Minute No. 501
Minutes – Council – September 25, 2025

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

Item No. 21 Subdivision and Rezoning – 4506 Grant Avenue (Charleswood-Tuxedo-Westwood Ward) File DASZ 26/2025 [c/r DAV 165873/2025D]

COUNCIL DECISION:

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

1. That the subdivision proposed under Development Application No. DASZ 26/2025 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor for registration in the Winnipeg Land Titles Office in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated August 25, 2025 and attached as Schedule "C" to this report, with such minor changes as may be required, subject to the following:

    A. That the developer be required to enter into a Servicing Agreement with the City pursuant to subsection 259(1) of The City of Winnipeg Charter in accordance with the report of the Administrative Coordinating Group dated August 5, 2025 and attached as Schedule "B" to this report;

    B. That the City enter into, execute and deliver with the developer a Servicing Agreement in accordance with Recommendation 1.A., and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements"); and

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

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "RMF-S" Residential Multi-Family (Small) 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 "C" to this report, subject to the following conditions:

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

COUNCIL DECISION (continued):

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

i. The Owner must submit plans showing the location and design of any and all proposed:

a. buildings
b. accessory parking areas
c. private approaches
d. garbage enclosures
e. fencing
f. landscaping
g. free-standing signage

on the Owner's Land ("Works") to the City for approval by the Director of Planning, Property and Development ("Director") and the Assiniboia 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. *Deleted*

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 Development/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.

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

COUNCIL DECISION (continued):

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 26/2025 (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 recommendations 1 and 2 (the "By-law") and bring same directly to Council by way of communication for first reading.

7. That upon instruction from the Director of Planning, Property and Development that the Developer has submitted the Plan in accordance with recommendation 1 and has paid the Dedication Fee and all other associated ancillary fees (the "Fees"), and subject to s. 236.1 of The City of Winnipeg Charter, the Director of Legal Services/City Solicitor be directed to return the By-law directly to Council by way of communication for second and third reading.

8. That Development Application No. DASZ 26/2025 will be deemed to be concluded and all approvals in connection with same will expire if the developer has not submitted the Plan and paid the Fees within 2 years following the date on which Council gives first reading to the By-law, unless the developer applies for an extension of time before the expiration of that 2 year period and Council approves the extension.

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

10. That the zoning section of the By-law will come into force when the Plan is registered in the Winnipeg Land Titles Office by way of caveat against the land 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 is not registered in accordance with recommendations 9 and 10 unless the developer applies for an extension of time before the expiration of the 1-year period and Council approves the extension.

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

COUNCIL DECISION (continued):

12. That Development Application No. DASZ 26/2025 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 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.

14. 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 DASZ 26/2025.

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, with the following amendment:

- Delete Recommendation 2.A.ii. in its entirety

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

PUBLIC HEARING SUMMARY

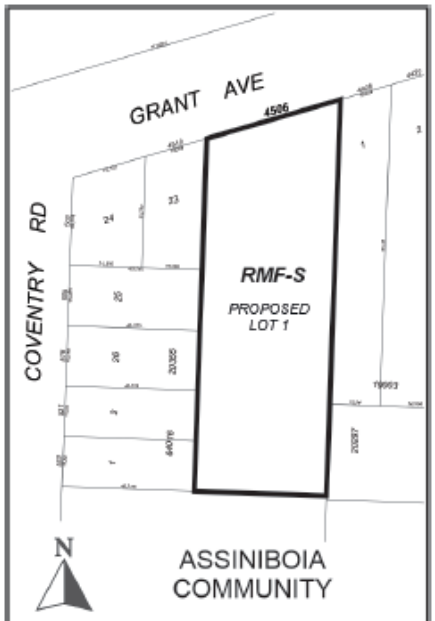
File: DASZ 26/2025

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

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

Applicant: Brendan Salakoh (Landmark Planning and Design, Inc.)

Subject:



APPLICANT: Landmark Planning & Design Inc. (Brendan Salakoh)
FILE: DASZ 26/2025
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 "R1-L" RESIDENTIAL SINGLE-FAMILY (LARGE) DISTRICT to an "RMF-S" RESIDENTIAL MULTI-FAMILY (SMALL) DISTRICT to allow for the construction of a multi-family residential dwelling development. **For information, phone R. Galston, Planner at 204-986-8645**

Premises Affected: 4506 Grant Avenue

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

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

Report date: September 5, 2025

Community Committee Recommendation:

On September 5, 2025, the Assiniboia Community Committee concurred in the recommendation of the Winnipeg Public Service, as amended, and recommended to the Standing Policy Committee on Property and Development:

1. That the subdivision proposed under Development Application No. DASZ 26/2025 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor for registration in the Winnipeg Land Titles Office in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated August 25, 2025 and attached as Schedule "C" to this report, with such minor changes as may be required, subject to the following:

    A. That the developer be required to enter into a Servicing Agreement with the City pursuant to subsection 259(1) of The City of Winnipeg Charter in accordance with the report of the Administrative Coordinating Group dated August 5, 2025 and attached as Schedule "B" to this report;

    B. That the City enter into, execute and deliver with the developer a Servicing Agreement in accordance with recommendation 1.A., and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements"); and

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

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "RMF-S" Residential Multi-Family (Small) 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 "C" to this report, subject to the following conditions:

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

i. The Owner must submit plans showing the location and design of any and all proposed:

a. buildings
b. accessory parking areas
c. private approaches
d. garbage enclosures
e. fencing
f. landscaping
g. free-standing signage

on the Owner's Land ("Works") to the City for approval by the Director of Planning, Property and Development ("Director") and the Assiniboia 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. ***Deleted***

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 Development/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 26/2025 (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 recommendations 1 and 2 (the "By-law") and bring same directly to Council by way of communication for first reading.

7. That upon instruction from the Director of Planning, Property and Development that the Developer has submitted the Plan in accordance with recommendation 1 and has paid the Dedication Fee and all other associated ancillary fees (the "Fees"), and subject to s. 236.1 of The City of Winnipeg Charter, the Director of Legal Services/City Solicitor be directed to return the By-law directly to Council by way of communication for second and third reading.

8. That Development Application No. DASZ 26/2025 will be deemed to be concluded and all approvals in connection with same will expire if the developer has not submitted the Plan and paid the Fees within 2 years following the date on which Council gives first reading to the By-law, unless the developer applies for an extension of time before the expiration of that 2 year period and Council approves the extension.

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

10. That the zoning section of the By-law will come into force when the Plan is registered in the Winnipeg Land Titles Office by way of caveat against the land 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 is not registered in accordance with recommendations 9 and 10 unless the developer applies for an extension of time before the expiration of the 1-year period and Council approves the extension.

