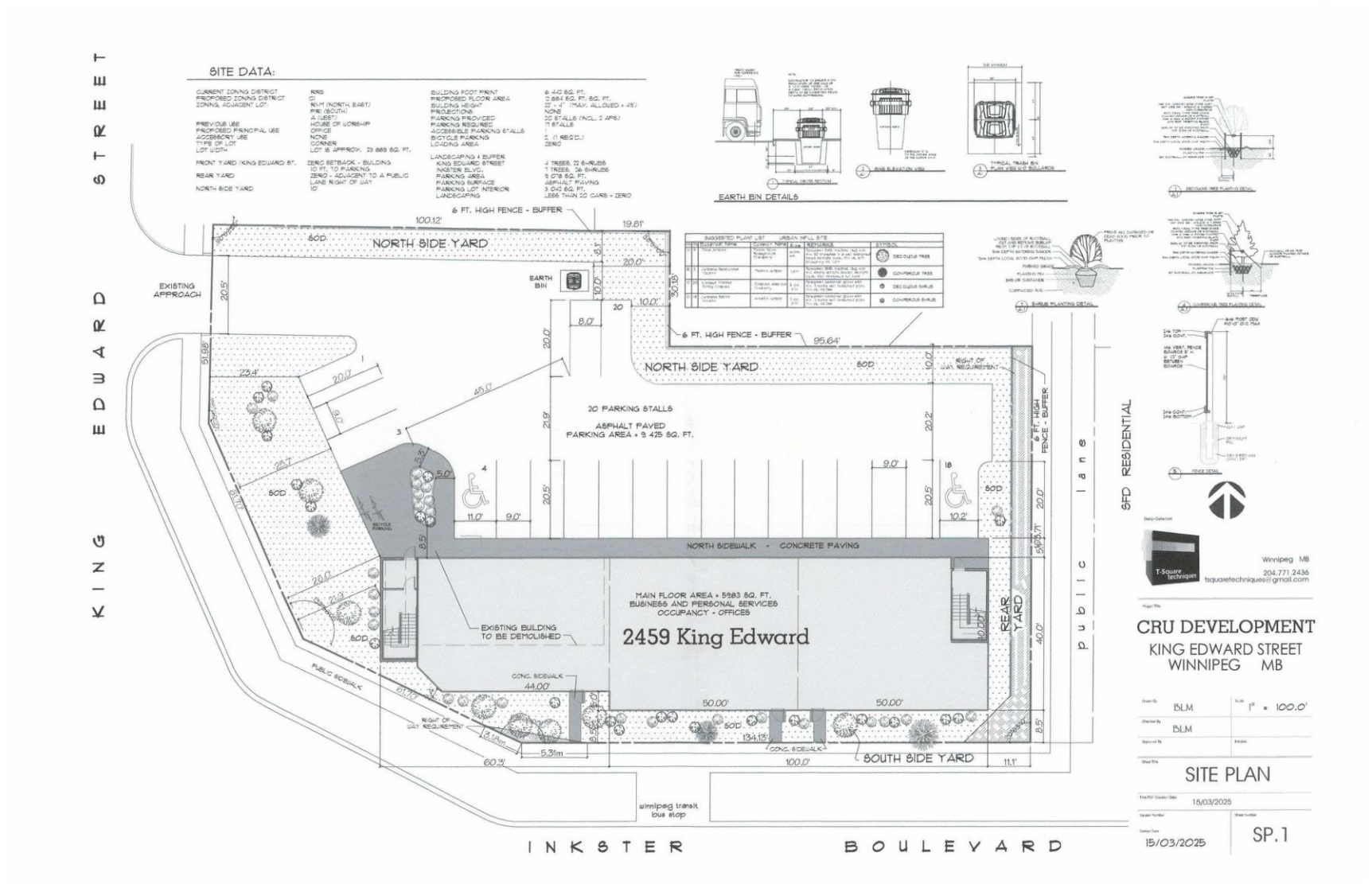
An application for the approval of the plan of subdivision shown outlined below and for a proposed zoning change to By-law No. 200/2006 by rezoning the land located at 2459 King Edward Street from an "RR5" RURAL RESIDENTIAL 5 DISTRICT and "R1-M" RESIDENTIAL SINGLE-FAMILY (MEDIUM) DISTRICT to a "C1" COMMERCIAL NEIGHBOURHOOD DISTRICT to allow for the construction of a commercial building.

