Agenda – Executive Policy Committee – October 21, 2025

Report – Standing Policy Committee on Property and Development – October 9, 2025

Item No. 9 Subdivision and Rezoning – 736 Haney Street (Charleswood-Tuxedo-Westwood Ward) File DASZ 28/2025 [c/r DAV 180335/2025D]

STANDING COMMITTEE RECOMMENDATION:

On October 9, 2025, the Standing Policy Committee on Property and Development concurred in the recommendation of the Assiniboia Community Committee, as amended, and submitted the following to Council:

1. That the subdivision proposed under Development Application No. DASZ 28/2025 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 September 24, 2025 and attached as Schedule "B" to this report, with such minor changes as may be required, subject to the following:

    A. That the "Plan" be amended in accordance with Section I of the report of the Administrative Coordinating Group dated September 17, 2025, and attached as Appendix "B" to this report;

    B. 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 September 17, 2025 and attached as Appendix "B" to this report;

    C. 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

    D. 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.

Report – Standing Policy Committee on Property and Development – October 9, 2025

STANDING COMMITTEE RECOMMENDATION (continued):

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "R1-L" Residential Single-Family (Large) District and "R1-E" Residential Single-Family (Estate) District, in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated September 24, 2025 and attached as Schedule "B" to this report.

3. That, in lieu of the dedication of land, the developer shall provide a cash payment representing 10% of the Planned Area value of Development Application No. DASZ 28/2025 (the "Dedication Fee"), as determined by the Director of Planning, Property and Development.

4. That, upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor prepare a by-law in accordance with recommendations 1 and 2 (the "By-law") and bring same directly to Council by way of communication for first reading.

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

6. That Development Application No. DASZ 28/2025 will be deemed to be concluded and all approvals in connection with same will expire if the developer has not submitted the Plan and paid the Fees within 2 years following the date on which Council gives first reading to the By-law, unless the developer applies for an extension of time before the expiration of that 2 year period and Council approves the extension.

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

8. That the zoning section of the By-law will come into force when the Plan is registered in the Winnipeg Land Titles Office by way of caveat against the land described therein.

Report – Standing Policy Committee on Property and Development – October 9, 2025

STANDING COMMITTEE RECOMMENDATION (continued):

9. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Plan is not registered in accordance with recommendations 7, unless the developer applies for an extension of time before the expiration of the 1-year period and Council approves the extension.

10. That Development Application No. DASZ 28/2025 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.

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

12. 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 28/2025.

13. That the Public Service be directed to add an administrative comment to its permitted system on proposed Lots 1, 2, and 3 to indicate that Lot 4 will become part of the William R. Clement Parkway.

Agenda – Executive Policy Committee – October 21, 2025

Report – Standing Policy Committee on Property and Development – October 9, 2025

DECISION MAKING HISTORY:

STANDING COMMITTEE RECOMMENDATION:

On October 9, 2025, the Standing Policy Committee on Property and Development concurred in the recommendation of the Assiniboia Community Committee, with the following amendments:

- In Recommendation 1.B., delete the following:

  ", with the following amendment:

  i. In Section II – Servicing Conditions, add the following new Condition:

  "9. <u>William Clement Parkway</u>

  a) The owner shall acknowledge that Lot 4 is intended to become an Arterial Roadway (William Clement Parkway).

  b) The owner shall be responsible for informing any future owners of Condition 9.a)

  c) The Developer shall permit the City to file a caveat against the title of each such lot an agreement to this effect."

- Add the following new Recommendation:

  "13. That the Public Service be directed to add an administrative comment to its permitted system on proposed Lots 1, 2, and 3 to indicate that Lot 4 will become part of the William R. Clement Parkway."

