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. 21 Subdivision and Rezoning – 4820, 4724 & 4814 Roblin Boulevard (Charleswood-Tuxedo-Westwood Ward)
File DASZ 45/2025 [c/r DCU 217664/2025D & DAV 217621/2025D]

STANDING COMMITTEE RECOMMENDATION:

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

1. That the subdivision proposed under Development Application No. DASZ 45/2025 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 10, 2025 and attached as Schedule "B" to this report, with such minor changes as may be required, subject to the following:

    A. That the "Plan" be amended in accordance with Section II of the report of the Administrative Coordinating Group dated October 30, 2025 and attached Appendix "B" to this Report;

    B. 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 October 30, 2025 and attached as Appendix "B" to this report;

2. That the Winnipeg Zoning By-law No. 200/2006 be amended 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 November 10, 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:

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

STANDING COMMITTEE RECOMMENDATION (continued):

i. For those portions of the Owner's Land zoned "RMF-M" Residential Multi-Family (Medium), 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
g. free-standing signage

on the Owner's Land ("Works") to the City for approval by the Director of Planning, Property and Development ("Director") and the Assiniboia 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, on proposed Lot 1, no principal building shall be erected within 17 metres (56 feet) of the east property line.

iii. That, on proposed Lot 1, no principal building shall be erected within 79 metres (260 feet) of the south property line.

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

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

B. 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").

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 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.

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

STANDING COMMITTEE RECOMMENDATION (continued):

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 45/2025 (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 45/2025 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 land described therein.

11. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Plan is not registered in accordance with Recommendations 8 and 9 unless the developer applies for an extension of time before the expiration of the 1-year period and Council approves the extension.

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

STANDING COMMITTEE RECOMMENDATION (continued):

12. That Development Application No. DASZ 45/2025 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 the 1 year period and Council approves the extension.

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

14. 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 45/2025.

15. That the Conditional Use Order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under DASZ 45/2025.

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 Assiniboia Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On November 20, 2025, the Assiniboia Community Committee concurred in the recommendation of the Winnipeg Public Service and forwarded the matter to the Standing Policy Committee on Property and Development.

PUBLIC HEARING SUMMARY

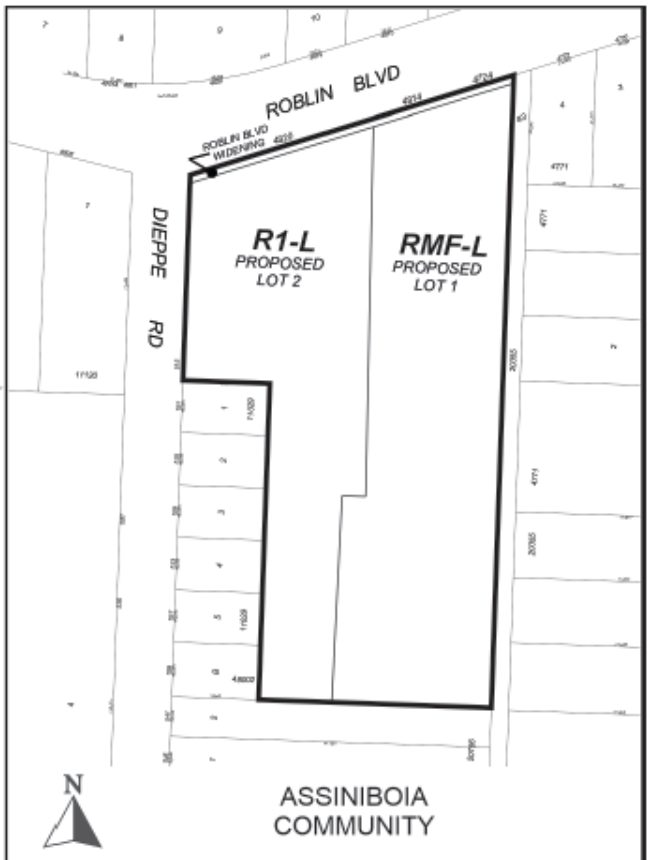
File: DASZ 45/2025

Before: Assiniboia Community Committee
Councillor Duncan, Chairperson
Councillor Dobson
Councillor Lukes

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

Applicant: McGowan Russell Group Inc. (Jackie Wilkie)

Subject:



APPLICANT: McGowan Russell Group Inc. (Jackie Wilkie)
FILE: DASZ 45/2025
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" RESIDENTIAL SINGLE-FAMILY (LARGE) DISTRICT to an "RMF-M" RESIDENTIAL MULTI-FAMILY (MEDIUM) DISTRICT and an "R1-L" RESIDENTIAL SINGLE-FAMILY (LARGE) DISTRICT to allow for the maintenance of an existing place of worship use, and the construction of a multi-family dwelling development. **For information, phone R. Galston, Planner at 204-986-8645**

Premises Affected: 4724, 4814, and 4820 Roblin Boulevard

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

Prepared by: L. Cowan, Senior Committee Clerk
Assiniboia Community Committee

Report date: November 21, 2025

Community Committee Recommendation:

On November 20, 2025, the Assiniboia Community Committee concurred in the recommendation of the Winnipeg Public Service and recommended to the Standing Policy Committee on Property and Development:

1. That the subdivision proposed under Development Application No. DASZ 45/2025 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 10, 2025 and attached as Schedule "B" to this report, with such minor changes as may be required, subject to the following:

    A. That the "Plan" be amended in accordance with Section II of the report of the Administrative Coordinating Group dated October 30, 2025 and attached Appendix "B" to this Report;

    B. 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 October 30, 2025 and attached as Appendix "B" to this report;

2. That the Winnipeg Zoning By-law No. 200/2006 be amended 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 November 10, 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. For those portions of the Owner's Land zoned "RMF-M" Residential Multi-Family (Medium), 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
g. free-standing signage

on the Owner's Land ("Works") to the City for approval by the Director of Planning, Property and Development ("Director") and the Assiniboia 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, on proposed Lot 1, no principal building shall be erected within 17 metres (56 feet) of the east property line.

iii. That, on proposed Lot 1, no principal building shall be erected within 79 metres (260 feet) of the south property line.

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

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

B. 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").

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 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 45/2025 (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 45/2025 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 land described therein.

11. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Plan is not registered in accordance with Recommendations 8 and 9 unless the developer applies for an extension of time before the expiration of the 1-year period and Council approves the extension.

12. That Development Application No. DASZ 45/2025 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 the 1 year period and Council approves the extension.

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

14. 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 45/2025.

15. That the Conditional Use Order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under DASZ 45/2025.

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

1. First off thank you to my colleagues for sitting here today and also asking some relevant questions and being a part of this decision. As City Councillor for Charleswood and someone who has lived here my entire life in this community, I want to speak to this proposal for the Charleswood United Site at 4820 Roblin Boulevard.

2. Charleswood is a neighbourhood with strong identity, people stay here for decades because they value its character, its sense of space, and it's close-knit feeling that comes from generations of families living side by side.

3. When we consider the new developments in areas like this, context matters, fit matters, and residents expect that change will be carefully evaluated against the long-standing character of our neighbourhoods.

4. There are reasons someone might not support this application, it's not a single-family housing development, it's not low-density form of multi-family housing. In a mature, predominantly low-density area those concerns are legitimate.

5. People worry about precedent, about changing the established pattern of development, and about the impact on nearby homes, and the overall rhythm of our streets. As a life-long resident myself, I understand those feelings, they come from a deep connection to the place where I, and my family call home.

6. At the same time, we're also facing a very real and pressing challenge in Charleswood, a lack appropriate housing for older adults. Time and time again I hear from long time residents who, frankly, either want to stay in the community or come back to the community that they built, that their family and friends, and that their church, their routines are all in, but they simply can't find the right type of housing.

