Agenda – Executive Policy Committee – December 9, 2025

REPORTS

Item No. 14 Subdivision and Rezoning – 545 – 569 Watt Street (Elmwood-East Kildonan Ward) File DASZ 40/2025

COMMUNITY COMMITTEE RECOMMENDATION:

On November 20, 2025, the East Kildonan-Transcona 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 40/2025 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 November 3, 2025, and attached as Schedule "B" to this report, with such minor changes as may be required.

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to the "CMU Mature Communities PDO-1" Commercial Mixed Use district and "RMF-L Mature Communities PDO-1" Residential Multi Family (Large) district, in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated November 3, 2025, and attached as Schedule "B" to this report, subject to the following conditions:

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

        i. That the building heights on Proposed Lot 2 (lands zoned "RMF-L Mature Communities PDO-1" Residential Multi Family (Large) district) are limited as follows:

            a. The height of principal buildings that abut or are across a lane from the rear lot line of any "R1" zoned property must not exceed a 45-degree angular plane projected towards the site taken from 12 feet (3.65 metres) above grade and measured at the rear lot line of any "R1" zoned lot.

COMMUNITY COMMITTEE RECOMMENDATION (continued):

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, 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 40/2025 (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 paid all fees, charges or other amounts due in respect of DASZ 40/2025 (collectively, the "Fees"), and subject to s. 236.1 of The City of Winnipeg Charter, the Director of Legal Services/City Solicitor be directed to return the By-law directly to Council by way of communication for second and third reading.

6. That Development Application No. DASZ 40/2025 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, if required, is registered in the Winnipeg Land Titles Office by way of caveat against the lands described therein.

COMMUNITY COMMITTEE RECOMMENDATION (continued):

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 6 and 7, 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 40/2025 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.

DECISION MAKING HISTORY:

COMMUNITY COMMITTEE RECOMMENDATION:

On November 20, 2025, the East Kildonan-Transcona 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 40/2025

Before: East Kildonan-Transcona Community Committee
Councillor Wyatt, Chairperson
Councillor Browaty
Councillor Durand-Wood

Public Hearing: November 20, 2025
Council Building, 510 Main Street

Applicant: The City of Winnipeg
(Director of Planning, Property and Development)

Subject:



APPLICANT: City of Winnipeg (Mike Lennon)
FILE: DASZ 40/2025
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-S MATURE COMMUNITIES PDO-1" RESIDENTIAL SINGLE-FAMILY (SMALL) DISTRICT to a "CMU MATURE COMMUNITIES PDO-1" COMMERCIAL MIXED USE DISTRICT and an "RMF-L MATURE COMMUNITIES PDO-1" RESIDENTIAL MULTI-FAMILY (LARGE) DISTRICT to allow for the establishment of two (2) building lots for future mixed-use and residential multi-family development. **For information, phone C. Ho, Planner at 204-986-6008.**

Premises Affected: 545 – 569 Watt Street

For submission to: Executive Policy Committee

Prepared by: B. Harris, Senior Committee Clerk
East Kildonan-Transcona Community Committee

Report date: November 21, 2025

Community Committee Recommendation:

On November 20, 2025, the East Kildonan-Transcona 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 40/2025 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 November 3, 2025, and attached as Schedule "B" to this report, with such minor changes as may be required.

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to the "CMU Mature Communities PDO-1" Commercial Mixed Use district and "RMF-L Mature Communities PDO-1" Residential Multi Family (Large) district, in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated November 3, 2025, and attached as Schedule "B" to this report, subject to the following conditions:

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

        i. That the building heights on Proposed Lot 2 (lands zoned "RMF-L Mature Communities PDO-1" Residential Multi Family (Large) district) are limited as follows:

            a. The height of principal buildings that abut or are across a lane from the rear lot line of any "R1" zoned property must not exceed a 45-degree angular plane projected towards the site taken from 12 feet (3.65 metres) above grade and measured at the rear lot line of any "R1" zoned lot.

    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, 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 40/2025 (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 paid all fees, charges or other amounts due in respect of DASZ 40/2025 (collectively, the "Fees"), and subject to s. 236.1 of The City of Winnipeg Charter, the Director of Legal Services/City Solicitor be directed to return the By-law directly to Council by way of communication for second and third reading.

6. That Development Application No. DASZ 40/2025 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, if required, 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 6 and 7, 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 40/2025 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.

The East Kildonan-Transcona Community Committee provided the following supporting reasons for its recommendation:

1. I think this is a fantastic project. A good use of city-owned land that was acknowledged to be under-utilized, help us meet our goals under the HAF program.

2. We know we need more housing of every type in our city and in our ward, so this will bring more market housing, affordable, and deeply affordable housing to our community.

3. I think attention has been paid to make this sensitive to the surrounding area.

4. I'm hearing there's lots of support within the community for, especially the ECRC's involvement in this. There's a lot of value that people have for the services that they deliver and so they are really excited to see ECRC be able to grow and continue to offer that service in building a stronger community.

5. Also acknowledging that the vacancy rate in Winnipeg is very low right now, so again, emphasizing that need for housing and in sum this is a great project that I'm excited to see go forward.

Objections under the Charter:	Total number of **v**alid 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 August 25, 2025 2. Notification of Public Hearing dated September 25, 2025 3. Manitoba Status of Title 1345416/1 and 2169636/1 4. Letter of authorization for 545-569 Watt Street from The City of Winnipeg (Gord Chappell for the Director of Planning, Property & Development) to Mike Lennon, Housing Accelerator Fund Program Support Specialist at the City of Winnipeg, dated June 26, 2025 5. Caveat 241493 6. Proposed Plan of Subdivision 7. Plans (5 pages) 8. Report from the Urban Planning Division dated November 3, 2025 9. Inspection Report 10. Communication dated November 19, 2025, from Mike Lennon in support of the application 11. Communication received November 20, 2025, from Nina Condo in support of the application 12. Recording of Representations

REPRESENTATIONS:

In Support:

Alex Boersma
Susan Bruneau
Nina Condo
Jon Courtney
Naomi Gichungu
Mike Lennon
Alissa Rappaport
Brendan Salakoh
Kathleen Streib
Donovan Toews
Cruz Woloski

In Opposition:

Nil

For Information:

Nil

For the City:

C. Ho, Planner, Planning, Property and Development Department
M. Robinson, Principal Planner, Planning, Property and Development Department
R. Mahe, Land Enhancement Administrator, Chief Administrative Office

Exhibit “8” referred to in File DASZ 40/2025

ADMINISTRATIVE REPORT

Title: DASZ 40/2025 – 545-569 Watt Street

Issue: An application for consideration at the Public Hearing to subdivide and rezone the subject properties.

Critical Path: East Kildonan-Transcona Community Committee > Standing Policy Committee on Property and Development > Executive Policy Committee > Council

AUTHORIZATION

Author	Department Head	CFO	CAO
Choi Ho, RPP, MCIP	n/a	n/a	

RECOMMENDATIONS

1. That the subdivision proposed under Development Application No. DASZ 40/2025 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 November 3, 2025, and attached as Schedule “B” to this report, with such minor changes as may be required.

