Agenda – City Centre Community Committee – January 5, 2026

PUBLIC HEARINGS

Item No. 4 Variance – 580 River Avenue and 91 Wilmot Place
(Fort Rouge-East Fort Garry Ward)
File DAV 208956/2025D [c/r DASZ 41/2025]

WINNIPEG PUBLIC SERVICE RECOMMENDATION:

The Urban Planning and Design Division recommends approval, in part, of the application to vary the proposed "RMF-L" development and design standards of Winnipeg Zoning By-Law No. 200/2006 as follows:

1. for the establishment of a multi-family zoning lot to permit a lot area of 10,078 square feet (936.28 square metres) instead of 20,000 square feet (1,858.06 square metres);

2. for the construction of a multi-family dwelling to permit:

   A. a lot area per dwelling unit of 305 square feet (28.34 square metres) instead of 400 square feet (37.16 square metres);

   B. a front yard of 6 feet (1.83 metres) instead of 25 feet (7.62 metres);

   C. a front yard balcony projection at 5.5 feet (1.68 metres) instead of 2.1 feet (0.64 metres);

   D. a north corner side yard of 5 feet (1.52 metres) instead of 20 feet (6.10 metres);

   E. a north corner side yard balcony projection of 5 feet (1.52 metres) instead of 1.67 feet (0.51 metres);

   F. a south side yard of 8 feet (2.48 metres) instead of 14 feet (4.27 metres);

   G. a south side yard balcony projection of 5 feet (1.52 metres) instead of 2.67 feet (0.81 metres);

   H. no rear yard instead of 25 feet (7.62 metres);

   ~~I. no onsite garbage enclosure (cross-access agreement required to share waste disposal with the adjacent property);~~

   J. 21 parking spaces instead of 33 spaces;

WINNIPEG PUBLIC SERVICE RECOMMENDATION (continued):

3. for the establishment of an accessory parking area to permit:

    A. insufficient buffering of parking or loading area located within 20 feet (6.1 metres) of a side or rear lot line adjacent to a residential district.

Subject to the following condition(s):

1. That, the 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 41/2025.

2. 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.

3. That the developer shall preserve and protect City-owned trees, including those immediately adjacent to the subject site on River Ave 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.

4. That the applicant shall submit an arborist report prepared by a qualified arborist to the satisfaction of the Director of Planning, Property and Development prior to the issuance of any development permit. The arborist report shall include recommendations for preserving and protecting trees located on the shared property line between the subject property and 99A Wilmot Place.

WINNIPEG PUBLIC SERVICE RECOMMENDATION (continued):

5. That the applicant shall submit a cross-access agreement with the 600 River property for the purpose of sharing on-site garbage enclosures, to the satisfaction of the Director of Planning, Property and Development.

6. That a minimum of 4 secure, indoor bicycle parking spaces shall be provided to the satisfaction of the Director of Planning, Property, and Development.

7. That, if any variance granted by this order is not established within two (2) years of the date hereof, this order, in respect of that Variance shall terminate.

File:	DAV 208956/2025D
Applicant:	Affinity Architecture (Zach Nimchuk)
Premises Affected:	580 River Avenue and 91 Wilmot Place
Legal Description:	LOT 2 PLAN 73133, PCL LOT A PLAN 22834 37 ST B NOW SHOWN AS UNITS 1/5 IN CONDOMINIUM NO 263 PL 22835, hereinafter called "the land"
Property Zoned:	"R2" (Residential Two-Family) Proposed "RMF-L" (Residential Multi-Family – Large)
Nature of Application:	To vary the proposed "RMF-L" development and design standards of Winnipeg Zoning By-Law No. 200/2006 as follows:

1. for the establishment of a multi-family zoning lot to permit a lot area of 10,078 square feet (936.28 square metres) instead of 20,000 square feet (1,858.06 square metres);

2. for the construction of a multi-family dwelling to permit:

    A. a lot area per dwelling unit of 305 square feet (28.34 square metres) instead of 400 square feet (37.16 square metres);

    B. a front yard of 6 feet (1.83 metres) instead of 25 feet (7.62 metres);

    C. a front yard balcony projection at 5.5 feet (1.68 metres) instead of 2.1 feet (0.64 metres);

    D. a north corner side yard of 5 feet (1.52 metres) instead of 20 feet (6.10 metres);

    E. a north corner side yard balcony projection of 5 feet (1.52 metres) instead of 1.67 feet (0.51 metres);

    F. a south side yard of 8 feet (2.48 metres) instead of 14 feet (4.27 metres);

    G. a south side yard balcony projection of 5 feet (1.52 metres) instead of 2.67 feet (0.81 metres);

Nature of Application (continued):

H. no rear yard instead of 25 feet (7.62 metres);

I. no onsite garbage enclosure (cross-access agreement required to share waste disposal with the adjacent property);

J. 21 parking spaces instead of 33 spaces;

3. for the establishment of an accessory parking area to permit:

A. insufficient buffering of parking or loading area located within 20 feet (6.1 metres) of a side or rear lot line adjacent to a residential district.

Exhibits Filed:

1. Application dated December 19, 2025
2. Notification of Public Hearing dated December 19, 2025
3. Manitoba Status of Title 3292715/1
4. Letter of authorization dated March 17, 2025 from 10143473 MB Ltd (Hao Chiang) to Affinity Architecture Inc. (Zach Nimchuk)
5. Confirmation from the Zoning and Permits Administrator that the subject property may be posted in substitution for newspaper advertising
6. Plans, Sheets 1 to 5 inclusive, for File DAV 208956/2025D dated October 6, 2025
7. Report from the Urban Planning Division dated December 4, 2025
8. 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 in accordance with Subsection 247(3) of The City of Winnipeg Charter, the Variance,

(a) ☐ is consistent ☐ is not consistent
with Plan Winnipeg, and any applicable secondary plan;

(b) ☐ does not create ☐ does create
a substantial adverse effect on the amenities, use, safety and convenience of the adjoining property and adjacent area, including an area separated from the property by a street or waterway;

(c) ☐ is ☐ is not
the minimum modification of a zoning by-law required to relieve the injurious effect of the zoning by-law on the applicant's property; and

(d) ☐ is ☐ is not
compatible with the area in which the property to be affected is situated.