7. And this is where the Charleswood United Church proposal becomes meaningful. The church had been a stabilizing community-focused institution for generations. Their intention with this project is consistent with the mission, service, inclusion and supporting people through every stage of life.

8. The design aims to provide housing that meeting a growing community need while being as respectful as possible to the surrounding context. I understand the concerns, and I don't dismiss them. Fit matters, scale matters, and we must consider how these decisions shape long-term character of our neighbourhoods. But I also believe in preserving what makes Charleswood special and providing opportunities for the people who built our community.

9. After listing to the residents, reviewing the application and reflecting on housing needs our area, particularly for the older adults, I believe that this proposal finds the responsibility as a community-minded balance. It addresses real need while respecting as much as possible, the character and value of Charleswood as defined. For those reasons I'll be supporting the application at 4820 Roblin Boulevard.

Objections under the Charter:

Total number of valid objections as per section 125(2) – 74

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

Exhibits Filed:

1. Application dated September 2, 2025
2. Notification of Public Hearing dated October 1, 2025
3. Manitoba Status of Titles 3273050/1, 2816470/1, 2642784/1
4. Letter of authorization dated April 17, 2024, from 6032281 Manitoba Association Inc., Warren Denis Thompson, Janis Eleanor Pregnall, Kathryn Alene Anderson, Gordon Gibson and Doreen Sheila Barton, as trustees of the Charleswood Congregation of the United Church of Canada to McGowan Russel Group
5. Surveyor's sketch dated April 23, 2008
6. Surveyor's sketch dated October 25, 2024
7. Caveats 3702318/1, 3702319/1
8. Proposed '4816 Roblin' Land Area
9. Updated Conceptual Site Plan
10. 4820 and 4816 Roblin Boulevard Details
11. Traffic Study dated April 4, 2025
12. Plans (5 pages)
13. Report from the Urban Planning Division dated November 10, 2025
14. Inspection Report
15. Communication dated November 1, 2025, from Cindy Castillo in opposition to the application
16. Communication dated November 2, 2025, from Joan Cormie in opposition to the application
17. Communication dated November 4, 2025, from Francisco Roman Castillo in opposition to the application
18. Communication dated November 4, 2025, from William & Marie-Alice Grassick in opposition to the application
19. Communication dated November 5, 2025, from Ashley Koss in opposition to the application
20. Communication dated November 5, 2025, from Lorna J. Kostiuk in opposition to the application
21. Communication dated November 6, 2025, from Thomas Evans in opposition to the application
22. Communication dated November 6, 2025, from Justin McCann-Sunchower in opposition to the application
23. Communication dated November 6, 2025, from Don and Deanna Trueman in opposition to the application
24. Communication dated November 8, 2025, from Eunice Samuels in opposition to the application

Exhibits Filed (continued):

25. Communication dated November 8, 2025, from Bradley Smith in opposition to the application
26. Communication dated November 8, 2025, from Amanda Rismani in opposition to the application
27. Communication dated November 9, 2025, from Allan Richardson in support of the application
28. Communication dated November 9, 2025, from Lily Richardson in support of the application
29. Communication dated November 9, 2025, from Anne Elizabeth Burns in support of the application
30. Communication dated November 11, 2025, from Kayla Klanreungsang in opposition to the application
31. Communication dated November 12, 2025, from Christopher Stranc in opposition to the application
32. Communication dated November 12, 2025, from Michael Wilson in support of the application
33. Communication dated November 12, 2025, from Warren Denis Thompson in support of the application
34. Communication dated November 13, 2025, from Doreen Barton in support of the application
35. Communication dated November 13, 2025, from David Barton in support of the application
36. Communication dated November 13, 2025, from Larry and Janice Hamilton in support of the application
37. Communication dated November 14, 2025, from Kelly Thompson in support of the application
38. Communication dated November 16, 2025, from Kevin Nichols in opposition to the application
39. Communication dated November 16, 2025, from Pat Macdonald in support of the application
40. Communication dated November 16, 2025, from Candace Ellis in opposition to the application
41. Communication dated November 16, 2025, from Jane Murray in support of the application
42. Communication dated November 16, 2025, from Lynne Couture in opposition to the application
43. Communication dated November 16, 2025, from Rebecca Scott in opposition to the application
44. Communication dated November 16, 2025, from Lorrie Martindale in support of the application
45. Communication dated November 17, 2025, from Danial Lukinuk in opposition to the application
46. Communication dated November 17, 2025, from Nicholas W. Masniuk in opposition to the application
47. Communication dated November 17, 2025, from John Wesley Oldham in support of the application
48. Communication dated November 17, 2025, from Matthew Andrushak in opposition to the application

Exhibits Filed (continued):

49. Communication dated November 17, 2025, from Carina Kirk in support of the application
50. Communication dated November 17, 2025, from Monika Franz-Lien in support of the application
51. Communication dated November 17, 2025, from Carolyn Hsu in support of the application
52. Communication dated November 17, 2025, from Eric Jensen in support of the application
53. Communication dated November 17, 2025, from Grant Buchanan in support of the application
54. Communication dated November 17, 2025, from Virginia Cail in support of the application
55. Communication dated November 17, 2025, from Margaret Gibson in support of the application
56. Communication dated November 17, 2025, from Gordon Gibson in support of the application
57. Communication dated November 17, 2025, from Melissa Tennant in opposition to the application
58. Communication dated November 17, 2025, from Dianne Lynne Kennedy in opposition to the application
59. Communication dated November 17, 2025, from Vanda Araujo in opposition to the application
60. Communication dated November 18, 2025, from Deanna Jones in support of the application
61. Communication dated November 18, 2025, from Liubov Zorina in opposition to the application
62. Communication dated November 18, 2025, from Natalia Zyrianova in support of the application
63. Communication dated November 18, 2025, from Jennifer Stebner in opposition to the application
64. Communication dated November 18, 2025, from Joel Masniuk in opposition to the application
65. Communication dated November 18, 2025, from Alex Hollyoake in opposition to the application
66. Communication dated November 18, 2025, from Andrew Passalis in opposition to the application
67. Communication dated November 18, 2025, from Kenneth Grower in support of the application
68. Communication dated November 18, 2025, from Dana Poulton in support of the application
69. Communication dated November 18, 2025, from Marianna Legat in opposition to the application
70. Communication dated November 18, 2025, from Darlene Goodman in opposition to the application
71. Communication dated November 18, 2025, from Tasadduq Khan in opposition to the application
72. Communication dated November 18, 2025, from Ken Thomas in support of the application

Exhibits Filed (continued):

73. Communication dated November 18, 2025, from William Carl Trimble in support of the application
74. Communication dated November 18, 2025, from Gladys Paola Rico Garcia in opposition to the application
75. Communication dated November 18, 2025, from Janet Belluk in support of the application
76. Communication dated November 18, 2025, from TJ Belluk in support of the application
77. Communication dated November 18, 2025, from Jessie Thiessen in opposition to the application
78. Communication dated November 18, 2025, from Sheri Mcnamara in opposition to the application
79. Communication dated November 19, 2025, from Robert Campbell in support of the application
80. Communication dated November 19, 2025, from Christine Marak in opposition to the application
81. Communication dated November 19, 2025, from Clay Ridd and Lauren Murray in opposition to the application
82. Communication dated November 19, 2025, from Darcia Albrechtsen in support of the application
83. Communication dated November 19, 2025, from Charlotte Dykes in opposition to the application
84. Communication dated November 19, 2025, from Charlene Zubriski in opposition to the application
85. Communication dated November 19, 2025, from Lisa Bednar in opposition to the application
86. Communication dated November 19, 2025, from Nancy Jeffrey in support of the application
87. Communication dated November 19, 2025, from Michael Golden in support of the application
88. Communication dated November 19, 2025, from Bruce Macdonald in support of the application
89. Communication dated November 19, 2025, from Jas Kalar in support of the application
90. Communication dated November 19, 2025, from Janet Goddard in support of the application
91. Communication dated November 19, 2025, from Jackie Wilkie in support of the application
92. Communication dated November 19, 2025, from Eliana Handford in support of the application
93. Communication dated November 19, 2025, from Karen Pomade in support of the application
94. Communication dated November 19, 2025, from Thomas Kramer in opposition to the application
95. Communication dated November 19, 2025, from Tyler Thiessen in opposition to the application
96. Communication dated November 19, 2025, from Kim Miller in opposition to the application

