Agenda – City Centre Community Committee – January 5, 2026

REPORTS

Item No. 3 Plan Approval – 499 Borebank Street
(River Heights-Fort Garry Ward)
File DAV 238200A/2023D

WINNIPEG PUBLIC SERVICE RECOMMENDATION:

The Urban Planning and Design Division recommends approval of the submitted plans.

ADMINISTRATIVE REPORT

Title: Plan Approval 25-224138 – 499 Borebank Street

Issue: Plans for a proposed four-unit multi-family building

Critical Path: City Centre Community Committee

AUTHORIZATION

Author	Division Head	Department Head	CFO	CAO
Dylan Chyz-Lund, MCP		n/a	n/a	

RECOMMENDATIONS

The Urban Planning and Design Division recommends **approval** of the submitted plans.

REASONS FOR REPORT

This report is required because plans of development on the site require approval by the City Centre Community Committee as per the Appeals Committee's condition applied to DAV 238200A/2023D:

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

a. Buildings

b. parking areas

c. garbage enclosures

d. fencing

e. landscaping

on the Owner's Land ("Works") to the City Centre Community Committee and the Director of Planning, Property and Development (the "Director") for approval 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.

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Urban Planning and Design Division are concurred in, the proposal can **proceed**.

HISTORY

DAV 238200/2023D

- On February 23, 2024, the City Centre Community Committee considered a Subdivision and rezoning (DASZ) and a Variance (DAV) application for the property.
- The Committee recommended approval of the DASZ application, which rezoned the property to the "RMF-S PDO-1 Airport Vicinity Protection Area" Residential Multi-Family (Small) District.
- The Committee concurred in the recommendation of the Winnipeg Public Service, as amended, and approved variances to allow a four-unit multi-family building on the property. The Committee amended the maximum allowed building height to be 30’ instead of 45’, and the maximum number of dwelling units to be four instead of five.
- The Variance application was appealed to the City’s Appeals Committee, where the appeal was denied and the decision of the City Centre Community Committee was concurred in.

FILE/APPLICANT DETAILS

FILE:	**ZR PA 25-224138**
COMMUNITY:	City Centre
NEIGHBOURHOOD #:	1.620 - North River Heights
SUBJECT:	Plans for a proposed four-unit multi-family building
LOCATION:	499 Borebank Street
APPLICANT:	Dream Haven Design Build Inc. (Devinder Sembhi)

DISCUSSION

SITE DESCRIPTION

- The subject property is located on the northwest corner of Borebank Street and Corydon Avenue, in the North River Heights neighbourhood of the River Heights-Fort Garry ward.
- The property is located in an “Established Neighbourhood - Mature Community” policy area under the *Complete Communities Direction Strategy 2.0.*
- The property has been rezoned to the “RMF-S” Residential Multi-Family (Small) district as part of Associated File DASZ 32/2023.
- The property is 7,198 sq. ft in size and contains a single-family home.
- The property is located in the Airport Vicinity Protection Area 2 which does not contain any impediments to multifamily housing.



Figure 1: Aerial Photo of Subject Site and Surrounding Uses (flown 2023)

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Single family dwelling uses zoned “R1-M” Residential Single Family - Medium.

South: Corydon Avenue, then single family dwelling uses zoned “R1-M” Residential Single Family - Medium.

East: Borebank Street, then single family dwelling uses zoned “R1-M” Residential Single Family - Medium.

West: Public lane, then single family dwelling uses zoned “R1-M” Residential Single Family - Medium.

