Agenda – City Centre Community Committee – January 5, 2026

PUBLIC HEARINGS

Item No. 3 Subdivision and Rezoning – 580 River Avenue and 91 Wilmot Place (Fort Rouge-East Fort Garry Ward)
File DASZ 41/2025 [c/r DAV 208956/2025D]

WINNIPEG PUBLIC SERVICE RECOMMENDATION:

1. That the subdivision proposed under Development Application No. DASZ 41/2025 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 January 5, 2026 and attached as Schedule "B" to this report, with such minor changes as may be required.

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "RMF-L" Residential Multi-Family (Large) District in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated January 5, 2026 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. That the development shall be constructed in substantial conformance with the plans attached and identified as Sheets 1-5 for File No. DASZ 41/2025, dated June 2025 and August 2025 and thereafter maintained to the satisfaction of the Director of Planning, Property and Development;

        OR

        That 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 including sod in the front yard; and
        g. Free-standing signage

WINNIPEG PUBLIC SERVICE RECOMMENDATION (continued):

on the Owner's Land ("Works") to the City for approval by the Director of Planning, Property and Development ("Director") 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, excluding permitted projections, no building shall exceed 49 feet (14.935 metres) in height.

iii. That prior to the issuance of any development permits, a signed letter of commitment/comfort with a government funder shall be submitted to the City confirming the provision of a minimum of fifty percent (50%) of the dwelling units permitted in excess of one (1) unit per 360 square feet of lot area shall be affordable dwelling units or approved alternative, to the satisfaction of the Director of Planning, Property and Development, and to be thereafter maintained to the satisfaction of the Director.

OR

That prior to the issuance of any development permits, a signed Affordability Monitoring Agreement with the Province of Manitoba shall be submitted to the City confirming that a minimum of fifty percent (50%) of the dwelling units permitted in excess of one (1) unit per 360 square feet of lot area shall be affordable dwelling units, to the satisfaction of the Director of Planning, Property and Development, to be thereafter maintained to the satisfaction of the Director.

B. That the City enter into, execute and deliver with the developer a Zoning Agreement in accordance with recommendation 2.A., and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").

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

WINNIPEG PUBLIC SERVICE RECOMMENDATION (continued):

3. 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 Development Application No. DASZ 41/2025 (the "Dedication Fee"), as determined by the Director of Planning, Property and Development.

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

5. That upon instruction from the Director of Planning, Property and Development that the Developer has 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.

6. That Development Application No. DASZ 41/2025 will be deemed to be concluded and all approvals in connection with same will expire if the developer has not submitted the Plan and paid the Fees within 2 years following the date on which Council gives first reading to the By-law, unless the developer applies for an extension of time before the expiration of that 2 year period and Council approves the extension.

7. That the subdivision section of the By-law will come into force when the Plan is registered in the Winnipeg Land Titles Office.

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

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

10. That Development Application No. DASZ 41/2025 will be deemed to be concluded and all approvals in connection with same will expire if the developer fails to secure all necessary Plan approval signatures on behalf of the City within 1 year following the date on which the By-law is enacted, unless the developer applies for an extension of time before the expiration of that 1 year period and Council approves the extension.

WINNIPEG PUBLIC SERVICE RECOMMENDATION (continued):

11. That the proper officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

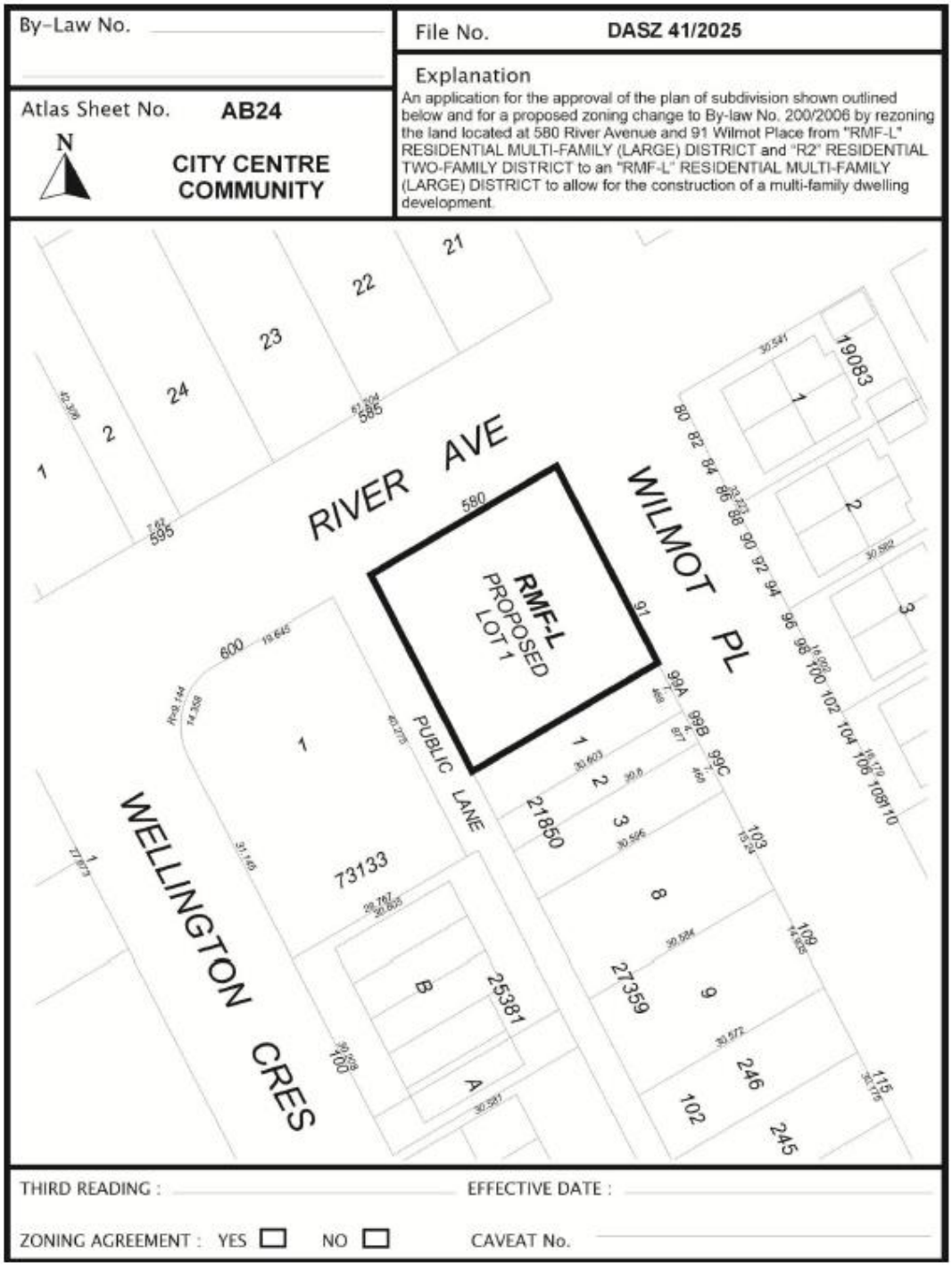
12. That the variance order DAV 25-208956\D shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DASZ 41/2025.