12. That Development Application No. DASZ 26/2025 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 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.

14. 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 DASZ 26/2025.

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

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

1. I appreciate everyone that came out and spoke today.

2. There was, I would say, sufficient community consultation that took place here that looked at several options; one of which included a three-storey apartment block that I did not feel fell within the context of the community. There could be argument that three-storey townhomes could've, definitely that two-storey condos could've fallen within that context of the community, but ultimately to have bungalows is, in this day in age, is very rare to be proposed. And I think that it's going to provide residents of the surrounding neighbourhood an opportunity to stay in their neighbourhood, potentially downsize.

3. There are concerns around creating another access point; keeping in mind that there is an access point for a driveway already there, but we are, in producing, with the addition of 14 units, 13 more families, potentially 13 more residents, whatever it may be at the end of the day, so that is something that I'm carefully considering.

4. However, Mr. Joyal brought up, potentially closing that intersection of Coventry which, I mean, I'm sure that I will get pushback on, but I will explore that option. I already have asked Councillor Lukes who Chairs our Public Works Committee if that's something that is even in discussion and we can discuss it. So, looking at that or putting turning restrictions; I know that there's not much confidence in the public that people are going to be following those restrictions, but at least it's something that would be enforceable.

5. Also, as I had mentioned in my consultation with the community, hearing them out on some of the concerns, altering the timing on the lights at Grant and Roblin to mitigate that.

6. The fact that the parking requirements are met, they are the minimum, but they are the requirements so that would be in the favour of the applicant.

7. Again, addressing the height of any development there, staying with the bungalow concept, I think is fitting for this community. I think it will really be tailored towards seniors that are trying to downsize into something that might be more mobility friendly. I regret that we didn't ask about potential of some of these units being mobility friendly to some people who might need those accommodations.

8. I think that this is a very modest infill, and it will fit within the context of the community. I do empathize with the adjacent neighbours and some of the folks that may or may not be impacted by on-street parking, but we can't control that unless we put either no parking or time-limited parking which creates a whole other issue for those existing residents.

Objections under the Charter:	Total number of valid objections as per section 125(2) – 2 In accordance with section 236.1(1), the threshold for sufficient objection has not been met.
Exhibits Filed:	1. Application dated June 13, 2025 2. Notification of Public Hearing dated July 11, 2025 3. Manitoba Status of Titles 3304519/1, 3304520/1 4. Letter of authorization dated March 26, 2025 from 6634461 Manitoba Ltd. (Geoff Milnes) to Landmark Planning & Design 5. Plan of Subdivision/Rezoning 6. Arborist Report dated June 26, 2024 7. Plans (7 pages) 8. Report from the Urban Planning Division dated August 25, 2025 9. Inspection Report 10. Communication dated September 4, 2025, from Carolina Herrera Garza in support of the application 11. Recording of Representations

REPRESENTATIONS:

In Support:

Carolina Herrera Garza
Brendan Salakoh

In Opposition:

Sarah Henry
Americo Neves

For Information:

Chris Joyal
Lynda Joyal

For the City:

Robert Galston, Planner, Planning, Property and Development Department

Exhibit “8” referred to in File DASZ 26/2025

ADMINISTRATIVE REPORT

Title: DASZ 26/2025 – 4506 Grant Avenue

Issue: For consideration at the public hearing for a subdivision and rezoning to: consolidate the lots and rezone the subject land to the “RMF-S” Residential Multi-Family (Small) District to accommodate the establishment of a multi-family family residential development with 14 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 subdivision proposed under Development Application No. DASZ 26/2025 be approved for preparation as a plan of subdivision (the “Plan”) by a Manitoba Land Surveyor for registration in the Winnipeg Land Titles Office in accordance with the proposed by-law attached as Appendix “A” to this report and as shown on the map dated August 25, 2025 and attached as Schedule “C” to this report, with such minor changes as may be required, subject to the following:

    A. That the developer be required to enter into a Servicing Agreement with the City pursuant to subsection 259(1) of The City of Winnipeg Charter in accordance with the report of the Administrative Coordinating Group dated August 5, 2025 and attached as Schedule “B” to this report;

    B. That the City enter into, execute and deliver with the developer a Servicing Agreement in accordance with recommendation 1.A., and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements"); and

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

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an “RMF-S” Residential Multi-Family (Small) 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 “C” to this report, subject to the following conditions:

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

        i. The Owner must submit plans showing the location and design of any and all proposed:

            a. buildings;

            b. accessory parking areas;

            c. private approaches;

            d. garbage enclosures;

            e. fencing;

            f. landscaping, and

            g. free-standing signage

        on the Owner’s Land (“Works”) to the City for approval by the Director of Planning, Property and Development (“Director”) and the Assiniboia 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. That a minimum of six (6) guest parking stalls shall be located on the subject site. These visitor parking stalls shall be located at various points within the subject site, 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 Development/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 26/2025 (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

recommendations 1 and 2 (the “By-law”) and bring same directly to Council by way of communication for first reading.

7. That upon instruction from the Director of Planning, Property and Development that the Developer has submitted the Plan in accordance with recommendation 1 and has paid the Dedication Fee and all other associated ancillary fees (the “Fees”), and subject to s. 236.1 of The City of Winnipeg Charter, the Director of Legal Services/City Solicitor be directed to return the By-law directly to Council by way of communication for second and third reading.
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9. That the subdivision section of the By-law will come into force when the Servicing Agreement is fully executed and the Plan is registered in the Winnipeg Land Titles Office.
10. That the zoning section of the By-law will come into force when the Plan is registered in the Winnipeg Land Titles Office by way of caveat against the land 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 is not registered in accordance with recommendations 9 and 10 unless the developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.
12. That Development Application No. DASZ 26/2025 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 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.
14. 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 DASZ 26/2025.

REASON FOR THE REPORT

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

IMPLICATIONS OF THE RECOMMENDATIONS

- If the recommendations of the Urban Planning Division are concurred in, the subject property may be subdivided and rezoned consistent with the map provided in Schedule “C” of this report.

CONSULTATION

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

OURWINNIPEG POLICY ALIGNMENT

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."

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

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

- **Key Direction 4.1:** *Increase strategic infill development that provides access to and capitalizes on existing and planned corridors with frequent transit service*
- **Key Direction 4.2:** *Ensure new areas of growth are designed according to the principles of Complete Communities.*

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

Consideration was given 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.

