Agenda – Standing Policy Committee on Property and Development – January 13, 2026

Moved by Councillor

That Rule 10(3) of The Procedure By-law No. 50/2007 be suspended in order that the following item, which was received less than four business days preceding the committee meeting, be considered by Committee.

ADDENDUM REPORTS

Item No. 18 Subdivision and Rezoning – 1820 De Vries Avenue (North Kildonan Ward) File DASZ 36/2025 [c/r DAV 198989/2025D]

COMMUNITY COMMITTEE RECOMMENDATION:

On January 7, 2026, the East Kildonan-Transcona 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 subdivision proposed under Development Application No. DASZ 36/2025 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 1, 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" 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 1, 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:

COMMUNITY COMMITTEE RECOMMENDATION (continued):

i. That no buildings or structures shall be allowed as shown within the area on City Drawing No. PR25-04-B-1.00 dated July 8, 2025, as shown in Appendix "C".

ii. 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
f. landscaping

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.

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 36/2025 (the "Dedication Fee"), as determined by the Director of Planning, Property and Development.

COMMUNITY COMMITTEE RECOMMENDATION (continued):

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.

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 36/2025 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 36/2025 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 36/2025.

COMMUNITY COMMITTEE RECOMMENDATION (continued):

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

DECISION MAKING HISTORY:

COMMUNITY COMMITTEE RECOMMENDATION:

On January 7, 2026, the East Kildonan-Transcona 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

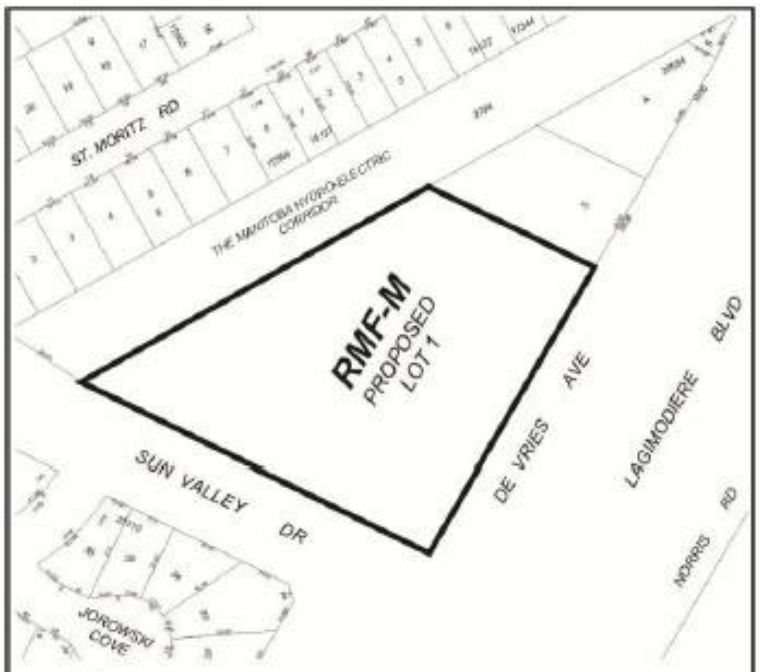
File: DASZ 36/2025

Before: East Kildonan-Transcona Community Committee
Councillor Wyatt, Chairperson
Councillor Browaty
Councillor Durand-Wood

Public Hearing: January 8, 2026
Council Building, 510 Main Street

Applicant: Barnes & Duncan (Jennifer Lim)

Subject:



APPLICANT: Barnes & Duncan (Jennifer Lim)
FILE: DASZ 36/2025
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 "M1" MANUFACTURING LIGHT DISTRICT to an "RMF-M" 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: 1820 De Vries Avenue

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

Prepared by: B. Harris, Committee Clerk
East Kildonan-Transcona Community Committee

Report date: January 8, 2026

Community Committee Recommendation:

On January 7, 2026, the East Kildonan-Transcona 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 subdivision proposed under Development Application No. DASZ 36/2025 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 1, 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" 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 1, 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. That no buildings or structures shall be allowed as shown within the area on City Drawing No. PR25-04-B-1.00 dated July 8, 2025, as shown in Appendix "C".

        ii. 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
f. landscaping

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.

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 36/2025 (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.

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 36/2025 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.

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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 36/2025.

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

The East Kildonan-Transcona Community Committee provided the following supporting reasons for its recommendation:

1. I recognize that there is a lot more concern and apprehension than is represented by one delegation in opposition here today. There were a considerable number of written submissions and comments out there.

2. We are in a housing crisis. We are in a desperate need for housing throughout the spectrum, whether it's affordable housing, whether it's premium housing, but also aging in place. There are a lot of people on the North Kildonan neighbourhood that are looking at getting out of the single-family homes, want to stay in the area that they know, where their families are, where their doctor is, where they like to go buy fruits at the market on Henderson Highway. There's a lot of people who are ready to move out of their homes who are looking for this type of housing.

3. My understanding is that Sun Valley School. By the way, used to the be sort of north French immersion school. My understanding is that since they've opened a French immersion school in Bird's Hill, the student population has actually come down a little bit in Sun Valley, is my understanding.

4. Being a lousy 30 km/h school zone, I think that's reason to not use Sun Valley and take the drive easily out onto Lag and onto Chief Peguis if you're going west beyond the immediate North Kildonan Neighbourhood.

5. Six stories, that is a little bigger than I love, personally. The fact that it is, you know, probably in the neighbourhood of 200 feet from the nearest home, I think helps to mitigate that, the fact that there is that buffer, the fact they have moved this property as far as humanly possible to De Vries is commendable. I would actually agree with the applicant that the change of not having parking along De Vries and moving the building closer to De Vries, actually I think is an improvement in terms of that separation from the rest of the neighbourhood, which again, is not necessarily the reason for that change but I think it is an improvement that came out.

