Minute No. 500
Minutes – Council – September 25, 2025

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

Item No. 20 Rezoning – 363 St. Charles Street
(Charleswood-Tuxedo-Westwood Ward)
File DAZ 202/2025 [c/r DCU 145794/2025D & DAV 115842/2025D]

COUNCIL DECISION:

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

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 25, 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 ten percent (10%) of the Planned Area value of the Development Application (the "Dedication Fee"), as determined by the City's 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 paid all fees, charges or other amounts due in respect of DAZ 202/2025 (collectively, the "Fees"), and subject to s. 236.1 of The City of Winnipeg Charter, the Director of Legal Services/City Solicitor be directed to return the By-law directly to Council by way of communication for consideration for second and third reading.

5. That Development Application No. DAZ 202/2025 will be deemed to be concluded and all approvals in connection with same will expire if the developer has not paid the Fees within 2 years following the date on which Council gives first reading to the By-law, unless the developer applies for an extension of time before the expiration of that 2 year period and Council approves the extension.

6. 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

COUNCIL DECISION (continued):

7. That the Variance Order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DAZ 202/2025.

8. That the Conditional Use Order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DAZ 202/2025.

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

DECISION MAKING HISTORY:

Moved by Councillor Duncan,

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

Carried

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

COMMUNITY COMMITTEE RECOMMENDATION:

On September 5, 2025, the Assiniboia Community Committee concurred in the recommendation of the Winnipeg Public Service and forwarded the matter to the Standing Policy Committee on Property and Development.

PUBLIC HEARING SUMMARY

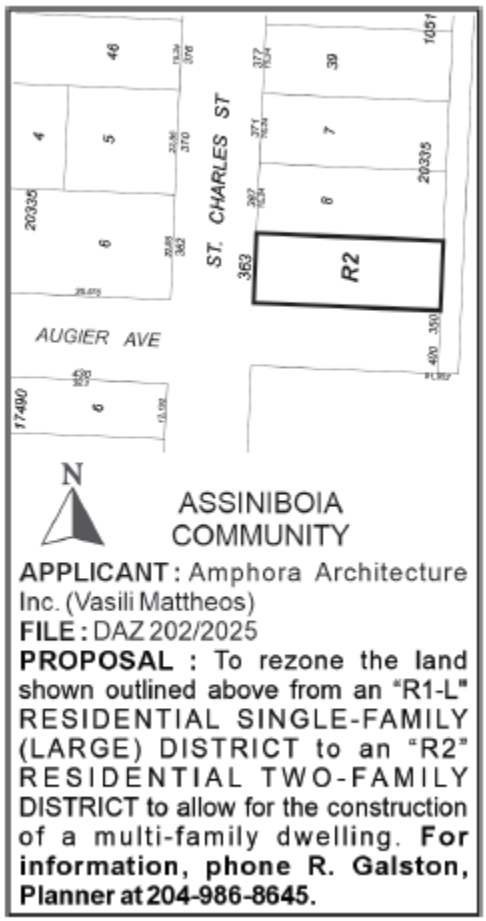
File: DAZ 202/2025

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

Public Hearing: September 5, 2025
Council Building, 510 Main Street

Applicant: Amphora Architecture Inc. (Vasili Matthos)

Subject:



Premises Affected: 363 St. Charles Street

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

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

Report date: August 25, 2025

Community Committee Recommendation:

On September 5, 2025, the Assiniboia Community Committee concurred in the recommendation of the Winnipeg Public Service 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 25, 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 ten percent (10%) of the Planned Area value of the Development Application (the "Dedication Fee"), as determined by the City's 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 paid all fees, charges or other amounts due in respect of DAZ 202/2025 (collectively, the "Fees"), and subject to s. 236.1 of The City of Winnipeg Charter, the Director of Legal Services/City Solicitor be directed to return the By-law directly to Council by way of communication for consideration for second and third reading.

5. That Development Application No. DAZ 202/2025 will be deemed to be concluded and all approvals in connection with same will expire if the developer has not paid the Fees within 2 years following the date on which Council gives first reading to the By-law, unless the developer applies for an extension of time before the expiration of that 2 year period and Council approves the extension.

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

7. That the Variance Order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DAZ 202/2025.

8. That the Conditional Use Order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DAZ 202/2025.

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

1. This is optimal use of the land there.

2. This is a rezoning for R2 which would allow for further densification of this.

3. The applicant has identified ways to minimize the shadow impact and the overall sense of height with the building through careful consideration of architectural techniques.

4. There was proper community consultation done; a laundry list of addresses that were mailed and that the primary concern around parking, although some residents here today disagree with whether or not that will be utilized, there is an option to have eight spots available for a potential eight units so that would be met in that requirement.

5. This is also, I do think it's valid that this is nothing new to the neighbourhood with multi-family housing, and that this is quite modest, actually, compared to the housing that is just under 300 feet away as it was described by one of the presenters here today, the row housing on Augier Street as well.

Objections under the Charter:

Total number of valid objections as per section 125(2) – 9

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

Exhibits Filed:

1. Application dated May 30, 2025
2. Notification of Public Hearing dated July 2, 2025
3. Manitoba Status of Title 2244114/1
4. Letter of authorization dated June 13, 2024 from Vasilios Mattheos (Amphora Architecture Inc.) to Amphora Architecture Inc.
5. Location of Subject Property
6. Surveyor's Building Location Certificate and sketch dated between February 22, 2021 and March 1, 2021
7. Arborist Report dated September 30, 2024
8. Traffic Study dated November 25, 2024
9. Community Consultation Summary dated December 3, 2024
10. Memorandum of Understanding dated December 15, 2024
11. Plans (15 pages)
12. Report from the Urban Planning Division dated August 25, 2025
13. Inspection Report
14. Communication dated August 27, 2025, from Betty Cook in opposition to the application
15. Communication dated August 28, 2025, from Iris and Bill Goertzen in opposition to the application
16. Communication dated August 31, 2025, from Ute Rehill in opposition to the application
17. Communication dated September 3, 2025, from Laurie Stansfield in opposition to the application
18. Communication dated September 4, 2025, from Debbie Curtis in opposition to the application
19. Communication dated September 4, 2025, from Vasili Mattheos in support of the application
20. Communication dated September 4, 2025, from Kelly Ryback in opposition to the application
21. Recording of Representations

REPRESENTATIONS:

In Support:

Vasili Mattheos

In Opposition:

Betty Cook
Debbie Curtis
Bill Goertzen
Iris Goertzen
William Goodman
Barbara Grain
Jason Kinnaird
Ute Rehill
Kelly Ryback
Laurie Stansfield

For Information:

Nil

For the City:

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

Exhibit "12" referred to in File DAZ 202/2025

ADMINISTRATIVE REPORT

Title: DAZ 202/2025 – 363 St. Charles Street

Issue: For consideration at the public hearing for an application to rezone the subject property to the "R2" Residential Two-Family District to permit the establishment of a multi-family residential building with eight (8) dwelling units.

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

AUTHORIZATION

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

RECOMMENDATIONS

1. That the 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 25, 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 ten percent (10%) of the Planned Area value of the Development Application (the "Dedication Fee"), as determined by the City's 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 paid all fees, charges or other amounts due in respect of DAZ 202/2025 (collectively, the "Fees"), and subject to s. 236.1 of The City of Winnipeg Charter, the Director of Legal Services/City Solicitor be directed to return the By-law directly to Council by way of communication for consideration for second and third reading.

