Agenda – Executive Policy Committee – December 9, 2025

Report – Standing Policy Committee on Property and Development – December 4, 2025

Moved by Councillor

That Rule 10(3) of The Procedure By-law No. 50/2007 be suspended in order that the following item, which was received less than four business days preceding the committee meeting, be considered by Committee.

Item No. 17 Subdivision and Rezoning– 1294 & 1310 Henderson Highway (North Kildonan Ward)
File DASZ 8/2025 [c/r DAV 203923/2024D]

STANDING COMMITTEE RECOMMENDATION:

On December 4, 2025, the Standing Policy Committee on Property and Development concurred in the recommendation of the East Kildonan-Transcona Community Committee and submitted the following to Council:

1. That the subdivision proposed under Development Application No. DASZ 8/2025 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 October 18, 2025 and attached as Schedule "B" to this report, with such minor changes as may be required, subject to the following:

    A. That the Developer be required to enter into a Servicing Agreement with the City pursuant to subsection 259(1) of The City of Winnipeg Charter in accordance with the report of the Administrative Coordinating Group dated October28, 2025, and attached as Appendix "B" to this Report, with the following amendments:

        i. In Section VI – Servicing Conditions, amend Clause 1. Public Lane as follows:

            a. In Condition a) delete the words "Portland cement concrete" and replace with the word "asphalt cement"

Report – Standing Policy Committee on Property and Development – December 4, 2025

STANDING COMMITTEE RECOMMENDATION (continued):

b. Add the following new Condition c):

"c) In the event that the lane is constructed as pavement under the Local Improvement program prior to application for development permits, The construction requirement in Clause 1.a) shall be deemed satisfied. The Developer shall instead be required to pay their share of the lane improvements as determined by and to the satisfaction of, the Director of Public Works, consistent with the Development Agreement Parameters."

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "RMF-M PDO-1 Malls and Corridors 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 October 18, 2025, and attached as Schedule "B" to this report, subject to the following conditions:

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

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

a. principal buildings
b. accessory structures
c. parking
d. accessory parking areas
e. private approaches
f. garbage enclosures
g. fencing
h. landscaping

on the Owner's Land ("Works") to the City for approval by the Director of Planning, Property and Development ("Director") and the East Kildonan-Transcona Community Committee prior to the issuance of any building or development permit, and thereafter must construct the Works in substantial conformance with the approved plans and maintain the Works to the satisfaction of the Director.

Report – Standing Policy Committee on Property and Development – December 4, 2025

STANDING COMMITTEE RECOMMENDATION (continued):

ii. That the maximum building height shall be 45 feet (13.71 metres).

3. That the City enter into, execute and deliver with the Developer:

A. a Servicing Agreement in accordance with Recommendation 1; and

B. a Zoning Agreement in accordance with Recommendation 2,

and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").

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

5. That, in lieu of the dedication of land, the Developer shall provide a cash payment representing 10% of the Planned Area value of Development Application No. DASZ 8/2025 (the "Dedication Fee"), as determined by the Director of Planning, Property and Development.

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

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

Report – Standing Policy Committee on Property and Development – December 4, 2025

STANDING COMMITTEE RECOMMENDATION (continued):

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

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

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

11. 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 8 and 9, unless the Developer applies for an extension of time before the expiration of that 1-year period and Council approves the extension.

12. That Development Application No. DASZ 8/2025 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.

13. That the Variance order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DASZ 8/2025.

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

Report – Standing Policy Committee on Property and Development – December 4, 2025

DECISION MAKING HISTORY:

STANDING COMMITTEE RECOMMENDATION:

On December 4, 2025, the Standing Policy Committee on Property and Development concurred in the recommendation of the East Kildonan-Transcona Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On November 12, 2025, the East Kildonan-Transcona Community Committee concurred in the recommendation of the Winnipeg Public Service, with the following amendments:

- In Recommendation 1. A., delete the period after the words "to this Report" and replace with the following.

  ",with the following amendments:

  i. in Section VI – Servicing Conditions, amend clause 1. Public Lane as follows:

     a. In Condition a) delete the words "Portland cement concrete" and replace with the word "asphalt cement"

     b. Add the following new Condition c):

        "c) In the event that the lane is constructed as pavement under the Local Improvement program prior to application for development permits, The construction requirement in Clause 1.a) shall be deemed satisfied. The Developer shall instead be required to pay their share of the lane improvements as determined by and to the satisfaction of, the Director of Public Works, consistent with the Development Agreement Parameters.""

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

PUBLIC HEARING SUMMARY

File: DASZ 8/2025

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

Public Hearing: November 12, 2025
Council Building, 510 Main Street

Applicant: J. Wintrup Consulting Ltd. (John Wintrup)

Subject:



APPLICANT: John Scott Wintrup Planning & Development (John Wintrup)
FILE: DASZ 8/2025
PROPOSAL: An application for the approval of the plan of subdivision shown outlined above as may be determined by Council and for a proposed zoning change to By-law No. 200/2006 by rezoning the land shown outlined above from an "R1-L PDO-1 MALLS AND CORRIDORS MATURE COMMUNITIES PDO-1" RESIDENTIAL SINGLE-FAMILY (LARGE) DISTRICT to an "RMF-M PDO-1 MALLS AND CORRIDORS MATURE COMMUNITIES PDO-1" RESIDENTIAL MULTI-FAMILY (MEDIUM) DISTRICT to allow for the construction of a multi-family dwelling development. **For information, phone C. Ho, Planner at 204-986-6008.**

Premises Affected: 1294 & 1310 Henderson Highway

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

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

Report date: November 13, 2025

Community Committee Recommendation:

