Agenda – East Kildonan-Transcona Community Committee – January 7, 2026

PUBLIC HEARINGS

Item No. 1 Subdivision and Rezoning – 305 McKay Avenue (North Kildonan Ward) File DASZ 29/2025 [c/r DAV 181633/2025D]

WINNIPEG PUBLIC SERVICE RECOMMENDATION:

1. That the subdivision proposed under Development Application No. DASZ 29/2025 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 December 15, 2025 and attached as Schedule "B" to this report, with such minor changes as may be required, subject to the following:

    A. That the Developer be required to enter into a Servicing Agreement with the City pursuant to subsection 259(1) of The City of Winnipeg Charter in accordance with the report of the Administrative Coordinating Group dated December 17, 2025, and attached as Appendix "B" to this report.

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "RMF-M Mature Communities PDO-1" Residential Multi-Family (Medium) District in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated December 15, 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 Owner must submit plans showing the location and design of any and all proposed:

            a. principal buildings;
            b. accessory parking areas;
            c. private approaches;
            d. garbage enclosures;
            e. fencing; and
            f. landscaping;

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") and the East Kildonan-Transcona 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 the maximum building height shall be 50 feet (15.24 metres) except for the easternmost (on Proposed Lot 1) and the northernmost (on Proposed Lot 2) 49 feet (14.93 metres) measured from the east and north property lines, respectively, where the maximum building height shall be 40 feet (12.19 metres).

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

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

B. a Zoning Agreement in accordance with recommendation 2,

and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").

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

5. That, in lieu of the dedication of land, the Developer shall provide a cash payment representing ten percent (10%) of the Planned Area value of Development Application No. DASZ 29/2025 (the "Dedication Fee"), as determined by the Director of Planning, Property and Development.

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

WINNIPEG PUBLIC SERVICE RECOMMENDATION (continued):

7. That upon instruction from the Director of Planning, Property and Development that the Developer has submitted the Plan in accordance with recommendation 1 and has paid the Dedication Fee and all other associated ancillary fees (the "Fees"), and subject to s. 236.1 of The City of Winnipeg Charter, the Director of Legal Services/City Solicitor be directed to return the By-law directly to Council by way of communication for second and third reading.

8. That Development Application No. DASZ 29/2025 will be deemed to be concluded and all approvals in connection with same will expire if the Developer has not submitted the Plan and paid the Fees within 2 years following the date on which Council gives first reading to the By-law, unless the Developer applies for an extension of time before the expiration of that 2 year period and Council approves the extension.

9. That the subdivision section of the By-law will come into force when the Servicing Agreement is fully executed and the Plan is registered in the Winnipeg Land Titles Office.

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

11. That the By-law will be repealed without coming into force 1 year following the date it is enacted if the Plan and the Zoning Agreement are not registered in accordance with recommendations 8 and 9, unless the Developer applies for an extension of time before the expiration of that 1 year period and Council approves the extension.

12. That Development Application No. DASZ 29/2025 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.

13. That the Variance order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DASZ 29/2025.

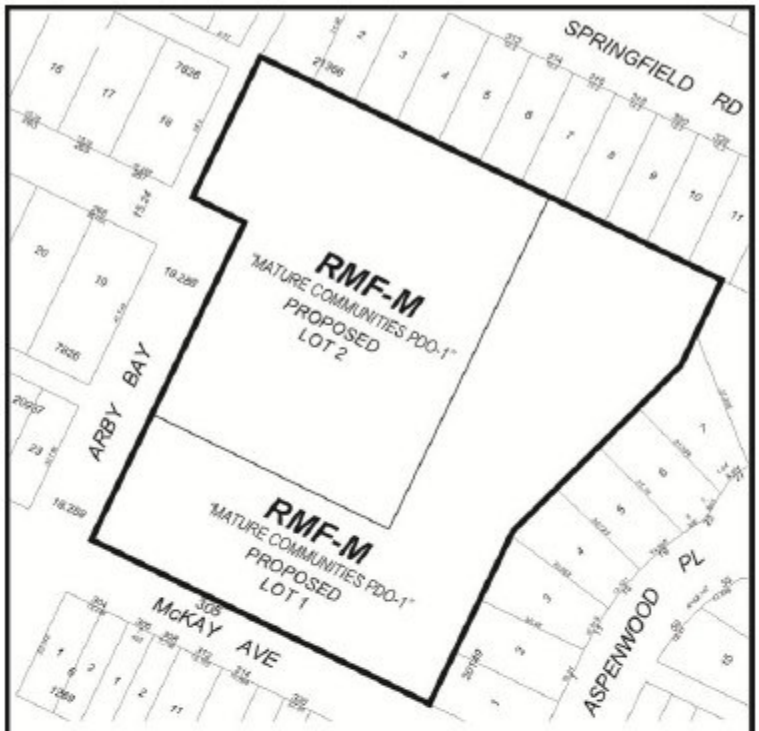
14. That the proper officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

Agenda – East Kildonan-Transcona Community Committee – January 7, 2026

File: DASZ 29/2025

Applicant: Landmark Planning & Design Inc (Brennan Johnson)

Subject:



EAST KILDONAN
TRANSCONA
COMMUNITY

APPLICANT: Landmark Planning & Design Inc. (Brennan Johnson)
FILE: DASZ 29/2025
PROPOSAL: An application for the approval of the plan of subdivision shown outlined above as may be determined by Council and for a proposed zoning change to By-law No. 200/2006 by rezoning the land shown outlined above from an "R1-M MATURE COMMUNITIES PDO-1" RESIDENTIAL SINGLE-FAMILY (MEDIUM) DISTRICT to an "RMF-M MATURE COMMUNITES PDO-1" RESIDENTIAL MULTI-FAMILY (MEDIUM) DISTRICT to allow for the construction of a multi-family dwelling development. **For information, phone C. Ho, Planner at 204-986-6008.**

Premises Affected: 305 McKay Avenue

Exhibits Filed:

1. Application dated September 24, 2025
2. Notification of Public Hearing dated November 12, 2025
3. Manitoba Status of Titles 1233769/1, 3075655/1, 3075659/1, 3075660/1, 3075653/1, 3075656/1, 3075658/1, and 3075661/1
4. Letter of authorization dated May 7, 2025 from 305 McKay Avenue Ltd. (Alex Boersma) to Landmark Planning & Design Inc.
5. Letter of authorization dated August 15, 2025, from The City of Winnipeg (Gord Chappell for the Director of Planning, Property & Development) to Landmark Planning & Design
6. Offer to Purchase accepted September 21, 2023
7. Caveat 86-92107
8. Arborist Report & Tree Protection Plan dated February 10, 2025
9. Title Plot
10. 3D Renderings
11. Plans (12 pages)
12. Report from the Urban Planning Division dated December 15, 2025
13. Inspection Report
14. Communication dated November 21, 2025, from Fletcher Noonan in support of the application

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 “12” referred to in File DASZ 29/2025

ADMINISTRATIVE REPORT

Title: DASZ 29/2025 – 305 McKay Avenue

Issue: For consideration at the public hearing of a Subdivision and Rezoning application to subdivide and rezone the subject property from “R1-M Mature Communities PDO-1” (Residential Single-Family – Medium) district to “RMF-M Mature Communities PDO-1” (Residential Multi-Family - Medium) district for the construction of a 91-unit and 99-unit multi-family dwelling.

Critical Path: East Kildonan-Transcona Community Committee > Standing Policy Committee on Property and Development > Executive Policy Committee > Council

AUTHORIZATION

Author	Division Head	Department Head	CFO	CAO
Choi Ho, RPP, MCIP	n/a	n/a	n/a	

RECOMMENDATIONS

1. That the subdivision proposed under Development Application No. DASZ 29/2025 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 December 15, 2025 and attached as Schedule “B” to this report, with such minor changes as may be required, subject to the following:

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   d. garbage enclosures;
   e. fencing; and
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   on the Owner's Land ("Works") to the City for approval by the Director of Planning, Property and Development ("Director") and the East Kildonan- Transcona 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.

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13. That the Variance order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DASZ 29/2025.

14. 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 proposes to subdivide and rezone the subject property from “R1-M Mature Communities PDO-1” (Residential Single-Family – Medium) to “RMF-M Mature Communities PDO-1” (Residential Multi-Family - Medium) district to construct two (2) multi-family dwellings.
- Subdivision and Rezoning applications require a public hearing as per the *Development Procedures By-law* and *The City of Winnipeg Charter.*
- The report is being submitted for the Committee’s consideration of the development application at the public hearing.

IMPLICATIONS OF THE RECOMMENDATIONS

- If the recommendations of the Urban Planning and Design Division are concurred in, the land **can** be subdivided and rezoned in accordance with **Schedule “B”**.

OURWINNIPEG 2045 POLICY ALIGNMENT

OurWinnipeg 2045 Goal – City Building

City Building Objectives

- **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.*
- **City Building 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.*
- **City Building 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 healthy food, daily needs, employment, education, recreation, and green infrastructure*.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

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

- **Key Direction 4.1:** Increase strategic infill development that provides access to and capitalizes on existing and planned corridors with frequent transit service
- **Key Direction 4.2:** Ensure new areas of growth are designed according to the principles of Complete Communities.