Supporting Reasons:

Moved by Councillor

That the recommendation of the Winnipeg Public Service be concurred in / not be concurred in and the Variance be approved / rejected.

Moved by Councillor

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

Exhibit "7" referred to in File DAV 208956/2025D

ADMINISTRATIVE REPORT

Title: DAV 25-208956\D – 580 River Ave & 91 Wilmot Pl

Issue: For consideration of a Variance associated with the construction of a 33-unit multi-family building.

Critical Path: City Centre Community Committee

AUTHORIZATION

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

RECOMMENDATIONS

The Urban Planning and Design Division recommends **approval, in part,** of the application to vary the proposed "RMF-L" development and design standards of Winnipeg Zoning By-Law No. 200/2006 as follows:

1. for the establishment of a multi-family zoning lot to permit a lot area of 10,078 square feet (936.28 square metres) instead of 20,000 square feet (1,858.06 square metres);

2. for the construction of a multi-family dwelling to permit:

    a. a lot area per dwelling unit of 305 square feet (28.34 square metres) instead of 400 square feet (37.16 square metres);

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    c. a front yard balcony projection at 5.5 feet (1.68 metres) instead of 2.1 feet (0.64 metres);

    d. a north corner side yard of 5 feet (1.52 metres) instead of 20 feet (6.10 metres);

    e. a north corner side yard balcony projection of 5 feet (1.52 metres) instead of 1.67 feet (0.51 metres);

f. a south side yard of 8 feet (2.48 metres) instead of 14 feet (4.27 metres);

g. a south side yard balcony projection of 5 feet (1.52 metres) instead of 2.67 feet (0.81 metres);

h. no rear yard instead of 25 feet (7.62 metres);

~~i. no onsite garbage enclosure (cross-access agreement required to share waste disposal with the adjacent property);~~

j. 21 parking spaces instead of 33 spaces;

3. for the establishment of an accessory parking area to permit:

   a. insufficient buffering of parking or loading area located within 20 feet (6.1 metres) of a side or rear lot line adjacent to a residential district.

Subject to the following condition(s):

1. That, the 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 41/2025.
2. 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.
3. That the developer shall preserve and protect City-owned trees, including those immediately adjacent to the subject site on River Ave 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.
4. That the applicant shall submit an arborist report prepared by a qualified arborist to the satisfaction of the Director of Planning, Property and Development prior to the issuance of any development permit. The arborist report shall include recommendations for preserving and protecting trees located on the shared property line between the subject property and 99A Wilmot Place.

5. That the applicant shall submit a cross-access agreement with the 600 River property for the purpose of sharing on-site garbage enclosures, to the satisfaction of the Director of Planning, Property and Development.
6. That a minimum of 4 secure, indoor bicycle parking spaces shall be provided to the satisfaction of the Director of Planning, Property, and Development.
7. That, if any variance granted by this order is not established within two (2) years of the date hereof, this order, in respect of that Variance shall terminate.

REASON FOR THE REPORT

- The applicant is proposing to build a 33-unit multi-family building and requires Variance[s] for lot area, density, yard, garbage enclosure, and parking requirements of the *Winnipeg Zoning By-Law*.
- This report provides information regarding the subject application's compliance with *The City of Winnipeg Charter*, section 249.

FILE/APPLICANT DETAILS

FILE: **DAV 25-208956\D**
RELATED FILES: DASZ 41/2025
COMMUNITY: City Centre Committee
NEIGHBOURHOOD #: 1.110 - (McMILLAN)

SUBJECT: To vary the proposed "RMF-L" development and design standards of Winnipeg Zoning By-Law No. 200/2006 as follows:

1. for the establishment of a multi-family zoning lot to permit a lot area of 10,078 square feet (936.28 square metres) instead of 20,000 square feet (1,858.06 square metres);
2. for the construction of a multi-family dwelling to permit:
   a. a lot area per dwelling unit of 305 square feet (28.34 square metres) instead of 400 square feet (37.16 square metres);
   b. a front yard of 6 feet (1.83 metres) instead of 25 feet (7.62 metres);
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j. 21 parking spaces instead of 33 spaces;

3. for the establishment of an accessory parking area to permit:
   a. insufficient buffering of parking or loading area located within 20 feet (6.1 metres) of a side or rear lot line adjacent to a residential district.

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

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.

DISCUSSION

CRITERIA FOR APPROVAL

Pursuant to Section 247(3) of *The City of Winnipeg Charter*, an application for a Variance with respect to a property may be approved if the Variance:

(a) is consistent with *Plan Winnipeg* and any applicable secondary plan;

(b) does not create a substantial adverse effect on the amenities, use, safety and convenience of the adjoining property and adjacent area, including an area separated from the property by a street or waterway;

(c) is the minimum modification of a zoning-by-law required to relieve the injurious effect of the zoning by-law on the applicant's property; and

(d) is compatible with the area in which the property to be affected is situated.

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.

