Minutes – Council – December 18, 2025

Minute No. 119
Report – Standing Policy Committee on Property and Development – December 4, 2025

Item No. 24 Rezoning – 36 Roslyn Road
(Fort Rouge-East Fort Garry Ward)
File DAZ 220/2025 [c/r DAV 204666/2025D]

COUNCIL DECISION:

Council concurred in the recommendation of the Standing Policy Committee on Property and Development and adopted the following:

1. 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 November 24, 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. the developer 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 City Centre 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, excluding permitted projections, no building shall exceed 80 feet (24.384 metres) in height.

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

COUNCIL DECISION (continued):

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

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

2. That, in lieu of the dedication of land, the developer shall provide a cash payment representing ten percent (10%) of the planned area value of the Development Application No. DAZ 220/2025 (the “Dedication Fee”), as determined by the City’s Director of Planning, Property and Development.

3. That the Developer shall meet all terms and conditions as outlined in Appendix “B”, the report of the Administrative Coordinating Group, dated October 10, 2025 to the satisfaction of 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 recommendation 1 (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 paid all fees, charges or amounts due in respect of DAZ 220/2025 (collectively the “Fees”), and subject to s. 236.1 of The City of Winnipeg Charter, the Director of Legal Services/City Solicitor be directed to return the By-law directly to Council by way of communication for second and third reading.

6. That Development Application No. DAZ 220/2025 will be deemed to be concluded and all approvals in connection with same will expire if the developer has not paid the Fees within 2 years following the date on which Council gives first reading to the By-law, unless the developer applies for an extension of time before the expiration of that 2 year period and Council approves the extension.

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

COUNCIL DECISION (continued):

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

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

9. 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 No. DAZ 220/2025.

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

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

DECISION MAKING HISTORY:

Moved by Councillor Duncan,
That the recommendation of the Executive Policy Committee be adopted by consent.

Carried

Councillors Orlikow and Wyatt were absent from the vote on the above motion

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On December 9, 2025, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On December 4, 2025, the Standing Policy Committee on Property and Development concurred in the recommendation of the of the City Centre Community Committee, with the following amendment:

- Delete Recommendation 1.A.iii. in its entirety

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

COMMUNITY COMMITTEE RECOMMENDATION:

On November 24, 2025, the City Centre 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

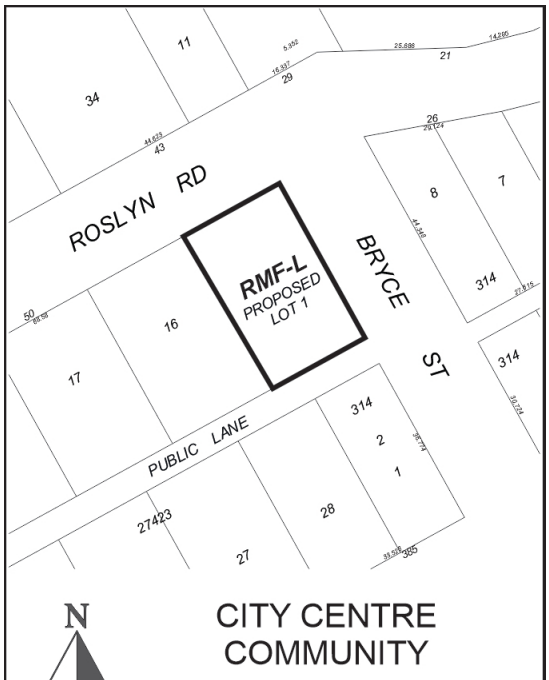
File: DAZ 220/2025

Before: City Centre Community Committee
Councillor Gilroy, Chairperson
Councillor Orlikow
Councillor Rollins

Public Hearing: November 24, 2025
Council Building, 510 Main Street

Applicant: John Scott Wintrup Planning & Development (John Wintrup)

Subject:



APPLICANT: John Scott Wintrup Planning & Development (John Wintrup)
FILE: DAZ 220/2025
PROPOSAL: To rezone the land shown outlined above from an "RMF-M" RESIDENTIAL MULTI-FAMILY (MEDIUM) DISTRICT to an "RMF-L" RESIDENTIAL MULTI-FAMILY (LARGE) DISTRICT to allow for the construction of a residential multi-family building. **For information, phone D. Chyz-Lund, Planner at 204-986-8289**

Premises Affected: 36 Roslyn Road

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

Prepared by: B. Harris, Senior Committee Clerk
City Centre Community Committee

Report date: November 26, 2025

Community Committee Recommendation:

On November 24, 2025, the City Centre 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 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 November 24, 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. the developer 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 City Centre 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, excluding permitted projections, no building shall exceed 80 feet (24.384 metres) in height.

        iii. That a maximum of 25 dwelling units are permitted, unless:

That prior to the issuance of development permits, the owner provides a signed letter of commitment/comfort with a government funder 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 are affordable dwelling units, 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 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 Owner a Zoning Agreement in accordance with Recommendation 1.A., and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").

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

2. That, in lieu of the dedication of land, the developer shall provide a cash payment representing ten percent (10%) of the planned area value of the Development Application No. DAZ 220/2025 (the “Dedication Fee”), as determined by the City’s Director of Planning, Property and Development.

3. That the Developer shall meet all terms and conditions as outlined in Appendix “B”, the report of the Administrative Coordinating Group, dated October 10, 2025 to the satisfaction of 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 recommendation 1 (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 paid all fees, charges or amounts due in respect of DAZ 220/2025 (collectively the “Fees”), and subject to s. 236.1 of The City of Winnipeg Charter, the Director of Legal Services/City Solicitor be directed to return the By-law directly to Council by way of communication for second and third reading.

6. That Development Application No. DAZ 220/2025 will be deemed to be concluded and all approvals in connection with same will expire if the developer has not paid the Fees within 2 years following the date on which Council gives first reading to the By-law, unless the developer applies for an extension of time before the expiration of that 2 year period and Council approves the extension.

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

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

9. 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 No. DAZ 220/2025.

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

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

1. I'm moving in support of this application, it's a two-parter. I'm moving for much of the same reasons that have been brought forward, including the residents themselves who have come forward who embody in part why there is this level of density here and it's because it's working.

2. In the Roslyn neighbourhood, there have been more residents in the last four years than in previous years, a growth of between 11 and 14% in previous years. A paper is coming out to my ward residents on why they should be proud of their advocacy in terms of growing the city up and not out, but also because it's responding to core housing need.

3. People need a place to live, and whether it is the residents who live there themselves and care so much about their condo, representing the board as they do, and I've been a member of a condo board, that isn't easy at times. There's a diversity of viewpoints as always, or it's Mr. Wintrup on behalf of the applicant who's saying, "you know, I've lived here for quite some time".

4. There's still a desire to have that pedestrian environment that people enjoy. I believe that with two amendments, supporting livability, that I can support the Public Service recommendations here with a few exceptions. So, that's the motion in support of what's working, essentially.

