Agenda – Council – October 30, 2025

Report – Executive Policy Committee – October 21, 2025

Item No. 9 Subdivision and Rezoning – 201 Leila Avenue (Mynarski Ward) File DASZ 25/2025 [c/r DAV 160387/2025D]

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On October 21, 2025, the Executive Policy Committee concurred in the recommendation of the Lord Selkirk-West Kildonan Community Committee and submitted the following to Council:

1. That the subdivision proposed under Development Application No. DASZ 25/2025 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 22, 2025 and attached as Schedule "B" to this report, as amended in accordance with the report of the Administrative Coordinating Group dated September 22, 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 to an "RMF-M MATURE COMMUNITIES PDO-1" Residential Multi-Family (Medium) District, in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated September 22, 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 25/2025 (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.

Report – Executive Policy Committee – October 21, 2025

EXECUTIVE POLICY COMMITTEE RECOMMENDATION (continued):

6. That Development Application No. DASZ 25/2025 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 Plan is registered in the Winnipeg Land Titles Office.

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 recommendation 6, 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 25/2025 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 proper officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

12. That the variance order for DAV 25-140993/D 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 25/2025.

Report – Executive Policy Committee – October 21, 2025

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On October 21, 2025, the Executive Policy Committee concurred in the recommendation of the Lord Selkirk-West Kildonan Community Committee and submitted the matter to Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On October 2, 2025, the Lord Selkirk-West Kildonan Community Committee concurred in the recommendation of the Winnipeg Public Service and, via the Priority Rezoning Process, submitted its recommendation to the Executive Policy Committee.

PUBLIC HEARING SUMMARY

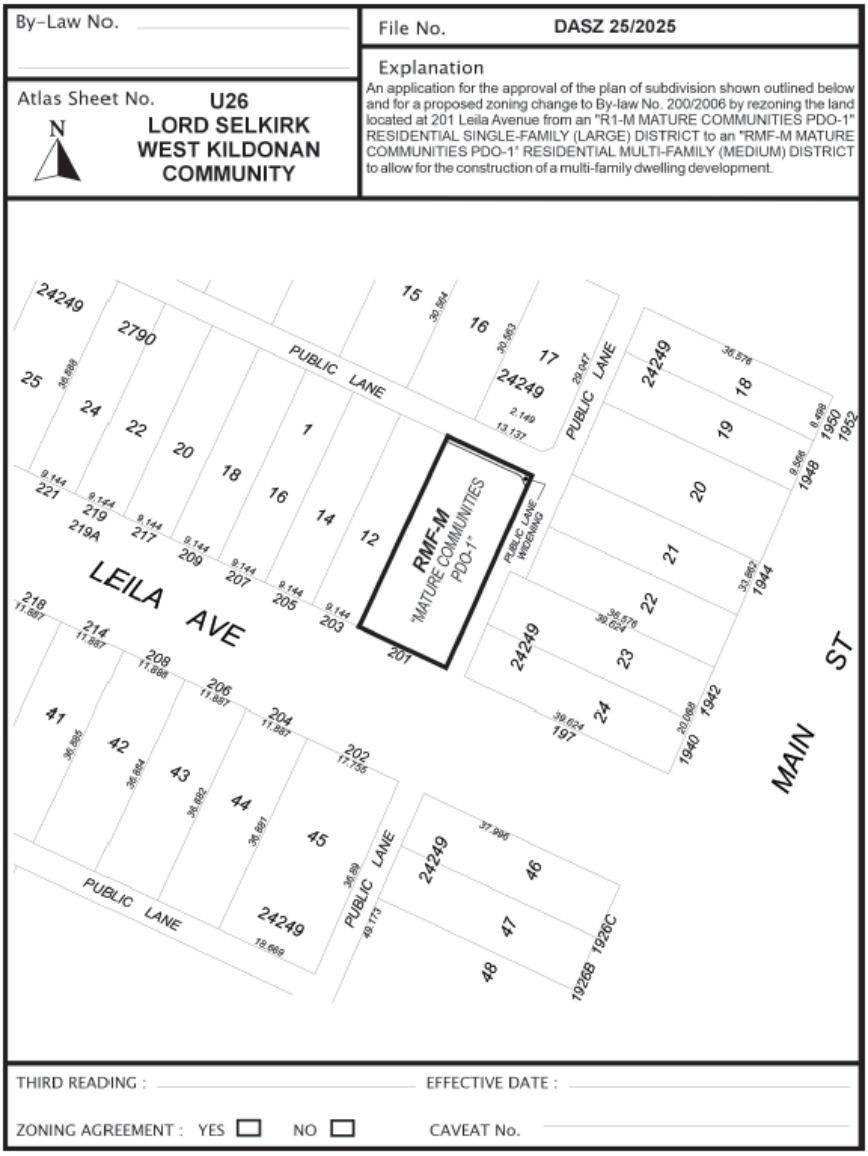
File: DASZ 25/2025

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

Public Hearing: October 2, 2025
Council Building, 510 Main Street

Applicant: GS Homes Ltd.

Subject:



Premises Affected: 201 Leila Avenue

For submission to: Executive Policy Committee

Prepared by: P. Prinsloo, Senior Committee Clerk
Lord Selkirk-West Kildonan Community Committee

Report date: October 2, 2025

Community Committee Recommendation:

On October 2, 2025, the Lord Selkirk-West Kildonan Community Committee concurred in the recommendation of the Winnipeg Public Service and, via the Priority Rezoning Process, recommended to the Executive Policy Committee:

1. That the subdivision proposed under Development Application No. DASZ 25/2025 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 22, 2025 and attached as Schedule "B" to this report, as amended in accordance with the report of the Administrative Coordinating Group dated September 22, 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 to an "RMF-M MATURE COMMUNITIES PDO-1" Residential Multi-Family (Medium) District, in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated September 22, 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 25/2025 (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 25/2025 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.

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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 for DAV 25-140993/D 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 25/2025.

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

1. This is a modest densification along a regional street that frankly has too much motor vehicle traffic firing up and down it which living on Leila I'll be able to tell you, but aside from that I think that this is a modest, going from one family unit to six, I think that's excellent.

2. They didn't need a parking variance in those terms so it is a great improvement in the Margaret Park neighbourhood and you know, technically if you go along Leila or Partridge, which is the next street south, there's a lot of density that's been built in there, so this is not a motion to build a small apartment block, this is only taking only 33% of the lot's footprint, which is quite good.

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 8, 2025 2. Notification of Public Hearing dated August 13, 2025 3. Manitoba Status of Title 3262676/1 4. Letter of authorization dated May 26, 2025 from Guriqbal Singh Ghuman to GS Homes Ltd. and its Representatives 5. Caveat 5409363/1 6. Plans (9 pages) 7. Report from the Urban Planning Division dated September 22, 2025 8. Inspection Report 9. Presentation in support of the application submitted by the Applicant at the public hearing 10. Recording of Representations

REPRESENTATIONS:

In Support:

Jay Singh
Guriqbal Ghuman

In Opposition:

Nil

For Information:

Nil

For the City:

S. Jerez, Planner, Planning, Property and Development Department

Exhibit "7" referred to in File DASZ 25/2025

ADMINISTRATIVE REPORT

Title: DASZ 25/2025 – 201 Leila AVE

Issue: An application for consideration at the Public Hearing to subdivide and rezone the subject site from an "R1-M" Residential Single-family (Medium) District to an "RMF-M Mature Communities PDO-1" District.

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

AUTHORIZATION

Author	Department Head	CFO	CAO
S. Jerez, RPP MCIP	n/a	n/a	

RECOMMENDATIONS

1. That the subdivision proposed under Development Application No. DASZ 25/2025 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 22, 2025 and attached as Schedule "B" to this report, as amended in accordance with the report of the Administrative Coordinating Group dated September 22, 2025, and attached as Appendix "B" to this report, and with such other minor changes as may be required.
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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.

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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 for DAV 25-140993/D 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 25/2025.

REASON FOR THE REPORT

- The applicant intends to subdivide and rezone approximately the site to provide land for a right of way expansion and to develop a 6 unit multi-family dwelling.
- Rezoning applications require a Public Hearing as per the Development Procedures By-law and The City of Winnipeg Charter.
- The Report is being submitted for the Committee’s consideration of the development application at the Public Hearing.

OURWINNIPEG 2045 POLICY ALIGNMENT

City Building Objective 1: Responsibly plan, prioritize and accommodate growth in areas that best support Complete Communities principles, to achieve this Plan's sustainable development goals. Facilitate growth and change strategically within Winnipeg's unique Transformative Areas and Established Neighbourhoods.