Exhibits Filed (continued):

97. Communication dated November 19, 2025, from Val McGuire in support of the application
98. Communication dated November 19, 2025, from Jackie Drever in support of the application
99. Communication dated November 19, 2025, from Wayne Lucas in opposition to the application
100. Communication dated November 19, 2025, from Norma Lucas in opposition to the application
101. Communication dated November 19, 2025, from Brett Atkinson in opposition to the application
102. Communication dated November 19, 2025, from Erin Dack in opposition to the application
103. Communication dated November 19, 2025, from Ross Taylor in opposition to the application
104. Communication dated November 19, 2025, from Dylan Marsh in opposition to the application
105. Communication dated November 19, 2025, from Lesley Cavanagh in opposition to the application
106. Communication dated November 19, 2025, from J. Harvey in opposition to the application
107. Communication dated November 19, 2025, from Blake Nichols in opposition to the application
108. Communication dated November 19, 2025, from Laura Lyne Turner in opposition to the application
109. Communication dated November 19, 2025, from Shannon Campbell in opposition to the application
110. Communication dated November 20, 2025, from Nicole Young in opposition to the application
111. Communication dated November 20, 2025, from Cathryn Zambrzycka in opposition to the application
112. Communication in support of the application submitted by Sandy Kluka at the public hearing
113. Communication in opposition to the application submitted by Steini Hibbert at the public hearing
114. Communication in opposition to the application submitted by Gail Hibbert at the public hearing
115. Communication in opposition to the application submitted by Barb Canons at the public hearing
116. Communication in opposition to the application submitted by Jim Canons at the public hearing
117. Presentation in opposition to the application submitted by Colin Nichols at the public hearing
118. Recording of Representations

REPRESENTATIONS:

In Support:

Jas Kalar
Susan Russell
Jackie Wilkie
Darcia Albrechtsen
Doreen Barton
David Barton
Janet Belluk
TJ Belluk
Grant Buchanan
Anne Elizabeth Burns
Virginia Cail
Robert Campbell
Jackie Drever
Monika Franz-Lien
Margaret Gibson
Gordon Gibson
Janet Goddard
Michael Golden
Kenneth Grower
Larry Hamilton
Janice Hamilton
Eliana Handford
Carolyn Hsu
Nancy Jeffrey
Eric Jensen
Deanna Jones
Carina Kirk
Sandy Kluka
Bruce Macdonald
Pat Macdonald
Lorrie Martindale
Val McGuire
Keith Merkel
Sherry Mooney
Jane Murray
John Wesley Oldham
Karen Pomade
Dana Poulton
Allan Richardson
Lily Richardson
Ken Thomas
Warren Denis Thompson
Kelly Thompson
William Carl Trimble
Michael Wilson
Natalia Zyrianova

In Opposition:

Matthew Andrushak
Vanda Araujo
Brett Atkinson
Lisa Bednar
Darlene Boettcher
Shannon Campbell
Barb Cannons
Jim Cannons
Cindy Castillo
Lesley Cavanagh
Joan Cormie
Lynne Couture
Erin Dack
Charlotte Dykes
Candace Ellis
Thomas Evans
Michael Flynn
Thomas Fred
Betty Anne Fred
Darlene Goodman
William Grassick
Marie-Alice Grassick
J. Harvey
Steini Hibbert
Gail Hibbert
Alex Hollyoake
Dianne Lynne Kennedy
Tasadduq Khan
Kayla Klanreungsang
Ashley Koss
Lorna J Kostiuk
Thomas Kramer
Marianna Legat
Shauna Link
Wayne Lucas
Ian Lucas
Norma Lucas
Danial Lukinuk
Christine Marak
Dylan Marsh
Nicholas W. Masniuk
Joel Masniuk
Justin McCann-Suchower
Sheri Mcnamara
Kim Miller
Lauren Murray
Robyn Musgrove
Colin Nichols
Kevin Nichols
Blake Nichols
Stefan Pacin
Andrew Passalis
Gladys Paola Rico Garcia
Clay Ridd
Amanda Rismani
Francisco Roman Castillo
Eunice Samuels
Rebecca Scott
Bradley Smith
Alison Sommerfield
Jennifer Stebner
Christopher Stranc
Barb Swan
Ross Taylor
Melissa Tennant
Jessie Thiessen
Tyler Thiessen
Don Trueman
Deanna Trueman
Laura Lyne Turner
Nicole Young
Cathryn Zambrzycka
Liubov Zorina
Charlene Zubriski

For Information:

Nil

For the City:

R. Galston, Urban Planner, Planning, Property and Development Department
K. Kowalyk, Land Development Engineer, Planning, Property and Development Department

Exhibit "13" referred to in File DASZ 45/2025

ADMINISTRATIVE REPORT

Title: DASZ 45/2025 – 4820, 4724 & 4814 Roblin Boulevard

Issue: For consideration at the public hearing for a subdivision and rezoning to consolidate create two (2) lots and rezone proposed Lot 1 to the "RMF-M" Residential Multi-Family (Medium) District to allow a multi-family family residential development with 132 dwelling units.

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

AUTHORIZATION

Author	Department Head	CFO	CAO
R. Galston, MCP	n/a	n/a	

RECOMMENDATIONS

1. That the subdivision proposed under Development Application No. DASZ 45/2025 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 10, 2025 and attached as Schedule "B" to this report, with such minor changes as may be required, subject to the following:
    A. That the "Plan" be amended in accordance with Section II of the report of the Administrative Coordinating Group dated October 30, 2025 and attached Appendix "B" to this Report;
    B. 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 October 30, 2025 and attached as Appendix "B" to this report;
2. That the Winnipeg Zoning By-law No. 200/2006 be amended 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 November 10, 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. For those portions of the Owner's Land zoned "RMF-M" Residential Multi-Family (Medium), 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 ("Director") and the Assiniboia 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, on proposed Lot 1, no principal building shall be erected within 17 metres (56 feet) of the east property line.

iii. That, on proposed Lot 1, no principal building shall be erected within 79 metres (260 feet) of the south property line.

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

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

B. 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").

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 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 45/2025 (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 45/2025 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 land described therein.
11. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Plan is not registered in accordance with recommendations 8 and 9 unless the developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.
12. That Development Application No. DASZ 45/2025 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 the 1 year period and Council approves the extension.
13. That the proper officers of the City be authorized to do all things necessary to implement the intent of the foregoing.
14. 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 45/2025.
15. That the Conditional Use Order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under DASZ 45/2025.

REASON FOR THE REPORT

- 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 Division are concurred in, the subject property may be subdivided and rezoned consistent with the map provided in Schedule "B" of this report.