On November 12, 2025, the East Kildonan-Transcona Community Committee concurred in the recommendation of the Winnipeg Public Service, as amended, and recommended to the Standing Policy Committee on Property and Development:

1. That the subdivision proposed under Development Application No. DASZ 8/2025 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 October 18, 2025 and attached as Schedule "B" to this report, with such minor changes as may be required, subject to the following:

    A. That the Developer be required to enter into a Servicing Agreement with the City pursuant to subsection 259(1) of The City of Winnipeg Charter in accordance with the report of the Administrative Coordinating Group dated October28, 2025, and attached as Appendix "B" to this Report***, with the following amendments:***

        i. in Section VI – Servicing Conditions, amend clause 1. Public Lane as follows:

            a. In Condition a) delete the words "Portland cement concrete" and replace with the word "asphalt cement"

            b. Add the following new Condition c):

                "c) In the event that the lane is constructed as pavement under the Local Improvement program prior to application for development permits, The construction requirement in Clause 1.a) shall be deemed satisfied. The Developer shall instead be required to pay their share of the lane improvements as determined by and to the satisfaction of, the Director of Public Works, consistent with the Development Agreement Parameters."

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an “RMF-M PDO-1 Malls and Corridors 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 October 18, 2025, and attached as Schedule “B” to this report, subject to the following conditions:

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

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

         a) principal buildings
         b) accessory structures
         c) parking
         d) accessory parking areas
         e) private approaches
         f) garbage enclosures
         g) fencing
         h) landscaping

         on the Owner’s Land (“Works”) to the City for approval by the Director of Planning, Property and Development (“Director”) and the East Kildonan-Transcona Community Committee prior to the issuance of any building or development permit, and thereafter must construct the Works in substantial conformance with the approved plans and maintain the Works to the satisfaction of the Director.

      ii. That the maximum building height shall be 45 feet (13.71 metres).

3. That the City enter into, execute and deliver with the Developer:

   A. a Servicing Agreement in accordance with recommendation 1; and

   B. a Zoning Agreement in accordance with recommendation 2,

   and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").

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

5. That, in lieu of the dedication of land, the Developer shall provide a cash payment representing 10% of the Planned Area value of Development Application No. DASZ 8/2025 (the "Dedication Fee"), as determined by the Director of Planning, Property and Development.

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

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

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

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

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

11. 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 8 and 9, unless the Developer applies for an extension of time before the expiration of that 1 year period and Council approves the extension.

12. That Development Application No. DASZ 8/2025 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.

13. That the Variance order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DASZ 8/2025.

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

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

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

1. This is a logical densification for Henderson Highway. It improves the pavement of that back lane.

2. There was no public opposition at today's hearing.

3. Again, it's on a high-density Transit route.

Objections under the Charter:

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

In accordance with section 236.1(1), the threshold for sufficient objection has not been met.

Exhibits Filed:

1. Application dated July 28, 2025
2. Notification of Public Hearing dated September 3, 2025
3. Manitoba Status of Titles 2756713/1, 2651194/1, 2651193/1
4. Letter of authorization dated March 21, 2024, from 4713096 Manitoba Ltd. (Bernhard Goertzen) to John Wintrup
5. Letter of authorization dated March 21, 2024, from Global Homes Ltd. (Bernhard Goertzen) to John Wintrup
6. Legal Descriptions and Title Plot
7. Current Zoning / Lot Configuration
8. Proposed Rezoning / Subdivision
9. Plans (4 pages)
10. Report from the Urban Planning Division dated October 18, 2025
11. Inspection Report
12. Communication dated November 5, 2025, from George Goertzen in support to the application
13. Communication dated November 5, 2025, from Nettie Goertzen in support to the application
14. Communication dated November 5, 2025, from Ray Goertzen in support to the application
15. Communication dated November 7, 2025, from John Wintrup in support of the application

Exhibits Filed (continued):

16. Communication dated November 10, 2025, from Joel Smith in opposition to the application
17. Communication dated November 11, 2025, from Evan Kaminski in opposition to the application
18. Recording of Representations

REPRESENTATIONS:

In Support:

George Goertzen
Nettie Goertzen
Ray Goertzen
John Wintrup

In Opposition:

Evan Kaminski
Joel Smith

For Information:

Nil

For the City:

C. Ho, Planner, Planning, Property and Development Department
K. Kowalyk, Land Development Engineer, Planning, Property and Development Department

Exhibit "10" referred to in File DASZ 8/2025

ADMINISTRATIVE REPORT

Title: DASZ 8/2025 – 1294 and 1310 Henderson Highway

Issue: For consideration at the public hearing of a Subdivision and Rezoning application to consolidate and rezone the subject properties from "R1-L PDO-1 Malls and Corridors Mature Communities PDO-1" (Residential Single-Family – Large) district to "RMF-M PDO-1 Malls and Corridors Mature Communities PDO-1" (Residential Multi-Family - Medium) district for the construction of two (2) new 6-unit multi-family dwellings and an unspecified future development.

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

AUTHORIZATION

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

RECOMMENDATIONS

1. That the subdivision proposed under Development Application No. DASZ 8/2025 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 October 18, 2025 and attached as Schedule "B" to this report, with such minor changes as may be required, subject to the following:

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   b. accessory structures;

   c. parking;

   d. accessory parking areas;

   e. private approaches;

   f. garbage enclosures;

   g. fencing; and

   h. landscaping;

   on the Owner's Land ("Works") to the City for approval by the Director of Planning, Property and Development ("Director") and the East Kildonan- Transcona Community Committee prior to the issuance of any building or development permit, and thereafter must construct the Works in substantial conformance with the approved plans and maintain the Works to the satisfaction of the Director.

ii. That the maximum building height shall be 45 feet (13.71 metres).