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

COMMUNITY COMMITTEE RECOMMENDATION:

On October 3, 2025, the Assiniboia Community Committee concurred in the recommendation of the Winnipeg Public Service, with the following amendment:

Report – Standing Policy Committee on Property and Development – October 9, 2025

DECISION MAKING HISTORY (continued):

COMMUNITY COMMITTEE RECOMMENDATION (continued):

- In Recommendation 1.B, delete the semicolon after the words "Appendix "B" to this report" and replace with the following:

  ", with the following amendment:

  i. In Section II – Servicing Conditions, add the following new Condition:

  "9. <u>William Clement Parkway</u>

  a) The owner shall acknowledge that Lot 4 is intended to become an Arterial Roadway (William Clement Parkway).

  b) The owner shall be responsible for informing any future owners of Condition 9.a)

  c) The Developer shall permit the City to file a caveat against the title of each such lot an agreement to this effect."

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

PUBLIC HEARING SUMMARY

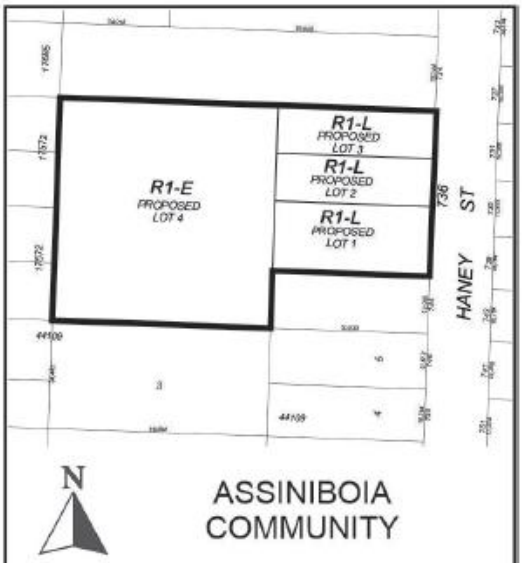
File: DASZ 28/2025

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

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

Applicant: Selver Planincic

Subject:



APPLICANT : Selver Panincic
FILE : DASZ 28/2025
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-E" RESIDENTIAL SINGLE-FAMILY (ESTATE) DISTRICT to an "R1-L" RESIDENTIAL SINGE-FAMILY (LARGE) DISTRICT, and an "R1-E" RESIDENTIAL SINGLE-FAMILY (ESTATE) DISTRICT to allow for the creation of infill residential lots for future development. **For information, phone R. Galston, Planner at 204-986-8645**

Premises Affected: 736 Haney Street

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

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

Report date: October 3, 2025

Community Committee Recommendation:

On October 3, 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 28/2025 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 September 24, 2025 and attached as Schedule "B" to this report, with such minor changes as may be required, subject to the following:

   A. That the "Plan" be amended in accordance with Section I of the report of the Administrative Coordinating Group dated September 17, 2025, and attached as Appendix "B" to this report;

   B. 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 September 17, 2025 and attached as Appendix "B" to this report~~;~~ ***with the following amendment:***

      i. In Section II – Servicing Conditions, add the following new Condition:

      "9. <u>William Clement Parkway</u>

      a) The owner shall acknowledge that Lot 4 is intended to become an Arterial Roadway (William Clement Parkway).

      b) The owner shall be responsible for informing any future owners of Condition 9.a)

      c) The Developer shall permit the City to file a caveat against the title of each such lot an agreement to this effect."

C. 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

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

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an “R1-L” Residential Single-Family (Large) District and “R1-E” Residential Single-Family (Estate) District, in accordance with the proposed by-law attached as Appendix “A” to this report and as shown on the map dated September 24, 2025 and attached as Schedule “B” to this report.

3. That, in lieu of the dedication of land, the developer shall provide a cash payment representing 10% of the Planned Area value of Development Application No. DASZ 28/2025 (the “Dedication Fee”), as determined by the Director of Planning, Property and Development.

4. That, upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor prepare a by-law in accordance with recommendations 1 and 2 (the “By-law”) and bring same directly to Council by way of communication for first reading.

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

6. That Development Application No. DASZ 28/2025 will be deemed to be concluded and all approvals in connection with same will expire if the developer has not submitted the Plan and paid the Fees within 2 years following the date on which Council gives first reading to the By-law, unless the developer applies for an extension of time before the expiration of that 2 year period and Council approves the extension.

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

8. That the zoning section of the By-law will come into force when the Plan is registered in the Winnipeg Land Titles Office by way of caveat against the land described therein.

9. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Plan is not registered in accordance with recommendations 7, unless the developer applies for an extension of time before the expiration of the 1-year period and Council approves the extension.

10. That Development Application No. DASZ 28/2025 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.

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

12. 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 28/2025.

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. This will develop new single-family lots in the Charleswood neighbourhood.

2. It keeps in context with the residential R1-Large lots.

3. It received community support.

4. Although modest, it will be going from one single-family home to three single-family homes which does increase density without having any adverse effects on the adjacent surrounding properties.

Objections under the Charter:	Total number of valid objections as per section 125(2) – 0 In accordance with section 236.1(1), the threshold for sufficient objection has not been met.
Exhibits Filed:	1. Application dated July 9, 2025 2. Notification of Public Hearing dated August 21, 2025 3. Manitoba Status of Title 3340422/1 4. Building Location Certificate dated February 26, 2025 5. Building Location Certificate Showing Proposed Subdivision of LOT 20 PLAN 4605 WLTO dated March 18, 2025 6. Sketch Proposed Subdivision at 736 Haney Street dated March 18, 2025 7. Sketch Showing Title Plot LOT 20 PLAN 4605 WLTO dated March 18, 2025 8. Plan (1 page) 9. Report from the Urban Planning Division dated September 24, 2025 10. Inspection Report 11. Recording of Representations

REPRESENTATIONS:

In Support:

Selver Planincic

In Opposition:

Nil

For Information:

Nil

For the City:

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

Exhibit “9” referred to in File DASZ 28/2025

ADMINISTRATIVE REPORT

Title: DASZ 28/2025 – 736 Haney Street

Issue: For consideration at the public hearing for a subdivision and rezoning to subdivide into four (4) lots and rezone the land to the “R1-L” Residential Single-Family (Large) District and “R1-E” Residential Single-Family (Estate) District in order to accommodate the establishment of single-family residential uses.

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 28/2025 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 September 24, 2025 and attached as Schedule “B” to this report, with such minor changes as may be required, subject to the following:
    A. That the “Plan” be amended in accordance with Section I of the report of the Administrative Coordinating Group dated September 17, 2025, and attached as Appendix “B” to this report;
    B. 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 September 17, 2025 and attached as Appendix “B” to this report;
    C. 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

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

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an “R1-L” Residential Single-Family (Large) District and “R1-E” Residential Single-Family (Estate) District, in accordance with the proposed by-law attached as Appendix “A” to this report and as shown on the map dated September 24, 2025 and attached as Schedule “B” to this report.

3. That, in lieu of the dedication of land, the developer shall provide a cash payment representing 10% of the Planned Area value of Development Application No. DASZ 28/2025 (the “Dedication Fee”), as determined by the Director of Planning, Property and Development.

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

12. 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 28/2025.

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 and Design Division are concurred in, the subject property may be subdivided and rezoned consistent with the map provided in Schedule "B" 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 and Design
Prepared by	Robert Galston, MCP
Date:	September 24, 2025
File No.	DASZ 28/2025

List of Schedules and Attachments

Schedule A	Planning Discussion
Schedule B	File No. DASZ 28/2025, Assiniboia Community Committee, dated September 24, 2025
Appendix A	Proposed By-law
Appendix B	Report of the Administrative Coordinating Group Re: Proposed Subdivision and Rezoning of Land Located at 736 Haney Street, September 17, 2025

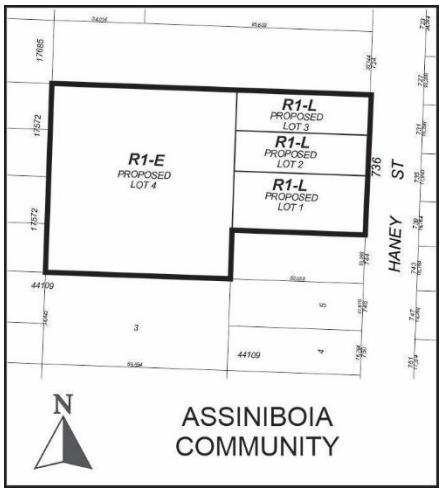
SCHEDULE 'A'