6. It looks like a quality build. The fact that it is concrete construction with big patios, the fact that there is the one level of indoor parking, I think is a good read for the market and the quality that people of this immediate vicinity are looking for an expecting. It's not going to be, in my opinion, affordable, because of the cost of both construction and the amenities provided, and that's fine. That's up to them to find and justify the market that it's going to be going in there, but I think it will help ensure that it is a benefit to the neighbourhood.

Objections under the Charter:

Total number of valid objections as per section 125(2) – 4

In accordance with section 236.1(1), the threshold for sufficient objection has not been met.

Exhibits Filed:

1. Application dated September 15, 2025
2. Notification of Public Hearing dated October 30, 2025
3. Manitoba Status of Titles 2462702/1 and 2462703/1
4. Letter of authorization dated March 17, 2025 from Canamatic Ventures Ltd. to Barnes and Duncan Inc. (Jennifer Lim)
5. Title Plot Sketch
6. Proposed Subdivision Sketch
7. Community Engagement Report
8. Arborist Report
9. Shadow Study dated August 20, 2025
10. Conceptual Rendering
11. Plans (6 pages)
12. Report from the Urban Planning Division dated December 1, 2025
13. Inspection Report
14. Communication dated December 19, 2025, from Stephan Sirkovsky in support of the application
15. Communication dated December 19, 2025, from Bryan Rychliski in support of the application
16. Communication dated December 20, 2025, from Chris Wiebe in support of the application
17. Communication dated January 3, 2026, from Jennifer Davenport in opposition to the application
18. Communication dated January 5, 2026, from Chris Burke in support of the application
19. Communication dated January 6, 2026, from Nolan Ploegman in support of the application
20. Communication dated January 6, 2026, from Mike Desmarais in opposition to the application
21. Communication dated January 7, 2026, from Ryan Orlesky in opposition to the application
22. Recording of Representations

REPRESENTATIONS:

In Support:

Chris Burke
Frank Koch-Schulte
Jennifer Lim
Nolan Ploegman
Bryan Rychliski
Stephan Sirkovsky
Chris Wiebe

In Opposition:

Jennifer Davenport
Mike Desmarais
Peter Oakes-Munro

For Information:

Nil

For the City:

C. Ho, Planner, Planning, Property and Development Department
K. Kowalyk, Land Development Engineer, Planning, Property and Development Department

Exhibit “12” referred to in File DASZ 36/2025

ADMINISTRATIVE REPORT

Title: DASZ 36/2025 – northwest corner of De Vries Avenue and Sun Valley Drive

Issue: For consideration at the public hearing of a Subdivision and Rezoning application to consolidate and rezone the subject properties from “M1” (Manufacturing - Light) district to “RMF-M” (Residential Multi-Family - Medium) district for the construction of a 179-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

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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 36/2025.

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 consolidate and rezone the subject properties from “M1” (Manufacturing - Light) district to “RMF-M” (Residential Multi-Family - Medium) district for the construction of a 179-unit multi-family dwelling.
- A Subdivision and Rezoning (DASZ) application is required to consolidate the underlying lot lines and enable the proposed multi-family development.
- 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 consolidated 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 1, 2025
File No.	DASZ 36/2025

List of Schedules and Appendices

- Schedule A – Planning Discussion
- Schedule B – Recommended File No. DASZ 36/2025 dated December 1, 2025
- Appendix A – Proposed By-law
- Appendix B – Report of the Administrative Coordinating Group (ACG)
- Appendix C – Property Requirement

SCHEDULE A

DATE:	December 1, 2025
FILE:	**DASZ 36/2025**
RELATED FILES:	DAV 25-198989\D
COMMUNITY:	East Kildonan - Transcona Committee
NEIGHBOURHOOD #:	4.419 - (SPRINGFIELD NORTH)

SUBJECT: For consideration at the public hearing of a Subdivision and Rezoning application to consolidate and rezone the subject properties from “M1” (Manufacturing - Light) district to “RMF-M” (Residential Multi-Family - Medium) district

LOCATION: northwest corner of De Vries Avenue and Sun Valley Drive



LEGAL DESCRIPTION: LOT 1/2 PLAN 20584 47/52 K

APPLICANT: Jennifer Lim (Barnes & Duncan)
6 Donald St
Winnipeg, MB R3L 0K6

OWNER: CANAMATIC VENTURES LTD.
1820 De Vries Ave
Winnipeg, MB R2G 3S8

RECOMMENDATION: **Approval with Conditions**

SITE DESCRIPTION

- The subject property is located on the west side of De Vries Avenue, between McIvor Road and Sun Valley Drive, in the Springfield North neighbourhood of the North Kildonan ward.
- The site is 142,880 square feet (13,274 square metres or 3.28 acres) in area.
- The property is currently occupied by industrial buildings and storage.
- The site is accessed via two (2) front approaches off De Vries Avenue.
- De Vries Avenue and Sun Valley Drive are both collector roads.
- Under the *Complete Communities Direction Strategy 2.0*, the site is within the "Recent Communities policy area.
- The property is zoned "M1" (Manufacturing - Light) district.