HISTORY

NA

SUBMITTED BY

Department	Planning, Property and Development
Division	Urban Planning
Prepared by	Robert Galston, MCP
Date:	August 25, 2025
File No.	DASZ 26/2025

List of Schedules and Attachments

Schedule A	Planning Discussion

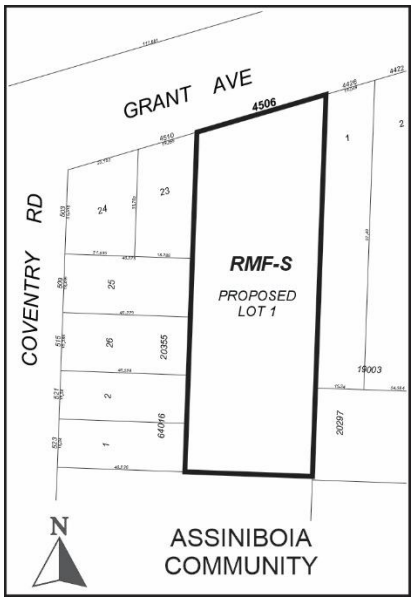
Schedule B	Report of the Administrative Coordinating Group Re: Proposed Subdivision and Rezoning of Land Located at 4506 Grant Avenue, August 5, 2025
Schedule C	File No. DASZ 26/2025, Assiniboia Community Committee, dated August 25, 2025
Appendix A	Proposed By-law

SCHEDULE 'A'

DATE: August 25, 2025
FILE: **DASZ 26/2025**
RELATED FILES: DAV 25-165873/D
COMMUNITY: Assiniboia Community
NEIGHBOURHOOD #: 2.614 (Eric Coy)

SUBJECT: For consideration at the public hearing for a subdivision and rezoning to consolidate the lots and rezone the land to the "RMF-S" Residential Multi-Family (Small) District in order to accommodate the establishment of a multi-family residential development.

LOCATION: 4506 Grant Avenue
LEGAL DESCRIPTION: SP LOTS 21 & 22 PLAN 20355 WLTO IN RL 45 TO 48 PARISH OF ST CHARLES



APPLICANT: Landmark Planning and Design (Brendan Salakoh)
298 Waterfront Drive
Winnipeg, Manitoba R3B 0G5

OWNERS: 6634461 Manitoba, Inc.
227 Stafford Street, Unit 200
Winnipeg, Manitoba R3M 2J1

RECOMMENDATION: Approval

SITE DESCRIPTION

- The subject site is located on the south side of Grant Avenue, between Coventry Road and Fairmont Road. It is in the Eric Coy Neighbourhood of the Charleswood – Tuxedo – Westwood Ward.
- The subject site encompasses two (2) separate lots which have a combined size of approximately 1.1 acres (49,237 square feet), and presently contain a two-storey single-family dwelling constructed in 1945.
- Access to the subject site is taken from a private approach on Roblin Boulevard. The site does not have public lane access.
- The subject site is located within the Established Neighbourhoods – Recent Communities policy area of the *Complete Communities Direction Strategy 2.0*.
- The subject site is currently zoned “R1-L” Residential Single-Family (Large).

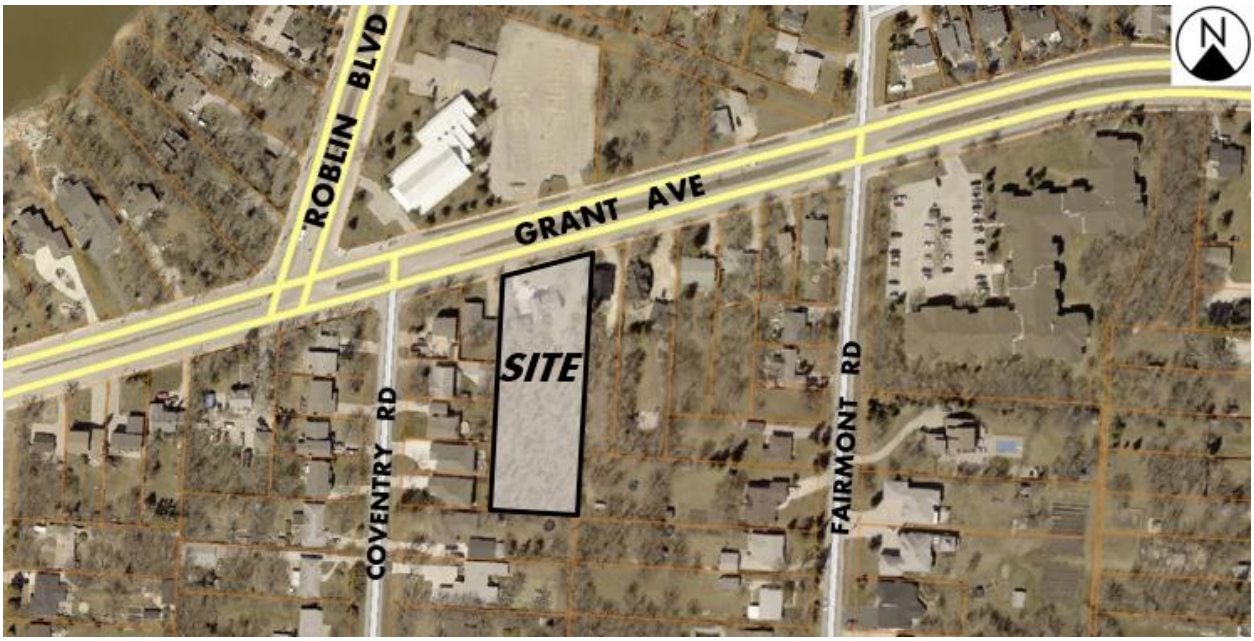


Figure 1: Aerial Photo of Subject Site and Surrounding Uses *(flown 2024)*

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Roblin Boulevard, then a place of worship use zoned “R1-L” Residential Single-Family (Large).

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

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

West: 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 consolidate the two lots on the subject site and rezone the land from the "R1-L" Residential Single-Family (Large) district to the "RMF-S" Residential Multi-Family (Small) district. This is to allow the applicant to construct a multi-family development with 14 dwelling units.
- Plans submitted show the development will include:
    - Two (2) separate side-by-side triplex buildings
    - Four (4) separate side-by-side duplex buildings

  All buildings will be one (1) storey tall, with a height of 18.2 feet to the top of the peaked rooflines.
- A total of seven 27 accessory parking stalls are provided, which is a ratio of 1.93 parking stalls per dwelling unit.
- The proposed parking includes:
    - 11 units will have two-car garages
    - Three (3) units will have one-car garages
    - Two (2) visitor parking stalls. This includes: including one (1) accessible parking stall. These parking stalls will be accessed from the adjacent public lanes.
- Bicycle parking is not required for the proposed development, but it is anticipated that bicycle parking can be accommodated within the proposed dwelling units or attached garages.