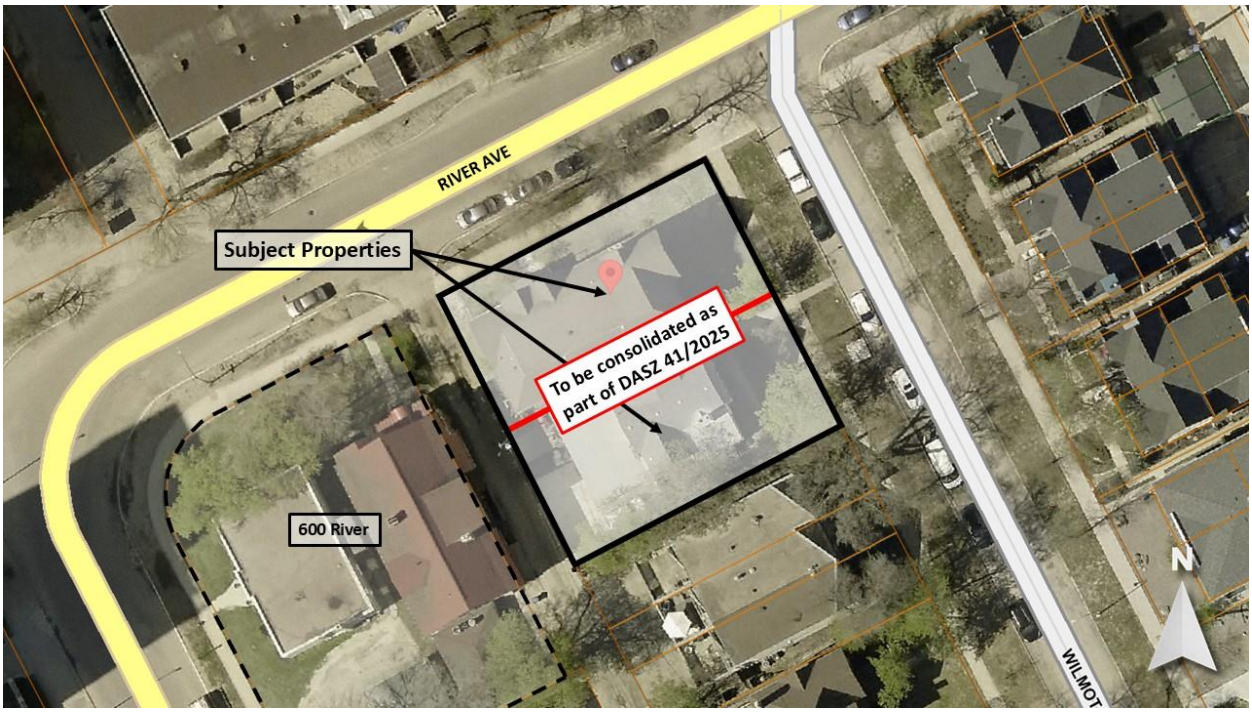


Figure 1: Aerial photo of subject site and surrounding area.

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).

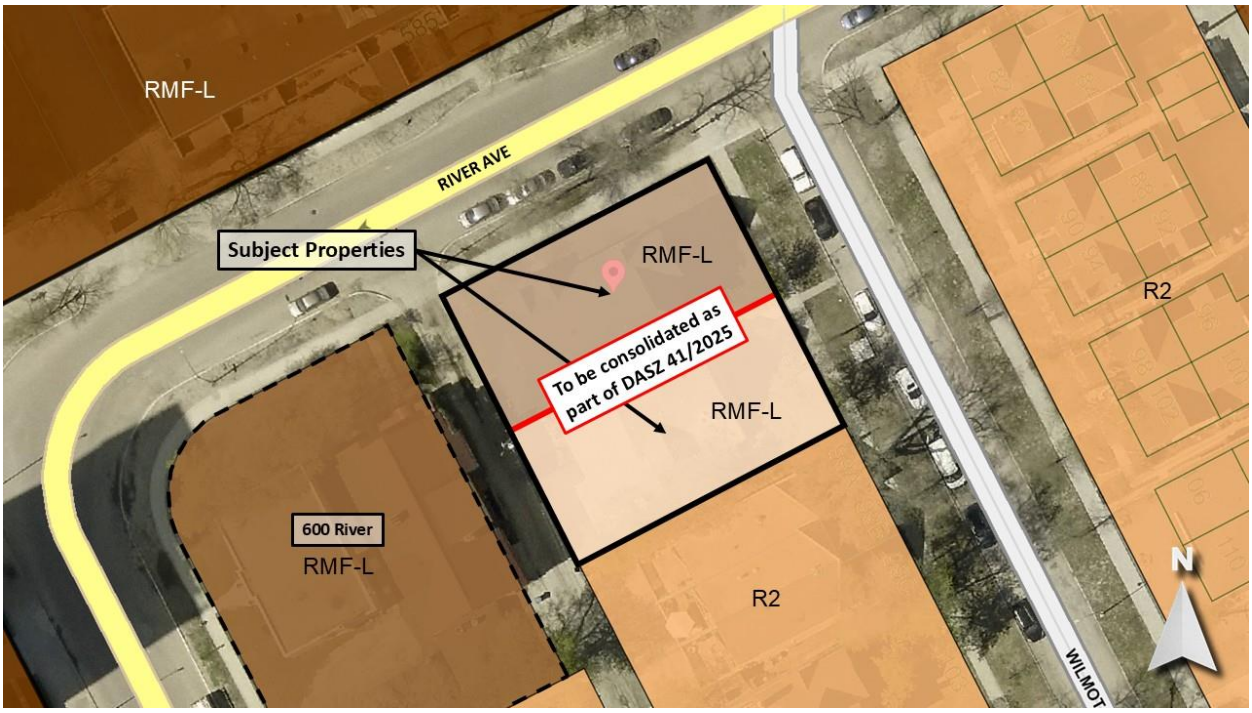


Figure 2: Zoning of the site and surrounding area.

