Minutes – Executive Policy Committee – October 21, 2025

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

Item No. 4 Subdivision and Rezoning – 101 and 103 Sherbrook Street, 685 Westminster Avenue (Fort Rouge-East Fort Garry Ward) File DASZ 20/2025 [c/r DAV 134799/2025D]

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

The Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and submitted the following to Council:

1. That the subdivision proposed under Development Application No. DASZ 20/2025 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 29, 2025 and attached as Schedule "B" to this report, as amended in accordance with the report of the Administrative Coordinating Group dated September 20, 2025, and attached as Appendix "B" to this report, and with such other minor changes as may be required.

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land (Proposed Lot 2 only) to a "RMU Mature Communities PDO-1" Residential Mixed Use District in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated September 29, 2025, and attached as Schedule "B" to this report, subject to the following conditions:

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

        i. That for those portions of the Owner's Land zoned "RMU" Residential Mixed Use, 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 including sod in the front yard; and
            g. Free-standing signage

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

EXECUTIVE POLICY COMMITTEE RECOMMENDATION (continued):

on the Owner's Land ("Works") to the City for approval by the Director of Planning, Property and Development ("Director") 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 for those portions of the Owner's Land zoned "RMU" Residential Mixed Use, excluding permitted projections, no building shall exceed 76 feet (23.164 metres) in height.

B. That the City enter into, execute and deliver with the developer a Zoning Agreement in accordance with Recommendation 2.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").

C. That authority be delegated to the Director of Planning, Property and Development (the "Director") to negotiate and approve the terms and conditions of 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.

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

4. 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 20/2025 (the "Dedication Fee"), as determined by the Director of Planning, Property and Development.

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.

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

EXECUTIVE POLICY COMMITTEE RECOMMENDATION (continued):

6. That Development Application No. DASZ 20/2025 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 Plan is registered in the Winnipeg Land Titles Office.

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

9. That the By-law will be repealed without coming into force 1 year following the date it is enacted if the Plan and the Zoning Agreement are not registered in accordance with recommendations 7 and 8, unless the developer applies for an extension of time before the expiration of that 1-year period and Council approves the extension.

10. That Development Application No. DASZ 20/2025 will be deemed to be concluded and all approvals in connection with same will expire if the developer fails to secure all necessary Plan approval signatures on behalf of the City within 1 year following the date on which the By-law is enacted, unless the developer applies for an extension of time before the expiration of that 1 year period and Council approves the extension.

11. 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 No. DASZ 20/2025.

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

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

DECISION MAKING HISTORY:

Moved by Councillor Duncan,

That the recommendation of the Standing Policy Committee on Property and Development be concurred in and forwarded to Council.

Carried

STANDING COMMITTEE RECOMMENDATION:

On October 9, 2025, the Standing Policy Committee on Property and Development concurred in the recommendation of the City Centre Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On September 29, 2025, the City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service and forwarded the matter to the Standing Policy Committee on Property and Development.

PUBLIC HEARING SUMMARY

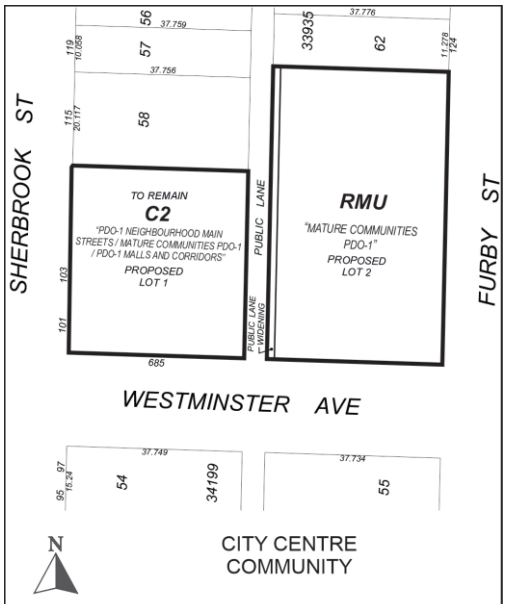
File: DASZ 20/2025

Before: City Centre Community Committee
Councillor Gilroy, Chairperson
Councillor Orlikow
Councillor Rollins

Public Hearing: September 29, 2025
Council Building, 510 Main Street

Applicant: Cibinel Architects Ltd. (George Cibinel)

Subject:



APPLICANT: Cibinel Architecture Ltd. (Matt Cibinel)
FILE: DASZ 20/2025
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 a "C2 PDO-1 NEIGHBOURHOOD MAIN STREETS PDO-1 MALLS AND CORRIDORS MATURE COMMUNITIES PDO-1" COMMERICAL COMMUNITY DISTRICT and an "R2 MATURE COMMUNITIES PDO-1" RESIDENTIAL TWO-FAMILY DISTRICT to a "C2 PDO-1 NEIGHBOURHOOD MAIN STREETS PDO-1 MALLS AND CORRIDORS MATURE COMMUNITIES PDO-1" COMMERICAL COMMUNITY DISTRICT and an "RMU MATURE COMMUNITIES PDO-1" RESIDENTIAL MIXED-USE DISTRICT to facilitate the maintenance of an existing hotel and retail sales building on proposed Lot 1 and for the construction of a mixed use residential and commercial development on proposed Lot 2. **For information, phone D. Chyz-Lund, Planner at 204-986-8289**

Premises Affected: 101 and 103 Sherbrook Street, 685 Westminster Avenue

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

Prepared by: J. Nachtigall, Assistant Committee Clerk
City Centre Community Committee

Report date: October 2, 2025

Community Committee Recommendation:

On September 29, 2025, the City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service and recommended to the Standing Policy Committee on Property and Development:

1. That the subdivision proposed under Development Application No. DASZ 20/2025 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 29, 2025 and attached as Schedule "B" to this report, as amended in accordance with the report of the Administrative Coordinating Group dated September 20, 2025, and attached as Appendix "B" to this report, and with such other minor changes as may be required.