5. That Development Application No. DAZ 202/2025 will be deemed to be concluded and all approvals in connection with same will expire if the developer has not paid the Fees within 2 years following the date on which Council gives first reading to the By-law, unless the developer applies for an extension of time before the expiration of that 2 year period and Council approves the extension.

6. That the proper officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

7. That the Variance Order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DAZ 202/2025.

8. That the Conditional Use Order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DAZ 202/2025.

REASON FOR THE REPORT

- Rezoning applications require a public hearing as per the *Development Procedures By-law* and *The City of Winnipeg Charter.*
- The Report is being submitted for the Committee's consideration of the development application at the public hearing.

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Winnipeg Public Service are concurred in, the subject property may be rezoned to the "R2" Residential Two-Family zoning district.

HISTORY

NA

CONSULTATION

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

SUBMITTED BY

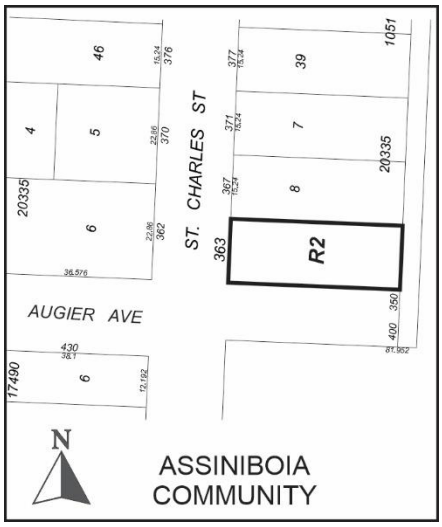
Department	Planning, Property and Development
Division	Urban Planning and Design Division
Prepared by	Robert Galston, MCP
Date:	August 25, 2024
File No.	DAZ 202/2025

List of Schedules and Appendices

Schedule A	Planning Discussion
Schedule B	Recommended File No. DAZ 202/2025 Assiniboia Community Committee, dated August 25 2025
Appendix A	Proposed By-law

SCHEDULE 'A'

FILE:	**DAZ 202/2025**
RELATED FILES:	DAV 25-115842/D; DCU 25-145794/D
COMMUNITY:	Assiniboia Committee
NEIGHBOURHOOD #:	2.211 (Glendale)
SUBJECT:	To rezone the subject property to the "R2" Residential Two-Family District
LOCATION:	363 St. Charles Street
LEGAL DESCRIPTION:	SP LOT 9 PLAN 20335 WLTO IN RL 94 AND 95 PARISH OF ST CHARLES



APPLICANT:	Amphora Architecture, Inc. (Vasili Mattheos) 70 Arthur Street, Unit 630 Winnipeg, Manitoba R3B 1G7
OWNERS:	Vasili Mattheos 27 Newbury Crescent Winnipeg, Manitoba R3P 0V6

RECOMMENDATION: Approval

SITE DESCRIPTION

- The subject property is located on the east side of St. Charles Street, at the northeast corner of St. Charles and Augier Avenue. It is in the Glendale Neighbourhood of the Charleswood – Tuxedo – Westwood Ward.
- The subject property has a total area of approximately 6,738 square feet. A two-storey single-family dwelling constructed in 1900 is currently located on the property.

- Vehicular access to the subject property is currently taken from Augier Avenue. A City-owned strip of land approximately 15 wide functions as a rear lane, on the west side of the property.
- The subject property is located in the Established Neighbourhoods – Recent Communities Policy area under the *Complete Communities Direction Strategy 2.0* Urban Structure Map.
- The property is currently zoned “R1” Residential Single-Family (Large).



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

SURROUNDING LAND USE AND ZONING (See Figure 2)

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

South: Augier Avenue, then a school use (St. Charles Catholic School) zoned “PR1” Parks and Recreation (Neighbourhood).

East: Public lane, then Glendale Golf and Country Club zoned “R1-E” Residential Single-Family (Estate).

West: St. Charles Street, then single-family residential uses zoned “R1-L” Residential Single-Family (Large).



Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing to rezone the subject site from the "R1-L" Residential Single-Family (Large) district to the "R2" Residential Two-Family district. This is to allow the applicant to demolish the existing single-family dwelling and construct a three-storey multi-family building with eight (8) dwelling units.
- Plans submitted show the proposed three-storey building will have a maximum height of 39 feet tall.
- A total of four (4) accessory parking stalls are provided on the subject site, including one (1) accessible parking stall. These parking stalls will be accessed from a proposed private approach from Augier Avenue.

Associated Conditional Use (DCU) and Variance (DAV) Applications

- The proposed development is the subject of an associated Conditional Use (DCU) application concerning the establishment of a multi-family use on an "R2" lot. Please refer to the Administrative Report under file no. DCU 25-145794/D for more information.
- The proposed development is also the subject of an associated Variance (DAV) application concerning front yard setback, building height, and number of parking stalls. Please refer to the Administrative Report under file no. DAV 25-115842/D for more information.

COLLABORATIVE PLANNING AND CONSULTATION

With the Urban Planning and Design Division

- The applicant initiated discussions with the Winnipeg Public Service in 2021, with respect to a residential multi-family proposal for this site. Discussions regarding the current proposal for an eight-unit multi-family building began in June, 2024.

- Since June, 2024, the applicant pursued parking alternatives for the building, and was able to provide an shared parking agreement with a nearby property.
- Additionally, the applicant, acting on the advice of the Public Service, undertook community consultation prior to submitting an application.

With the Public

- In a summary provided to the Winnipeg Public Service, the applicant notes that consultation with surrounding neighbours began in September, 2024. This included:
    - September 18, 2024 – In-person meeting held at the St. Charles Retreat Centre, located at 323 St. Charles Street.
    - *Ongoing* – Consultation with trustees of St. Charles Roman Catholic Parish (320 St. Charles Street)
    - October 30, 2024 – Meeting held with a representative of the St. Charles Roman Catholic School
    - October 30, 2024 – Letters hand-delivered to 15 residential properties nearest the subject site. The letter invited residents to an on-line consultation session.
    - November 27, 2024 – Online meeting with surrounding residents. Three (3) residents in attendance. Questions and discussion focused on traffic and building shadows and view obstructions. Two (2) residents communicated they were unable to attend, but did provide written questions and concerns to the applicant.
- The applicant notes that a traffic study was undertaken to address concerns raised by surrounding residents regarding traffic impact of the proposed development. Please refer to discussion of this traffic study, below.

ANALYSIS AND ISSUES

OURWINNIPEG 2045

- *OurWinnipeg 2045* is the City's long-range development plan. Per *OurWinnipeg 2045*, the subject site is identified as an Established Neighbourhood – Matures Community. The policy for this area states:

  6.16 Established Neighbourhoods

    - *Designate Established Neighbourhoods within the Urban Structure, representing lands that will accommodate additional growth in a context-sensitive manner, while promoting the efficient use of land, cost-effective municipal servicing, enhanced housing choice and affordability, and conservation of green infrastructure and heritage resources and districts, as defined in* Complete Communities.

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

- The *Complete Communities Direction Strategy 2.0* supports *OurWinnipeg 2045*, and has statutory authority as a secondary plan. The strategy guides land use and development in Winnipeg.
- As noted above, the subject property is classified as an Established Neighbourhoods – Mature Communities policy area under *Complete Communities 2.0*. Key policies include:

  Goal 1

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

Policies

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.

1.5 Support up to mid-rise residential development in Established Neighbourhoods that is compatible with neighbourhood context.

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 transit, pedestrian and active transportation network; and*
- *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.*

1.8 Low-rise residential uses will generally be encouraged on arterial roads and collector streets where compatible with adjacent land uses, where they can be conveniently served by transit and local commercial amenities, and in consideration of the factors listed in Policy section 1.6.