DATE:	September 24, 2025
FILE:	**DASZ 28/2025**
RELATED FILES:	DAV 25-180335/D
COMMUNITY:	Assiniboia Community
NEIGHBOURHOOD #:	2.636 (Elmhurst)

SUBJECT: For consideration at the public hearing for a subdivision and rezoning to subdivide into four (4) lots and rezone the land to the "R1-L" Residential Single-Family (Large) District and "R1-E" Residential Single-Family (Estate) District in order to accommodate the establishment of single-family residential uses.

LOCATION: 736 Haney Street

LEGAL DESCRIPTION: LOT 20 PLAN 4805 WLTO EXC FIRSTLY: THE SLY 60 FEET OF THE ELY 164.15; SECONDLY: PLAN 17572 WLTO IN RL 39 TO 41 PARISH OF ST CHARLES



APPLICANT: Slver Planicic
435 Haney Street
Winnipeg, Manitoba R3R 0Y5

OWNERS: Slver Planicic
435 Haney Street
Winnipeg, Manitoba R3R 0Y5

RECOMMENDATION: Approval

SITE DESCRIPTION

- The subject site is located on the west side of Haney Street, between Eldgridge Avenue and Ridgewood Avenue. It is in the Elmhurst Neighbourhood of the Charleswood – Tuxedo – Westwood Ward.
- The subject site is approximately 1.87 acres (81,532 square feet) in size and presently contains a one-storey single-family dwelling constructed in 1946.
- Access to the subject site is taken from a private approach on Haney Street. 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-E” Residential Single-Family (Estate).



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-E” Residential Single-Family (Estate).

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

East: Haney Street, then single-family residential and park uses zoned “R1-L” Residential Single-Family (Large) and “PR1” Parks and Recreation (Neighbourhood).

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 subdivide the subject property into four (4) lots, and rezone three (3) of these lots from the “R1-E” Residential Single-Family (Estate) zoning district to the “R1-L” Residential Single-Family (Large) district.
- This is to allow the applicant to construct three (3) single-family dwellings facing Haney Street.
- A fourth lot (Lot 4) is proposed to retain the existing “R1-E” zoning and will remain vacant.
- Plans submitted show the development will include:
    - Lot 1 – facing Haney Street, with a width of 69 feet, depth of 164.5 feet, and a lot area of 11.326 sqaure feet;
    - Lots 2-3 – facing Haney Street, with widths of 52 feet, depths of 164.5 feet, and lot areas of 8,536 square feet, respectively;
    - Lot 4 – landlocked, with a width of 233 feet, depth of 228 feet, and lot areas of 53,209 square feet.
- No design drawings have been submitted for the proposed single-family dwellings.

Associated Variance (DAV) Application

- The proposed development is also the subject of an associated Variance (DAV) application concerning the proposed lot sizes of Lots 1-3, and the establishment of a landlocked lot (Lot 4). Please refer to the Administrative Report under file no. DAV 25-180335/D for more information and discussion.