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:	Choi Ho, RPP, MCIP
Date:	December 15, 2025
File No.	DASZ 29/2025

List of Schedules and Appendices

- Schedule A – Planning Discussion
- Schedule B – Recommended File No. DASZ 29/2025 dated December 15, 2025
- Appendix A – Proposed By-law
- Appendix B – Report of the Administrative Coordinating Group (ACG)

SCHEDULE A

DATE: December 15, 2025

FILE: **DASZ 29/2025**

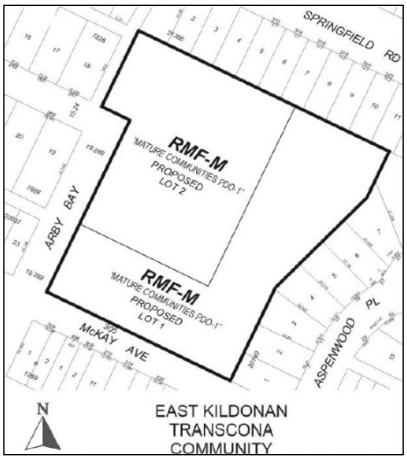
RELATED FILES: DAV 25-181633\D

COMMUNITY: East Kildonan - Transcona Committee

NEIGHBOURHOOD #: 4.413 - (ROSSMERE-A)

SUBJECT: For consideration at the public hearing of a Subdivision and Rezoning application to subdivide and rezone the subject property from “R1-M Mature Communities PDO-1” (Residential Single-Family – Medium) district to “RMF-M Mature Communities PDO-1” (Residential Multi-Family - Medium) district for the construction of a 91-unit and 99-unit multi-family dwelling.

LOCATION: 305 McKay Avenue



LEGAL DESCRIPTION: LOT 1/9 BLOCK 5 PLAN 1269 59 K LOT 1/2 PLAN 20935 58/59 K

APPLICANT: Brennan Johnson (Landmark Planning & Design Inc)
298 Waterfront Dr
Winnipeg, MB R3B 0G5

OWNER: 305 MCKAY AVENUE LTD.
1615 Regent Ave W 460 (C/O GREEN VALLEY MANAGEMENT LTD)
Winnipeg, MB R2C 5C6

RECOMMENDATION: **Approval with Conditions**

SITE DESCRIPTION

- The subject property is located on the north side of McKay Avenue, between Arby Bay and Aspenwood Place, in the Rossmere-A neighbourhood of the North Kildonan ward.
- The total site is 161,066 square feet (14,963.54 square metres or 3.69 acres) in area.
- 305 McKay Avenue is currently occupied by a one and a half storey warehouse building and parking areas.
- The subject site is accessed via front approaches off McKay Avenue.
- McKay Avenue is a local road.
- Under the *Complete Communities Direction Strategy 2.0*, the site is within the "Established Neighbourhoods – Mature Communities" policy area.
- The property is zoned "R1-M Mature Communities PDO-1" (Residential Single-Family – Medium) district.

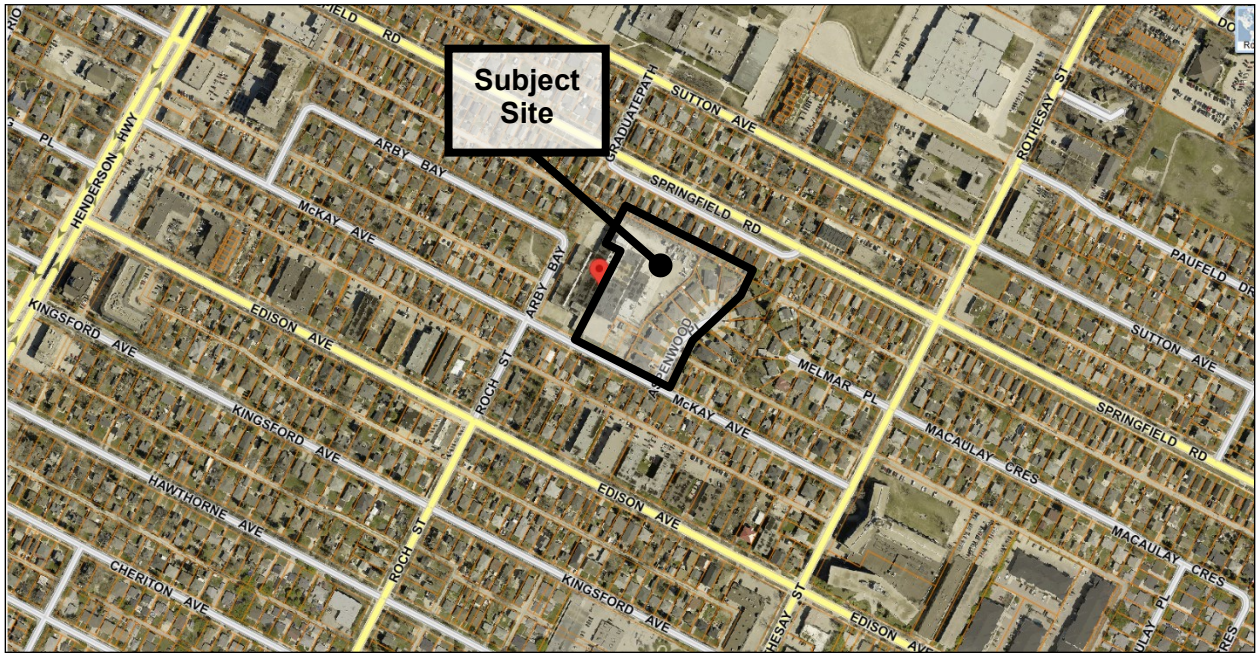


Figure 1: Aerial photo of subject site and surrounding area *(flown 2024)*

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: 304-324 Springfield Road – single-family dwelling uses zoned "R1-M Mature Communities PDO-1" (Residential Single-Family – Medium)

East: 3-31 Aspenwood Place – single-family dwelling uses zoned "R1-M Mature Communities PDO-1" (Residential Single-Family – Medium)

South: McKay Avenue, then 304-330 McKay Avenue – single-family dwelling uses zoned "R2 Mature Communities PDO-1" (Residential Two-Family)

West: Arby Bay, then 303 McKay Avenue – a single-family dwelling use zoned "R2 Mature Communities PDO-1" (Residential Two-Family), 268 Arby Bay – a passive park use zoned "PR1 Mature Communities PDO-1" (Parks and Recreation 1 - Neighbourhood), and 267 Arby Bay – a single-family dwelling use zoned "R1-L Mature Communities PDO-1" (Residential Single-Family – Large)

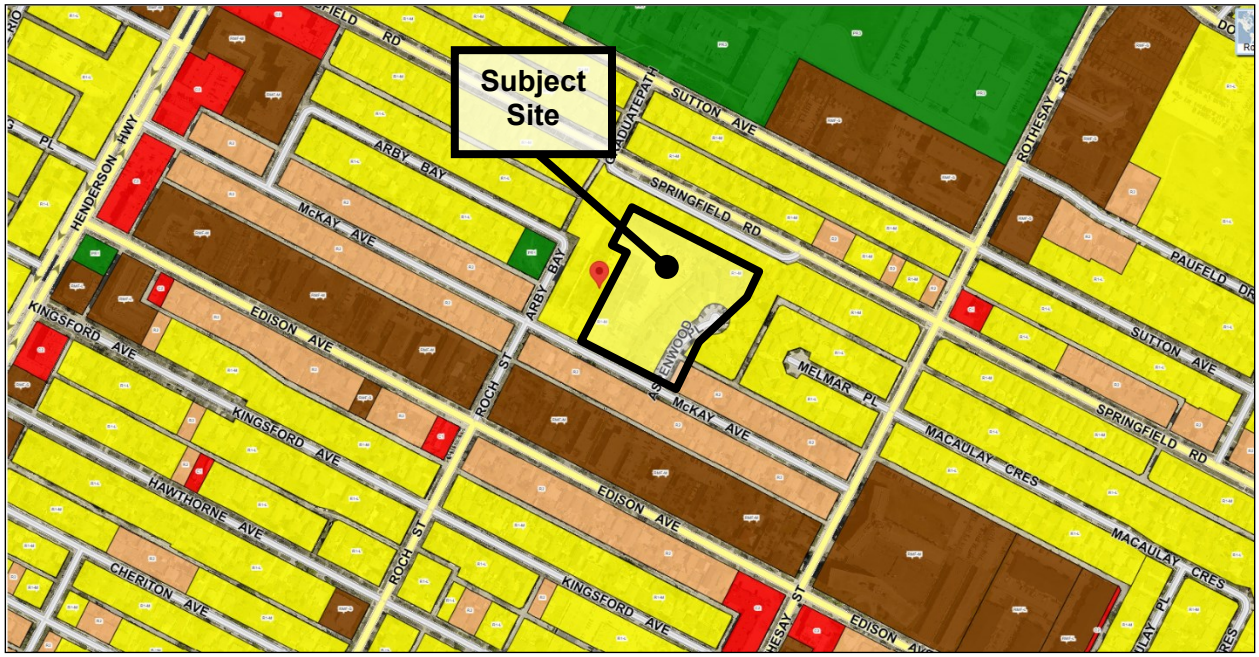


Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant proposes to subdivide and rezone the subject properties from "R1-M Mature Communities PDO-1" (Residential Single-Family – Medium) to "RMF-M Mature Communities PDO-1" (Residential Multi-Family - Medium) district for the construction of a 91-unit and 99-unit multi-family dwellings.
- The existing building on the subject site will be demolished.
- Proposed Lot 1, on the southern portion of the site closest to McKay Avenue as well as the northeasterly quadrant of the subject property, is 82,948 square feet in lot area and is proposed to have 99 dwelling units (Building #1).
- Proposed Lot 2, on the western portion of the site closest to Arby Bay as well as the northwesterly quadrant of the subject property, is 78,118 square feet in lot area and is proposed to have 91 dwelling units (Building #2).