Associated Variance (DAV) Application

- **The proposed development is also the subject of an associated Variance (DAV) application concerning the setback distance of the buildings from the Roblin**

Boulevard (north) property line. Please refer to the Administrative Report under file no. DAV 25-165873/D for more information.

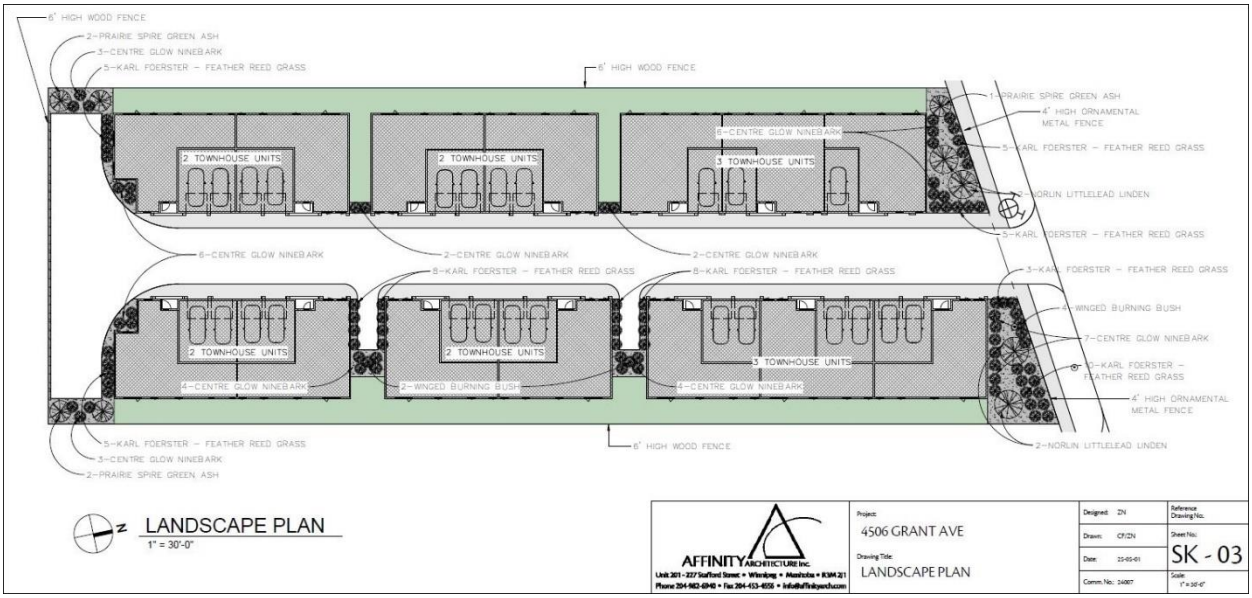


Figure 3: Landscape Plan showing proposed development (submitted by applicant).

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 – Recent 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 – Recent 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.*

1.15Low-rise residential uses will generally be encouraged to locate on arterial roads and collector roads, where compatible with adjacent land uses and where they can be conveniently served with transit and local commercial amenities, and in consideration of the factors listed in Policy section 1.6.

1.16Small-scale residential uses, not including single-family, may be accommodated on collector roads and local streets with a public lane, 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.

2.21 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.

SUBDIVISION

- As noted above, subdivision is required in order to consolidate the two (2) lots on the subject site.

REZONING

- As noted above, the subject site is currently zoned “R1-L” Residential Single-Family (Large). This zoning district does not permit multi-family residential uses.
    - The applicant is proposing to rezone the land to the “RMF-S” Residential Multi-Family (Small) district. The “RMF” district is intended to accommodate the development of multi-family units in areas with medium to high residential densities.
- The dimensional standards for multi-family structures in the “RMF-S” zone are:
    - Minimum lot area of 9,000 square feet;
    - Minimum lot area per dwelling unit is 1,250 square feet;
    - Minimum front yard of 20 feet;
    - Minimum rear yard of 25 feet;
    - Minimum interior side yard of four (4) feet;
    - Maximum building height of 35 feet.

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

- As noted above, the subject property 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. Specifically:
    - In accordance with policies 1.1, 1.2, and 3.1, the development promotes greater density within an Established Neighbourhood and contributes to its physical renewal, offering a different form of housing beyond single family dwellings that accommodates people with a variety of needs or in different life stages.
    - In accordance with policies 1.15 and 1.16, the subject property is located on an arterial street (Roblin Boulevard), which can support low-rise and small-scale residential uses in Recent Communities.
    - In accordance with policies under Goal 2, the proposed site design is suitable for the context of this portion of Roblin Boulevard and the Eric Coy Neighbourhood, in that street edge landscaping is provided in the front yard, and proposed building heights are limited to one (1) storey.
- 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 proposed development is to be located within an area that is primarily established with low density, single family residential uses.
- However, given the size of the subject property (49,237 square feet), and its location directly on an arterial street (Grant Avenue) the proposed one-storey townhouse development with 14 dwelling units provides a reasonable and context sensitive addition to the mix of residential uses in the neighbourhood.
- A nearby example of existing multi-family development is:

  Fairmont Woods multi-family site (4314 Grant Avenue)

  - Approximately 138 metres (453 feet) to the west of the site.
  - Two storeys in height
  - Approximately 50 dwelling units
  - Approximately 2,980 square feet per dwelling unit.

Density and Height

- The proposed density of 14 dwelling units on a lot size of 49,237 square feet equates to a lot area per dwelling unit of 3,517 sq. ft. The "RMF-S" zoning district permits a lot area per dwelling unit of 1,250 sq. ft., which would allow a total of 39 residential units.
- The proposed density is well under the permitted density of the "RMF-S" zoning district.
- Submitted plans indicate that the one-storey buildings will be 18.2 feet in height. This creates a reasonable transition to the surrounding uses of single-family dwellings to the west and the school site and community centre to the south and east.

Transit Service

- Under the *Winnipeg Transit Master Plan,* William Clement Parkway is identified as a future "Rose" rapid transit line. The plan identifies William Clement Parkway between Grant Avenue and Roblin Boulevard as the location of a future transit station. This is located approximately 2,638 feet (803 metres) to the northeast of the subject site.
- The subject site is located approximately 576 feet (175 metres) from northbound and southbound stops serviced by regular feeder service on Roblin Boulevard.
- The site is also currently served by on-request transit service under on-demand area 109 – Charleswood On-Request. Within this on-request 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 Charleswood and Ridgewood areas.
- Considering this level of transit service, the Urban Planning and Design Division supports rezoning to the "RMF-S" district. However, this availability of transit service does not support the provision of two (2) visitor parking stalls, as transit service is not at a high enough level where it could offset visitor parking demand.
- The following is a discussion of visitor parking in more detail.