Agenda – City Centre Community Committee – January 5, 2026

File: DASZ 41/2025

Applicant: Affinity Architecture Inc. (Zach Nimchuk)

Subject:



Premises Affected: 580 River Avenue and 91 Wilmot Place

Exhibits Filed:

1. Application dated October 8, 2025
2. Notification of Public Hearing dated November 19, 2025
3. Manitoba Status of Titles 1029261/1, 3292715/1
4. Letter of authorization dated March 17, 2025 from 10143473 MB Ltd (Hao Chiang) to Affinity Architecture Inc. (Zach Nimchuk)
5. Plans (7 pages)
6. Report from the Urban Planning Division dated December 5, 2025
7. Inspection Report

The Winnipeg Public Service to advise that all statutory requirements with respect to this application have been complied with.

Moved by Councillor

That the report of the Winnipeg Public Service be taken as read.

Moved by Councillor

That the receipt of public representations be concluded.

Moved by Councillor

That the recommendation of the Winnipeg Public Service be concurred in / not be concurred in, and forwarded to the Standing Policy Committee on Property and Development / the Executive Policy Committee via the Priority Rezoning Process.

Supporting Reasons:

Moved by Councillor

That the public hearing with respect to this application be concluded.

Exhibit “6” referred to in File DASZ 41/2025

ADMINISTRATIVE REPORT

Title: DASZ 41/2025 – 580 River Ave & Wilmot Pl

Issue: For consideration at the public hearing for a subdivision and rezoning to permit the development of a 33-unit multi-family building.

Critical Path: City Centre Community Committee – Standing Policy Committee on Property and Development – Executive Policy Committee – Council.

AUTHORIZATION

Author	Department Head	CFO	CAO
I. Stonehouse, MCP	n/a	n/a	

RECOMMENDATIONS

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e. Fencing

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

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11. That the proper officers of the City be authorized to do all things necessary to implement the intent of the foregoing.
12. That the variance order DAV 25-208956\D 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 41/2025.

REASON FOR THE REPORT

- The applicant wishes to subdivide (consolidate) and rezone the subject properties for the purpose of constructing a 33-unit multi-family building.
- Subdivision and rezoning (DASZ) 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 subdivision and rezoning for DASZ 41/2025 – 580 River Ave & 91 Wilmot Pl may be approved with conditions.

HISTORY

- In December of 2023, Winnipeg City Council give 3rd reading to DASZ 57/2022, an application to rezone 90 Wellington Crescent, 586 and 588 River Avenue to "RMF-L" to accommodate a 40-unit multi-family building (now addressed as 600 River Avenue).

- In June of 2023, the Appeal Committee denied the appeal against DAV 22-228750A/D, concurred in the decision of the City Centre Community Committee, and approved a Variance at 90 Wellington Crescent, 586 and 588 River Avenue (now addressed as 600 River Avenue) to permit the construction of said 40-unit multi-family building.

    - If approved, the 2025 DASZ and DAV applications for 580 River Ave & 91 Wilmot Pl will connect the proposed 33-unit multi-family building to the under construction 40-unit multi-family building located at 600 River Avenue, located immediately adjacent to the subject properties. The two buildings are proposed to connect via a walkway above the public lane.

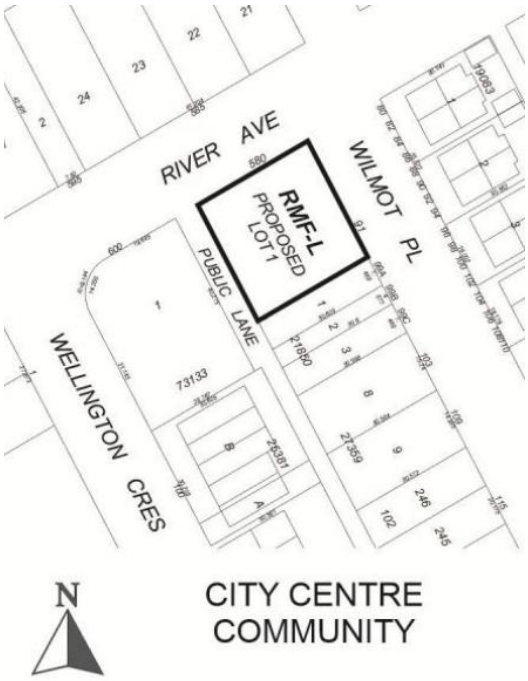
SUBMITTED BY

Department: Planning, Property and Development
Division: Urban Planning and Design
Prepared by: Isaiah Stonehouse, MCP
Date: Friday, December 5, 2025

1. Schedule A Planning Discussion
2. Schedule B Plan of Subdivision and Rezoning
3. Appendix A Proposed By-Law
4. Appendix B Report of the Administrative Coordinating Group

SCHEDULE 'A' – PLANNING DISCUSSION

DATE:	December 5, 2025
FILE:	**DASZ 41/2025**
RELATED FILES:	DAV 25-208956\D
COMMUNITY:	City Centre Committee
NEIGHBOURHOOD #:	1.110 - (McMILLAN)
SUBJECT:	For a Subdivision and Rezoning for DASZ 41/2025 – 580 River Ave & 91 Wilmot Pl to permit the development of a 33-unit multi-family building.
LOCATION:	**580 River Ave & 91 Wilmot Pl**
LEGAL DESCRIPTION:	PCL LOT A PLAN 22834 37 ST B NOW SHOWN AS UNITS 1/5 IN CONDOMINIUM NO 263 PL 22835



APPLICANT:	Zach Nimchuk (Affinity Architecture) 227 Stafford St Unit 201 Winnipeg, MB R3M2J1
OWNER:	10143473 MANITOBA LTD. 513 Oxford St Winnipeg, MB R3M 3J2

DISCUSSION

SITE DESCRIPTION

- The subject properties are located at the northeast corner of River Ave and Wilmot Pl, in the McMillan neighbourhood of the Fort Rouge - East Fort Garry ward.
- The subject properties are approximately 5,029 square feet (580 River) and 5,025 square feet (91 Wilmot) in area. If consolidated, the property would total 10,091 square feet in area. The 580 River property was occupied by a single-family home built in 1914, which was demolished this year. The 91 Wilmot property is currently occupied by a 5-unit multi-family dwelling, which would be demolished if the proposed development is approved.
- The subject properties are accessed by a paved back lane.
- Under the *Complete Communities Direction Strategy 2.0*, the properties are within the "Established Neighbourhoods – Mature Communities" policy area. The properties are currently zoned "RMF-L" Residential Multi-Family (Large) (580 River) and "R2" Residential Two-Family (91 Wilmot) District.