- Building #1 and #2 are both 45 feet or 4-storeys in height and stepping down to 3-storeys where the building elevations abuts single-family dwelling lots.

- The buildings have a mix of 1-bedroom, 2-bedroom, and 3-bedroom units.

- The building setbacks are as follows:
    - Proposed Lot 1 - Building #1
        - 20 feet south front yard
        - 32 feet north rear yard
        - 29 feet east side yard (to the single-family dwellings on Aspenwood Place)
        - 15 feet west side yard
    - Proposed Lot 2 - Building #2
        - 24 feet west front yard
        - 131 feet east rear yard
        - 23 feet south side yard
        - 29 feet north side yard (to the single-family dwellings on Springfield Road)

- Access to the site is via a new approach off Arby Bay.

- There are 234 vehicle parking spaces, of which seven (7) are accessible parking and 20 are for guest parking. There are 20 bicycle parking spaces.

- The elevations show the following building materials: EIFS and hardie cement lap siding.

- The proposed landscaping includes:
    - Proposed Lot 1 – Building #1
        - 17 trees (of which 7 are existing) and 51 shrubs on McKay Avenue
        - 8 trees and 20 shrubs on Arby Bay
        - 63 shrubs for building foundation landscaping
        - 8 trees and 24 shrubs for parking lot interior landscaping
    - Proposed Lot 2 – Building #2
        - 14 trees (of which 2 are existing) and 35 shrubs on Arby Bay
        - 26 shrubs for building foundation landscaping
        - 8 trees and 24 shrubs for parking lot interior landscaping

- The garbage and recycling collection area is located towards the eastern portion of Proposed Lot 2.

- On-site amenities include a dog run and raised garden beds.

- The proposal also requires a Variance application (**see Report for DAV 25-181633\D**).

ANALYSIS AND ISSUES

COLLABORATIVE PLANNING AND CONSULTATION

With the Public Service

- The applicant engaged with the Public Service prior to submitting an application.

With the Public

- The letter of intent indicates the applicant undertook a public engagement process through a series of stakeholder meetings and public open houses held between June 2022 and December 2024. The Project Team also had 1-on-1 conversations and meetings with adjacent residents and stakeholders.
    - Notifications were sent via hand-delivered notices to residents and stakeholders in the immediate vicinity and a local community newspaper advertisement for the final set of meetings and open houses.
    - Key concerns were site layout, housing typology, aesthetics, height/shadows, privacy, traffic, parking, property values, and infrastructure.
- Some of the applicant's responses to concerns/comments include:
    - Site layout: The site was designed to bring the proposed buildings towards the Arby Bay/McKay Avenue intersection to provide greater separation to existing properties. The preferred design concept features large setbacks to existing single-family homes on McKay Avenue, Arby Bay, Aspenwood Place and Springfield Road.
    - Height/Shadows: The preferred design includes two four-storey buildings stepping down to three-storeys abutting existing homes. Due to the placement of the buildings at the McKay Avenue and Arby Bay intersection and large setbacks provided, the proposal complies with City of Winnipeg guidelines for continuous sunlight (**see Figure 3**).
    - Privacy: The end caps of the buildings feature clerestory windows and do not have balconies, to further address privacy concerns from residents on Aspenwood Place and Springfield Road.
    - Traffic: The Traffic Impact Study (TIS) prepared by Dillon Consulting Ltd. states that traffic generated by the proposal is acceptable from a transportation perspective and can be accommodated by the existing transportation network.
    - Parking: A total of 234 parking stalls is proposed, exceeding the minimum parking requirement (209 parking spaces) of the *Winnipeg Zoning By-law*.

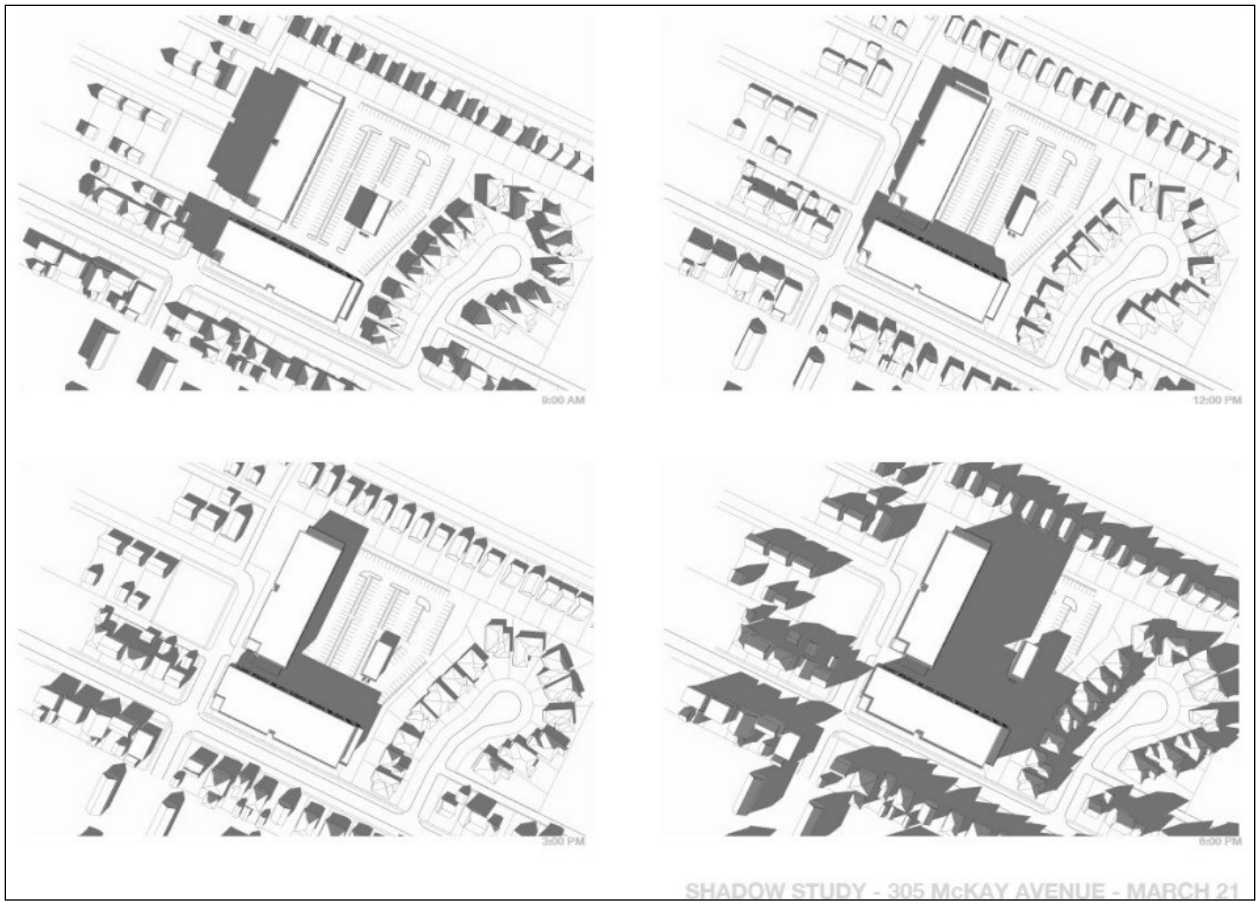


Figure 3: Sun/Shadow Study

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

- The *Complete Communities Direction Strategy 2.0* (CCDS 2.0) is one of four direction strategies supporting *OurWinnipeg 2045*, the city's long-range development plan, and has statutory authority as a secondary plan. The Strategy guides land use and development in Winnipeg.
- The subject properties are in an "Established Neighbourhood – Mature Communities" policy area of *CCDS 2.0*. Applicable goals and policies include:

D1: Established Neighbourhoods

- **Goal 1: 1.0 Encourage compatible residential development within Established Neighbourhoods to build more Complete Communities and align with the City's residential intensification target.**
    - *1.1 Encourage residential development that positively contributes to neighbourhood character while expanding housing options for residents in a manner that is sensitive and complementary to existing development.*
    - *1.2 Increase the population within Established Neighbourhoods to contribute to the physical renewal and revitalization of older neighbourhoods.*
    - *1.5 Support up to mid-rise residential development in Established Neighbourhoods that is compatible with neighbourhood context.*

- *1.6 In the absence of a secondary plan guiding the local development of an Established Neighbourhood, intensification should be guided by a number of factors to ensure compatible development, including:*
    - *a. Applicable City-endorsed policies or guidelines;*
    - *b. Existing zoning of the property and adjacent properties;*
    - *c. Characteristics of the immediately surrounding built form including building mass, height, lot coverage, setbacks, and layout;*
    - *d. Surrounding uses and their characteristics including residential density and the intensity of commercial and other non-residential uses;*
    - *e. Characteristics of the lot, including whether it is a corner lot, a larger lot than is typical for the neighbourhood, or the shape of the lot;*
    - *f. Proximity to Downtown, Mixed Use Centres, Major Redevelopment Sites and Mixed Use Corridors;*
    - *g. The supporting street network (ex. local, collector, or arterial streets) and the street network's ability to support proposed development;*
    - *h. The supporting transit, pedestrian and active transportation network; and*
    - *i. The supporting water, wastewater, and land drainage infrastructure and capacity to accommodate a proposed development or ability to make the required upgrades necessary to accommodate a proposed development.*