1.9 Small-scale residential uses other than single-family residential may be accommodated on collector streets and local streets with a public lane and where compatible with adjacent land uses, and in consideration of the factors listed in Policy section 1.6.

Goal 2

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.

Policies

2.3 Encourage, where contextually suitable, the location of multi-family buildings at or near the front and corner side property lines to create a pedestrian orientation that is respectful of the area context. Use setbacks to provide landscaping, front courtyards for individual units or other amenities that support the pedestrian environment, building design and relationship to the street.

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

2.5 Encourage a variety of architectural styles.

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

2.11 Multi-family residential or mixed-use buildings that front public streets and contain internal parking areas should provide a main entrance facing the public street.

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

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.

2.16 For properties with public lane access, vehicular access should be taken from the public lane in order to:

- *a. Reduce potential conflict between pedestrians using sidewalks and motor vehicles crossing the public right-of-way to access private property;*
- *b. Preserve green space and protect existing trees that can be impacted by the establishment of front approaches and corresponding private driveways; and*
- *c. Prevent fragmentation of the public boulevard in order to better accommodate on-street motor vehicle parking and public snow clearing.*

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.

Goal 3

3.0 Ensure all communities provide a diversity of housing options and meet resident life-cycle housing needs. More specifically, policies that relate to the subject proposal are as follows:

Policies

3.1 Encourage a variety of housing types and tenures within Established Neighbourhoods to meet life-cycle housing needs and affordability ranges.

Goal 4

4.0 Ensure neighbourhoods accommodate a range of commercial services and amenities within walking distance to meet daily needs.

General policies

4.1 Support commercial development where residential neighbourhoods are not well served by local and community commercial amenities.

4.2 In order to protect the vitality and viability of existing commercial areas, encourage the redevelopment and infill of existing commercial areas as the preferred method of accommodating new commercial development.

4.3 Only approve new locations for commercial development where existing commercial areas cannot accommodate expansion and where the location of new commercial uses are in close proximity to transit.

4.4 New commercial development should be complementary and context sensitive to nearby uses.

4.5 New Major Retail uses will be permitted as per applicable policies in the Commercial Areas and Mixed Use Centres section.

4.6 Vertical commercial/residential mixed-use development is generally supported where local commercial development currently exists, where there is the presence of a public lane, or where the site is large enough to accommodate the proposed development where a public lane is not present.

4.7 Encourage commercial areas to transition into mixed-use, pedestrian-oriented and transit- supported developments, where feasible.

4.8 Commercial signage should be pedestrian-oriented and contextually sensitive to adjacent uses.

4.9 Encourage the establishment of home-based businesses that provide small scale, low impact amenities in neighbourhoods where more intensive commercially zoned uses are not appropriate and provided any potential impacts (noise, parking, servicing) can be mitigated.

REZONING

- As noted above, the subject site is currently zoned “R1-L” Residential Single-Family (Large).
- The applicant is proposing to rezone the land to the “R2” Residential Two-Family district. The “R2” district is intended to accommodate single-family detached and two-family dwellings, as well as three-unit and four-unit dwellings, subject to requirements of the Zoning By-law.
- The “R2” district can accommodate multi-family residential uses through a Conditional Use application. As noted above, the applicant has applied for a Conditional Use application to construct the multi-family development with eight (8) dwelling units. The Urban Planning and Design Division would evaluate this multi-family proposal to ensure it is consistent with policies in the *Complete Communities Direction Strategy 2.0.*
- The dimensional standards for multi-family residential structures in the “R2” district area:
    - Minimum lot area of 4,000 square feet;
    - Lot area per dwelling of 800 square feet;
    - Minimum front yard of 20 feet;
    - Minimum rear yard of 25 feet;
    - Minimum side yards of four (4) feet; and,
    - Maximum building height of 35 feet.
- As discussed further, below, the subject site’s surrounding context and policies in the *Complete Communities Direction Strategy 2.0* (outlined above), supports the proposed Rezoning to the “R2” Residential Two-Family zoning district. However, the Urban Planning and and Design Division considers the proposed eight (8) units to not be an appropriate scale of development at the subject site. Please refer to associated Conditional Use file no. DCU 25-145794/D for further discussion.

CONSISTENCY WITH *COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0* AND COMPATIBILITY WITH SURROUNDING AREA

- As noted above, the subject site is located in the Established Neighbourhood – Recent Communities policy area under the *Complete Communities Direction Strategy 2.0.* This policy area supports increasing residential densities in a manner compatible with the surrounding context. The recommended rezoning aligns with several of the policies previously identified in this report. To summarize policies the proposal meets, briefly:
    - In accordance with policies 1.1, 1.2, and 3.1, the development promotes greater density within an Established Neighbourhood and contributes to the physical renewal of older neighbourhoods, offering a different form of housing beyond single family dwellings that accommodates people with a variety of needs or different life stages.
    - In accordance with policy 1.8, the subject property is located on at the corner of two collector streets (St. Charles Street and Augier Avenue) served by transit.
- Further, policies in *Complete Communities 2.0* allow for secondary considerations when supporting intensification in Established Neighbourhoods, including considerations outlined in policy 1.6.

- The following discusses these considerations with respect to this application.

Surrounding zoning context; built form, uses and their characteristics

- The subject property is a corner lot, where the Urban Planning and Design Division is generally supportive of some residential intensification.
- As noted above, multi-family uses are conditional in the “R2” district, and the applicant has applied for a Conditional Use application under file no. DCU 25-145794/D. Please refer to the Administrative Report for this Conditional Use application for further discussion.
- While this site is further than 800 metres from future high-frequency transit service (discussed further, below), it is located within what may be considered a community node with some existing and future transit service. In particular, the community node in the vicinity of St. Charles Street and Augier Avenue includes long-established institutions such as the St. Charles Catholic Church and School, located within 90 metres (295 feet of the subject site).
- Additionally, there are examples of existing multi-family uses within 120 metres (394 feet) of the subject site. These include:
    - 450 Augier Avenue
        - Zoned “RMF-S” Residential Mulit-Family (Small);
        - 20 bare land condo units;
        - Lot area per dwelling: 5,419 square feet;
        - One-storey buildings.
    - 467 Augier Avenue
        - Zoned “RMF-S” Residential Mulit-Family (Small);
        - 20 bare land condo units;
        - Lot area per dwelling: 1,733 square feet;
        - Two-storey buildings.
- However, given the size of the subject property (6,738 square feet), the proposed four-storey building with eight (8) dwelling units does not provide a context sensitive addition to the neighbourhood’s housing.

Supporting Street Network

- As noted above, the subject site is located at the corner of two collector streets, St. Charles Street and Augier Avenue.
- To address concerns raised by nearby residents, the applicant submitted a traffic study with their application. This study was prepared by a professional engineering consultant.
- The study found that the proposed multi-family development would have a minimal impact on traffic on St. Charles Street and Augier Avenue, in relation to existing traffic generated by the adjacent St. Charles Catholic School. In particular, the study found that the school generates an average annual daily trip (AADT) of 892 vehicles, while the proposed development (assuming 16 residents live on the subject site post-development) would be 36 vehicles. This is an increase of 1.8 percent.