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 variances for lot area, density, yards, balcony projections, no onsite garbage enclosure, and parking requirements of the Winnipeg Zoning By-Law.
- The development also 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 subdivision and rezoning are detailed in the Administrative Report for the Associated File DASZ 41/2025.

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.

VARIANCES

Lot Area

The applicant has proposed a lot area of 10,078 square feet instead of 20,000 square feet.

Subpar lot areas are especially common in the City Centre district, which is characterized by compact infill development. There are several other "RMF-L" zoned lots in the immediate neighbourhood that are closer to 10,000 square feet than 20,000 square feet, including 93 Nassau (7,219 sq ft), 600 River (13,079 sq ft), and 530 River (7,584 sq ft).

Given the local context of "RMF-L" lots, the requested variance is reasonable and the Urban Planning and Design Division recommends that it be approved.

Density

The applicant has proposed a lot area per dwelling unit (density) of 305 square feet instead of 400 square feet.

Density variances of up to 10% are permitted as outlined in the Development Procedures By-Law. In this case, this would allow the Division to support a variance for as low as 360 square feet of lot area per dwelling unit.

In 2023, the City of Winnipeg began a residential density bonus pilot program. This program allows additional density in exchange for the provision of affordable housing in new rental projects. The applicant has stated their intent to provide affordable units as part of the development. Given this intent, the Division has added a recommended condition that a signed letter of commitment/comfort with a government funder be provided confirming the provision of a minimum of fifty percent (50%) of the dwelling units permitted in excess of 360 square feet of lot area shall be affordable dwelling units. Under the current proposal, this would require a minimum of 3 affordable dwelling units.

Density variances and affordable dwelling units aside, the proposed density also fits within the context of the area. River Avenue is an arterial street which features a Direct transit line (D16) and a protected bike lane. The property also sits a mere 350 metres from Osborne Street, a commercial hub and designated Urban Corridor under *CCDS 2.0*. Several lots in the immediate vicinity also feature similar densities, including 600 River (327 sq ft), 585 River (287 sq ft), 605 River (424 sq ft), and 93 Nassau (555 sq ft).

Given these reasons, the Urban Planning and Design Division supports this variance and recommends that it be approved.

Front Yard

The applicant has proposed a front yard setback of 6 feet instead of 25 feet.

In order to support a variance for the front yard, the Urban Planning and Design Division required that the building not encroach further east than a distance that allows for a minimum 45-degree angular view to River from the neighbouring home at 99A Wilmot, in order to preserve sight lines and sun penetration (see Figure 3). The applicant has met this requirement. Furthermore, *CCDS 2.0* contains policies that encourage reduced setbacks for multi-family buildings in order to create pedestrian connections, including Policy 2.3 (Established Neighbourhoods) which states: "*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."*