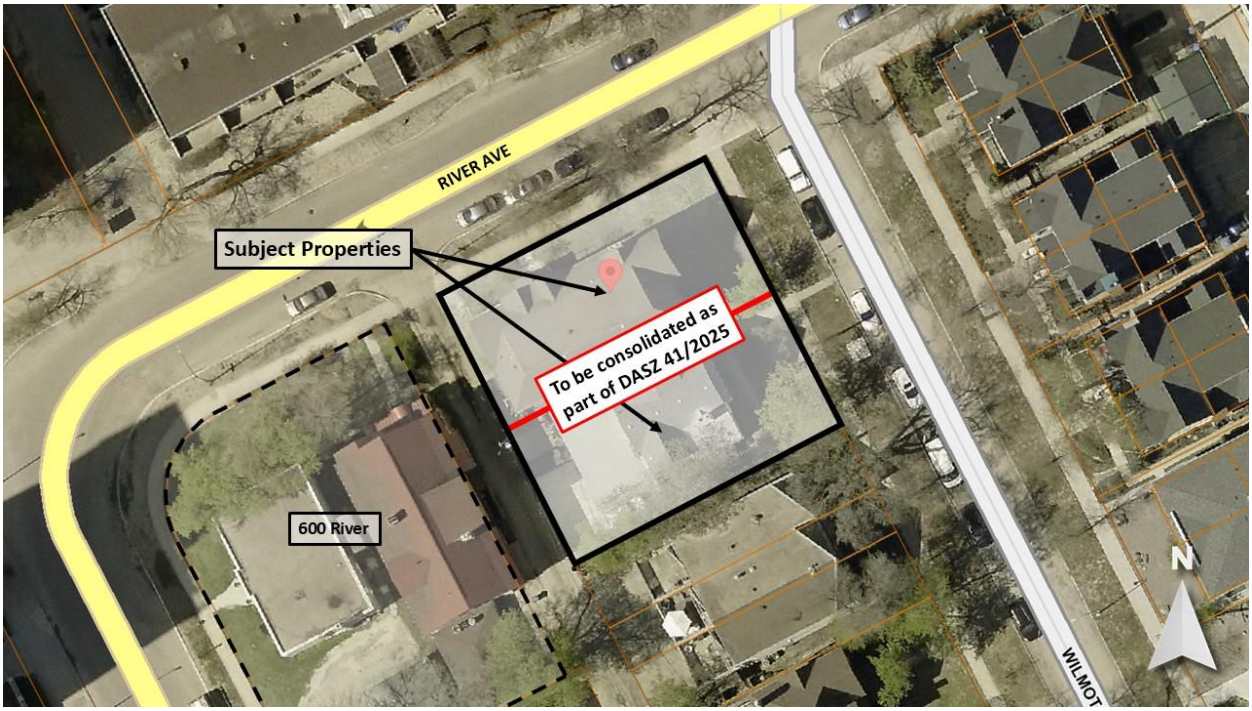


Figure 1: Aerial photo of subject site and surrounding area.

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: River Avenue, then a 96-unit multi-family building zoned "RMF-L" Residential Multi-Family (Large).

South: Single- and multi-family dwellings zoned "R2" Residential Two-Family.

East: Wilmot Place, then condominiums zoned "R2" Residential Two-Family.

West: Rear lane, then an under-construction 40-unit multi-family dwelling (600 River) zoned "RMF-L" Residential Multi-Family (Large).

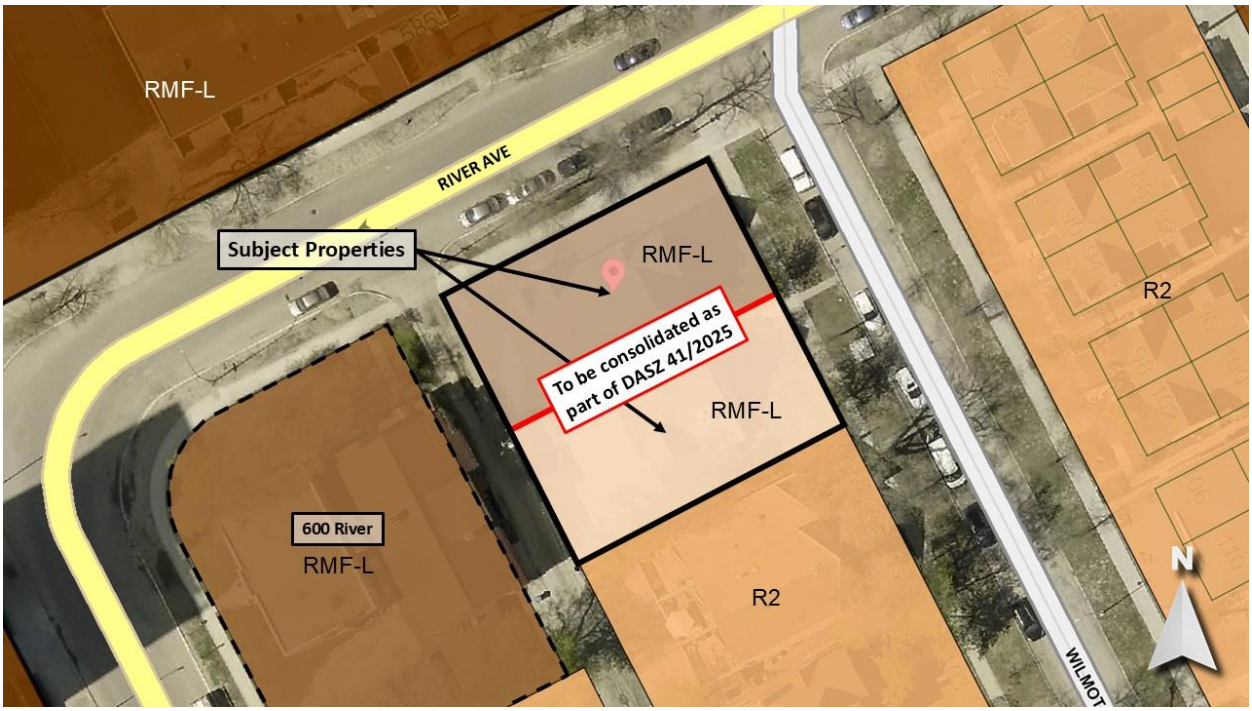


Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant intends to construct a 33-unit multi-family building. The building is to be 4 storeys and 45 feet in height, with an exterior finish that includes tyndall stone veneer, brick veneer, and fibre cement panel (white & grey).
- The existing 5-unit multi-family dwelling at 91 Wilmot would be demolished.
- The development would contain 14 vehicle parking spaces located within the building (accessed through the rear lane), and 7 vehicle parking spaces located directly off of the rear lane.
- The development requires a subdivision in order to consolidate 2 lots. A rezoning to “RMF-L” Residential Multi-Family (Large) is also required to support the proposal.
- **The development also requires** variances for lot area, density, yards, balcony projections, no onsite garbage enclosure, and parking requirements of the Winnipeg Zoning By-Law. These are detailed in the Administrative Report for the Associated File DAV 25-208956\D.

COLLABORATIVE PLANNING AND CONSULTATION

With the Urban Planning and Design Division

The applicant worked with the Urban Planning Division on design adjustments through the planning process. The applicant agreed to:

- Ensure a 45-degree angle is met from the corner of the single-family home at 99A Wilmot. This angle is met and is visually provided on the site plan as proof.
- Add an additional pedestrian entry onto Wilmot to help meet Policy 3.1.1.B.iii of the Osborne Village Neighbourhood Plan which addresses street level pedestrian access.