CONSULTATION

In preparing this Report there was consultation with: N/A

OURWINNIPEG POLICY ALIGNMENT

6.16 Established Neighbourhoods

> "*Designate Established Neighbourhoods within the Urban Structure, representing lands that will accommodate additional growth in a context-sensitive manner, while promoting the efficient use of land, cost-effective municipal servicing, enhanced housing choice and affordability, and conservation of green infrastructure and heritage resources and districts, as defined in* Complete Communities."

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*

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

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

HISTORY

NA

SUBMITTED BY

Department	Planning, Property and Development
Division	Urban Planning
Prepared by	Robert Galston, MCP
Date:	November 10, 2025
File No.	DASZ 45/2025

List of Schedules and Attachments

Schedule A	Planning Discussion
Schedule B	File No. DASZ 45/2025, Assiniboia Community Committee, dated November 10, 2025
Appendix A	Proposed By-law

Appendix B — Report of the Administrative Coordinating Group Re: Proposed Subdivision and Rezoning of Land Located at 4724, 4814 and 4820 Roblin Boulevard, October 30, 2025

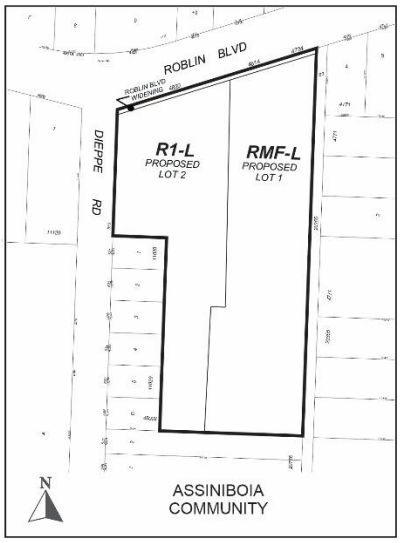
SCHEDULE 'A'

DATE:	November 10, 2025
FILE:	**DASZ 45/2025**
RELATED FILES:	DAV 25-217621/D; DCU 25-317664/D
COMMUNITY:	Assiniboia Community
NEIGHBOURHOOD #:	2.614 (Eric Coy)

SUBJECT: For consideration at the public hearing for a subdivision and rezoning to consolidate create two (2) lots and rezone proposed Lot 1 to the "RMF-M" Residential Multi-Family (Medium) District to allow a multi-family family residential development with 132 dwelling units.

LOCATION: 4820, 4724 & 4814 Roblin Boulevard

LEGAL DESCRIPTION: SP LOTS 87 & 88 PLAN 20355 WLTO IN RL 45 TO 48 PARISH OF ST CHARLES
PCL A & C PLAN 48002 WLTO IN RL 48 PARISH OF ST CHARLES



APPLICANT: Jackie Wilkie (McGowan Russell Group, Inc.)
825 St. Joseph Street
Winnipeg, MB R2H 3A8

OWNERS: 6032281 Manitoba, Inc.
1275 Burrows Avenue
Winnipeg, Manitoba R2X 0B8

Trustees of Charleswood United Church
4820 Roblin Boulevard (C/O Chairman of Trustees)
Winnipeg, MB R3R 0G6

RECOMMENDATION: Approval

SITE DESCRIPTION

- The subject site is located on the south side of Roblin Boulevard, at the corner of Roblin and Dieppe Road. It is in the Eric Coy Neighbourhood of the Charleswood – Tuxedo – Westwood Ward.
- The subject site encompasses three (3) separate properties which have a combined size of approximately 4.71 acres (205,272 square feet). These properties are:
    - 4820 Roblin Boulevard, which contains Charleswood United Church, a place of worship that has been at this location since 1960. An associated hall was constructed in 2008. A parking area with 102 parking stalls is currently located to the rear of the building.
    - 4814 Roblin Boulevard, which contains a one-storey single-family dwelling constructed in 1928.
    - 4724 Roblin Boulevard, which contains a two-storey single-family dwelling constructed in 1962.
- The subject site is located within the Established Neighbourhoods – Recent Communities policy area of the *Complete Communities Direction Strategy 2.0*.
- The subject site is currently zoned “R1-L” Residential Single-Family (Large).



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

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Roblin Boulevard, then a place of worship use zoned “R1-L” Residential Single-Family (Large).

South: Single-family residential uses zoned “R1-L” Residential Single-Family (Large).

East: Single-family residential uses zoned “R1-L” Residential Single-Family (Large).

West: Single-family residential uses zoned “R1-L” Residential Single-Family (Large), and Dieppe Road then commercial uses zoned “C2” Commercial Corridor.

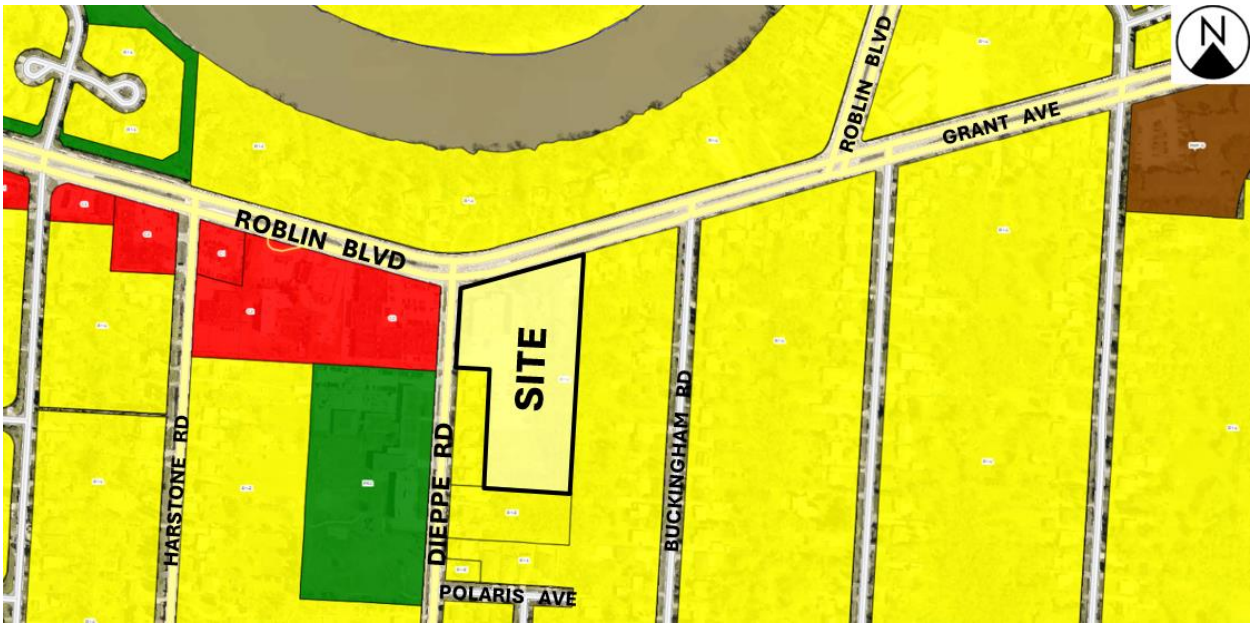


Figure 2: Zoning of the Site and Surrounding Area

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant proposes to create two (2) separate lots, Lot 1 and Lot 2. Lot 1 will contain a new multi-family residential development, while Lot 2 will contain the existing place of worship building. Greater information on the proposal for each lot is as follows:

Proposed Lot 1

- Proposed Lot 1 is to be approximately 114,998 square feet (2.64 acres) in size.
- The applicant proposes to rezone proposed Lot 1 to the “RMF-M” Residential Multi-Family (Medium) district in order to allow a multi-family building.
- The proposed multi-family building will be six (6) storeys tall, with a height of 69.5 feet to the top of the roof parapet.
- 132 dwelling units are proposed.
- A total of 200 accessory parking stalls are to be provided, which is a ratio of 1.51 parking stalls per dwelling unit. This ratio slightly exceeds the minimum number of parking stalls required by the Winnipeg Zoning By-law (198 parking stalls).
- The proposed parking includes:
    - 136 surface stalls;
    - 64 underground stalls;
    - 20 visitor parking stalls
- A total of 100 bicycle parking spaces are provided, including 40 secure indoor spaces. This exceeds the Zoning By-law requirements for bicycle parking, which is 27 spaces.
- Access to proposed Lot 1 is to be taken from a bi-directional private approach from Roblin Boulevard.