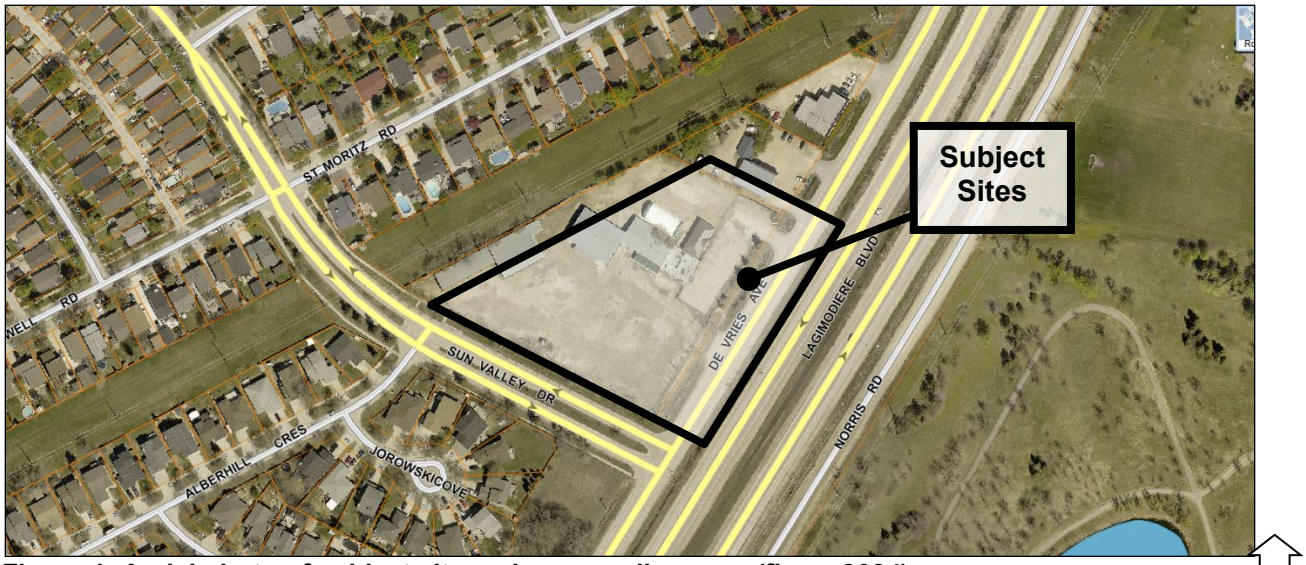


Figure 1: Aerial photo of subject site and surrounding area *(flown 2024)*

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: 1838 and 1856 De Vries Avenue – manufacturing uses zoned "M1" (Manufacturing - Light)

East: De Vries Avenue, then Lagimodiere Boulevard, then Norris Road, then Kil-cona Park – a parks use zoned "PR3" (Parks and Recreations – Regional)

South: Sun Valley Drive, then 3 Alberhill Crescent and 2-14 Jorowski Cove – single-family dwelling uses zoned "R1-M" (Residential Single-Family – Medium)

West: Hydro Corridor use zoned "M1" (Manufacturing - Light), then 3-43 St. Moritz Road – single-family dwelling uses zoned "R1-M" (Residential Single-Family – Medium)

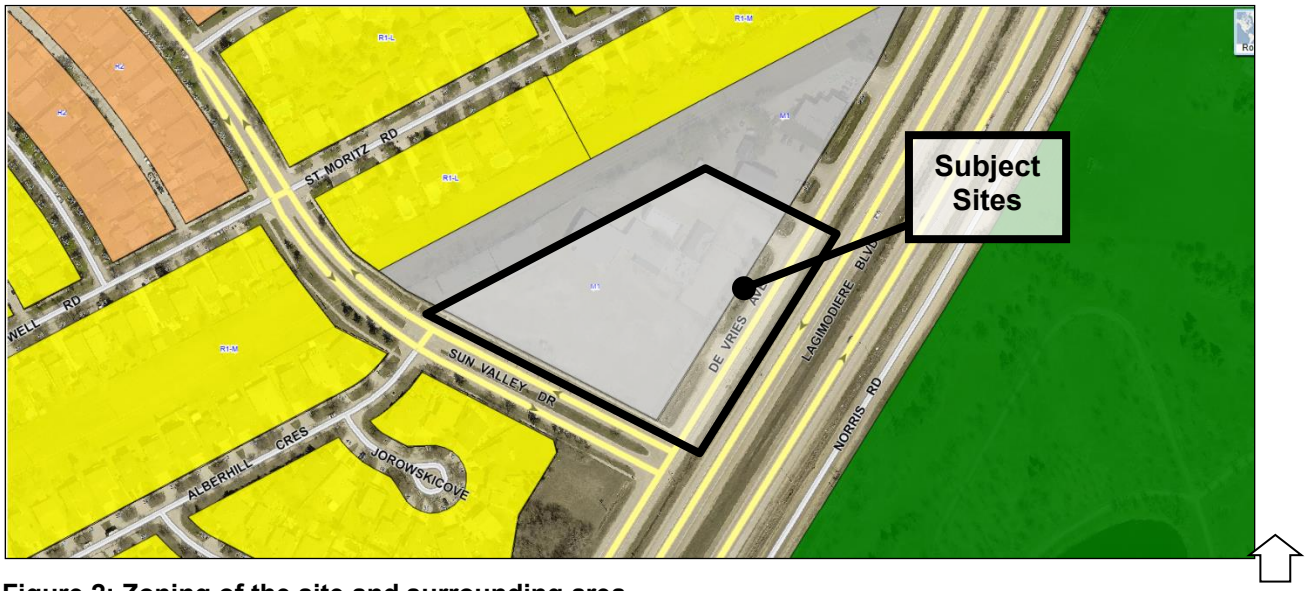


Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant proposes to consolidate and rezone the subject properties from "M1" (Manufacturing - Light) district to "RMF-M" (Residential Multi-Family - Medium) district for the construction of a 179-unit multi-family dwelling.
- The existing buildings on the subject sites will be demolished.
- The proposed building has a U-shaped layout and a building footprint of 35,304 square feet.
- The building height is 6-storeys or 65 feet (19.8 metres).
- The building has a mix of studio, 1-bedroom, 2-bedroom, and 3-bedroom units.
- The front yard setback (along De Vries Avenue) is 2 feet, and the front yard building setback is about 76 feet to the northeast corner of the building and 98 feet to the southeast corner of the building from the property line.
- The rear yard building setback (along the Hydro corridor) is about 68 feet.
- The south corner side yard building setback (along Sun Valley Road) is 20 feet.
- The north interior side yard setback is 2 feet, and the north interior side yard building setback is about 127 feet.

