Winnipeg | **City Clerk's Department**
Bureau du Greffier

November 25, 2025

File DAZ 216/2024

J. Wintrup Consulting Ltd.

Attention: John Wintrup

Plan Approval – 815 Pandora Avenue West

On November 20, 2025, the East Kildonan-Transcona Community Committee did not concur in the recommendation of the Winnipeg Public Service and referred the plans for 815 Pandora Avenue West back to the applicant to make the following amendments, in accordance with section 53(2)(c) of the Development Procedures By-law No. 104/2020:

1 The inclusion of more landscaping.

2. That the entranceway have a greater presence.

3. Another alternative for the garbage to be found whereby the garbage is not on the front.

4. Bicycle parking, including indoor bicycle storage.

The owner or applicant may appeal the decision of the Community Committee by filing a written letter of appeal to the City Clerk not later than 4:30 p.m. on December 12, 2025:

Address: City Clerk, City of Winnipeg
c/o Standing Policy Committee on Property and Development
Main Floor, Susan A. Thompson Building, 510 Main Street
Winnipeg, Manitoba, R3B 1B9
Fax: 204-947-3452
Email: CLK-Appeals@winnipeg.ca

Brenden Harris
Senior Committee Clerk

JOHN SCOTT WINTRUP
PLANNING & DEVELOPMENT

December 11, 2025

City Clerks, City of Winnipeg
c/o Standing Policy Committee on Property and Development
Susan A. Thompson Building Main Floor,
510 Main Street Winnipeg, Manitoba, R3B 1B9

Sent by E-mail to CLKAppeals@winnipeg.ca

Chair and Committee Members, Standing Policy Committee on Property and Development:

RE: Appeal Plan Approval – 815 Pandora Avenue West

We are requesting the Committee accept the Appeal, dismiss the East Kildonan – Transcona Community Committee rejection, and approve the Plans of Development.

The Plans of Development are in substantial conformance to the Plans of Development made available multiple times to elected officials and the public to comment on during the approval process for the rezoning:

- EKTCC 06 January 2025 – First Hearing
- EKTCC 27 January 2025 – Second Hearing
- EKTCC 24 February 2025 – Third Hearing
- EKTCC 08 April 2025 – Fourth Hearing
- SPCPD 16 April 2025 – First SPC meeting
- EPC 22 April 2025 – First EPC meeting
- Council 02 May 2025 – First Council meeting
- SPC 08 May 2025 – Second SPC meeting
- EPC 13 May 2025 – Second EPC meeting
- Council 22 May 2025 – Second Council meeting

We are asking SPCPD to approve the submitted Plans of Development. The Applicant is not able to adhere to EKTCC's wishes on items controlled by third parties.



John Scott Wintrup, B.A. (Hons), M.Sc.Pl., MCIP, RPP, AICP, CNU-A, LEED® Green Associate™

Winnipeg | City Clerk's Department
Bureau du Greffier

REGISTERED MAIL RN 688 172 698 CA

December 19, 2025

File DAZ 216/2024

J. Wintrup Consulting Ltd.

Attention: John Wintrup

Appeal – Plan Approval – 815 Pandora Avenue West

This will acknowledge receipt of your communication dated December 11, 2025, appealing the Decision dated November 25, 2025, issued by the East Kildonan-Transcona Community Committee, regarding a Plan Approval for 815 Pandora Avenue West.

Please be advised that the appeal will be heard by the Standing Policy Committee on Property and Development at its meeting on Tuesday, January 13, 2026, at 9:30 a.m. in the Council Building, 510 Main Street. The purpose of the appeal hearing is to allow interested persons to make submissions, ask questions or register objections with respect to this matter.

If you wish to speak on this matter at the meeting, please fill out the public representation form available at winnipeg.ca/publichearings and submit it prior to noon (12:00 p.m.), Monday, January 12, 2026 to make the necessary arrangements to register.

Information or documents concerning this matter are available for inspection in the City Clerk's Department, 510 Main Street, or can be accessed four business days prior to the meeting via the Decision Making Information System at winnipeg.ca/CLKDMIS. A description of the procedure to be followed at the hearing can be accessed at winnipeg.ca/publichearings.

Leah Cowan
Senior Committee Clerk

c H. Borys, Director of Planning, Property and Development
J. Veitch, Manager of Urban Planning and Design, Planning, Property and Development Department

Winnipeg | **City Clerk's Department**
Bureau du Greffier

R. Hayer, Chief Zoning Officer, Planning, Property and Development Department
C. Ho, Planner, Planning, Property and Development Department
Councillor Browaty, North Kildonan Ward
Councillor Durand-Wood, Elmwood-East Kildonan Ward
Councillor Wyatt, Transcona Ward

ADMINISTRATIVE REPORT

Title: Plan Approval 25-248658 – 815 Pandora Avenue West

Issue: For consideration of a Plan Approval for an 18-unit multi-family dwelling

Critical Path: East Kildonan - Transcona Community Committee as per DAZ 216/2024

AUTHORIZATION

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

RECOMMENDATIONS

The Urban Planning and Design Division recommends ***approval*** of the submitted plans.

REASONS FOR REPORT

Per the Zoning Agreement for DAZ 216/2024:

i. the Owner must submit plans showing the location and design of any and all proposed:

a. buildings

b. accessory parking areas

c. private approaches

d. garbage enclosures

e. fencing

f. landscaping

g. free-standing signage

on the Owner's Land ("Works") to the City for approval by the Director of Planning, Property and Development ("Director") and the 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.

The applicant has submitted:

- Letter of Intent
- Site Plan with dimensions
- Coloured Elevations with dimensions
- Landscaping Plan

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Urban Planning and Design Division are concurred in, the proposal ***can*** proceed.

HISTORY

DAZ 216/2024

- A Rezoning application (DAZ 216/2024) to rezone the site from “C3” to “RMF-L” was passed by Council in October 2025, subject to a zoning agreement which stipulated Plan Approval as a condition.

DAV 24-234233D

- The Rezoning application (DAZ 216/2024) had an associated Variance application. The East Kildonan-Transcona Community Committee approved the following Variances:

    - 1. For the construction of a multi-family dwelling to permit:
        a. a lot area of 9,317 square feet (865.58 square meters)
        b. a front yard of 10 feet (3.05 metres)
        c. a west side yard of 7.5 feet (2.29 metres)
        d. a west side yard balcony projection of 5 feet (1.52 metres)
        e. an east side yard of 7.5 feet (2.29 metres)
        f. an east side yard balcony projection of 5 feet (1.52 metres)
        g. a rear yard of 6 feet (1.83 metres)
        h. 18 parking spaces
    - 2. For the establishment of an accessory parking area to permit:
        a. A. no guest parking spaces.

- The following relevant condition of approval was approved on the Variance application:

    - 2. That prior to the issuance of any development permits, a parking management plan providing two (2) guest parking stalls shall be submitted to and approved by the Director of Planning, Property and Development, and thereafter be maintained to the satisfaction of the Director of Planning, Property, and Development.

FILE/APPLICANT DETAILS

FILE:	**ZR-PA 25-248658**
COMMUNITY:	Transcona
NEIGHBOURHOOD #:	4.433 - (REGENT)
SUBJECT:	Plans for proposed new multi-family dwelling
LOCATION:	815 Pandora Avenue W
LEGAL DESCRIPTION:	SLY 121F OF E 77F LOT 1 PLAN 6776 92A/94A K OTM
APPLICANT:	J Wintrup Consulting Ltd. (John Wintrup)
OWNER:	10044187 MANITOBA INC.

DISCUSSION

SITE DESCRIPTION

- The subject property is located on the north side of Pandora Avenue West in the Regent neighbourhood of the Transcona ward.
- The site is 9,317 square feet (865.6 square meters) in area and is currently occupied by a one-and one-half storey building constructed in 1926 used as a single-family residence.
- There is a detached garage located at the rear of the property.
- The property has access from a front approach off Pandora Avenue West.
- The subject property is located within an “Established Neighbourhood – Recent Community” under the *Complete Communities Direction Strategy 2.0*.
- The property is zoned “RMF-L” Residential Multi-Family (Large) district.

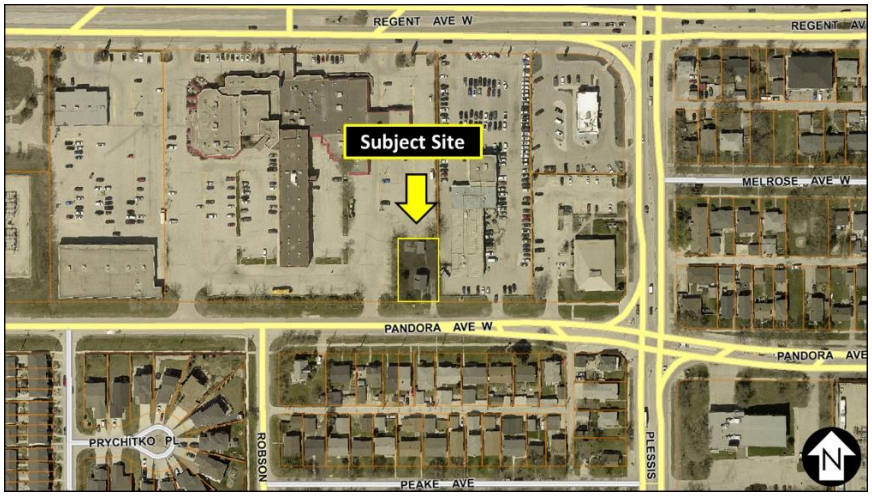


Figure 1: Air photo of subject site and surrounding context (*Flown, 2024)*

SURROUNDING LAND USE AND ZONING (se Figure 2)

North: Commercial uses zoned “C3” Commercial Corridor district.

South: Pandora Ave W, then residential uses zoned “R1-M” Residential Single-Family (Medium) district.

East: Commercial uses zoned “C3” Commercial Corridor district.

West: Commercial uses zoned “C3” Commercial Corridor district.