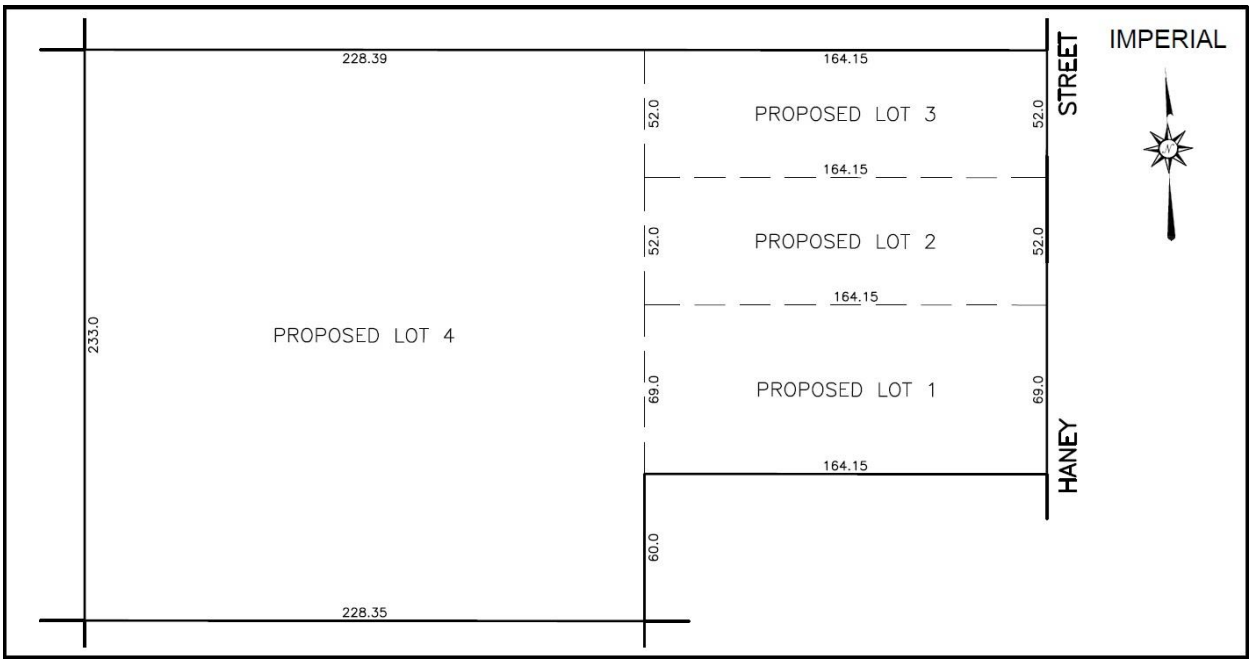


Figure 3: Plan of Subdivision showing proposed development (submitted by applicant).

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.
- Consideration of the policies in Complete Communities 2.0 with respect to servicing are required because the property is located on a street without a full range of municipal services, namely it does not have piped land drainage.
- Relevant policies with respect to servicing and the proposed development include the following:

B.3 Servicing

Minor residential infill in built-up areas (p.35)

2.4 Accept minor infill subdivision proposals with frontage on an existing improved public street with less than a full range of municipal services only where it can be demonstrated that all proposed lots:

2.4.1Are located entirely in an R1 or R2 zoning district.

a. Accept rezoning applications on a case-by-case basis, most notably to address split-zoned lots or lots with R1 zoning designations that are inconsistent with the majority of the lots in the immediate area.

2.4.2Meet the minimum dimensional standards (excluding special boundary conditions) for lot area of the applicable zoning bylaw without requiring a variance.

2.4.3Do not interfere with or potentially disrupt the planned and orderly development of neighbouring holdings or plans.

2.4.4Conform to any applicable secondary plan.

2.4.5Will be appropriately accommodated by the existing local land drainage system, to the satisfaction of the Director of Water and Waste.

2.4.6Will be serviced with piped wastewater and piped water, to the satisfaction of the Director of Water and Waste.

2.4.7Respect the local context and character of the area.

2.4.8Will not result in any potential health, safety, environmental impacts, or impacts to property associated with the development, as determined by the Directors of Public Works, Water and Waste, and Planning, Property & Development.

- 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.*

1.15 Low-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.

1.16 Small-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

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

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

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

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

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

2.21Site 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.

2.22Create 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 create four (4) separate lots on the subject site.

REZONING

- As noted above, the subject site is currently zoned “R1-E” Residential Single-Family (Estate). This zoning district permits single-family residential uses with a minimum lot area of 20,000 square feet.
  - The applicant is proposing to rezone a portion of the land to the “R1-L” Residential Single-Family (Large) district. The “R1-L” district allows single-family residential uses with a minimum lot area of 5,500 square feet.
  - Given the servicing policies of *Complete Communites 2.0,* outlined above, a rezoning to the “R1-L” district is required so that the development meets the minimum dimensional standards of the Winnipeg Zoning By-law, per policy 2.4.2.