- *1.15 Low-rise residential uses will generally be encouraged to locate on arterial roads and collector roads where compatible with adjacent land uses and where they can be conveniently served with transit and local commercial amenities, and in consideration of the factors listed in Policy section 1.6.*

- **Goal 2 – 2.0 Design new development in Established Neighbourhoods to a high standard of urban design and construction to ensure new development adds value to public and private urban spaces to create a sense of place and civic pride.**
    - *2.3 Encourage, where contextually suitable, the location of multi-family buildings at or near the front and corner side property lines to create a pedestrian orientation that is respectful of the area context. Use setbacks to provide landscaping, front courtyards for individual units or other amenities that support the pedestrian environment, building design and relationship to the street.*
    - *2.4 Encourage the use of high-quality, energy efficient, and durable exterior building façade materials.*
    - *2.5 Encourage a variety of architectural styles.*
    - *2.6 Encourage building design to include a range of architectural features that create visual interest and positively contribute to the visual aesthetics of the street and neighbourhood.*
    - *2.9 Buildings with multi unit residential uses should be designed to support pedestrian activity and reinforce the public realm through thoughtful use of architectural features which may include, but are not limited to, the following:*
        - *a. Window placement that supports passive surveillance;*
        - *b. Unit entrances with direct access to the street;*
        - *c. Front porches;*
        - *d. Balconies;*
        - *e. Awnings;*

    - *f. Lighting; and*
    - *g. Height of primary entrances.*

  - *2.11 Multi-family residential or mixed-use buildings that front public streets and contain internal parking areas should provide a main entrance facing the public street.*
  - *2.12 New development should respect and complement the existing character of the built form of surrounding properties.*
  - *2.17 Locate commercial, mixed-use, or multiple family residential parking underground or behind buildings in order to create a more pedestrian-oriented built form. Active uses should be located at grade when these buildings face public streets.*
  - *2.18 Strongly discourage locating surface parking lots between streets and building fronts.*
  - *2.21 Site design should take cues from the character of the neighbourhood or street and should mitigate the potential for land use conflict with adjacent properties that have different scales, densities and uses. Parking location (motor vehicle and bicycle), vehicular access, servicing elements, building placement and landscaping treatment will be important design elements to ensure context-sensitive design.*
  - *2.22 Create or reinforce compact, pedestrian-oriented urban development patterns by ensuring the siting, form and scale of new development has a strong relationship to the street, public spaces and amenities in a way that is consistent with neighbourhood context.*

- **Goal 3 – 3.0 Ensure all communities provide a diversity of housing options and meet resident life-cycle housing needs.**
  - *3.1 Encourage a variety of housing types and tenures within Established Neighbourhoods to meet life-cycle housing needs and affordability ranges.*
  - *3.6 Encourage new development that incorporates housing types that enable "aging in place" in Established Neighbourhoods.*

<u>Established Neighbourhoods – Mature Communities – Goal 1, 2 and 3 Policy Alignment:</u>

- The development is sensitive and complementary to the existing neighbourhood context. The proposal includes low-rise 4-storey building heights that also step down to 3-storeys where there is abutting single-family dwellings. These building heights (45 feet and about 33 feet) are well below the "RMF-M" maximum (70 feet). The proposed building orientations, layouts and setbacks further mitigate potential negative impacts on the abutting neighbours.
- Intensification is supportable here due to the corner lot and larger lot size than what is typical in the neighbourhood. The subject property is over 161,000 square feet, the lots in and around McKay Avenue are 2,500-8500 square feet in lot area. These characteristics of the lot provide a good opportunity to accommodate increased density within a lower density neighbourhood.
- The building design and site design creates visual interest and positively contributes to the visual aesthetics by incorporating a variety of colours, materials, articulation, prominent/contrasting building entrances, and buildings with a strong pedestrian orientation

(close to the streets) to ensure the new development fits the street corner and neighbourhood context.

- The proposal provides a diversity of housing options, types and tenures within an Established Neighbourhood and meets resident life-cycle housing needs.

SMALL-SCALE AND LOW-RISE RESIDENTIAL DEVELOPMENT GUIDELINES FOR MATURE COMMUNITIES

- The *Small Scale and Low-Rise Residential Development Guidelines for Mature Communities* (Infill Guidelines) help determine what are appropriate designs for small-scale and low-rise residential buildings in their local context.
- The *Infill Guidelines* include two major components that work together to create opportunities for residential intensification in mature communities that mitigate massing impacts on nearby lower-density properties and to mitigate potential land use conflicts between buildings of different scales and intensity.
    - The first component is a "Preferred Location Criteria" that establishes the lot characteristics enabling specific building typologies.
    - The second component is "Site Design" and "Building Design" guidelines that regulate the physical characteristics of any proposed building(s).

Preferred Location Criteria

- The proposed development does not meet Scenario 1 or 2 of the "Preferred Location Criteria" for a low-rise multi-unit residential development in Area 1:
    - Scenario 1
        - on sites where the rear yard abuts a lane;
        - on sites located within 1,312 feet (400 metres) of the Primary Transit Network or rapid transit station; and
        - where the property abuts an arterial street; or
    - Scenario 2
        - on sites where the rear yard abuts a lane;
        - on sites located within 1,312 feet (400 metres) of the Primary Transit Network or rapid transit station; and
        - where two or more of the following conditions are met:
            - on corner lots (including internal corner lot);
            - on sites where a lane separates the rear yard from a commercial, multi-unit residential or non-residential use; or
            - on sites where at least one side yard abuts a commercial, multi-unit residential or non-residential use

Secondary Considerations

The following Secondary Considerations were used to enable support for low-rise multi-family dwellings at this location, and contingent on the proposal meeting the Site Design and Building Design guidelines for that building typology:

- The property is a corner lot which provides an opportunity to accommodate increased density within lower density neighbourhoods in a manner that reduces the number of properties that are potentially impacted by a higher intensity development.
- The lot is substantially larger than typical lots on this block of McKay Avenue and the surrounding area, which allows for greater variety of housing options within a neighbourhood while limiting the potential that such a development would create a dramatic change in the existing physical development pattern of the neighbourhood.
- There is a strong pedestrian environment, an active transportation path directly on Arby Bay, and high frequency Transit service on Henderson Highway within 800 metres walking distance which provides residents with more choices on how they get around, reduces the reliance on vehicles, supports healthier lifestyles, and supports municipal investment in the Transit and Active Transportation network.
- The landscaping solutions mitigate potential land use conflicts between buildings of different scale and intensity. There is a proposed large outdoor garden area where there are a number of existing and abutting lower density lots, as well as substantial landscape buffers proposed along the fenced property lines between the parking areas and abutting single-family dwellings.
- The massing impacts on nearby lower density properties are mitigated through design considerations such as larger side yard building setbacks (at least 29 feet), other setbacks, and recessed building facades from abutting single-family dwellings.
- The orientation and layout of the buildings are closest to McKay Avenue and Arby Bay and farthest set back from the majority of the single-family dwellings with rear yards that abut the subject site (on Springfield Road and Aspenwood Place). The step downs and step backs/recessed facades of the buildings help mitigate sun/shadow impacts, reduce privacy impacts, and provide adequate viewsheds and sky views.

Site Design

- The proposed low-rise multi-family development generally meets all the applicable “Site Design” guidelines for Front Yards, Rear Yards, Side Yards, Lot Coverage, Driveway Access, Parking, Landscaping, and Separation Distances.

Building Design

- The proposed development meets the applicable “Building Design” guidelines for Roof Pitches, Design, Façade Materials and Architectural Features, Main Floor Height, Entrances, Projections into Setbacks, Privacy, and Utilities, Servicing and Mechanical.
- The proposal does not meet the maximum 35 feet Building Height for low-rise buildings on local streets. However, the Urban Planning and Design Division supports the development for low-rise multi-family buildings as there are building step downs proposed as part of the Building Design that are less than the 35 feet maximum where there are existing and abutting low-density dwellings.

ADDITIONAL CONSIDERATIONS

Variances

- The proposal also requires a Variance application (**see Report for DAV 25-181633\D**). The Report recommends ***approval.***

Site Servicing

- An Administrative Coordinating Group (ACG) Report (**see Appendix B**) is associated with this Development Application.
- The Water and Waste Department (WWD) advises that there is adequate servicing for the proposed development based on the provided development plans.

CONDITIONS OF APPROVAL

Plan Approval

- The Urban Planning and Design Division is recommending a Plan Approval to the Director of Planning, Property and Development and the East Kildonan-Transcona Community Committee (EKTCC).
- Plan Approval ensures the final plans are reviewed and approved by the Director and EKTCC to meet a high standard of urban design before any future construction takes place on the site.

Height Caps

- As part of the recommended Zoning Agreement, a height cap of 50 feet is included as well as a height cap of 40 feet for the stepped down, end cap portions of Building #1 and Building #2 closest to the abutting single-family dwellings.
- The proposed building heights are approximately 45 feet. The recommended height caps ensure:
    - That there is some additional space should the project plans/roof types change
    - That the maximum building heights are similar to what is currently proposed
    - That the stepped down end caps of Building #1 and Building #2, closest to single-family dwellings, are reflected as currently proposed
    - That the development is consistent with the surrounding neighbourhood
- Without height caps, the maximum permitted building heights would be 70 feet in the “RMF-M” zoning district.