- Access to the site is via new approaches off De Vries Avenue and Sun Valley Drive.
- There are 269 vehicle parking spaces (191 outdoor and 78 indoor), of which seven (7) are accessible and 25 are for guest parking. There are 28 secure bicycle parking spaces.
- The elevations show the following building materials: textured light grey EIFS and thin brick veneer
- The proposed landscaping includes:
    - 16 trees (2 existing) and 65 shrubs on De Vries Avenue
    - 17 trees (2 existing) and 75 shrubs on Sun Valley Drive
    - 26 shrubs for building foundation landscaping for the façade facing De Vries Avenue
    - 15 shrubs for building foundation landscaping for the facade facing Sun Valley Drive
    - 12 trees and 39 shrubs for parking lot interior landscaping
- The garbage and recycling collection area is located at the north side of the building.
- On-site amenities include a dog run, a large courtyard, and raised garden beds.
- The proposal also requires a Variance application for lot area per dwelling unit and accessory parking area related Variances (**see Report for DAV 25-198989\D**).

ANALYSIS AND ISSUES

COLLABORATIVE PLANNING AND CONSULTATION

With the Public Service

- The applicant engaged with the Public Service prior to submitting an application.
- In discussions with Public Works, it was determined there would be future property requirements along De Vries Avenue. As a result, the applicant collaborated with the Public Service to revise their site plan to accommodate this requirement.

With the Public

- The letter of intent indicates the client undertook community engagement through an Open House held in February 2025 at a local Community Centre.
    - Notifications for the Open House were sent out via a flyer and social media.
    - 71 people attended the Open House and there was substantial engagement online.
    - Key concerns were traffic, parking, privacy, building design, construction methodology, and property values.
- The applicant proposes several mitigation measures in response to community concerns and to align with city policies:
    - The approaches are designed to ensure safe and effective connections to the existing street network
    - The building will adhere to standard noise mitigation practices
    - The development will consider urban design principles

- The multi-family proposal will promote attainable housing choices for various household types

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 – Recent 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.*

Established Neighbourhoods – Recent Communities – Goal 1, 2 and 3 Policy Alignment:

- The development provides a mid-rise residential development that is sensitive to the existing development, in particular, the proposed building setback from the single-family dwellings to the rear yard is 68 feet plus the width of the Hydro Corridor.
- Intensification is supportable here due to the corner lot and larger lot size than what is typical in the neighbourhood. These characteristics of the lot provide a good opportunity to accommodate increased density within a lower density neighbourhood.
- The site design and building design of the multi-family building has a strong pedestrian orientation to ensure the new development fits with the street corner and neighbourhood context.
- The proposal provides a variety of housing options, types and tenures within an Established Neighbourhood and meets resident life-cycle housing needs.

ADDITIONAL CONSIDERATIONS

Variances

- The proposal also requires a Variance application for lot area per dwelling unit and accessory parking area related Variances (**see Report for DAV 25-198989\D**). The Report recommends ***approval.***

Public Works

- Property Requirement/Zoning Agreement
  - Proposed Lot 1 shall contain a Zoning Agreement stipulating that no buildings or structures shall be allowed within the area, as shown on City Drawing No. PR25-04-B-1.00 (see **Appendix C**).
- Pathway
  - The Developer shall pay to the City, in cash, prior to the release of mylars, their share of the costs to construct a 3.5m wide asphalt multi-use pathway and all related works on either De Vries Avenue or within the abutting Hydro lands, along the full length of the Planned Area, as determined by and to the satisfaction of the Director of Public Works.

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.

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*, *and Complete Communities Direction Strategy 2.0.*