Transit Service

- Under the *Winnipeg Transit Master Plan,* no regular transit routes are planned for St. Charles Street in the long-term, except for on-demand service. However, the site currently served by regular weekday transit (Route 220). The site is located within approximately 73 feet (22 metres) of northbound and southbound transit stops.
- The site is also currently served by transit service under on-demand area 108 – Westwood – Murray Park. Within this on-demand area, daily transit service is provided when a trip is booked through Winnipeg Transit. Typically, an on-request bus will arrive between five and 20 minutes from the time a trip is booked. This on-request service provides rides to other points within the Westwood – Murray Park area, including Portage Avenue, Unicity Shopping Centre, and Grace Hospital.
- The subject site is approximately 680 metres (2,230 feet) from Portage Avenue.
- Portage Avenue as far west as the Unicity shopping centre is a high-frequency transit corridor and is serviced by the “Blue” rapid transit line. This transit service terminates at the Unicity Shopping centre. This is approximately a 1.1 kilometre walking distance from the subject site.
- Given the distance to high-frequency transit on Portage Avenue, the subject site cannot be considered to be close to high-frequency transit service. However, considering the current and future level of transit service, the Urban Planning and Design Division supports rezoning to the “R2” district.

Shared Parking Agreement

- The applicant submitted with their application a Memorandum of Understanding states that four (4) parking stalls will be provided in the parking area of St. Charles Catholic Church, which is approximately 90 metres (295 feet) from the subject site.
- These four (4) shared stalls are to be located on the northerly portion of the church property, thereby as close as possible for residents of the proposed development. The term of this agreement if five (5) years, and renewable in perpetuity.
- With the four (4) parking stalls on the subject site and the four (4) additional stalls on the church property, the proposed development will have a combined total of eight (8) parking stalls available for residents. With the recommended limit of six (6) dwelling units under associated Conditional Use file DCU 25-145794/D, the subject site would effectively have a ratio of 1.3 parking stalls per dwelling unit. This is supportable, given the proximity to feeder and on-demand transit service, discussed above.
- Please refer to Variance file DAV 25-115842/D for further information on accessory parking for the proposed development.

CONDITIONS OF APPROVAL

Land Dedication

- As a condition of rezoning or subdivision of a parcel of land, a developer is required to contribute a portion of the land to be developed to the City of Winnipeg for parks purposes. The amount of land is not less than 10 percent.
- In the case of the subject proposed rezoning, the Planning, Property and Development Department is recommending that the developer provide ‘cash in lieu’ of a dedication of land for the appraised value of the subject site.

RECOMMENDATION

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

- The “R2” Residential Multi-Family Small provides for an increase in density in line with the policies in *Complete Communities Direction Strategy 2.0*.
- The subject property is located on a corner site at the intersection of two (2) collector streets, and is served by feeder and on-demand transit service.
- Given the site’s surrounding context, the dimensional standards of the “R2” district would be appropriate which also corresponds with building heights and setbacks more similar to lower density neighbourhoods.
- Should the proposal be scaled back to six (6) dwelling units, as recommended as a condition of approval for associated file DCU 25-145794/D, it would add to the mix of housing types at a scale and built form more in line with the surrounding neighbourhood.

This Report Submitted by:

Planning, Property and Development Department
Urban Planning Division

Report Prepared by: Robert Galston, MCP
PPD File #: DAZ 202/2025

Schedule "B" for File DAZ 202/2025, Assiniboia Community Committee, dated August 25, 2025