01-1a OurWinnipeg Approach to City Building: Promote compact urban form and manage the extension of municipal services for new growth. Support new developments that are contiguous with existing developments to minimize the spatial use of land and the extension of services.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

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

SUBMITTED BY

Department	Planning, Property and Development
Division	Urban Planning & Design Division
Prepared by	S. Jerez, RPP MCIP
Date:	September 22, 2025
File No.	DASZ 25/2025

List of Schedules and Attachments

Schedule "A"	Planning Discussion.
Schedule "B"	File 25/2025**,** Lord Selkirk - West Kildonan Community Committee, dated September 22, 2025.
Appendix "A"	Proposed By-law
Appendix "B"	Report of the Administrative Coordinating group, RE: Proposed Subdivision and Rezoning of Land Located at 201 Leila Avenue, dated September 22, 2025.
Appendix "C"	Plan Considerations

SCHEDULE 'A'

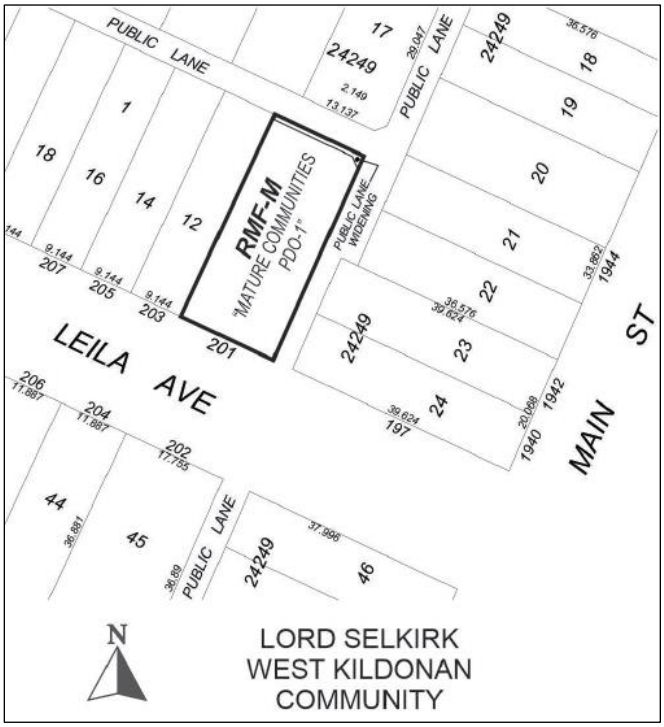
DATE:	September 22, 2025
FILE:	**DASZ 25/2025**
RELATED FILES:	DAV 25-160387\D
COMMUNITY:	Lord Selkirk-West Kildonan Community
NEIGHBOURHOOD #:	3.318 - Margaret Park

SUBJECT: To subdivide and rezone the subject site from an "R1-M" Residential Single-family (Medium) District to an "RMF-M Mature Communities PDO-1" District.

LOCATION: 201 Leila Avenue

LEGAL DESCRIPTION:

LOT 10 BLOCK 1 PLAN 2790 15 K



APPLICANT: G S HOMES LTD.
943 Kapelus Drive Dr Suite 5
Winnipeg, MB R4A 5A4

OWNERS: Guriqbal Ghuman
41 Griffin Way
West St Paul, MB R4A 0B1

RECOMMENDATION: Approval with conditions

DISCUSSION

SITE DESCRIPTION

- The subject property is located on the north side of Leila Avenue between Main Street and Aikins Street, in the Margaret Park neighbourhood of the Mynarski ward.
- The subject site is 1,426 square feet in area, and is currently occupied by a 1,426 square foot, one & three-quarter storey single-family dwelling built in 1922.
- The subject site is accessed by a concrete back lane and flanks an east side public lane serving commercial uses on Main Street.
- Under the *Complete Communities Direction Strategy 2.0*, the site is within the Established Neighbourhoods – Mature Communities policy area. The property is currently zoned an "R1-M" Residential Single-family District and falls within Area 1 under the *Small Scale and Low-Rise Residential Development Guidelines for Mature Communities.*

Figure 1: Aerial photo of subject site and surrounding area *(flown 2024)*

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Public lane, then single family residential uses with frontage on Newton Avenue zoned "R2" Residential Two-Family zoned "R1-M" Residential Single-family.

South: Leila Avenue, then single family residential uses zoned "R1-M" Residential Single-family.

East: Public lane, then commercial uses and a 23-unit multi-family building zoned "C2" Commercial Community.

West: Single-family dwelling then single-family dwellings zoned "R1-M" Residential Single-family.

Figure 2: Zoning of the Site and Surrounding Area

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing to rezone the subject site from an "R1-M" Residential Single-Family (Medium) District to an “RMF-M” Residential Multi-family Medium District, and to subdivide +/- 351.1 square feet of land for corner cut at the function of the east side and rear public lanes. The application intends to construct a multi-family development containing six (6) dwelling units and accessory parking with six (6) parking spaces. Vehicular access to the property is proposed by way of the existing concrete rear laneway.
- Drawings submitted with the subject application show a two building (+/- 26.75 feet in height), with two basement units and four two-storey units above grade. Each unit has a separate entrance, located on the front façade facing Leila Avenue, the east elevation facing the flaking lane, and on the rear elevation facing the rear lane.
- The elevations provided show a mix of engineered wood siding, Hardie panels and stucco. The entries for the two storey units are 3 feet 10 inches above grade, and entrances for the basement and second floor units are located in the rear yard at grade.
- The proposed building is offset, with the west side of the building extending further into the rear yard that the east side of the building. This staggering has the effect of screening entrances from the abutting single-family use. The proposed building footprint is 2,111.64 square feet which represents a lot coverage of 33.47%.
- The applicant has proposed a front yard setback of 15.25 feet and a rear yard setback of approximately 31.25 feet.
- A cedar garbage enclosure is indicated on the site plan on the proposed plans abutting the east side lane, however dimensions and details have not been provided.
- A site plan, floor plans, and elevations have been provided. The location of air conditioners and sump discharge are not shown on the plans submitted.

- Plans include a 4 foot 11 inch wide accessible, paved pathway connecting the public sidewalk, along the east side of the proposed building, to the rear parking area.
- The percentage of soft landscaping proposed is 30%.
- An arborist report has been provided, however landscaping information provided is limited, with the site plans 2 trees and 18 shrubs. A fence is indicated on the proposed site plan, however details are not provided.
- A concurrent Variance application has been submitted under File No. 25-160387\D to address the substandard lot area, reduced setbacks, street edge landscaping, and buffering of the proposed parking area. Please see the associated report for additional details.

COLLABORATIVE PLANNING AND CONSULTATION

- The applicant worked closely with the Public Service beginning in 2023, to revise plans and confirm support for the subject application.

ANALYSIS AND ISSUES

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

- *The Complete Communities Direction Strategy 2.0* (*CCDS 2.0*) is one of four direction strategies supporting *OurWinnipeg*, the city's long-range development plan, and has statutory authority as a secondary plan. The strategy guides land use and development in Winnipeg.
- The subject property is located in a "Established Neighbourhoods – Mature Communities" Policy Area as outlined in *CCDS 2.0*. Mature Communities are characterized by older housing stock and low to high residential densities, and provide employment opportunities and a variety of neighbourhood amenities, typically within a short walk, bicycle trip, or transit ride. These neighbourhoods present some of the best opportunities to accommodate infill development, increase housing choice and make the best use of existing infrastructure.
- The goals and policies from *CCDS 2.0* that apply to the subject property include:

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

  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:

  a. Applicable City-endorsed policies or guidelines;

b. *Proximity to Downtown, Mixed Use Centres, Major Redevelopment Sites and Mixed Use Corridors;*

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

d. *The supporting transit, pedestrian and active transportation network; and*

e. *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.*

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

1.10 Develop small-scale and low-rise residential development guidelines that will direct the location and design of residential infill development in Mature Communities through the use of planning and design guidelines implemented through regulation to ensure residential infill development achieves the following:

a. *Provides a diversity of housing options for all residents, at all life stages, in all neighbourhoods;*

b. *Maintains a balanced mix of housing within each neighbourhood;*

c. *Distributes additional residential density amongst mature neighbourhoods;*

d. *Contributes to the physical renewal and revitalization of older neighbourhoods;*

e. *Supports transit and maximizes walkability;*

f. *Makes more efficient use of existing municipal infrastructure and community facilities;*

g. *Increases population levels to enhance neighbourhood schools, community centres, commercial areas and main streets (i.e. Urban Mixed Use Corridors);*

h. *Respects and enhances the character of existing neighbourhoods through compatible development; and*

i. *The small-scale and low-rise residential development guidelines may provide additional and more detailed locational criteria than that identified in this By-law, to respond to area specific planning considerations.*

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.*

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

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

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

Goal 3: *Ensure all communities provide a diversity of housing options and meet resident life-cycle housing needs.*

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

3.2 Encourage a mix of types, tenures and unit sizes within residential developments. Make provisions for unit sizes that can accommodate varying family sizes and multi-generational households.