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

Report Prepared by: Choi Ho, RPP, MCIP
PPD File #: DASZ 36/2025

SCHEDULE B

File DASZ 36/2025, East Kildonan-Transcona Community Committee, December 1, 2025

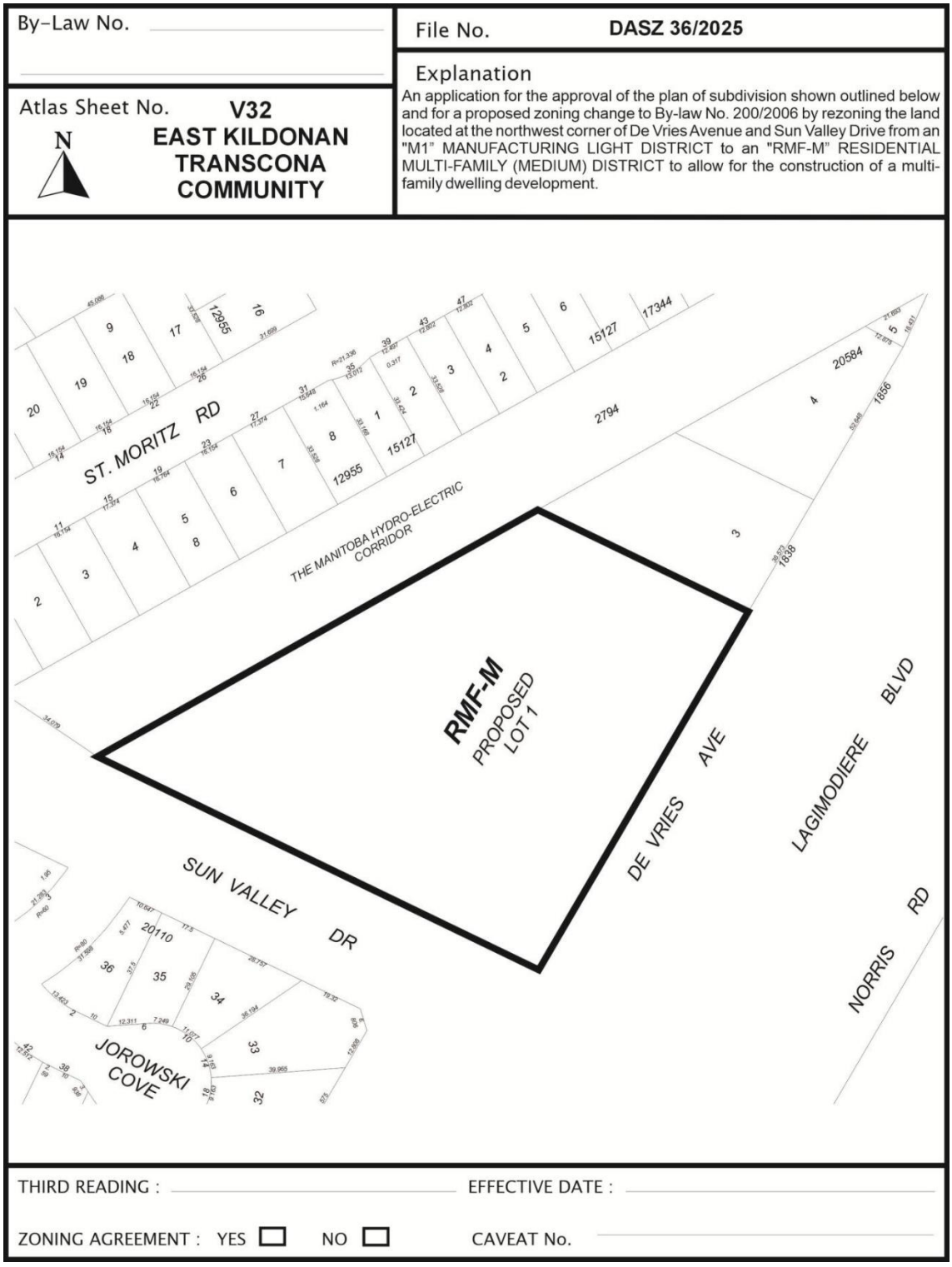
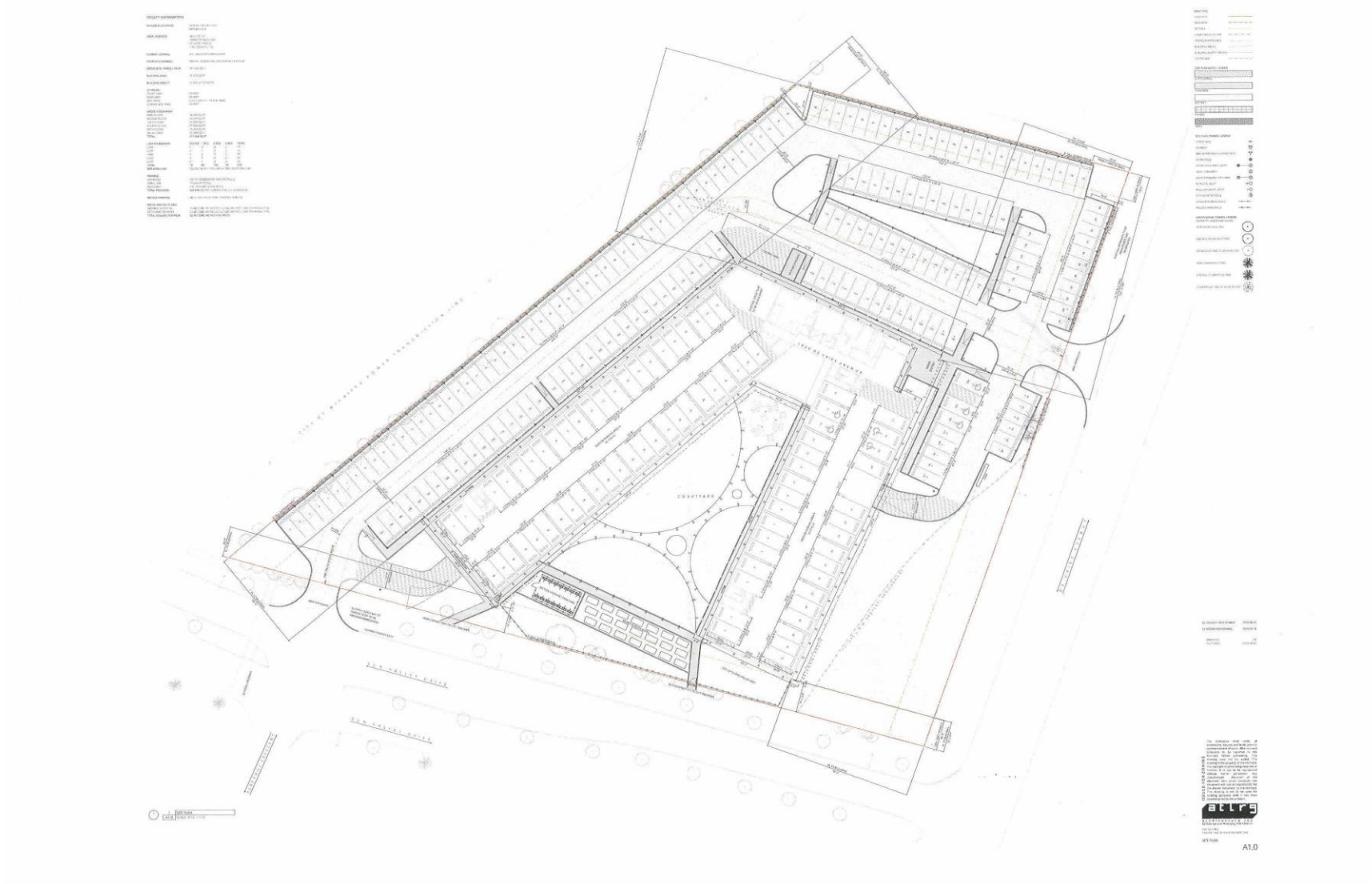