RECOMMENDATION

The Urban Planning and Design Division recommends ***approval with conditions*** of the Subdivision and Rezoning application for the following reasons:

- The application is broadly consistent with policies and design guidelines in *OurWinnipeg 2045*, *Complete Communities Direction Strategy 2.0,* and the *Infill Guidelines.*

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

Report Prepared by: Choi Ho, RPP, MCIP
PPD File #: DASZ 29/2025

SCHEDULE B

File DASZ 29/2025, East Kildonan-Transcona Community Committee, December 15, 2025

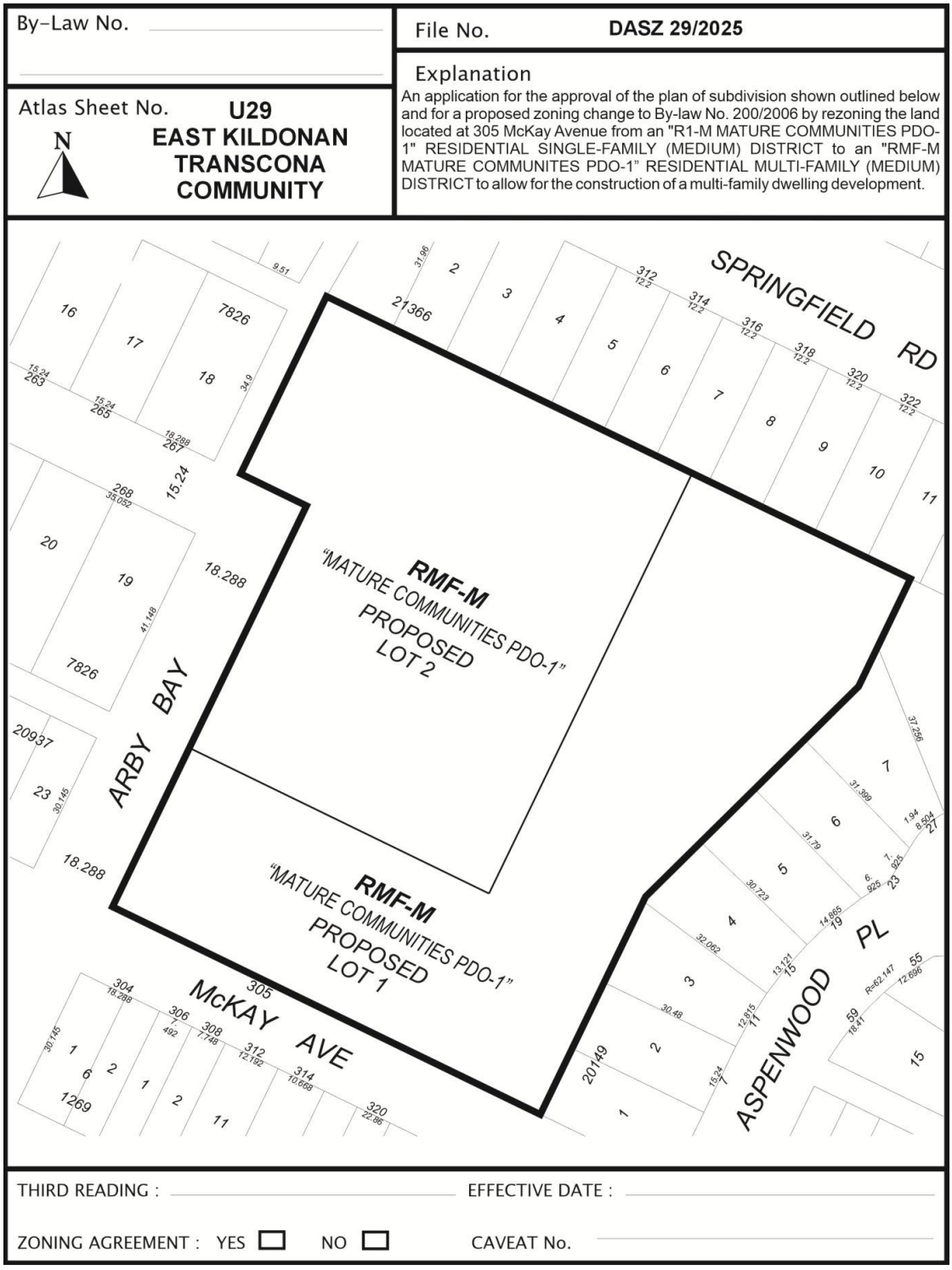
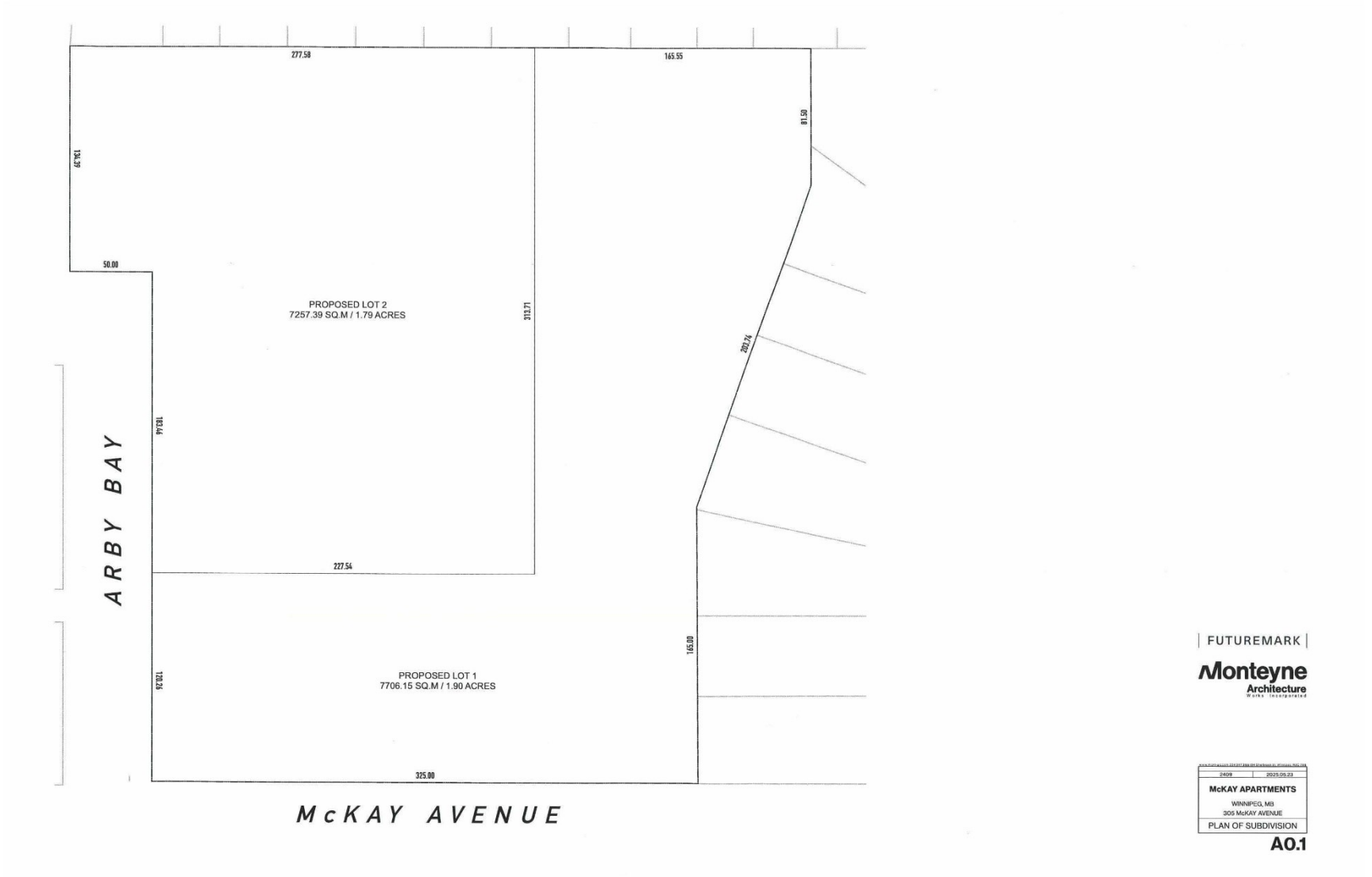