3. That the City enter into, execute and deliver with the Developer:

   A. a Servicing Agreement in accordance with recommendation 1; and

   B. a Zoning Agreement in accordance with recommendation 2,

   and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").

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

5. That, in lieu of the dedication of land, the Developer shall provide a cash payment representing 10% of the Planned Area value of Development Application No. DASZ 8/2025 (the "Dedication Fee"), as determined by the Director of Planning, Property and Development.

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

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

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12. That Development Application No. DASZ 8/2025 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.

13. That the Variance order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DASZ 8/2025.

14. 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 consolidate and rezone 1294 and 1310 Henderson Highway for the purpose of constructing two (2) 6-unit multi-family dwellings and an unspecified future development.
- A Subdivision and Rezoning (DASZ) application is required to consolidate the underlying lot lines and enable the proposed multi-family development and unspecified future development.
- Subdivision and Rezoning applications require a public hearing as per the *Development Procedures By-law* and *The City of Winnipeg Charter.*
- The Report is being submitted for the Committee’s consideration of the development application at the public hearing.

IMPLICATIONS OF THE RECOMMENDATIONS

- If the recommendations of the Urban Planning and Design Division are concurred in, the land **can** be consolidated and rezoned in accordance with Schedule "B".

OURWINNIPEG 2045 POLICY ALIGNMENT

OurWinnipeg 2045 Goal – City Building

A successful strategy for sustainable city growth uses a variety of planning approaches. It strikes a balance between 'growing out' and 'growing up', offering choices ranging from traditional, single-family neighbourhoods to denser forms of urban housing and new neighbourhoods designed around a mix of land uses and a sustainable transportation system.

Building a city of complete communities provides the following additional benefits:

- *Minimization of environmental impacts per capita, in support of better air quality, resource efficiency, waste management, and climate change mitigation*
- *Adaptability to climate change and resilience to natural hazards*
- *Promotion of more active lifestyles and increased social interaction*

City Building Objectives

- **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, to enhance the ability of the urban environment to contribute towards this Plan's goals.*
- **City Building Objective 2**. Integrate resilient land use, transportation and infrastructure planning, and investments:
  - *Ensure that land use, transportation, and infrastructure planning are aligned to provide the conditions for compact, complete and connected communities, supported by sustainable transportation options and municipal infrastructure capacity.*
- **City Building Objective 3.** Facilitate development opportunities that complete established communities, and plan new communities as complete and connected from the outset:
  - *New and existing communities are complete when they demonstrate: universally designed environments; mixed-income neighbourhoods; a continuum of housing types; multi-modal connections within and to elsewhere in the city; heritage conservation; opportunities for physical activity, social interaction, and access to healthy food, daily needs, employment, education, recreation, and green infrastructure*.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

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

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

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

Consideration was given to whether this report connects to any of the specific Goals and Objectives in the *PRS* and it was determined the *PRS* is not applicable to this specific report.

SUBMITTED BY

Department	Planning, Property and Development
Division	Urban Planning and Design
Prepared By:	Choi Ho, RPP, MCIP
Date:	October 18, 2025
File No.	DASZ 8/2025

List of Schedules and Appendices

- Schedule A – Planning Discussion
- Schedule B – Recommended File No. DASZ 8/2025 dated October 18, 2025
- Appendix A – Proposed By-law
- Appendix B – Report of the Administrative Coordinating Group (ACG)

SCHEDULE A

DATE: October 18, 2025

FILE: **DASZ 8/2025**

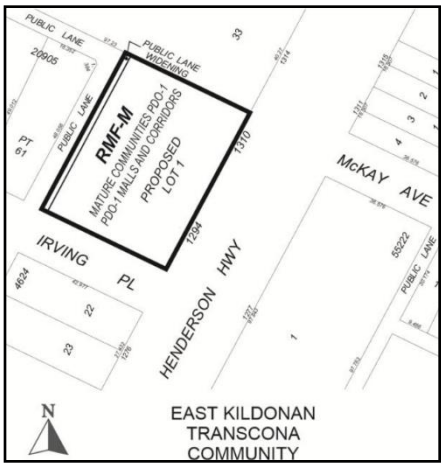
RELATED FILES: DAV 24-203923\D

COMMUNITY: East Kildonan - Transcona Committee

NEIGHBOURHOOD #: 4.411 – (KILDONAN DRIVE)

SUBJECT: For consideration at the public hearing of a subdivision and rezoning application to consolidate and rezone the subject properties from “R1-L PDO-1 Malls and Corridors Mature Communities PDO-1” (Residential Single-Family – Large) district to “RMF-M PDO-1 Malls and Corridors Mature Communities PDO-1” (Residential Multi-Family - Medium)

LOCATION: 1294 and 1310 Henderson Highway



LEGAL DESCRIPTION: LOT 12/13 PLAN 4624 59/62 K

APPLICANT: John Wintrup (John Scott Wintrup Planning & Development)
139 Roslyn Rd Unit 301
Winnipeg, MB R3L 0G7

OWNER: GLOBAL HOMES LTD.
915 Mcleod Ave 8
Winnipeg, MB R2G 0Y4

RECOMMENDATION: **Approval with Conditions**

SITE DESCRIPTION

- The subject properties are located on the west side of Henderson Highway, between Irving Place and Slater Avenue, in the Kildonan Drive neighbourhood of the North Kildonan ward.
- The total site is 25,484 square feet (2367.5 square metres or 0.58 acres) in area.
- 1296 Henderson Highway is currently occupied by a one-storey single-family dwelling with detached garage and 1310 Henderson Highway is occupied by a one-storey single-family dwelling with an attached and a detached garage.
- 1296 Henderson Highway is accessed via a side approach off Irving Place and 1310 Henderson Highway is accessed via a front approach off Henderson Highway. There is a gravel side/rear lane.
- Under the *Complete Communities Direction Strategy 2.0*, the site is within the "Established Neighbourhoods – Mature Communities" policy area.
- The properties are zoned "R1-L PDO-1 Malls and Corridors Mature Communities PDO-1" (Residential Single-Family – Large) district.