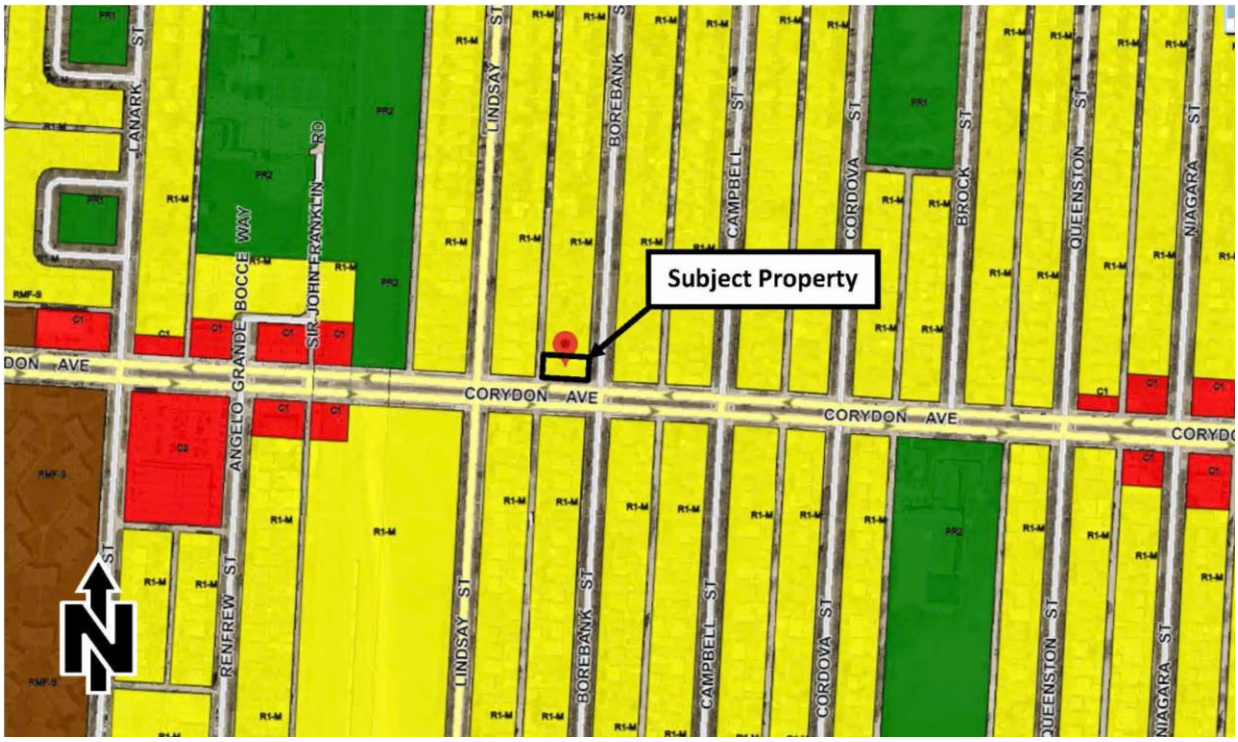


Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant has proposed a four-unit townhome development with six parking stalls.
- The development is two storeys and slightly less than 30' in height.
- Each unit is physically distinct with individual frontages and pitched roofs to reflect existing neighbourhood physical character.

ANALYSIS AND ISSUES

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

The *Complete Communities Direction* Strategy 2.0 (*CCDS 2.0*) is one of four direction strategies supporting *OurWinnipeg*, the city's long-range development plan, and has statutory authority as a secondary plan. The strategy guides land use and development in Winnipeg.

The subject site is located in an "Established Neighbourhood – Mature Communities" policy area of *CCDS 2.0*. The following goals and policies of *CCDS 2.0* apply to 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.*

  Building Design

  - *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.*

The proposed building includes stone veneer, vertical plank siding, and stucco. In addition, the building includes projections and recesses that create visual interest.

Pedestrian orientation

- *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*

The proposed building includes individual entrances with direct pedestrian connections to both Borebank Street and Corydon Avenue.

Massing and scale

- *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.*

The proposed building height of two stories is consistent with adjacent properties. Façade projections and recesses and combination of façade materials all create an articulated building wall facing both public streets.

Parking and loading

- *2.19 Where motor vehicle parking must be accessed from a front street, it should be effectively screened or incorporated into the building in a manner that positively contributes to the attractiveness of the streetscape.*

All parking is located behind the building, taking access from the existing rear lane.

Site design

- *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.*

The proposed building height is similar in scale to the adjacent properties, while the rear lane parking is also consistent with adjacent properties.

REASONS FOR THE RECOMMENDATIONS

The Urban Planning Division recommends **approval** of the submitted plans because they comply with *OurWinnipeg 2045* and *Complete Communities Direction Strategy 2.0*.

CONSULTATION

- N/A

OURWINNIPEG POLICY ALIGNMENT

OurWinnipeg is the City of Winnipeg's long-range development plan. Applicable Policies for Mature Communities include the following:

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.*

The proposed development application **aligns** with *OurWinnipeg* because the design of the proposed multi-family building uses a variety of design elements including an articulated façade, pedestrian orientation, and landscaping to create context-sensitive development in the neighbourhood it is proposed for.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

Consideration was given as to whether this report connects to any of the specific Goals and Objectives in the *Winnipeg Climate Action Plan* (*WCAP*)and it was determined that the *WCAP* is not applicable to this specific report.

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

Consideration was given as to whether this report connects to any of the specific Goals and Objectives in the *Winnipeg Poverty Reduction Strategy* (*PRS*) and it was determined that the *PRS* is not applicable to this specific report.

SUBMITTED BY

Department:	Planning, Property and Development
Division:	Urban Planning and Design
Prepared by:	Dylan Chyz-Lund, MCP
Date:	December 23, 2025
File No:	**ZR PA 25-224138**