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to the “CMU Mature Communities PDO-1” Commercial Mixed Use district and “RMF-L Mature Communities PDO-1” Residential Multi Family (Large) district, in accordance with the proposed by-law attached as Appendix “A” to this report and as shown on the map dated November 3, 2025, and attached as Schedule “B” to this report, subject to the following conditions:

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

        i. That the building heights on Proposed Lot 2 (lands zoned “RMF-L Mature Communities PDO-1” Residential Multi Family (Large) district) are limited as follows:

            a) The height of principal buildings that abut or are across a lane from the rear lot line of any “R1” zoned property must not exceed a 45-

degree angular plane projected towards the site taken from 12 feet (3.65 metres) above grade and measured at the rear lot line of any “R1” zoned lot.

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, 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 40/2025 (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 paid all fees, charges or other amounts due in respect of DASZ 40/2025 (collectively, the “Fees”), and subject to s. 236.1 of The City of Winnipeg Charter, the Director of Legal Services/City Solicitor be directed to return the By-law directly to Council by way of communication for second and third 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.

REASON FOR THE REPORT

- The applicant proposes to subdivide and rezone the subject properties for the purpose of constructing a mixed use development on Proposed Lot 1 and a multi-family development on Proposed Lot 2.
- Subdivision and Rezoning (DASZ) application requires 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 land **will be subdivided and rezoned.**

HISTORY

Background on 545-569 Watt Street Deemed Surplus

On September 26, 2024, Council concurred in the recommendation of the Standing Policy Committee on Property and Development, as amended, and adopted the following:

1. That the Real Estate Policy Framework be amended as follows:

    A. That the Chief Administrative Officer be delegated the authority to declare the following City-owned properties intended for affordable housing as surplus, subject to the circulation requirements set out in the Declaration as Surplus and Sale of Property Policy:
        i. 825 Tache Avenue
        ii. 795 William Avenue
        iii. 395 Pacific Avenue
        iv. 425 Osborne Street
        v. 1350 Pembina Highway
        vi. 545-569 Watt Street
        vii. 22 Granite Way

Background on the Housing Accelerator Fund (HAF)

Cities all across Canada are facing significant challenges related to housing affordability and availability. Population growth has led to a rising demand for housing that the current rate of housing construction cannot meet.

The City has developed eight targeted Action Plan Initiatives aimed at speeding up the rate of development and increasing the number of affordable units available in Winnipeg.

The City will modernize zoning rules, increase density near major transit and transportation routes, and incentivize the construction of more housing, including affordable housing units and projects to help people experiencing homelessness.

These initiatives are being made possible through the support of the Housing Accelerator Fund (HAF), a national housing program launched in 2023 by the Government of Canada through the Canada Mortgage and Housing Corporation (CMHC).

With the support of $122.4 million in HAF funding, the City is required to help create 3,166 additional building permitted housing units than we would normally see, and 14,101 in total over the next three years. This includes at least 931 affordable housing units.

The City is receiving the funding in four annual installments, beginning with $30.6 million in 2023. The remaining installments will require progress on the Action Plan Initiatives and achieving our building permitted housing targets.

Priority City sites for Affordable Housing

On July 28, 2025, the City announced the developers of priority city-owned properties for affordable housing. Included were the subject sites at 545 Watt Street and 565-569 Watt Street. Details of the proposal at that time included the following:

545 Watt Street

- Current leaseholder Elmwood Community Resource Centre will develop a mixed-used neighbourhood hub complex
- The project will offer approximately 100 residential units, including approximately 41 affordable units
- The project will include drop-in space, offices, and expanded programming for counselling and child-minding

565-569 Watt Street

- Futuremark Development will lead the development of an approximately 247-unit, mixed-income apartment complex
- The project will offer approximately 74 affordable units
- The development is subject to Council approval of subdivision/rezoning, with a public hearing planned for fall 2025

OURWINNIPEG 2045 POLICY ALIGNMENT

Goal: Good Health and Well-Being

Objectives

1. Enable access to basic needs for good physical and mental health.
2. Support positive health outcomes through the built and natural environments.
3. Proactively identify and address threats to community safety and well-being.

Policies

- ***4.4 Affordable and Supportive Housing Options:*** *Enable collaborative partnerships that provide a continuum of existing or new affordable housing, making use of municipal supports such as fiscal, regulatory and measurement tools to ensure those most in need have increased access throughout the resident and building life-cycle.*

Goal: Social Equity

Objectives

1. Uphold human rights so that no one is left behind.
2. Build bridges spanning ideas, cultures, identities and generations on a foundation of truth, understanding, and rights-based reconciliation.
3. Build social cohesion through community development solutions, coordinated, effective partnerships, and responsive service delivery.

Policies

- ***5.2 Affordable and Supportive Housing Options:*** *Conserve and increase development of a continuum of affordable and supportive housing throughout the city as a fundamental human right.*

Goal: City Building

Objectives

1. Responsibly plan, prioritize and accommodate growth in areas that best support Complete Communities principles, to achieve this Plan's sustainable development goals:
2. Integrate resilient land use, transportation and infrastructure planning, and investments:
3. Facilitate development opportunities that complete established communities, and plan new communities as complete and connected from the outset.

Policies

- ***6.39 Affordable and Supportive Housing Options:*** *Facilitate affordable and supportive housing in all neighbourhoods, through a continuum of private and non-profit housing development that includes a mix of sizes, forms and tenures; resilient, low-carbon, and energy-efficient construction; adaptable, universal design accessibility; and proximity to integrated and, sustainable transportation options.*

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

Goal 2: The City actively plans for and partners in affordable housing.

10-year Objectives:

- ***A.*** *The City's capacity and commitment to advancing affordable housing initiatives are increased.*
- ***C.*** *Municipal tools, resources and partnerships are developed and used to encourage and facilitate affordable housing development.*

SUBMITTED BY

Department	Planning, Property and Development
Division	Urban Planning and Design Division
Prepared by	Choi Ho, RPP, MCIP
Date:	November 3, 2025
File No.	DASZ 40/2025

List of Schedules and Appendices

- Schedule A - Planning Discussion
- Schedule B - Recommended File No. DASZ 40/2025 dated November 3, 2025
- Appendix A - Proposed By-law
- Appendix B - Report of the Administrative Coordinating Group (ACG)

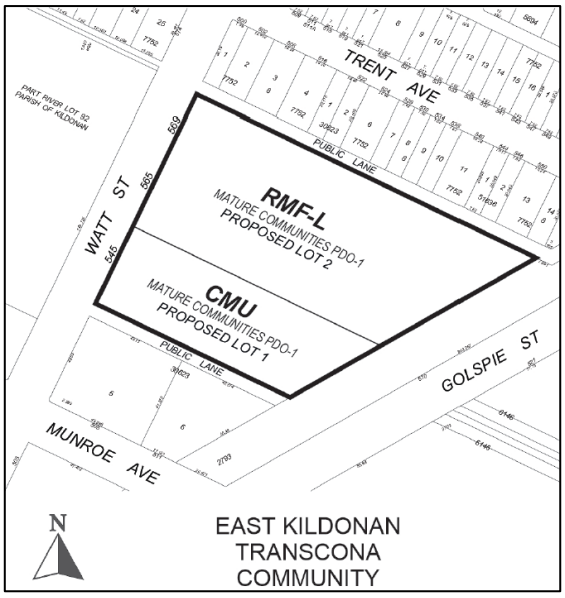
SCHEDULE A

DATE: November 3, 2025
FILE: DASZ 40/2025
RELATED FILES: N/A
COMMUNITY: East Kildonan-Transcona Community Committee
NEIGHBOURHOOD #: 4.407 – Munroe West

SUBJECT: To subdivide and rezone to the "CMU Mature Communities PDO-1" Commercial Mixed Use district and "RMF-L Mature Communities PDO-1" Residential Multi Family (Large) district for the purpose of constructing a mixed use development on Proposed Lot 1 and a multi-family development on Proposed Lot 2.