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land (Proposed Lot 2 only) to a "RMU Mature Communities PDO-1" Residential Mixed Use District in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated September 29, 2025, and attached as Schedule "B" to this report, subject to the following conditions:

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

        i. That for those portions of the Owner's Land zoned "RMU" Residential Mixed Use, 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 including sod in the front yard; 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") 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 for those portions of the Owner's Land zoned "RMU" Residential Mixed Use, excluding permitted projections, no building shall exceed 76 feet (23.164 metres) in height.

B. That the City enter into, execute and deliver with the developer a Zoning Agreement in accordance with Recommendation 2.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").

C. That authority be delegated to the Director of Planning, Property and Development (the "Director") to negotiate and approve the terms and conditions of 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.

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

4. 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 20/2025 (the "Dedication Fee"), as determined by the Director of Planning, Property and Development.

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 20/2025 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 Plan is registered in the Winnipeg Land Titles Office.

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

9. That the By-law will be repealed without coming into force 1 year following the date it is enacted if the Plan and the Zoning Agreement are not registered in accordance with recommendations 7 and 8, unless the developer applies for an extension of time before the expiration of that 1 year period and Council approves the extension.

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11. 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 No. DASZ 20/2025.

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

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

1. As local Councillor, I am looking for that Westminster activation and Furby. This has been a long time coming on the block. A lot of the neighbours are looking for some higher finishes and some long waited for renovations on some of the buildings, so that's exciting.

2. With respect to the affordability, this is similar to what we've seen in the programs that we've got to use. And that component, there might be more news, as we move further into the development process.

3. On the balance, I think it's a really good addition to the neighbourhood. The momentum on surface parking lots is something that I've wanted to see for a while here, as some of the neighbours have too.

Objections under the Charter:

Total number of valid objections as per section 125(2) – 6

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 29, 2025
3. Manitoba Status of Title 3298852/1
4. Letter of authorization dated November 14, 2024 from Cornelius L. Soorsma to Cibinel Architecture Ltd.
5. Letter of Agreement in Principle between Lotus Holdings Winnipeg and Peg City Car Co-Op Ltd dated November 29, 2024
6. Surveyor's Building Location Certificate and sketch dated October 24, 2024 and October 28, 2024
7. Plan of subdivision
8. Plans (14 pages)
9. Report from the Urban Planning Division dated September 17, 2025
10. Inspection Report
11. Communication dated September 26, 2025, from Stefan Hodges in opposition to the application
12. Communication dated September 26, 2025, from Amanda Emms in opposition to the application
13. Presentation dated September 26, in support of the application submitted by the Applicant
14. Communication dated September 26, 2025, from Jonathon Symons in opposition to the application
15. Communication dated September 26, 2025, from Kaitlyn Duthie-Kannikkatt in opposition to the application
16. Communication dated September 26, 2025, from Briez Mil Audy in opposition to the application
17. Recording of Representations

REPRESENTATIONS:

In Support:

George Cibinel

In Opposition:

Yutaka Dirks
Kaitlyn Duthie-Kannikkatt
Amanda Emms
Stefan Hodges
Briez Mil Audy
Jonathon Symons

For Information:

Nil

For the City:

D. Chyz-Lund, District Planner, Planning, Property and Development Department

Exhibit “9” referred to in File DASZ 20/2025

ADMINISTRATIVE REPORT

Title: DASZ 20/2025 at 101 Sherbrook Street

Issue: For consideration at the Public Hearing of a subdivision and rezoning application to subdivide and rezone the subject property, with Proposed Lot 1 retaining its existing zoning and Proposed Lot 2 being rezoned to the “RMU” Residential Mixed Use District, allowing for the development of a mixed use multi-family and commercial building on Proposed Lot 2.

Critical Path: City Centre Community Committee > Standing Policy Committee on Property and Development > Executive Policy Committee > Council

AUTHORIZATION

Author	Division Head	Department Head	CFO	CAO
Dylan Chyz-Lund, MCP	n/a	n/a	n/a	

RECOMMENDATIONS

1. That the subdivision proposed under Development Application No. DASZ 20/2025 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 29, 2025 and attached as Schedule “B” to this report, as amended in accordance with the report of the Administrative Coordinating Group dated September 20, 2025, and attached as Appendix “B” to this report, and with such other minor changes as may be required.

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11. 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 No. DASZ 20/2025.