3.3 *Increase the supply of affordable housing within Established Neighbourhoods in proximity to commercial amenities, recreational opportunities and frequent transit service.*

3.4 Encourage development that incorporates affordable housing to locate close to the Primary Transit Network, rapid transit stations, and Urban Mixed Use Corridors.

3.6 Encourage new development that incorporates housing types that enable "aging in place" in Established Neighbourhoods.

CITY OF WINNIPEG ZONING BY-LAW 200/2006

"R1-M" Residential Single-Family Medium District

- The intent of the "R1-M" zoning district is to accommodate primarily single-family residential development in lower-density areas.
- The "R1-M" district requires: a minimum lot width of 25 feet, a minimum lot area of 3,500 square feet, side yards of 4 feet, a front yard of 15 feet, and a rear yard of 25 feet. The maximum building height is 35 feet.

"RMF-M" Residential Multi Family (Medium)

- The "RMF-M" zoning district is intended to accommodate the development of multi-family units in neighbourhoods with medium to high residential densities.
- The dimensional standards for multifamily structures in the "RMF-M" zone are: a minimum front yard of 25 feet; a minimum rear yard of 25 feet; a minimum side yard of 8 feet, and, a maximum building height of 60 feet. The minimum lot area is 9,000 square feet and the minimum lot area per dwelling unit is 800 square feet.

Reason for Rezoning and Subdivision

- The applicant is required to rezone the site from "R1-M" to "RMF-M" in order to develop a six (6) unit multi-family building.
- The Public Service requested that the applicant undertake a subdivision to provide land at the northeast corner of the site to facilitate a minor widening of the public right of way at the point where the north-south and east-west lanes intersect.

SMALL SCALE & LOW-RISE RESIDENTIAL DEVELOPMENT GUIDELINES FOR MATURE COMMUNITIES

- The *Small Scale and Low-Rise Residential Development Guidelines for Mature Communities (Infill Guidelines)* were adopted by Council on June 24, 2021.
- The *Infill Guidelines* establish Preferred Location Criteria outlining the circumstances under which to permit specific housing types. The application adheres to the Location Criteria for low rise multi-family development in Area 2, in that the property is on an internal corner lot, it is located on an arterial road, and has one side yard abutting a commercial use.
- The proposed 6-unit multi-family development meets the *Infill Guideline* design policies, including elements such as building height, setbacks, material finishes and glazing, and soft landscaping.

COMPATIBILITY WITH THE SURROUNDING AREA

- As part of analyzing whether a project is "complementary" to existing development, the Urban Planning Division takes into consideration such things as land use, building heights, built-form, density, setbacks, parking, site access, and landscaping/buffering.
- The subject property is located in an area zoned "R1-M" Residential Single-family Medium and characterized by single-family housing, with a mix of small to medium scale commercial uses and multi-family dwellings located along the adjacent Main Street Urban Mixed Use Corridor.
- The subject site is located along an arterial route, and on a transitional lot at the east end of the block at the corner of Leila Avenue and the public lane serving the Main Street Urban Mixed Use Corridor, which is well serviced by Winnipeg Transit and a mix of commercial uses and residential scale. As a result of its location, it is atypical of the block in its larger lot size.
- From the perspective of scale and built form, the proposed six-plex will be two storeys, well below the maximum permitted height of 70 feet in the proposed "RMF-M: zoning district, and below the maximum permitted height of 35 feet in the existing "R1" zoning district. In addition, the applicant is proposing and east side yard of 6 feet from the proposed multi-family dwelling to the west side property line shared with the neighbouring dwelling.
- The proposed scale, character and built form of the proposed multi-family dwelling reflects existing development on the street and is compatible with adjacent land uses, providing a modest increase in density, and increased choice in housing types to help meet the lifecycle needs of Winnipeg residents.
- The proposal to develop a multi-family project on the subject property bridges the existing development in the area, providing a modest increase in density and a suitable transition between the existing form, character and development on the street to the scale and uses along the Main Street Urban Mixed Use Corridor. Rezoning the subject property from "R1-M" to "RMF-M" for the creation of a six (6) unit multi-family dwelling use fits the land use context of the existing development surrounding the subject site.
- Given the location of this site along an arterial road, and on a transitional lot to the Main Street Urban Mixed-Use Corridor under the *Complete Communities Direction Strategy 2.0*, the Urban Planning & Design Division is supportive of a rezoning application to rezone to "RMF-S" Residential Multi-Family (Medium) for the development of the proposed 6-unit

multi-family residential building with a proposed density of 1,109.6 square feet per dwelling unit.

RECOMMENDATION

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

- The subdivision and rezoning application would generally comply with the *Complete Communities Direction Strategy* and would be compatible with the surrounding area.

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

Report Prepared by: S. Jerez, RPP MCIP
PPD File #: DASZ 25/2025

Schedule "B" for File DASZ 25/2025
Lord Selkirk West Kildonan Community Committee, dated September 22, 2025