Objections under the Charter:	Total number of **v**alid objections as per section 125(2) – 8 In accordance with section 236.1(1), the threshold for sufficient objection has not been met.
Exhibits Filed:	1. Application dated August 15, 2025 2. Notification of Public Hearing dated September 25, 2025 3. Manitoba Status of Title 3144774/1 4. Letter of authorization dated May 5, 2025 from 6571574 Manitoba Ltd. (Gennaro (Jerry) Cianflone) to John S. Wintrup 5. Surveyor's Building Location Certificate and sketch dated August 8, 2024 6. Legal Descriptions and Title Plot 7. Current Zoning/Lot Configuration 8. Rezoning/Lot Configuration 9. Plans (9 pages) 10. Report from the Urban Planning Division dated October 25, 2025 11. Inspection Report 12. Communication dated October 9, 2025, from Antonio Cianflone in support of the application 13. Communication dated October 10, 2025, from Raffaele Cianflone in support of the application 14. Communication dated October 10, 2025, from Angelina Cotroneo in support of the application 15. Communication dated October 16, 2025, from Nina Paletta in support of the application 16. Communication dated November 16, 2025, from Stu Fawcett in opposition to the application 17. Communication dated November 19, 2025, from Heather Baergen in opposition to the application 18. Communication dated November 19, 2025, from Tom DeNardi in support of the application 19. Communication dated November 19, 2025, from Darren Penner in support of the application 20. Communication dated November 19, 2025, from Marilyn Boyd in opposition to the application 21. Communication dated November 19, 2025, from Adriano Augellone in support of the application 22. Communication dated November 19, 2025, from Cheryl LaBelle in opposition to the application 23. Presentation dated November 19, 2025, from John Wintrup in support of the application 24. Communication dated November 19, 2025, from Giuseppe Bennici in support of the application 25. Communication dated November 19, 2025, from Kate Clendinnen in support of the application

26. Communication dated November 20, 2025, from Justin Fernando in support of to the application
27. Communication dated November 20, 2025, from Mario Fiorentino in support of the application
28. Communication dated November 20, 2025, from Antonio Paletta in support of the application
29. Communication dated November 20, 2025, from Antonio Anastasio in support of the application
30. Communication dated November 20, 2025, from Gianni Tuzi in support of the application
31. Communication dated November 20, 2025, from Bob Silver in support of the application
32. Communication dated November 20, 2025, from Craig Perry in support of the application
33. Communication dated November 20, 2025, from Judith Schilling in opposition to the application
34. Communication dated November 20, 2025, from Ryan Ridge in support of the application
35. Communication dated November 20, 2025, from Phil Barnett in opposition of the application
36. Communication dated November 20, 2025, from Michael Preun in support of the application
37. Communication dated November 20, 2025, from Kristjan Gabbs in support of the application
38. Communication dated November 20, 2025, from Joel Rodrigues in support of the application
39. Communication dated November 21, 2025, from Ida Albo in support of the application
40. Communication dated November 21, 2025, from Barbara Barnett in opposition to the application
41. Communication dated November 21, 2025, from Bruce D Bennett in support of the application
42. Communication dated November 21, 2025, from Reno Augellone in support of the application
43. Communication dated November 21, 2025, from Brad Gross in support of the application
44. Communication dated November 22, 2025, from Josephine Anastasio in support of the application
45. Communication dated November 22, 2025, from Ava Giacomina Anastasio in support of the application
46. Communication dated November 22, 2025, from Nina Anastasio in support of the application
47. Communication dated November 22, 2025, from Costa Danakas in support of the application
48. Communication dated November 23, 2025, from Katrina Mayer in support of the application
49. Communication dated November 23, 2025, from Tania D'Amato in opposition to the application

50. Communication dated November 23, 2025, from Jesse Mayer in support of the application
51. Communication dated November 24, 2025, from Stella Mazza in support of the application
52. Recording of Representations

REPRESENTATIONS:

In Support:

Ida Albo
Antonio Anastasio
Ava Giacomina Anastasio
Josephine Anastasio
Nina Anastasio
Adriano Augellone
Reno Augellone
Bruce D Bennett
Giuseppe Bennici
Antonio Cianflone
Raffaele Cianflone
Kate Clendinnen
Angelina Cotroneo
Costa Danakas
Tom DeNardi
Justin Fernando
Mario Fiorentino
Kristjan Gabbs
Brad Gross
Jesse Mayer
Katrina Mayer
Braydon Mazurkiewich
Stella Mazza
Antonio Paletta
Nina Paletta
Darren Penner
Craig Perry
Michael Preun
Ryan Ridge
Joel Rodrigues
Wes Schollenberg
Bob Silver
Gianni Tuzi
John Wintrup

In Opposition:

Heather Baergen
Barbara Barnett
Phil Barnett
Marilyn Boyd
Tania D'Amato
Stu Fawcett
Cheryl LaBelle
Judith Schilling

For Information:

Nil

For the City:

D. Chyz-Lund, Planner, Planning, Property and Development Department
I. Stonehouse, Planner, Planning, Property and Development Department
K. Kowalyk, Land Development Engineer, Planning, Property and Development Department

Exhibit "10" referred to in File DAZ 220/2025

ADMINISTRATIVE REPORT

Title: DAZ 220/2025 at 36 Roslyn Road

Issue: For consideration at the Public Hearing of a Rezoning application to Rezone the subject property to an "RMF-L" Residential Multi-Family (Large) District for the purpose of constructing a 72-unit multi-family building.

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

AUTHORIZATION

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

RECOMMENDATIONS

1. 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 November 24, 2025, and attached as Schedule "B" to this report, subject to the following conditions:

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            (d) garbage enclosures;

            (e) fencing;

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9. 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 No. DAZ 220/2025.

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

REASON FOR THE REPORT

- The applicant wishes to rezone the subject property for the purpose of constructing one 72-unit multi-family building.
- Rezoning applications require a Public Hearing per the *Development Procedures By-law* and *The City of Winnipeg Charter.*
- This 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 land will be **rezoned.**

HISTORY

N/A

CONSULTATION

In preparing this report there was consultation with:

- Land Development Branch

SUBMITTED BY

Department	Planning, Property and Development
Division	Urban Planning and Design
Prepared By:	Dylan Chyz-Lund, MCP
Date:	October 25, 2025
File No.	DAZ 220/2025

List of Schedules and Appendices

- Schedule A – Planning Discussion
- Schedule “B” of File No. DAZ 220/2025, City Centre Community Committee, dated November 24, 2025
- Appendix A: Draft by-law
- Appendix B: Report of the Administrative Coordinating Group, October 10, 2025

SCHEDULE 'A'- PLANNING DISCUSSION

DATE: October 25, 2025

FILE: **DAZ 220/2025**

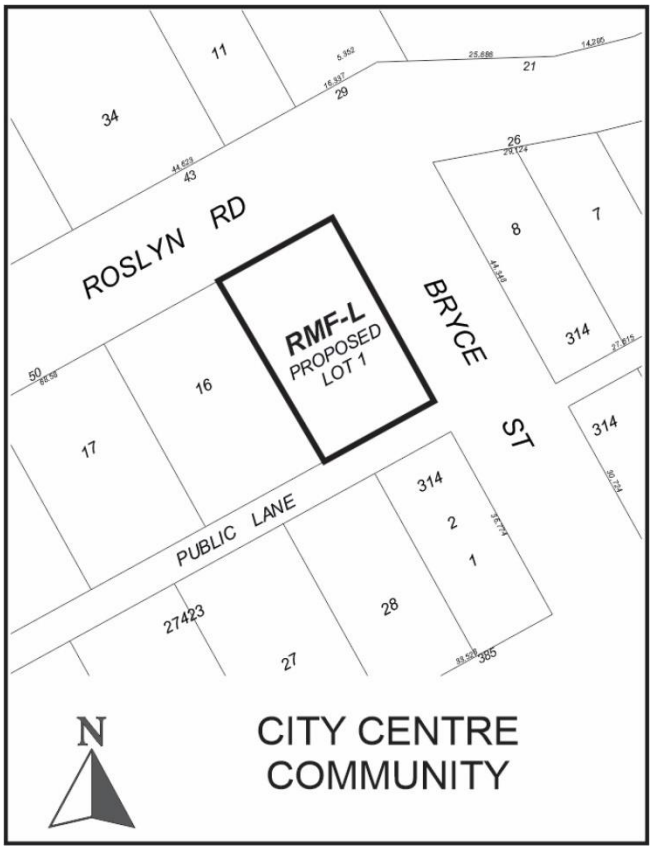
RELATED FILES: DAV 25-204666\D

COMMUNITY: City Centre

NEIGHBOURHOOD #: 1.111 - (RIVER-OSBORNE)