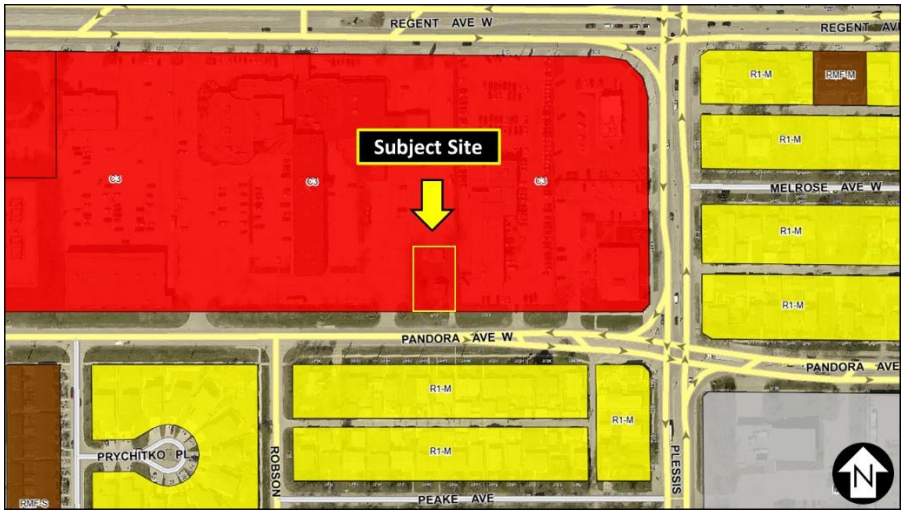


Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing to demolish the existing single-family dwelling and detached garage to construct a new 18-unit multi-family dwelling.
- The proposed building is four (4) storeys in height with enclosed parking on the first floor and residential units above.
- The building dimensions are approximately 62 feet (18.9 metres) wide by 105 feet (32.0 metres) deep by 54 feet (16.5 metres) high.
- Vehicle access to the enclosed at-grade parking is via a proposed new front approach off Pandora Avenue West.
- Of the eighteen (18) parking stalls, two (2) are accessible. There is indoor secure parking for bicycles on the second floor and an outdoor bicycle rack.
- The landscaping plan shows street edge and foundation plantings totaling five (5) trees and eighteen (18) shrubs.
- There are balconies on the east and west facing elevations of the building.
- The façade of the building features fibre cement lap siding, fibre cement shakes, and cultured stone as the primary cladding materials.
- Garbage and recycling are located internal to the building.

- The property will be enclosed on three (3) sides by a wooden fence.
- A Rezoning application was approved **(see Report DAZ 216/2024)**
- A Variance application was approved for lot area, building setbacks, balcony projections, parking, and guest parking requirements of the *Winnipeg Zoning By-law* (**see Report for DAV 24-234233D**)

ANALYSIS AND ISSUES

COLLABORATIVE PLANNING AND CONSULTATION

With the Urban Planning and Design Division

- The applicant engaged the Urban Planning and Design Division for preliminary discussions prior to submitting a formal plan approval application.

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

- *The Complete Communities Direction Strategy 2.0* (CCDS 2.0) is a citywide secondary plan that guides growth, development, and land use in the city of Winnipeg.
- The subject property is located in an Established Neighbourhood designated as a "Recent Community" as outlined in *Complete Communities Direction Strategy 2.0.*
- **Goal 2** states "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.
- General policies for Established Neighbourhoods that relate to the subject proposal are as follows:

  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 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.

2.13 Where appropriate, taller buildings should use step backs and roof design to mitigate negative impacts on adjacent properties and provide a more comfortable pedestrian environment.

2.14 Avoid buildings that create long blank walls facing public streets.

2.15 Encourage the use of architectural features to articulate building walls in order to mitigate the impact of new building mass.

2.19 Where motor vehicle parking must be accessed from a front street, it should be effectively screened or incorporated into the building in a manner that positively contributes to the attractiveness of the streetscape.

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 2 Policy Alignment:

- The development is to a high standard of urban design.
- The proposed 18-unit multi-family dwelling meets the policies mentioned above. Namely, the building is oriented to the street, uses a variety of building materials, adds to the architectural interest of the area, includes features such as balconies that increase activity along the street edge, stores vehicles internal to the building with a main entrance facing the public street, parking is attractively screened/incorporated into the building, site design reinforces a pedestrian-oriented urban development pattern, and takes cues from the character of Pandora Avenue West.

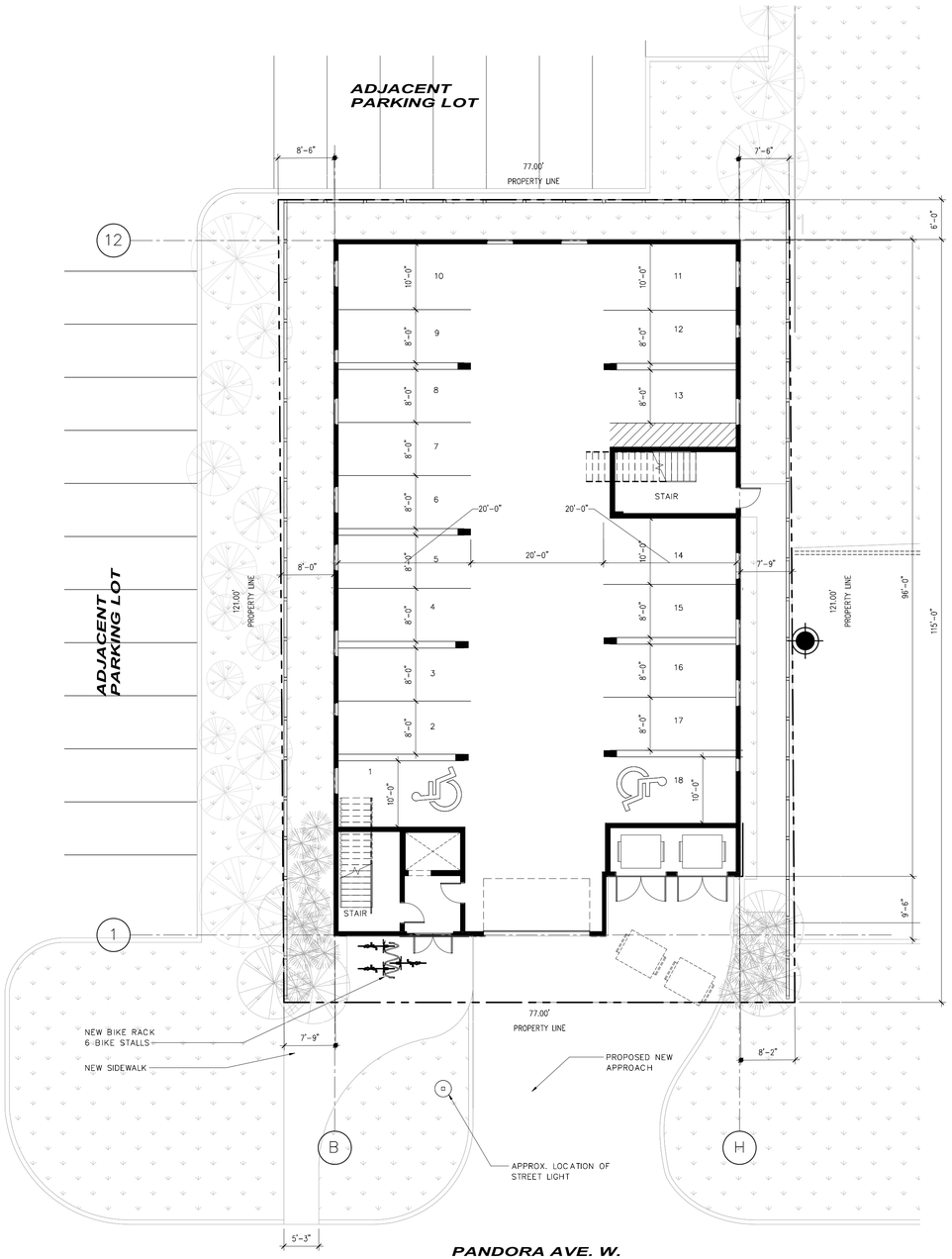
REASONS FOR THE RECOMMENDATIONS

The Urban Planning and Design Division recommends ***approval*** of the submitted plans for the following reasons:

- The plans are consistent with policies in *CCDS 2.0.*

SUBMITTED BY

Department:	Planning, Property and Development
Division:	Urban Planning and Design
Prepared by:	Choi Ho, RPP, MCIP
Date:	November 10, 2025
File No:	ZR-PA 25-248658



N

SITE PLAN
3/32" = 1'-0"

KEYNOTES - SITE PLAN:

SITE STATISTICS:

PROPERTY DESCRIPTION:

LEGAL DESCRIPTION

THE SLY 121 FEET PERP OF THE ELY 77 FEET PERP OF PARCEL 1 PLAN 6776 WLTO IN OTM LOTS 92A, 93A AND 94A PARISH OF KILDONAN

BUILDING DESCRIPTION

4 STOREYS
ENCLOSED PARKING ON L-01
L-02 TO L-04 SUITES
18 DWELLING UNITS
COMBUSTIBLE CONSTRUCTION

URBAN INFILL: NO
AIRPORT VICINITY: NO

ZONING SUMMARY

CURRENT ZONING DISTRICT: C3
PROPOSED ZONING DISTRICT: RMF-L

	REQ'D	PROV'D
LOT AREA	20,000 S.F.	9,317 S.F.
DWELLING COUNT	23	18
LOT AREA/DU	400	517.61
SETBACKS		
FRONT:	25'	10'
REAR:	25'	6'
SIDE:	18'	7'-6"
FRONT EAST CORNER:		8'-2"
FRONT WEST CORNER:		7'-9"
REAR EAST CORNER:		7'-6"
REAR WEST CORNER:		8'-6"
BUILDING HEIGHT:	150'	54'-2"
PRKG :	36	18
STALLS/DU	1.5:1	1:1
ACCESSIBLE:	1	2
VAN ACCESSIBLE:	0	0
BICYCLE:	2	16

SUITE SUMMARY

SUITE TYPE	SUITE AREA	# OF BATHROOMS	# OF BEDROOMS	Count
SUITE A	861 S.F.	1	2	3
SUITE B	472 S.F.	1	1	3
SUITE C	671 S.F.	1	2	3
SUITE D	868 S.F.	2	3	6
SUITE E	623 S.F.	1	1	1
SUITE F	813 S.F.	1	2	2
TOTAL				18