LOCATION: 545-569 Watt Street

LEGAL DESCRIPTION: SP LOT 3 PLAN 30623 WLTO EXC, PUBLIC LANE, PLAN 45284 WLTO IN RL 92 AND 93 PARISH OF KILDONAN
SP LOT 4 PLAN 45284 WLTO IN RL 92 AND 93 PARISH OF KILDONAN



APPLICANT: City of Winnipeg - Mike Lennon
510 Main Street
Winnipeg, Manitoba R3B 1B9

OWNER: City of Winnipeg
510 Main Street
Winnipeg, Manitoba R3B 1B9

RECOMMENDATION: ***Approval with Conditions***

SITE DESCRIPTION

- The subject property is located on Watt Street, between Trent Avenue and Munroe Avenue in the Munroe West Neighbourhood of the Elmwood-East Kildonan Ward.
- The site is currently zoned “R1-S Mature Communities PDO-1” (Residential Single-Family – Small).
- The total lot is approximately 142,863 square feet (13,272.41square metres or 3.28 acres) in area.
- The site is currently occupied by buildings owned by the City. The building at 545 Watt Street is leased to the Elmwood Community Resource Centre.
- The subject property is located within the “Established Neighbourhoods - Mature Communities” policy area under *Complete Communities Direction Strategy 2.0* (CCDS 2.0).



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

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Paved lane, then 500-572 Trent Avenue – single-family dwelling uses zoned “R1-S Mature Communities PDO-1” (Residential Single-Family – Small)

East: 510 Golspie Street – Hydro and parking uses zoned “M1 Mature Communities PDO-1” (Manufacturing – Light), then Golspie Street, then storage and manufacturing/warehouse uses zoned “M1 Mature Communities PDO-1” (Manufacturing – Light)

South: Paved lane, then 505 Munroe Avenue – a 15-storey, 125 dwelling unit multi-family use zoned “RMF-L Mature Communities PDO-1” (Residential Multi-Family – Large) and 511 Munroe Avenue – a 2-storey, 8-unit multi-family use zoned “RMF-S Mature Communities PDO-1” (Residential Multi-Family – Small)

West: Watt Street, then 491 Munroe Avenue – a school use zoned “PR2 Mature Communities PDO-1” (Parks and Recreation – Community)

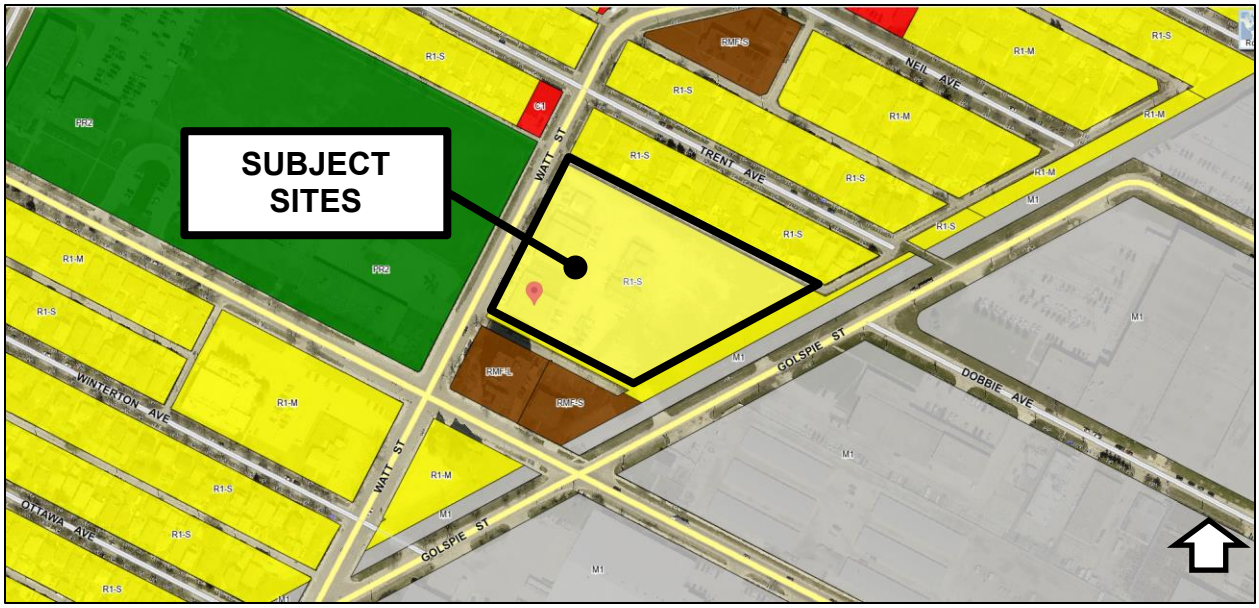


Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The City proposes to subdivide and rezone the subject properties as follows:
    - Proposed Lot 1 (545 Watt Street)
        - Lot area of 1 acre (43,932 square feet)
        - Rezoned from “R1-S Mature Communities PDO-1” to “CMU Mature Communities PDO-1” Commercial Mixed Use district
        - Current leaseholder Elmwood Community Resource Centre will develop a mixed use neighbourhood hub with residential, offices, and community-oriented services.
        - The project will offer approximately 100 dwelling units, including about 41 affordable dwelling units
        - The project will include drop-in space, offices, and expanded programming for counselling and potential child-minding
        - The primary approach will be off the paved lane.
    - Proposed Lot 2 (565-569 Watt Street)
        - Lot area of 2.28 acres (99,044 square feet)
        - Rezoned from “R1-S Mature Communities PDO-1” to “RMF-L Mature Communities PDO-1” Residential Multi Family (Large) district
        - Futuremark Development will lead the development of a mixed-income multi-family development
        - The project will offer approximately 250 mixed-income dwelling units, including about 74 affordable dwelling units
        - The main vehicular approach will be from Watt Street. A portion of parking will be provided off the paved lane.

- The Letter of Intent states the City will transfer the land to the selected developers pending approval of this application.
- The existing buildings will be demolished.
- At this time, no site or building plans have been submitted for the development. This is consistent with the City of Winnipeg's *Development Procedures By-Law*, which states:
    - *3(6) The authority of the Director to determine the form of a development application under subsection (1) includes the authority to determine a form and submission requirements for development applications initiated by the City that are different from the form and submission requirements for development applications submitted by applicants other than the City.*
- Future development will be required to comply with regulations contained in the *Winnipeg Zoning By-Law,* or additional approvals will need to be applied for and approved.

