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. 18 Rezoning – 637 Edison Avenue
(North Kildonan Ward)
File DAZ 213/2025 [c/r DAV 156017/2025D]

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 application and proposed by-law for subdivision and rezoning/zoning agreement amendment under File DAZ 213/2025 [c/r DAV 156017/2025D] be rejected.

2. That in accordance with Subsection 281(2) of The City of Winnipeg Charter, the supporting reasons of the hearing body, be adopted.

3. That the Proper Officers of the City do all things necessary to implement the intent of the foregoing.

Agenda – Executive Policy Committee – December 9, 2025

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 did not concur in the recommendation of the Winnipeg Public Service, and recommended to the Standing Policy Committee on Property and Development:

1. That the application and proposed by-law for subdivision and rezoning/zoning agreement amendment under File DAZ 213/2025 [c/r DAV 156017/2025D] be rejected.

2. That in accordance with Subsection 281(2) of The City of Winnipeg Charter, the supporting reasons of the hearing body, be adopted.

3. That the Proper Officers of the City do all things necessary to implement the intent of the foregoing.

On October 3, 2025, the East Kildonan-Transcona Community Committee adjourned the public hearing to its meeting on November 12, 2025, at 10:30 a.m. in the Council Building at 510 Main Street.

PUBLIC HEARING SUMMARY

File: DAZ 213/2025

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

Public Hearing: November 12, 2025
October 3, 2025
Council Building, 510 Main Street

Applicant: Home Sketch Inc. (Abdullah Akram Chaudhary)

Subject:



Premises Affected: 637 Edison Avenue

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 12, 2025

Community Committee Recommendation:

On November 12, 2025, the East Kildonan-Transcona Community Committee did not concur in the recommendation of the Winnipeg Public Service and recommended to the Standing Policy Committee on Property and Development:

1. That the application and proposed by-law for subdivision and rezoning/zoning agreement amendment under File DAZ 213/2025 [c/r DAV 156017/2025D] be rejected.

2. That in accordance with Subsection 281(2) of The City of Winnipeg Charter, the supporting reasons of the hearing body, be adopted.

3. That the Proper Officers of the City 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. The applicant did not properly consult with the area residents in terms of the scope of what was being proposed.

2. They did not come to Community Committee with answers to a lot of the questions that we had, and we would normally accept to receive at a public hearing like this.

3. I do actually have some hangups about this area densifying beyond what we already, quite aggressively, added in terms of the changes to our by-law with HAF. I believe this lot, would actually, already without a rezoning, be eligible for four units, which I think is, considering the scope of the immediate neighbourhood, quite aggressive. So going above and beyond that for an additional unit, I'm also a little hesitant to support here today.

4. We don't have solid answers of why the property goes so far east, but I will acknowledge that the actual building, the elevation going further east than what is existing, does legitimately give concern to visibility of traffic on Raleigh.

Objections under the Charter:

Total number of valid objections as per section 125(2) – 9

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

Exhibits Filed:

1. Application dated July 11, 2025
2. Notification of Public Hearing dated August 13, 2025
3. Manitoba Status of Title: 3292020/1
4. Letter of authorization dated April 3, 2024 from 10184616 Manitoba Ltd. (Hartley Krulicki) and Xuesong Hu to Home Sketch Inc. (Abdullah Akram Chaudhary)
5. Arborist Report
6. Plans (5 pages)
7. Report from the Urban Planning Division dated September 5, 2025
8. Inspection Report
9. Communication dated September 28, 2025, from Ben McGillivary in opposition to the application
10. Communication dated September 28, 2025, from Betty Dickey in opposition to the application
11. Communication dated October 1, 2025, from Joyce Dean in opposition to the application
12. Communication dated October 2, 2025, from Kaley MacIntosh in opposition to the application
13. Communication dated October 2, 2025, from Dave Kawchuk in opposition to the application
14. Communication received October 3, 2025 from Pat Prevost in opposition to the application.
15. Petition in opposition to the application purporting to contain 198 signatures submitted by Pat Prevost
16. Petition in opposition to the application purporting to contain 3 signatures submitted by Phil Chilton
17. Notice of adjournment dated October 6, 2025
18. Recording of representations
19. Communication dated October 14, 2025, from Nyasha Falk in opposition to the application
20. Communication dated October 29, 2025, from Allison Storseth in support of the application
21. Communication dated November 10, 2025, from Dave Kawchuk in opposition to the application
22. Communication dated November 10, 2025, from Kaley MacIntosh in opposition to the application
23. Communication dated November 12, 2025, from Patricia Aspin Prevost
24. Recording of Representations

REPRESENTATIONS:

In Support:

Abdullah Akram Chaudhary
Allison Storseth

In Opposition:

Jack Aspin
Marie Aspin
Patricia Aspin Prevost
Phil Chilton
Joyce Dean
Betty Dickey
Nyasha Falk
Dave Kawchuk
Kaley MacIntosh
Ben McGillivary

For Information:

Nil

For the City:

C. Ho, Planner, Planning, Property and Development Department

Exhibit “7” referred to in File DAZ 213/2025

ADMINISTRATIVE REPORT

Title: DAZ 213/2025 – 637 Edison Avenue

Issue: For consideration at the public hearing of a Subdivision and Rezoning application to rezone the subject property from “R1-L” (Residential Single-Family – Large) district to “RMF-M” (Residential Multi-Family - Medium) district for the construction of a 5-unit multi-family dwelling.