SCHEDULE "A" page one of three

To Zoning Agreement: DAZ: 216/2024

By-Law No.: 50/2025

Winnipeg

Zoning Officer	Sarbjit Singh	11/07/2025
District Planner		
Community Clerk		
Approved for the Director of Planning, Property and Development		

No:	Revision:	Date:	By:
2	ISSUED FOR PLAN APPROVAL REV.	25-08-14	EH
1	ISSUED FOR PLAN APPROVAL	25-05-29	EH

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

Consultants:

AFFINITY ARCHITECTURE Inc.
Unit 201 - 227 Stafford Street • Winnipeg • Manitoba • R3M 2J1
Phone 204-982-6940 • Fax 204-453-4556 • info@affinityarch.com

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

ALIA HOMES

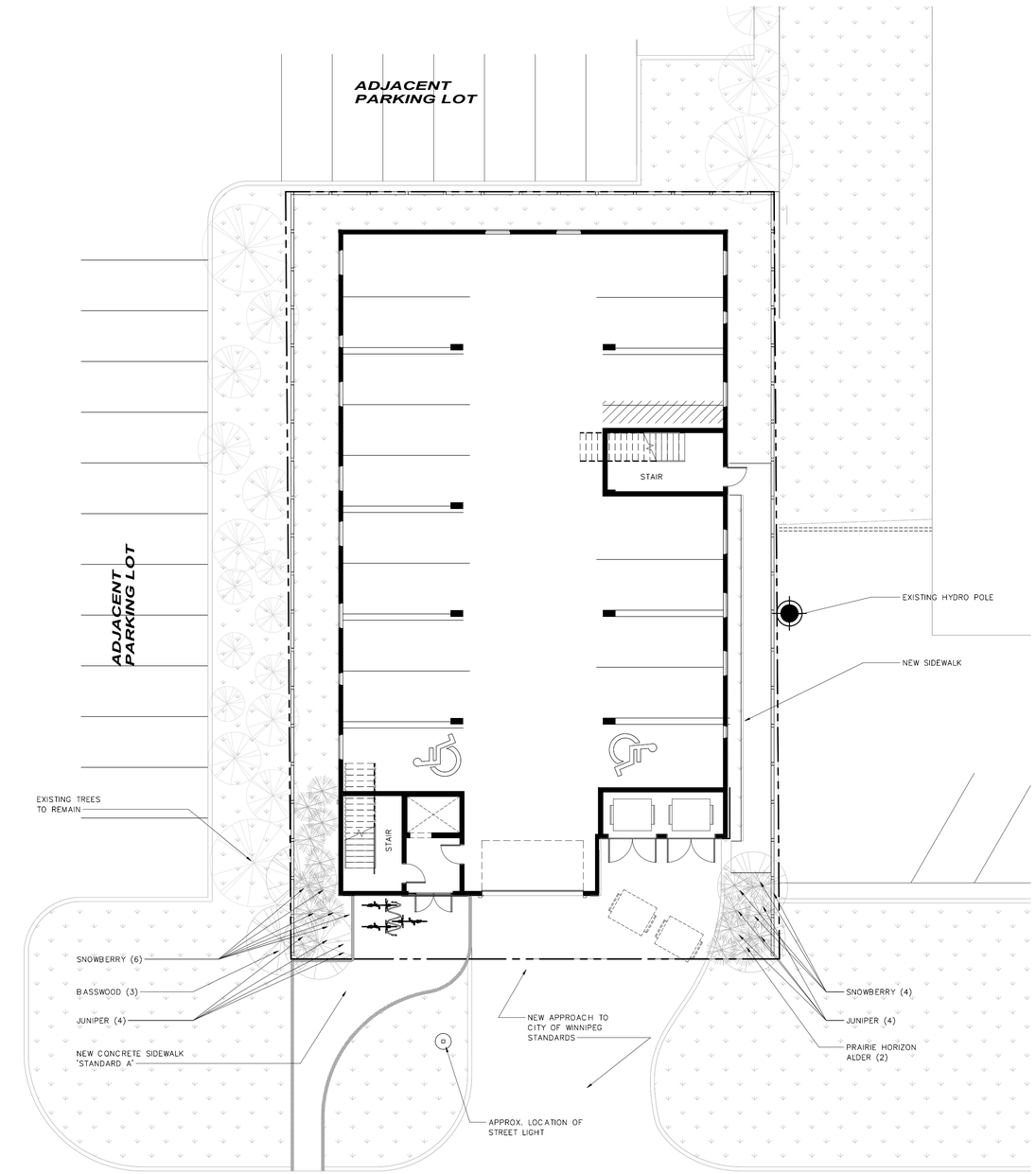
815 PANDORA AVE. W.
WINNIPEG, MB

SITE PLAN

Drawn by: DD/SW Checked by: EH

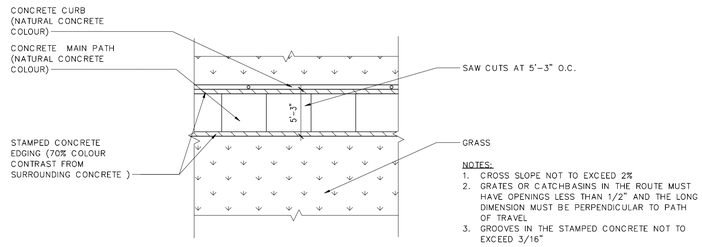
A1.2

Project No.: 24017 Date: MAY 2025



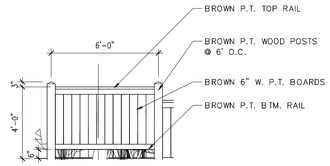
N

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

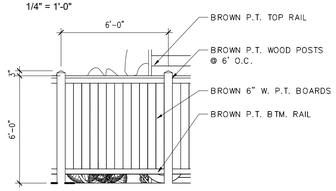


NOTES:
1. CROSS SLOPE NOT TO EXCEED 2%
2. GRATES OR CATCHBASINS IN THE ROUTE MUST HAVE OPENINGS LESS THAN 1/2" AND THE LONG DIMENSION MUST BE PERPENDICULAR TO PATH OF TRAVEL
3. GROOVES IN THE STAMPED CONCRETE NOT TO EXCEED 3/16"

TYPICAL CONTINUOUS SIDEWALK DETAIL
1/8" = 1'-0"



4' FENCE DETAIL
1/4" = 1'-0"



6' FENCE DETAIL
1/4" = 1'-0"

SCHEDULE "A" page two of three

To Zoning Agreement: DAZ: 216/2024

By-Law No.: 50/2025

Zoning Officer	Sarbjit Singh	11/07/2025
District Planner		
Community Clerk		
Approved for the Director of Planning, Property and Development		

LANDSCAPE REQUIREMENTS

PANDORA AVE. W.	REQ'D	PROV'D
TREES:	2	2
SHRUBS:	11	11
FOUNDATION LANDSCAPE		
PANDORA AVE. W.:		
TREES	3	3
SHRUBS	6	7
TREES		
BASSWOOD	65 MM Ø	
PRAIRIE HORIZON ALDER	50 MM Ø	
SHRUBS		
JUNIPER	2 GALLON	
SNOWBERRY	2 GALLON	
TREE SPECIES COUNT		
BASSWOOD		3
PRAIRIE HORIZON ALDER		2
SHRUB SPECIES COUNT		
JUNIPER		8
SNOWBERRY		10

No:	Revision:	Date:	By:
2	ISSUED FOR PLAN APPROVAL REV.	25-08-14	EH
1	ISSUED FOR PLAN APPROVAL	25-05-29	EH

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ALIA HOMES

815 PANDORA AVE. W.
WINNIPEG, MB

LANDSCAPE PLAN

Drawn by: DD/SW Checked by: EH

A1.5

Project No.: 24017 Date: MAY 2025

SCHEDULE "A" page three of three

To Zoning Agreement: DAZ: 216/2024

By-Law No.: 50/2025

Zoning Officer	Sarbjit Singh	11/07/2025
District Planner		
Community Clerk		
Approved for the Director of Planning, Property and Development		

EXTERIOR FINISH LEGEND:

SIDING

CS-1	CULTURED STONE COLOUR TBD
FCS-1	FIBER CEMENT LAP SIDING GREY
FCS-2	FIBER CEMENT SHAKE SIDING RED
FCS-3	FIBER CEMENT LAP SIDING RED
FCT-1	FIBER CEMENT TRIM WHITE
PFM-1	PREFINISHED METAL WHITE
PFM-2	PREFINISHED METAL GREY

ROOFING

AS-1	ASPHALT SHINGLES GREY

BALCONY GUARDRAIL

AR-1	ALUMINUM RAIL WHITE



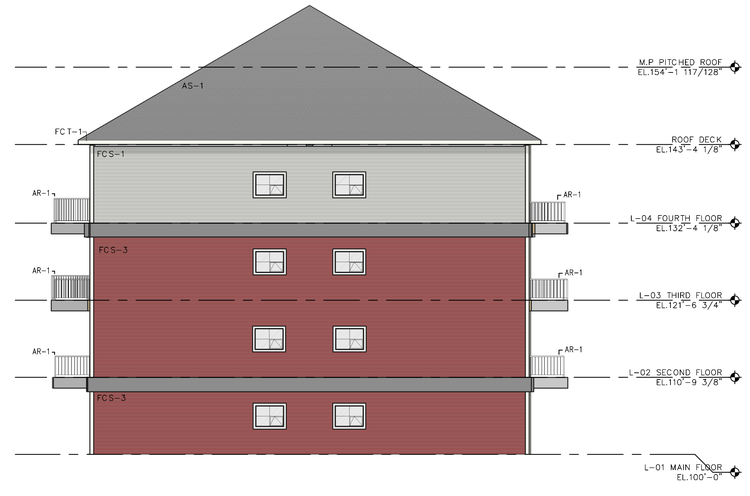
EAST ELEVATION
1" = 10'-0"



SOUTH ELEVATION
1" = 10'-0"



WEST ELEVATION
1" = 10'-0"



NORTH ELEVATION
1" = 10'-0"