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

REASON FOR THE REPORT

- The applicant wishes to subdivide and rezone the subject property for the purpose of separating it into two properties. Proposed Lot 1 – fronting Sherbrook Street – would retain the existing C2 Commercial – Community District zoning and the existing development on it. Proposed Lot 2, at the corner of Furby Street and Westminster Avenue and across the lane from Proposed Lot 1, would be rezoned to the “RMU” Residential Mixed Use District for the purpose of constructing a new mixed use development and enable a corner cut for the rear lane. Proposed Lot 1 would remain in the “Malls and Corridors” Planned Development Overlay and in the “Neighbourhood Main Streets” Planned Development Overlay, while Proposed Lot 2 would be removed from each of those planned development overlays.
- Subdivision and rezoning applications require a Public Hearing per the *Development Procedures By-law* and *The City of Winnipeg Charter.*
- This 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 land will be **subdivided and rezoned.**

CONSULTATION

In preparing this report there was consultation with:

- Land Development Branch

SUBMITTED BY

Department	Planning, Property and Development
Division	Urban Planning and Design
Prepared By:	Dylan Chyz-Lund, MCP
Date:	September 17, 2025
File No.	DASZ 20/2025

List of Schedules and Appendices

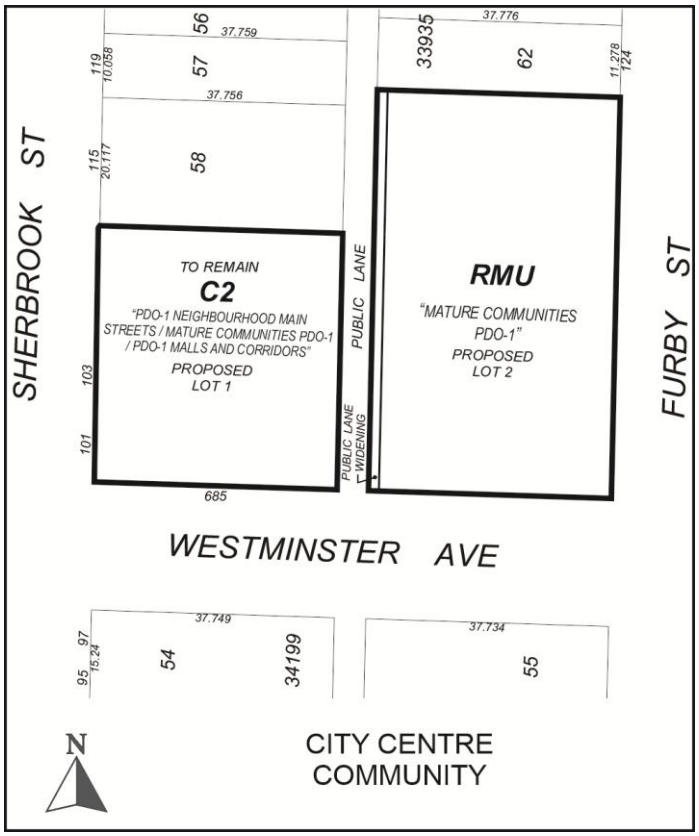
- Schedule A – Planning Discussion
- Schedule “B” of File No. DASZ 20/2025, City Centre Community Committee, dated September 29, 2025
- Appendix A: Draft by-law
- Appendix B: Report of the Administrative Coordinating Group, dated September 20, 2025

SCHEDULE 'A'- PLANNING DISCUSSION

DATE:	September 17, 2025
FILE:	**DASZ 20/2025**
RELATED FILES:	DAV 25-134799\D
	25-135001 ZR
COMMUNITY:	City Centre
NEIGHBOURHOOD #:	1.103 - (WEST BROADWAY)

SUBJECT: To subdivide and rezone the subject property, with Proposed Lot 1 retaining its existing zoning and Proposed Lot 2 being rezoned to the "RMU" Residential Mixed Use District, allowing for the development of a mixed use multi-family and commercial building on Proposed Lot 2.

LOCATION: 101 Sherbrook Street.



LEGAL DESCRIPTION: LOT 302/303,556/557 PLAN 49 LOT 59/61 PLAN 33935 79 ST JA

APPLICANT: George Cibinel (Cibinel Architects Ltd.)
560 Academy Rd
Winnipeg, MB R3N 0E3

OWNER: Cornelius Soorsma
580 Broadway 4
Winnipeg, MB R3C 0W5

RECOMMENDATION: **Approval with conditions**

SITE DESCRIPTION

The current property includes both the Sherbrook Inn site, located at the northeast corner of Sherbrook Street and Westminster Avenue (hereafter referred to as Proposed Lot 1), and the parking lot on the east side of the rear lane, located at the northwest corner of Furby Street and Westminster Avenue (hereafter referred to as Proposed Lot 2).

The property is located in the West Broadway neighbourhood of the Fort Rouge – East Fort Garry ward.

The property is located in an "Established Neighbourhood-Mature Community" policy area as identified in *Complete Communities 2.0*. Proposed Lot 1 - fronting Sherbrook Street - is also subject to the "Neighbourhood Main Streets" Planned Development Overlay, and the "Malls and Corridors" Planned Development Overlay of the *Winnipeg Zoning By-Law*.

Proposed Lot 1 is currently zoned "C2" Commercial – Neighbourhood District, while Proposed Lot 2 is currently zoned "R2" Residential – Two-Family District.

The combined lot area is approximately 41,983 square feet.

Proposed Lot 1 is occupied by a hotel, drinking establishment, cannabis sales, and commercial sales uses.

Proposed Lot 2 is occupied by a parking area.