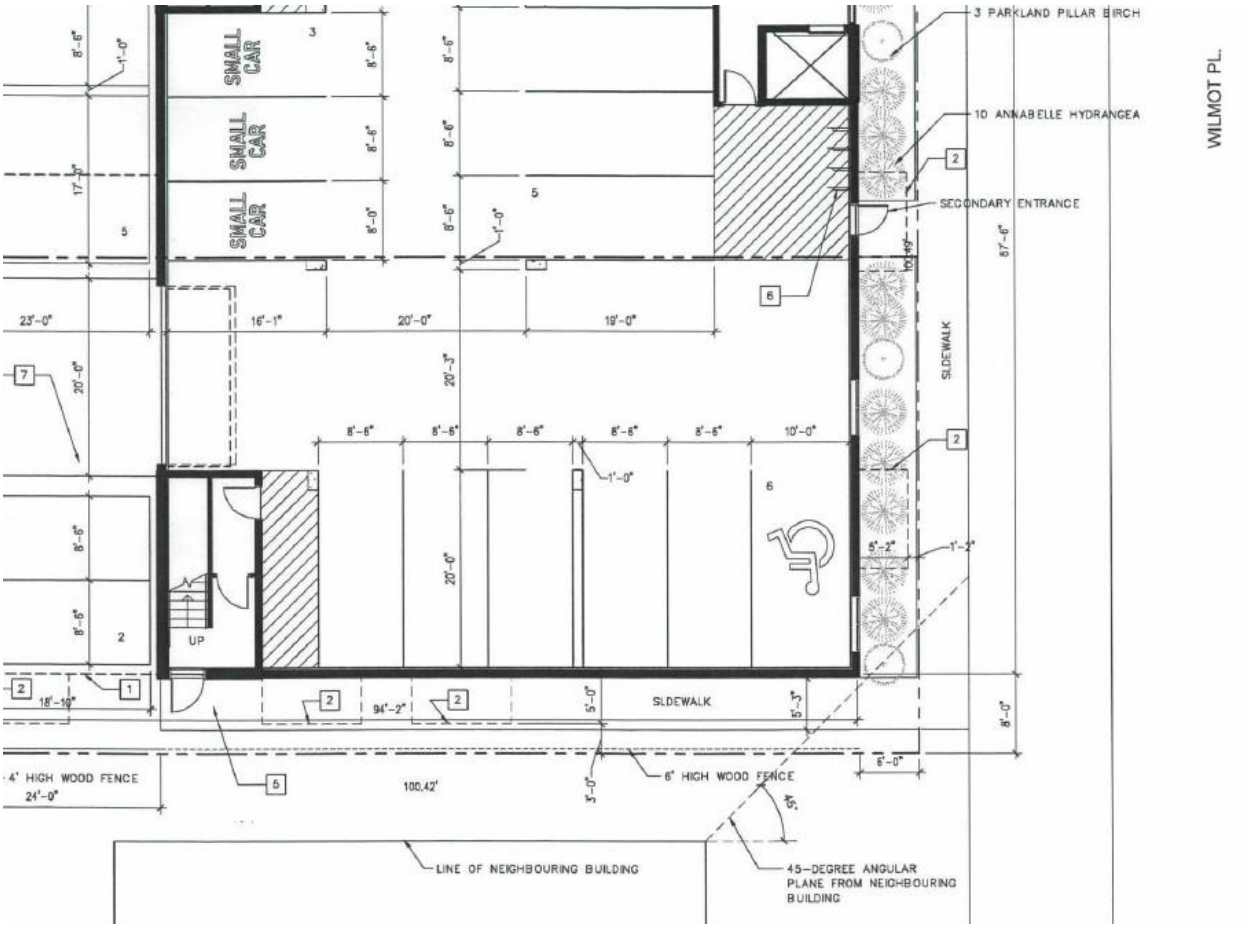


Figure 3: 45-degree angular plane to River Avenue from 99A Wilmot Place.

For these reasons, the Urban Planning and Design Division supports this variance and recommends that it be approved.

Front and North Corner Side Yard Balcony Projections

The applicant has proposed a front yard balcony projection of 5.5 feet instead of 2.1 feet, and a north corner side yard balcony projection of 5 feet instead of 1.67 feet.

Analyzing again the context of the area, River Avenue already features several balcony projections on nearby buildings that go right up to sidewalk, including at 93 Nassau (abutting River), 530 River, and 522 River. All of these examples feature decorative landscaping underneath the balconies consisting of a variety of shrubs, which is also in place with the proposed development. The pedestrian environment on the subject sections of River Avenue and Wilmot Place are also spacious and desirable, with an additional 15 (River) and 20 (Wilmot) feet of space between the edge of the property line and the actual street. The right-of-way between the sidewalk and street includes City-owned trees including a green ash, linden species, starlite crabapple, and American plum tree directly in-front of the proposed multi-family building. The first lanes of River and Wilmot are also street parking, further increasing this 'quiet' zone.

Considering the local context and the observed intent from the applicant to provide spacious, desirable balconies for building residents, the Urban Planning and Design Division supports these variances and recommends that they be approved.

North Corner Side Yard

The applicant has proposed a north corner side yard setback of 5 feet instead of 20 feet.

The north corner side yard fronting River Avenue has a good relationship with the street and features a pedestrian connection to the residential lobby, a second connection to a stairway exit, landscaped shrubs between the sidewalk and the building, and transparent and glazed windows. It should also be noted that most of the nearby buildings abutting River feature yards of 5 feet or less, including 80 Wilmot, 600 River, and 93 Nassau.

Given the building's relationship with the street, compatibility with nearby buildings, and Policy 2.3 (Established Neighbourhoods) in *CCDS 2.0*, the Urban Planning and Design Division supports this variance and recommends that it be approved.

South Side Yard

The applicant has proposed a south side yard setback of 8 feet instead of 14 feet.

This area of Osborne Village features smaller side yards than what is regulated in the Zoning By-Law, often ranging from 4 to 8 feet. Given the compact nature of the consolidated property, as well as the presence of several mature trees between the subject property and 99A Wilmot to the south, the Division was able to consider the variance.

In order to permit the reduced yard, and in consideration of the neighbour to the immediate south, the Division has placed conditions on the Variance that, one, the applicant shall submit an arborist report prepared by a qualified arborist to the satisfaction of the Director of Planning, Property and Development prior to the issuance of any development permit; and that two, the developer shall preserve and protect private trees located on the shared property line between the subject property and 99A Wilmot Place.

Given the character of side yards on the block, the compact nature of the consolidated property, and the presence of several mature trees and their subsequent protection via a development

condition, the Urban Planning and Design Division supports this variance and recommends that it be approved.

South Side Yard Balcony Projection

The applicant has proposed a south side yard balcony projection of 5 feet instead of 2.67 feet.

It is expected that, with the proposed 8-foot side yard, as well as the existing side yard at 99A Wilmot, approximately 15 feet of space will remain between the two buildings upon completion. With a 5-foot balcony projection, 10 feet of space will be present between the edge of the south side balconies and the adjacent home. Also, several mature trees will be maintained and continue to exist in the space between the buildings.

Given this observed compatibility and the maintenance of existing mature trees on the shared property line, the Urban Planning and Design Division supports this variance and recommends that it be approved.

Rear Yard

The applicant has proposed no rear yard setback instead of 25 feet.

The primary reason for no rear yard setback is because a skywalk is included as part of the plans, connecting the proposed development to 600 River.

The actual building is setback 4 feet from the rear lane, which although substantially smaller than the By-Law standard, contextually fits within the area. Given the small size of the total lot area once consolidated (10,091 square feet), the rear yard setback requirement is unrealistic for multi-family developments in Osborne Village and in the City Centre District more broadly.

The requested rear yard setback (of 4 feet, skywalk excluded) is reasonable and allows for more spacious units. The ground floor is also setback 24 feet, allowing for parking directly off the lane.

Based on the observed injurious effect the required rear yard setback places on the property and the high-quality building as proposed, the Urban Planning and Design Division supports this variance and recommends that it be approved.

No Onsite Garbage Enclosure

The applicant has proposed no onsite garbage enclosure, with the intent of sharing the garbage enclosures located at 600 River.

In order to share waste disposal with the adjacent property, a cross-access agreement is required. Therefore, the Division has added a condition for the applicant to provide said cross-access agreement with the 600 River property. Once this agreement is provided, the variance will no longer be required.

Therefore, the Urban Planning and Design Division recommends that this variance be rejected.

Parking Spaces

A variance has been requested for 21 parking spaces instead of 33.