No:	Revision:	Date:	By:
2	ISSUED FOR PLAN APPROVAL REV.	25-08-14	EH
1	ISSUED FOR PLAN APPROVAL	25-05-29	EH

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ALIA HOMES

815 PANDORA AVE. W.
WINNIPEG, MB

EXTERIOR BUILDING ELEVATIONS

Drawn by: DD/SW Checked by: EH

A4.1

Project No.: 24017 Date: MAY 2025

CITY CLERKS WPG '26 JAN 05 09:56

Template updated on: July 23, 2024

Address: 815 Pandora Ave W
Project: Dwelling, Multi-family

Contact: John Wintrup 301-139 Roslyn Rd. Winnipeg MB R3L 0G7

PROPOSED APPLICATION(S) + COMMENTS

PROPERTY INFORMATION	
Current Zoning District	C3
Proposed Zoning District	RMF-L
Development Application History	DAZ: 216/2024

APPROVALS	
Our Winnipeg designation	Recent Community-REGENT
Subdivision Agreement	DAZ 216/2024 (Bylaw 50/2025)
Zoning Agreement	
Design review	25-248658 ZR
Variance	*DAV: 25-234233/C

INFORMATION	
Zoning Adjacent Lot	North, East and West: C3 South: R1-M
Previous Use	Single-family dwelling
Proposed Principal Use	Multi-family dwelling
Accessory Use(s)	

DIMENSIONAL STANDARDS (Zoning District: RMF-L)			
	Required/Permitted		**Required/Permitted**
Type of Lot	Interior	Proposed Floor Area	
Lot Width / Lot Area	NA/ 20,000 sq.ft. (9317 sq.ft. provided)	Existing Floor Area	NA
Front Yard	25 feet (Min) (9.5 feet provided)	Total Floor Area	
Alignment (24-193601 ZR)		Building Height (Per Zoning agreement)	60 feet (Max) (54 feet proposed)
East Side Yard	*7.6 feet	Lot area per Dwelling Unit (18 units)	400 sq.ft.
West Side Yard		Floor Area Ratio	NA
Rear Yard	25 feet (6 feet provided)	Lot Coverage	NA
Separation Space	25 feet (Note a. Table 5-4)	Number of Storeys	4 Storey
Permitted Projections	**Walks, Steps, Bike Racks, Wheelchair Ramps & Public Utility Transformers + Pedestals –** Permitted in all required yards. **Driveways –** Permitted in all required yards. Ramps at or below grade are permitted in all required yards. For ramps located above grade, the walls of an underground parkade structure and ramp can project within the required front yard up to a maximum height of 4 feet as long as the front and side yards adjacent to those walls are landscaped slopes to the tops of those walls and the roof of that underground parking structure is fully landscaped. **Brick Facing –** Maximum depth of 5 inches **Exterior wall finish (excluding brick facing) –** Maximum depth of 3 inches. **Balconies (under Fire-Protection) / Unenclosed Fire Escape –** Maximum depth of 4 feet into required front/side/rear yard to a maximum area of 48 square feet. **Open/ Unenclosed Balconies (other) –** permitted maximum depth of 4 inches per foot of yard but not exceeding 5 feet (if allowable) in all required yards. **Roofs Over Exterior Entrances (may not be enclosed except by a railing) –** Maximum depth of 5 feet into required front and rear yards with a maximum width amounting to 50% of the façade for the principal building. Within required side yards, cannot be closer than 4 inches per foot of side yard and no closer than 2 feet to side lot line. **Incidental Building Architectural Features including Eaves –** Maximum depth of 5 feet permitted in the required front and rear yards. Maximum depth of 2 feet permitted in the required side yards of 4 feet or greater. Side and rear yards less than 4 feet deep are permitted 4 inches of eave per foot of yard. **Garbage Enclosures –** Permitted in required rear only up to a maximum height of 13 feet. **Open Landings (may not be enclosed except by a railing) –** Maximum height of 4 feet and maximum area of 36 square feet. Maximum depth of 5 feet into required front yard unless maximum height is 1 foot or less. Cannot be closer than 2 feet to side lot line if height exceeds 2 feet.		

PARKING AND LOADING			
Parking Category	3		
Adjustments to Parking Requirements	*NA*		
Proposed Parking Spaces	18 spaces Maximum XX% of parking spaces can be for small cars and stalls can be reduced to 16 feet in length *(remove if not applicable)*		
Parking Spaces Required	27 spaces		
Unassigned Guest Parking Spaces Required *Note: This calculation is done on the parking spaces AFTER the adjustments of section 171 (1) to (3).* *AND the guest parking spaces are allowed within the required parking count, NOT the additional spaces*	Minimum 10% of required parking spaces (i.e. 3 spaces)		
Accessible Parking Spaces Required *Note: Reductions under UIA, Combination of Uses and PMP do not apply, use original*	Total # required: 2 spaces including 1 standard accessible + 1 van accessible	Standard Accessible: provided 2 spaces	Van Accessible: provided 1 spaces

parking # to figure out accessible parking (or total stall count being varied, if applicable)			
Bicycle Parking Spaces Required *Note: Reductions under UIA, Combination of Uses and PMP do not apply, use original parking # to figure out bike parking*	3 spaces (6 provided)		
Vehicle Queuing Spaces Required	*NA*		
PARKING LAYOUT			
Minimum Dimensions of Parking Stalls • The width of the parking space should be clear of any obstructions, i.e. if the required width is 8 ft, the stall must be 8 ft clear between painted lines and/or columns • Where the sill of a window to a habitable room is located 5 ft or less from grade, no parking space may be permitted within 10 ft of the window • accessory off-street parking spaces associated with a dwelling, multiple family, may be accessed directly from an adjacent lane provided that the lane is surfaced in accordance with subsection (4) and that the parking spaces have a minimum length of 23 feet (just a reminder - remove if not applicable)	**Standard:** 8 feet wide by 20 feet long; or 10 feet wide by 18 feet long, or any combination in between where the sum of the width and length equals 28 feet; min. width 10 feet if long dimension adjacent to fence or wall; min. 7 feet high	**Accessible:** min. 10 feet wide for standard accessible space; min. 8 feet wide for van accessible parking space + min. 8 feet wide adjacent loading and maneuvering area; min. 7 feet high	**Parallel:** min. 8 feet wide by 23 feet long; min. 7 feet high
Parking Stall Access	Accessory off-street parking area must be provided with a driveway that is min. 8 feet wide for one-way traffic, or min. 16 feet wide for two-way traffic		
Aisle Width	20 feet		
Wheel Stops	Required when perpendicular and adjacent to a fence or landscaped yard/berm		
Surfacing	Asphalt		
LOADING			
Proposed Loading Spaces	NA		
Loading Spaces Required			
Size of Loading Space(s)			
Minimum Vertical Clearance	14 feet		
Surfacing	Asphalt / concrete / paving stones		

Notes: 161.(3) Where Table 5-9 requires the applicant to provide more than 250 off-street automobile parking spaces, the owner must not provide surface accessory off-street parking spaces in an amount exceeding 125 percent of the minimum number required. This provision does not apply to parking class 24 (shopping centres), and does not apply to structured parking for any use. This provision shall apply at the time of development or redevelopment of the property; if the tenancy or use of the property is later changed to a use with lower parking requirements, the fact that surface parking exceeds 125 percent of the minimum parking requirements of the new use will not create a non-conformity.

LIGHTING		
Parking Area	Location of light fixtures must provide a relatively uniform level of lighting and avoid extreme contrasts between levels of lighting, except as necessary to prevent glare onto adjacent properties.	
Direction	**Wall-mounted lights** – must have fully shielded luminaries to direct all light downward **Direction of lighting:** a. No owner may install or maintain a light source that is directed outward toward property boundaries or adjacent rights-of-way. b. Lighting of non-residential properties must be directed downward except for low-voltage architectural, landscape and decorative lighting, subject to (c) c. Architectural, landscape, and decorative lighting may be directed upward to illuminate flags, statues, or any other objects but must use a narrowly directed light whose light source is not visible from adjacent residential properties or public streets. **Shielding** – all light sources must be shielded to prevent glare and spillover. **Walkways** – must install all required lighting to maintain a minimum clear distance of 7 ft above all pedestrian walkways, and such lighting must be installed so as not to cause a hazard to those using pedestrian walkways. **Canopy Lighting –** must use recessed luminaire fixtures and be designed and located to prevent glare onto adjacent properties. Cannot extend downward further than the lowest edge of the canopy ceiling. Highly reflective material must not be installed on the underside of the canopy. Where indirect lighting is used instead of recessed lighting, light fixtures must be shielded so that direct light is focused exclusively on the underside of the canopy and not visible from any residential use adjacent to or across a street, public lane or public right-of-way **Service Areas** – must be designed and located so that light source cannot be seen from adjacent streets or areas with residential uses. Wall mounted light fixtures must use cutoff devices to contain direct lighting to the service area and must have a concealed light source.	
Height	Within any residential zoning district	Max. 20 ft permitted
	Within any commercial or manufacturing zoning district	Max. 25 ft permitted within 50 ft of residential uses and 35 ft in all other areas

LANDSCAPING & BUFFERING	
Street Edge Landscaping	190. (2) All required or voluntary yards must contain a minimum of one deciduous or coniferous tree for each 30 feet of linear street frontage, plus 3 shrubs for each 20 feet of linear street frontage. **REQUIRED *(along Pandora Avenue – 77 feet)*: 3 trees and 4 shrubs** **PROPOSED: 2 trees and 5 shrubs**