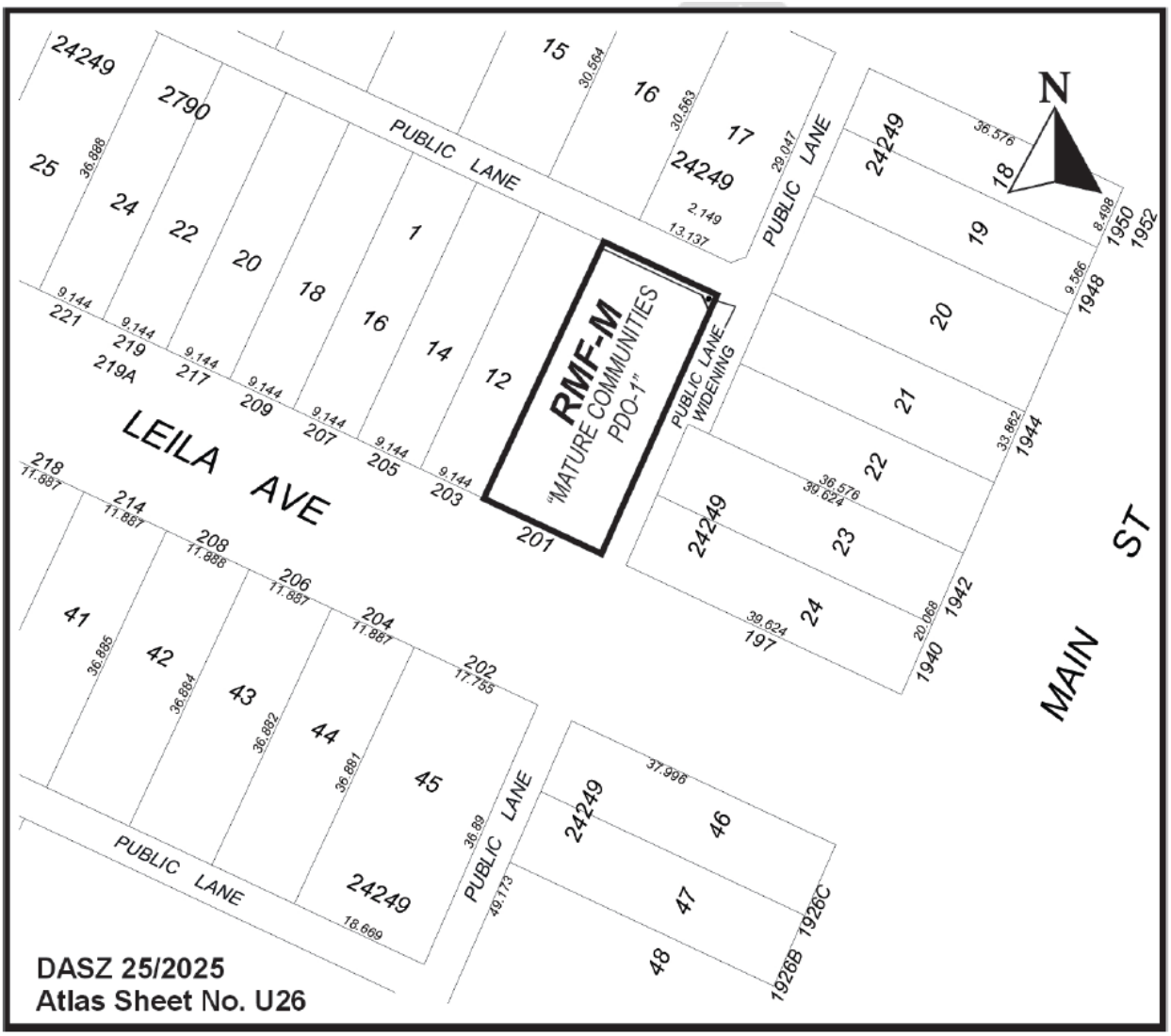
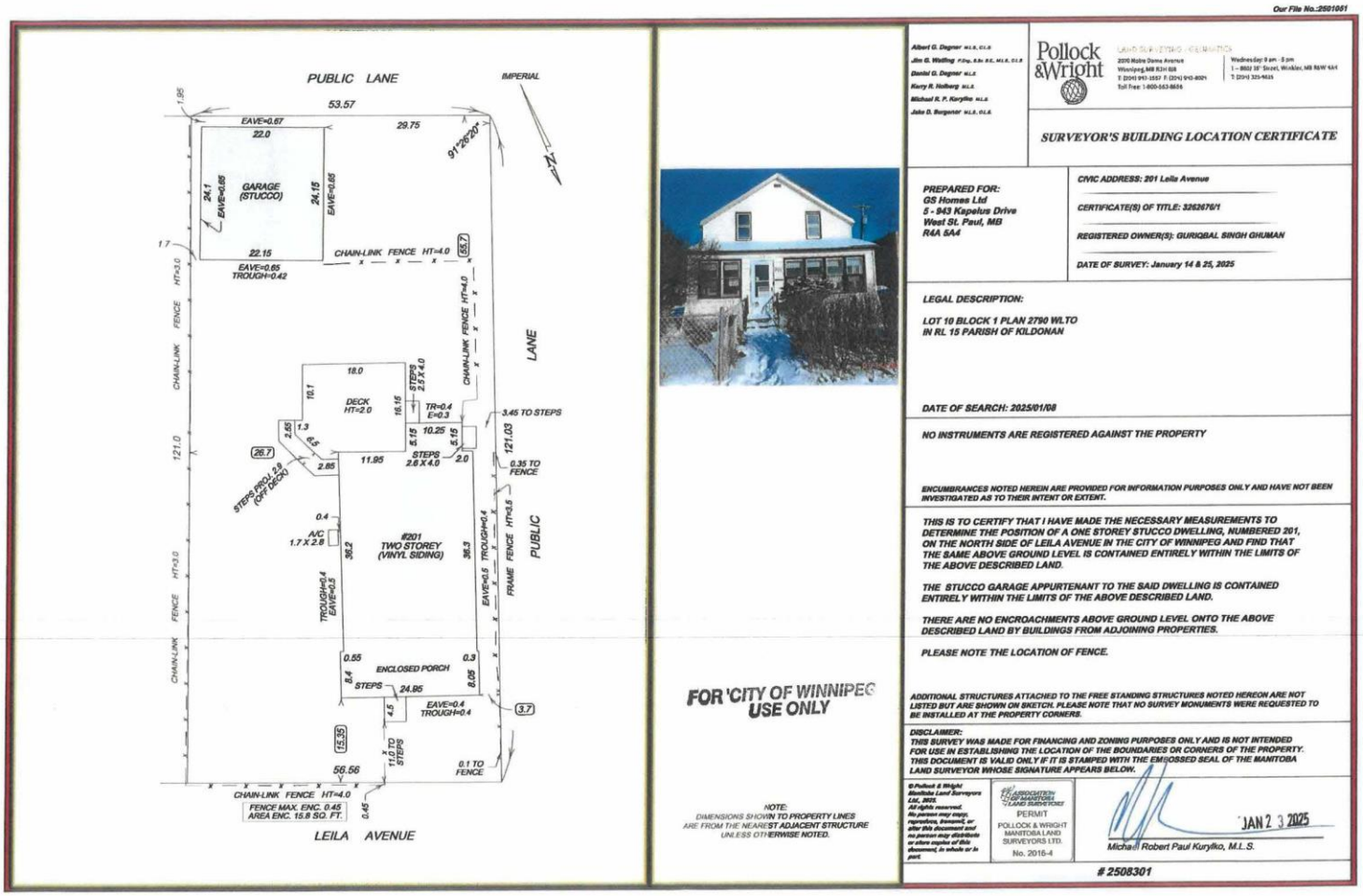
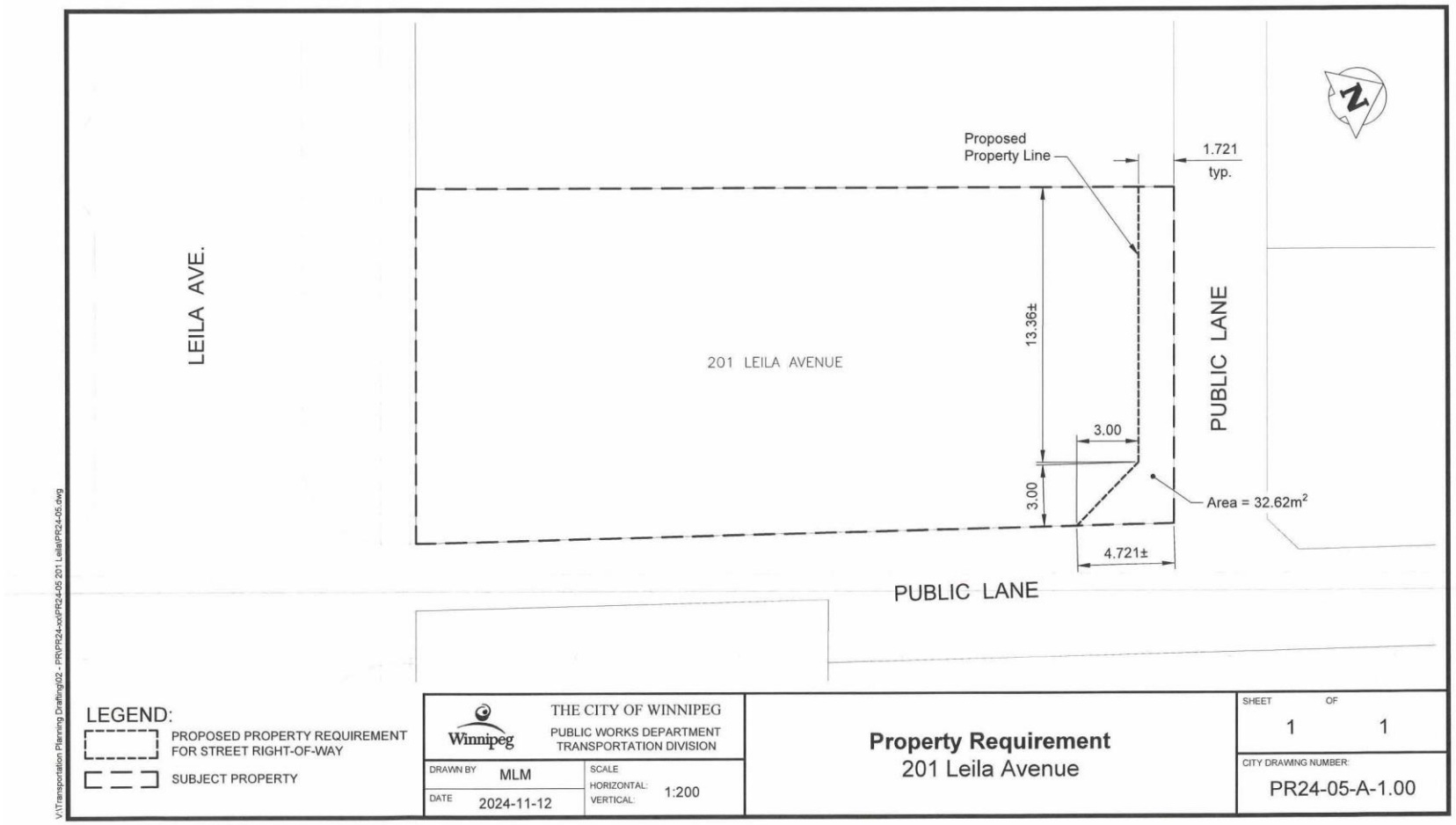


Exhibit “6” referred to in File DASZ 25/2025




LEILA AVE.
201 LEILA AVENUE
Proposed
Property Line
1.721
typ.
13.36±
PUBLIC LANE
3.00
3.00
Area = 32.62m²
4.721±
PUBLIC LANE
N
LEGEND:
PROPOSED PROPERTY REQUIREMENT FOR STREET RIGHT-OF-WAY
SUBJECT PROPERTY
THE CITY OF WINNIPEG
PUBLIC WORKS DEPARTMENT
TRANSPORTATION DIVISION
DRAWN BY MLM
DATE 2024-11-12
SCALE
HORIZONTAL: 1:200
VERTICAL:
Property Requirement
201 Leila Avenue
SHEET 1 OF 1
CITY DRAWING NUMBER:
PR24-05-A-1.00
V:\Transportation Planning Drafting\02 - PR\PR24-xx\PR24-05 201 Leila\PR24-05.dwg

All architectural renderings depicted or otherwise described herein are onceptual only, and are based upon conceptual development plans, which are subject to revisions and other changes. They should not be relied upon as representations of the final design.