Visitor Parking

- Plans submitted by the applicant show that two (2) visitor parking stalls are provided on the subject site. This is a ratio of 0.14 visitor stalls per unit.

- While two (2) visitor stalls meets the Zoning By-law requirements, there is no on-street parking available on the portion of Grant Avenue near the subject site. The nearest available on-street parking for visitors is on Coventry Road, which is approximately 60 metres (197 feet) to the west. Given this distance, on-street parking may not be considered feasible option for visitors to the site.
- By providing six (6) visitor stalls (a ratio of 0.43 visitor stalls per unit), the site will be consistent with ratios of visitor parking for similar types of development recently approved, including the following:

  130 Allard Street (DAZ 214/2023)

  - 70 units (one and two-storey townhouses)
  - 17 visitor stalls provided (ratio of 0.24)

  391 Oakdale Drive (DAV 23-140040/C)

  - Seven (7) bare land condos
  - Four (4) visitor stalls provided
  - Ratio of 0.57 visitor stalls per unit

  3707 Roblin Boulevard (DASZ 1/2022)

  - 20 townhouse units (one-storey buildings)
  - 13 visitor stalls provided
  - Ratio of 0.65 visitor stalls per unit
- The Winnipeg Public Service recommends a Zoning Agreement be entered into, which requires a minimum of six (6) visitor stalls provided. Please refer to the Conditions of Approval section, below, for further information.

PUBLIC CONSULTATION

- The applicant's letter of intent states that two rounds of public engagement were undertaken prior to submitting the application.
- On October 17, 2024, a virtual (Zoom) meeting with residents and other stakeholders was held by the applicant. This meeting outlined different design concepts and took feedback from attendees.
- On March 19, 2025, a second meeting on Zoom was held. This meeting outlined how earlier feedback was incorporated into the preferred design concept.
- An online survey tool was also provided to the Zoom meeting attendees.
- The applicant delivered meeting notices to residents and stakeholders in the immediate vicinity and also placed an advertisement in the *Winnipeg Free Press Community Review.*

CONDITIONS OF APPROVAL

Zoning Agreement

- The Winnipeg Public Service recommends that the developer enter into a Zoning Agreement with the City of Winnipeg. This recommended Zoning Agreement will require the applicant to:
    - Submit final plans as a Plan Approval application, to be approved by the Director of Planning, Property and Development and the Assiniboia Community Committee.
    - Provide a minimum of six (6) visitor parking stalls on the subject site. These six (6) stalls are to be located at various locations on the subject site, to the satisfaction of the Director of Planning, Property and Development. The intent of this is to ensure visitor parking spaces are conveniently accessible to visitors to all of the proposed units on the subject site.

Development Agreement

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

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. With respect to this application, the Public Service is recommending the developer provide ‘cash in lieu’ as determined by the Planning, Property and Development Department.

RECOMMENDATION

The Urban Planning Division recommends **approval** of the subdivision and rezoning to the “RMF-S” district for the following reasons:

- The proposal is consistent with *Complete Communities Direction Strategy 2.0,* in that it adds to the mix of housing types at a scale and built form more in line with the surrounding neighbourhood.
- The proposal is designed in a manner that is sensitive to the surrounding context, in terms of building heights and setbacks.
- The recommended Zoning Agreement will ensure:
    - Final design details can be reviewed by the Director of Planning, Property and Development and the Assiniboia Community Committee, including final cladding materials, landscape details, setbacks, drive aisles, etc.
    - A suitable amount of visitor parking is provided on the subject site.

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

Report Prepared by: Robert Galston, MCP
PPD File #: DASZ 26/2025

Schedule "C" for File DASZ 26/2025, Assiniboia Community Committee, dated August 25, 2025