Exhibit “11” referred to in File DASZ 29/2025



FUTUREMARK

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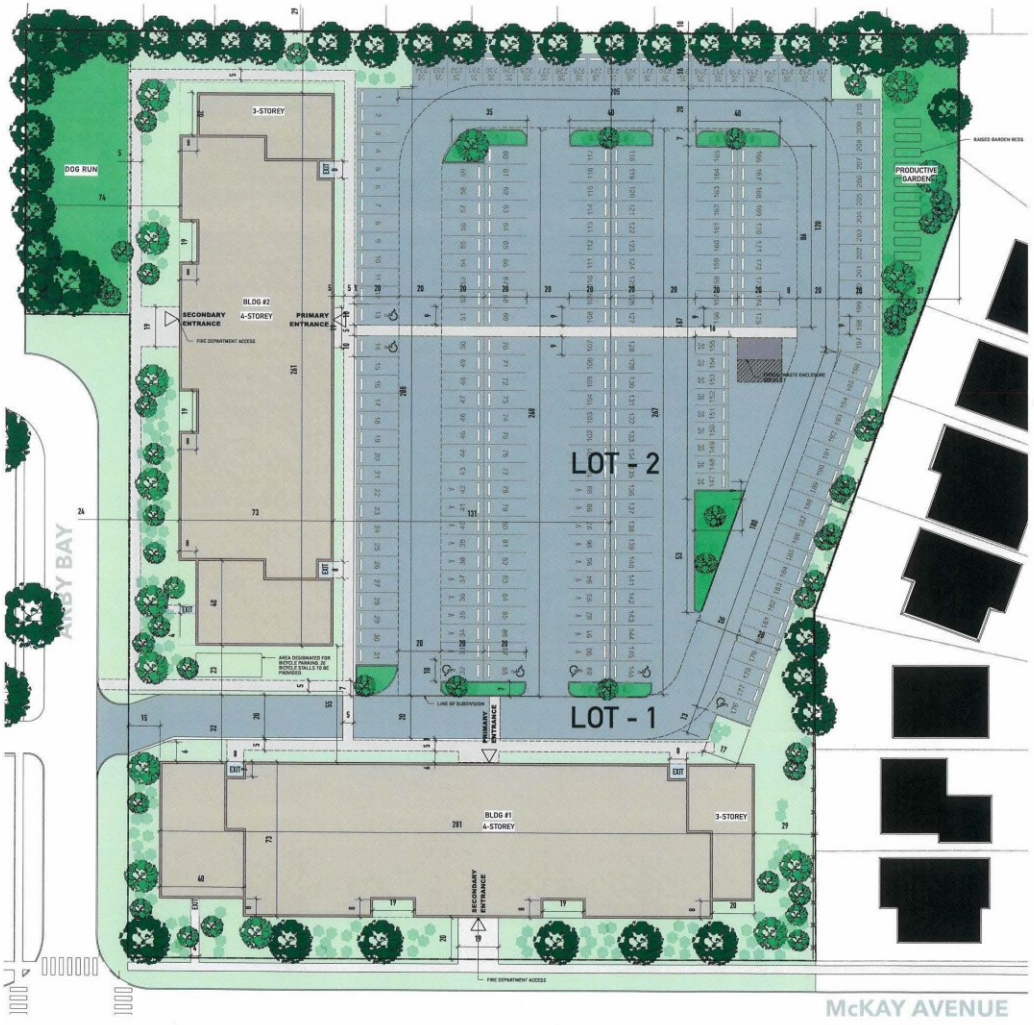
McKAY APARTMENTS

WINNIPEG, MB
305 McKAY AVENUE

PLAN OF SUBDIVISION

A0.1



CONSTRUCTION / BUILDING INFORMATION:

NATIONAL BUILDING CODE CLASSIFICATION:

3.2.2.51. GROUP C - UP TO 6 STOREYS - SPRINKLERED - COMBUSTIBLE CONSTRUCTION

TOTAL SUITES:	190 UNITS (BLDG 1 - 99 UNITS, BLDG 2 - 91 UNITS)	
SUITE TYPES:	1 BEDROOM UNITS: 116	[3 TYPES]
	2 BEDROOM UNITS: 64	[2 TYPES]
	3 BEDROOM UNITS: 12	[1 TYPE]
	8'-6" CEILINGS 10'-0" FLOOR-TO-FLOOR HEIGHT - TYPICAL	
CONSTRUCTION:	LIGHT WOOD FRAMED WALLS, ENGINEERED WOOD FLOOR & LOW SLOPED, MONO-PITCHED ROOF	
BUILDING AREA:	37,720 SQUARE FEET	
TOTAL FLOOR AREA:	147,550 SQUARE FEET	

ZONING / PARKING INFORMATION:

(PROPOSED RE-ZONING AND LOT CONSOLIDATION / SUBDIVISION
FROM R1-M TO RMF-M)

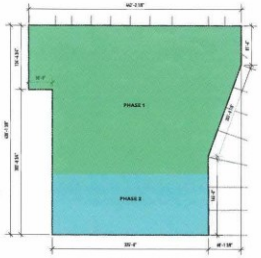
	REQUIRED	LOT - 1	LOT - 2
TOTAL LOT AREA:	9000 SQFT	82948 SQFT	78118 SQFT
LOT AREA/DWELLING UNIT:	800 SQFT	837.9 SQFT	858.4 SQFT
DWELLING COUNT (MAX)	202 DU (MAX)	99 DU	91 DU
SETBACKS	MIN.	PROVIDED	
FRONT YARD:	*align req.	20'-0" (SOUTH)	24'-0" (WEST)
REAR YARD:	25'-0"	32'-0" (NORTH)	131'-0" (EAST)
SIDE YARD:	18'-0"	29'-0" (EAST)	23'-0" (SOUTH)
SIDE YARD:	18'-0"	15'-0" (WEST)	29'-0" (NORTH)
BUILDING HEIGHT	MAX. HEIGHT	BLDG - 1	BLDG - 2
BLDG 1	60'-0"	44'-0"	44'-0"
BUILDING SEPARATION	MIN.	PROVIDED	
	50'-0"	55'-0"	

PARKING: (1:1.23 UNITS TO PARKING RATIO)

	REQUIRED:	PROVIDED:
TOTAL STALLS:	209 STALLS	234 STALLS
ACCESSIBLE STALLS:	REQUIRED: 7 STALLS	PROVIDED: 7 STALLS
ACCESSIBLE VAN STALLS:	REQUIRED: 2 STALLS	PROVIDED: 2 STALLS
SMALL CAR STALLS (SC)	MAX.: 77 STALLS	PROVIDED: 33 STALLS
STANDARD STALLS:	REQUIRED: N/A	PROVIDED: 193 STALLS
VISITOR STALLS (V)	REQUIRED: 20 STALLS	PROVIDED: 20 STALLS
BICYCLE STALLS	REQUIRED: 19 STALLS	PROVIDED: 20 STALLS

SITE PLAN LEGEND:

- PROPERTY LINE
- NEW SHRUBS
- EXISTING TREE TO REMAIN
  * graphic shown on site plan is a representation of general locations of existing trees. Please consult Arborist Report for confirmed and verified existing trees.
- NEW TREE
  SITE LOCATION TO BE CONFIRMED
- V — VISITOR PARKING
- SC — SMALL CAR PARKING



02 | PROPERTY LINES & PROPOSED PHASING PLAN
NTS

LEGAL DESCRIPTION:
LOTS 1-11, BLOCK 5, PLAN 1269, PARCELS A, B, C & D, PLAN 20141
AND SP LOTS 1, 2 & 3, PLAN 20935

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SITE PLAN

A1.1



SITE PLAN LEGEND:

- PROPERTY LINE
- NEW SHRUBS
- V VISITOR PARKING
- SC SMALL CAR PARKING
- OPAQUE WOOD FENCE

Lot - 1

REQUIRED LANDSCAPED AREAS

REQUIRED TREES/SHRUBS

STREET EDGE REQUIREMENTS

BUFFERING

BUILDING FOUNDATIONS

PARKING LOT

Lot - 2

REQUIRED LANDSCAPED AREAS

REQUIRED TREES/SHRUBS

STREET EDGE REQUIREMENTS

BUFFERING

BUILDING FOUNDATIONS

PARKING LOT

EXISTING TREES

NEW PLANTING

TREE SPECIES

SHRUB SPECIES

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LANDSCAPE PLAN

A1.2





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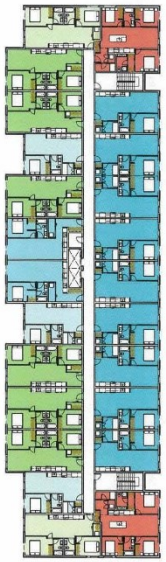
MAIN FLOOR

A2.0





BLDG 1

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McKAY APARTMENTS

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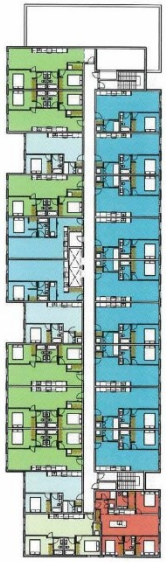
2ND / 3RD FLOOR

A2.1





BLDG 1

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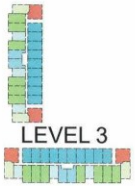
McKAY APARTMENTS