The Urban Planning and Design Division is supportive of a parking ratio of 0.75 in this location abutting River (an arterial street) with transit service (D16), a protected bicycle lane, and a designated Urban Corridor (Osborne St) within walking distance. The Division may support less than 0.75 if secure, indoor bicycle parking is provided to offset the loss of parking. The proposed parking works out as follows:

- 33 residential units x 0.75 = 25 required parking stalls + the ability to support a lower parking ratio with secure, indoor bicycle parking. 4 indoor bicycle parking stalls are provided on the site plan, for a modified total of 25 parking stalls (21 vehicle stalls provided).

Although the Division is not supportive of the number of stalls provided without the secure, indoor bicycle stalls, these are shown on the provided site plan. As added insurance, the Division has placed a recommended a condition on the file that a minimum of 4 indoor bicycle parking stalls be provided. For this reason, the Division is supportive of the parking variance and recommends that it be approved.

Insufficient Buffering of a Parking or Loading Area

A variance has been requested for a parking area located less than 20 feet from a side or rear lot line adjacent to a residential district.

This variance is triggered by the presence of seven (7) parking stalls located directly off of the rear lane. Given the presence of the rear lane between these parking stalls and the residential property to the west, a buffered parking area would create no greater privacy to the residential lot than what already exists with the rear lane adjacent to the rear lot lines. For this reason, the Urban Planning and Design Division supports this variance and recommends that it be approved.

REASONS FOR DECISION

In the context of Section 247(3), the Urban Planning and Design Division recommends **approval, in part** of the application for the following reasons:

(a) is consistent with *Plan Winnipeg* and any applicable secondary plan;

In that, *the proposed variance will enable a development that increases neighbourhood population and contributes to the physical renewal and revitalization of an older neighbourhood, while at the same time respect neighborhood context and following the principles of the Osborne Village Neighbourhood Plan.*

(b) does not create a substantial adverse effect on the amenities, use, safety and convenience of the adjoining property and adjacent area, including an area separated from the property by a street or waterway;

In that, *the site design and building design elements of the proposed development align with the surrounding context and help reduce any potential adverse effects on the neighbouring properties and surrounding area.*

(c) is the minimum modification of a zoning-by-law required to relieve the injurious effect of the zoning by-law on the applicant's property; and

In that, *the proposed variances would allow the applicant to introduce additional density on the site in a manner that is consistent with the policies guiding development under the "Established Neighbourhoods – Mature Communities" policy area with CCDS 2.0, and under the "Village Medium Density Residential" designation within the Osborne village Neighbourhood Plan.*

(d) is compatible with the area in which the property to be affected is situated.

In that, *the proposed development is compatible with existing development abutting River Avenue and in the McMillan / Osborne Village neighbourhood.*

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.

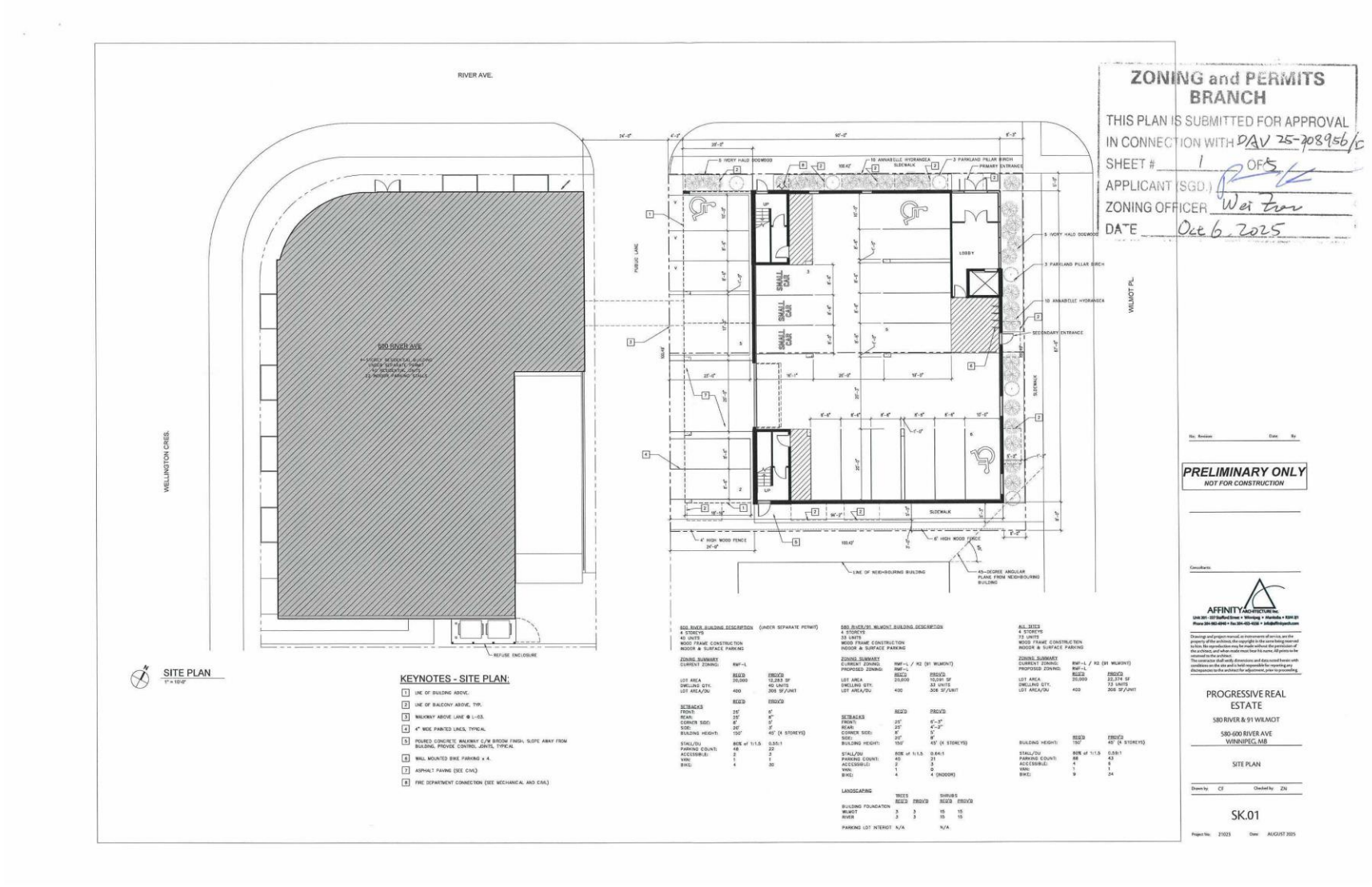
WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