By-Law No. _____

File No. **DASZ 26/2025**

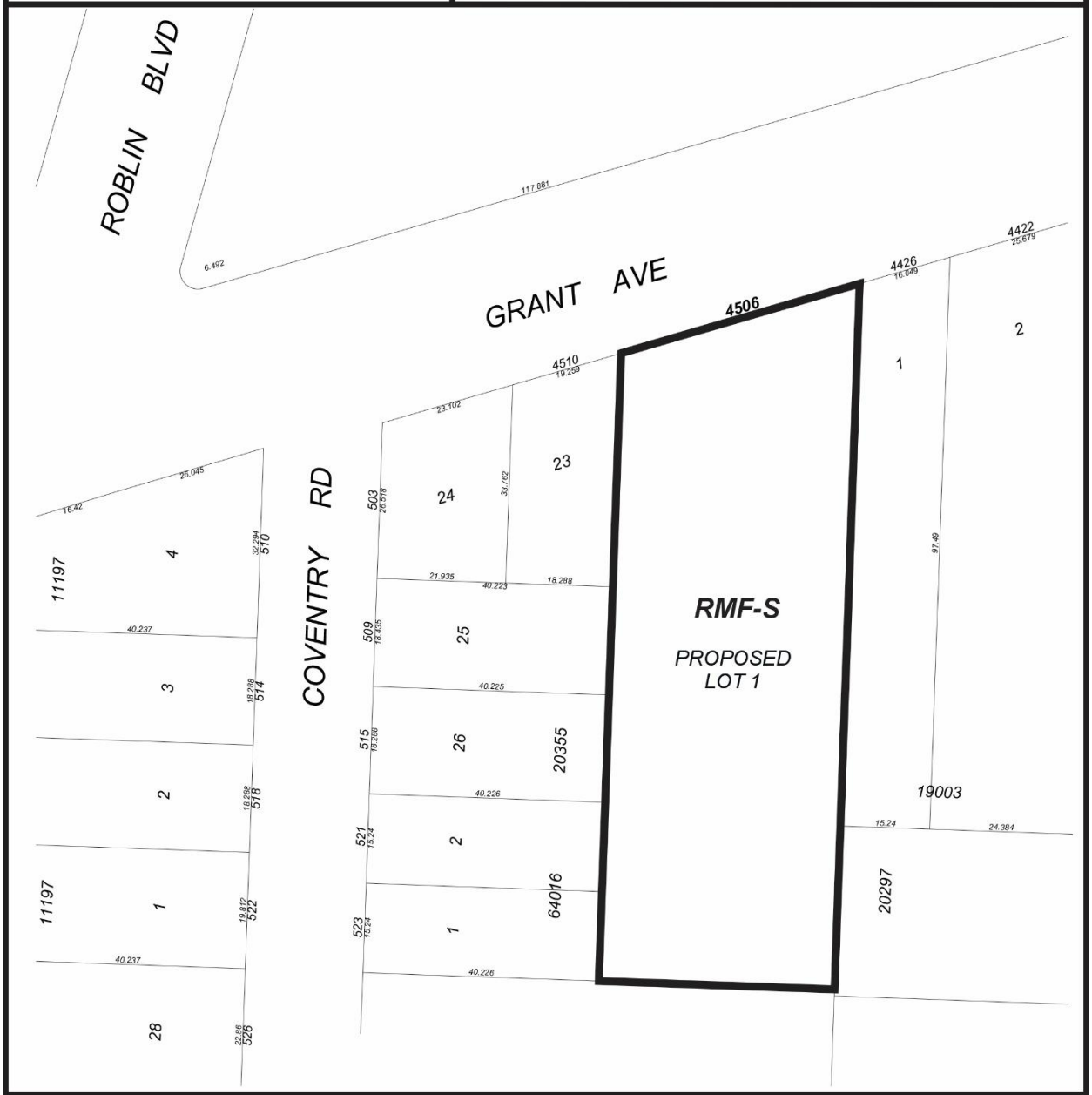
Atlas Sheet No. **AD14**

N

ASSINIBOIA COMMUNITY

Explanation

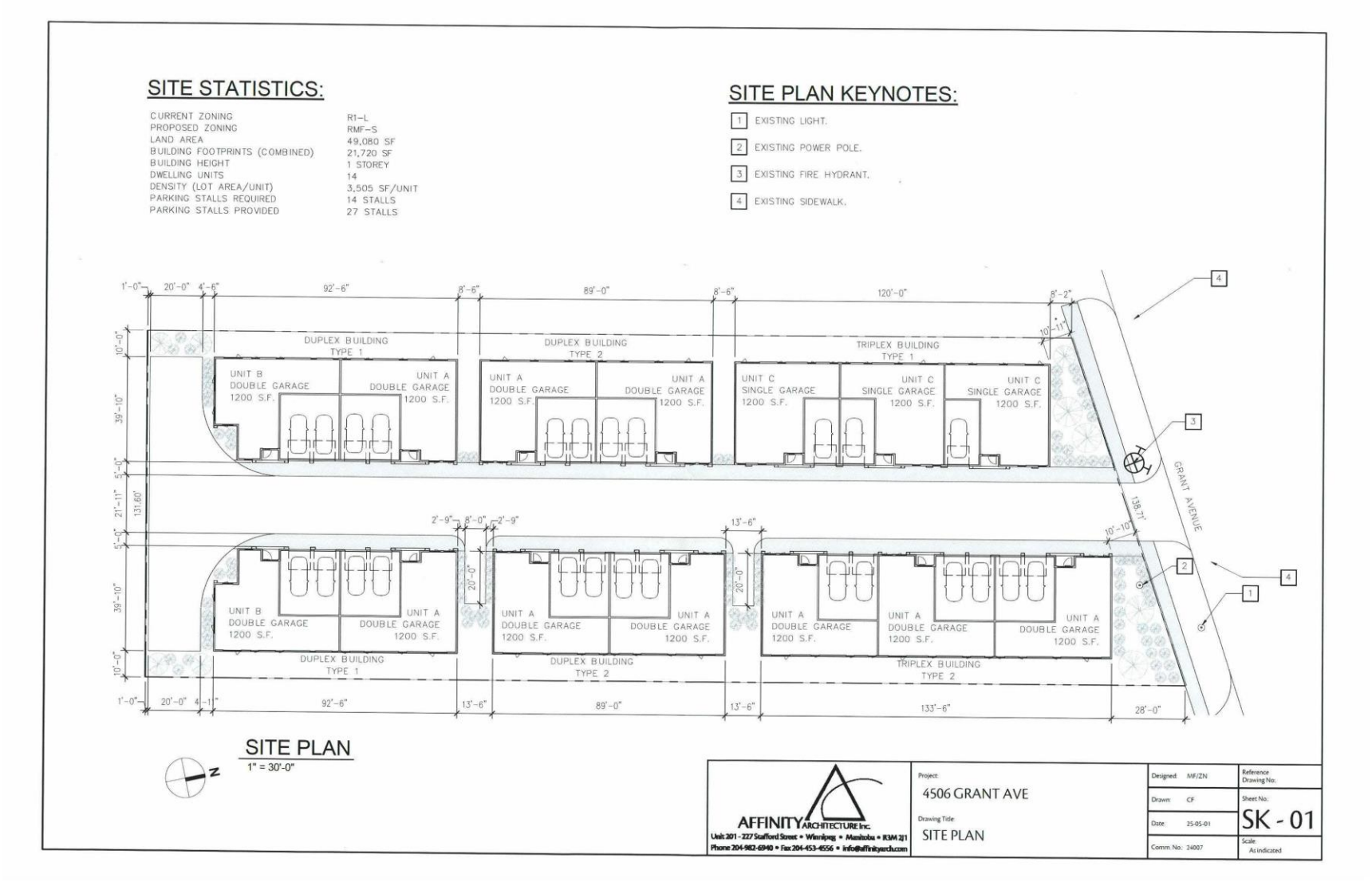
An application for the approval of the plan of subdivision shown outlined below and for a proposed zoning change to By-law No. 200/2006 by rezoning the land located at 4506 Grant Avenue from an "R1-L" RESIDENTIAL SINGLE-FAMILY (LARGE) DISTRICT to an "RMF-S" RESIDENTIAL MULTI-FAMILY (SMALL) DISTRICT to allow for the construction of a multi-family residential dwelling development.



THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

Exhibit “7” referred to in File DASZ 26/2025





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Unit 201 - 227 Stafford Street • Winnipeg • Manitoba • R3M 2J1
Phone 204-982-6940 • Fax 204-453-4556 • info@affinityarch.com

Project: 4506 GRANT AVE

Drawing Title: SITE CONTEXT PLAN

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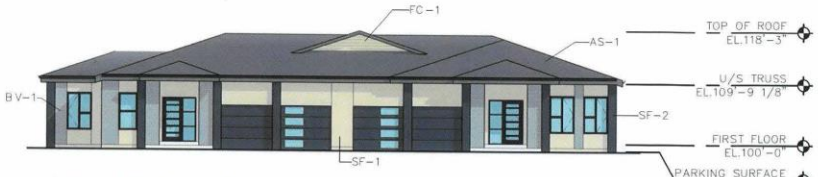
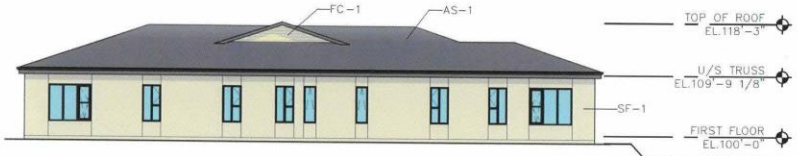
Drawn: CF	Sheet No.: SK - 02
Date: 25-05-01	
Comm. No.: 24007	Scale: 1" = 40'-0"