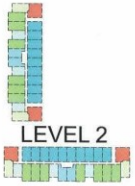
WINNIPEG, MB
305 McKAY AVENUE

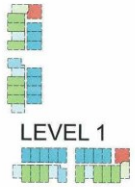
4TH FLOOR

A2.3







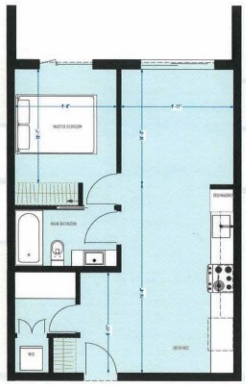




1 | 3 BEDROOM (910SF x 12) PLAN



2 | 1 BEDROOM (618SF x 76) PLAN



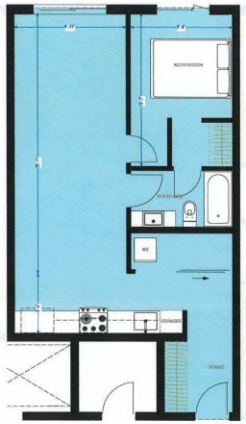
3 | 1 BEDROOM (551SF x 24) PLAN



4 | 2 BEDROOM (730SF x 12) PLAN



5 | 2 BEDROOM (732SF x 52) PLAN



6 | 1 BEDROOM (626SF x 14) PLAN

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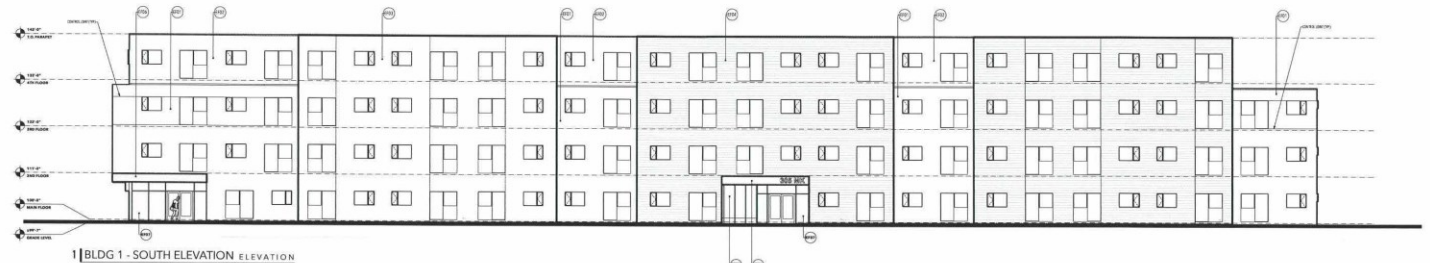
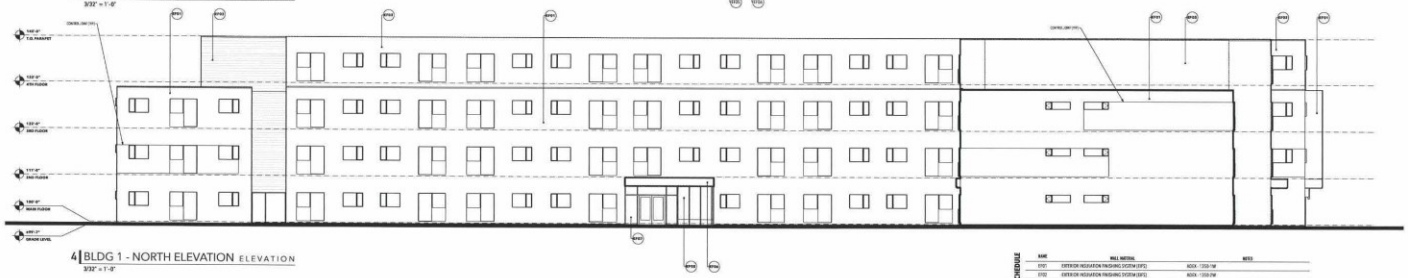
305 McKAY AVENUE

TYPICAL SUITE TYPES-1

A2.9.0



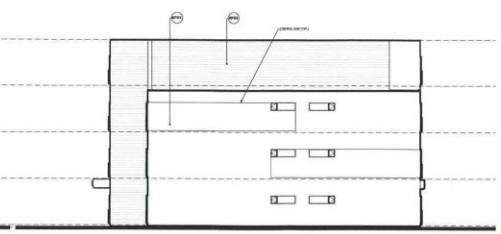
1 BLDG 1 - SOUTH ELEVATION ELEVATION
3/32" = 1'-0"



4 BLDG 1 - NORTH ELEVATION ELEVATION
3/32" = 1'-0"



3 BLDG 1 - WEST ELEVATION ELEVATION
3/32" = 1'-0"



04 BLDG 1 - EAST ELEVATION ELEVATION
3/32" = 1'-0"

EXTERIOR FINISH SCHEDULE

NAME	WALL MATERIAL	NOTES
EY01	EXTERIOR INSULATION FINISHING SYSTEM (EIFS)	ADDL - 1200 FM
EY02	EXTERIOR INSULATION FINISHING SYSTEM (EIFS)	ADDL - 1200 FM
EY03	JAMES HARDIE CEMENTEROUS LAP SIDING - SMOOTH	BOOTHBAY BLUE
EY04	JAMES HARDIE CEMENTEROUS LAP SIDING - SMOOTH	DEEP OCEAN
EY05	MAC METALS - INFILL SIDING SIDING PANELS	WOOD TONES - CORE
EY06	24GA PREFINISHED STEEL SIDING	MATTE BLACK - TEXTURED FINISH
EY07	GLAZED ALUMINUM ENTRANCE SYSTEM	CLEAR ANODIZED ALUMINUM - LOW-E CLEAR GLASS

GENERAL NOTES:

1. ANNOTATIONS AND CORRESPONDING ELEMENTS SHOWN ON DRAWINGS APPLY TO ALL EXTERIOR ELEVATIONS.

2. WINDOW MATERIAL TO BE PVC, COLOUR: TBD.

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McKAY APARTMENTS

WINNIPEG, MB
305 McKAY AVENUE

BLDG 1 EXT. ELEVATIONS

A3.0



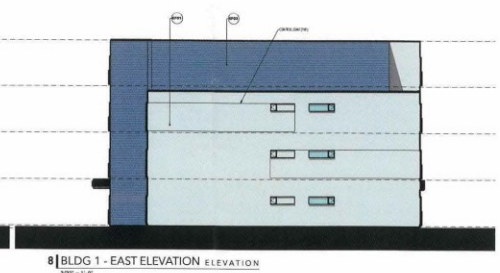
6 | BLDG 1 - SOUTH ELEVATION ELEVATION
3/32" = 1'-0"



9 | BLDG 1 - NORTH ELEVATION ELEVATION
3/32" = 1'-0"



7 | BLDG 1 - WEST ELEVATION ELEVATION
3/32" = 1'-0"



8 | BLDG 1 - EAST ELEVATION ELEVATION
3/32" = 1'-0"

EXTERIOR FINISH SCHEDULE

NAME	WALL MATERIAL	NOTES
EF01	EXTERIOR INSULATION FINISHING SYSTEM (EIFS)	ADEX - 1350-7W
EF02	EXTERIOR INSULATION FINISHING SYSTEM (EIFS)	ADEX - 1350-7W
EF03	JAMES HARDIE CEMENTITIOUS LAP SIDING - SMOOTH	BOOTHBAY BLUE
EF04	JAMES HARDIE CEMENTITIOUS LAP SIDING - SMOOTH	DEEP OCEAN
EF05	MAC METALS - WIRELESSING SIDING PANELS	WOOD TONES - CEDAR
EF06	24GA PRETINSHED STEEL SIDING	MATTE BLACK - TEXTURED FINISH
EF07	GLASTO ALUMINUM ENTRANCE SYSTEM	CLEAR ANODIZED ALUMINUM - LOW E CLEAR GLASS

GENERAL NOTES:

1. ANNOTATIONS AND CORRESPONDING ELEMENTS SHOWN ON DRAWINGS APPLY TO ALL EXTERIOR ELEVATIONS.

2. WINDOW MATERIAL TO BE PVC. COLOUR: TBD.

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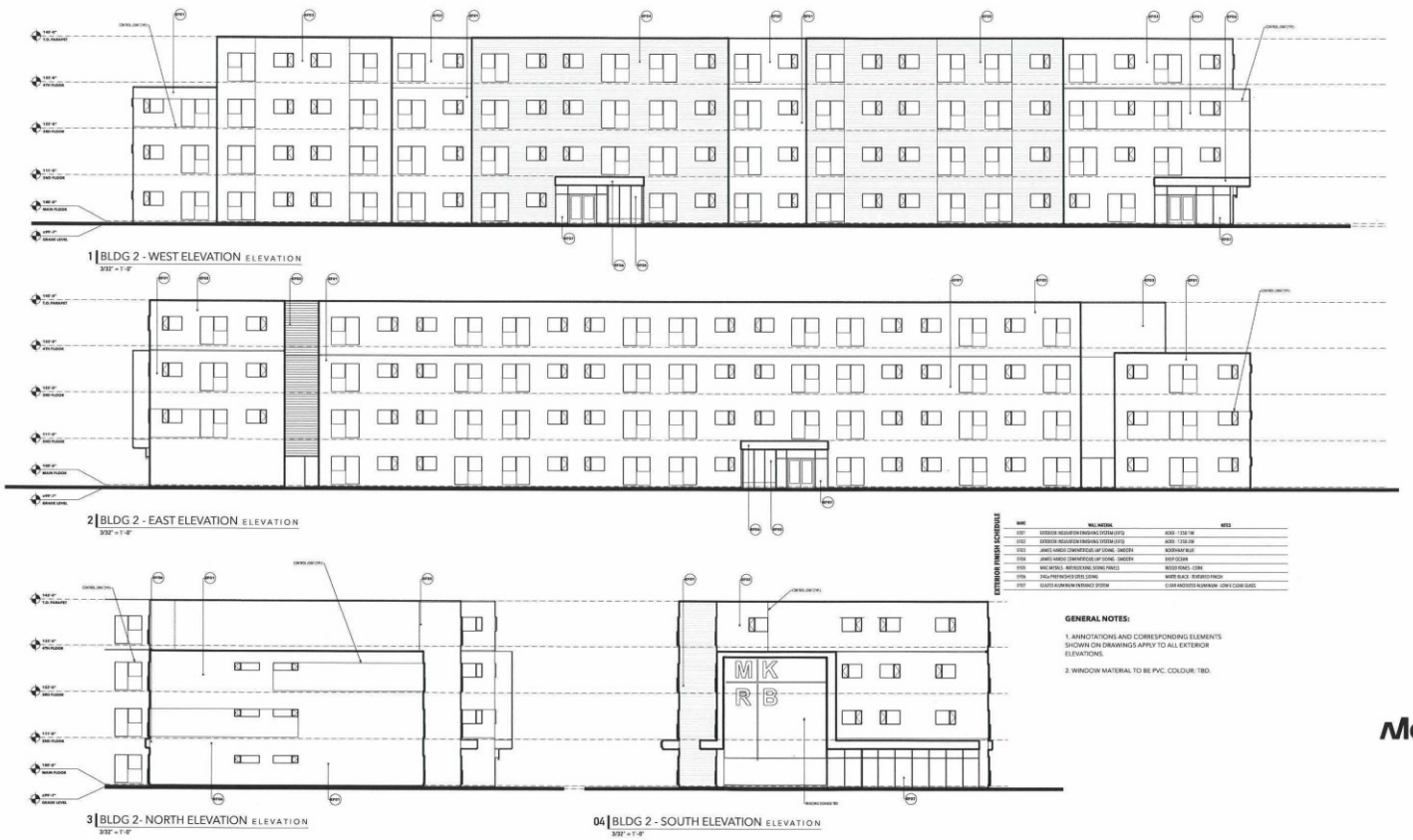
McKAY APARTMENTS WINNIPEG, MB 305 McKAY AVENUE	
BLDG 1 EXT. ELEVATIONS	