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

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: 1314 Henderson Highway – a place of worship use zoned "R1-L PDO-1 Malls and Corridors Mature Communities PDO-1" (Residential Single-Family – Large)

East: Henderson Highway, then 1277 Henderson Highway – retail use zoned "C2 PDO-1 Malls and Corridors Mature Communities PDO-1" (Commercial – Community)

South: Irving Place, then 1276 Henderson Highway – a single-family dwelling use zoned "R1-L PDO-1 Malls and Corridors Mature Communities PDO-1" (Residential Single-Family – Large)

West: Side/rear lane, then 173 Irving Place – a single-family dwelling use zoned "R1-L PDO-1 Malls and Corridors Mature Communities PDO-1" (Residential Single-Family – Large)

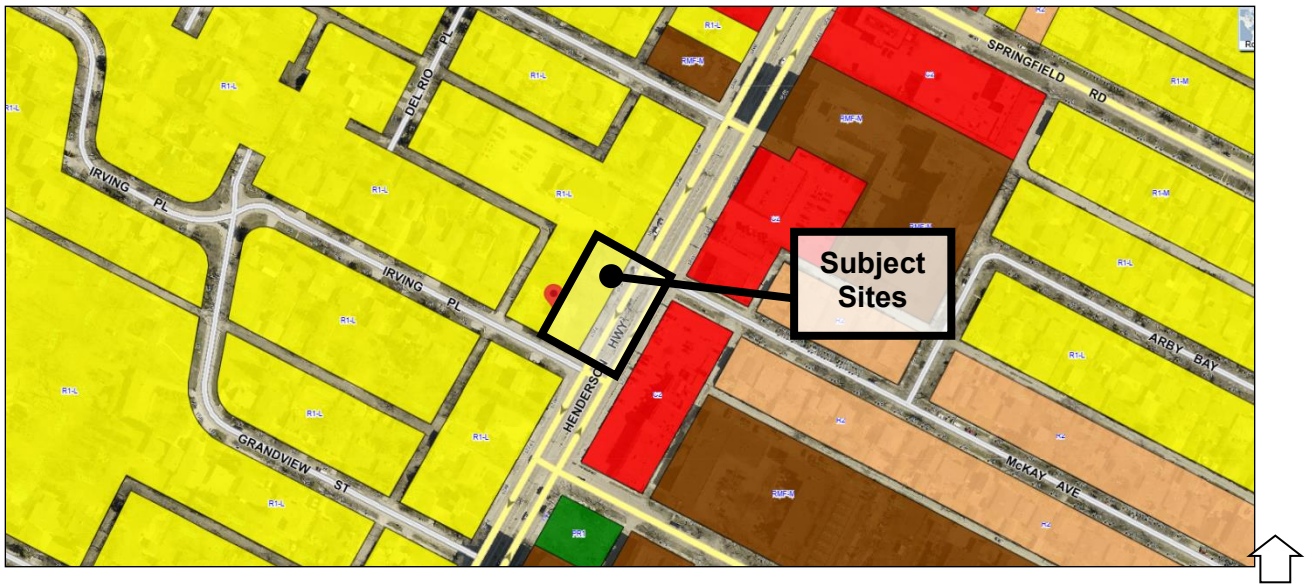


Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant proposes to consolidate and rezone the subject properties from "R1-L PDO-1 Malls and Corridors Mature Communities PDO-1" (Residential Single-Family – Large) district to "RMF-M PDO-1 Malls and Corridors Mature Communities PDO-1" (Residential Multi-Family - Medium) to construct two (2) new six (6) unit multi-family dwellings for a total of 12 dwelling units and an unspecified future development.
- The existing dwellings on the subject sites will be demolished.
- Phase 1 includes Building #1 and Building #2 on 1310 Henderson and each building is 47.5 feet (14.47 metres) in width and 45 feet (13.71 metres) in depth.
- The letter of intent states that Phase 2 will be future development on the southerly 90 feet with new residential building(s) (1294 Henderson Highway).
- The building heights for Building #1 and Building #2 are approximately 33.5 feet (10.21 metres).
- The front yard setback is 8.5 feet (7.62 square metres). The rear yard setback is 24 feet (7.31 square metres. The north side yard setback is 7.5 feet (2.28 metres)

- Access to the site is via the rear public lane.
- There are 19 vehicle parking spaces, of which three (3) are accessible and three (3) are for guest parking. There are four (4) bicycle parking spaces.
- The garbage and recycling enclosure is located at the northwest corner of the properties off the rear public lane.
- Each unit has a balcony outdoor amenity space.
- The proposal also requires a Variance application for building setbacks, parking, and pedestrian route related Variances (**see Report for DAV 24-203923\D**).