Proposed Lot 2

- Proposed Lot 2 is to be approximately 90,169 square feet (2.07 acres) in size.
- On proposed Lot 2, the applicant proposes to maintain the existing place of worship building and use. No building expansion or alterations to the place of worship building are proposed as part of this application.
- A total of 102 accessory parking stalls are proposed to be located on Lot 2.
- The existing bi-directional private approach from Dieppe Road will be maintained. No new private approaches to Lot 2 are proposed.
- No shared vehicle access between proposed Lot 1 and 2 is proposed.

Associated Variance (DAV) and Conditional Use (DCU) Applications

- The proposed development is the subject of an associated Variance (DAV) application concerning the number of parking stalls and the parking area's side yard setback distance on proposed Lot 2 (place of worship). Please refer to the Administrative Report under file no. DAV 25-217621/D for more information on these Variances.
- The proposed development is also the subject of an associated Conditional Use (DCU) application concerning the maintenance of a place of worship use on an "R1" lot.



Figure 3: Plan of Subdivision showing proposed Lots 1 and 2 (submitted by applicant).

ANALYSIS AND ISSUES

OURWINNIPEG 2045

- *OurWinnipeg 2045* is the City's long-range development plan. Per *OurWinnipeg 2045*, the subject site is identified as an Established Neighbourhood – Recent Community. The policy for this area states:

  6.16 Established Neighbourhoods

  - *Designate Established Neighbourhoods within the Urban Structure, representing lands that will accommodate additional growth in a context-sensitive manner, while promoting the efficient use of land, cost-effective municipal servicing, enhanced housing choice and affordability, and conservation of green infrastructure and heritage resources and districts, as defined in* Complete Communities.

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

- The *Complete Communities Direction Strategy 2.0* supports *OurWinnipeg 2045*, and has statutory authority as a secondary plan. The strategy guides land use and development in Winnipeg.
- As noted above, the subject property is classified as an Established Neighbourhoods – Recent Communities policy area under *Complete Communities 2.0*. Key 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.

  Policies

  1.1 Encourage residential development that positively contributes to neighbourhood character while expanding housing options for residents in a manner that is sensitive and complementary to existing development.

  1.2 Increase the population within Established Neighbourhoods to contribute to the physical renewal and revitalization of older neighbourhoods.

  1.5 Support up to mid-rise residential development in Established Neighbourhoods that is compatible with neighbourhood context.

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

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

h. *The supporting water, wastewater, and land drainage infrastructure and capacity to accommodate a proposed development or ability to make the required upgrades necessary to accommodate a proposed development.*

1.14 Mid-rise residential uses will generally be accommodated on arterial roads where compatible with adjacent land uses and where they can be conveniently served with transit and local commercial amenities, and in consideration of the factors listed in Policy section 1.6.

Goal 2

2.0 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.

Policies

2.3 Encourage, where contextually suitable, the location of multi-family buildings at or near the front and corner side property lines to create a pedestrian orientation that is respectful of the area context. Use setbacks to provide landscaping, front courtyards for individual units or other amenities that support the pedestrian environment, building design and relationship to the street.

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

2.5 Encourage a variety of architectural styles.

2.6 Encourage building design to include a range of architectural features that create visual interest and positively contribute to the visual aesthetics of the street and neighbourhood.

2.9 Buildings with multi-unit residential uses should be designed to support pedestrian activity and reinforce the public realm through thoughtful use of architectural features which may include, but are not limited to, the following:

a. *Window placement that supports passive surveillance;*

b. *Unit entrances with direct access to the street;*

c. *Front porches;*

d. *Balconies;*

e. *Awnings;*

f. *Lighting; and*

g. *Height of primary entrances*

2.10 Discourage building designs that orient the back of the building to the street.

2.11 Multi-family residential or mixed-use buildings that front public streets and contain internal parking areas should provide a main entrance facing the public street.

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

2.14 Avoid buildings that create long blank walls facing public streets.

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

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.

Goal 3

3.0 Ensure all communities provide a diversity of housing options and meet resident life-cycle housing needs. More specifically, policies that relate to the subject proposal are as follows:

Policies

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

Goal 5

5.0 Ensure Established Neighbourhoods accommodate a variety of public and institutional uses to meet a broad range of community needs.

General policies

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.

5.2 The expansion or creation of larger scale or regional public and institutional uses will generally be directed towards arterial roads or at locations where they can be community focal points. Larger scale institutional uses should generally be located adjacent to complementary uses in order to mitigate the potential for land use conflicts.

SUBDIVISION

- As noted above, subdivision is required in order to subdivide the land into two (2) lots, Lot 1 and Lot 2 on the subject site.

REZONING

- As noted above, the subject site is currently zoned “R1-L” Residential Single-Family (Large). This zoning district does not permit multi-family residential uses as proposed.
    - The applicant is proposing to rezone the proposed Lot 1 to the “RMF-M” Residential Multi-Family (Medium) district. The “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 structures in the “RMF-M” zone are:
    - Minimum lot area of 9,000 square feet;
    - Minimum lot area per dwelling unit is 800 square feet;
    - Minimum front yard of 25 feet;
    - Minimum rear yard of 25 feet;
    - Minimum interior side yard of eight (8) feet, plus an additional two (2) feet for each storey above the ground floor;
    - Maximum building height of 70 feet.
- It should be noted that the proposed multi-family development on Lot 1 complies with the dimensional standards of the Winnipeg Zoning By-law, and no Variance is required for the proposed development on Lot 1.

CONSISTENCY WITH *COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0* AND COMPATIBILITY WITH THE SURROUNDING AREA

- As noted above, the subject property is located in the Established Neighbourhood – Recent Communities policy area under the *Complete Communities Direction Strategy 2.0.* This policy area supports increasing residential densities in a manner compatible with the surrounding context. The recommended rezoning aligns with several of the policies previously identified in this report. Specifically:
    - In accordance with policies 1.1, 1.2, and 3.1, the development promotes greater density within an Established Neighbourhood and contributes to its physical renewal, offering a different form of housing beyond single family dwellings that accommodates people with a variety of needs or in different life stages.
    - In accordance with policies 1.14, the subject property is located on an arterial street (Roblin Boulevard), in a location that is served by transit and nearby amenities. (Please refer to further discussion on transit service, below.)
    - In accordance with policies under Goal 2, the proposed site design is suitable for the context of this portion of Roblin Boulevard and the Eric Coy Neighbourhood, in that:
        - A sidewalk provides direct access to the building entrance from the public street;
        - The building is situated so that it is as far from adjacent low-rise residential properties as possible. (Please refer to further discussion on compatibility, below.);
- Further, policies in *Complete Communities 2.0* allow for secondary considerations when supporting intensification in Established Neighbourhoods, including considerations outlined in policy 1.6.
- The following discusses these considerations with respect to this application.

Surrounding zoning context; built form, uses and their characteristics

- The proposed development is to be located within an area that is primarily established with low density, single family residential uses.