Template updated on: July 23, 2024

Building Foundation Landscaping	190. (5) Outside of the Urban Infill Areas, as shown on Map 1 in Schedule C, building foundation landscaping is required for all principal buildings. At least 1 shrub must be planted per each 10 lineal feet of each façade facing a public right-of-way or containing a principal building entrance. Foundation plantings may be clustered to provide interest. Foundation planting is not required along any portion of the sides or rears of buildings. **REQUIRED *(along the façade facing Pandora Avenue – 61 feet)*: 6 shrubs** **PROPOSED: 6 shrubs**
Parking Lot Interior Landscaping	190. (6) The following landscaping of areas internal to parking lots is required for all parking areas within the Urban Infill Areas,(~~as shown on Map 1 in Schedule C~~ Confirmed with karin) that contain more than 50 automobile parking spaces and all parking areas outside the Urban Infill Areas having more than 20 automobile parking spaces: (a) in addition to landscaping installed to meet any other requirements of this section, 5 percent of the gross parking lot area must be landscaped; (b) one tree must be provided for each 300 square feet of parking lot interior landscape area within the area required in subsection (6)(a) above; and one shrub must be installed for each 100 square feet of parking lot interior landscape area within the area required in subsection (6)(a) above; (c) internal landscape areas must be dispersed on the site so as to break up the expanse of pavement; (d) where landscaping is provided within landscape islands, those islands must be a minimum of 5 feet wide; and (e) required trees and shrubs within a required landscaped area may be clustered to create visual interest. **REQUIRED: NA** **PROPOSED:**
Buffering of Residential Uses from Non-Residential Uses	190. (7) A landscaped buffer must be installed along side or rear lot lines to reduce the impacts of traffic movements, light, noise, dust, and odours on adjacent properties in the following two situations: **Buffering of Residential Uses from Non-Residential Impacts** (a) a landscaped buffer must be installed where a side or rear lot line of a lot in a commercial or institutional or manufacturing zoning district abuts a lot in a single, two-family or multi-family residential zoning district. The required buffer must comply with Option 1 or Option 2 below: (i) Option 1: Site edge buffering must have a landscaped area with at least 1 deciduous or coniferous tree for every 35 linear feet of lot line and 3 shrubs per 20 linear feet of lot line where the abutting condition exists. A landscaped berm a minimum of 2½ feet in height with a rise-to-run ratio not exceeding 1:3 may be integrated into this option. The height of planted materials (together with any berm provided) must be at least 6 feet in height at the time of planting. (ii) Option 2: Site edge buffering must include an opaque wall, berm, fence and/or dense vegetative screen with a minimum combined height of 6 feet. If a vegetative screen is proposed, it must be at least 6 feet in height at the time of planting. amended 148/2016 (b) regardless of which option is chosen, required trees and shrubs within a required landscaped area may be clustered to create visual interest. **REQUIRED *(along the North/ East/ West/ South side – XX feet)*:** NA **PROPOSED:**
Buffering of Parking and Loading Areas	**Buffering of Parking and Loading Areas** (8) A landscaped buffer must be installed when a parking or loading area accessory to any use, other than a single- or two-family residential use, is located within 20 feet of a side or rear lot line abutting or adjacent to a residential zoning district. (9) Buffering of a parking or loading area may comply with either Option 1 or Option 2 in clause (7)(a) above, but the required minimum height of any wall, fence, berm, or combination of a wall, fence, or berm must be 4 feet rather than 6 feet. **REQUIRED *(along the North/ East/ West/ South side – XX feet)*:** NA **PROPOSED:**

FENCES (includes fences, hedges, trees, shrubs, arbours, trellises and similar landscape features)		
Maximum Height Permitted	Front Yard	4 feet
	Side Yard	6.5 feet
	Rear Yard	6.5 feet
SCREENING		
Screening of Outside Storage Required		Effectively screened from the view of residential buildings by an opaque fence / masonry wall / chain link fence with plastic slats or bordered by coniferous trees & shrubs at least 6 feet in height; Stored material, inventory, or products within the enclosure must not exceed the height of the enclosure.
Garbage Enclosure Required		All garbage enclosures must be fully enclosed by a wood barrier fence that is at least 6 inches above the top of the garbage container

DESIGN STANDARDS
Pedestrian Connections 206.1 Pedestrian connections built either to Standard "A" or Standard "B" must be provided, in accordance with Table 5-18. **(1) Standard "A"** (a) A universally accessible, direct pedestrian route must be provided from the main entrance of at least one of the principal buildings to a public sidewalk. Where no public sidewalk exists, a suitable alternative route must be provided subject to the approval of the Director. If a transit stop exists in the public right of way adjacent to the subject property, the pedestrian route must provide a direct connection to the transit stop; (b) A universally accessible pedestrian route must be provided that connects the main entrances of all of the principal buildings and the main outdoor entrances of units in these buildings to one another; and.

(c) Pedestrian routes must contrast highly with the ***texture and appearance*** of the surfaces adjacent to the route, and must be built in accordance with the Private Development Requirements for Pedestrian Routes identified in the City of Winnipeg Accessibility Design Standards.

(Walkways must be 1500 mm/ 59 inches wide as per the City of Winnipeg Accessibility Design Standards)

(2) Standard "B"

(a) A universally accessible, direct pedestrian route must be provided from the main entrance of at least one of the principal buildings to a public sidewalk. Where no public sidewalk exists, a suitable alternative route must be provided subject to the approval of the Director. If a transit stop exists in the public right of way adjacent to the subject property, the pedestrian route must provide a direct connection to the transit stop;

(b) A universally accessible pedestrian route must be provided that connects the main entrances of all of the principal buildings and the main outdoor entrances of units in these buildings to one another; and

(c) Pedestrian routes must contrast highly with the ***appearance*** of the surfaces adjacent to the route, and must be built in accordance with the Private Development Requirements for Pedestrian Routes identified in the City of Winnipeg Accessibility Design Standards.

(Walkways must be 1500 mm/ 59 inches wide as per the City of Winnipeg Accessibility Design Standards)

Multi-Family Residential Development

207. Each principal building or development in which a majority of the gross floor area is occupied by multi-family dwellings use must comply with the standards set out in this section, unless the provisions of section 210, Mixed Use Development, apply:

Rooftop Equipment Screening

(2) Rooftop mechanical equipment and appurtenances must be screened so that they are not visible from adjacent public streets or adjacent properties less than 200 feet away when viewed from 5 feet above grade level. Screening enclosures must be constructed of a material similar in appearance to at least one of the materials used in the facades of the principal building and one of the same colours used in the principal building. All air conditioning compressors must be completely screened. Any rooftop equipment generating noise that can be heard outside the boundaries of the lot must also be buffered or otherwise attenuated to direct unavoidable noise upward.

Pedestrian and Bicycle Access

(3) Each multi-family dwelling development containing more than 50 dwelling units, whether developed in a single or multiple phases, and whether in a single or multiple principal buildings, must comply with the following standards, where applicable:

Paths and Pathways

(a) pedestrian and bicycle paths and pathways must be developed where indicated in the City's adopted path and pathway plan and policies. Paths and pathways must be designed and constructed to adopted City of Winnipeg Public Works Department standards;

Pedestrian Connections

(b) repealed 95/2014

Bicycle Access

(c) bicycle access routes must be provided between public bicycle lanes, paths, or pathways and on-site bicycle parking areas. Sites should be designed to avoid or minimize all conflicting bicycle/motor vehicle and bicycle/pedestrian movements. All bicycle paths and pathways connecting to the city's path and pathway system must comply with adopted City of Winnipeg Public Works Department standards.

Visibility of Common Areas

(d) To promote public safety, primary multi-family dwelling buildings and landscaping must be located and designed so that clear sight lines are provided to and between common open spaces, circulation paths, and access points into the development, where applicable.

OTHER CONDITIONS

- ***NOTE***: Building permit(s), conditional use/variance approval required for proposed development. Applying for a conditional use/variance does not guarantee approval. A conditional use/variance application may be rejected, approved as is, or approved subject to conditions by the decision maker.
- ***NOTE:*** Complete building details unknown at this time – unable to fully determine compliance with design standards.
- ***NOTE:*** This document is intended to review for zoning compliance of the proposed development. Where a provision under the Zoning By-Law conflicts with a provision in the Manitoba Building Code, the most restrictive and highest standard is applicable.

Application Submission Requirements

Date: ***19 September 2025***

Address Information:

Project Address	Street Number: 815	Street Name: Pandora AVE W
Legal Description	***SLY 121 FEET PERP OF ELY 77 FEET PERP OF PARCEL 1 PLAN 6776 WLTO IN OTM LOTS 92A, 93A AND 94A PARISH OF KILDONAN***	

Applicant Information:

Applicant Information	Applicant Name: (print) ***John Wintrup***		
	Mailing Address:	City & Province: ***WPG, MB***	Postal Code:
	Daytime Phone Number:	Email Address:	

Notes about the Checklists of Items:

- Items indicated "may be required" are items that may be requested by the City of Winnipeg as part of the review of the development application. These items may be requested at the time the application is submitted or after the application has been circulated to the other City departments.
- Items indicated "if applicable" are items that will be required if they apply to the context of the proposed development application.
- Please organize your submission to ensure that each individual set contains one copy of each required document. For example, the first set should contain one copy of the status of title, letters and plans, the second set should also contain one copy of the status of title, letters and plans, and so on.

Your personal information is being collected consistent with the requirements and limitations set out under *The Freedom of Information and Protection of Privacy Act (FIPPA)*. This collection of personal information is authorized by section 36(1)(b) of The FIPPA for the administration of *Development Procedures By-law No. 104/2020*. Your information is protected by FIPPA's privacy provisions and will not be used or disclosed for any other purpose, except as authorized by law. Contact the City of Winnipeg's Corporate Access and Privacy Officer by mail (City Clerk's Department, Susan A. Thompson Building, 510 Main Street, Winnipeg MB, R3B 1B9) or by telephone (311) if you have questions about this collection of your personal information.

JOHN SCOTT WINTRUP
PLANNING & DEVELOPMENT

September 19, 2025

Zoning and Permits Branch
Planning, Property & Development Dept.
City of Winnipeg
31-30 Fort Street
Winnipeg MB R3C 4X7

Dear **Zoning Development Officer**:

RE: Letter of Intent – 815 PANDORA AVE W PLAN APPROVAL

John Wintrup is the 'Applicant' in making the development application(s) on the **SUBJECT LANDS** for the **PROPOSED DEVELOPMENT** as outlined below.