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 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 "Urban Mixed Use Corridors" policy area of *CCDS 2.0*. Applicable goals and policies include:
- **Goal 1** 1.0 Encourage strategic residential intensification on Corridors.
    - 1.1 Support densities in accordance with Policy 3.1 of the General Growth section, at a height and scale compatible with surrounding land uses.
- **Goal 3** 3.0 Ensure Corridors provide a comfortable pedestrian environment and attractive public realm.
    - 3.1 Ensure that development on Urban Mixed Use Corridors is designed to prioritize a comfortable pedestrian environment and attractive public realm through the use of design elements which may include, but are not limited to the following:
        - 3.1.1 Providing minimal building setbacks from the public right-of-way to define the street edge.
        - 3.1.2 Having entrances provide direct access to the public sidewalk.
        - 3.1.4 Encouraging balconies and public spaces, such as plazas, patios, or other pedestrian amenities.
        - 3.1.5 Minimizing impacts of vehicular access and parking on the pedestrian environment by having vehicular access off of existing lanes.
        - 3.1.6 Encouraging the location of parking above- or below-grade, or behind the primary building. Parking located beside the building may be acceptable if the parking area occupies a minimal area and high-quality screening from the public right-of-way is provided.
    - 3.4 Mitigate negative shadow impacts and ensure adequate sunlight penetration experienced by rear- and side-adjacent residential properties and the public sidewalk by:
        - 3.4.1 Using Corridor right-of-way width as a guide to determine maximum building height, where appropriate.

        - 3.4.2 Using upper-level building step backs, where appropriate.
    - 3.5 Design the public realm and right-of-way to promote improvements to the pedestrian and cycling environment, including pedestrian- and transit-oriented streetscaping enhancements.
    - 3.6 Discourage auto-oriented land uses.
    - 3.10 Use tools such as local area planning, zoning, or design guidelines to further implement these design principles.
    - 3.11 Promote simple, quick, direct, and universal access to transit stops, junctions, hubs, and stations through site design.
- **Goal 7** 7.0 Promote the integration of land use and transportation
    - 7.1 Ensure the design and use of the public realm supports this By-law's vision for Corridors.
    - 7.2 Ensure the design of Corridors encourages the use of the frequent transit service provided on routes in the Primary Transit Network as well as connections to the feeder network.

Urban Mixed Use Corridors – Goal 1, 3 and 7 Policy Alignment:

- The proposal provides modest residential intensification with a proposal in Phase 1 for two (2) 3-storey six (6) unit multi-family buildings that are compatible and sensitive to the existing context.
- The new development for Phase 1 (Building #1 and Building #2) broadly provides an attractive public realm using minimal building setbacks and visually appealing building designs, to fit with the street corner and the neighbourhood context.
- The total of 12-unit multi-family dwellings for Phase 1 (Building #1 and Building #2) encourages the use of transit on a well-used Corridor.

ADDITIONAL CONSIDERATIONS

Variances

- The proposal also requires a Variance application for building setbacks, parking, and pedestrian route related Variances (**see Report for DAV 24-203923\D**).
- The Report recommends ***approval in part***.

Public Works

- Public Works Department (PWD) indicates the following:
    - Lane Widening
      The Developer shall, at no expense to the City, legally open property required for a 1.154 m widening to the existing north-south public lane right-of-way along the full length of the Planned Area abutting the existing north-south public lane, to the satisfaction of the Director of Public Works.
    - Lane Paving
      The Developer shall, at no expense to the City, construct, within the north-south public lane 6.0-m-wide Portland cement concrete pavement along the full length of the Planned Area, and all related works including but not limited to an appropriate

transition, land drainage sewer if required, and relocation of the existing wooden poles, all as determined by and to the satisfaction of, the Director of Public Works.

- Private Access
  No vehicular access to Henderson Highway. Access should be planned from the abutting public lane. As part of the development permit process, the Developer will be required to remove existing private approach(es) and restore the curb, boulevard, and sidewalk***.***

- Boulevards

  The Developer shall, at no expense to the City, sod, and plant trees on, all boulevards within and fronting on the Planned Area, all in accordance with City specifications and guidelines and, where required, with concept plans prepared by the Developer and submitted to, and approved by, the Director of Public Works.

Site Servicing

- An Administrative Coordinating Group (ACG) Report (**see Appendix "B**") is associated with this Development Application.
- The Water and Waste Department (WWD) advises there is adequate servicing to support the proposed land use.

Pedestrian Walkway

- The Fire Department requires a pedestrian walkway/route to the principal entrance of each building from Henderson Highway for access.

RECOMMENDATION

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

- The application is broadly consistent with policies and design guidelines 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 8/2025