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

North:

On Proposed Lot 1: a multi-family building zoned “C2” Commercial – Community District

On Proposed Lot 2: a fourplex zoned “R2” Residential – Two-Family District.

South:

On Proposed Lot 1: Westminster Avenue, then a commercial sales use zoned “C2” Commercial – Community District.

On Proposed Lot 2: Westminster Avenue, then a single-family dwelling zoned “R2” Residential – Two-Family District

East:

On Proposed Lot 1: a rear lane, then Proposed Lot 2.

On Proposed Lot 2: Furby Street, then a place of worship as well as single-family and multi-family uses all zoned “R2” Residential – Two-Family District.

West:

On Proposed Lot 1: Sherbrook Street, then various commercial uses zoned “C2” Commercial – Community District.

On Proposed Lot 2: a rear lane, then Proposed Lot 1.

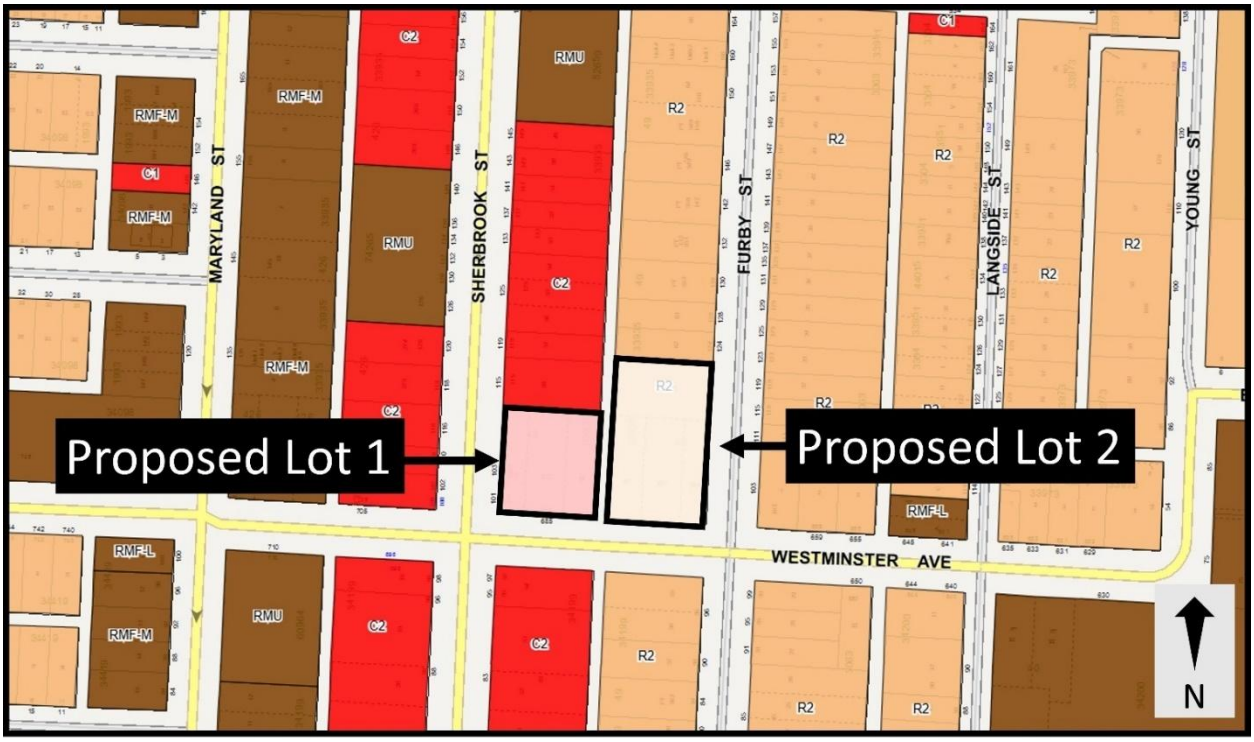


Figure 2: Zoning of the subject site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- At this time, the only change to Proposed Lot 1 is the relocation of the garbage enclosure from Proposed Lot 2 to the rear yard of Proposed Lot 1. The relocated garbage enclosure will be located off the rear lane and continue to provide garbage services for the existing development on Proposed Lot 1.
- On Proposed Lot 2, the applicant intends to construct an 86-unit multi-family building with one ground-floor commercial unit.
- The building would:
    - Be six stories in height (69’ to the top of the parapet).
    - Be clad with a combination of brick, cement board, and stucco.
    - Include a commercial space on the ground floor fronting Westminster Avenue
    - Include a main entrance / lobby for the upper residential floors fronting Westminster Avenue. This entrance is located under the cantilevered upper floors.
    - Include individual unit entrances fronting Furby Street for the ground-floor residential units.
    - Include reduced front yard setbacks and sloped roofs for the ground-floor residential units fronting Furby Street.
    - Have an east front yard to Furby Street of 9’ 2 1/8”.
    - Have a south side yard to Westminster Avenue of 11’.

    - Have a north side yard of 6’ 11 ¾”.
    - Have a rear yard of 18’ 8 ½”.
- The proposal includes earth bins accessed from the rear lane in place of a standard garbage enclosure.
- A total of 10 new trees are proposed, along with the preservation of seven mature trees in the north side yard.
- A total of 44 parking stalls are proposed, including:
    - 28 residential parking stalls for Proposed Lot 2.
    - Two parking stalls for the new commercial unit in Proposed Lot 2.
    - Two car share stalls.
    - 14 parking stalls dedicated exclusively for the Sherbrook Inn.
    - The proposed multi-family building will also include eight affordable dwelling units in line with the City’s Density Bonus Program, and an additional 25% of the dwelling units will meet the CMHC’s affordability standards.