SUBJECT: To Rezone the subject property to an "RMF-L" Residential Multi-Family (Large) District for the purpose of constructing a 72-unit multi-family building.

LOCATION: 36 Roslyn Road



LEGAL DESCRIPTION: LOT 15 PLAN 27423 41 ST B

APPLICANT: John Wintrup (John Scott Wintrup Planning & Development)
139 Roslyn Rd Unit 301
Winnipeg, MB R3L 0G7

OWNER: 6571574 MANITOBA LTD.
823 Corydon Ave 5
Winnipeg, MB R3M 0W6

RECOMMENDATION: **Approval with conditions**

SITE DESCRIPTION

The subject site is located at the southwest corner of Roslyn Road and Bryce Street, in the River Osborne neighbourhood of the Fort Rouge – East Fort Garry ward.

The subject site is located in an "Established Neighbourhood-Mature Community" policy area as identified in *Complete Communities 2.0*, and in a "Village High Density Residential (V-HDR)" policy area of the Osborne Village Neighbourhood Secondary Plan.

The subject site is currently zoned "RMF-M" Residential Multi-Family (Medium) District, with an assessed lot area of 9036 square feet.

The subject site is currently vacant.

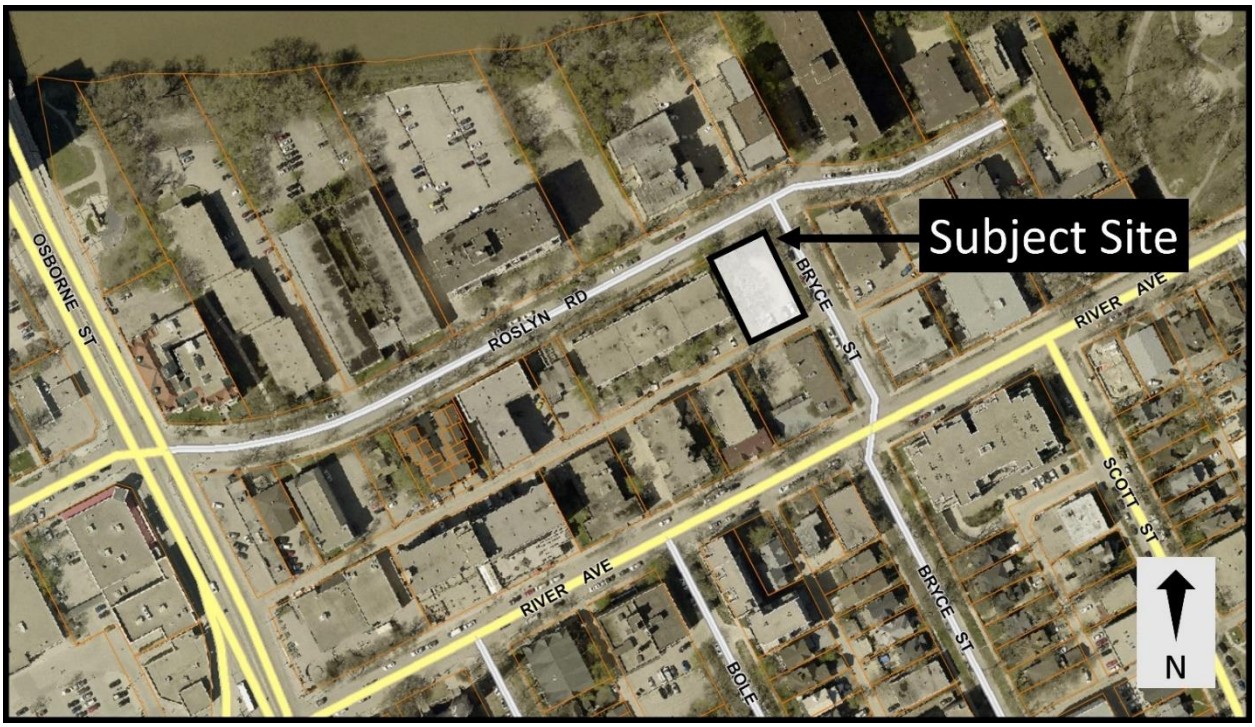


Figure 1: Aerial Photo of Subject Site and Surrounding Uses (flown 2024).

North: Roslyn Road, then multi-family buildings zoned “RMF-M” Residential Multi-Family (Medium) District and “RMF-L” Residential Multi-Family (Large) District.

South: A rear lane, then multi-family buildings zoned “RMF-M” Residential Multi-Family (Medium) District.

East: Bryce Street, then multi-family buildings zoned “RMF-M” Residential Multi-Family (Medium) District.

West: A multi-family building zoned “RMF-M” Residential Multi-Family (Medium) District.