By-Law No. _____

File No. **DAZ 202/2025**

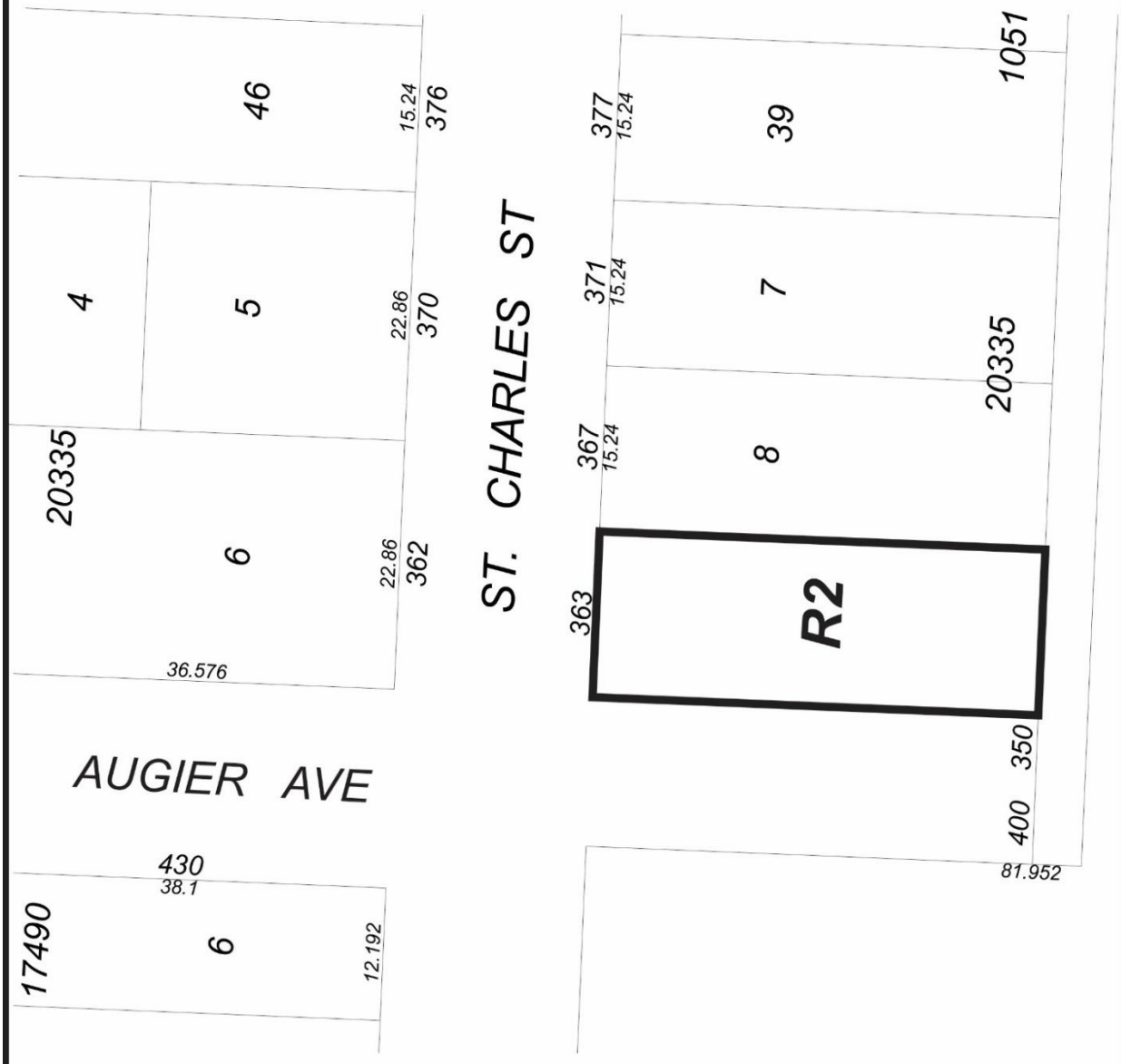
Atlas Sheet No. **AB11**

N

ASSINIBOIA COMMUNITY

Explanation

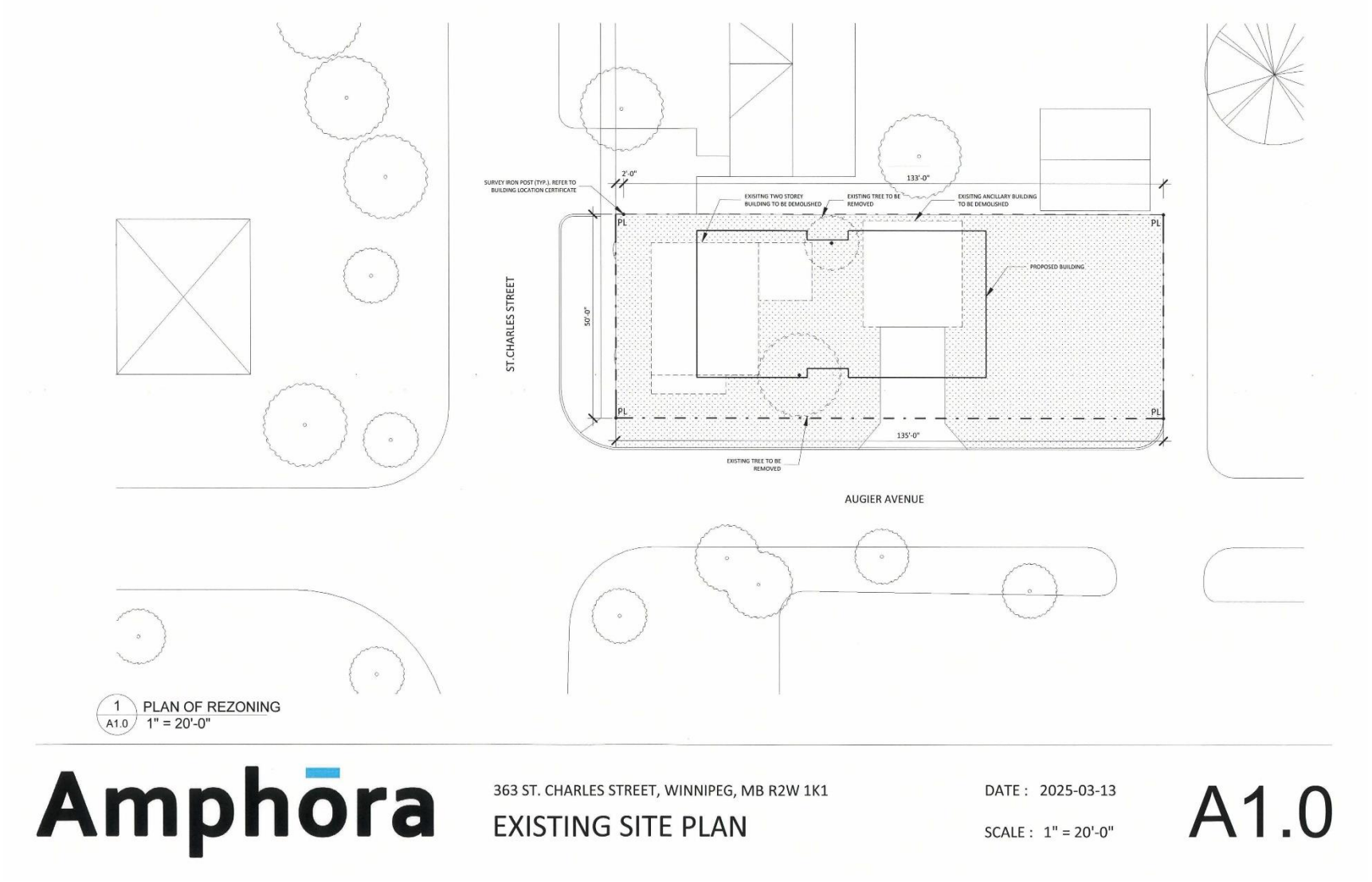
A proposed zoning change to By-law No. 200/2006 by rezoning the land located at 363 St Charles Street from an "R1-L" RESIDENTIAL SINGLE-FAMILY (LARGE) DISTRICT to an "R2" RESIDENTIAL TWO-FAMILY DISTRICT to allow for the construction of a multi-family dwelling.



THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

Exhibit “11” referred to in File DAZ 202/2025



ZONING INFORMATION

CIVIC ADDRESS:
363 ST CHARLES STREET
WINNIPEG, MB R2W 1K1

LEGAL ADDRESS:
ROLL NUMBER: 07205800000

PROPOSED REZONING TO R2
TABLE 5-2: DIMENSIONAL STANDARDS:
MIN. LOT AREA FOR R2: 5,000 SQFT
MIN. LOT AREA PER DWELLING UNIT: 800 SQFT
MIN. FRONT YARD: 20'
MIN. REAR YARD: 25'
MIN. INTERIOR SIDE YARD: 4'
MIN. CORNER SIDE YARD: 4'
MAX. HEIGHT OF BUILDING: 35'

LOT AREA: 6,738 SQFT
DWELLING UNITS: 6,738/800 = 8 UNITS MAX

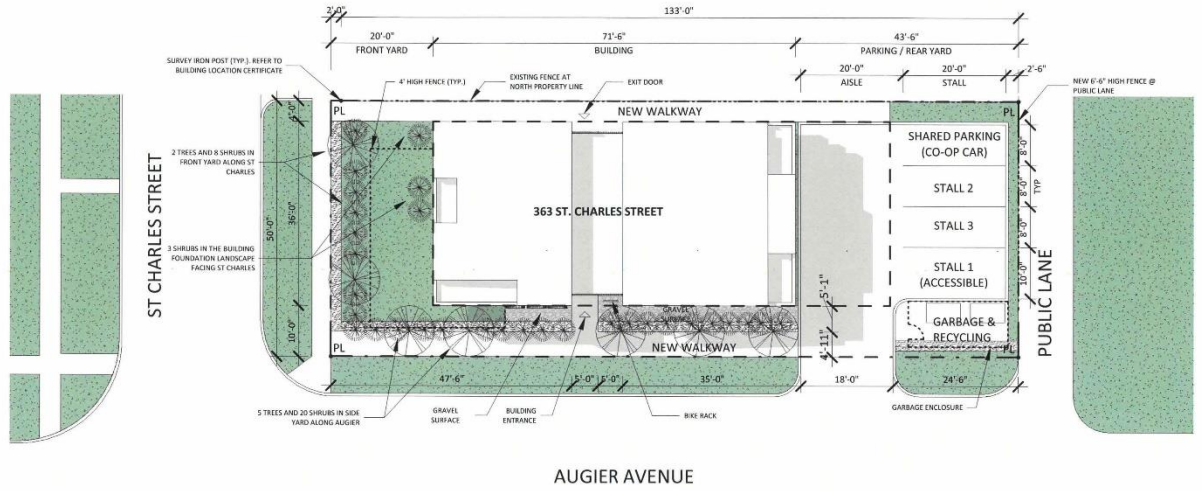
BUILDING FEATURES:
BUILDING FOOTPRINT: 2,574 SQFT
BUILDING STOREYS: 4
TOTAL BUILDING AREA (ALL FLOORS): 9,264 SQFT
BUILDING HEIGHT : 39' 4"
PROPOSED UNITS: 8

PARKING:
4 STALLS PROVIDED ON SITE
4 PARKINGS PROVIDED OFF-SITE
8 UNITS = 12 PARKING STALLS REQUIRED
1 SHARED PARKING (CO-OP CAR) PROVIDED
OFFSETS 13 ON SITE STALLS
1 ACCESSIBLE PROVIDED
INTERIOR BIKE STORAGE AREA PROVIDED
(100'-0", UNDER STAIR ON LEVEL 1)
1 OUTDOOR BIKE PARKING PROVIDED

SITE PLAN LEGEND

PROPERTY LINE

SETBACKS



N

1 / A1.1 SITE PLAN
1" = 20'-0"