Collaboration with the Public Service:

- N/A.

ANALYSIS AND ISSUES

OURWINNIPEG

OurWinnipeg is the City of Winnipeg’s long-range development plan. Applicable Policies for Recent Communities include the following:

6.1 Sustainable Urban Growth

- *The City must accommodate physical development that reflects this Plan’s goals, and achieves a continuum of complete and connected communities over the lifecycle of the Plan.*

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.*

The proposed development application **aligns** with *OurWinnipeg* for the following reasons:

- It facilitates residential intensification that is context-sensitive with surrounding properties and can introduce multiple new types of housing into the neighbourhood.

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

The *Complete Communities Direction Strategy 2.0* (*CCDS 2.0*) is one of four direction strategies supporting *OurWinnipeg*, the city’s long-range development plan, and has statutory authority as a secondary plan. The strategy guides land use and development in Winnipeg. *CCDS 2.0*

provides policy guidance when assessing proposals that are seeking entitlements or changes to the *Winnipeg Zoning By-Law*.

The subject site is located in an "Established Neighbourhood – Mature Communities" policy area of *CCDS 2.0*. The following goals and policies of *CCDS 2.0* apply to the proposal:

- Goal 1 - *Encourage compatible residential development within Established Neighbourhoods to build more Complete Communities and align with the City's residential intensification target.*

  General 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.*

At six stories, the proposed building is considered a mid-rise development under *CCDS 2.0* policies. The building will increase the population in this established neighbourhood and increase housing options for residents while positively contributing to the neighbourhood through design elements detailed under Goal 2. Additionally, through the provision of eight affordable units, ground-floor units, and residential units on the second through sixth stories, the development will provide multiple housing options for residents.

- Goal 2 - *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.*

  Building Setbacks

  - *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.*

The proposed building includes a reduced front yard to Furby Street of just over 9' measured to the ground floor units, along with front landings for each individual unit. The units on the second stories and above are setback further from the front street. Together, these features create a pedestrian orientation that mimics the surrounding character of single, two, and multi-family development.

The side yard to Westminster Avenue is 11' to the ground floor, and includes a paved area that provides access to a commercial space with floor-to-ceiling windows and a front lobby for the residential units. The second storey and above has a 0' setback as a result of the cantilevered projection. These features support the pedestrian environment by creating space and shelter for pedestrians accessing the building, and ensure the building maintains an orientation to Westminster Avenue - the flanking street.

Building Design

- *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.*

The proposed building includes stucco, brick, and cement siding. In addition, the building includes projections along the east and south facades, varied rooflines, and a cantilevered second-floor that provides a covering over the main lobby. These enable a range of architectural features that create visual interest.

Pedestrian orientation

- *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*

The proposed building includes a main floor lobby and entrance, along with a commercial unit with floor to ceiling windows fronting Westminster Avenue. These uses all have direct pedestrian access to the sidewalk on Westminster Avenue. In addition, the individual unit entrances fronting Furby Street all provide direct pedestrian access to Furby Street.

Massing and scale

- *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.*

The proposed building height of six stories is taller than most surrounding development, which primarily consists of two, three, and four storey buildings. However, there are similarly tall buildings in the broader area including a five-storey building at 85 Furby Street. Further, the proposed building is on a corner lot and includes a significant 19’ north side yard setback when measured to the upper floors of the building. Additionally, the ground-oriented individual units fronting Furby Street are all one storey, with the upper floors setback from the street further. These design features ensure the proposal respects and complements existing development in the neighbourhood.

Façade projections, floor to ceiling windows, and combination of façade materials all create an articulated building wall that breaks up the horizontal massing facing both flanking streets.

Parking and loading

- *2.16 For properties with public lane access, vehicular access should be taken from the public lane in order to:*
  a. Reduce potential conflict between pedestrians using sidewalks and motor vehicles crossing the public right-of-way to access private property;

  b. Preserve green space and protect existing trees that can be impacted by the establishment of front approaches and corresponding private driveways; and

  c. Prevent fragmentation of the public boulevard in order to better accommodate on-street motor vehicle parking and public snow clearing

The parking is accessed from the rear lane, with much of the parking partially covered by the cantilevered upper floors of the building and screened from Westminster Avenue by parts of the building. Additionally, a landscaped buffer is proposed at the southwest corner of the property, further screening the parking area from Westminster Avenue. No approaches from the streets are proposed.

Site design

- *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.*

- The proposed building height of 69’ measured to the top of the parapet is one of the taller buildings in the immediate vicinity, however there are examples of five storey midrise developments in the surrounding area, including southeast of the subject site at 85 Furby Street. As previously noted, the proposed building is located on a corner lot, which enables a setback of approximately 66’ when measured from the property line of the subject site to the property line of the surrounding properties on the south side of Westminster Avenue and the east side of Furby Street. In addition, the north side yard is approximately 9’ when measured to the ground floor, but due to upper floor step-backs is 19’ when measured to the second floor and above.