Exhibit “11” referred to in File DASZ 36/2025





1 L-1 **Landscape Scope Plan**
Scale: 1:350

0 5 10 15 20 25 m

Landscape Surface Legend

Note: Quantities shown are approximate only. Bidders/Contractors should not rely on them but are advised to conduct their own quantity takeoff.

Unit Paving Barkman Broadway 85mm 309.25 sq m

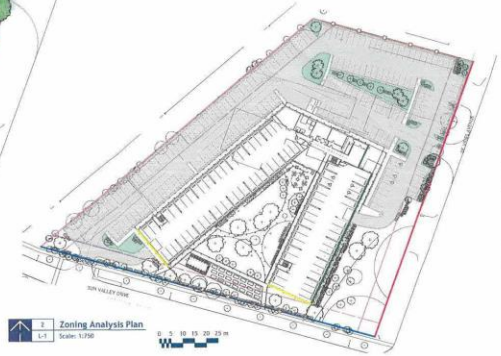
Crusher Fines Path (Limestone) 82.47 sq m

Dark Grey Granite mulch (15mmø) Paving (c.w. fabric) 84.35 sq m

Dark Grey Granite mulch (15mmø) planting bed (c.w. fabric) 606.16 sq m

Native Prairie Grass 658.94 sq m

Sod c.w. Topsoil 2122.13 sq m



2 L-1 **Zoning Analysis Plan**
Scale: 1:750

0 5 10 15 20 25 m

City of Winnipeg Zoning Requirements

190 (2) Street Edge Landscaping

Street Frontage

De Vries Ave — 405 Lin Ft.

	Required	Proposed
Trees	14	16
New Trees		14
Existing Trees		2
Shrubs	61	65

Sun Valley Drive — 478 Lin Ft.

	Required	Proposed
Trees	16	17
New Trees		15
Existing Trees		2
Shrubs	72	75

190 (5): Building Foundation Landscaping (outside of urban infill areas)

Principle Facade

Facade facing De Vries Ave — 234 Lin Ft.

	Required	Proposed
Shrubs	23	26

Facade Facing Street

Facade facing Sun Valley — 129 Lin Ft.

	Required	Proposed
Shrubs	13	15

190 (6): Parking lot Interior Landscaping

	Required	Proposed
Gross Parking Lot Area	60696 Sq. Ft.	
Required Landscape Area	3036	6375
Trees	10	12
Shrubs	30	38

LAND**FORUM**
LANDSCAPE ARCHITECTS

General Notes

1. All work to conform to Canadian Landscape Standard (Current Edition)
2. All existing trees, sidewalks, curbs, catch basins, culverts, survey markers, to remain are to be protected during construction. Any damage to them is to be made good by the Contractor. Maintain positive drainage into all catch basins and curb inlets.
3. All work is to be warrantied for a period of not less than 1 year.
4. Contractor is to limit operations to the area within the area of work shown on the drawing. Should areas outside of this limit be damaged during the course of construction, Contractor is to make good the damage at his own expense
5. Contractor is to obtain location of all utilities prior to construction. If using power equipment to excavate contractor must notify Hydro and Gas and telephone utilities and take steps to avoid damaging their installations.
6. All dimensions are in meters unless otherwise noted
7. Contractor to confirm all dimensions and report any discrepancies to Contract Administrator prior to construction.
8. Layout is to be approved by Contract Administrator prior to any construction or demolition/removals.
9. All material depths in details are shown after compaction.

Preliminary

1. This drawing shall not be used for construction unless signed and sealed by Landscape Architect.
2. Variations and modifications to the work shown will not be allowed without prior written consent of Landscape Architect.
3. Drawings and Specifications, as instruments of service, are the property of the Landscape Architect. The copyright is reserved in the name of the Landscape Architect. No reproduction may be made without the prior written consent of the Landscape Architect.
4. Contractor/bidders are hereby granted a limited license to reproduce these drawings for the purpose of bidding. Such reproductions are not to be used for construction.