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 Winnipeg Zoning By-law No. 200/2006 be amended under Development Application No. DAZ 213/2025 by rezoning the subject land to an “RMF-M” Residential Multi-Family (Medium) District in accordance with the proposed by-law attached as Appendix “A” to this report and as shown on the map dated September 5, 2025, and attached as Schedule “B” to this report, subject to the following conditions:

    A. That the owner of the subject land (the “Owner”) 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) buildings;
        b) accessory parking areas;
        c) private approaches;
        d) garbage enclosures;
        e) fencing;
        f) landscaping; and
        g) free-standing signage

on the Owner's Land ("Works") to the City for approval by the Director of Planning, Property and Development (the "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 35 feet (10.7 metres).

iii. That the maximum number of dwelling units shall be five (5) units.

B. That the City enter into, execute and deliver with the Owner a Zoning Agreement in accordance with recommendation 1.A., and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").

C. That authority be delegated to the Director of Planning, Property and Development 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.

2. That, in lieu of the dedication of land, the developer shall provide a cash payment representing ten percent 10% of the planned area value of the Development Application (the "Dedication Fee"), as determined by the City's Director of Planning, Property and Development.

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

4. 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 DAZ 213/2025 (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 consideration for second and third reading.

5. That Development Application No. DAZ 213/2025 will be deemed to be concluded and all approvals in connection with same will expire if the developer has not 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.

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

7. That the By-law will be repealed without coming into force 1 year following the date it is enacted if the Zoning Agreement is not registered in accordance with recommendation 6, unless the developer applies for an extension of time before the expiration of that 1 year period and Council approves the extension.

8. 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 DAZ 213/2025.

9. 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 rezone 637 Edison Avenue for the purpose of constructing a 5-unit multi-family dwelling.
- A Rezoning (DAZ) application is required to rezone the lot and enable the proposed multi-family development.
- 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 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:	September 5, 2025
File No.	DAZ 213/2025

List of Schedules and Appendices

- Schedule A – Planning Discussion
- Schedule B – Recommended File No. DAZ 213/2025 dated September 5, 2025
- Appendix A – Proposed By-law
- Appendix B – Report of the Administrative Coordinating Group (ACG)

SCHEDULE A

DATE:	September 5, 2025
FILE:	**DAZ 213/2025**
RELATED FILES:	DAV 25-156017D
COMMUNITY:	East Kildonan - Transcona Committee
NEIGHBOURHOOD #:	4.413 - (ROSSMERE-A)
SUBJECT:	For consideration at the public hearing of a Subdivision and Rezoning application to rezone the subject property from “R1-L” (Residential Single-Family – Large) district to “RMF-M” (Residential Multi-Family - Medium) district for the construction of a 5-unit multi-family dwelling.
LOCATION:	637 Edison Avenue



LEGAL DESCRIPTION:	LOT 40 BLOCK 10 PLAN 7305 58/60 K PT LOT 10 LYING TO S OF STR LINE DRAWN FROM SW ANGLE OF SAID LOT 10 TO POINT IN E LIMIT OF SAID LOT 10 DIST NLY THEREON 6F FROM SE ANGLE OF SAID LOT 10 WHICH LIES TO E OF A LINE DRAWN NLY AT RT ANGLES TO SAID S LIMIT FROM POINT IN SAME DIST ELY THEREON 25F FROM W LIMIT OF SAID LOT 10

APPLICANT: Abdullah Akram Chaudhary (Home Sketch Inc.)
166 Meadowood Dr Unit 45
Winnipeg, MB R3Y 1V4

OWNER: Xuesong Hu
19 Duncan Norrie Dr
Winnipeg, MB R3P 2K1

RECOMMENDATION: **Approval with conditions**

SITE DESCRIPTION

- The subject property is located on the northwest corner of Edison Avenue and Raleigh Street, in the Rossmere-A neighbourhood of the North Kildonan ward.
- The subject site is 8,148 square feet (757.9 square metres) in area.
- The site is currently occupied by a one and a half storey single-family dwelling with a detached garage built in 1936.
- The subject site is accessed by a front approach off Raleigh Street.
- Under the *Complete Communities Direction Strategy 2.0*, the site is within the "Established Neighbourhoods – Mature Communities" policy area.
- The property is zoned "R1-L" (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: 156 Vryenhoek Crescent – a single-family dwelling use zoned "R1-L" (Residential Single-Family – Large)

East: Raleigh Street, then the Northeast Pioneers Greenway – a multi-use AT path, then Gateway Drive, then 90 Lexington Park – a manufacturing use zoned "M1" (Manufacturing – Light)