Amphora

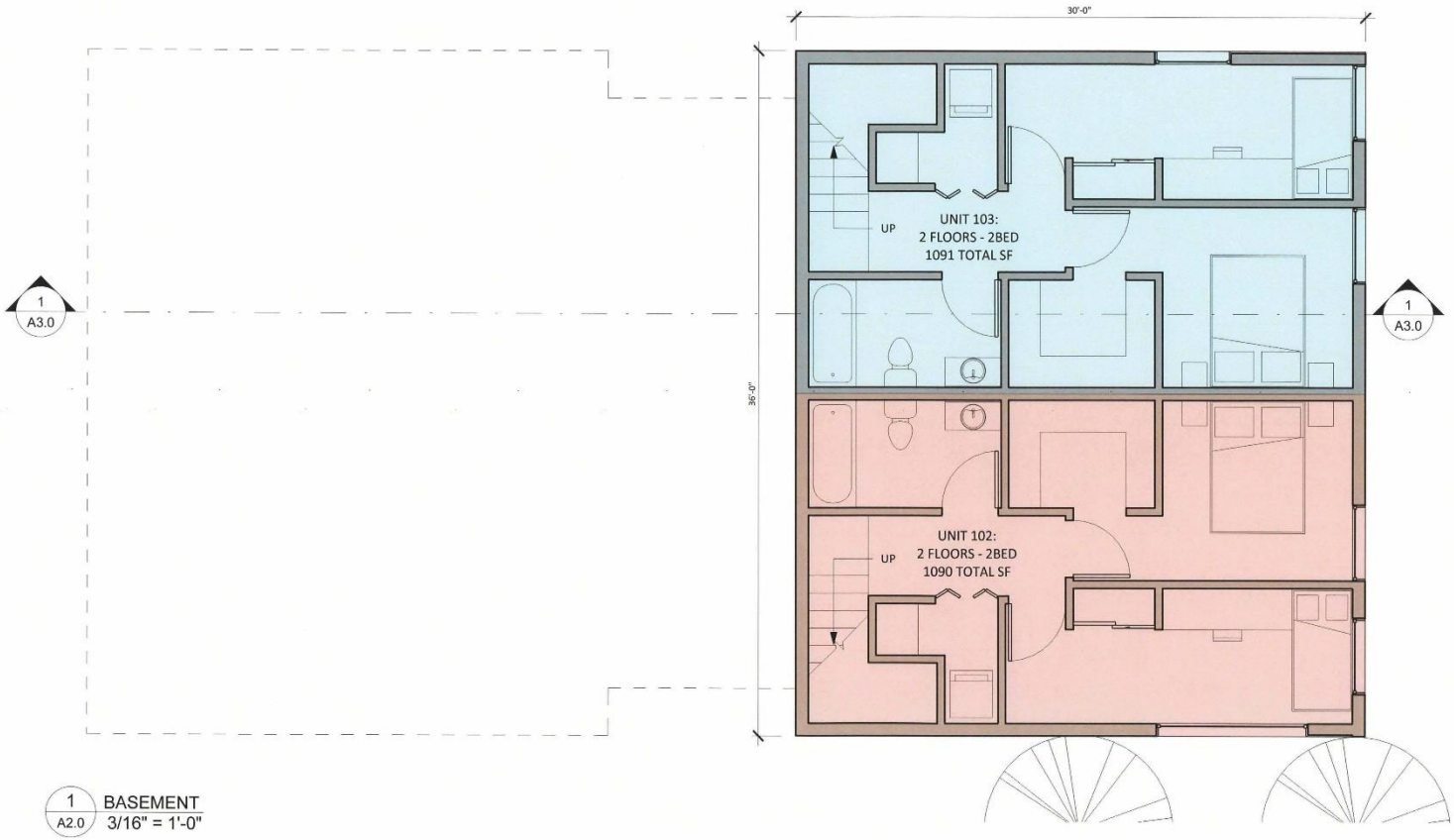
363 ST. CHARLES STREET, WINNIPEG, MB R2W 1K1

SITE PLAN

DATE : 2025-03-13

SCALE : As indicated

A1.1



1 A2.0 BASEMENT
3/16" = 1'-0"

Amphora

363 ST. CHARLES STREET, WINNIPEG, MB R2W 1K1

LOWER LEVEL

DATE : 2025-03-13

SCALE : 3/16" = 1'-0"

A2.0



Amphora

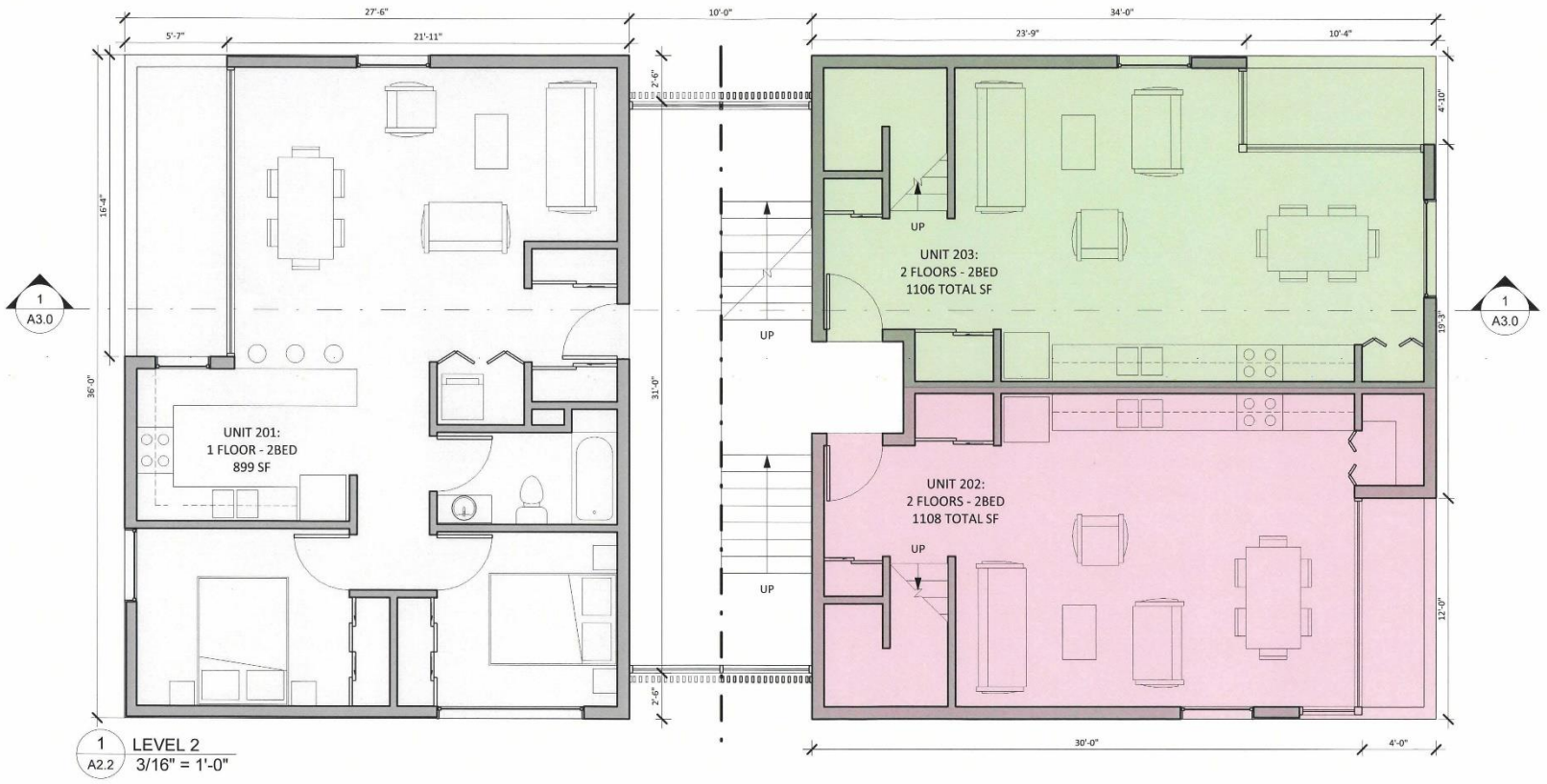
363 ST. CHARLES STREET, WINNIPEG, MB R2W 1K1