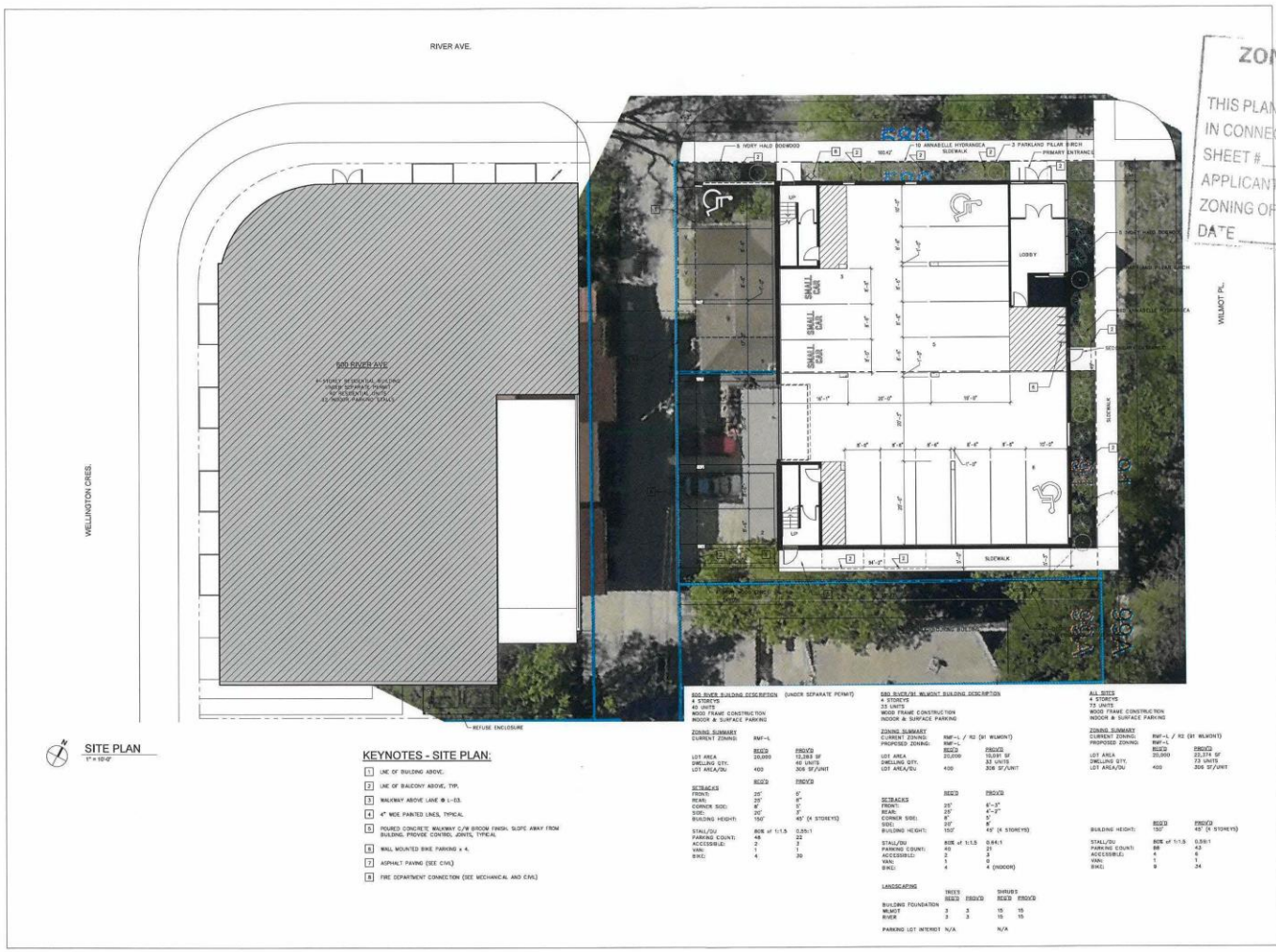
Consideration was given to whether this report connects to any of the specific Goals and Objectives in the *PRS* and it was determined the *PRS* is not applicable to this specific report.