South: Edison Avenue, then 650 Ian Place - a single-family dwelling use zoned "R1-L" (Residential Single-Family – Large)

West: 633 Edison Avenue - a single-family dwelling use zoned "R1-L" (Residential Single-Family – Large)

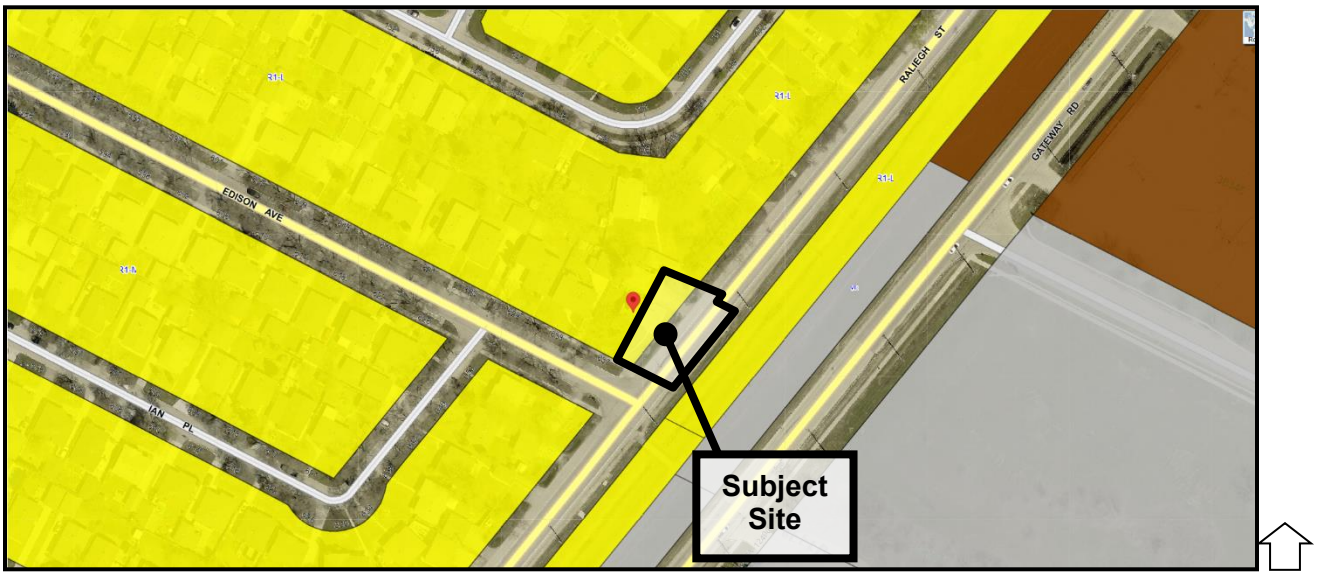


Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant proposes to rezone the subject property from "R1-L" (Residential Single-Family – Large) to "RMF-M" (Residential Multi-Family - Medium) to construct a new five (5) unit multi-family dwelling.
- The existing one and a half storey single-family dwelling with a detached garage on the subject site will be demolished.
- The proposed five (5) unit multi-family dwelling is 55 feet (16.7 metres) in width and 48 feet (14.6 metres) in depth. The proposed lot coverage is about 33%.
- The proposed density is 1,630 square feet (151.4 square metres) per dwelling unit.
- The building height is approximately 24 feet (7.3 metres) to the mid-roof point.
- The front yard setback is just over 13.5 feet (4.1 square metres). The rear yard setback is 45 feet (13.8 square metres. The west and east side yard setbacks are 6 feet (1.8 metres) and about 5.5 feet (1.6 metres), respectively.
- There is one (1) two-bedroom unit and four (4) three-bedroom units. are 605-640 square feet (56-59 square metres), and the two-bedroom units are 850-940 square feet (79-87 square metres) in living area, respectively.

- The front building façade materials on Edison Avenue and Raleigh Street include horizontal siding, stucco, and stone.
- The plans show five (5) trees along Edison Avenue and three (3) trees along Raleigh Street (all Manitoba Maples), as well as 25 shrubs.
- Access to the site is via a paved drive aisle approach off Raleigh Street.
- There are five (5) vehicle parking spaces, of which one (1) is accessible. There is a bicycle parking to the rear of the building.
- The garbage and recycling are located at the rear of the lot.
- Two (2) of the units facing Edison Avenue and Raleigh Street have second storey balconies.
- The proposal also requires a Variance application for lot area, building setbacks, guest parking, and landscaping requirements (**see Report for DAV 25-156017/D**).

ANALYSIS AND ISSUES

COLLABORATIVE PLANNING AND CONSULTATION

With the Public Service

- The applicant engaged with the Urban Planning and Design Division prior to submitting an application.

With the Public

- The applicant did not submit any signatures or letters of support with their application.