ANALYSIS AND ISSUES

COLLABORATIVE PLANNING AND CONSULTATION

With the Urban Planning and Design Division

- The applicant engaged with the Public Service to discuss the application before making a formal submission.

With the Public

- The developers for 545 Watt Street indicate there were multiple rounds of stakeholder engagement prior to and since the application was made.
- An initial open house was held on November 10, 2025, where the community was invited to meet the developers, learn more, and ask questions.

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

- The *Complete Communities Direction Strategy 2.0* (CCDS 2.0) is one of four direction strategies supporting *OurWinnipeg 2045*, 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 properties are in the "Established Neighbourhoods – Mature Communities" policy area of *CCDS 2.0*. Applicable goals and 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.
    - *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.*
    - *1.3 The subdivision of land or the consolidation of land may occur when it is done in a context-sensitive manner, and only when in compliance with policy section 9.1 of the Strategic Infrastructure and Resources section.*

- *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. Existing zoning of the property and adjacent properties;*
  - *c. Characteristics of the immediately surrounding built form including building mass, height, lot coverage, setbacks, and layout;*
  - *d. Surrounding uses and their characteristics including residential density and the intensity of commercial and other non-residential uses;*
  - *e. 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;*
  - *f. Proximity to Downtown, Mixed Use Centres, Major Redevelopment Sites and Mixed Use Corridors;*
  - *g. The supporting street network (ex. local, collector, or arterial streets) and the street network's ability to support proposed development;*
  - *h. The supporting transit, pedestrian and active transportation network; and*
  - *i. 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.*

- **Goal 3** 3.0 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.*
  - *3.5 Encourage multi-family residential development to incorporate affordable housing in accordance with Goal 1 and its associated policies outlined in the Housing section of this By-law.*
  - *3.6 Encourage new developments that incorporates housing types that enable "aging in place" in Established Neighbourhoods.*
- **Goal 5** 5.0 Ensure Established Neighbourhoods accommodate a variety of public and institutional uses to meet a broad range of community needs.
  - *5.1 Support public and institutional uses where residential neighbourhoods are not well served by these amenities or are areas of higher need. These uses may include day cares, places of worship, elementary schools, libraries, community centres, public parks, and recreation facilities.*

Goal 1, 3 and 5 – Established Neighbourhoods – Mature Communities Policy Alignment

- The proposal *increases the population within Established Neighbourhoods to align with the City's residential intensification target.*
- The developments provides a diversity of housing types and tenures and incorporates affordable housing.
- The proposed developments provides uses to meet community needs.

CITY OF WINNIPEG ZONING BY-LAW 200/2006

Current Zoning

- The land is currently zoned "R1-S Mature Communities PDO-1" (Residential Single-Family – Small) district which is intended to accommodate single-family detached dwellings, as well as two-family dwellings, 3-unit dwellings and 4-unit dwellings.

Proposed Zoning

- Proposed Lot 1
    - The applicant is proposing to rezone the property to "CMU Mature Communities PDO-1" (Commercial Mixed Use) district.
    - The Commercial Mixed Use ("CMU") district is intended to provide for community-serving mixed use development at a higher scale than is appropriate for neighbourhood locations. The CMU district is intended for use in Community and Regional mixed use centres or Community and Regional mixed use corridors. The district is intended to include attractive commercial, institutional, recreational, and service facilities needed to support surrounding neighbourhoods and the community at-large. Although the area, site, or building should have a predominantly commercial character, multi-family housing may be incorporated within the district, and development should facilitate pedestrian connections between residential and non-residential uses.
    - Mixed uses with multi-family residential structures must meet the dimensional standards of the "RMF-M" zoning district:
        - Minimum lot area of 9,000 square feet
        - Minimum lot area per dwelling unit of 800 square feet
        - Minimum front yard of 25 feet;
        - Minimum rear yard of 25 feet;
        - Minimum interior side yard of 8 feet
            - In the RMF-M, RMF-L, and RMU zoning districts, where a building is more than one storey in height, the required interior side yard increases by 2 feet for each storey above the ground floor to a maximum of 20 feet.
        - Minimum corner side yard of 20 feet;
        - Principal building separation distance of 8 feet; and,
            - For buildings taller than 35 ft, the principal building separation distance must be 50% of the height of the taller building to a maximum of 25 feet
        - Maximum building height of 70 feet.

- Proposed Lot 2
    - The applicant is proposing to rezone the property to “RMF-L Mature Communities PDO-1” (Residential Multi Family – Large) district.
    - The Residential Multi-Family (“RMF”) district is intended to accommodate the development of multi-family units in areas with medium to high residential densities.
    - The dimensional standards for multi-family residential structures in the “RMF-L” zoning district:
        - Minimum lot area of 20,000 square feet
        - Minimum lot area per dwelling unit of 400 square feet
        - Minimum front yard of 25 feet;
        - Minimum rear yard of 25 feet;
        - Minimum interior side yard of 8 feet
            - In the RMF-M, RMF-L, and RMU zoning districts, where a building is more than one storey in height, the required interior side yard increases by 2 feet for each storey above the ground floor to a maximum of 20 feet.
        - Minimum corner side yard of 20 feet;
        - Principal building separation distance of 8 feet; and,
            - For buildings taller than 35 ft, the principal building separation distance must be 50% of the height of the taller building to a maximum of 25 feet
        - Maximum building height of 150 feet.

Zoning District Alignment

“CMU”

- The “CMU” zoning district proposed for Proposed Lot 1 will enable flexibility to introduce attractive commercial, institutional, recreational, and/or service facilities needed to support surrounding neighbourhoods and the community at-large.
- Multi-family residential structures in the “CMU” district will still need to comply with the “RMF-M” dimensional standard; this will ensure multi-family developments are appropriately setback, separated and at a compatible building height.
    - For these reasons, rezoning to “CMU” ***is recommended*** by the Division.

“RMF-L”

- The “RMF-L” zoning district proposed for Proposed Lot 2 will enable residential intensification where existing medium to high residential densities exist on Watt Street and nearby.
- Examples of multi-unit residential buildings near the subject site include:
    - 505 Munroe Avenue – a 15-storey multi-family building with 125 dwelling units on a 19,180 square feet lot zoned “RMF-L” with a lot area per dwelling unit of 161 square feet
    - 635 Watt Street - a 2.5-storey multi-family building with 22 dwelling units on a 20,172 square feet lot zoned “RMF-S” with a lot area per dwelling unit of 871 square feet
    - 639 Watt Street - a 2.5-storey multi-family building with 6 dwelling units on a 9,124 square feet lot zoned “RMF-S” with a lot area per dwelling unit of 1520 square feet
    - 642 Watt Street - a 2.5-storey multi-family building with 6 dwelling units on an 8,235 square feet lot zoned “RMF-S” with a lot area per dwelling unit of 1372 square feet

    - 646 Watt Street - a 2.5-storey multi-family building with 19 dwelling units on a 16,780 square feet lot zoned “RMF-S” with a lot area per dwelling unit of 883 square feet
    - 511 Munroe Street - a 2-storey multi-family building with 8 dwelling units on a 14,011 square feet lot zoned “RMF-S” with a lot area per dwelling unit of 1751 square feet
- The lot characteristics (corner lot, larger than typical for the neighbourhood, and direct access to a lane) makes it easier to accommodate larger buildings or higher densities than is typical within a neighbourhood.
    - For these reasons, rezoning to “RMF-L” ***is recommended*** by the Division.