ZONING BY-LAW 200/2006

- The “RMU” Residential Mixed Use District is intended to enable higher density residential development in combination with non-residential development, typically in the form of commercial or service-related uses. As noted, the Public Service does not consider this an appropriate zoning designation for this location.
- The subject site is located at a point with substantial buffers to most surrounding uses as a result of being bounded by a rear lane, Westminster Avenue, and Furby Street. The broader neighbourhood includes a mixture of lower and higher density residential uses –

including other properties zoned “RMU” – as well as a mix of commercial and institutional uses.

- The proposed multi-family and commercial use can be accommodated in the “RMU” Residential Mixed Use District.
- The “RMU” Residential Mixed Use District was chosen because it is intended to accommodate higher density residential uses paired with commercial uses, and require consideration for neighbouring properties through the use of setbacks and design.

ADDITIONAL CONSIDERATIONS

Site Servicing

- The Administrative Coordinating Group (ACG) outlined in Appendix B of this report advises that there is adequate water servicing for the proposed development based on the provided development plans. In the event that the development plans change, WWD will need to review the revised proposal.

Public Works

- As outlined in the ACG report, the Public Service wishes to advise the applicant that they are required to preserve and protect City-owned trees, including those immediately adjacent to the subject site on Furby St and Westminster Ave. Where work is to occur adjacent to City-owned trees, the Developer shall adhere to the City's Tree Protection Specifications and consult with the Urban Forestry Branch to arrange for the necessary permissions and compensation prior to any pruning, excavation, or other activities that may result in the damage or removal thereof.

Plan Approval

- For the portions of the property recommended to be rezoned “RMU” Residential Mixed Use District, the Public Service is recommending a Plan Approval to the Director of Planning, Property and Development. Approval by the Director of Planning, Property and Development is required prior to development permits being approved.

Height Cap

- As part of the recommended zoning agreement, a height cap of 76’ – excluding permitted projections – is included for the property being rezoned to “RMU” Residential Mixed Use District. The proposed development is 69’, and the recommended height cap ensures there is both some additional space should the project plans change while also ensuring the maximum building height is similar to what is currently proposed and consistent with the surrounding neighbourhood. Without a height cap, the maximum permitted height would be 100’. No height cap has been recommended for Proposed Lot 1, the property fronting Sherbrook Street.

SUMMARY

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

- The Subdivision and rezoning will result in the establishment of a residential development that is consistent with policies in *OurWinnipeg 2045* and *Complete Communities 2.0*.

RECOMMENDATION

The Urban Planning Division recommends this application be **approved** and the subject property be Subdivided and rezoned with Proposed Lot 1 retaining its current zoning and Proposed Lot 2 being rezoned to the “RMU ” Residential Mixed Use District.

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

Report Prepared by: Dylan Chyz-Lund, MCP
PPD File # DASZ 20/2025

SCHEDULE "B" OF FILE DASZ 20/2025, City Centre Community Committee, Dated September 29, 2025