201 Leila Avenue - SIX-PLEX

WINNIPEG, MB

ARCHITECTURAL SHEET INDEX

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A-2	FRONT & REAR ELEVATIONS
A-3	SIDE ELEVATIONS
A-4	MAIN FLOOR PLAN
A-5	SECOND FLOOR PLAN
A-6	BASEMENT FLOOR PLAN

STRUCTURAL SHEET INDEX

S-1	FOUNDATION PLAN
S-2	SECOND FLOOR STRUCTURAL PLAN
S-3	ROOF STRUCTURAL PLAN
S-4	BUILDING SECTIONS
S-5	SECTIONS & DETAILS

GENERAL NOTES

1. THIS BUILDING IS CLASSIFIED AS PART 9 "HOUSING AND SMALL BUILDING".
2. THE DESIGN OF THIS BUILDING IS IN ACCORDANCE WITH:
   a. 2024 MANITOBA BUILDING CODE
   b. 9.4 "STRUCTURAL REQUIREMENTS",
   c. 9.4.1.1. "GENERAL" 9.4.1.1.1) a), b), c) AND
   d. 9.4.4.4.
3. DO NOT SCALE DRAWINGS. ALL DIMENSIONS MUST BE VERIFIED PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGNER.
4. DESIGN SPECIFIED FLOOR LOADS = 40 PSF. DESIGN SPECIFIED SNOW LOAD = 26 PSF. NOTE: LOAD REDUCTIONS HAVE BEEN USED IN THE DESIGN OF THIS STRUCTURE. DESIGN LOADS AND ASSUMPTIONS AS PER THE 2024 MANITOBA BUILDING CODE AND TABLE 1 "DESIGN ASSUMPTIONS" OF THE SPAN BOOK-2020 EDITION.
5. DO NOT CUT OR DRILL OPENINGS IN ANY STRUCTURAL MEMBERS WITHOUT WRITTEN APPROVAL FROM THE ENGINEER.
6. STRUCTURAL DRAWINGS SHOW THE COMPLETED STRUCTURE. THEY DO NOT SHOW COMPONENTS WHICH MAY BE NECESSARY FOR SAFETY DURING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION SITE SAFETY AND TO ENSURE THAT ALL SUBTRADES CONFORM TO THE LATEST REGULATIONS OF THE PROVINCIAL "BUILDING PROTECTION ACT", TO PROVIDE ALL NECESSARY SAFETY EQUIPMENT AS REQUIRED THEREIN AND TO NOTIFY LOCAL AUTHORITIES AS REQUIRED BY LAW. THE GENERAL CONTRACTOR SHALL DESIGN ALL SHORING, FORM WORK, AND BRACING TO ENSURE PROPER CONSTRUCTION AND ERECTION.
7. THE CONTRACTOR SHALL CONFORM TO THE COLD WEATHER REQUIREMENTS OF THE CSA STANDARD A23.1/A23.2 AND THE NATIONAL BUILDING CODE.
8. IT IS THE GENERAL CONTRACTORS RESPONSIBILITY TO LOCATE ALL SITE SERVICES PRIOR TO CONSTRUCTION.
9. THE CONTRACTOR SHALL VISIT THE SITE, AND NOTE ALL CHARACTERISTICS AND IRREGULARITIES AFFECTING THE WORK OF THIS PROJECT.
10. THE BUILDING AND, IN PARTICULAR, THE FOUNDATION IS DESIGNED BASED ON A COMPLETE SYSTEM THAT COMPLIES WITH THE INTENT AND PRESCRIPTIVE REQUIREMENTS OF PART 9 OF THE 2024 MANITOBA BUILDING CODE TO ENSURE ALLOWABLE LOADS GOVERN. THIS SYSTEM INCLUDES LOAD SHARING (REDISTRIBUTION OF LOADS) BY COMPONENTS SUCH AS ADJUSTABLE TELEFOSTS, WOOD FRAMED WALLS, CONCRETE WALLS AND CONCRETE GRADE BEAMS WHERE APPLICABLE.
11. SMOKE ALARMS SHALL BE HARD-WIRED, INTERCONNECTED AND LOCATED AS PER THE NATIONAL BUILDING CODE 9.10.19.
12. T.V's, KITCHEN CABINETS, STAIR RAILINGS, TOILET PAPER HOLDERS AND TOWEL RACKS TO BE BACKED WITH ONE 2x6.

201 LEILA AVE
6-PLEX

TITLE SHEET

REV.	DESCRIPTION	DATE
A	ISSUED FOR CONCEPTUAL REVIEW	08.01.2023
C	ISSUED FOR CONSTRUCTION	31.01.2024

THESE DRAWINGS ARE THE PROPRIETARY WORK PRODUCT OF WPG DRAFTING & DESIGN. THE USE OF THESE DRAWINGS AND IT CONCEPTS FOUND THEREIN WITHOUT THE WRITTEN PERMISSION OF WPG DRAFTING & DESIGN IS PROHIBITED. THIS DRAWING IS INTENDED ONLY FOR THE BUILDING PERMIT & CONSTRUCTION OF 201 Leila Avenue, AND IT IS NOT AUTHORIZED TO OBTAIN ADDITIONAL BUILDING PERMIT ON ANY OTHER SITE