CONDITIONS OF APPROVAL

45-degree Angular Plane Analysis

- One of the factors when considering the compatibility of future developments on the subject site with the surrounding context is the proposed building height and building setbacks of buildings and their potential impact on adjoining properties, particularly when adjacent to single-family residential properties.
- The use of a 45-degre angular plane analysis ensures that when the yard of a development is abutting residential properties that the building setback be determined by setting the building back so it does not project into a 45-degree angular plane measured from the single-family residential property line (starting at a 12-foot height above grade) to the top of the proposed building(s). This provides a lower or stepped down building massing, improved compatibility, and a gradual transition from the property line in terms of building massing.
    - For these reasons, a 45-degree angular plane analysis to determine the maximum building height(s) for the proposed developments ***is recommended*** by the Division as a condition of approval in the Zoning Agreement, if required.

ADDITIONAL CONSIDERATIONS

Administrative Coordinating Group (ACG)

- The proposed developments will be required to meet the conditions outlined in the Administrative Coordinating Group (ACG) report (**see Appendix B**).
- The Water and Waste Department (WWD) advises that there is adequate water servicing for the proposed development based on the development plans provided.

Plan Approval

- Per condition 1E of Council’s September 26, 2024, approval of Report Item Number 16 - Amendments to the Real Estate Policy Framework in Support of Affordable Housing - a Plan Approval to the East Kildonan-Transcona Community Committee is required prior to the issuance of permits.

RECOMMENDATION

The Urban Planning and Design Division recommends **approval with conditions** of the Subdivision and Rezoning application for the following reasons:

- The application is consistent with policies in *OurWinnipeg 2045 and Complete Communities Direction Strategy 2.0.*

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

Report Prepared by: Choi Ho, RPP, MCIP
PPD File #: DASZ 40/2025

SCHEDULE B

File No. DASZ 40/2025, East Kildonan-Transcona Community Committee, November 3, 2025