With the Public

No information was received regarding neighbourhood consultation.

ANALYSIS AND ISSUES

Complete Communities Direction Strategy 2.0 (*CCDS 2.0*)

CCDS 2.0 is a city-wide secondary plan that guides growth, development, and land use in the City of Winnipeg.

In *CCDS 2.0*, the City targets a minimum of 50% of all new dwelling units to be accommodated in the residential intensification target area outlined in Section B1. General Growth Goal 2: 2.0, which includes Established Neighbourhoods.

The proposed development falls within the Established Neighbourhoods – Mature Communities policy area.

The proposal meets the CCDS 2.0 vision of Established Neighbourhoods to ***"****continue to evolve as complete communities to increase the diversity of housing choices, improve housing affordability, and more efficiently use land, infrastructure and services."*

Relevant Established Neighbourhoods policies regarding the proposed multi-family building include:

- *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.*
- *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.*
- *2.11 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 compliment the existing character of the built form of surrounding properties.*
- *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 with the street, public spaces and amenities in a way that is consistent with neighbourhood context.*
- *3.1 Encourage a variety of housing types and tenures within Established Neighbourhoods to meet life-cycle housing needs and affordability ranges.*

- *8.1 Protect, maintain and expand the pedestrian network within Established Neighbourhoods to create a more comfortable and accessible pedestrian environment.*
- *8.4 For properties with public lane access, vehicular access should be taken from the public lane in order to reduce potential conflict between pedestrians using sidewalks and motor vehicles crossing the public right-of-way to access private property.*
- *8.5 All developments should provide a private pedestrian pathway that connects to a public sidewalk or multi-use pathway where present.*

The proposed small-scale (thirty-three unit, four storey) multi-family residential building is contextually suitable within the neighbourhood, is well-designed and uses high-quality materials, and respects and maintains the established pedestrian network with added amenities for residents including indoor bicycle parking. The proposal meets all of the above polices.

Osborne Village Neighbourhood Plan

- The *Osborne Village Neighbourhood Plan* provides policies for development in Osborne Village, and has statutory authority as a secondary plan. The *Neighbourhood Plan* is made up of specified designations that respect the existing development patterns in place, and provide opportunities for future growth.

- The proposed development is compatible with the surrounding context and meets the intention of the "Village Medium Density Residential" designation in the *Neighbourhood Plan*, which contains the following policies:

    - *4.1.3.A Encourage a mixture of single-family homes, duplexes, townhouses, and multiple-family buildings;*

    - *4.1.3.B New development will have a minimum of two storeys and a maximum of four storeys in height in order to preserve the scale and pedestrian oriented character of this area;*

    - *4.1.3.C New development along River and Stradbrook avenues east of Osborne Street may have a maximum of 5 storeys, provided structured parking is included and 4th floor and above are setback from public streets;*

    - *4.1.3.D Mixed-use buildings combining residential with low-intensity office or commercial uses on the ground floor may be approved on River and Stradbrook avenues east of Osborne Street.*

- The proposed multi-family building fulfills the intent of the above policies, including adding to the mixture of residential buildings in the Village, fitting within the area's height limit, and preserving the pedestrian nature of the neighbourhood.

Winnipeg Zoning By-Law 200/2006

The Urban Planning & Design Division believes "RMF-L" – Residential Multi-Family (Large) is an appropriate zoning district because it supports the proposed low-rise residential multi-family development that aligns with the low-rise residential vision established in *CCDS 2.0* through the following Established Neighbourhood policies:

- *Low-rise residential uses will generally be accommodated on arterial roads and collector streets where compatible with adjacent land uses, where they can be conveniently served by transit and local community amenities.*

  At 4 storeys in height, the proposal is low-rise, abuts an arterial street, and is located within close proximity to the D16 route, part of the City's Primary Transit Network.

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

  The proposed 4-storey multi-family building provides contextually sensitive density to Osborne Village, and is appropriately located within walking distance to an Urban Corridor.

The proposed "RMF-L" zoned lot also lines up with the development patterns of the immediate vicinity, and conforms with the following *Osborne Village Neighbourhood Plan* policies:

- *4.1.3.A Encourage a mixture of single-family homes, duplexes, townhouses, and multiple-family buildings;*

  Although on the higher end of what would be permitted in this designation, the proposed multiple family building is not out of place in this area and adds to the increasingly diverse mix of housing in Osborne Village.

- *4.1.3.B New development will have a minimum of two storeys and a maximum of four storeys in height in order to preserve the scale and pedestrian oriented character of this area.*

  At 4 storeys, the proposal stays within the height limit for this designation.

ADDITIONAL CONSIDERATIONS

City-Owned Trees

The Administrative Coordinating Group (ACG) outlined in Appendix B of this report advises that the Developer is required to preserve and protect City-owned trees, including those immediately adjacent to the subject site on River Rd and Wilmot Pl. Where work is to occur adjacent to City-owned trees, the Developer shall adhere to the City's Tree Protection Specifications and consult with the Urban Forestry Branch to arrange for the necessary permissions and compensation prior to any pruning, excavation, or other activities that may result in the damage or removal thereof.

Site Servicing

The Administrative Coordinating Group (ACG) outlined in Appendix B of this report advises that there is adequate servicing for the proposed development based on the provided development plans. In the event that the development plans change, WWD will need to review the revised proposal.

Plan Approval

The Public Service is recommending a Plan Approval to the Director of Planning, Property and Development prior to development permits being approved if plans change from those dated June 2025 and August 2025.

Height Cap

As part of the recommended zoning agreement, a height cap of 49' – excluding permitted projections – is included for the property being rezoned to "RMF-L" Residential Multi-Family (Large). The proposed development is 45', 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. Without a height cap, the maximum permitted height would be 150' under the Zoning By-Law. The secondary plan for this area (Osborne Village Neighbourhood Plan) does have a maximum height of 4 storeys; the height cap places an additional layer of height protection on the property should the secondary plan change in the future.

SUMMARY

The Urban Planning Division supports the subdivision and rezoning, because**:**

- *CCDS 2.0* supports small scale, low-rise residential uses on arterial streets where compatible with adjacent land uses and where they can be conveniently served by transit and local community amenities.
- The proposal is well-designed and meets the *CCDS 2.0* vision of Established Neighbourhoods to ***"****continue to evolve as complete communities to increase the diversity of housing choices, improve housing affordability, and more efficiently use land, infrastructure and services,"* and meets policies under the "Village Medium Density Residential" designation in the *Osborne Village Neighbourhood Plan.*

CONSULTATION

In preparing this report there was internal consultation with: Parks

OURWINNIPEG 2045 POLICY ALIGNMENT

- 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.
- City Building Objective 2: Integrate resilient land use, transportation and infrastructure planning, and investments.
- City Building Objective 3: Facilitate development opportunities that complete established communities, and plan new communities as complete and connected from the outset.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

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

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.

This Report Submitted by:

Planning, Property and Development Department
Urban Planning and Design Division
Report Prepared by: Isaiah Stonehouse, MCP
DASZ 41/2025 – 580 River Ave & 91 Wilmot Pl

Schedule "B" for File No. DASZ 41/2025, City Centre Community Committee, January 5, 2025

By-Law No.