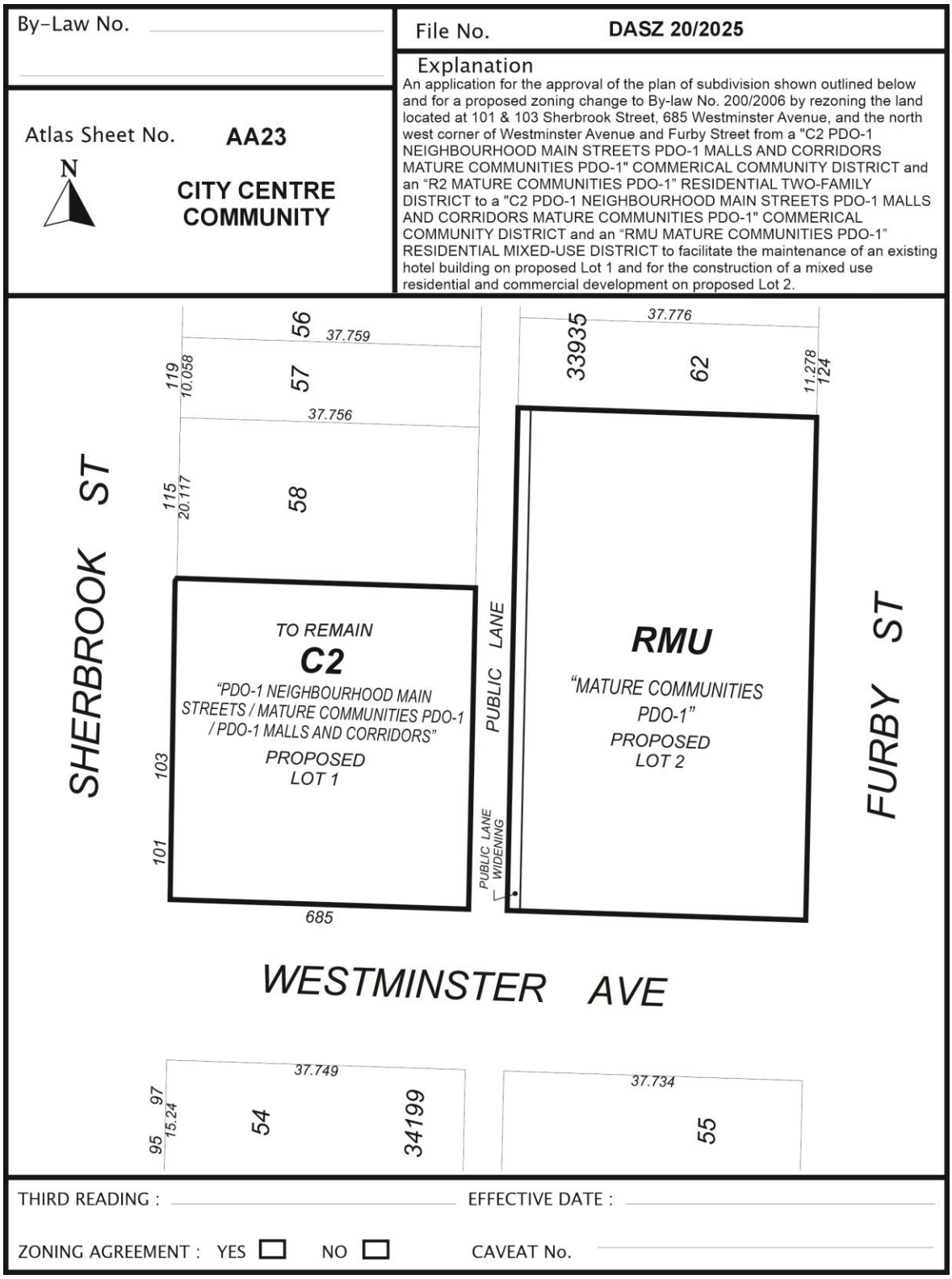
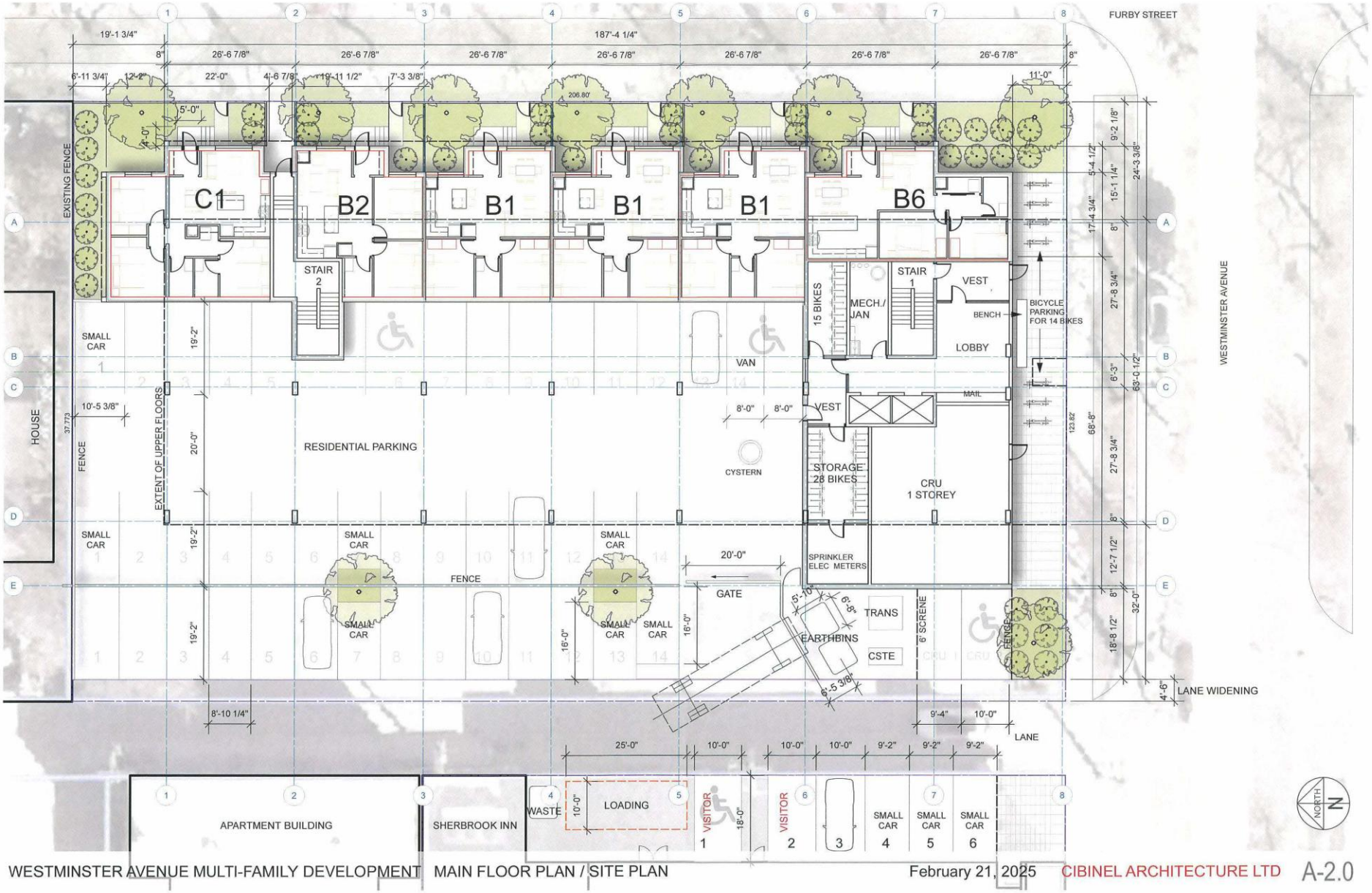
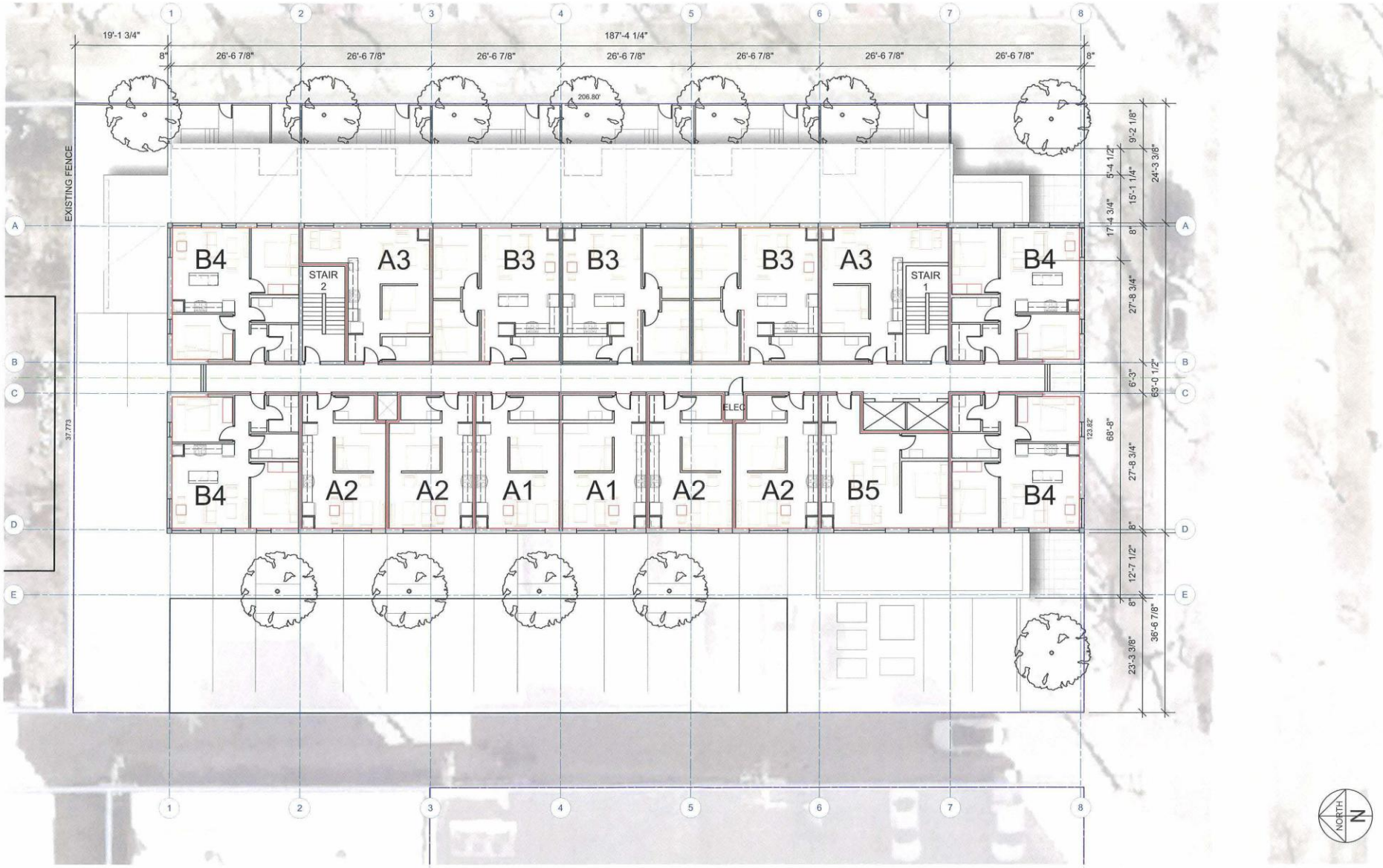


Exhibit “8” referred to in File DASZ 20/2025





WESTMINSTER AVENUE MULTI-FAMILY DEVELOPMENT FLOORS 2 THRU 6 PLAN November 18, 2024 CIBINEL ARCHITECTURE LTD A-2.1



EW1: BRICK
EW2: WHITE STUCCO
EW3: WHITE STUCCO
EW4: CEMENT BOARD

WESTMINSTER AVENUE MULTI-FAMILY DEVELOPMENT EAST ELEVATION - FURBY STREET

January 6, 2025 CIBINEL ARCHITECTURE LTD A-3.0



EW1: BRICK
EW2: WHITE STUCCO
EW3: WHITE STUCCO
EW4: CEMENT BOARD

WESTMINSTER AVENUE MULTI-FAMILY DEVELOPMENT SOUTH ELEVATION - WESTMINSTER AVENUE January 6, 2025 CIBINEL ARCHITECTURE LTD A-3.1



EW1: BRICK
EW2: WHITE STUCCO
EW3: WHITE STUCCO
EW4: CEMENT BOARD



WESTMINSTER AVENUE MULTI-FAMILY DEVELOPMENT | WEST ELEVATION - LANE | January 6, 2025 | CIBINEL ARCHITECTURE LTD | A-3.3