By-Law No. _____

File No. **DASZ 40/2025**

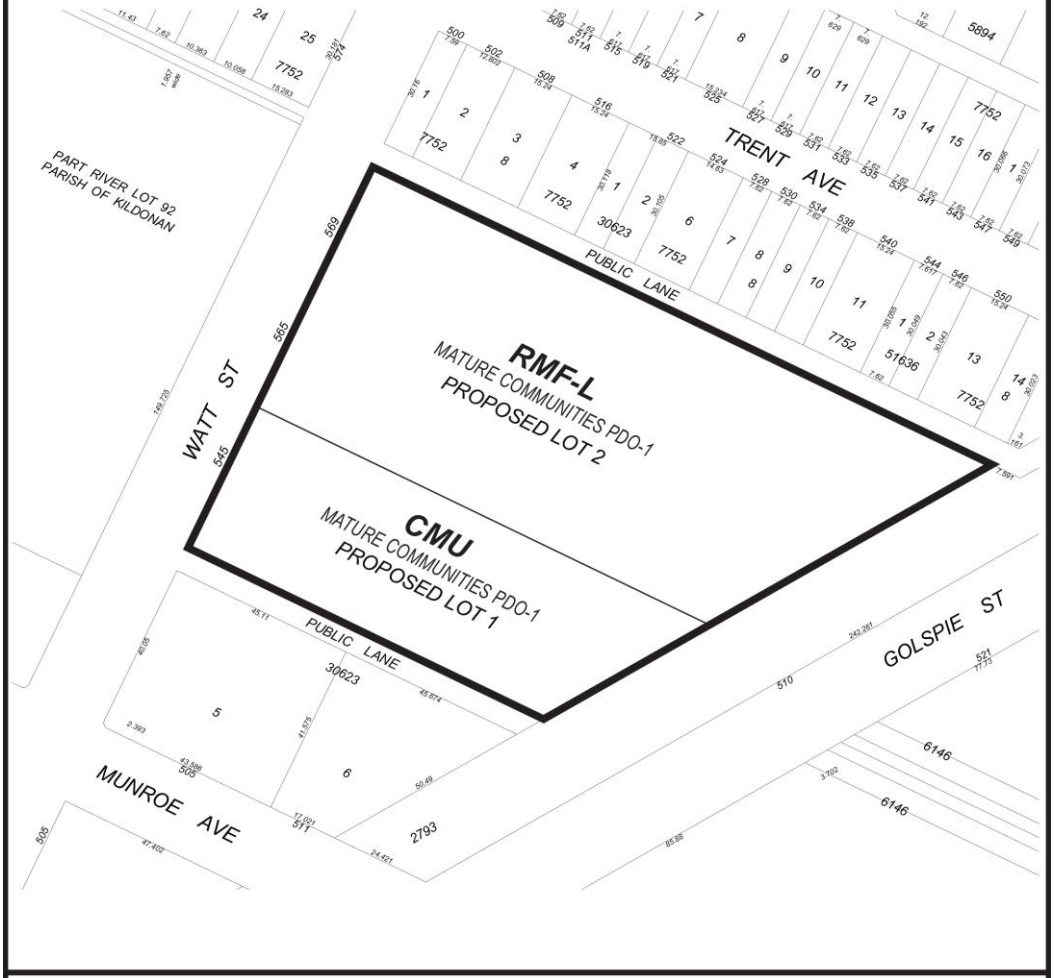
Atlas Sheet No. **W28**

N

EAST KILDONAN TRANSCONA COMMUNITY

Explanation

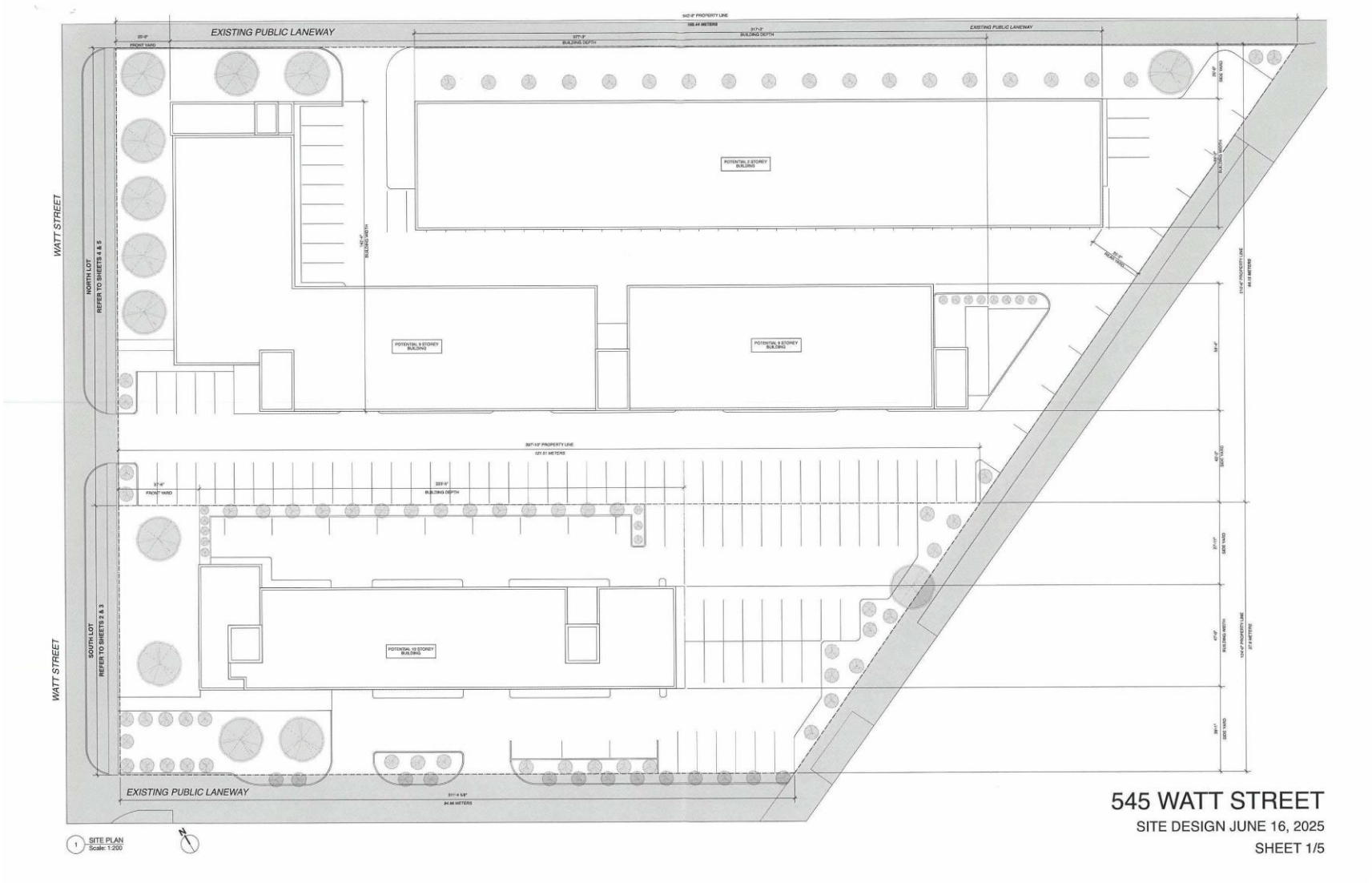
An application for the approval of the plan of subdivision shown outlined below and for a proposed zoning change to By-law No. 200/2006 by rezoning the land located at 545-569 Watt Street from an "R1-S MATURE COMMUNITIES PDO-1" RESIDENTIAL SINGLE-FAMILY (SMALL) DISTRICT to a "CMU MATURE COMMUNITIES PDO-1" COMMERCIAL MIXED USE DISTRICT and an "RMF-L MATURE COMMUNITIES PDO-1" RESIDENTIAL MULTI-FAMILY (LARGE) DISTRICT to allow for the establishment of two (2) building lots for future mixed-use and residential multi-family development.



THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

Exhibit “7” referred to in File DASZ 40/2025



545 WATT STREET

(SOUTH LOT)

SITE DESIGN

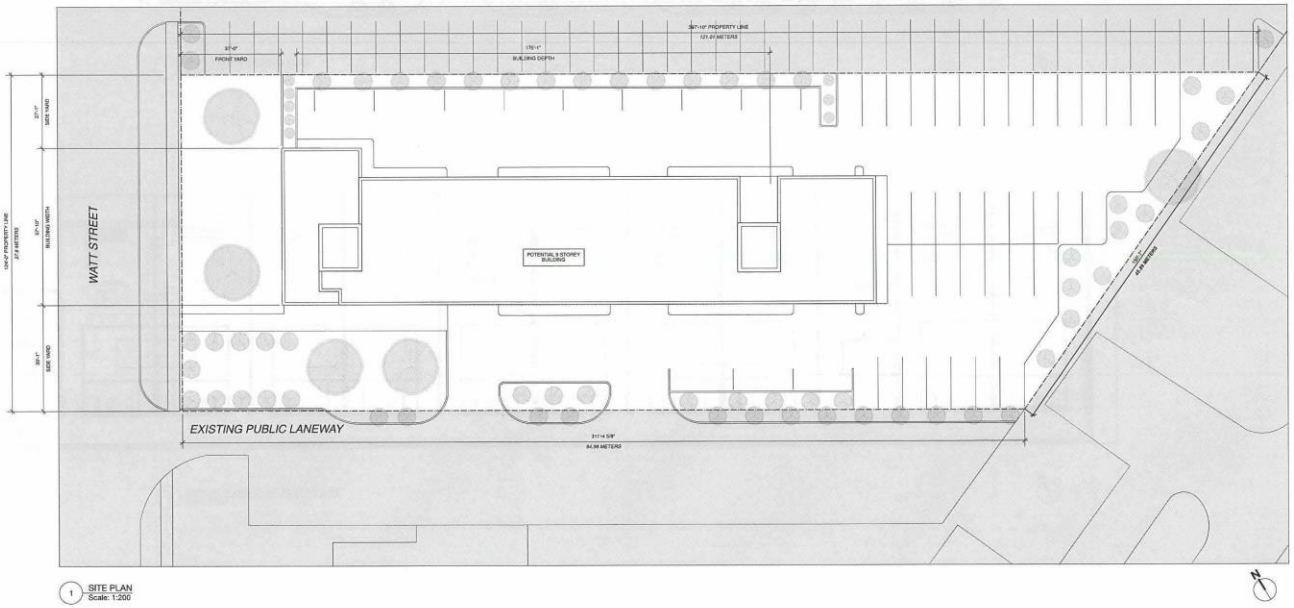
JUNE 16, 2025

SHEET 2 / 5

LOT AREA 1.00 ACRES / 43,933 SQ. FT AT-GRADE PARKING AREA: 18,000 SQ. FT (ALL SURFACE PARKING) 30% OF UNITS (27) AT 0.15:1 = 5 STALLS & 70% OF UNITS (63) AT 1:1 = 63 STALLS COVERED STALLS (19' x 9'): 16 & UNCOVERED STALLS (19' x 9'): 68 = 68 TOTAL					
TO BE RE-ZONED CMJ					
BUILDING INFORMATION: POTENTIAL DEVELOPMENT					
10 - STOREY RESIDENTIAL BUILDING WITH AT GRADE PARKING DWELLING UNITS PROVIDED 90 (@ 575 SQ.FT EACH)					
ZONING SETBACKS	MIN. FRONT YARD REQ'D:	MIN. REAR YARD REQ'D:	MIN. SIDE YARD REQ'D:	MIN. SIDE YARD REQ'D:	MAX. BLDG HEIGHT:
	33'-0"	33'-0"	9'-0"	33'-0"	150'-0"
	FRONT YARD PROVIDED:	REAR YARD PROVIDED:	SIDE YARD (SOUTH) PROVIDED:	SIDE YARD (NORTH) PROVIDED:	BLDG HEIGHT:
	57'-0"	77'-9"	39'-1"	27'-1"	100'-0"