SCHEDULE B

File DASZ 8/2025, East Kildonan-Transcona Community Committee, October 18, 2025

By-Law No. _____

File No. **DASZ 8/2025**

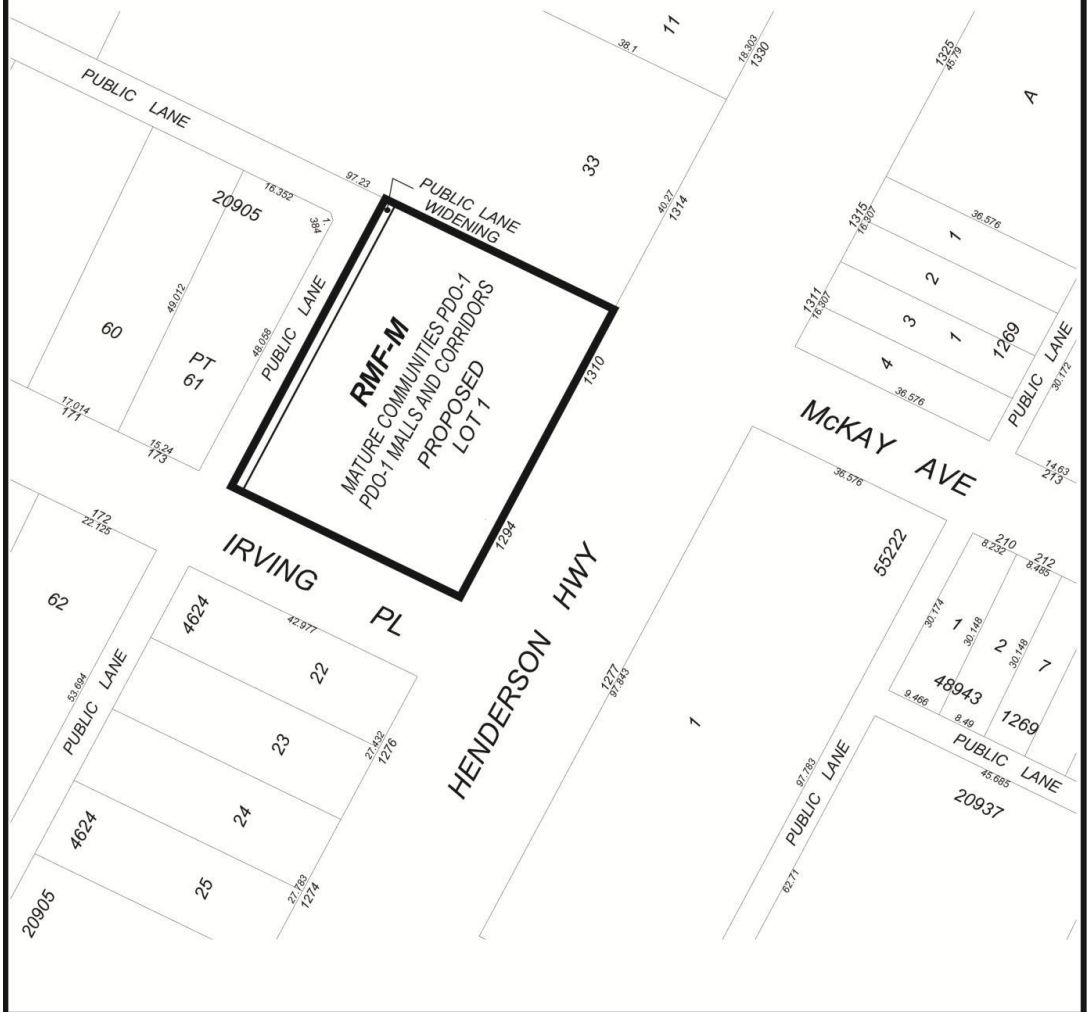
Atlas Sheet No. **U28**

N

EAST KILDONAN TRANSCONA COMMUNITY

Explanation

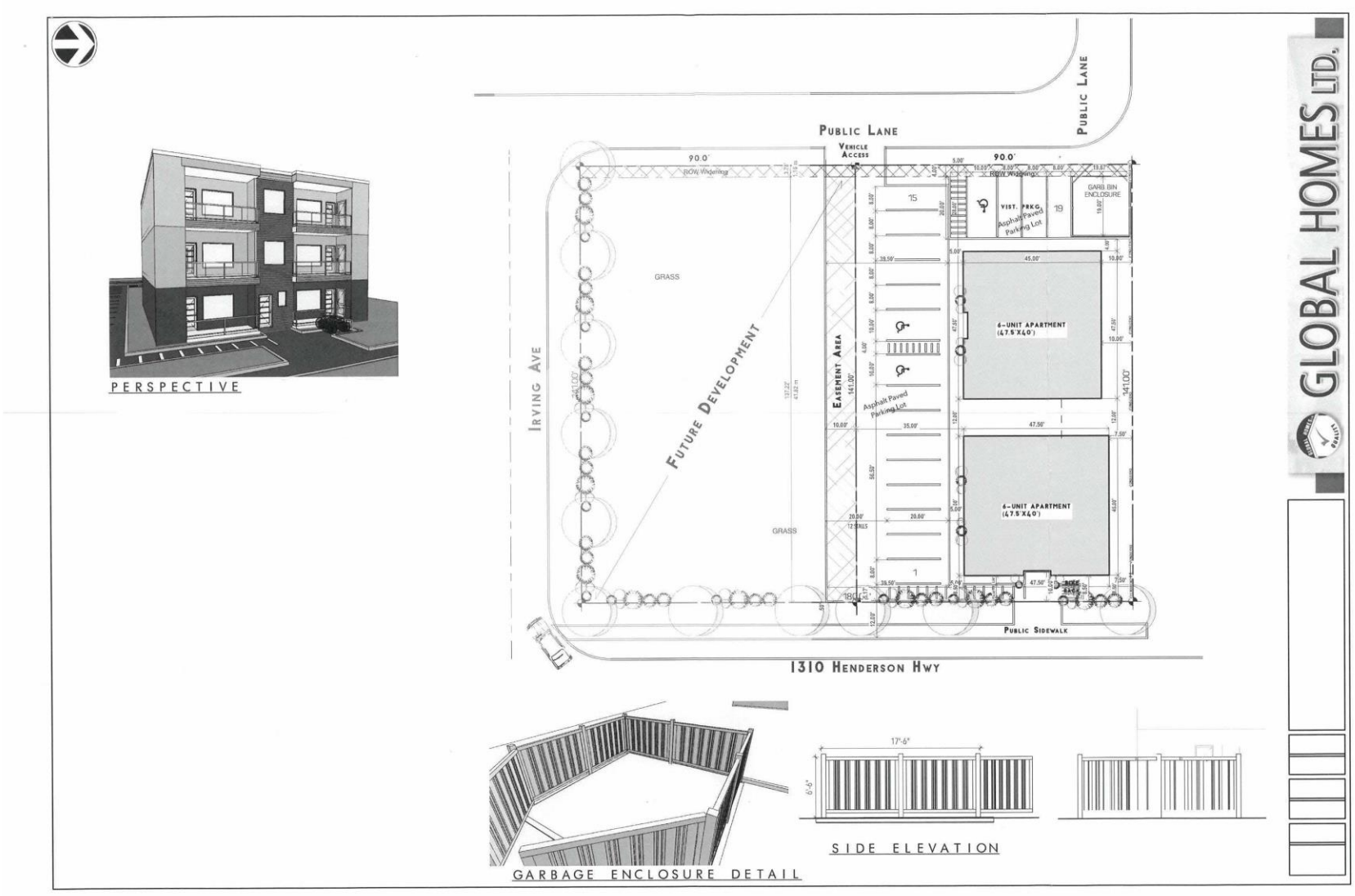
An application for the approval of the plan of subdivision shown outlined below and for a proposed zoning change to By-law No. 200/2006 by rezoning the land located at 1294 & 1310 Henderson Highway from an "R1-L PDO-1 MALLS AND CORRIDORS MATURE COMMUNITIES PDO-1" RESIDENTIAL SINGLE-FAMILY (LARGE) DISTRICT to an "RMF-M PDO-1 MALLS AND CORRIDORS MATURE COMMUNITIES PDO-1" RESIDENTIAL MULTI-FAMILY (MEDIUM) DISTRICT to allow for the construction of a multi-family dwelling development.