- However, given the size of the proposed Lot 1 (114,998 square feet), and its location directly on an arterial street (Roblin Boulevard) the proposed multi-family development with 132 dwelling units provides a reasonable and context sensitive addition to the mix of residential uses in the neighbourhood.
- Examples of existing multi-family development within one (1) kilometre of the subject site are outlined in Table 1, below:

Table 1: Existing multi-family development within 1 kilometre of the subject site.

	4314 Grant Ave	**100 Scotswood Dr**	**5429 Roblin Blvd (Phase 1)**	**5610 Roblin Blvd**	**347 Oakdale Dr**
Approval	Pre-2000	Pre-2000	2019 (DAV 2018/154556C)	2020 (DASZ 42/2019)	2021 (DASZ 30/2021)
Distance	520 metres	771 metres	692 metres	920 metres	891 metres
# of Storeys	2	2	4	5	5-7
# of Units	~50	74	45	60	270
Density	~2,980 s.f.	~1,690 s.f.	~3,809 s.f.	755 s.f.	945 s.f.

Density, Height, and Setbacks

- The proposed density of 132 dwelling units on a lot size of 114,998 square feet equates to a lot area per dwelling unit of 871 square feet per dwelling unit. The “RMF-M” zoning district permits a lot area per dwelling unit of 800 square feet. This lot area per dwelling unit would allow a maximum of 148 dwelling units on proposed Lot 1.
- As such, the proposed density is under the permitted density of the “RMF-M” zoning district.
- In order to demonstrate that the proposed building will not have any substantial effect on surrounding residential properties, the applicant has submitted section drawings. These section drawings show that the building wall will be, at its closest point, the following distances from the wall of the nearest existing dwelling. A sample section drawing submitted by the applicant is shown below (Figure 4).

Table 2: Setback of proposed building from nearby residential properties.

	Properties	Minimum distance from building to nearest structure	Minimum distance from building to property line	Within 45 degree angular plane?
EAST				
	4722 Roblin	94 feet*	88.5 feet	Yes
	Buckingham	230 feet	88.5 feet	Yes
WEST				
	521-539 Dieppe	168 feet	130 feet	Yes
NORTH				
	North side of Roblin	275 feet	170 feet	Yes
SOUTH	Polaris	421 feet	231 feet	Yes
	541-555 Dieppe (rear yards)	231 feet	231 feet	Yes
**Measured to garage wall*				

- To summarize, the distance between the proposed building wall and adjacent properties will be no less than:
    - 88.5 feet from properties on Buckingham and south side of Roblin;
    - 130 feet from properties at 539-521 Dieppe;
    - 170 feet from properties on north side of Roblin; and
    - 231 feet from properties at 541-555 Dieppe;
- Further, all of these setbacks are within the 45 degree angular plane, as measured from the adjoining property line at 6 feet above grade. The Urban Planning and Design Division will often require drawings to show that a proposed building is contained within a 45 degree angular plane measured from the adjacent property line from a height of six (6) feet above grade. By being within a 45 degree angular plane, there is a more gradual transition from the property line in terms of building massing and effect on adjacent properties.
- Recommended conditions of approval are to ensure that the building setbacks on the east and south sides of the property are not substantially less than what is currently proposed. Please refer to the “Conditions of Approval” section, below, for more information.
- Given this, the proposed building setbacks and height are considered suitable for this location.

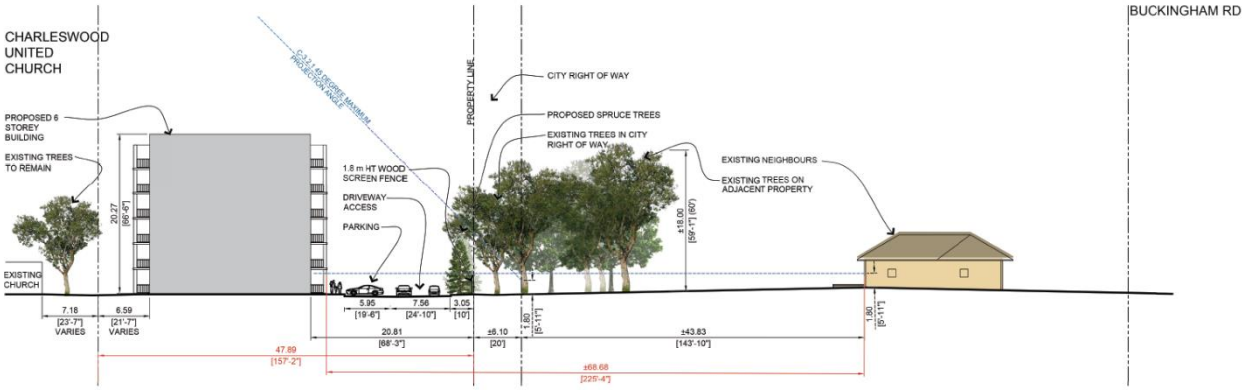


Figure 4: Sample section drawing showing setback of proposed buildings from adjacent residential properties on Buckingham Road. (Provided by applicant)

Transit Service

- The subject site is located approximately 341 feet (104 metres) from eastbound and westbound stops serviced by regular connector transit service, on Roblin Boulevard. These stops are serviced by route 70, which has regular daily service to major destinations in west Winnipeg, including Polo Park and Unicity retail areas.
- The site is also currently served by on-request transit service under on-demand area 109 – Charleswood On-Request. Within this on-request area, daily transit service is provided when a trip is booked through Winnipeg Transit. Typically, an on-request bus will arrive between five and 20 minutes from the time a trip is booked. This on-request service provides rides to other points within the Charleswood and Ridgewood areas.
- The subject site is located approximately 4,348 feet (1.3 kilometres) from stops on the “Grant – Regent” frequent transit route. Given the distance to high-frequency transit on Roblin Boulevard, the subject site cannot be considered close to frequent transit service.
- However, this level of transit service helps support the rezoning to the “RMF-M” district, given that the proposal meets the minimum parking requirements at this location, which is a ratio of 1.5 stalls per dwelling unit.

Traffic Study

- The applicant submitted a technical review conducted by a professional transportation consultant with the application. This review was intended to look at access to the subject site from Roblin Boulevard. The components of the review included the following:
    - The existing left turning lane on westbound Roblin Boulevard and Dieppe Road intersection, ensuring proposed median modifications to not adversely affect this lane;
    - How much space is needed for westbound left turn into the proposed development site;
    - Sight lines for left turns into the proposed development site on westbound Roblin Boulevard.
- Based on the review, the transportation consultant did not identify concerns with the proposed access location and modifications to the median to allow access from westbound Roblin Boulevard. Specifically:

- The existing left turn lane on westbound Roblin at Dieppe Road accommodates peak demand;
- The proposed median cut on westbound Roblin Boulevard is designed to sufficiently accommodate maximum traffic demand without creating congestion on westbound Roblin Boulevard;
- There are no significant issues with driver sightlines for vehicles turning left at the proposed median cut.

PUBLIC CONSULTATION

- The applicant has provided a public engagement report with their application.
- The applicant undertook two (2) public open house events:
  - Open House #1: November 28, 2024. 117 people in attendance.
  - Open House #2: January 21, 2025. 114 people in attendance.
- The applicant notes that the proposal was modified following Open House #1, in response to concerns raised at the open house. These modifications were presented at Open House #2.
- Modifications to the design included:
  - Reduced the building height, from 10 storeys to six (6) storeys;
  - Reduced the number of dwelling units, from 180 to 132; and,
  - Reduced the size of the surface parking area, and provided more green space.