File No. **DASZ 41/2025**

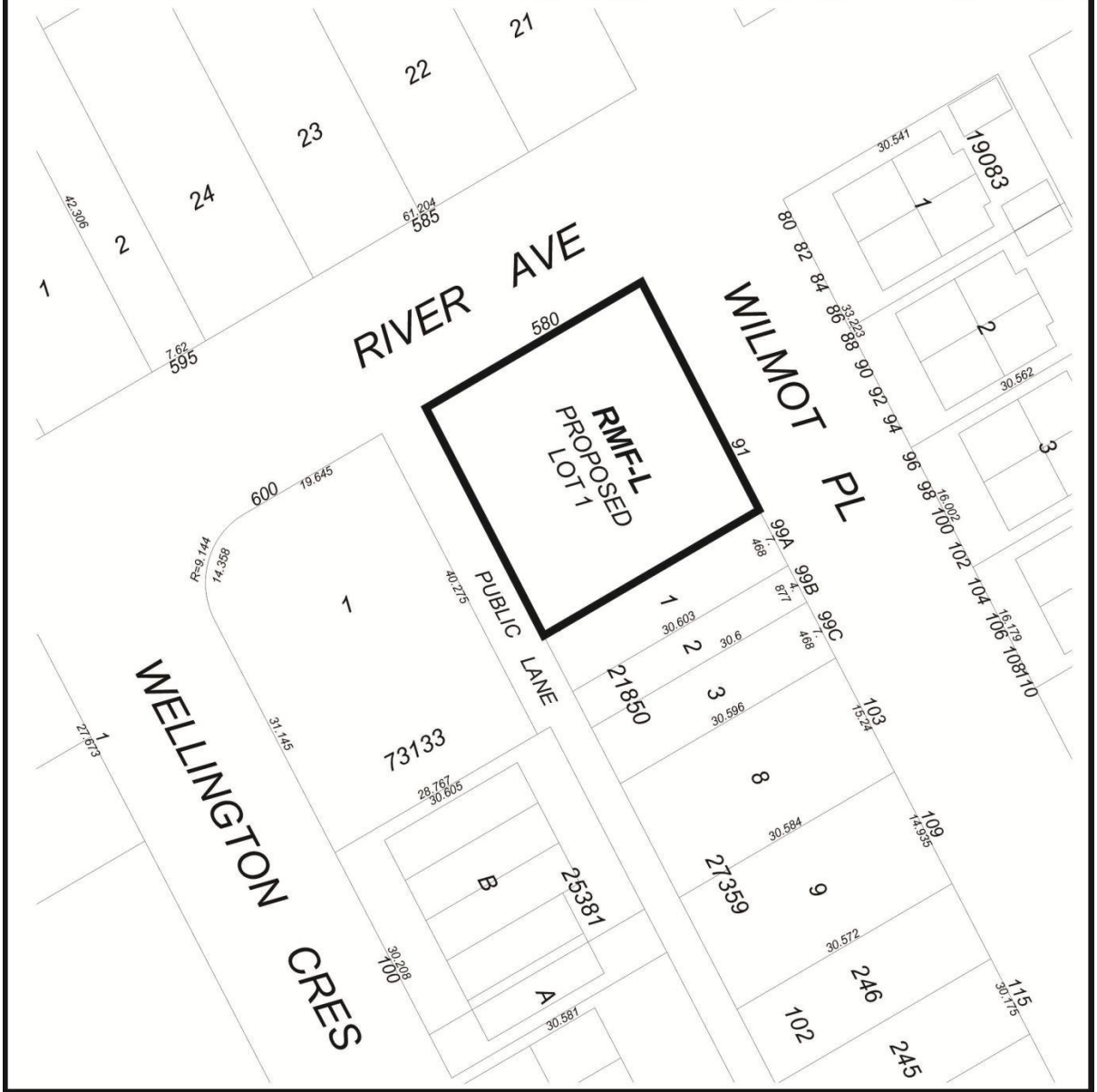
Atlas Sheet No. **AB24**

N

CITY CENTRE COMMUNITY

Explanation

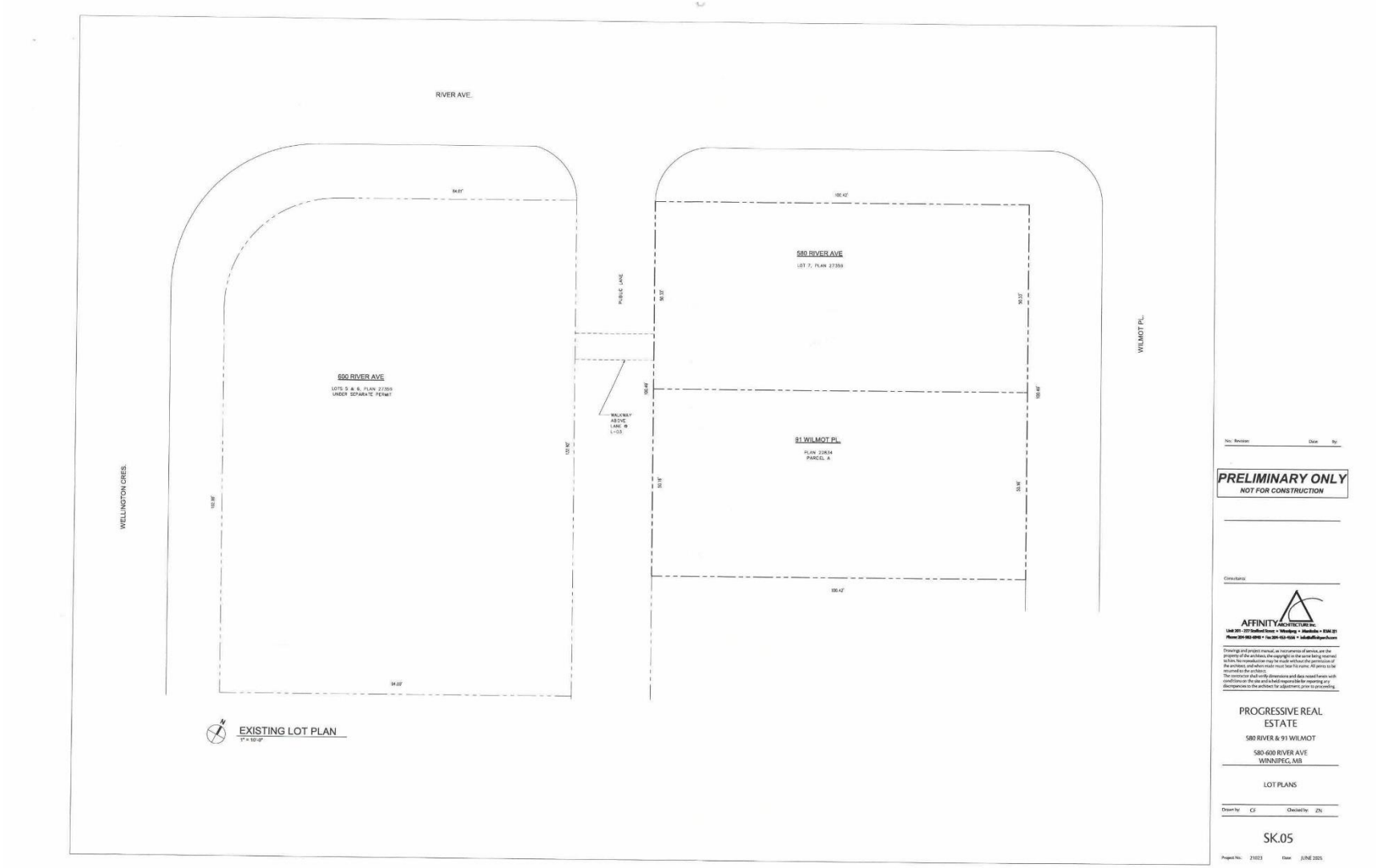
An application for the approval of the plan of subdivision shown outlined below and for a proposed zoning change to By-law No. 200/2006 by rezoning the land located at 580 River Avenue and 91 Wilmot Place from "RMF-L" RESIDENTIAL MULTI-FAMILY (LARGE) DISTRICT and "R2" RESIDENTIAL TWO-FAMILY DISTRICT to an "RMF-L" RESIDENTIAL MULTI-FAMILY (LARGE) DISTRICT to allow for the construction of a multi-family dwelling development.