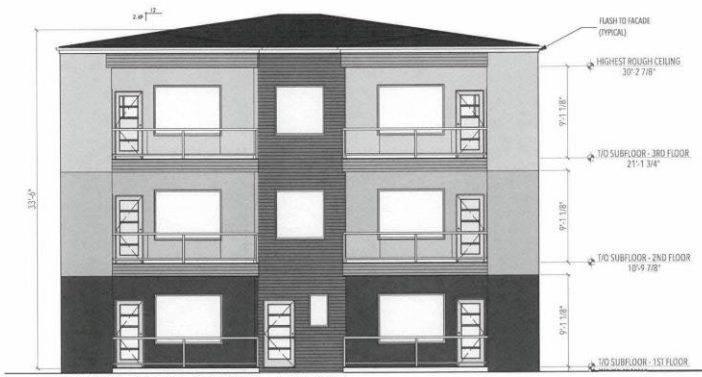


THIRD READING : _____ EFFECTIVE DATE : _____

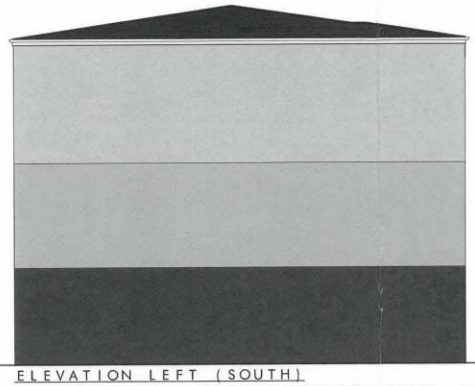
ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

Exhibit “9” referred to in File DASZ 8/2025

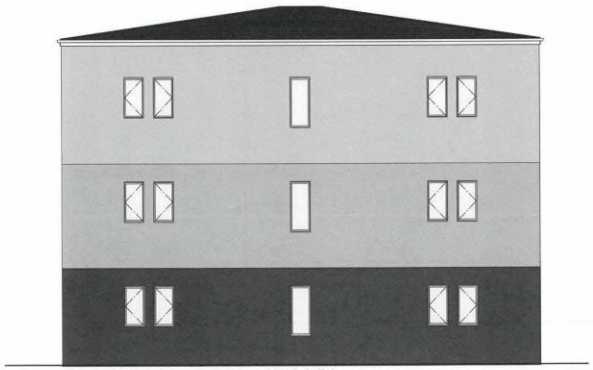




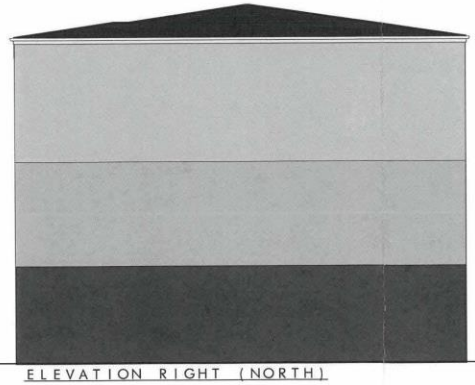
ELEVATION FRONT (EAST)



ELEVATION LEFT (SOUTH)



ELEVATION REAR (WEST)



ELEVATION RIGHT (NORTH)