CONDITIONS OF APPROVAL

Zoning Agreement

- The Winnipeg Public Service recommends that the developer enter into a Zoning Agreement with the City of Winnipeg for Plan Approval by the Director of Planning, Property and Development and the Assiniboia Community Committee, prior to the issuance of building permits.
- The intent of this Plan Approval is to require a review of the final plans with respect to site and building design before building permits are issued. Particular elements of the proposal that will be reviewed at Plan Approval include, but are not limited to:
  - Landscaping throughout the subject site
  - Private approaches
  - Traffic circulation within the subject site
  - Building design, elevations, materials, architectural details
  - Parking, bicycle parking
  - Garbage bin location and access
- Additional conditions recommended as part of the Zoning Agreement are to ensure the building setback on proposed Lot 1 will not substantially decrease in the event the applicant modifies their site design.
- Specifically:

- Plans submitted show the principal building has a setback of 59.7 feet to the east property line. A recommended condition will ensure this setback is no less than 58 feet.
- Plans submitted show the principal building has a setback of 264.6 feet to the south property line. A recommended condition will ensure this setback is no less than 260 feet.

Servicing Agreement and Plan Considerations

- The Winnipeg Public Service recommends that the developer enter into a Servicing Agreement with the City of Winnipeg. The items addressed in the recommended Servicing Agreement are discussed in the Report of the Administrative Coordinating Group (ACG), which is attached to this report as Appendix “B.
- The Report of the ACG also recommends that the front 4.5 metres (14.8 feet) of the subject site (facing Roblin Boulevard) be opened as part of the Roblin Boulevard public right-of-way.

Land Dedication

- As a condition of rezoning or subdivision of a parcel of land, a developer is required to contribute a portion of the land to be developed to the City of Winnipeg for parks purposes. The amount of land is not less than 10 percent. With respect to this application, the Public Service is recommending the developer provide ‘cash in lieu’ as determined by the Planning, Property and Development Department.

RECOMMENDATION

The Urban Planning Division recommends **approval** of the subdivision and rezoning to the "RMF-M" district for the following reasons:

- The proposal is consistent with *OurWinnipeg 2045,* in that it is new growth designed to be compatible with the surrounding area, promoting efficient use of land and municipal services, and provides enhanced housing choices in the neigbourhood.
- The proposal is consistent with *Complete Communities Direction Strategy 2.0,* in that it adds to the mix of housing types at a scale and built form more in line with the surrounding neighbourhood.
- The proposal is designed in a manner that is sensitive to the surrounding context, in terms of building setbacks and massing.
- The recommended Zoning Agreement will ensure:
    - Final design details can be reviewed by the Assiniboia Community Committee and the Director of Planning, Property and Development, including final cladding materials, landscape details, setbacks, drive aisles, etc.
    - The multi-family building will not be permitted to be substantially closer to the east or south property lines.

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

Report Prepared by: Robert Galston, MCP
PPD File #: DASZ 45/2025

Schedule "B" for File DASZ 45/2025, Assiniboia Community Committee, dated November 10, 2025

By-Law No. _____

File No. **DASZ 45/2025**

Atlas Sheet No. **AD14**

N

ASSINIBOIA COMMUNITY

Explanation

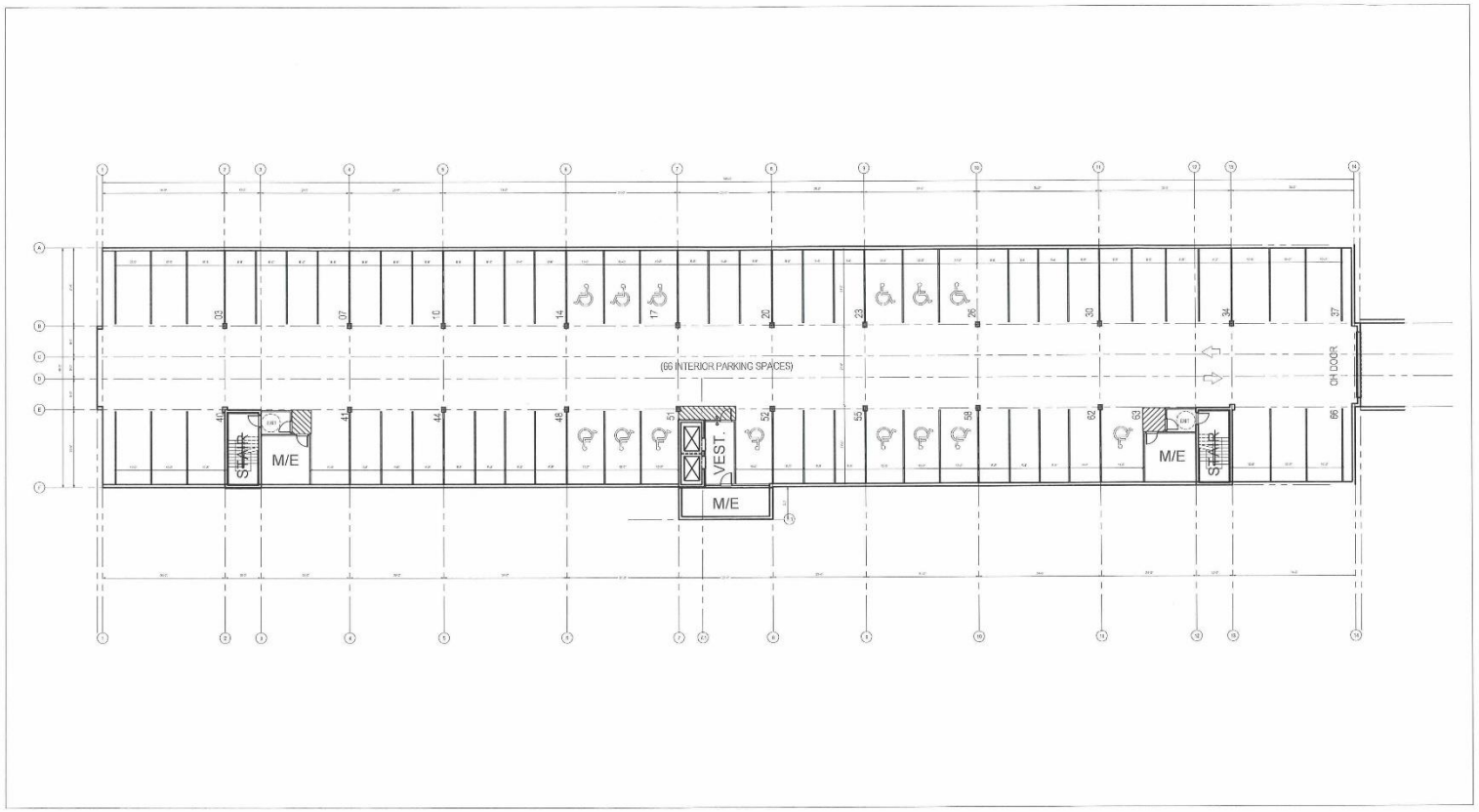
An application for the approval of the plan of subdivision shown outlined below and for a proposed zoning change to By-law No. 200/2006 by rezoning the land located at 4724, 4814, and 4820 Roblin Boulevard from an "R1-L" RESIDENTIAL SINGLE-FAMILY (LARGE) DISTRICT to an "RMF-M" RESIDENTIAL MULTI-FAMILY (MEDIUM) DISTRICT and an "R1-L" RESIDENTIAL SINGLE-FAMILY (LARGE) DISTRICT to allow for the maintenance of an existing place of worship use, and the construction of a multi-family dwelling development.



THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

Exhibit “12” referred to in File DASZ 45/2025



1 LEVEL 00 - BASEMENT PARKING PLAN
NTS

N

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694 Osborne Street
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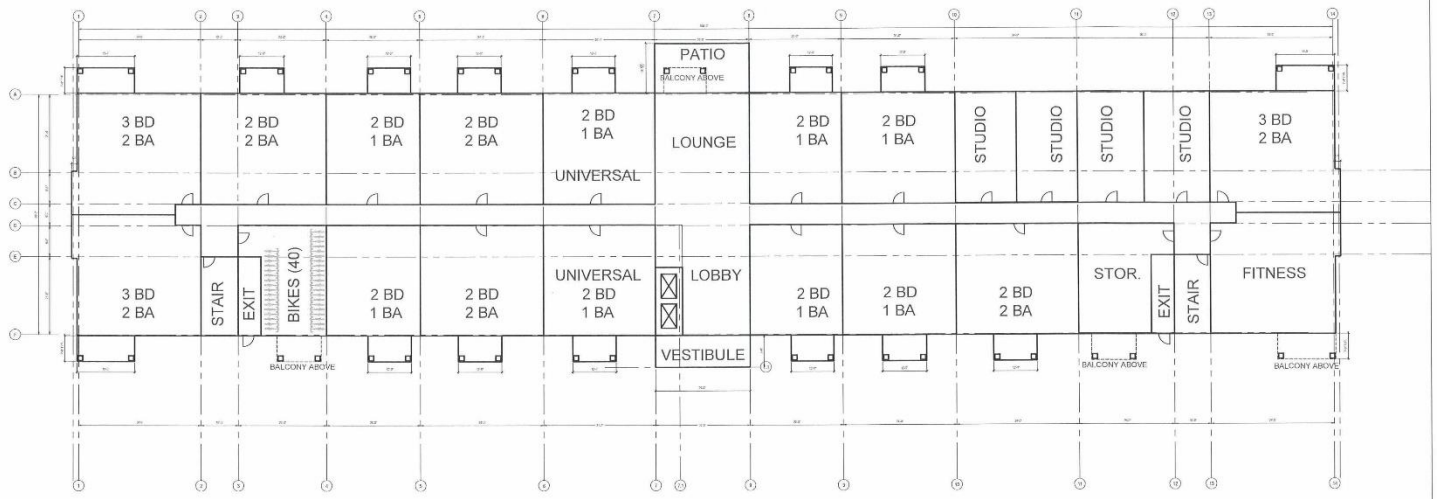
PROJECT
ROBLIN APARTMENTS
WINNIPEG MB
DRAWN KS REVD KS PROJECT NO. 2024_49
DATE 05 JUN 2025 DRAWING NO. A00
SCALE AS NOTED



1 LEVEL 01 - MAIN FLOOR PLAN

NTS

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DATE 05 JUN 2025 DRAWING NO. A01
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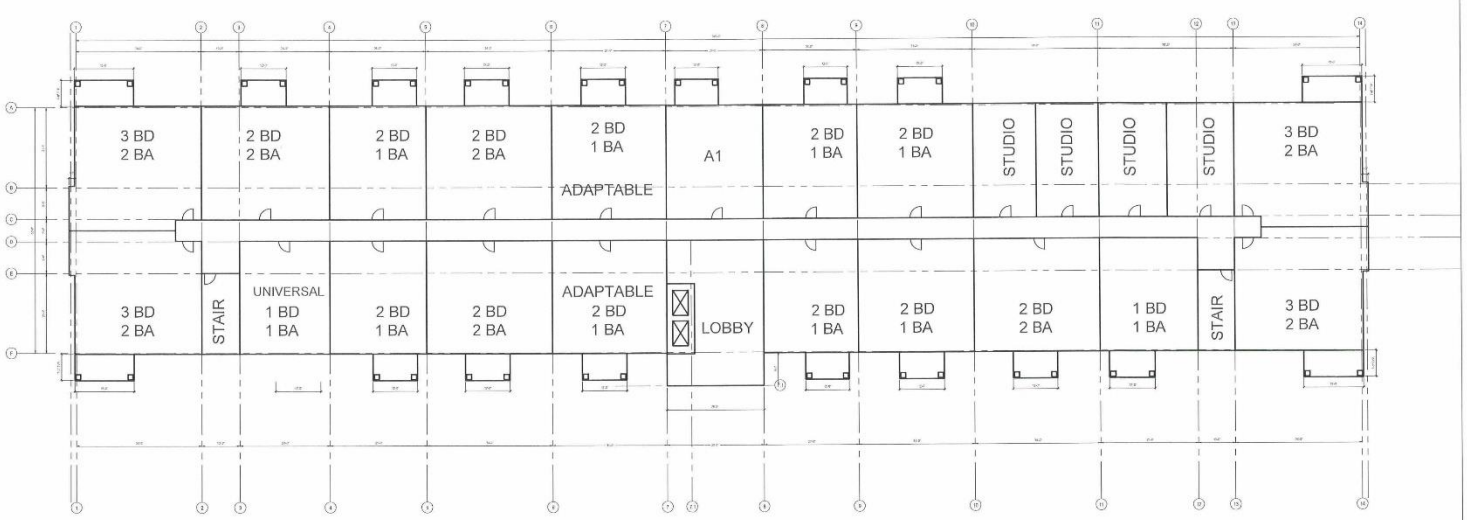

1 LEVEL 02-06 PLAN
NTS

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1 EAST ELEV
AS NOTED



2 WEST ELEV
AS NOTED

N

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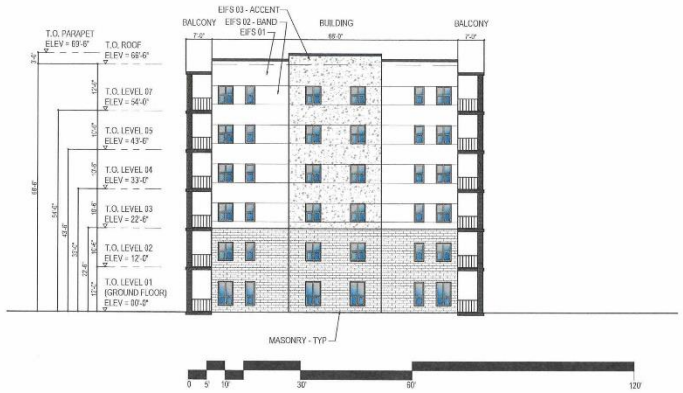
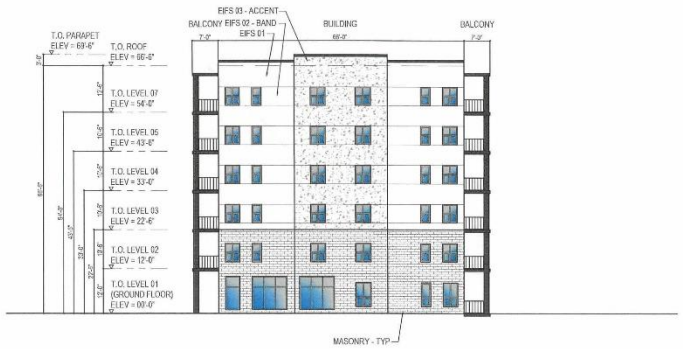
DATE 05 JUN 2025 DRAWING NO. E01
SCALE AS NOTED



1 SOUTH ELEV

AS NOTED



1 NORTH ELEV

AS NOTED

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PROJECT
ROBLIN APARTMENTS

WINNIPEG MB

DRAWN KS REVD KS PROJECT NO. 2024_49

DATE 05 JUN 2025 DRAWING NO. E02

SCALE AS NOTED