FIRST FLOOR PLAN

DATE : 2025-03-13

SCALE : 3/16" = 1'-0"

A2.1



Amphora

363 ST. CHARLES STREET, WINNIPEG, MB R2W 1K1

SECOND FLOOR PLAN

DATE : 2025-03-13

SCALE : 3/16" = 1'-0"

A2.2



Amphora

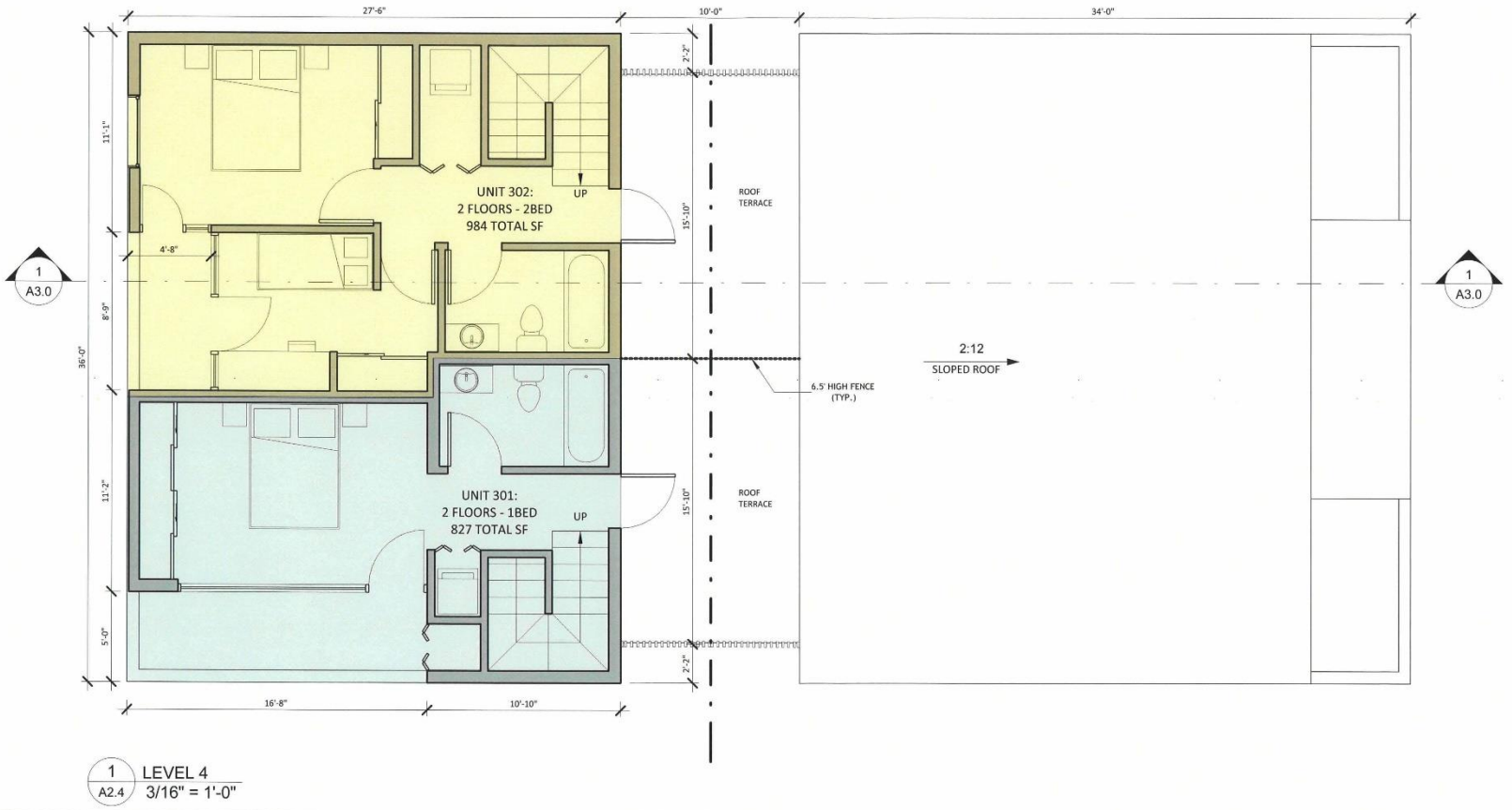
363 ST. CHARLES STREET, WINNIPEG, MB R2W 1K1

THIRD FLOOR PLAN

DATE : 2025-03-13

SCALE : 3/16" = 1'-0"

A2.3



1 / A2.4 LEVEL 4
3/16" = 1'-0"

Amphora

363 ST. CHARLES STREET, WINNIPEG, MB R2W 1K1

FOURTH FLOOR PLAN

DATE : 2025-03-13

SCALE : 3/16" = 1'-0"

A2.4



1 A3.0 SECTION LOOKING NORTH
1/8" = 1'-0"

Amphora

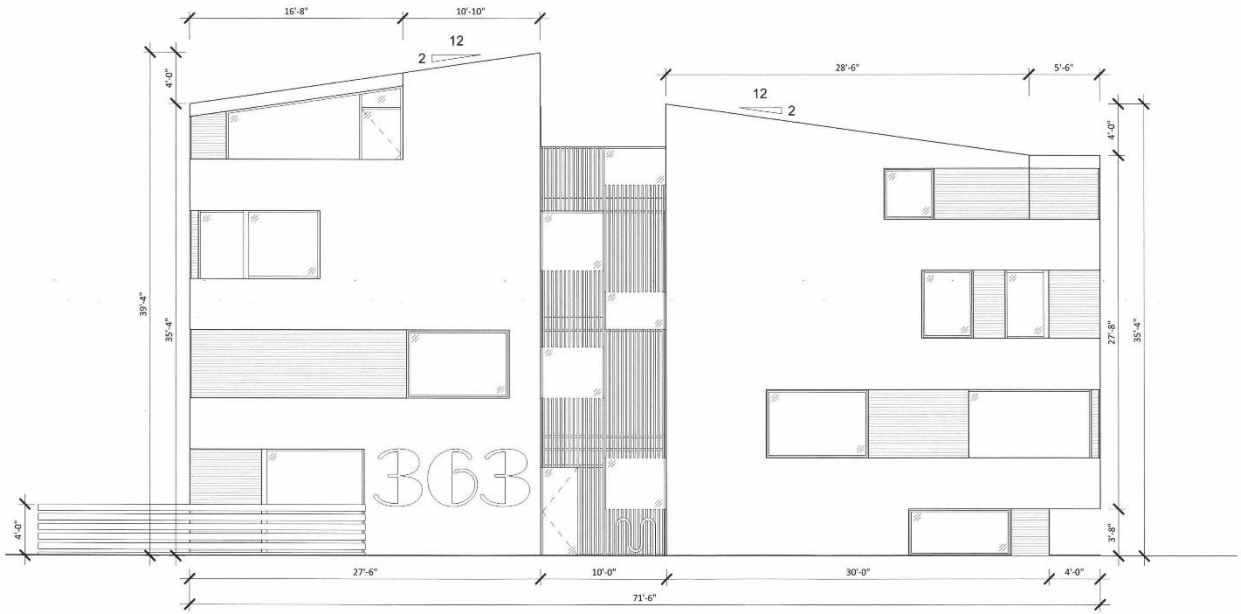
363 ST. CHARLES STREET, WINNIPEG, MB R2W 1K1