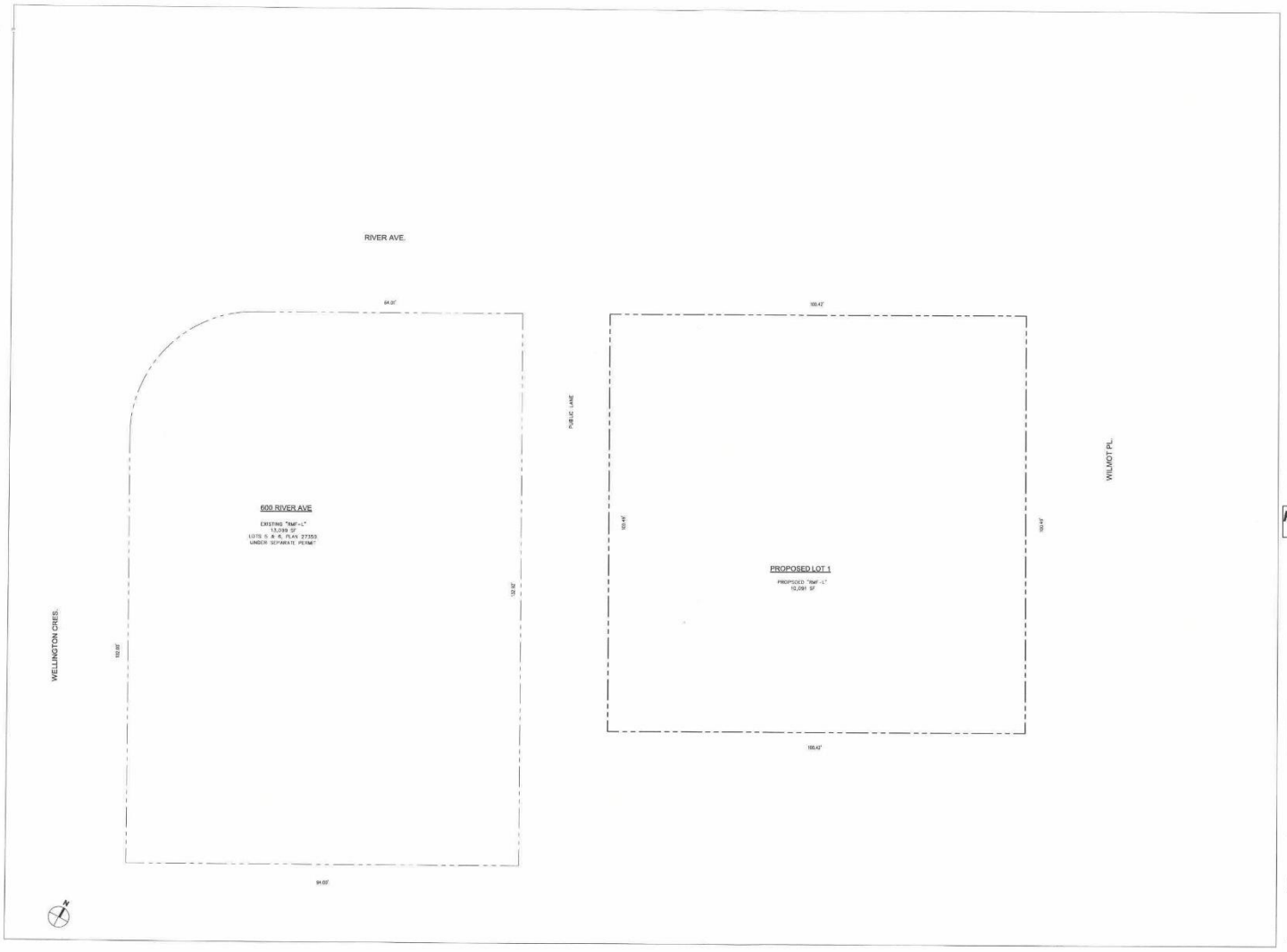


THIRD READING : EFFECTIVE DATE :

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No.

Exhibit “5” referred to in File DASZ 41/2025





No. Revision Date By

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Consultants:

AFFINITY ARCHITECTURE Inc.
Unit 201 - 227 Stafford Street • Winnipeg • Manitoba • R3M 2J3
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PROGRESSIVE REAL ESTATE