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 an "Established Neighbourhood – Mature Communities" policy area of *CCDS 2.0*. Applicable goals and policies include:

D1: Established Neighbourhoods

- ***Goal 1:*** *Encourage compatible residential development within Established Neighbourhoods to build more Complete Communities and align with the City's residential intensification target.*
    - *1.1 Encourage residential development that positively contributes to neighbourhood character while expanding housing options for residents in a manner that is sensitive and complementary to existing development.*
    - *1.2 Increase the population within Established Neighbourhoods to contribute to the physical renewal and revitalization of older neighbourhoods.*
    - *1.6 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.*

<u>Established Neighbourhoods - Goal 1 Alignment:</u>

- The proposed rezoning will permit a 5-unit multi-family development which helps to increase the residential population and expand housing options within Established Neighbourhoods.
- The development is designed in a manner that is sensitive and complementary to the existing block context along Edison Avenue. This includes a building that is similar in building mass, height, lot coverage, and setbacks to the abutting and nearby neighbours.
- Key considerations that support intensification at this site and to ensure compatible development include:
  - The subject site is on a corner lot with frontage on both Edison Avenue and Raleigh Street – collector streets.
  - The corner lot is larger than most of the other lots on the block on Edison Avenue.
  - There is an active transportation path adjacent to the subject site to the east between Raleigh Street and Gateway Road.
  - The pedestrian network provides accessible and multiple connections to amenities such schools and parks/open spaces.
  - The site is flanking Raleigh Street/Gateway Road, where there is high-frequency transit to connect to Downtown, as well as local/regional amenities and services.
  - There is adequate servicing to support the proposal.

- ***Goal 2:*** *Design new development in Established Neighbourhoods to a high standard of urban design and construction to ensure new development adds value to public and private urban spaces to create a sense of place and civic pride.*
  - *2.4 Encourage the use of high-quality, energy efficient, and durable exterior building façade materials.*
  - *2.5 Encourage a variety of architectural styles.*

- *2.6 Encourage building design to include a range of architectural features that create visual interest and positively contribute to the aesthetics of the street and neighbourhood.*
- *2.12 New developments should respect and complement the existing character of the built form of surrounding properties.*
- *2.14 Avoid buildings that create long blank walls facing public streets.*
- *2.15 Encourage the use of architectural features to articulate building walls in order to mitigate the impact of new building mass.*
- *2.21 Site design should take cues from the character of the neighbourhood or street and should mitigate the potential for land use conflict with adjacent properties that have different scales, densities and uses. Parking location (motor vehicle and bicycle), vehicular access, servicing elements, building placement and landscaping treatment will be important design elements to ensure context-sensitive design.*
- *2.22 Create or reinforce compact, pedestrian-oriented urban development patterns by ensuring the siting, form and scale of new development has a strong relationship to the street, public spaces and amenities in a way that is consistent with neighbourhood context.*

Established Neighbourhoods - Goal 2 Alignment:

- The proposal uses high-quality building façade materials such as stone, horizontal siding, and stucco.
- The new development incorporates a variety of architectural features that create visual interest and articulation such as varied rooflines, entry features, building articulations, and porches.
- The 5-unit multi-family dwelling is similar in scale and residential use to the abutting homes to the west and north which helps mitigate potential land use conflicts.
- The site design and building design has a strong pedestrian orientation to ensure the new development fits with the street corner and neighbourhood context.

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

- The *Small Scale and Low-Rise Residential Development Guidelines for Mature Communities* (Infill Guidelines) help determine what are appropriate designs for smaller scale residential buildings in their local context.
- The *Infill Guidelines* include two major components that work together to create opportunities for residential intensification in mature communities that mitigate massing impacts on nearby lower-density properties and to mitigate potential land use conflicts between buildings of different scale and intensity.
    - The first component is a “Preferred Location Criteria” that establishes the lot characteristics enabling specific building typologies.
    - The second component is “Site Design” and “Building Design” guidelines that regulate the physical characteristics of any proposed building(s).

Preferred Location Criteria

- The proposed development does not meet Scenario 1 or 2 of the “Preferred Location Criteria” for a townhouse or low-rise multi-unit residential development in Area 1:
    - Scenario 1
        - on sites where the rear yard abuts a lane;
        - on sites located within 1,312 feet (400 metres) of the Primary Transit Network or rapid transit station; and
        - where the property abuts an arterial street; or
    - Scenario 2
        - on sites where the rear yard abuts a lane;
        - on sites located within 1,312 feet (400 metres) of the Primary Transit Network or rapid transit station; and
        - where two or more of the following conditions are met:
            - on corner lots (including internal corner lot);
            - on sites where a lane separates the rear yard from a commercial, multi-unit residential or non-residential use; or
            - on sites where at least one side yard abuts a commercial, multi-unit residential or non-residential use

Secondary Considerations

The following Secondary Considerations were used to enable support for a 5-unit multi-family dwelling at this location, and contingent on the proposal meeting the Site Design and Building Design guidelines for that building typology:

- Of note, the Preferred Location Criteria for a fourplex requires a lot width of 50 feet and a lot area of 5000 square feet, as well as rear yard public lane access. Although the site has no public lane, the subject property far exceeds the lot width (with 74 feet) and lot area (with 8,148 square feet).
- The property is a corner lot which provides an opportunity to accommodate increased density within lower density neighbourhoods in a manner that reduces the number of properties that are potentially impacted by a higher intensity development.
- The lot is about 2,500 square feet or larger than typical lots on this block of Edison Avenue and the surrounding area which allows for greater variety of housing options within a neighbourhood while limiting the potential that such a development would create a dramatic change in the existing physical development pattern of the neighbourhood.
- There is a strong pedestrian environment, as well as an active transportation path and high frequency Transit service directly to the east of the lot which provides residents more choices on how they get around, reduces the reliance on vehicles, supports healthier lifestyles, and supports municipal investment in the Transit and Active Transportation network

Site Design

- The proposed development meets the applicable “Site Design” guidelines for Rear Yards, Lot Coverage, and Parking.
- The development is short of meeting the 6 feet minimum East Side Yard (with 5.5 feet) and is short of meeting the 1 tree for every 20 linear feet along Raleigh Street (with 3 instead of 4 trees).

- The proposal does not meet the Front Yard that may be 5 feet less than the average of the existing front yards within that block or portion of the block (with 13 feet 7 inches instead of 22 feet).

Building Design

- The proposed development meets all the applicable "Building Design" guidelines for Building Height, Roof Pitches, Design, Façade Materials and Architectural Features, Main Floor Height, Entrances, Projections into Setbacks, Privacy, and Utilities, Servicing and Mechanical.

ADDITIONAL CONSIDERATIONS

Variances

- A Variance application is required for lot area, building setbacks, guest parking, and landscaping requirements of the *Winnipeg Zoning By-law* to establish the proposed 5-unit multi-family dwelling (**see Report for DAV 25-156017/D**).
- The Report recommends ***approval, in part*** of the Variance application.

Site Servicing

- An Administrative Coordinating Group (ACG) Report (**see Appendix "B**") is associated with this Development Application.
- The Water and Waste Department (WWD) has advised there is adequate servicing to support the proposed development.
- Landscaping has advised that boulevard landscaping consisting of trees will be required on the flanking boulevard of the Planned infill, all in accordance with City specifications and guidelines where required.

Plan Approval

- The Urban Planning and Design Division is recommending a Plan Approval to the Director of Planning, Property and Development and the East Kildonan-Transcona Community Committee (EKTCC).
- Plan Approval ensures the final plans are reviewed and approved by the Director and EKTCC to meet a high standard of urban design before any future construction takes place on the site.

Height Cap

- As part of the recommended Zoning Agreement, a height cap of 35 feet is included.
- The proposed development is approximately 24 feet, and the recommended height cap ensures there is both some additional space should the project plans change while also ensuring the maximum building height is similar to what is currently proposed and consistent with the surrounding neighbourhood.
- Without a height cap, the maximum permitted height would be 70 feet in the RMF-M zoning district.

Dwelling Unit Cap

- As part of the recommended Zoning Agreement, a dwelling unit cap of 5 units is included.
- The 5 dwelling unit cap ensures any future development is similar to what is currently proposed and compatible with the property, the abutting and adjacent land uses, and within the surrounding neighbourhood.
- Without a dwelling unit cap, the minimum lot area per dwelling unit would be 800 square feet per dwelling unit in the RMF-M zoning district, which would permit up to 10 dwelling units.

RECOMMENDATION

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

- The application is consistent with policies and design guidelines in *OurWinnipeg 2045*, *Complete Communities Direction Strategy 2.0,* and the *Infill Guidelines.*
- The proposed scale and residential intensity are context-sensitive and compatible with adjacent land uses.
- The design of the five (5) unit multi-family dwelling mitigates land use conflicts and massing impacts on the nearby lower-density dwellings.

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

Report Prepared by: Choi Ho, RPP, MCIP
PPD File #: DAZ 213/2025

SCHEDULE B

File DAZ 213/2025, East Kildonan-Transcona Community Committee, September 5, 2025