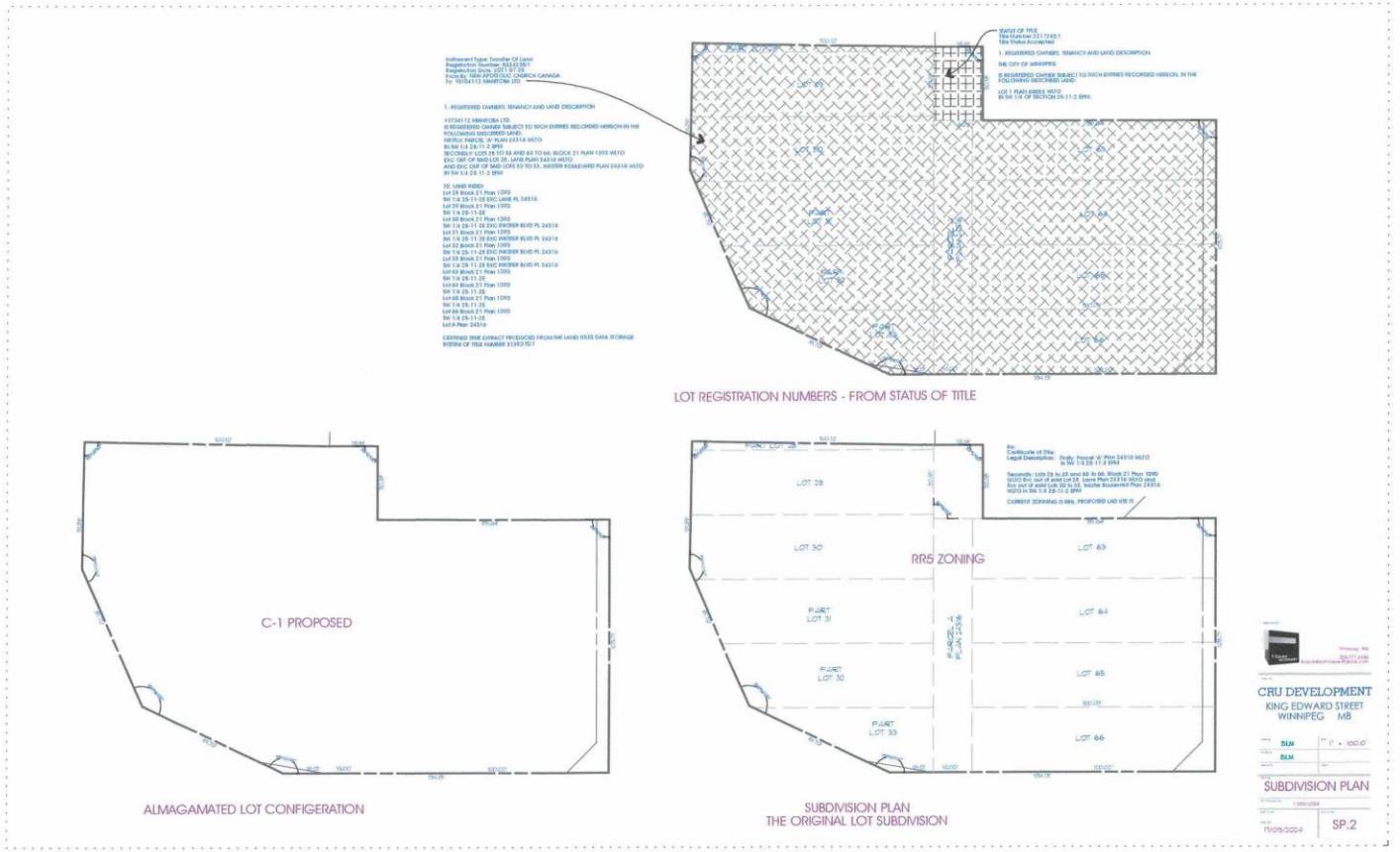


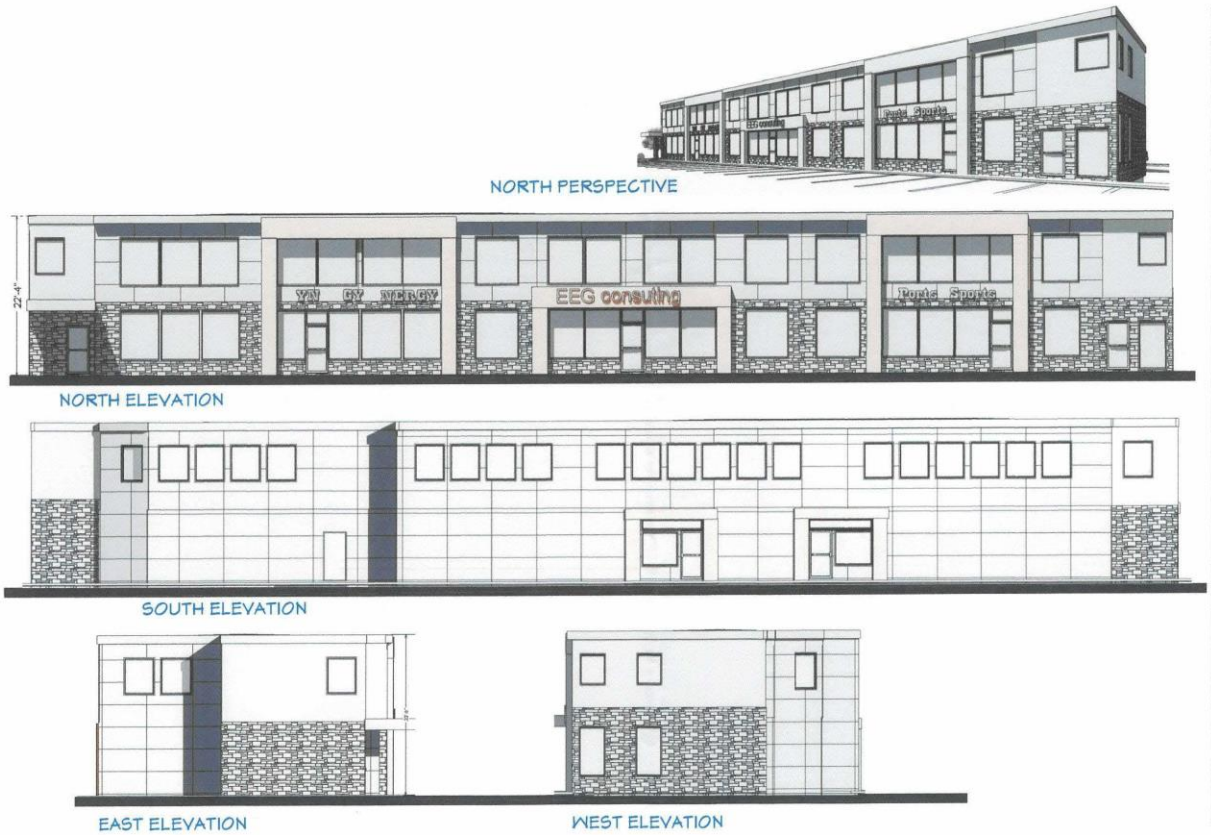
THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

Exhibit “8” referred to in File DASZ 13/2025




LOT REGISTRATION NUMBERS - FROM STATUS OF TITLE
C-1 PROPOSED
ALMAGAMATED LOT CONFIGERATION
RR5 ZONING
SUBDIVISION PLAN
THE ORIGINAL LOT SUBDIVISION
CRU DEVELOPMENT
KING EDWARD STREET
WINNIPEG MB
SUBDIVISION PLAN
SP.2