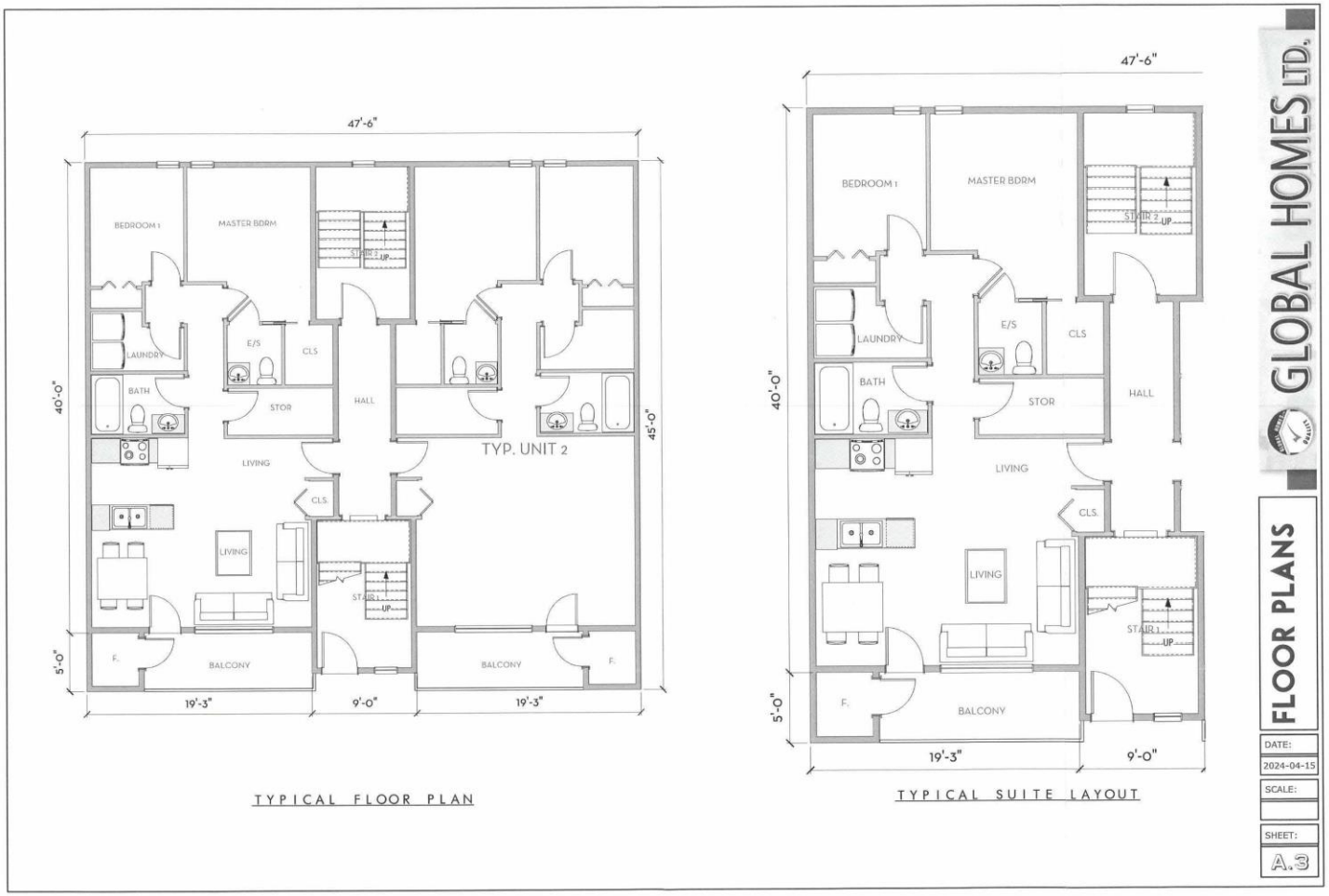
GLOBAL HOMES LTD.

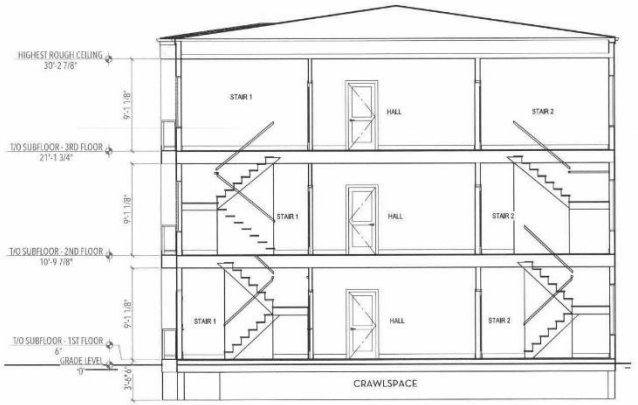
ELEVATIONS

DATE: 2024-04-15

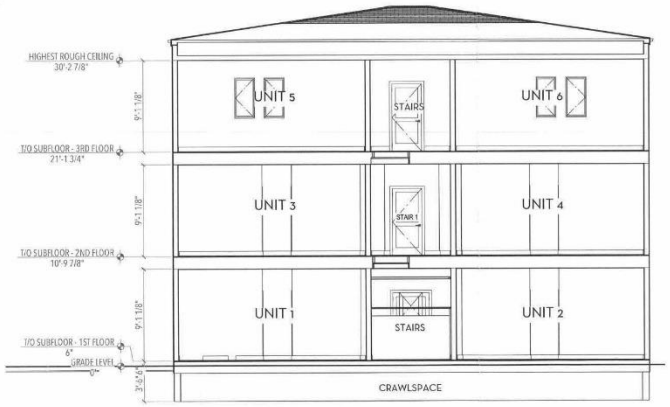
SCALE:

SHEET: A.2


47'-6"
BEDROOM 1
MASTER BDRM
STAIR 2
UP
LAUNDRY
E/S
CLS
BATH
STOR
HALL
LIVING
TYP. UNIT 2
CLS.
LIVING
STAIR 1
UP
40'-0"
45'-0"
5'-0"
F.
BALCONY
BALCONY
F.
19'-3"
9'-0"
19'-3"
TYPICAL FLOOR PLAN
47'-6"
BEDROOM 1
MASTER BDRM
STAIR 2
UP
LAUNDRY
E/S
CLS
BATH
STOR
HALL
LIVING
CLS.
LIVING
STAIR 1
UP
40'-0"
5'-0"
F.
BALCONY
19'-3"
9'-0"
TYPICAL SUITE LAYOUT
GLOBAL HOMES LTD.
FLOOR PLANS
DATE:
2024-04-15
SCALE:
SHEET:
A.3



BUILDING SECTION - A -



BUILDING SECTION - B -

GLOBAL HOMES LTD.

BLDG. SECTION

DATE: 2024-04-15

SCALE:

SHEET: A.4