DUPLEX 1 - EAST ELEVATION

1/16" = 1'-0"



DUPLEX 1 - WEST ELEVATION

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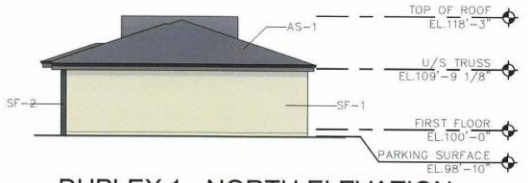

DUPLEX 1 - NORTH ELEVATION

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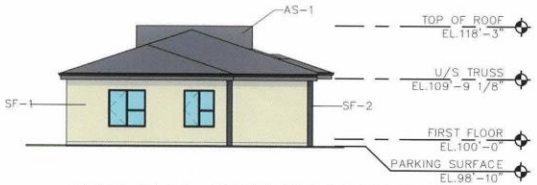

DUPLEX 1 - SOUTH ELEVATION

1/16" = 1'-0"

EXTERIOR FINISH LEGEND:

ASPHALT SHINGLES
- AS-1
  - -ARCHITECTURAL SHINGLES, BLACK

BRICK VENEER
- BV-1
  - -BRICK VENEER, CHARCOAL

FIBRE CEMENT BOARD
- FC-1
  - -FIBRE CEMENT LAP SIDING, JAMES HARDIE AUTUMN TAN

STUCCO FINISH
- SF-1
  - -COLUR TO MATCH JAMES HARDIE AUTUMN TAN
- SF-1
  - -CHARCOAL

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Project: 4506 GRANT AVE

Drawing Title: DUPLEX 1 BUILDING ELEVATIONS

Designed: ZN/MF	Reference Drawing No.:
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Date: 25-03-20	
Comm. No.: 24007	Scale: As indicated



DUPLEX 2 - EAST ELEVATION

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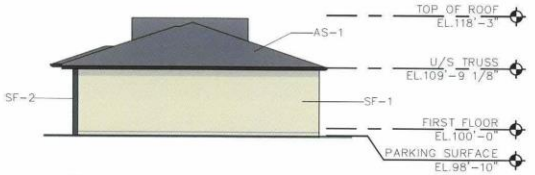

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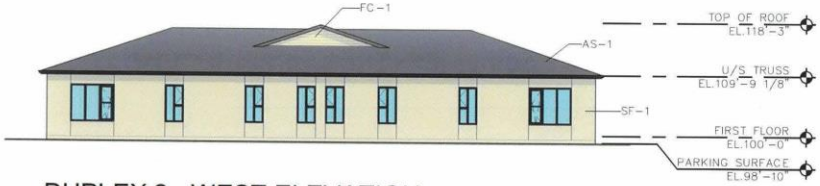

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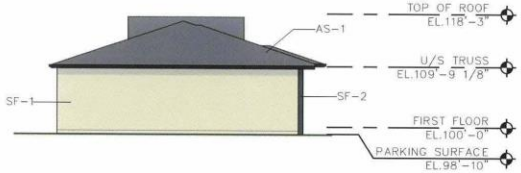

DUPLEX 2 - SOUTH ELEVATION

1/16" = 1'-0"

EXTERIOR FINISH LEGEND:

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- AS-1
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Drawing Title: DUPLEX 2 BUILDING ELEVATIONS

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Date: 25-03-20	
Comm. No.: 24007	Scale: As indicated



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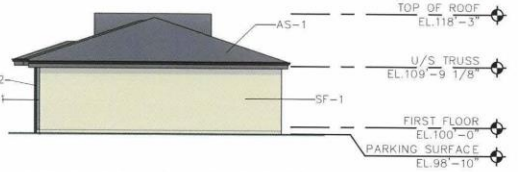

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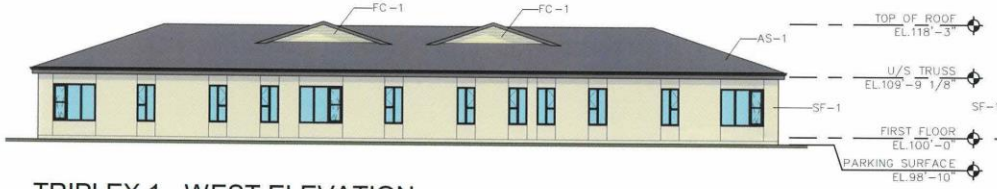

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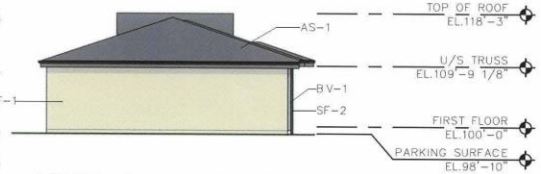

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Project: 4506 GRANT AVE

Drawing Title: TRIPLEX 1 BUILDING ELEVATIONS

Designed: ZN/MF	Reference Drawing No:
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TRIPLEX 2 - WEST ELEVATION

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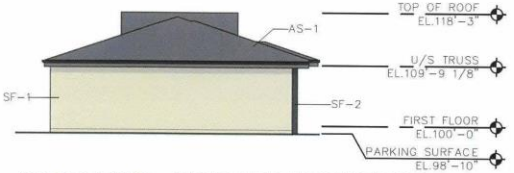

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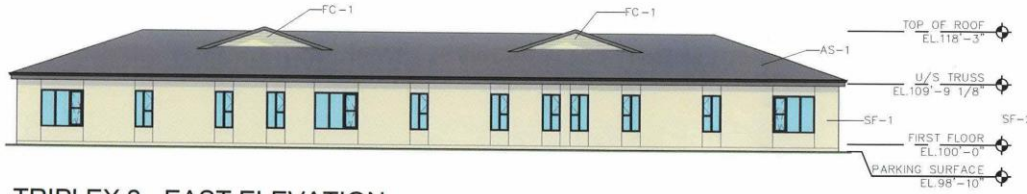

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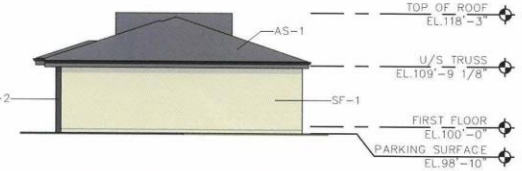