Sheet Size : 11 x 17

Date February 28, 2025

Drawn By RK

Checked By RK

A-0

Scale

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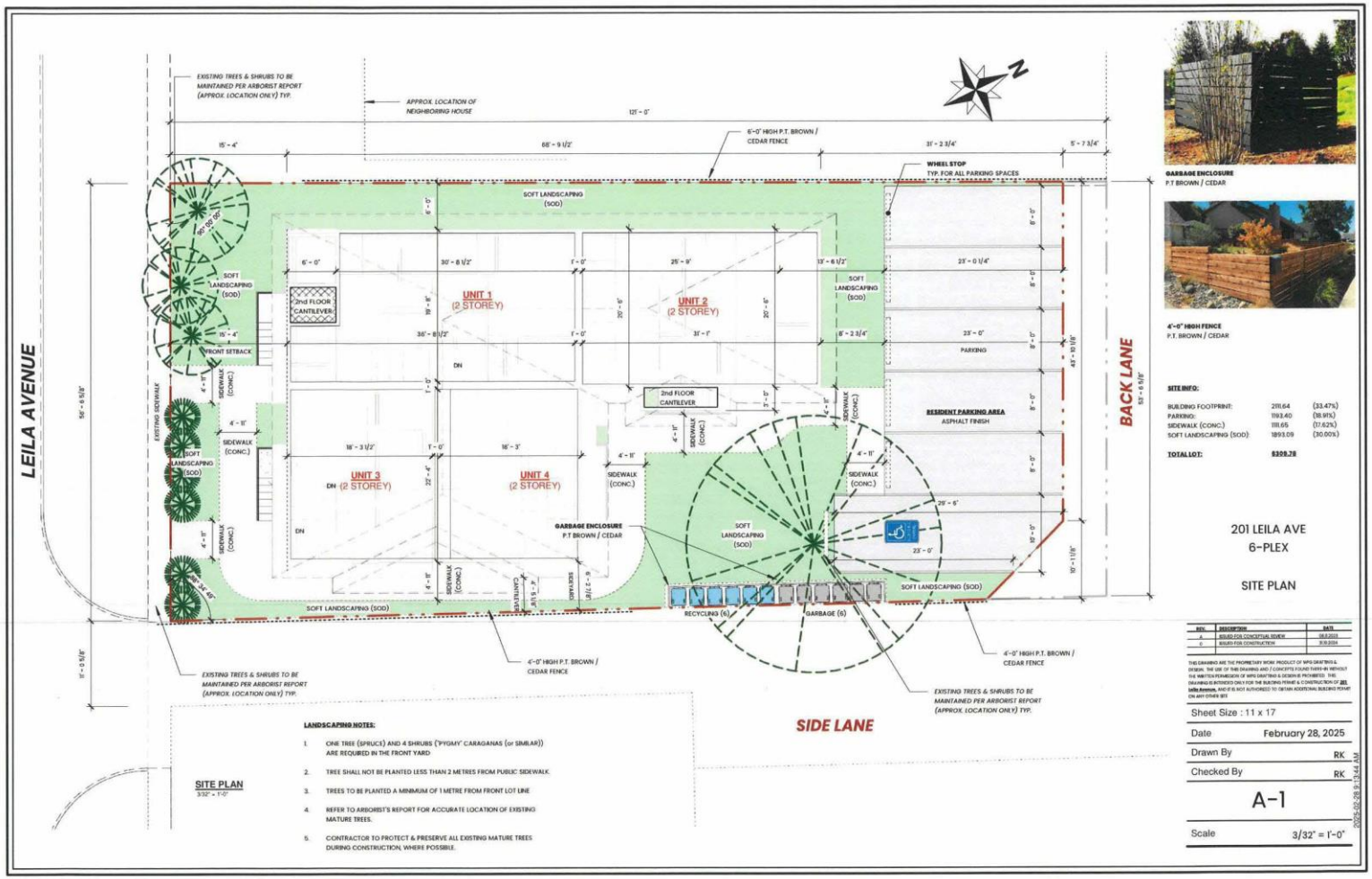
LEILA AVENUE
BACK LANE
SIDE LANE
EXISTING TREES & SHRUBS TO BE MAINTAINED PER ARBORIST REPORT (APPROX. LOCATION ONLY) TYP.
APPROX. LOCATION OF NEIGHBORING HOUSE
6'-0" HIGH P.T. BROWN / CEDAR FENCE
WHEEL STOP TYP. FOR ALL PARKING SPACES
SOFT LANDSCAPING (SOD)
UNIT 1 (2 STOREY)
UNIT 2 (2 STOREY)
UNIT 3 (2 STOREY)
UNIT 4 (2 STOREY)
2nd FLOOR CANTILEVER
FRONT SETBACK
SIDEWALK (CONC.)
RESIDENT PARKING AREA ASPHALT FINISH
PARKING
GARBAGE ENCLOSURE P.T BROWN / CEDAR
RECYCLING (6)
GARBAGE (6)
4'-0" HIGH P.T. BROWN / CEDAR FENCE
EXISTING TREES & SHRUBS TO BE MAINTAINED PER ARBORIST REPORT (APPROX. LOCATION ONLY) TYP.
SITE PLAN
3/32" = 1'-0"
LANDSCAPING NOTES:
1. ONE TREE (SPRUCE) AND 4 SHRUBS ('PYGMY' CARAGANAS (or SIMILAR)) ARE REQUIRED IN THE FRONT YARD
2. TREE SHALL NOT BE PLANTED LESS THAN 2 METRES FROM PUBLIC SIDEWALK.
3. TREES TO BE PLANTED A MINIMUM OF 1 METRE FROM FRONT LOT LINE
4. REFER TO ARBORIST'S REPORT FOR ACCURATE LOCATION OF EXISTING MATURE TREES.
5. CONTRACTOR TO PROTECT & PRESERVE ALL EXISTING MATURE TREES DURING CONSTRUCTION, WHERE POSSIBLE.
GARBAGE ENCLOSURE
P.T BROWN / CEDAR
4'-0" HIGH FENCE
P.T. BROWN / CEDAR
SITE INFO:
BUILDING FOOTPRINT: 2111.64 (33.47%)
PARKING: 1193.40 (18.91%)
SIDEWALK (CONC.) 1111.65 (17.62%)
SOFT LANDSCAPING (SOD): 1893.09 (30.00%)
TOTAL LOT: 6309.78
201 LEILA AVE
6-PLEX
SITE PLAN
Sheet Size : 11 x 17
Date February 28, 2025
Drawn By RK
Checked By RK
A-1
Scale 3/32" = 1'-0"

NOTES:

1. WINDOW SIZES ON ARCHITECTURAL PLANS INDICATE ACTUAL WINDOW DIMENSIONS. REFER TO SHOP DRAWINGS FOR ROUGH OPENINGS.
2. WINDOW WELLS MAY BE REQUIRED BASED ON GRADING SITE CONDITIONS.
3. POSTS TO BE THE SAME NUMBER OF PLIES AS THE BEAM, LINTEL OR GIRDER THEY SUPPORT.
4. LINTELS LESS THAN 4'-0" TO BE 2-2x10 UNLESS OTHERWISE SPECIFIED.
5. LINTELS GREATER THAN 4'-0" TO BE 3-2x10 w/ DOUBLE JACKS EACH END.
6. OVERHANGS TO BE 1'-0" UNLESS OTHERWISE SPECIFIED.
7. GARAGE ROOF VENTING PER 9.19.1.
8. HOUSE ROOF VENTING PER 9.19.1.2.

FRONT ELEVATION (LEILA AVENUE)
1/8" = 1'-0"

FRONT FACADE MATERIALS (SQ.FT):

WINDOWS & DOORS*:	250	(25%)
PROMINENT BUILDING FACADE		
- HARDIE PANELS (1) :	230	(26%)
- HORIZ. KWP SIDING:	165	(18%)
- VERT. KWP BOARD & BAT.:	190	(21%)
- HARDIE PANELS :	65	(7%)
TOTAL:	**900**	

*INCLUSIVE OF 4" TRIM.

REAR ELEVATION (BACK LANE)
1/8" = 1'-0"

DOOR SCHEDULE

I.D.	Width	Height	Quantity
D-1	2'-8"	6'-8"	37
D-2	2'-8"	6'-8"	5
D-5	4'-0"	6'-8"	5
D-6	4'-0"	6'-8"	4
D-7	2'-0"	6'-8"	7
D-8	4'-0"	6'-8"	1
D-9	1'-6"	6'-8"	2
D-10	3'-0"	6'-8"	2
ED-1	2'-6"	6'-8"	2

WINDOW SCHEDULE

I.D.	Width	Height	Quantity
BW-1	5'-0"	3'-8"	4
BW-2	3'-6"	2'-8"	1
BW-3	5'-0"	2'-8"	1
ED-1	3'-4"	2'-2"	6
W-1	3'-6"	6'-6"	8
W-2	5'-6"	5'-6"	8
W-3	2'-0"	5'-6"	4
W-4	2'-0"	6'-6"	1
W-5	2'-0"	7'-0"	2
W-6	3'-6"	3'-6"	1

201 LEILA AVE
6-PLEX

FRONT & REAR ELEVATION

REV.	DESCRIPTION	DATE
A	ISSUED FOR CONCEPTUAL REVIEW	08.13.2024
0	ISSUED FOR CONSTRUCTION	02.10.2025

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Sheet Size : 11 x 17	
Date	February 28, 2025
Drawn By	RK
Checked By	RK
A-2	
Scale	As indicated

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DOOR SCHEDULE

I.D.	Width	Height	Quantity
D-1	2' - 8"	6' - 8"	37
D-2	2' - 8"	6' - 8"	5
D-5	4' - 0"	6' - 8"	5
D-6	4' - 0"	6' - 8"	4
D-7	2' - 0"	6' - 8"	7
D-8	4' - 0"	6' - 8"	1
D-9	1' - 6"	6' - 8"	2
D-10	3' - 0"	6' - 8"	2
ED-1	2' - 6"	6' - 8"	2

WINDOW SCHEDULE

I.D.	Width	Height	Quantity
BW-1	5' - 0"	3' - 8"	4
BW-2	3' - 6"	2' - 8"	1
BW-3	5' - 0"	2' - 8"	1
ED-1	3' - 4"	2' - 2"	6
W-1	3' - 6"	6' - 6"	8
W-2	3' - 6"	5' - 6"	11
W-3	2' - 0"	5' - 6"	4
W-4	2' - 0"	6' - 6"	1
W-5	2' - 0"	7' - 0"	2
W-6	3' - 6"	3' - 6"	1

NOTES:

1. WINDOW SIZES ON ARCHITECTURAL PLANS INDICATE ACTUAL WINDOW DIMENSIONS. REFER TO SHOP DRAWINGS FOR ROUGH OPENINGS.
2. WINDOW WELLS MAY BE REQUIRED BASED ON GRADING SITE CONDITIONS.
3. POSTS TO BE THE SAME NUMBER OF PLIES AS THE BEAM, LINTEL OR GIRDER THEY SUPPORT.
4. LINTELS LESS THAN 4'-0" TO BE 2-2x10 UNLESS OTHERWISE SPECIFIED.
5. LINTELS GREATER THAN 4'-0" TO BE 3-2x10 w/ DOUBLE JACKS EACH END.
6. OVERHANGS TO BE 1'-0" UNLESS OTHERWISE SPECIFIED.
7. GARAGE ROOF VENTING PER 9.19.1.
8. HOUSE ROOF VENTING PER 9.19.1.2