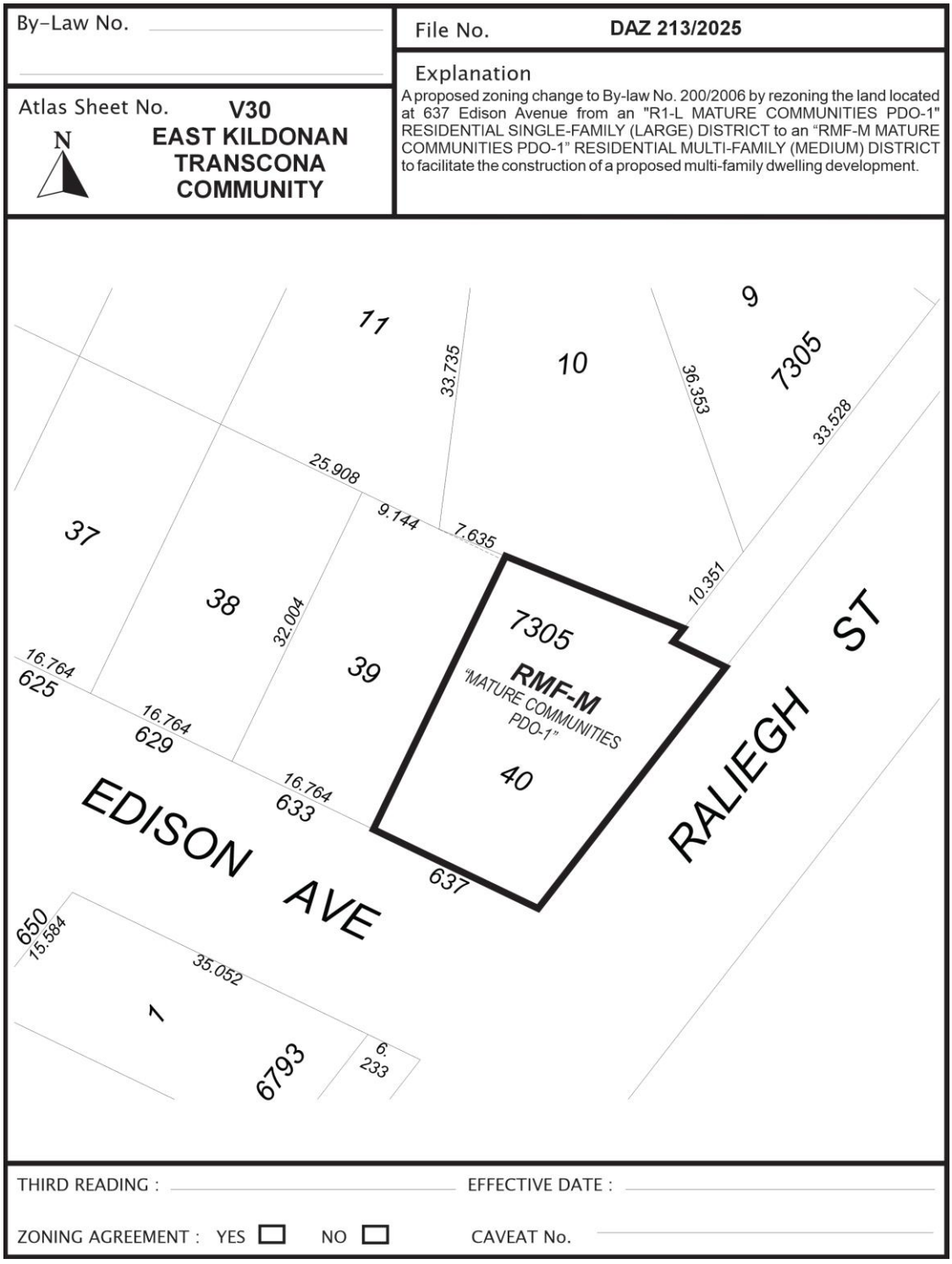
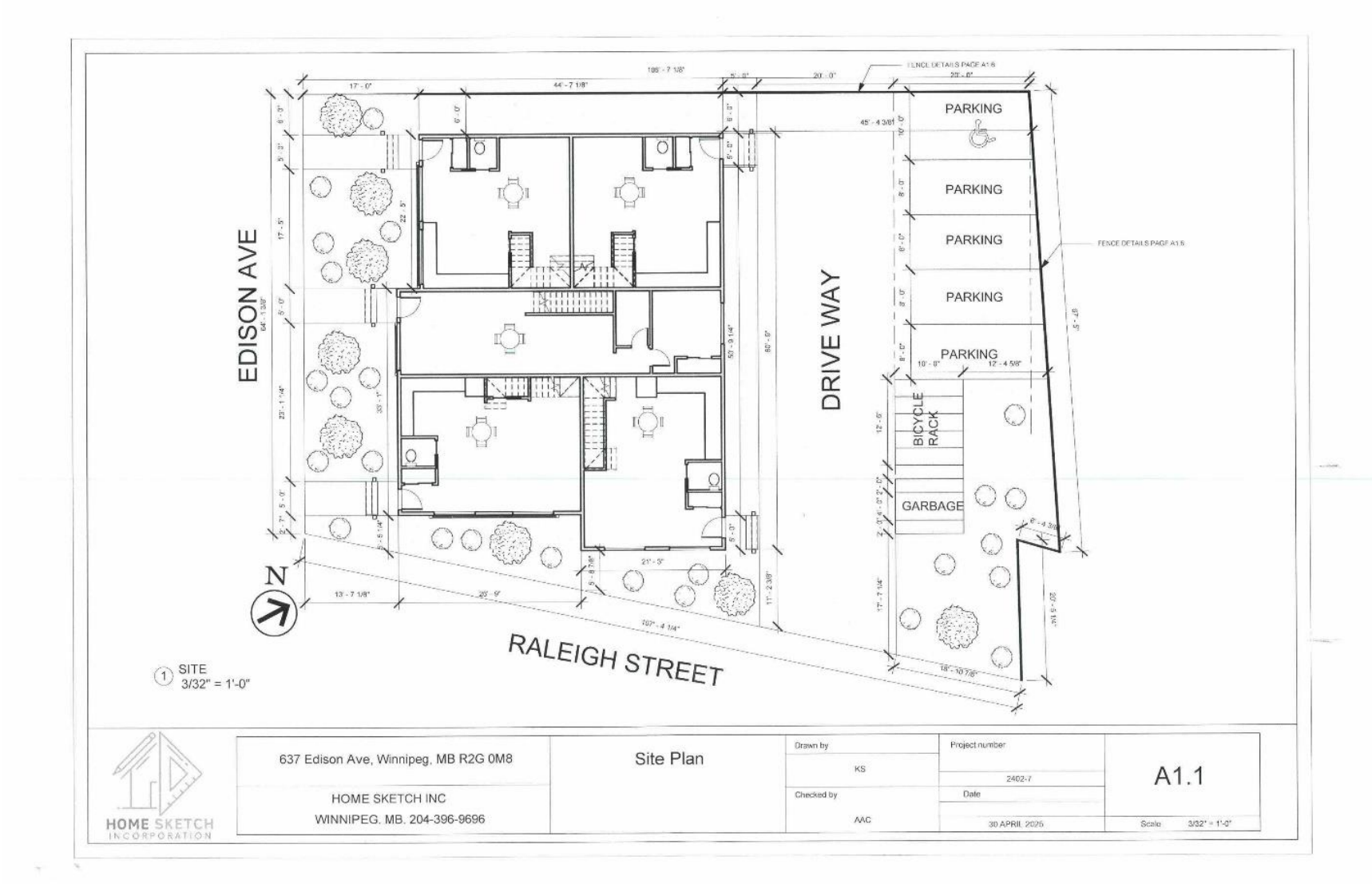