580 RIVER & 91 WILMOT

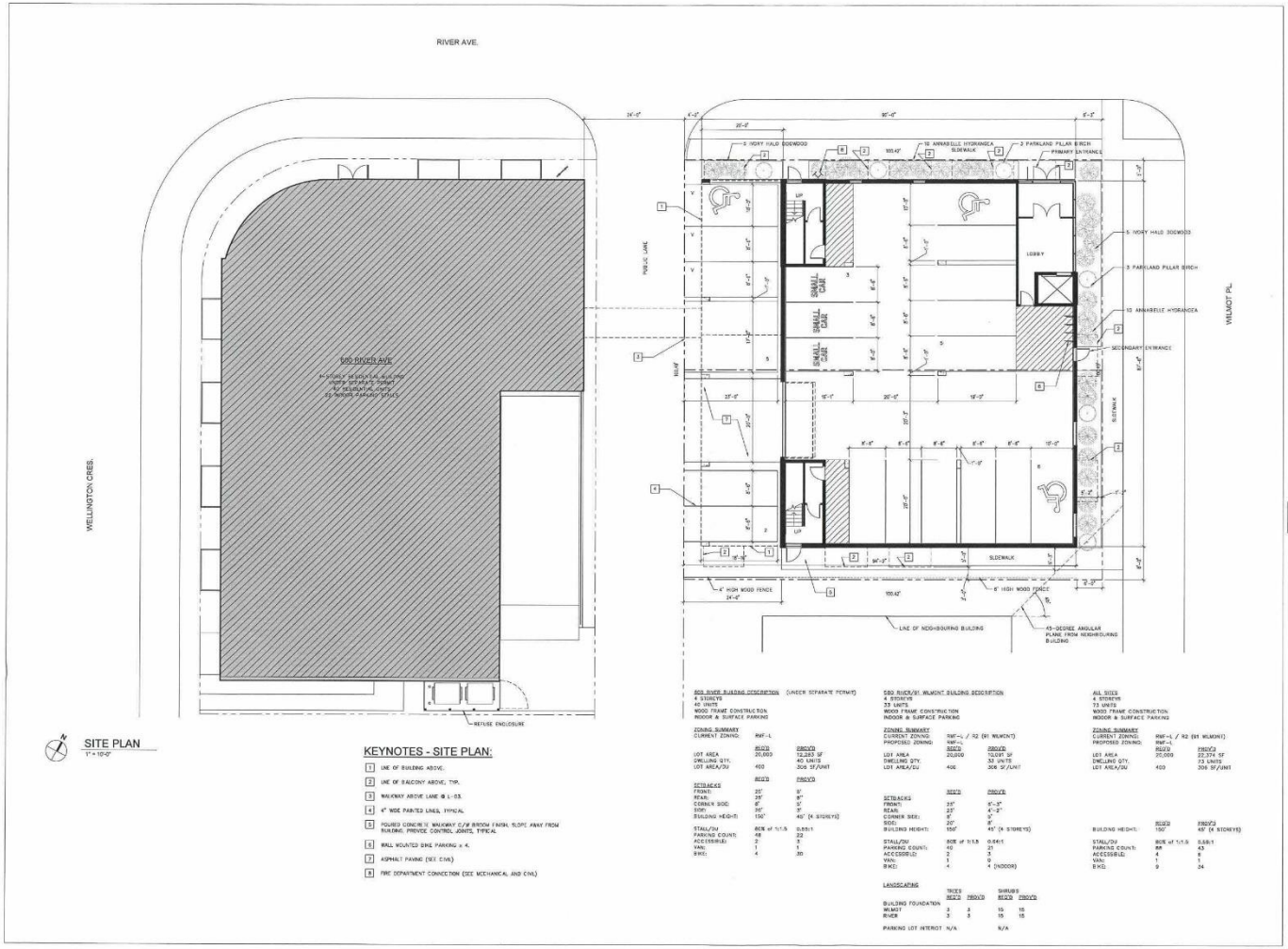
580-600 RIVER AVE
WINNIPEG, MB

PROPOSED PLAN OF SUBDIVISION

Drawn by: CF Checked by: ZN

SK.06

Project No.: 21023 Date: JUNE 2015



SITE PLAN
1" = 10'-0"

KEYNOTES - SITE PLAN:

1. LINE OF BUILDING ABOVE.
2. LINE OF BALCONY ABOVE, TYP.
3. WALKWAY ABOVE LANE @ L-03.
4. 4" WIDE PAINTED LINES, TYPICAL
5. POURED CONCRETE WALKWAY C/W BROOM FINISH, SLOPE AWAY FROM BUILDING. PROVIDE CONTROL JOINTS, TYPICAL
6. WALL MOUNTED BIKE PARKING x 4.
7. ASPHALT PAVING (SEE CIVIL)
8. FIRE DEPARTMENT CONNECTION (SEE MECHANICAL AND CIVIL)

580 RIVER BUILDING DESCRIPTION (UNDER SEPARATE PERMIT)
4 STOREYS
41 UNITS
WOOD FRAME CONSTRUCTION
INDOOR & SURFACE PARKING

ZONING SUMMARY

CURRENT ZONING:	RMF-L	
	REQ'D	PROV'D
LOT AREA	20,000	12,283 SF
DWELLING QTY.		40 UNITS
LOT AREA/DU	400	306 SF/UNIT
	REQ'D	PROV'D
SETBACKS		
FRONT:	25'	9'
REAR:	25'	9'
CORNER SIDE:	25'	9'
SIDE:	10'	10'
BUILDING HEIGHT:	150'	45' (4 STOREYS)
STALL/DU	80% of 1:1.5	0.85:1
PARKING COUNT:	48	33
ACCESSIBLE:	2	3
VAN:	1	1
BIKE:	4	30

580 RIVER/91 WILMOT BUILDING DESCRIPTION
4 STOREYS
53 UNITS
WOOD FRAME CONSTRUCTION
INDOOR & SURFACE PARKING

ZONING SUMMARY

CURRENT ZONING:	RMF-L / R2 (91 WILMOT)	
PROPOSED ZONING:	RMF-L	
	REQ'D	PROV'D
LOT AREA	20,000	15,097 SF
DWELLING QTY.		53 UNITS
LOT AREA/DU	400	306 SF/UNIT
	REQ'D	PROV'D
SETBACKS		
FRONT:	25'	9'-3"
REAR:	25'	4'-2"
CORNER SIDE:	25'	9'
SIDE:	20'	9'
BUILDING HEIGHT:	150'	45' (4 STOREYS)
STALL/DU	80% of 1:1.5	0.64:1
PARKING COUNT:	40	21
ACCESSIBLE:	2	3
VAN:	1	0
BIKE:	4	4 (INDOOR)

LANDSCAPING

	TREES		SHRUBS	
	REQ'D	PROV'D	REQ'D	PROV'D
BUILDING FOUNDATION				
WILMOT	3	3	15	15
RIVER	3	3	15	15
PARKING LOT INTERIOR	N/A		N/A	

ALL SITES
4 STOREYS
94 UNITS
WOOD FRAME CONSTRUCTION
INDOOR & SURFACE PARKING

ZONING SUMMARY

CURRENT ZONING:	RMF-L / R2 (91 WILMOT)	
PROPOSED ZONING:	RMF-L	
	REQ'D	PROV'D
LOT AREA	20,000	27,379 SF
DWELLING QTY.		73 UNITS
LOT AREA/DU	400	306 SF/UNIT
	REQ'D	PROV'D
BUILDING HEIGHT:	150'	45' (4 STOREYS)
STALL/DU	80% of 1:1.5	0.58:1
PARKING COUNT:	88	43
ACCESSIBLE:	4	6
VAN:	1	1
BIKE:	9	24

No.	Revision	Date	By

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PROGRESSIVE REAL ESTATE

580 RIVER & 91 WILMOT

580-600 RIVER AVE
WINNIPEG, MB

SITE PLAN

Drawn by: CF Checked by: ZM

SK.01

Project No: 21025 Date: AUGUST 2025



SITE PLAN
1" = 10'-0"

KEYNOTES - SITE PLAN:

1. LINE OF BUILDING ABOVE.
2. LINE OF BALCONY ABOVE, TYP.
3. WALKWAY ABOVE LANE @ L-03.
4. 4" WIDE PAINTED LINES, TYPICAL.
5. POURED CONCRETE WALKWAY C/W BROOM FINISH, SLOPE AWAY FROM BUILDING, PROVIDE CONTROL JOINTS, TYPICAL.
6. WALL MOUNTED BIKE PARKING x 4.
7. ASPHALT PAVING (SEE CIVIL)
8. FIRE DEPARTMENT CONNECTION (SEE MECHANICAL AND CIVIL)