1. SUBJECT LANDS

(a) Municipal Address:	815 Pandora AVE W
(b) Location:	N. side Pandora
(c) Roll Numbers:	09007553600
(d) CT:	3309361/1
(e) COW Caveat(s):	N/A
(f) Legal Description:	SLY 121 FEET PERP OF ELY 77 FEET PERP OF PARCEL 1 PLAN 6776 WLTO
(g) Registered Owners:	10044187 MANITOBA INC.
(h) Neighbourhood:	Regent
(i) Electoral Ward:	Transcona
(j) Provincial Regs:	*Outside Airport Regulations // Outside Flood Fringe Reg*
(k) Development Plan:	***OurWinnipeg 2045 By-law No. 120/2020*** [May 26, 2022] ***Complete Communities Direction Strategy By-law No119/2020***
(l) D. Plan Designation:	Recent Community
(m) Zoning By-law:	***Winnipeg Zoning By-law 200/2006*** [March 1, 2008]
(n) Zoning District:	***C3 Commercial Corridor District***
(o) Zoning PDO:	Outside Transcona PDO-1
(p) Land Area:	+/- 9317 sq.ft. [77 ft x 121 ft]

(q) Lot Configuration: Interior

(r) Land Configuration: Rectangular

(s) Fronting Street: +/- 98.99 ROW Pandora P2 Winter Route

(t) Flanking Street: N/A

(u) Back Lane: N/A

(v) Transit: D14, 440, 444 Plessis at Pandora, 4-min east down Pandora

(w) Bikeways: *Multi-purpose Separate,* P1 N. side of Pandora, E.of Plessis

(x) Sewer District: Separate, Regent Square Sewer District

(y) Current Land-Uses: Single-detached, 1926, One &½ Storey, 886 sq.ft. front gravel driveway

(z) Adjacent Lands:

i. West/North, 826 Regent, Canad Inns **C3**

ii. East, 810 Regent, Birchwood Kia **C3**

(aa) Surrounding Lands:

i. South, across Pandora, 824-826 Pandora single-detached **R1**

(bb) Proposed Dev'pmnt:

i. Remove existing single-detached dwelling and structures

ii. Build new, 18 unit dwelling units with 18 parking stalls

2. LOCATION

(1) The subject lands of +/- 9317 sq.ft. [77 ft x 121 ft] is located 420 ft west of Plessis RD and east of Robson ST and east of the Giant Tiger, abutting the Canad Inns on Regent.

3. PROPOSED DEVELOPMENT

(1) Construction of residential dwelling structure:

(a) 18 dwelling units.

(b) 4 Stories – 54 ft in height.

(c) 10 foot front yard setback.

(d) 6 foot rear yard setback.

(e) 7.6 ft side yards

(f) 18 vehicle parking stalls, indoors

a. 16, 20 foot long and 8.0 foot wide parking stalls

b. 2, 10.0 ft wide accessible stalls

(g) 16 bicycle parking stalls [exterior and interior]

(h) Garbage bins fully enclosed and rolled out for pick-up

(i) One door front façade

(j) Open balconies on east and west elevations

(k) Pyramid style roof line

4. NOTES

(1) West and north side property lines abut Canad Inns accessory parking area

(2) Trees on the property removed.

(3) Public sidewalk on northside of Pandora terminates east side of Credit Union driveway approach, 280 feet east of the subject lands.

(4) Front yard alignment is 25 feet established August 15, 2024.

5. BACKGROUND

(1) On June 26, 2025 A by-law to amend the Winnipeg Zoning By-law No. 200/2006 to rezone land located at 815 Pandora Avenue West pursuant to Development Application No. DAZ 216/2024 was given First Reading.

(2) On May 22, 2025, Council approved Development Application No. DAZ 216/2024 by rezoning the subject land to an "RMF-L" Residential Multi-Family (Large) District with the condition of a zoning agreement requiring Plan Approval.

6. ACKNOWLEDGEMENTS

(1) The package of drawings attached are issued for Zoning Approval only.

(2) The purpose of this submission is to confirm items such as zoning by-law dimensional standards and excludes an analysis of materiality at this stage on the building.

(3) We have only provided the renderings of the structure to meet the requirements of a development application for zoning approvals including PLAN Approval

(4) The package of drawings attached are issued for PRELIMINARY REVIEW only, not for construction drawings for building permits.

JOHN SCOTT WINTRUP
PLANNING & DEVELOPMENT

7. APPLICATION MATERIAL

Information provided with this Letter of Intent includes:

(0) Plan Approval Application Form;

(1) Letter of Intent;

(2) Letter of Authorization to John Wintrup;

(3) Current Status of Titles;

(4) By-law 50/2025;

(5) Proposed Plans of Development;

- Colour Building Elevations
- Site Plan

(6) Application Fee.

Please do not hesitate to contact me directly if there is any missing information or materials. We respectfully request this matter be advanced and processed in a timely manner.

John Scott Wintrup, B.A. (Hons), M.Sc.Pl., MCIP, RPP, AICP, CNU-A, LEED® Green Associate™
Encl.

STATUS OF TITLE

Title Number **3309361/1**
Title Status **Accepted**
Client File

Manitoba
Land Titles Registry

1. REGISTERED OWNERS, TENANCY AND LAND DESCRIPTION

10044187 MANITOBA INC.

IS REGISTERED OWNER SUBJECT TO SUCH ENTRIES RECORDED HEREON IN THE FOLLOWING DESCRIBED LAND:

THE SLY 121 FEET PERP OF THE ELY 77 FEET PERP OF PARCEL 1 PLAN 6776 WLTO
IN OTM LOTS 92A, 93A AND 94A PARISH OF KILDONAN

The land in this title is, unless the contrary is expressly declared, deemed to be subject to the reservations and restrictions set out in section 58 of *The Real Property Act*.

2. ACTIVE INSTRUMENTS

No active instruments

3. ADDRESSES FOR SERVICE

10044187 MANITOBA INC.
211-675 PEMBINA HIGHWAY
WINNIPEG, MANITOBA
R3M 2L6

4. TITLE NOTES

No title notes

5. LAND TITLES DISTRICT

Winnipeg

6. DUPLICATE TITLE INFORMATION

Duplicate not produced

7. FROM TITLE NUMBERS

2301646/1 All

8. REAL PROPERTY APPLICATION / CROWN GRANT NUMBERS

No real property application or grant information

9. ORIGINATING INSTRUMENTS

Instrument Type:	**Transfer Of Land**
Registration Number:	**5658634/1**
Registration Date:	2024-07-18
From/By:	4386206 MANITOBA INC.
To:	10044187 MANITOBA INC.
Consideration:	$408,000.00

10. LAND INDEX

Lot 1 Plan 6776
OT LOTS 92,93A,94A KI; SLY 121'P OF ELY 77'P

CERTIFIED TRUE EXTRACT PRODUCED FROM THE LAND TITLES DATA STORAGE SYSTEM OF TITLE NUMBER 3309361/1

Letter of Authorization

Date: July 21st, 2025

To: **The City of Winnipeg**
Planning, Property & Development Department
31-30 Fort Street
Winnipeg, Manitoba, R3C 4X7

Subject Property: ***815 Pandora*** (municipal address)

_____(legal description)

I/We give authorization to: ***John S. Wintrup*** To apply to the City of Winnipeg for all necessary Development Applications & municipal approvals regarding the above subject property.

Company Name as appearing on the Land Title as Land Owner:

(1) 10044187 Manitoba Inc.
Company Name (as on Land Title)

(2) ATUL GARG
Print Name of Company Official

Signature

PRESIDENT
Position in Company, I have authority to bind the Company.



ALIA HOMES
815 PANDORA AVE. W.

ISSUED FOR PLAN APPROVAL REV.

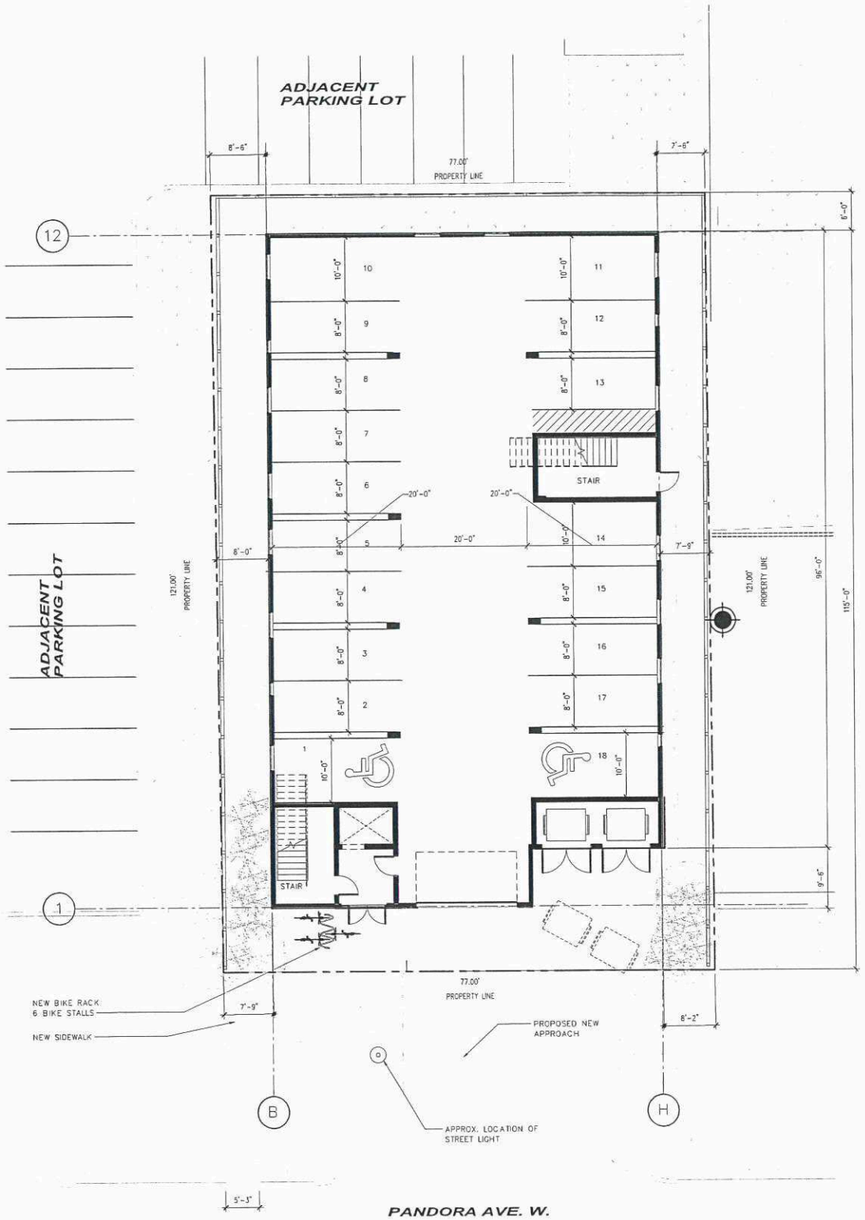
PRELIMINARY ONLY
NOT FOR CONSTRUCTION

AFFINITY ARCHITECTURE Inc.
Unit 201 - 227 Stafford Street • Winnipeg • Manitoba • R3M 2J1
Phone 204-982-6940 • Fax 204-453-4556 • info@affinityarch.com