PRELIMINARY ONLY, NOT FOR CONSTRUCTION

PROJECT: KING EDWARD CRU

ROO CONSTRUCTION CONTRACTORS & DEVELOPERS

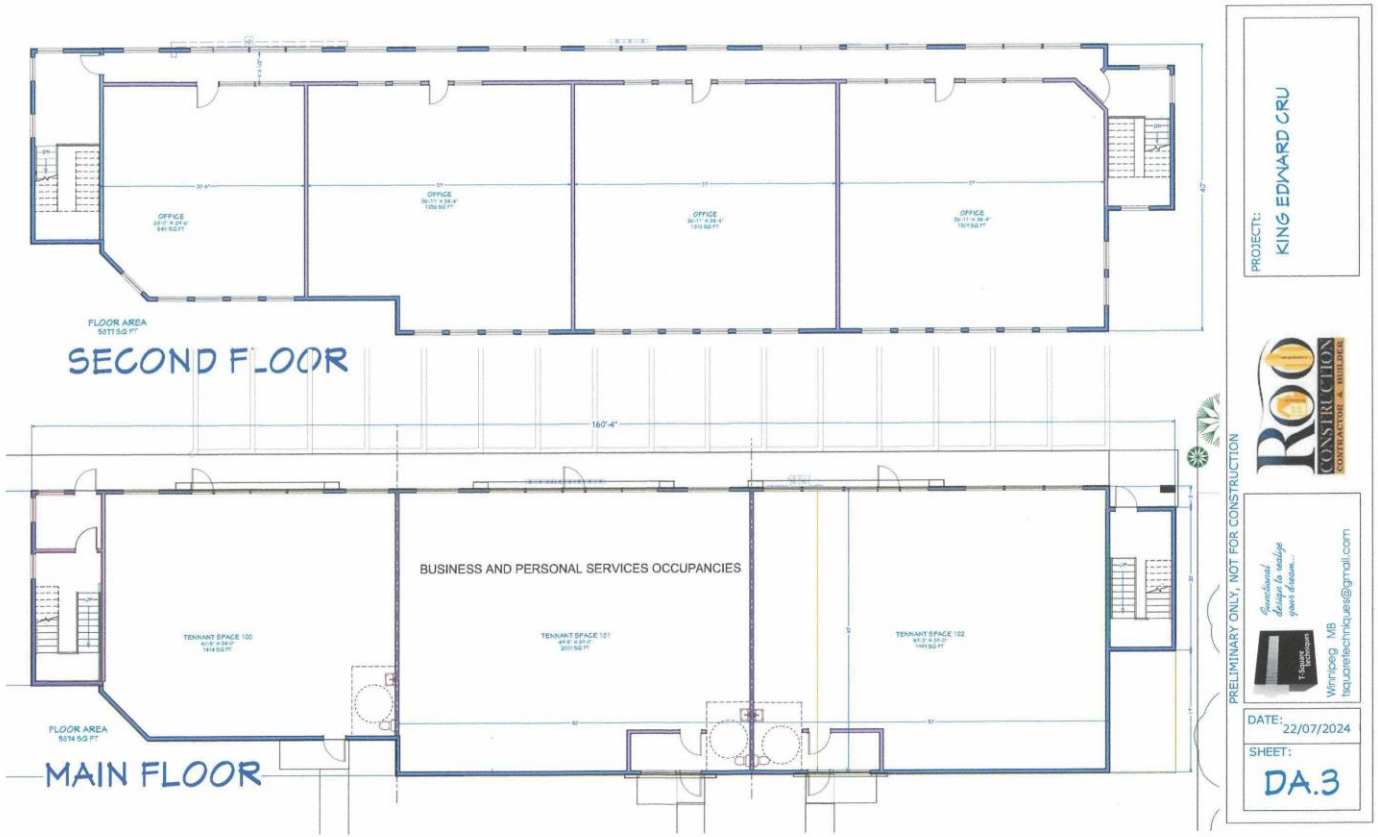
Functional design to realize your dream...

T-Square Technique

Winnipeg MB
tsquaretechniques@gmail.com

DATE: 22/07/2024

SHEET: DA.2


OFFICE
OFFICE
OFFICE
OFFICE
FLOOR AREA
5371 SQ FT
SECOND FLOOR
160'-4"
BUSINESS AND PERSONAL SERVICES OCCUPANCIES
TENNANT SPACE 100
TENNANT SPACE 101
TENNANT SPACE 102
FLOOR AREA
5314 SQ FT
MAIN FLOOR
PRELIMINARY ONLY, NOT FOR CONSTRUCTION
PROJECT:
KING EDWARD CRU
ROO CONSTRUCTION
CONTRACTORS & DEVELOPERS
Winnipeg MB
taquoretechniques@gmail.com
DATE:
22/07/2024
SHEET:
DA.3