1 SITE PLAN
Scale: 1:200

545 WATT STREET

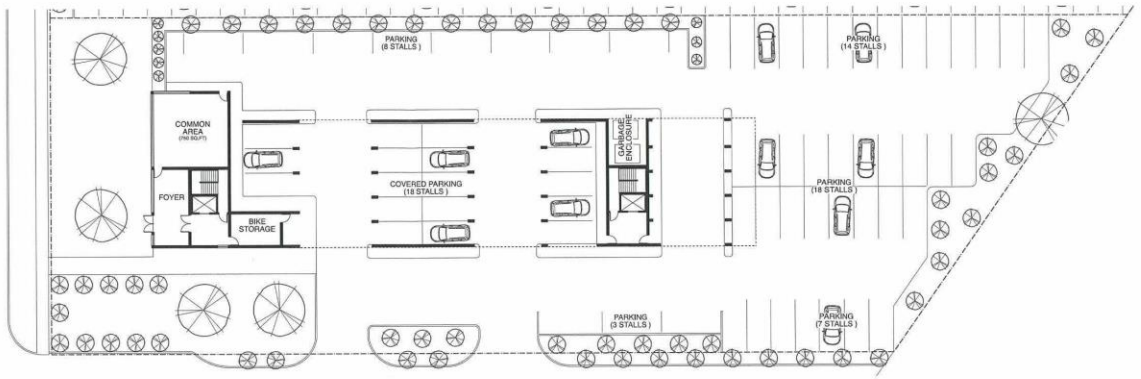
(SOUTH LOT)

FLOOR PLANS

JUNE 16, 2025

SHEET 3 / 5

LOT AREA 1.00 ACRES / 43,533 SQ. FT AT-GRADE PARKING AREA: 15,206 SQ. FT (ALL SURFACE PARKING) 30% OF UNITS (27) AT 0.15 = 5 STALLS & 70% OF UNITS (63) AT 1.1 = 69 STALLS COVERED STALLS (18 + 9): 18 & UNCOVERED STALLS (18 + 7): 50 = 68 TOTAL					
TO BE RE-ZONED DMU					
BUILDING INFORMATION: POTENTIAL DEVELOPMENT					
10 - STOREY RESIDENTIAL BUILDING WITH AT GRADE PARKING DWELLING UNITS PROVIDED 90 (@ 575 SQ.FT EACH)					
ZONING SETBACKS	MIN. FRONT YARD REQ'D:	MIN. REAR YARD REQ'D:	MIN. SIDE YARD REQ'D:	MIN. SIDE YARD REQ'D:	MAX. BLDG HEIGHT:
	25'-0"	25'-0"	8'-0"	20'-0"	150'-0"
	FRONT YARD PROVIDED:	REAR YARD PROVIDED:	SIDE YARD (SOUTH) PROVIDED:	SIDE YARD (NORTH) PROVIDED:	BLDG HEIGHT:
	37'-0"	77'-4"	39'-1"	27'-1"	100'-0"



1 MAIN FLOOR & PARKING PLAN
Scale: 1:200



2 TYPICAL FLOOR PLAN (FLOORS 2-10)
Scale: 1:100

545 WATT STREET

(NORTH LOT)

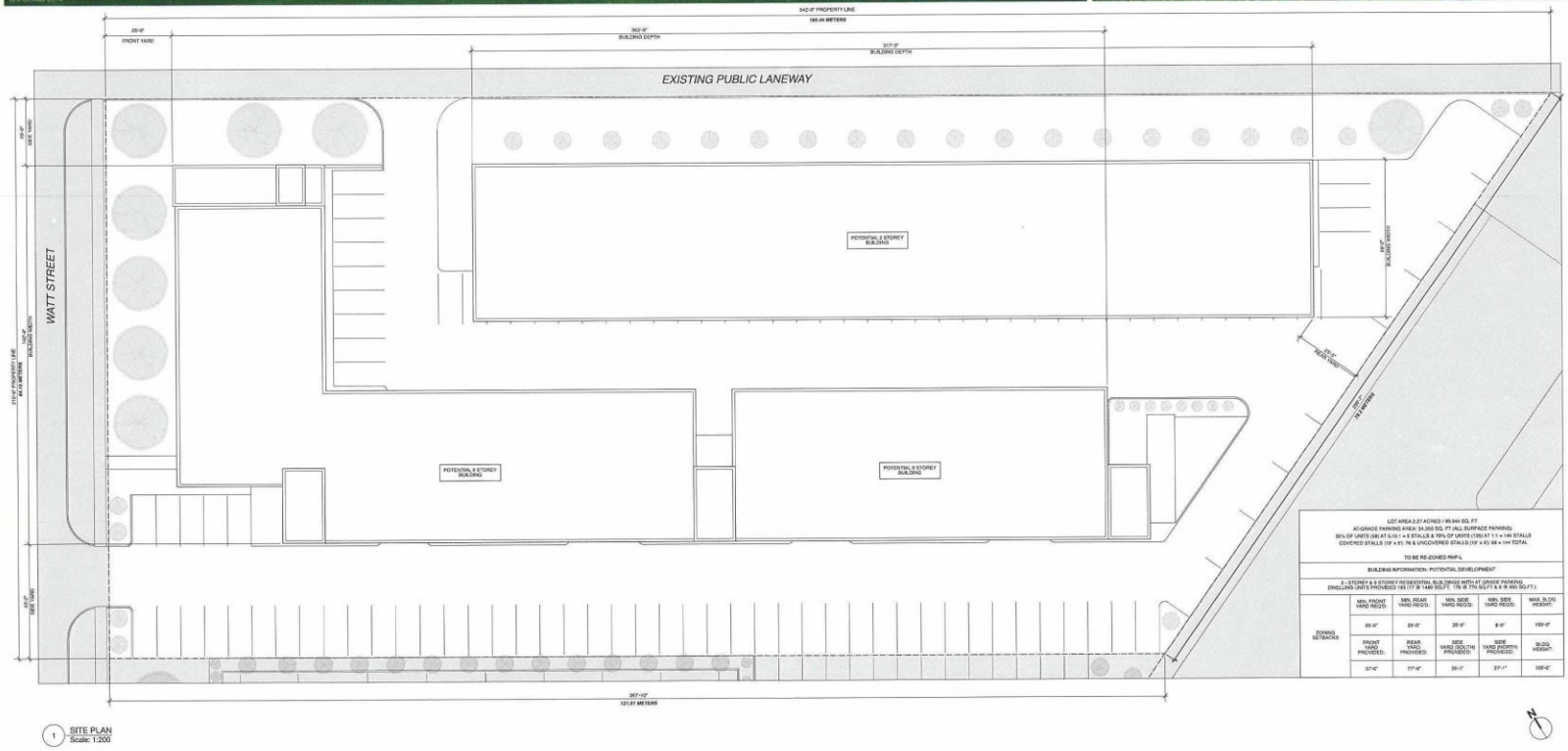
SITE DESIGN

JUNE 16, 2025

SHEET 4 / 5







1 SITE PLAN
Scale: 1:200

LOT AREA 2.27 ACRES / 99,944 SQ. FT
AT-GRADE PARKING AREA: 34,350 SQ. FT (ALL SURFACE PARKING)
50% OF UNITS (58 AT 0.15:1 = 9 STALLS & 70% OF UNITS (135) AT 1:1 = 144 STALLS
COVERED STALLS (19' x 9') 76 & UNCOVERED STALLS (19' x 9') 68 = 144 TOTAL

TO BE RE-ZONED RM-F-L

BUILDING INFORMATION: POTENTIAL DEVELOPMENT

8 - STOREY & 9 STOREY RESIDENTIAL BUILDINGS WITH AT GRADE PARKING
DWELLING UNITS PROVIDED (93 (17 @ 1480 SQ.FT., 176 @ 775 SQ.FT.) & 9 (@ 840 SQ.FT.)