A3.0B



EXTERIOR FINISH SCHEDULE

NAME	WALL MATERIAL	NOTES
EIF01	EXTERIOR INSULATION FINISHING SYSTEM (EIFS)	JOB3 - 1330-1W
EIF02	EXTERIOR INSULATION FINISHING SYSTEM (EIFS)	JOB3 - 1330-2W
EIF03	JAMES HARDIE CEMENTEDUS LAP SIDING - SMOOTH	BOOTHAM BLUE
EIF04	JAMES HARDIE CEMENTEDUS LAP SIDING - SMOOTH	DEEP OCEAN
EIF05	MAC METALS - INTERLOCKING SIDING PANELS	WOOD ROADS - CORK
EIF06	24Ga PREFINISHED STEEL SIDING	MATE BLACK - FLEURED FINISH
EIF07	GUATO ALUMINUM ENTRANCE SYSTEM	CLEAR ANODIZED ALUMINUM - LOW-E CLEAR GLASS

GENERAL NOTES:

1. ANNOTATIONS AND CORRESPONDING ELEMENTS SHOWN ON DRAWINGS APPLY TO ALL EXTERIOR ELEVATIONS.

2. WINDOW MATERIAL TO BE PVC. COLOUR: TBD.

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McKAY APARTMENTS WINNIPEG, MB 305 McKAY AVENUE	
BLDG 2 EXT. ELEVATIONS	

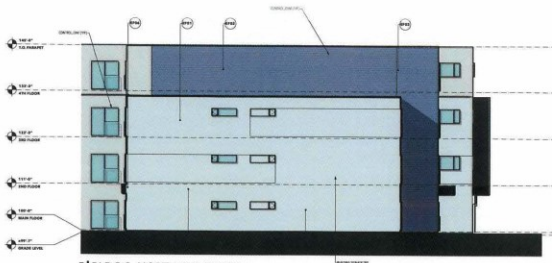
A3.1



4 BLDG 2 - WEST ELEVATION ELEVATION
3/32" = 1'-0"



7 BLDG 2 - EAST ELEVATION ELEVATION
3/32" = 1'-0"



5 BLDG 2- NORTH ELEVATION ELEVATION
3/32" = 1'-0"



6 BLDG 2 - SOUTH ELEVATION ELEVATION
3/32" = 1'-0"

EXTERIOR FINISH SCHEDULE

NAME	MAIL MATERIAL	NOTES
EF01	EXTERIOR INSULATION FINISHING SYSTEM (EIFS)	AEGIS - 1353-1W
EF02	EXTERIOR INSULATION FINISHING SYSTEM (EIFS)	AEGIS - 1353-2W
EF03	JAMES HARDIE CEMENTEDOUS LAP SIDING - SMOOTH	BOOTHBAY BLUE
EF04	JAMES HARDIE CEMENTEDOUS LAP SIDING - SMOOTH	DEEP OCEAN
EF05	MAC METALS - INTRODUCING SIDING PANELS	WOOD FENCE - CORE
EF06	24Ga PREFINISHED STEEL SIDING	WHITE BLACK - FEATURED FINISH
EF07	GUASTO ALUMINUM ENTRANCE SYSTEM	CLEAR ANODIZED ALUMINUM - LOW E CLEAR GLASS

GENERAL NOTES:

1. ANNOTATIONS AND CORRESPONDING ELEMENTS SHOWN ON DRAWINGS APPLY TO ALL EXTERIOR ELEVATIONS.

2. WINDOW MATERIAL TO BE PVC, COLOUR: TBD.

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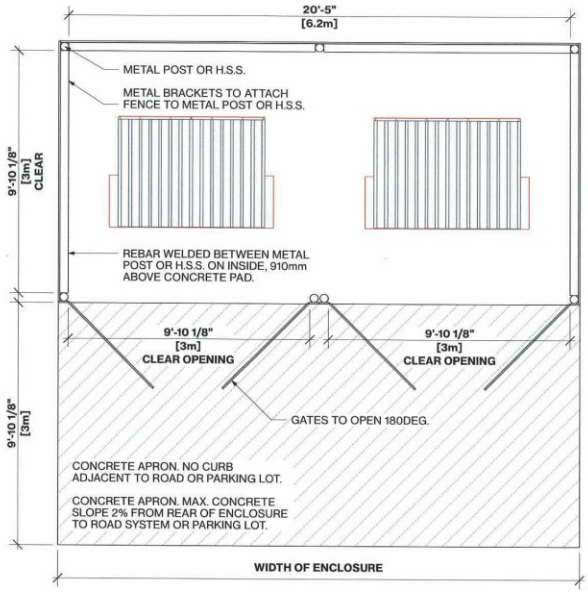
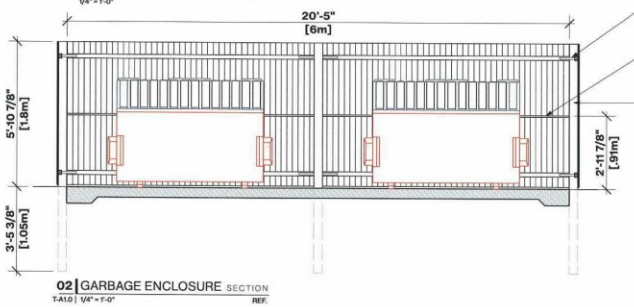
Works Incorporated

2409	2025.05.23
McKAY APARTMENTS WINNIPEG, MB 305 McKAY AVENUE	
BLDG 2 EXT. ELEVATIONS	

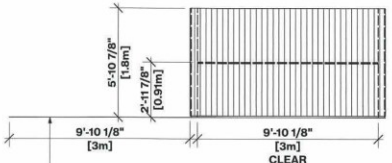
A3.1B



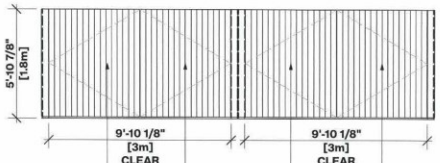
01 | GARBAGE ENCLOSURE PLAN
1/4" = 1'-0"



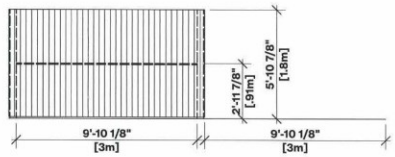
02 | GARBAGE ENCLOSURE SECTION
T-A1.0 | 1/4" = 1'-0" REF.



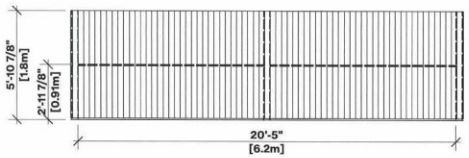
04 | GARBAGE ENCLOSURE RIGHT SIDE ELEVATION
3/16" = 1'-0"



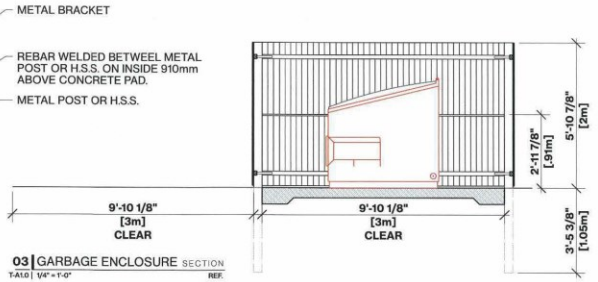
05 | GARBAGE ENCLOSURE FRONT ELEVATION
3/16" = 1'-0"



06 | GARBAGE ENCLOSURE LEFT SIDE ELEVATION
3/16" = 1'-0"



07 | GARBAGE ENCLOSURE BACK ELEVATION
3/16" = 1'-0"



03 | GARBAGE ENCLOSURE SECTION
T-A1.0 | 1/4" = 1'-0" REF.

GARBAGE ENCLOSURE GENERAL NOTES:

1. REFER TO WASTE & RECYCLING SPECIFICATIONS SECTION 1.1.6.

2. THE EXTERIOR FINISH OF THE WASTE AND RECYCLING STORAGE FACILITY MUST MATCH AND OR COMPLEMENT THE ARCHITECTURE OF THE DEVELOPMENT. THE APPROVED EXTERIOR FINISH IS TO BE SHOWN ON THE DETAILED DRAWINGS ATTACHED TO THE DP APPLICATION.

3. ENCLOSURES WITH GATES SHALL BE EQUIPPED WITH POSITIVE LATCH MECHANISM TO HOLD GATES OPEN AND CLOSED.

Monteyne Architecture Works Incorporated

McKAY APARTMENTS

GARBAGE ENCLOSURE DETAILS

2025.03.31

A1.1.1