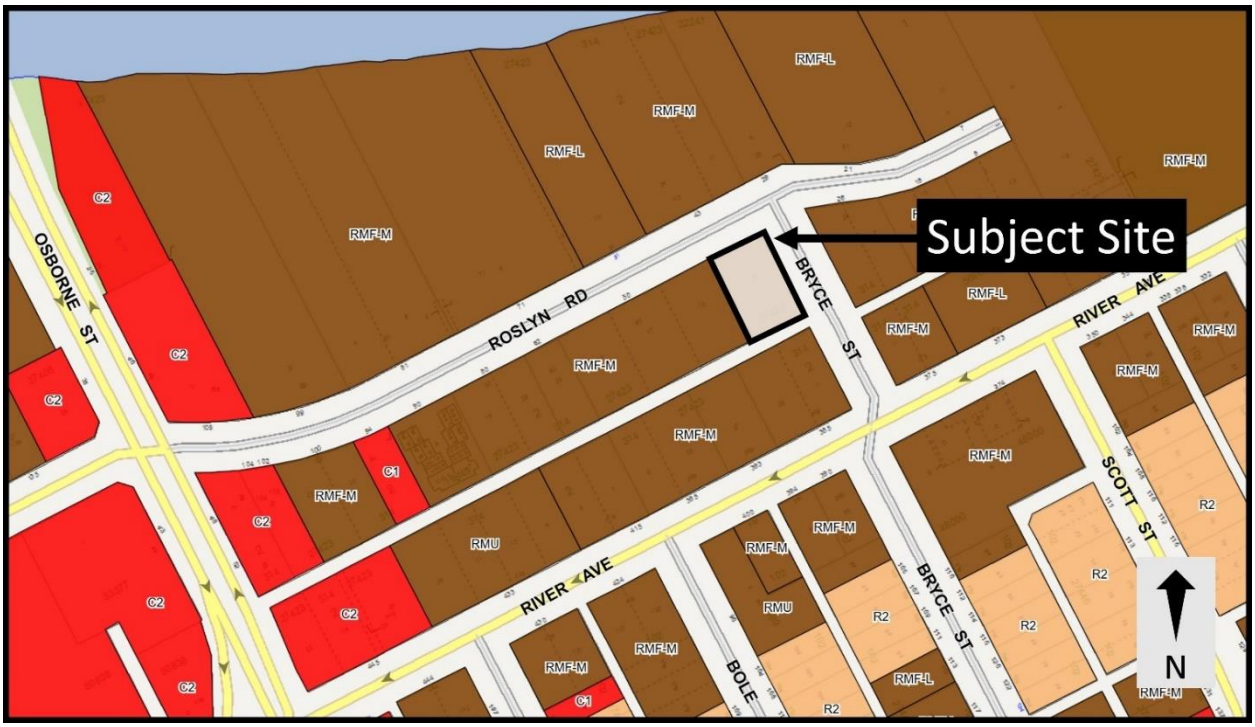


Figure 2: Zoning of the subject site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The application intends to construct one 72-unit multi-family building, which would:
    - Be eight stories in height, including a rooftop patio.
    - Have a 0' front yard setback to Roslyn Road.
    - Have a 0' east corner side yard setback to Bryce Street for the building lobby, and a 2' east corner side yard for the remainder of the building.
    - Have a 0' rear yard setback to the lane.
    - Have a 5' west side yard setback.
    - Be clad primarily with Tyndall stone and brick.
    - Include a main entrance at the northeast corner of the building with floor to ceiling windows, providing orientation to both Roslyn Road and Bryce Street.
- The site plan also shows:
    - A garbage enclosure located at the southwest corner of the subject site.
    - A total of 21 parking spaces, including six accessible stalls, primarily located in covered parking at ground floor.
    - 52 secure, indoor bicycle parking spaces.
    - A total of 0 trees and 44 shrubs.
- No affordable units – which would normally be required per the City of Winnipeg's Density Bonus Program – are proposed.

Collaboration with the Public Service:

- N/A.

ANALYSIS AND ISSUES

OURWINNIPEG

OurWinnipeg Goal: City Building

Objective 1: Responsibly plan, prioritize and accommodate growth in areas that best support *Complete Communities* principles, to achieve this Plan's sustainable development goals.

- Facilitate growth and change strategically within Winnipeg's unique Transformative Areas and Established Neighbourhoods, to enhance the ability of the urban environment to contribute towards this Plan's goals.

Objective 2: Integrate resilient land use, transportation and infrastructure planning, and investments.

- Ensure that land use, transportation, and infrastructure planning are aligned to provide the conditions for compact, complete and connected communities, supported by sustainable transportation options and municipal infrastructure capacity.

Objective 3: Facilitate development opportunities that complete established communities, and plan new communities as complete and connected from the outset.

- New and existing communities are complete when they demonstrate: universally designed environments; mixed-income neighbourhoods; a continuum of housing types; multi-modal connections within and to elsewhere in the city; heritage conservation; opportunities for physical activity, social interaction, and access to health food, daily needs, employment, education, recreation, and green infrastructure.

Applicable Policies for Established Neighbourhoods – Mature Communities

6.1 Sustainable Urban Growth

- The City must accommodate physical development that reflects this Plan's goals, and achieves a continuum of complete and connected communities over the lifecycle of the Plan.

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.

6.44 Compatible Growth

- Plan for and protect green and built infrastructure and resources from incompatible development that would compromise achievement of this Plan's goals.

The proposed development aligns with *OurWinnipeg* in general because it would facilitate the development of a multi-family building on a vacant lot, in an area characterized by multi-family buildings.

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. *CCDS 2.0* provides policy guidance when assessing proposals that are seeking entitlements or changes to the *Winnipeg Zoning By-Law*.

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 1 - *Encourage compatible residential development within Established Neighbourhoods to build more Complete Communities and align with the City's residential intensification target.*

  General 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.*

At eight stories, the proposed building is considered a mid-rise development under *CCDS 2.0* policies. While one of the taller buildings in the immediate vicinity, there are examples of a range of similarly tall or taller buildings, including 29 Roslyn Road (seven stories), 21 Roslyn Road (12 stories), and 71 Roslyn Road (10 stories). With some modifications discussed in the associated variance report for this file (DAV 25-204666\D), the building will increase the population in this established neighbourhood and increase housing options for residents while positively contributing to the neighbourhood through design elements detailed under Goal 2.

The "RMF-L" Residential Multi-Family (Large) District enables significant density on the subject site. This zoning district is used throughout this neighbourhood, including at 51 Roslyn Road and 21 Roslyn Road, as it enables high density multi-family housing.

OSBORNE VILLAGE NEIGHBOURHOOD PLAN

The *Osborne Village Neighbourhood Plan* (OVNP) is an area-specific secondary plan that applies to the subject property.

The subject property is located within the Village High Density Residential policy area of the *OVNP*. The following policies of the *OVNP* apply to the proposal:

- *4.1.1.A Encourage housing developments that offer a variety of housing types, including market and integrated non-market housing;*

The proposed development does not confirm any non-market housing, but does provide a significant number of market housing including studio, one, and two-bedroom dwelling units.

- *4.1.4.A Encourage medium and high-rise multiple-family development;*

Under the City of Winnipeg's planning framework and as defined in *CCDS 2.0*, an eight storey building is considered a medium rise residential use.

- *4.1.4.E New high-density development should consider the height, scale, prevailing densities, and design characteristics of surrounding land uses;*

The proposed building maintains the multi-family character of the surrounding block and includes an entrance and window coverage that fronts Roslyn Road which is consistent with surrounding development. However, the proposed setbacks – especially considering the proposed eight storey height - are not consistent with the surrounding area. The only other building with a 0' front yard setback on this block of Roslyn Road is the three-storey building located at 80 Roslyn Road. Most other buildings maintain front yard setbacks of at least 5', while the front yard alignment (the average front yard of abutting developments) for the subject site has been calculated as 14'. A minimum front yard and west side yard of 10', and a minimum east corner side yard of 8', would enable greater consistency with the design characteristics of surrounding land uses.

The existing development abutting to the west of the subject site is a four-storey building that maintains an approximately 9' side yard setback to the subject site. Given the difference in scales between the existing development and the proposed development, a minimum west side yard of 8' would enable intensification of the subject site that is also considerate of the existing building.

It should be noted that 10' and 8' setbacks for an eight storey building are significant reductions in their own right. However, given that the secondary plan identifies this area as a Village High Density Residential policy area encouraging high density development, that the lot is a relatively small corner lot, and that much of the surrounding built form includes buildings with reduced side yards, 10' front and west side yards and an 8' east corner side yard would achieve a balance enabling intensification on the lot while also recognizing the unique design characteristics of the surrounding neighbourhood.

ZONING BY-LAW 200/2006

- The "RMF-L" Residential Multi-Family (Large) District is intended to enable some of the highest density multi-family residential development.
- The subject site is located in an area that is predominantly multi-family in nature, with building heights on this block of Roslyn Road ranging from two stories to 12 stories.
- A multi-family use can be accommodated in the "RMF-L" Residential Multi-Family (Large) District.