No	Date	Issue Notes
C	31/08/2025	For Review

Consultant

Project Title: 1820 DeVries Apartments
Winnipeg, MB

Drawing Title: Landscape Scope Plan

Drawing No.: L-1
of 2

1820 DeVries Apartments_Working_2025-08-31.vwx

Plant Schedule

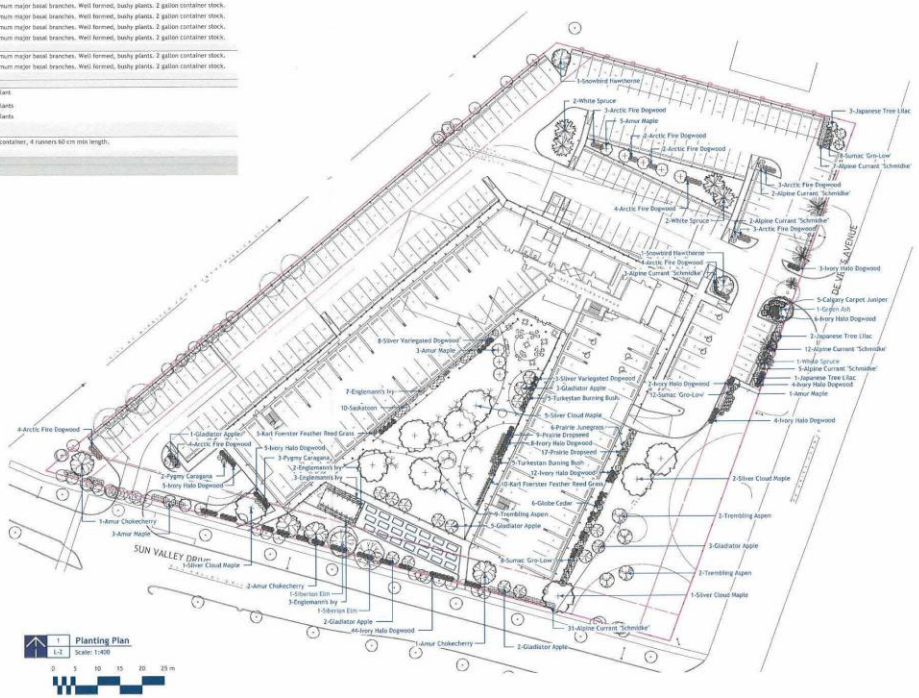
Common Name	Qty	Scheduled Size Botanical Name	(Containerized trees will not be accepted)
Evergreen Trees			
White Spruce	4	2.4 m ht. Picea glauca	90 cm dia. root ball., evenly branched, full bushy trees, no broken leaders, well branched to grade, balled & burlapped or tree mover; wire basket. Guy wire
Trees			
Amur Maple	12	50 mm ø Acer ginnala	2.4-3.0m height, 10 major branches 1.75m above grade, balled & burlapped or tree mover; wire basket. Double stake where required.
Silver Cloud Maple	9	65 mm ø Acer saccharinum 'Silver Cloud'	4.0-4.5m height, 75 cm dia. root ball, 12 major branches, 2.0m above grade, balled & burlapped or tree mover; wire basket. Double stake where required.
Snowbird Hawthorne	2	65 mm ø Crataegus x mordenensis 'Snowbird'	3.0-3.5m height, 75 cm dia. root ball, 12 major branches, 2.0m above grade, balled & burlapped or tree mover; wire basket. Double stake where required.
Gladiator Apple	16	65 mm ø Malus x adstringens 'Durleo'	3.0-3.5m height, 75 cm dia. root ball, 12 major branches, 2.0m above grade, balled & burlapped or tree mover; wire basket. Double stake where required.
Trembling Aspen	13	50 mm ø Populus tremuloides	3.0-3.5m height, 10 major branches 1.75m above grade, balled & burlapped or tree mover; wire basket. Double stake where required.
Amur Chokecherry	4	65 mmø Prunus maackii	3.0-3.5m height, 75 cm dia. root ball, 12 major branches, 2.0m above grade, balled & burlapped or tree mover; wire basket. Double stake where required.
Japanese Tree Lilac	6	65 mm ø Syringa reticulata	3.0-3.5m height, 75 cm dia. root ball, 12 major branches, 2.0m above grade, balled & burlapped or tree mover; wire basket. Double stake where required.
Shrubs			
Saskatoon	10	45 cm ht. Amelanchier sanguinea, var. alnifolia	4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Pygmy Caragana	5	45 cm ht. Caragana pygmae	4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Ivory Halo Dogwood	93	45 cm ht. Cornus alba 'Ivory Halo'	4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Silver Variegated Dogwood	11	45 cm ht. Cornus alba 'Silver Variegated'	4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Arctic Fire Dogwood	29	45 cm ht. Cornus stolonifera 'Farrow'	4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Turkestan Burning Bush	10	45 cm ht. Euonymus nana 'Turkestanica'	4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Sumac 'Gro-Low'	28	45 cm ht. Rhus aromatica 'Gro-Low'	4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Alpine Currant 'Schmidke'	62	45 cm ht. Ribes alpinum	4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Evergreen Shrubs			
Calgary Carpet Juniper	5	45 cm. sp. Juniperus sabina 'Calgary Carpet'	4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Globe Cedar	6	45 cm ht. Thuja occidentalis 'Woodwardi'	4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Perennials			
Ornamental Grasses			
Karl Foerster Feather Reed Grass	15	Large Pot Calamagrostis x acutiflora 'Karl Foerster'	2 yr. plant
Prairie Junegrass	6	Large Pot Koeleria macrantha	2 yr. Plants
Prairie Dropseed	26	Large Pot Sporobolus heterolepsis	2 yr. Plants
Ferns / Mosses			
Vines			
Englemann's Ivy	15	2 yr. Parthenocissus quinquefolia 'Englemanni'	1 gal. container, 4 runners 60 cm min length.
Aquatic Plants			
Total Plants on Schedule	**167**		
Total Plants in Drawing	**391**		