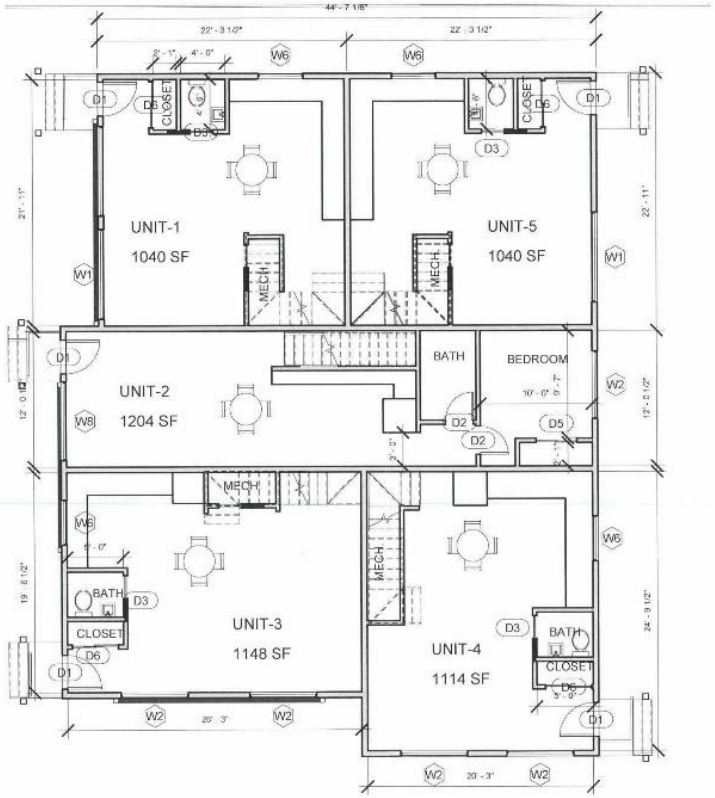