ADDITIONAL CONSIDERATIONS

Administrative Coordinating Group (ACG)

- An ACG report has been included with this application, and the developer is required to meet all conditions of the ACG Report.

Plan Approval

- The Public Service is recommending a Plan Approval to the Director of Planning, Property and Development and the City Centre Community Committee as part of this application.

Height Cap

- As part of the recommended zoning agreement, a height cap of 80' – excluding permitted projections – is included for the property. The proposed development is 78' 6", and the recommended height cap ensures there is both some additional space should the project plans change while also ensuring the maximum height is not out of scale with the surrounding development, given the abutting property to the west is four stories in height and the current zoning of the subject site would allow a maximum of 70' in height.

Density Cap

- As part of the recommended zoning agreement, a density cap of 25 dwelling units is included for the property. The required lot area per dwelling unit in the "RMF-L" district is 400 square feet, but given the location of the property the Public Service would support a variance to enable one dwelling unit per 360 square feet, regardless of whether any affordable units are proposed. This amounts to a total of 25 dwelling units on the property.
- The Public Service can support a density variance in the "RMF-L" district beyond 360 square feet only if at least half of the units in excess of 360 square feet are participating in the Density Bonus program. The density cap in the recommended zoning agreement ensures any density beyond 360 square feet per dwelling unit complies with the Density Bonus program.

SUMMARY

The Urban Planning Division recommends **approval** for the following reasons:

- The Rezoning will result in the establishment of a high-density residential development that is consistent with policies in *OurWinnipeg 2045*, *Complete Communities 2.0*, and the *Osborne Village Neighbourhood Secondary Plan*

RECOMMENDATION

The Urban Planning Division recommends this application be **approved** and the subject property be Rezoned to "RMF-L" Residential Multi-Family (Large) District.

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

Report Prepared by: Dylan Chyz-Lund, MCP
PPD File # DAZ 220/2025

SCHEDULE "B" OF FILE DAZ 220/2025, City Centre Community Committee, Dated November 24, 2025

By-Law No. _____

File No. **DAZ 220/2025**

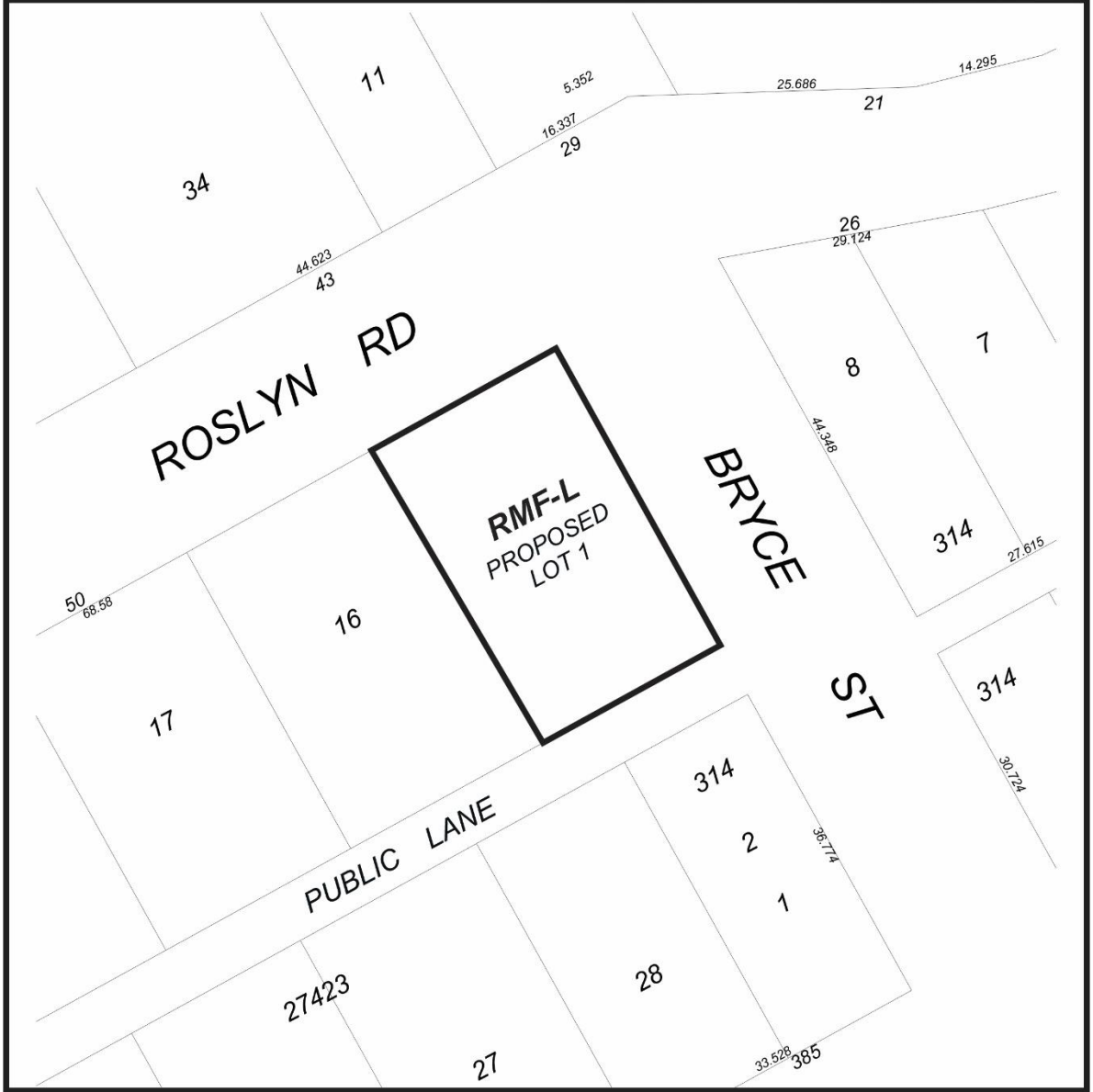
Atlas Sheet No. **AB24**

N

CITY CENTRE COMMUNITY

Explanation

A proposed zoning change to By-law No. 200/2006 by rezoning the land located at the southwest corner of Roslyn Road and Bryce Street from an "RMF-M" RESIDENTIAL MULTI-FAMILY (MEDIUM) DISTRICT to an "RMF-L" RESIDENTIAL MULTI-FAMILY (LARGE) DISTRICT to allow for the construction a residential multi-family building.



THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

Exhibit “9” referred to in File DAZ 220/2025

36 ROSYLN ROAD - PROPOSAL PACKAGE

VERNE REIMER ARCHITECTURE INCORPORATED

Requirements	Gross Area (sq.ft)	Net Rentable Area (sq.ft)	Overall Interior Area (sq.ft)	Studio Unit	1 Bedroom Area (sq.ft)	1 Bedroom Unit	1 Bedroom Area (sq.ft)	2 Bedroom Unit	2 Bedroom Area (sq.ft)
Main Floor	6,340	-	6,035	0	0	0	0	0	0
Second Floor	7,762	6,342	7,342	1	282	10	5,277	1	783
Third Floor	7,762	6,342	7,342	1	282	10	5,277	1	783
Fourth Floor	7,762	6,342	7,342	1	282	10	5,277	1	783
Fifth Floor	7,762	6,342	7,342	1	282	10	5,277	1	783
Sixth Floor	7,762	6,342	7,342	1	282	10	5,277	1	783
Seventh Floor	7,762	6,342	7,342	1	282	10	5,277	1	783
Total	**52,912**	**38,052**	**50,087**	**6**	**1,692**	**60**	**31,662**	**6**	**4,698**

Total No.of Redidential Units		72
Average Studio Unit	282	
Average 1 Bedroom Unit	527.7	
Average 2 Bedroom Unit	783	
Range of 1 Bedroom Unit	507 - 612	
Range of 2 Bedroom Unit	783	
Lot Area	9,042	
Building Height		59.05

Setback List	
Main Floor Front Yard Setback	0
Main Floor Interior Side Yard Setback	5
Main Floor Exterior Side Yard Setback	2
Main Floor Rear Yard Setback	25
Upper Level Front Yard Setback	0
Upper Level Interior Side Yard Setback	5
Upper Level Exterior Side Yard Setback	2
Upper Level Rear Yard Setback	2"

Parking	
No.of Bike Parking Space on Main Floor Level	52
No.of Car Parking Space on Main Floor Level	21
Accessible Car Parking Space on Main Floor Level	6
Total No.of Car Parking on Main Floor Level	21

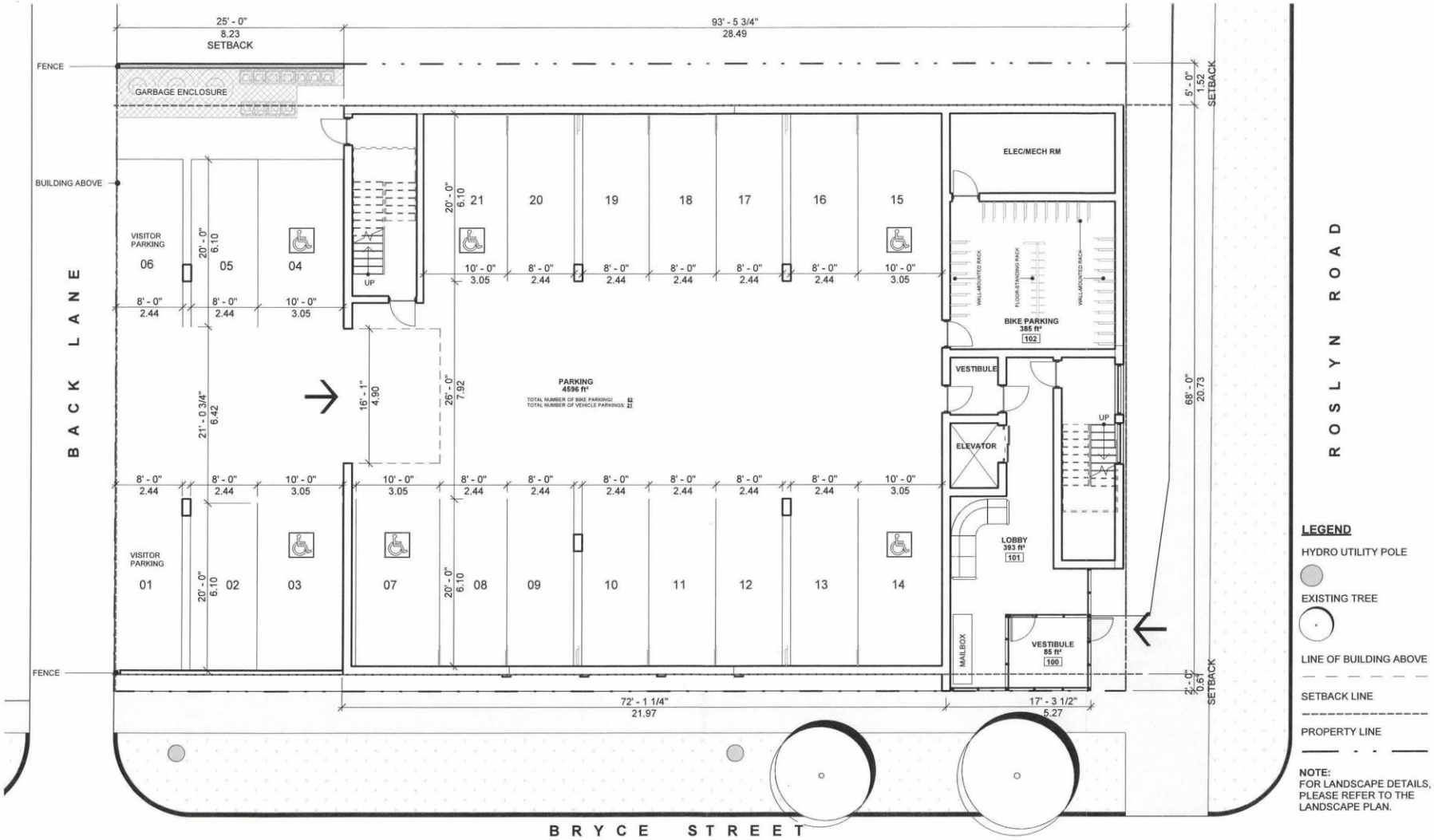
Required Variance

Front Yard 0' Instead of (25'/NA)
Rear Yard 25'
Interior Side Yard 5' Instead of (8')
Exterior Side Yard 2' Instead of (8')