600 RIVER BUILDING DESCRIPTION (UNDER SEPARATE PERMIT)
4 STOREYS
40 UNITS
WOOD FRAME CONSTRUCTION
INDOOR & SURFACE PARKING

ZONING SUMMARY
CURRENT ZONING: RMF-L

	REQ'D	PROV'D
LOT AREA	20,000	12,283 SF
DWELLING QTY.		40 UNITS
LOT AREA/DU	400	308 SF/UNIT

SETBACKS	REQ'D	PROV'D
FRONT:	25'	5'
REAR:	25'	8"
CORNER SIDE:	8'	5'
SIDE:	20'	3"
BUILDING HEIGHT:	150'	45' (4 STOREYS)

	REQ'D	PROV'D
STALL/DU	BOE of 1:1.5	0.55:1
PARKING COUNT:	48	22
ACCESSIBLE:	2	2
VAN:	1	1
BIKE:	4	30

580 RIVER/91 WILMONT BUILDING DESCRIPTION
4 STOREYS
33 UNITS
WOOD FRAME CONSTRUCTION
INDOOR & SURFACE PARKING

ZONING SUMMARY
CURRENT ZONING: RMF-L / R2 (91 WILMONT)
PROPOSED ZONING: RMF-L

	REQ'D	PROV'D
LOT AREA	20,000	10,091 SF
DWELLING QTY.		33 UNITS
LOT AREA/DU	400	306 SF/UNIT

SETBACKS	REQ'D	PROV'D
FRONT:	25'	6'-3"
REAR:	25'	4'-3"
CORNER SIDE:	8'	5'
SIDE:	20'	8'
BUILDING HEIGHT:	150'	45' (4 STOREYS)

	REQ'D	PROV'D
STALL/DU	BOE of 1:1.5	0.64:1
PARKING COUNT:	40	21
ACCESSIBLE:	2	3
VAN:	1	0
BIKE:	4	4 (INDOOR)

LANDSCAPING

	TREES REQ'D	TREES PROV'D	SHRUBS REQ'D	SHRUBS PROV'D
BUILDING FOUNDATION				
WILMOT	3	3	15	15
RIVER	3	3	15	15
PARKING LOT INTERIOR	N/A		N/A	

ALL SITES
4 STOREYS
73 UNITS
WOOD FRAME CONSTRUCTION
INDOOR & SURFACE PARKING

ZONING SUMMARY
CURRENT ZONING: RMF-L / R2 (91 WILMONT)
PROPOSED ZONING: RMF-L

	REQ'D	PROV'D
LOT AREA	20,000	22,374 SF
DWELLING QTY.		73 UNITS
LOT AREA/DU	400	306 SF/UNIT

	REQ'D	PROV'D
BUILDING HEIGHT:	150'	45' (4 STOREYS)

	REQ'D	PROV'D
STALL/DU	BOE of 1:1.5	0.59:1
PARKING COUNT:	88	43
ACCESSIBLE:	4	6
VAN:	1	1
BIKE:	9	34

No. Revision Date By

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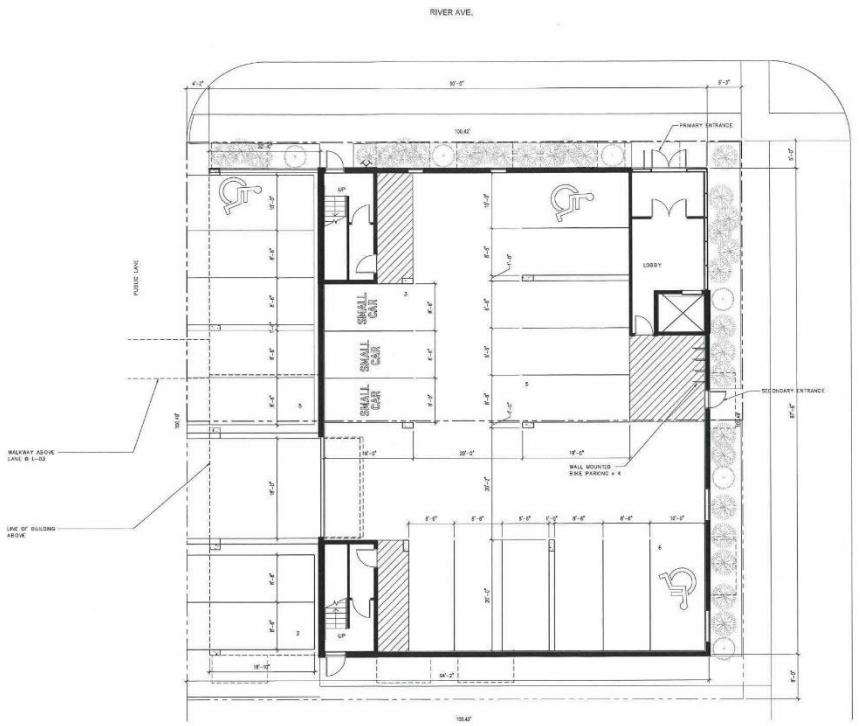
PROGRESSIVE REAL ESTATE
580 RIVER & 91 WILMOT
580-600 RIVER AVE
WINNIPEG, MB

SITE PLAN

Drawn by: CF Checked by: ZN

SK.01A

Project No: 21023 Date: AUGUST 2025



MAIN FLOOR PLAN
1/8" = 1'-0"

No. Revision Date By

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Consultants:

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PROGRESSIVE REAL ESTATE

580 RIVER & 91 WILMOT

580-600 RIVER AVE
WINNIPEG, MB

MAIN FLOOR PLAN

Drawn by: CB Checked by: ZN

SK.02

Project No.: 21023 Date: JUNE 2025



TYPICAL PLAN

No. Revision Date By

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PROGRESSIVE REAL ESTATE

580 RIVER & 91 WILMOT

580-600 RIVER AVE
WINNIPEG, MB

TYPICAL FLOOR PLAN

Drawn by: CF Checked by: ZN

SK.03

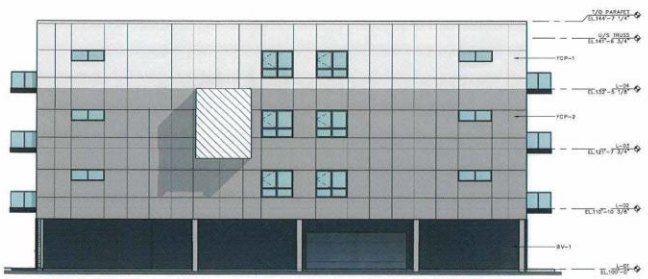
Project No.: 21023 Date: JUNE 2025



NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION

EXTERIOR FINISH LEGEND:

ST-1	TYNDALL STONE VENEER, GREY
BV-1	BRICK VENEER, CHARCOAL
FCP-1	FIBRE CEMENT PANEL, WHITE
FCP-2	FIBRE CEMENT PANEL, GREY

No. Revision Date By

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PROGRESSIVE REAL ESTATE

580 RIVER & 91 WILMOT

580-600 RIVER AVE
WINNIPEG, MB

BUILDING ELEVATIONS

Drawn by CF Checked by ZH

SK.04

Project No. 21023 Date JUNE 2025