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

Servicing policies

- The subject property does not have the full range of municipal services, in that it does not have piped land drainage. Instead, land drainage is accommodated through ditches on Haney Street.
- Servicing policies in Complete Communities 2.0 (section B.3) accommodate minor residential infill subdivision on sites that do not have the full range of municipal services, subject to criteria.
- The proposal meets these criteria, in that:
    - The lot is located in an "R1" zoning district;
    - The proposed rezoning of the site to the "R1-L" district will meet the minimum dimensional standards of the Zoning By-law. (This does not include the special boundary condition);
    - The proposed subdivision does not preclude the future extension of the William R. Clement Parkway;
    - Meets relevant policies in Complete Communities 2.0, as discussed;
    - Will be serviced by piped water and wastewater;
    - Will be accommodated by the local land drainage system;
    - Does not result in any adverse effect on health, safety, the environment subject to the conditions of the Administrative Coordinating Group (Appendix B of this report); and
    - Is compatible with the surrounding context, in terms of single-family uses and lot sizes. Please refer to further discussion on compatibility, below.

Established Neighbourhood policies

- As noted above, the subject property is located in the Established Neighbourhood – Recent Communities policy area under the *Complete Communities Direction Strategy 2.0.*
- Policies for Established Neighbourhoods support 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 and 1.2, the development promotes greater density within an Established Neighbourhood and contributes to its physical renewal, adding to the supply of housing in the neighbourhood.

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 with a variety of lot sizes.
- For more information and discussion related to lots sizes on this block of Haney Street, please refer to the Administrative Report for associated file no. DAV 25-180335/D.

CONDITIONS OF APPROVAL

- The Winnipeg Public Service recommends that the developer enter into a Servicing Agreement with the City of Winnipeg.
- In particular, the recommended Servicing Agreement requires that proposed Lot 4 be opened as public right-of-way for the future extension of the William R. Clement Parkway.
- This and other servicing related items are addressed in the recommended Development Agreement are discussed in the Report of the Administrative Coordinating Group (ACG), which is attached to this report as Appendix B.

RECOMMENDATION

The Urban Planning and Design Division recommends **approval** of the subdivision and rezoning to the “R1-L” district for the following reasons:

- The proposal is consistent with *Complete Communities Direction Strategy 2.0,* in that it adds to the supply of housing, 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 lot area and lot sizes.
- The recommended Servicing Agreement (outlined in Schedule “B”) will ensure the proposed development will not preclude the future extension of the William R. Clement Parkway.

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

Report Prepared by: Robert Galston, MCP
PPD File #: DASZ 28/2025

Schedule "B" for File DASZ 28/2025, Assiniboia Community Committee, dated September 24, 2025