Parking of Laneway	6

36 ROSYLN ROAD - PROPOSAL PACKAGE

VERNE REIMER ARCHITECTURE INCORPORATED



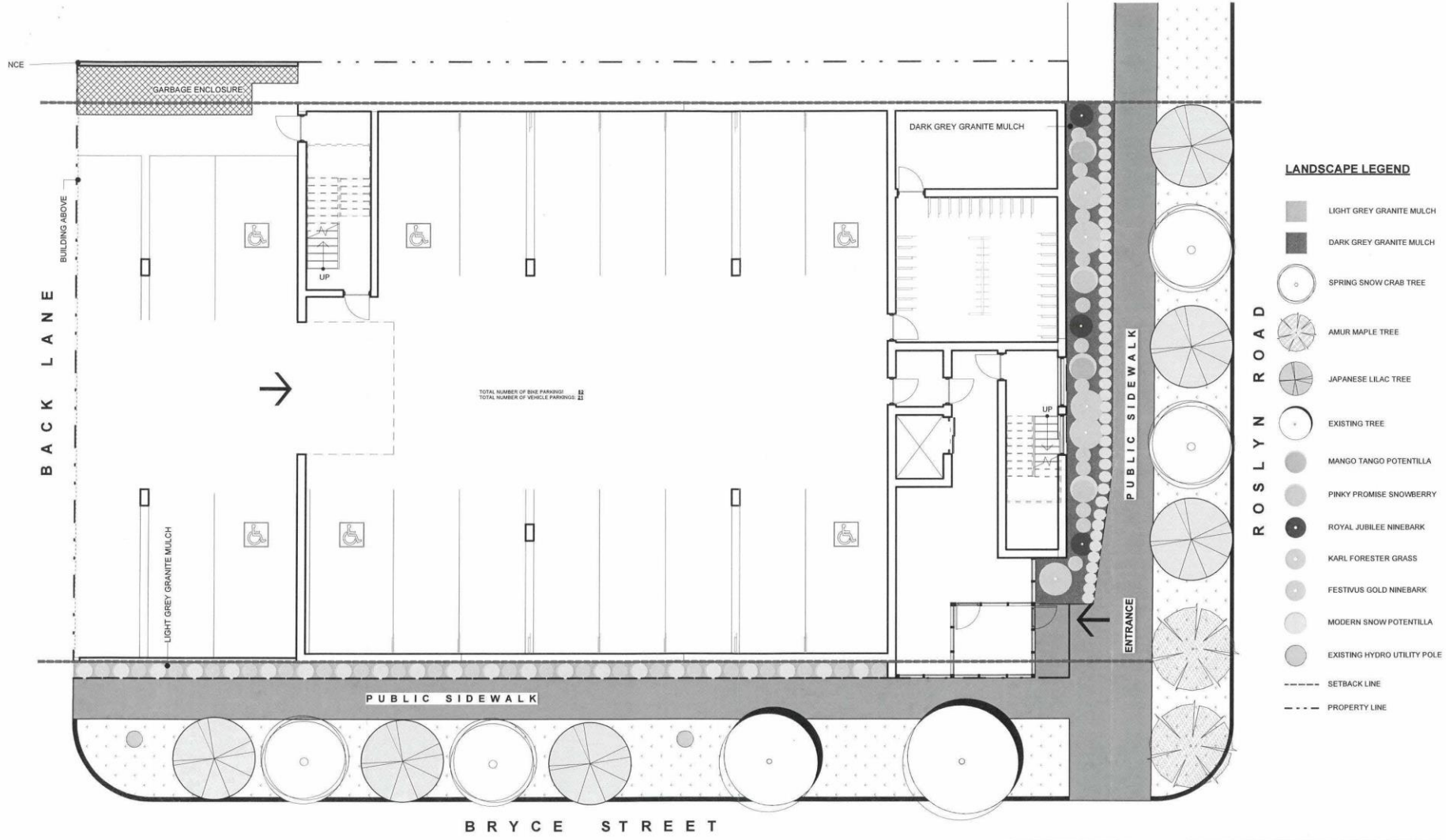
36 ROSYLN ROAD MFR PROJECT
MAIN FLOOR PLAN _ (RMF-L)
SCALE: As indicated

A-100

2025-06-06

1 A-100 Level 100
3/32" = 1'-0"

VERNE REIMER ARCHITECTURE INCORPORATED ©



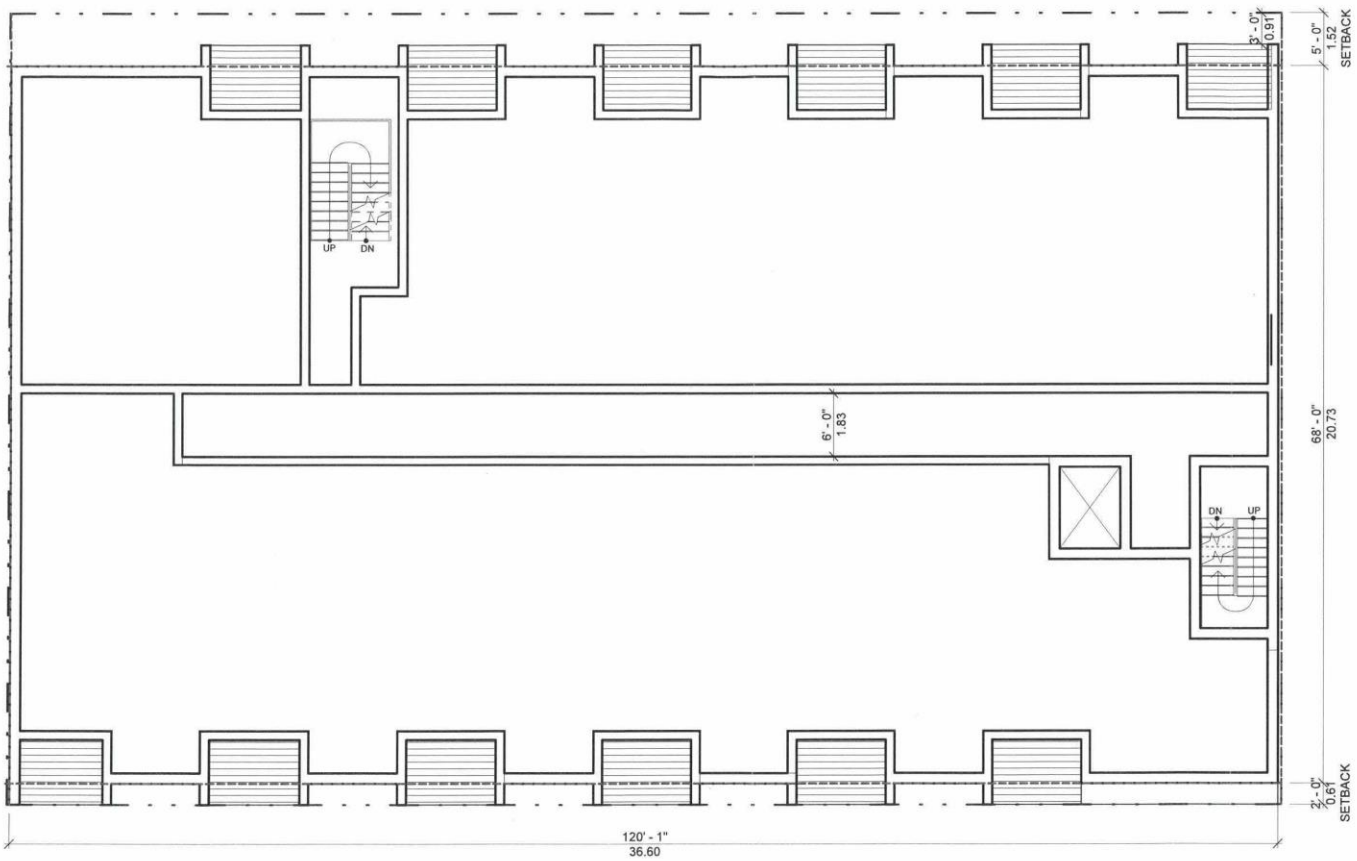
36 ROSYLN ROAD MFR PROJECT
LANDSCAPE PLAN _ (RMF-L)
SCALE: As indicated