Exhibit “6” referred to in File DAZ 213/2025





1 Ground FL
1/8" = 1'-0"

Door Schedule			
Mark	Width	Height	Count
D1	3' - 0"	6' - 8"	5
D2	2' - 6"	6' - 8"	23
D3	2' - 0"	6' - 8"	7
D5	3' - 6"	6' - 8"	1
D6	4' - 0"	6' - 8"	18

Window Schedule			
Type Mark	Width	Height	Count
W1	8' - 0"	5' - 0"	6
W2	6' - 0"	5' - 0"	6
W3	5' - 0"	5' - 0"	3
W4	4' - 0"	5' - 0"	6
W6	4' - 0"	3' - 0"	4
W8	7' - 0"	5' - 0"	2

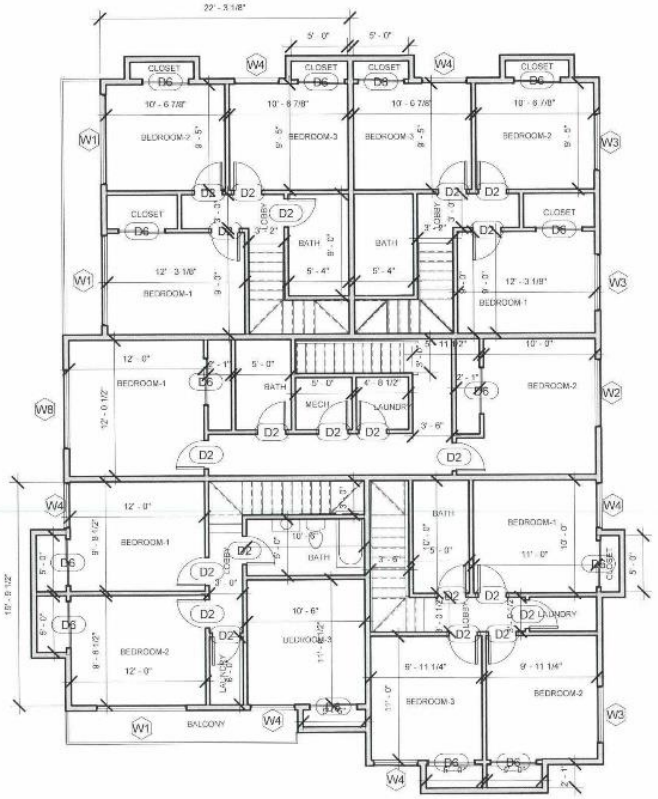
HOME SKETCH
INCORPORATION

637 Edison Ave, Winnipeg, MB R2G 0M8

HOME SKETCH INC
WINNIPEG. MB. 204-396-9696

Floor Plans

Drawn by	Project number	A1.2
KS	2402-7	
Checked by	Date	
AAC	30 APRIL 2025	Scale 1/8" = 1'-0"



1 First Floor
1/8" = 1'-0"

Door Schedule			
Mark	Width	Height	Count
D1	3' - 0"	6' - 8"	5
D2	2' - 6"	6' - 8"	23
D3	2' - 0"	6' - 8"	7
D5	3' - 6"	6' - 8"	1
D6	4' - 0"	6' - 8"	18

Window Schedule			
Type Mark	Width	Height	Count
W1	8' - 0"	5' - 0"	6
W2	6' - 0"	5' - 0"	6
W3	5' - 0"	5' - 0"	3
W4	4' - 0"	5' - 0"	6
W6	4' - 0"	3' - 0"	4
W8	7' - 0"	5' - 0"	2

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Floor Plans

Drawn by: KS
Checked by: AAC
Project number: 2402-7
Date: 30 APRIL 2025

A1.3

Scale: 1/8" = 1'-0"



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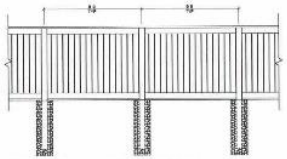
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Èlevation

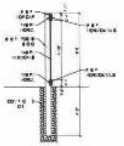
Drawn by	Project number	A1.5
KS	2402.7	
Checked by	Date	
AAC	30 APRIL 2025	Scale 1" = 10'-0"

LOT AREA 8114SQFT

NO	DESCRIPTION	SYMBOL	AREA/NO	PERCENTAGE
1	GRASS		2419SQFT	29.8%
2	HARDSCAPE		2869SQFT	35.3%
3	SHRUBS (CARAGANA)		25	24-25 (REQUIRED NO)
4	TREE (MANITOBA MAPLE)		08	08-09 (REQUIRED NO)
5	BUILDING AREA		2699SQFT	33.2%
6	LOT AREA		8114SQFT	



FENCE – ELEVATION VIEW



FENCE – TYPICAL SECTION VIEW

EDISON AVE ELEVATION DETAILS 1176 SQFT

NO	DESCRIPTION	AREA/NO	TOTAL FRONT PERCENTAGE	GROUND LEVEL (617SQFT) PERCENTAGE	FIRST FLOOR LEVEL (561SQFT) PERCENTAGE
1	HORIZONTAL SIDING	374SQFT	32%		67
2	STUCCO	239SQFT	20%	38%	
3	STONE	303SQFT	26%	49%	
4	WINDOWS	290SQFT	25%		

RALEIGH ELEVATION DETAILS 1008 SQFT

NO	DESCRIPTION	AREA/NO	TOTAL FRONT PERCENTAGE	GROUND LEVEL (583SQFT) PERCENTAGE	FIRST FLOOR LEVEL (423SQFT) PERCENTAGE
1	HORIZONTAL SIDING	356SQFT	35%		84
2	STUCCO	202SQFT	20%	38%	
3	STONE	281SQFT	28%	49%	
4	WINDOWS	228SQFT	22%		

Architectural features provided on the Front and Right facade

1. **Balcony**
2. **Roof treatment**
3. **Recesses**
4. **Projectionn**

HOME SKETCH INCORPORATION

637 Edison Ave, Winnipeg, MB R2G 0M8

HOME SKETCH INC
WINNIPEG. MB. 204-396-9696

Details

Drawn by	Project number	A1.6
KS	2402-7	
Checked by	Date	
AAC	30 APRIL 2025	Scale 1/2" = 1'-0"