201 LEILA AVE
6-PLEX

SIDE ELEVATIONS

REV.	DESCRIPTION	DATE
A	ISSUED FOR CONCEPTUAL REVIEW	08.8.2023
0	ISSUED FOR CONSTRUCTION	31.10.2024

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Sheet Size : 11 x 17

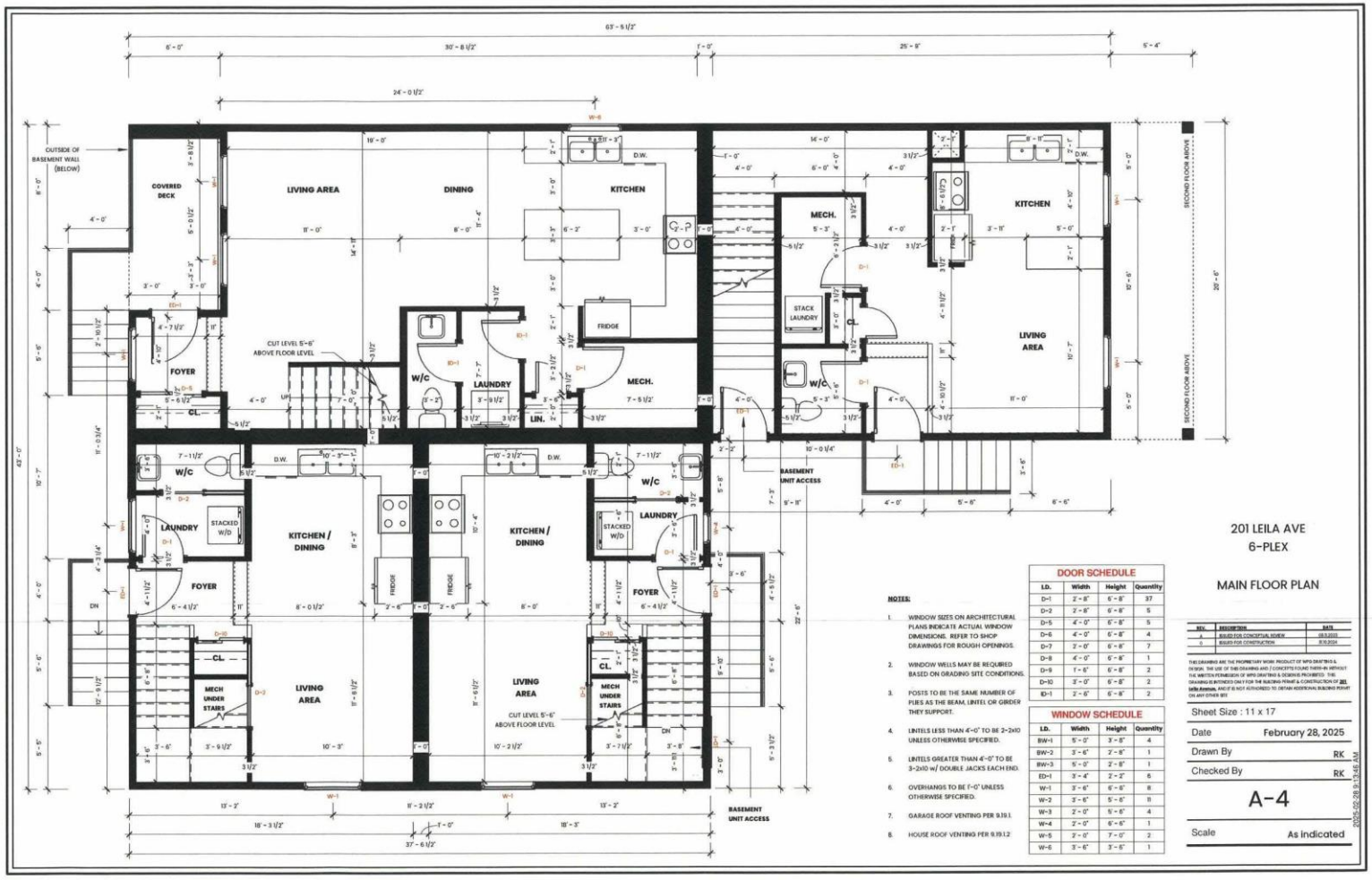
Date February 28, 2025

Drawn By RK

Checked By RK

A-3

Scale As indicated


201 LEILA AVE
6-PLEX
MAIN FLOOR PLAN
COVERED DECK
LIVING AREA
DINING
KITCHEN
FOYER
W/C
LAUNDRY
MECH.
STACK LAUNDRY
CL.
LIVING AREA
KITCHEN / DINING
STACKED W/D
FRIDGE
MECH UNDER STAIRS
BASEMENT UNIT ACCESS
CUT LEVEL 5'-6" ABOVE FLOOR LEVEL
OUTSIDE OF BASEMENT WALL (BELOW)
SECOND FLOOR ABOVE
NOTES:
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8. HOUSE ROOF VENTING PER 9.19.1.2
DOOR SCHEDULE
I.D. | Width | Height | Quantity
D-1 | 2'-8" | 6'-8" | 37
D-2 | 2'-6" | 6'-8" | 5
D-5 | 4'-0" | 6'-8" | 5
D-6 | 4'-0" | 6'-8" | 4
D-7 | 3'-0" | 6'-8" | 7
D-8 | 4'-0" | 6'-8" | 1
D-9 | 1'-6" | 6'-8" | 2
D-10 | 3'-0" | 6'-8" | 2
ED-1 | 2'-6" | 6'-8" | 2
WINDOW SCHEDULE
I.D. | Width | Height | Quantity
BW-1 | 5'-0" | 3'-8" | 4
BW-2 | 3'-6" | 2'-6" | 1
BW-3 | 5'-0" | 2'-8" | 1
ED-1 | 3'-4" | 2'-2" | 6
W-1 | 3'-6" | 6'-6" | 8
W-2 | 3'-6" | 5'-6" | 11
W-3 | 2'-0" | 5'-6" | 4
W-4 | 2'-0" | 6'-6" | 1
W-5 | 2'-0" | 7'-0" | 2
W-6 | 3'-6" | 3'-6" | 1
REV. | DESCRIPTION | DATE
1 | ISSUED FOR CONCEPTUAL REVIEW | 08.9.2025
0 | ISSUED FOR CONSTRUCTION | 10.10.2024
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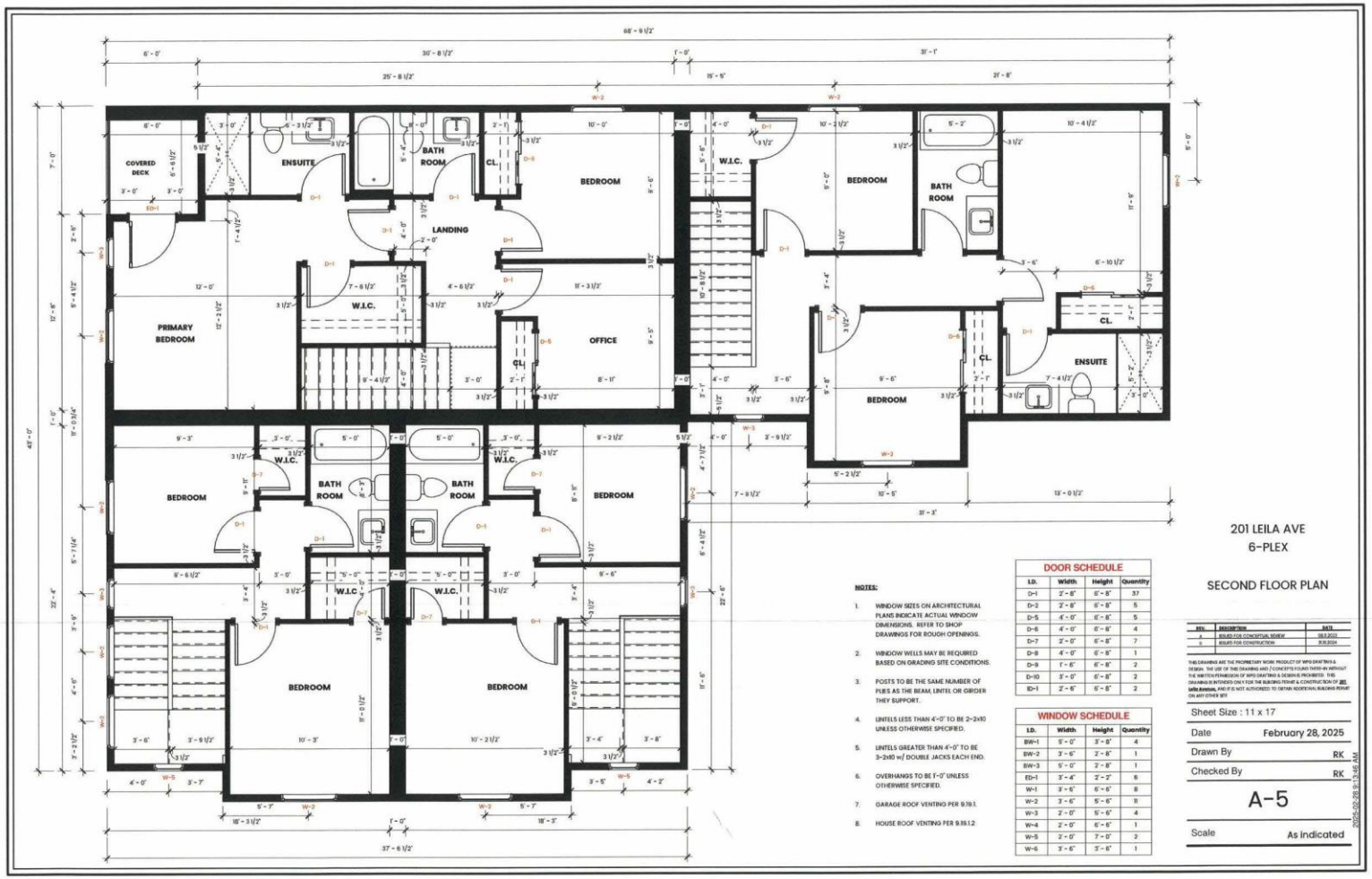
Sheet Size : 11 x 17
Date February 28, 2025
Drawn By RK
Checked By RK
A-4
Scale As indicated