A-101

12/04/24

1 A-101 LANDSCAPE PLAN
3/32" = 1'-0"

VERNE REIMER ARCHITECTURE ©
INCORPORATED



LEGEND

SETBACK LINE

PROPERTY LINE

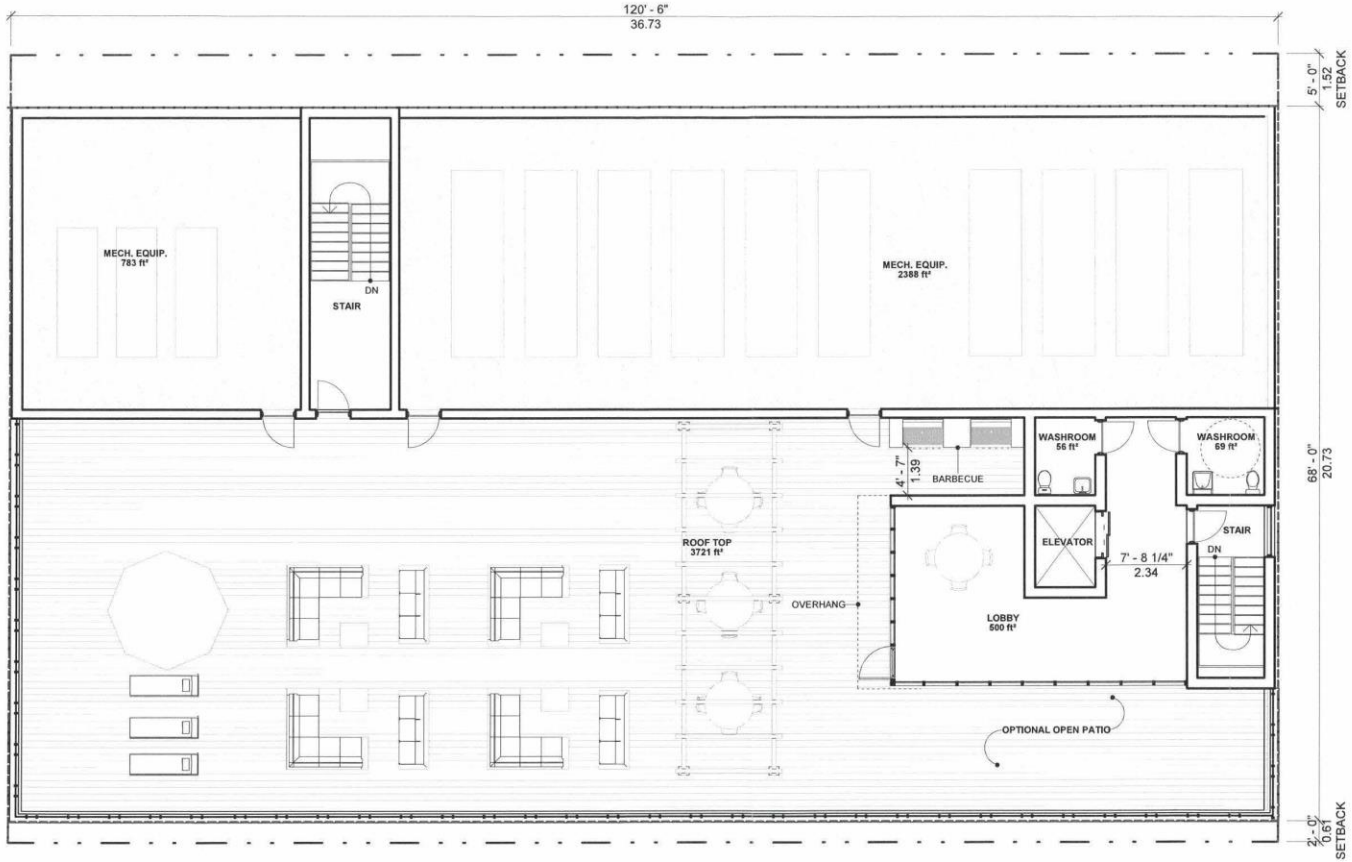
36 ROSYLN ROAD MFR PROJECT
TYPICAL FLOOR PLAN _ OUTLINE (RMF-L)
SCALE: As indicated

A-200

12/04/24

1 / A-200 TYPICAL LEVEL OUTLINE
3/32" = 1'-0"

VERNE REIMER ARCHITECTURE ©
INCORPORATED



LEGEND

SETBACK LINE

PROPERTY LINE

36 ROSYLN ROAD MFR PROJECT
ROOF PLAN _ (RMF-L)
SCALE: As indicated

A-300

12/04/24

1 A-300 ROOF LEVEL
3/32" = 1'-0"

VERNE REIMER ARCHITECTURE INCORPORATED ©

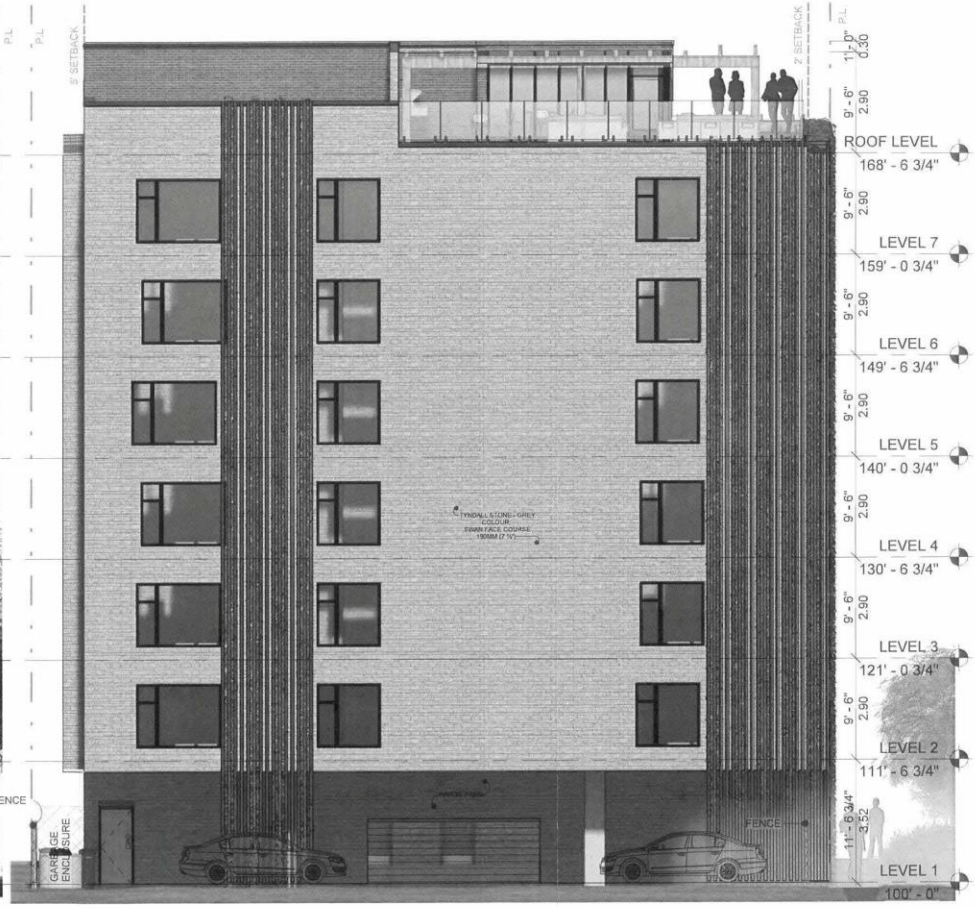
36 ROSYLN ROAD MFR PROJECT
EAST ELEVATION _ (RMF-L)
SCALE: 3/32" = 1'-0"

A-400

12/04/24

VERNE REIMER ARCHITECTURE ©
INCORPORATED

1 A-401 NORTH ELEVATION
3/32" = 1'-0"



2 A-401 SOUTH ELEVATION
3/32" = 1'-0"

36 ROSYLN ROAD MFR PROJECT
SOUTH - NORTH ELEVATION _ (RMF-L)
SCALE: 3/32" = 1'-0"

A-401

12/04/24

VERNE REIMER ARCHITECTURE ©
INCORPORATED

36 ROSYLN ROAD MFR PROJECT
WEST ELEVATION _ (RMF-L)
SCALE: 3/32" = 1'-0"

A-402

12/04/24

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