ZONING SETBACKS	MIN. FRONT YARD REQ'D:	MIN. REAR YARD REQ'D:	MIN. SIDE YARD REQ'D:	MIN. SIDE YARD REQ'D:	MAX. BLDG HEIGHT:
	35'-0"	25'-0"	25'-0"	8'-0"	150'-0"
	FRONT YARD PROVIDED:	REAR YARD PROVIDED:	SIDE YARD (SOUTH) PROVIDED:	SIDE YARD (NORTH) PROVIDED:	BLDG. HEIGHT:
	37'-0"	77'-6"	26'-1"	37'-1"	100'-0"

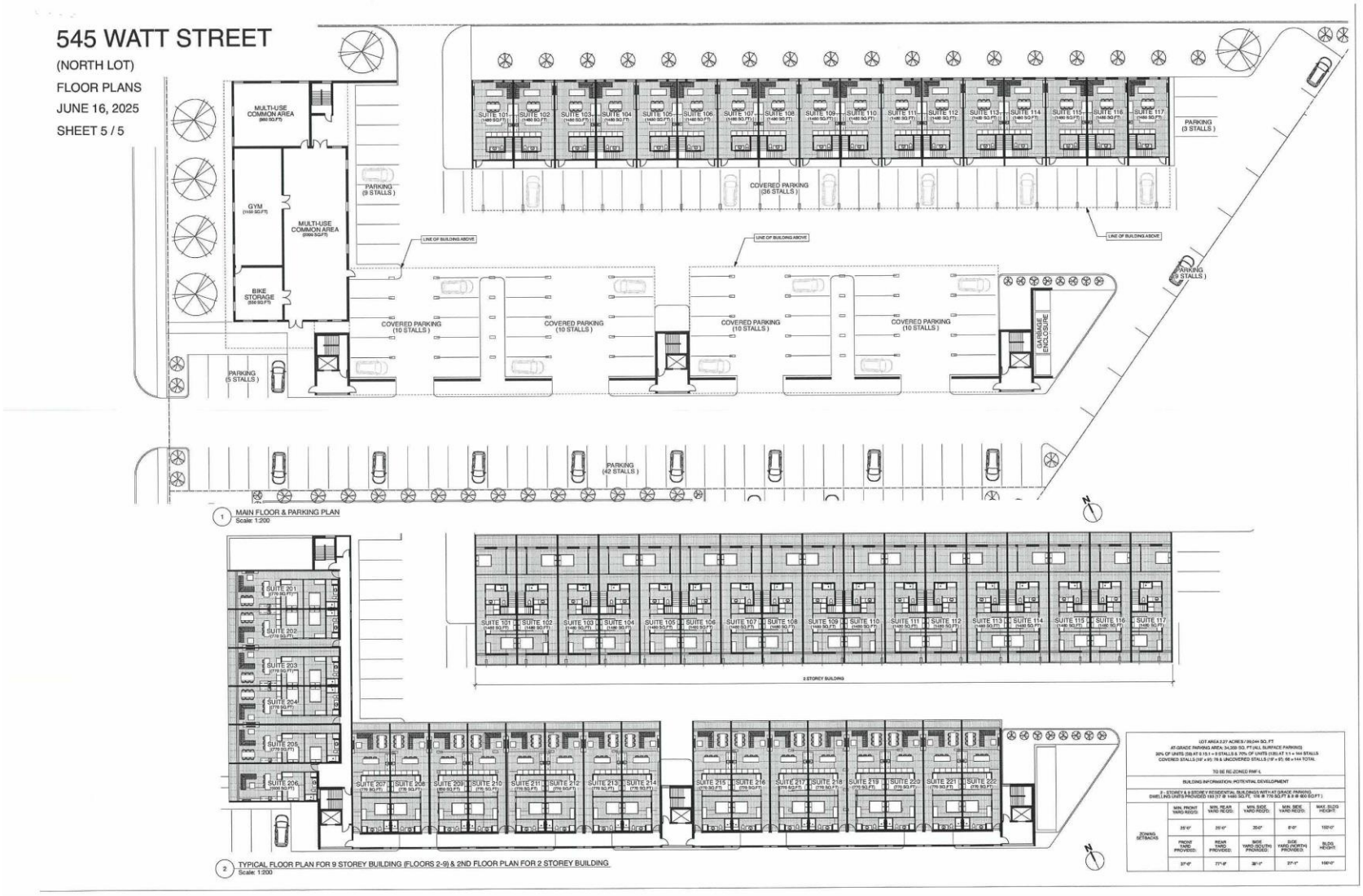
545 WATT STREET

(NORTH LOT)

FLOOR PLANS

JUNE 16, 2025

SHEET 5 / 5



1 MAIN FLOOR & PARKING PLAN
Scale: 1:200

2 TYPICAL FLOOR PLAN FOR 9 STOREY BUILDING (FLOORS 2-9) & 2ND FLOOR PLAN FOR 2 STOREY BUILDING
Scale: 1:200

LOT AREA 2.27 ACRES / 99,044 SQ. FT
AT-GRADE PARKING AREA: 34,200 SQ. FT (ALL SURFACE PARKING)
30% OF UNITS (59) AT 0.15:1 = 9 STALLS & 70% OF UNITS (135) AT 1:1 = 144 STALLS
COVERED STALLS (10' x 9'): 76 & UNCOVERED STALLS (19' x 9'): 68 = 144 TOTAL

TO BE RE-ZONED RM 4

BUILDING INFORMATION: POTENTIAL DEVELOPMENT

2 - STOREY & 9 STOREY RESIDENTIAL BUILDINGS WITH AT-GRADE PARKING
DWELLING UNITS PROVIDED 153 (17 @ 1485 SQ.FT., 119 @ 770 SQ.FT & 8 @ 900 SQ.FT.)

ZONING SETBACKS	MIN. FRONT YARD REQ'D.	MIN. REAR YARD REQ'D.	MIN. SIDE YARD REQ'D.	MIN. SIDE YARD REQ'D.	MAX. BLDG HEIGHT
	25'-0"	25'-0"	25'-0"	8'-0"	150'-0"
	FRONT YARD PROVIDED	REAR YARD PROVIDED	SIDE YARD (SOUTH) PROVIDED	SIDE YARD (NORTH) PROVIDED	BLDG HEIGHT
	37'-9"	77'-9"	38'-0"	37'-1"	150'-0"