By-Law No. _____

File No. **DASZ 28/2025**

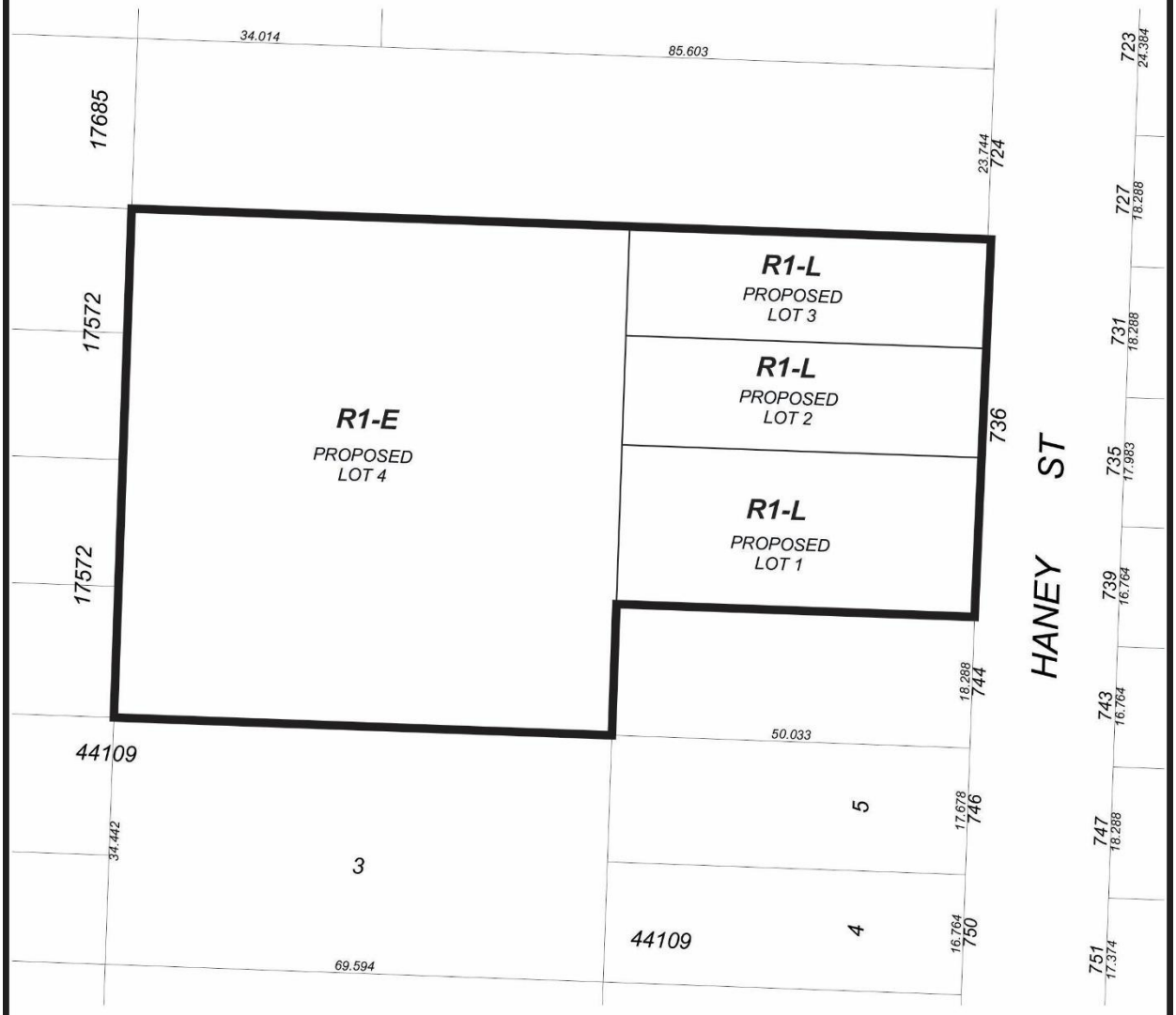
Atlas Sheet No. **AE15**

N

ASSINIBOIA COMMUNITY

Explanation

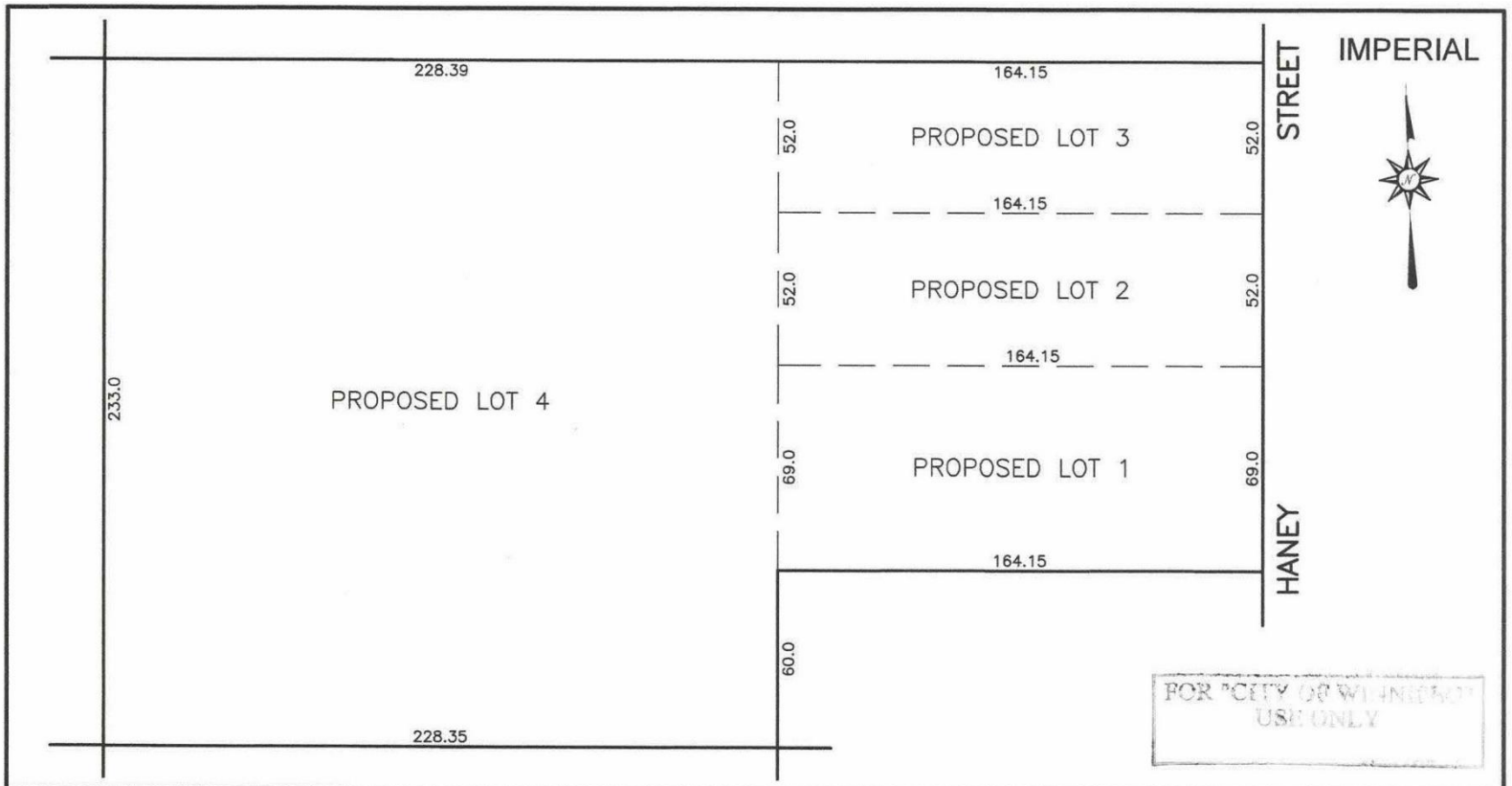
An application for the approval of the plan of subdivision shown outlined below and for a proposed zoning change to By-law No. 200/2006 by rezoning the land located at 736 Haney Street from an "R1-E" RESIDENTIAL SINGLE-FAMILY (ESTATE) DISTRICT to an "R1-L" RESIDENTIAL SINGE-FAMILY (LARGE) DISTRICT, and an "R1-E" RESIDENTIAL SINGLE-FAMILY (ESTATE) DISTRICT to allow for the creation of infill residential lots for future development.



THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

Exhibit “8” referred to in File DASZ 28/2025



SKETCH PROPOSED SUBDIVISION AT 736 HANEY STREET

PROPOSED LOT AREAS AND WIDTHS:

LOT 1:	AREA:	1,052.2 m²	(11,325.9 ft²)	WIDTH: 21.030 m	(69.0')
LOT 2:	AREA:	793.0 m²	(8,535.8 ft²)	WIDTH: 15.850 m	(52.0')
LOT 3:	AREA:	793.0 m²	(8,535.8 ft²)	WIDTH: 15.850 m	(52.0')
LOT 4:	AREA:	4,943.3 m²	(53,208.7 ft²)	WIDTH: 71.017 m	(233.0')
TOTAL:	AREA:	7,581.5 m²	(81,606.3 ft²)		

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Web www.phillipsstevens.com

File No: 202502031 R1

NOTES:

This Map has been prepared for subdivision application purposes only. This is not a final survey.

Dimensions shown are in metric units and may be converted to imperial by multiplying by 3.28084

Date: June 2, 2025