COMM. NO. 24017

AUGUST 2025

"Exhibit 6" - Appeal - Plan Approval - 815 Pandora Avenue West



N

SITE PLAN
3/32" = 1'-0"

KEYNOTES - SITE PLAN:

☐

SITE STATISTICS:

PROPERTY DESCRIPTION:

LEGAL DESCRIPTION

THE SLY 121 FEET PERP OF THE ELY 77 FEET PERP OF PARCEL 1 PLAN 6776 WLTO IN OTM LOTS 92A, 93A AND 94A PARISH OF KILDONAN

BUILDING DESCRIPTION

4 STOREYS
ENCLOSED PARKING ON L-01
L-02 TO L-04 SUITES
18 DWELLING UNITS
COMBUSTIBLE CONSTRUCTION

URBAN INFILL: NO
AIRPORT VICINITY: NO

ZONING SUMMARY

CURRENT ZONING DISTRICT: C3
PROPOSED ZONING DISTRICT: RMF-L

	REQ'D	PROV'D
LOT AREA	20,000 S.F.	9,317 S.F.
DWELLING COUNT	23	18
LOT AREA/DU	400	517.61
SETBACKS		
FRONT:	25'	10'
REAR:	25'	6'
SIDE:	18'	7'-6"
FRONT EAST CORNER:		8'-2"
FRONT WEST CORNER:		7'-9"
REAR EAST CORNER:		7'-6"
REAR WEST CORNER:		8'-6"
BUILDING HEIGHT:	150'	54'-2"
PRKG :	36	18
STALLS/DU	1.5:1	1:1
ACCESSIBLE:	1	2
VAN ACCESSIBLE:	0	0
BICYCLE:	2	18

SUITE SUMMARY

SUITE TYPE	SUITE AREA	# OF BATHROOMS	# OF BEDROOMS	Count
SUITE A	861 S.F.	1	2	3
SUITE B	472 S.F.	1	1	3
SUITE C	671 S.F.	1	2	3
SUITE D	888 S.F.	2	3	6
SUITE E	623 S.F.	1	1	1
SUITE F	813 S.F.	1	2	2
TOTAL				18

SCHEDULE "A" page one of three

To Zoning Agreement: DAZ: 216/2024

By-Law No.: 50/2025

Winnipeg

Zoning Officer	Sarbjit Singh	11/07/2025
District Planner		
Community Clerk		
Approved for the Director of Planning, Property and Development		

No:	Revision:	Date:	By:
2	ISSUED FOR PLAN APPROVAL REV.	25-08-14	EH
1	ISSUED FOR PLAN APPROVAL	25-05-29	EH

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

Consultants:

AFFINITY ARCHITECTURE Inc.
Unit 201 - 227 Stafford Street • Winnipeg • Manitoba • R3M 2J1
Phone 204-982-6940 • Fax 204-453-4056 • info@affinityarch.com

Drawings and project manual, as instruments of service, are the property of the architect, the copyright in the same being reserved to him. No reproduction may be made without the permission of the architect, and when made must bear his name. All prints to be returned to the architect.
The contractor shall verify dimensions and data noted herein with conditions on the site and is held responsible for reporting any discrepancies to the architect for adjustment, prior to proceeding.

ALIA HOMES

815 PANDORA AVE. W.
WINNIPEG, MB

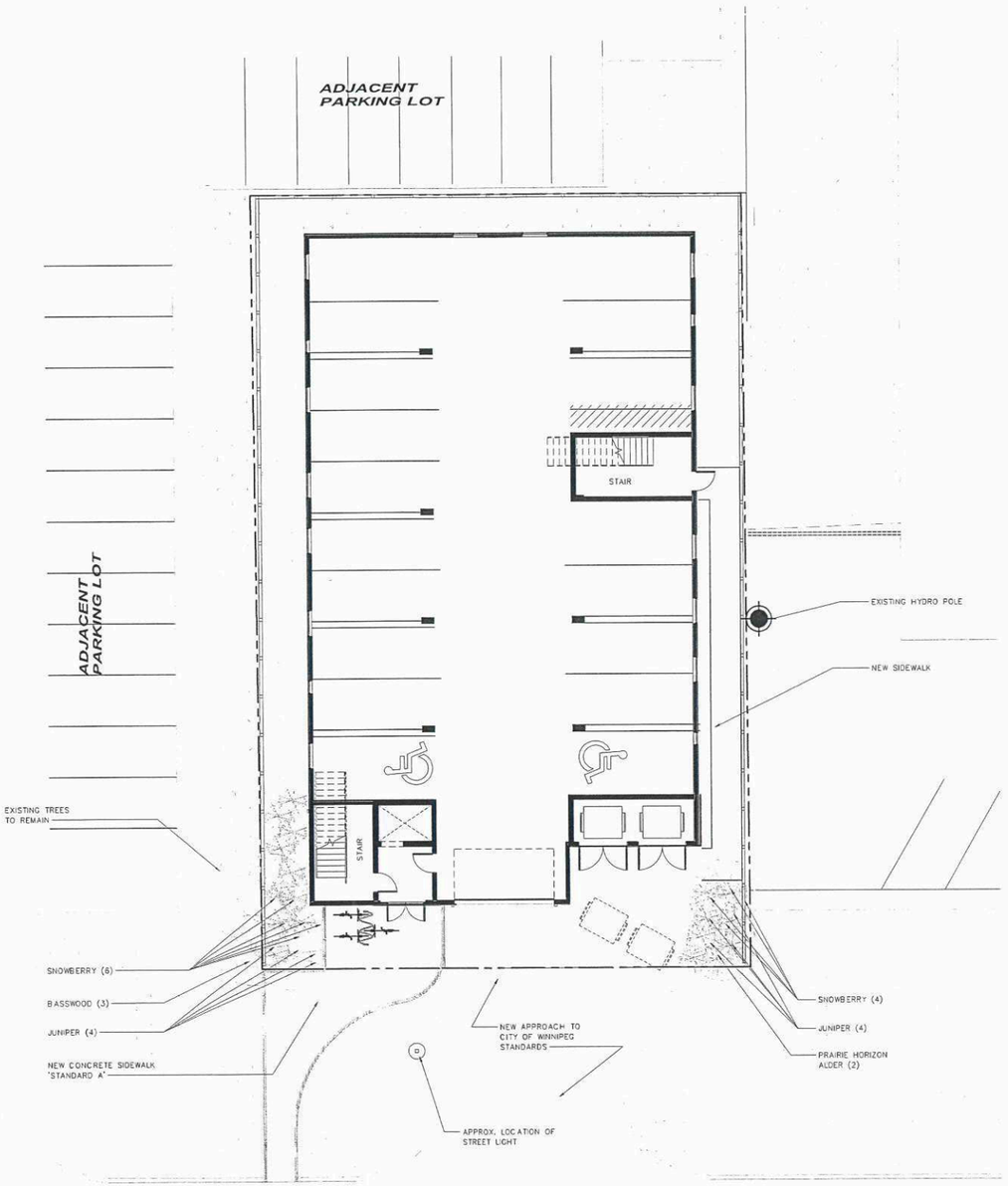
SITE PLAN

Drawn by: DD/SW Checked by: EH

A1.2

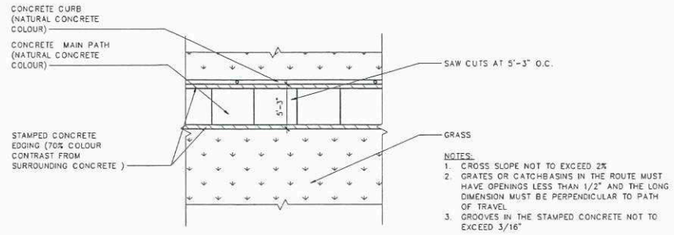
Project No.: 24017 Date: MAY 2025

"Exhibit 6" - Appeal - Plan Approval - 815 Pandora Avenue West

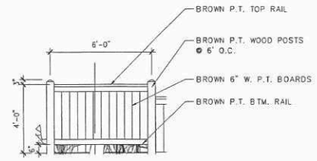


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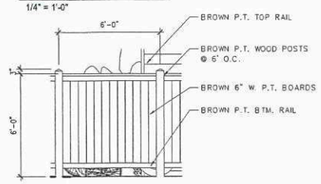
LANDSCAPE PLAN
3/32" = 1'-0"



TYPICAL CONTINUOUS SIDEWALK DETAIL
1/8" = 1'-0"



4' FENCE DETAIL
1/4" = 1'-0"



6' FENCE DETAIL
1/4" = 1'-0"

SCHEDULE "A" page two of three

To Zoning Agreement: DAZ: 216/2024

By-Law No.: 50/2025

Winnipeg

Zoning Officer	Sarbjit Singh	11/07/2025
District Planner		
Community Clerk		
Approved for the Director of Planning, Property and Development		

LANDSCAPE REQUIREMENTS

PANDORA AVE. W.	REQ'D	PROV'D
TREES:	2	2
SHRUBS:	11	11
FOUNDATION LANDSCAPE		
PANDORA AVE. W.:		
TREES	3	3
SHRUBS	6	7
TREES		
BASSWOOD	65 MM Ø	
PRAIRIE HORIZON ALDER	50 MM Ø	
SHRUBS		
JUNIPER	2 GALLON	
SNOWBERRY	2 GALLON	
TREE SPECIES COUNT		
BASSWOOD		3
PRAIRIE HORIZON ALDER		2
SHRUB SPECIES COUNT		
JUNIPER		8
SNOWBERRY		10

No.:	Revision:	Date:	By:
2	ISSUED FOR PLAN APPROVAL REV.	25-08-14	EH
1	ISSUED FOR PLAN APPROVAL	25-05-29	EH

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

Consultants:

AFFINITY ARCHITECTURE Inc.
Unit 201 - 227 Stafford Street • Winnipeg • Manitoba • R3M 2J1
Phone 204-962-6940 • Fax 204-453-4556 • info@affinityarch.com