COVERED DECK
ENSUITE
BATH ROOM
CL.
BEDROOM
LANDING
W.I.C.
PRIMARY BEDROOM
OFFICE
BEDROOM
BATH ROOM
ENSUITE
BEDROOM
BATH ROOM
BEDROOM
BEDROOM
BEDROOM
NOTES:
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DOOR SCHEDULE
I.D. | Width | Height | Quantity
D-1 | 2'-8" | 6'-8" | 37
D-2 | 2'-8" | 6'-8" | 5
D-5 | 4'-0" | 6'-8" | 5
D-6 | 4'-0" | 6'-8" | 4
D-7 | 2'-0" | 6'-8" | 7
D-8 | 4'-0" | 6'-8" | 1
D-9 | 1'-6" | 6'-8" | 2
D-10 | 3'-0" | 6'-8" | 2
ID-1 | 2'-6" | 6'-8" | 2
WINDOW SCHEDULE
I.D. | Width | Height | Quantity
BW-1 | 5'-0" | 3'-8" | 4
BW-2 | 3'-6" | 2'-8" | 1
BW-3 | 5'-0" | 2'-8" | 1
ED-1 | 3'-4" | 2'-2" | 6
W-1 | 3'-6" | 6'-6" | 8
W-2 | 3'-6" | 5'-6" | 11
W-3 | 2'-0" | 5'-6" | 4
W-4 | 2'-0" | 6'-6" | 1
W-5 | 2'-0" | 7'-0" | 2
W-6 | 3'-6" | 3'-6" | 1
201 LEILA AVE
6-PLEX
SECOND FLOOR PLAN
REV. | DESCRIPTION | DATE
A | ISSUED FOR CONCEPTUAL REVIEW | 08.9.2023
0 | ISSUED FOR CONSTRUCTION | 9.10.2024
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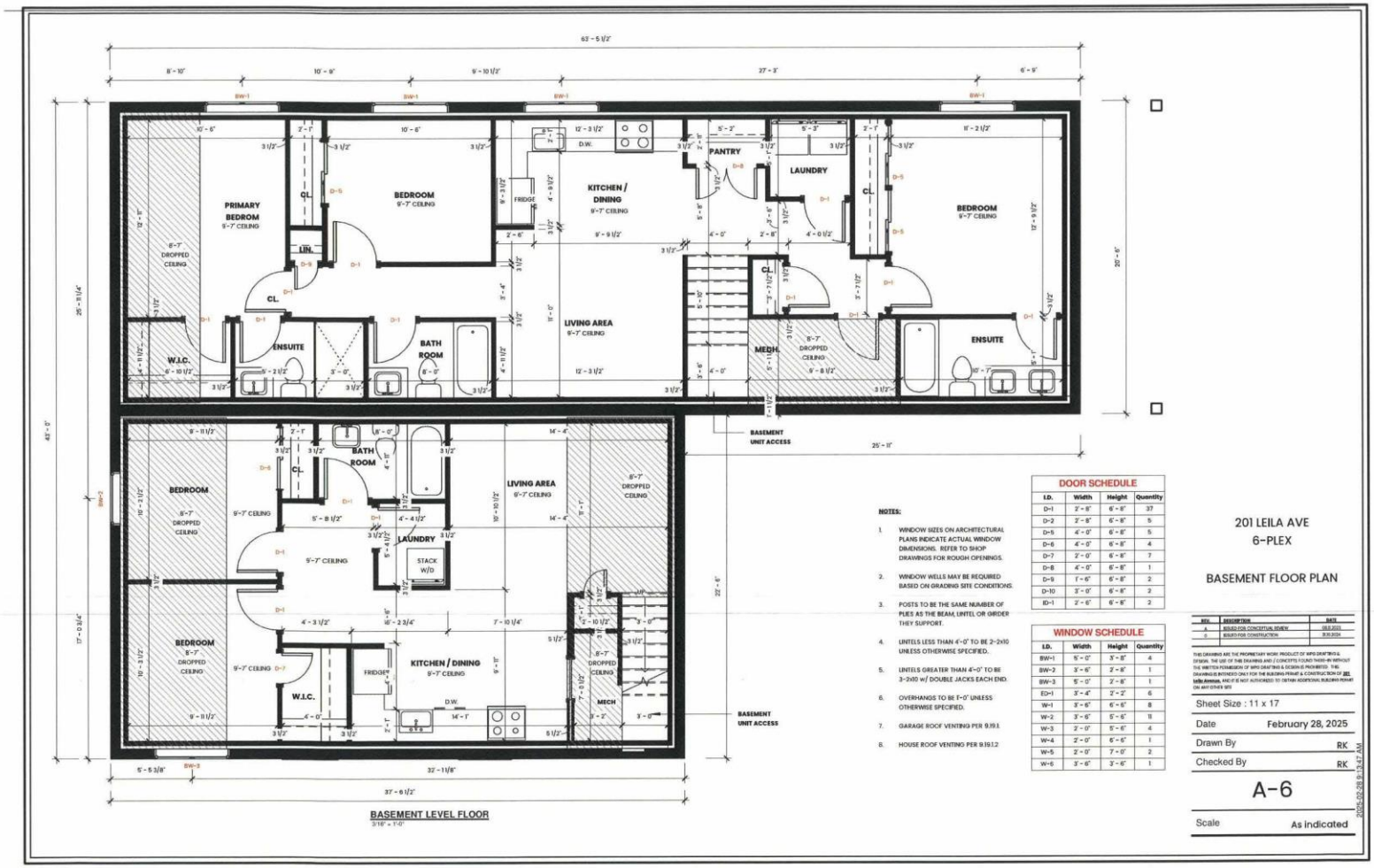
Sheet Size : 11 x 17
Date February 28, 2025
Drawn By RK
Checked By RK
A-5
Scale As Indicated
2025-02-28 9:13:46 AM



NOTES:

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7. GARAGE ROOF VENTING PER 9.19.1.
8. HOUSE ROOF VENTING PER 9.19.1.2

DOOR SCHEDULE

I.D.	Width	Height	Quantity
D-1	2' - 8"	6' - 8"	37
D-2	2' - 6"	6' - 8"	5
D-5	4' - 0"	6' - 8"	5
D-6	4' - 0"	6' - 8"	4
D-7	2' - 0"	6' - 8"	7
D-8	4' - 0"	6' - 8"	1
D-9	1' - 6"	6' - 8"	2
D-10	3' - 0"	6' - 8"	2
ID-1	2' - 6"	6' - 8"	2

WINDOW SCHEDULE

I.D.	Width	Height	Quantity
BW-1	5' - 0"	3' - 8"	4
BW-2	3' - 6"	2' - 6"	1
BW-3	5' - 0"	2' - 6"	1
EO-1	3' - 4"	2' - 2"	6
W-1	3' - 6"	6' - 6"	8
W-2	3' - 6"	5' - 6"	11
W-3	2' - 0"	5' - 6"	4
W-4	2' - 0"	6' - 6"	1
W-5	2' - 0"	7' - 0"	2
W-6	3' - 6"	3' - 6"	1

201 LEILA AVE
6-PLEX

BASEMENT FLOOR PLAN

REV.	DESCRIPTION	DATE
A	ISSUED FOR CONCEPTUAL REVIEW	08.8.2025
C	ISSUED FOR CONSTRUCTION	31.10.2024

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Sheet Size : 11 x 17

Date February 28, 2025

Drawn By RK

Checked By RK

A-6

Scale As indicated