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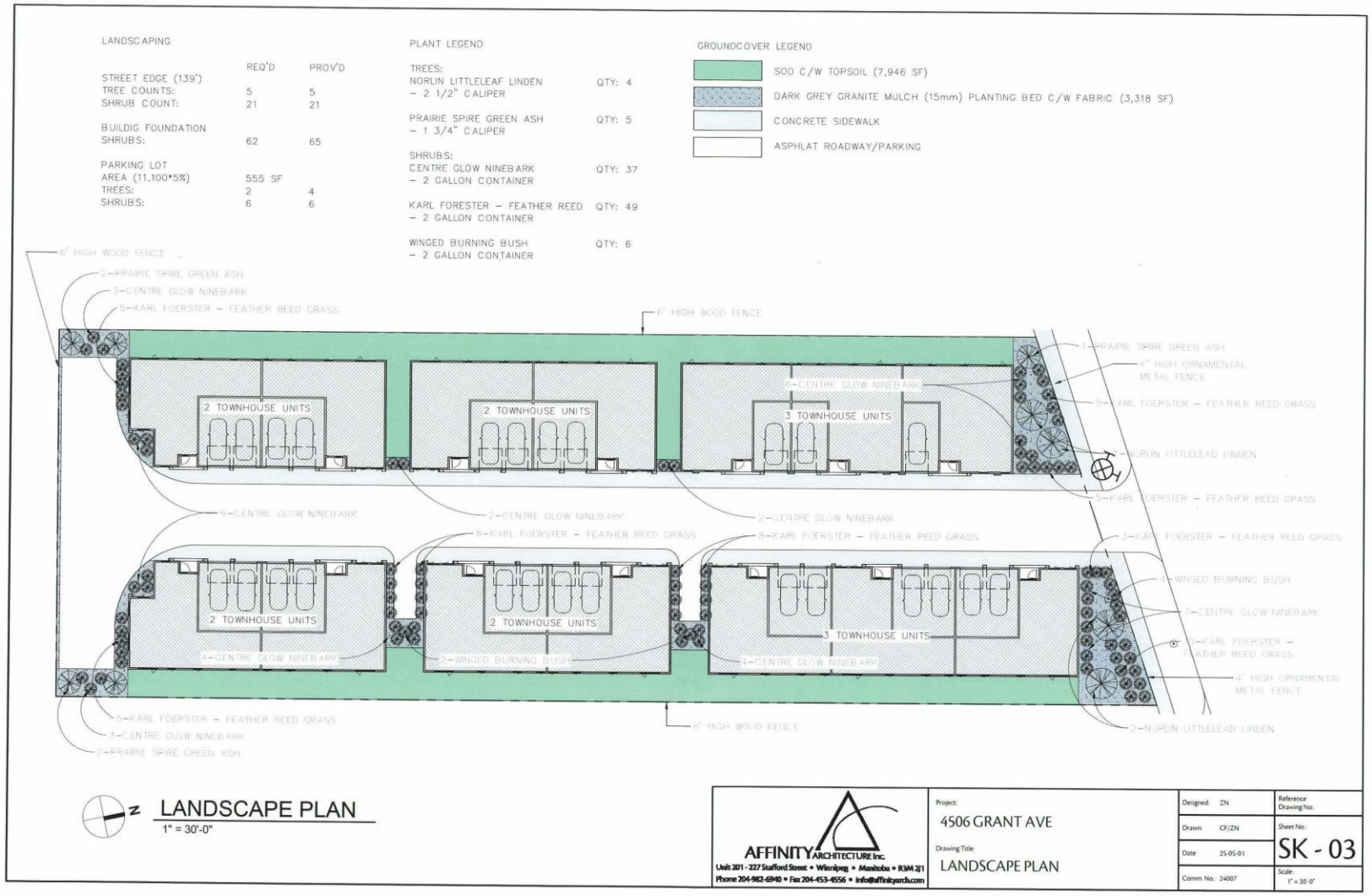
LANDSCAPING
REQ'D PROV'D
STREET EDGE (139')
TREE COUNTS: 5 5
SHRUB COUNT: 21 21
BUILDIG FOUNDATION
SHRUBS: 62 65
PARKING LOT
AREA (11,100*5%) 555 SF
TREES: 2 4
SHRUBS: 6 6
PLANT LEGEND
TREES:
NORLIN LITTLELEAF LINDEN – 2 1/2" CALIPER QTY: 4
PRAIRIE SPIRE GREEN ASH – 1 3/4" CALIPER QTY: 5
SHRUBS:
CENTRE GLOW NINEBARK – 2 GALLON CONTAINER QTY: 37
KARL FORESTER – FEATHER REED – 2 GALLON CONTAINER QTY: 49
WINGED BURNING BUSH – 2 GALLON CONTAINER QTY: 6
GROUNDCOVER LEGEND
SOD C/W TOPSOIL (7,946 SF)
DARK GREY GRANITE MULCH (15mm) PLANTING BED C/W FABRIC (3,318 SF)
CONCRETE SIDEWALK
ASPHLAT ROADWAY/PARKING
6' HIGH WOOD FENCE
2–PRAIRIE SPIRE GREEN ASH
3–CENTRE GLOW NINEBARK
5–KARL FOERSTER – FEATHER REED GRASS
2 TOWNHOUSE UNITS
3 TOWNHOUSE UNITS
1–PRAIRIE SPIRE GREEN ASH
4' HIGH ORNAMENTAL METAL FENCE
8–KARL FOERSTER – FEATHER REED GRASS
2–NORLIN LITTLELEAD LINDEN
3–KARL FOERSTER – FEATHER REED GRASS
5–CENTRE GLOW NINEBARK
2–CENTRE GLOW NINEBARK
8–KARL FOERSTER – FEATHER REED GRASS
3–KARL FOERSTER – FEATHER REED GRASS
4–WINGED BURNING BUSH
2–CENTRE GLOW NINEBARK
3–KARL FOERSTER – FEATHER REED GRASS
4–CENTRE GLOW NINEBARK
2–WINGED BURNING BUSH
4' HIGH ORNAMENTAL METAL FENCE
2–NORLIN LITTLELEAD LINDEN
5–KARL FOERSTER – FEATHER REED GRASS
3–CENTRE GLOW NINEBARK
2–PRAIRIE SPIRE GREEN ASH
N
LANDSCAPE PLAN
1" = 30'-0"
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Project:
4506 GRANT AVE
Drawing Title:
LANDSCAPE PLAN
Designed: ZN
Drawn: CF/ZN
Date: 25-05-01
Comm No.: 24007
Reference Drawing No.:
Sheet No.:
SK - 03
Scale:
1" = 30'-0"