Planting Notes

1. All plant material, including trees, shrubs, perennials and sod, shall conform to Canadian Standards for Nursery Stock, 9th edition as published by the Canadian Nursery and Landscape Association.
2. All planting shall conform to the Canadian Landscape Standard (CLS) Current Edition
3. As per CLS 9.3.4.3 h. Wire baskets should not be removed from rootballs. Any visible portion should be folded down away from the rootball and buried. Where the wire basket is oversized such that the top wire is higher than the grade, any visible portions should be folded down away from the rootball or the basket shall be cut back to a minimum of 10cm (4in.) below the surface of the growing medium.
4. As per CLS 9.3.4.1.
   a. All planting hole depths should only be dug deep enough to accommodate the root system or root mass at the desired depth relative to the surrounding grade.
   b. Root balls shall be placed on the undisturbed subgrade to prevent settling.
   c. With the exception of woody plants, plants shall be planted so that after settlement the level of the adjacent growing medium surface matches the level of the original growing medium surface in the nursery. The growing medium mark on the stem is an indication of planting depth, and it shall be maintained on the finished level, allowing for settling of the growing medium after planting. The total depth of rootballs shall be planted in the growing medium.
   d. Woody plants shall be planted with the root flare2.5-5cm(1-2in.) above finish grade.
   e. Plants shall be set plumb in the planting beds or in the centre of the pits, except where the plant's character requires variation from this.
5. No substitutions for plant material will be allowed without prior written consent of the Landscape Architect.
6. All plants are to be installed as per the details provided.
7. Minimum trees spacing to be 7 m for deciduous trees and 4 m for coniferous trees
8. All plants shall be located or proposed locations staked out prior installation. Street Tree locations are schematic only. Trees shall be planted 1.8 m from curb and a minimum of 1.8 m from driveway aprons and 4 m from street lights. Conifers shall be located min 4 m from sidewalks. Landscape Architect is to approve location prior to digging. Landscape Architect reserves the right to adjust locations of proposed plant material prior to installation.
9. Contractor to review and accept planting locations as appropriate culturally for the species specified prior to installing plant material. Installation of plant material shall be considered acceptance of the suitability of the location.
10. Contractor shall guarantee new plant material for a period of two calendar years from the date of owner acceptance. Warranty shall only begin after the installation and acceptance of all landscape materials. The Landscape Architect reserves the right to extend the warranty of material found in poor condition at the end of the warranty period for a further calendar year.
11. Contractor shall replace material found to be dead or in poor condition within two weeks of being notified by the Landscape Architect.

Landscape Maintenance Notes

1. Landscape Maintenance work shall conform to the Canadian Landscape Standard (Current Edition) to the "Level 2 - moderate" level.
2. Establishment maintenance (30 day following install) shall be included in the base bid and not itemised separately. One year maintenance shall be included in the base bid from the installation and shall be provided as a separate price as per the bid documents.
3. One Year Maintenance shall extend for a period of one year after the recognized completion date and until acceptance (end of maintenance) by the Contract Administrator. Should the recognized completion (end of maintenance) date occur after September 15 their will be a further 30 day maintenance period beginning on May 1 of the following year.
4. Contractor is to control pests and diseases as required. Contractor shall inform the Contract Administrator prior to applying pesticides and use only those pesticides of low mammalian toxicity. Persons applying pesticides shall have a valid pesticide applicators license and strictly follow manufacturers instructions regarding the application of the chemicals and the safety precautions required to apply them.
5. Contractor shall maintain tree pits and planting beds in a weed free condition throughout the maintenance period. Weed should be removed frequently and not left to establish for a period greater than 10 days.
6. Pruning shall be done by persons with a valid qualification (ie. Tree Pruners License) from the local authority. Pruning shall be as necessary to remove dead or damaged limbs as well as maintain species typical form and healthy growth. Pruning shall be done in accordance with industry accepted methods to standard good practice. In the event of a disagreement the opinion of the Contract Administrator as to what constituted standard good practice shall be considered final.
7. The replacement of any new deciduous or coniferous plant material shall initiate the start of an additional 2 year maintenance on the replaced plant.
8. Tree support and stakes are to be inspected at each weeding/watering to ensure that they are properly adjusted.
9. Water shall be applied as required to maintain optimum conditions. During dry weather the Contractor should expect to water on a weekly basis. Each tree is to be thoroughly watered when it is watered (40 liters per 25 mm of caliper). Contractor is to avoid over watering by reducing the frequency during wet weather.
10. Sod shall be watered as necessary to maintain is a green and healthy condition. Sod shall be cut minimum once every week during May and June and once every 10 days during July to October or more frequently if growing conditions are such as to require added cutting to keep the grass in good and neat condition.
11. Sod and Planting beds shall be fertilized not less than three times per growing season.
12. At the end of each growing season Contractor is to ensure that tree is properly fitted with rodent protection as per the planting detail.



1 Planting Plan
L-2 Scale: 1:400

0 5 10 15 20 25 m

LANDFORUM
LANDSCAPE ARCHITECTS

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Consultant

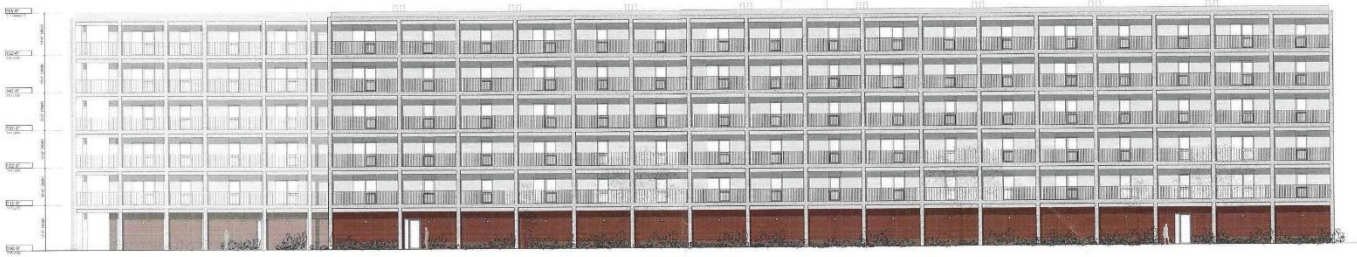
Project Title: 1820 DeVries Apartments
Winnipeg, MB

Drawing Title: Planting Plan

Drawing No.: L-2
of 2

1820 DeVries Apartments_Working_2025-08-31.vwx







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