BUILDING SECTION

DATE : 2025-03-13

SCALE : 1/8" = 1'-0"

A3.0



1 / A4.0 SOUTH EXTERIOR ELEVATION
1/8" = 1'-0"

Amphora

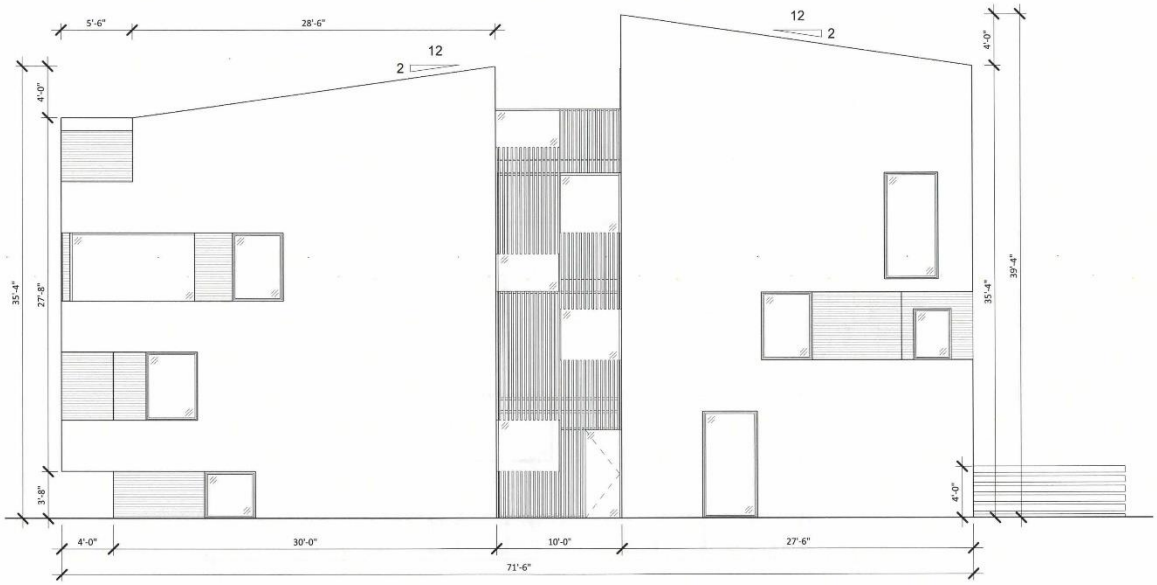
363 ST. CHARLES STREET, WINNIPEG, MB R2W 1K1

SOUTH BUILDING ELEVATION

DATE : 2025-03-13

SCALE : 1/8" = 1'-0"

A4.0



1 / A4.1 NORTH EXTERIOR ELEVATION
1/8" = 1'-0"

Amphora

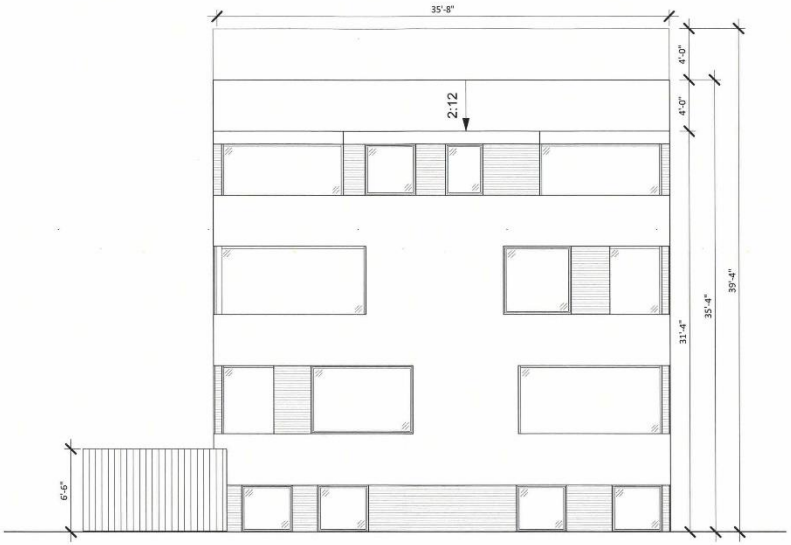
363 ST. CHARLES STREET, WINNIPEG, MB R2W 1K1

NORTH BUILDING ELEVATION

DATE : 2025-03-13

SCALE : 1/8" = 1'-0"

A4.1



1 / A4.2 EAST EXTERIOR ELEVATION
1/8" = 1'-0"

Amphora

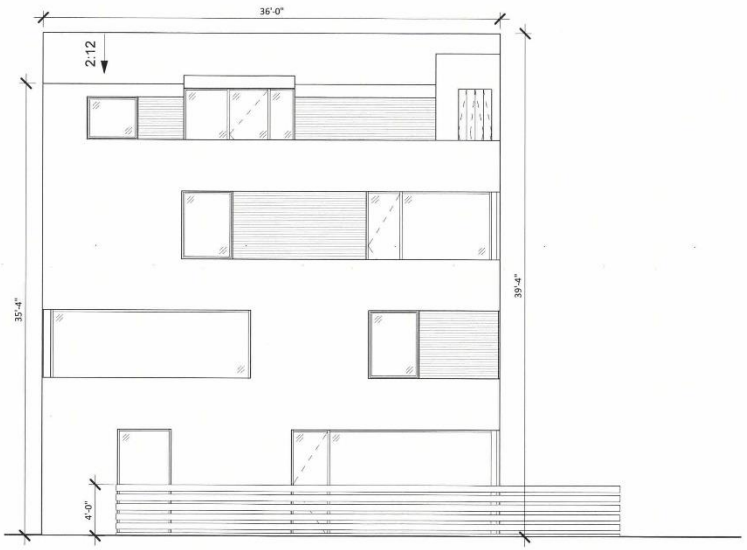
363 ST. CHARLES STREET, WINNIPEG, MB R2W 1K1

EAST BUILDING ELEVATION

DATE : 2025-03-13

SCALE : 1/8" = 1'-0"

A4.2



1 / A4.3 WEST EXTERIOR ELEVATION
1/8" = 1'-0"

Amphora

363 ST. CHARLES STREET, WINNIPEG, MB R2W 1K1

WEST BUILDING ELEVATION

DATE : 2025-03-13

SCALE : 1/8" = 1'-0"

A4.3



Amphōra

363 ST. CHARLES STREET, WINNIPEG, MB R2W 1K1

PERSPECTIVE LOOKING EAST

DATE : 2025-03-13

SCALE :

A5.0



Amphora

363 ST. CHARLES STREET, WINNIPEG, MB R2W 1K1

PERSPECTIVE LOOKING WEST

DATE : 2025-03-13

SCALE :

A5.1



Amphōra

363 ST. CHARLES STREET, WINNIPEG, MB R2W 1K1

FRONT PERSPECTIVE

DATE : 2025-03-13

SCALE :

A5.2