SUBMITTED BY

Department:	Planning, Property and Development
Division:	Urban Planning and Design
Prepared by:	Isaiah Stonehouse, MCP
Date:	Thursday, December 4, 2025
File No.	DAV 25-208956\D

Exhibit “6” referred to in File DAV 208956/2025D


ZONING and PERMITS BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DAV 25-208956/C
SHEET # 1 OF 5
APPLICANT (SGD.)
ZONING OFFICER Wei Zhou
DATE Oct 6, 2025
RIVER AVE.
WELLINGTON CRES.
WILMOT PL.
PUBLIC LANE
LANE
580 RIVER AVE
4-STOREY RESIDENTIAL BUILDING
UNDER SEPARATE PERMIT
40 DWELLING UNITS
43 INDOOR PARKING SPACES
LOBBY
SMALL CAR
SECONDARY ENTRANCE
SLOPE
SLOPE
SLOP



ZONING and PERMITS BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN CONNECTION WITH DAV 25-208956/0
SHEET # 2 OF 5
APPLICANT (SGD.)
ZONING OFFICER Wei Zou
DATE Oct 6, 2025

No. Revisions Date By:

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

Consultants:

AFFINITY ARCHITECTURE Inc.
Unit 201 - 227 Stafford Street • Winnipeg • Manitoba • R3H 3Y1
Phone 204-982-4040 • Fax 204-453-4555 • info@affinityarch.com

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The contractor shall verify dimensions and data noted herein with conditions on the site and is held responsible for reporting any discrepancies to the architect for adjustment, prior to proceeding.

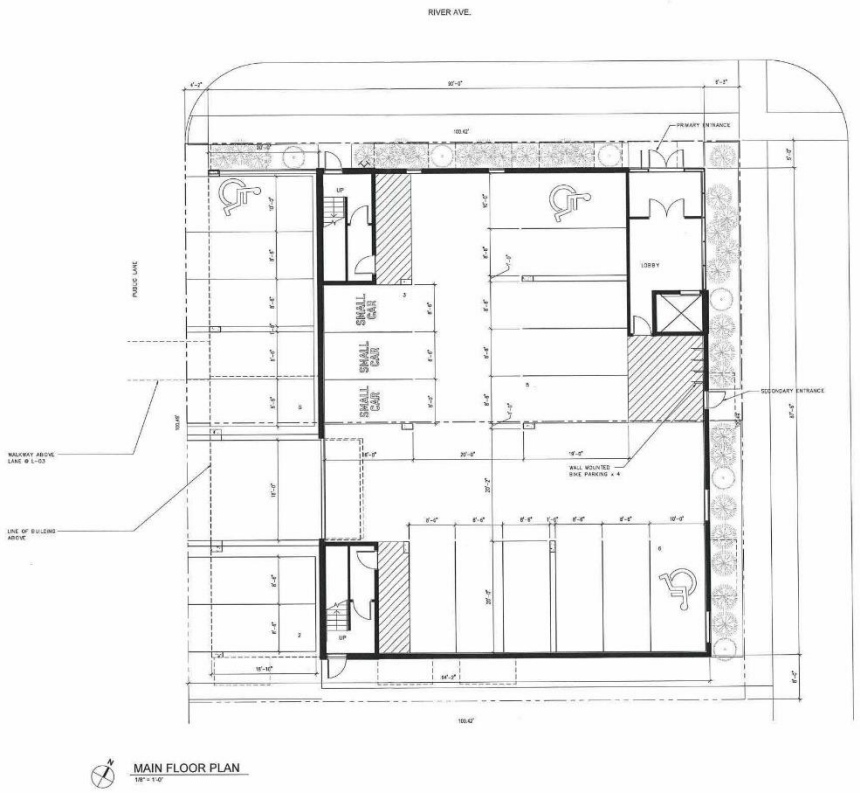
PROGRESSIVE REAL ESTATE
580 RIVER & 91 WILMOT
580-600 RIVER AVE
WINNIPEG, MB

SITE PLAN

Drawn by: CF Checked by: ZN

SK.01A

Project No: 21023 Date: AUGUST 2025



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

ZONING and PERMITS BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DAV 25-208956/0
SHEET # 3 OF 5
APPLICANT (SGD.)
ZONING OFFICER Wei Zou
DATE Oct 6, 2025

No. Revision Date By

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

Consultants:

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

MAIN FLOOR PLAN

Drawn by: CF Checked by: ZN

SK.02

Project No.: 21013 Date: JUNE 2025



TYPICAL PLAN

ZONING and PERMITS BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DAV 25-708956/0
SHEET # 4 OF 5
APPLICANT (SGD.)
ZONING OFFICER Wei Pan
DATE Oct 6, 2025

No: Revision: Date: By:

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

Consultants

AFFINITY ARCHITECTURE INC.
Unit 201 - 227 Bedford Street • Winnipeg • Manitoba • R3M 2J1
Phone 204-982-4940 • Fax 204-453-9268 • info@affinityarch.com

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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

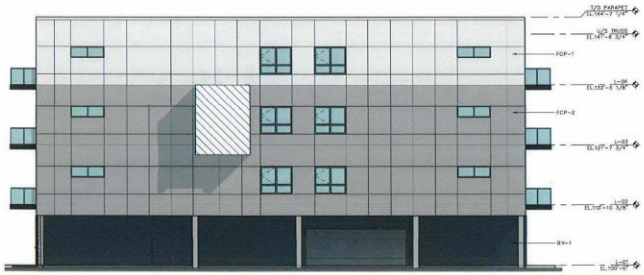
Project No: 23023 Date: JUNE 2025



NORTH ELEVATION
1/8" = 1'-0"



SOUTH ELEVATION
1/8" = 1'-0"



WEST ELEVATION
1/8" = 1'-0"



EAST ELEVATION
1/8" = 1'-0"

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

ZONING and PERMITS BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN CONNECTION WITH DAU 25-208956/D
SHEET # 5 OF 5
APPLICANT (SGD.)
ZONING OFFICER Wei Zou
DATE Oct 6, 2025

No. Revision Date By

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

Consultants:

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Unit 201 - 227 Stafford Street • Winnipeg • Manitoba • R3M 3Y
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PROGRESSIVE REAL ESTATE
580 RIVER & 91 WILMOT
580-600 RIVER AVE
WINNIPEG, MB

BUILDING ELEVATIONS

Drawn by: CF Checked by: ZN

SK.04

Project No.: 21023 Date: JUNE 2025