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ALIA HOMES

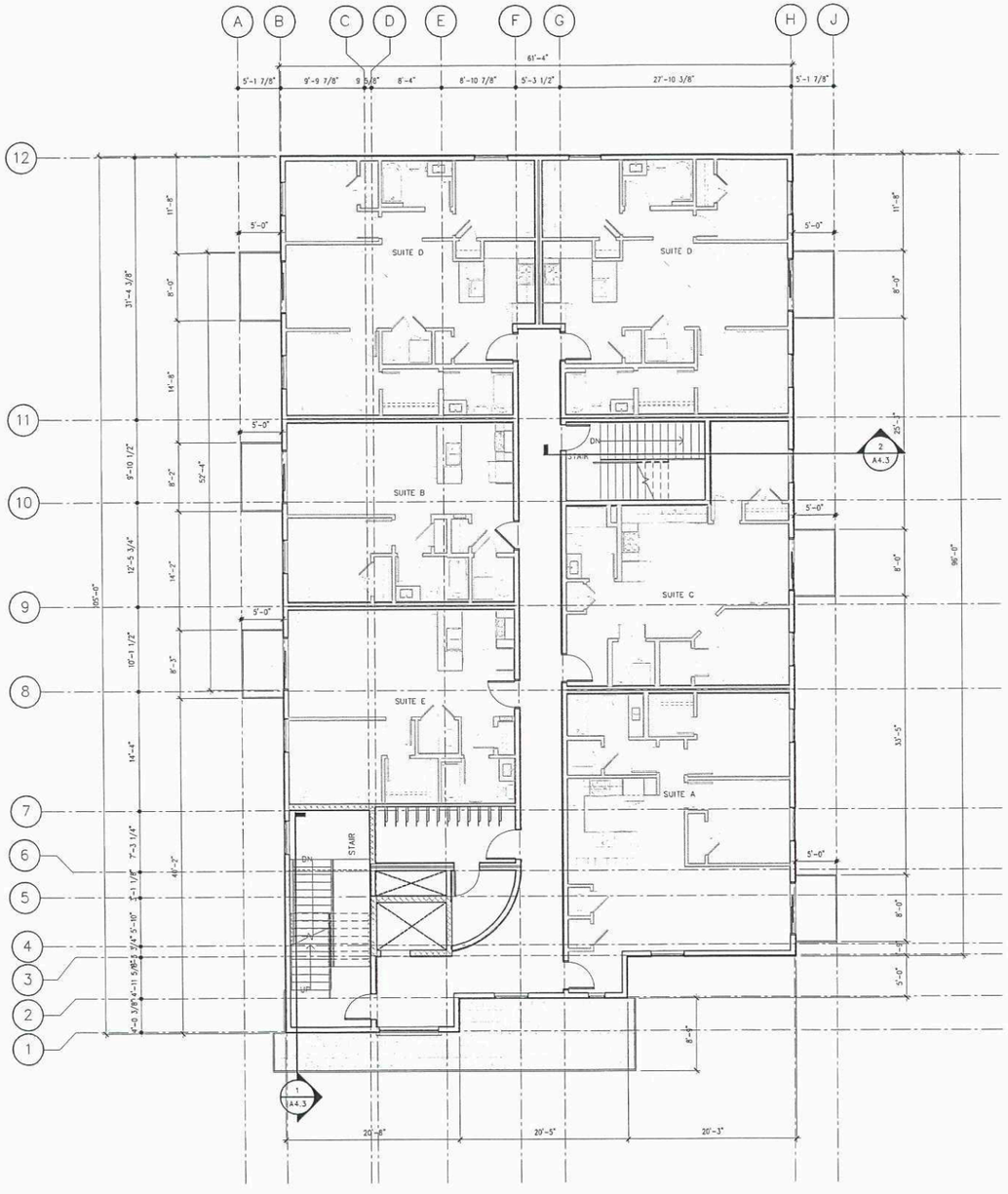
815 PANDORA AVE. W.
WINNIPEG, MB

LANDSCAPE PLAN

Drawn by: DD/SW Checked by: EH

A1.5

Project No.: 24017 Date: MAY 2025



N

L-02 FLOOR PLAN

1/8" = 1'-0"

No:	Revision:	Date:	By:
2	ISSUED FOR PLAN APPROVAL REV.	25-08-14	EH
1	ISSUED FOR PLAN APPROVAL	25-05-29	EH

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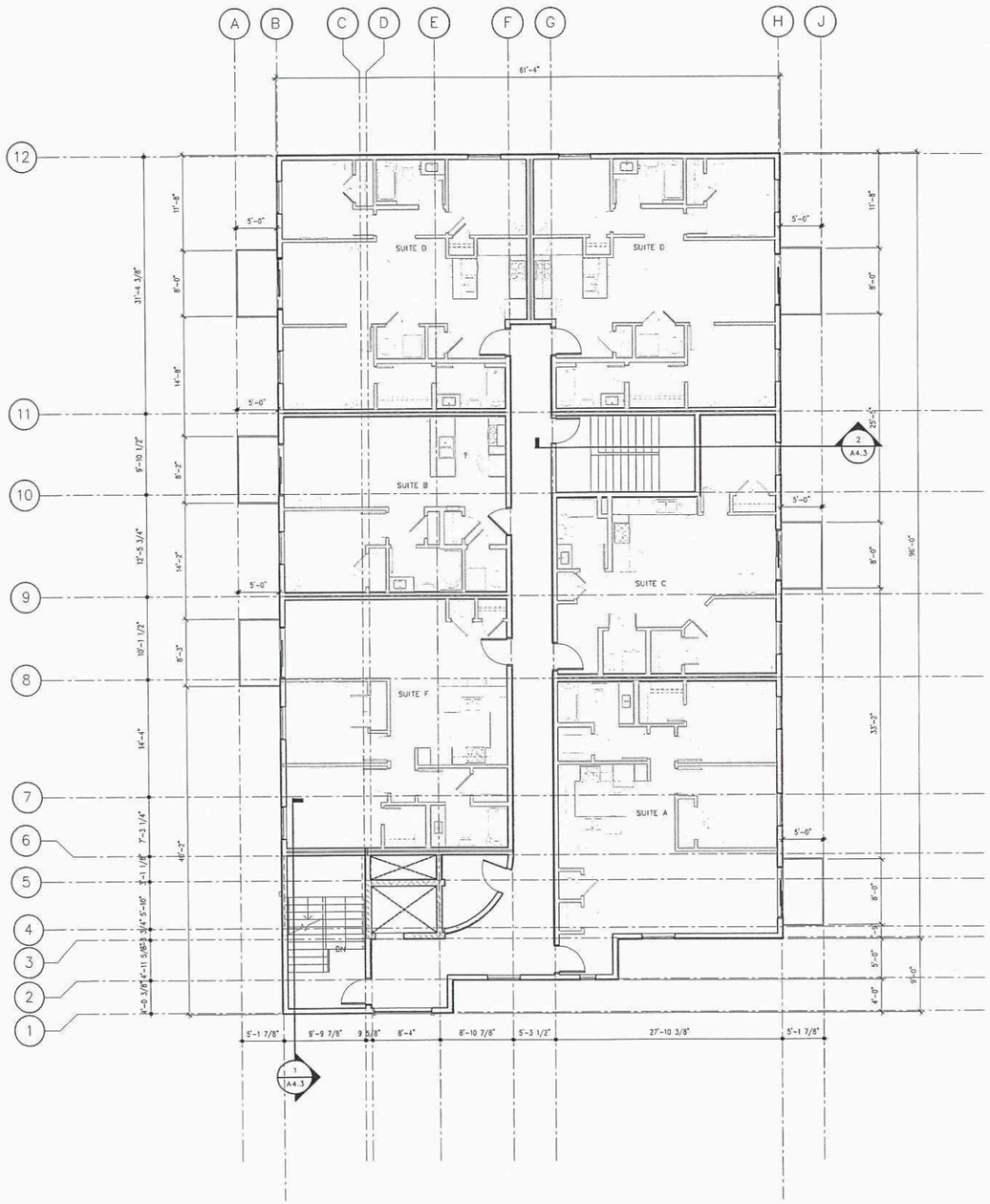
LEVEL-02 FLOOR PLAN

Drawn by: DD/SW Checked by: EH

A2.2

Project No: 24017 Date: MAY 2025

"Exhibit 6" - Appeal - Plan Approval - 815 Pandora Avenue West



N

TYPICAL FLOOR PLAN (L-03 TO L-04)

1/8" = 1'-0"

GENERAL NOTES - FLOOR PLANS:

1. SEE CIVIL, LANDSCAPE, STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
2. LOOSE FURNITURE SHOWN THUSLY - - - - - IS NOT IN CONTRACT. (N.I.C.).
3. COORDINATE ELEVATOR DIMENSIONS, INSTALLATION CLEARANCES, CONTROLLER CABINETS, AND DOOR FRAME INSTALLATION WITH MANUFACTURER SHOP DRAWINGS. FURNISH STRUCTURAL, MECHANICAL, AND ELECTRICAL PROVISIONS IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS.
4. PROVIDE BLOCKING FOR FIXTURES AND MILLWORK PRIOR TO INSTALLATION OF GYPSUM BOARD.
5. COORDINATE PENETRATIONS AND SLEEVES THRU CONCRETE ASSEMBLIES WITH CONSTRUCTION MANAGER PRIOR TO POUR.
6. PROVIDE LISTED FIRESTOP SYSTEMS FOR ALL ASSEMBLY JOINTS AND PENETRATIONS, FORMING PART OF OR PENETRATING THROUGH FIRE RATED ASSEMBLIES.

No.	Revision:	Date:	By:
2	ISSUED FOR PLAN APPROVAL REV.	25-08-14	EH
1	ISSUED FOR PLAN APPROVAL	25-05-29	EH

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ALIA HOMES

815 PANDORA AVE. W.
WINNIPEG, MB

LEVEL-03 TO LEVEL-04 TYPICAL FLOOR PLAN

Drawn by: DD/SW Checked by: EH

A2.3

Project No.: 24017 Date: MAY 2025

"Exhibit 6" - Appeal - Plan Approval - 815 Pandora Avenue West

SCHEDULE "A" page three of three

To Zoning Agreement: DAZ: 216/2024

By-Law No.: 50/2025

Zoning Officer	Surbjit Singh	11/07/2025
District Planner		
Community Clerk		
Approved for the Director of Planning, Property and Development		

Winnipeg

EXTERIOR FINISH LEGEND:

SIDING

FCS-1 [illegible]

FCS-1 [illegible]

FCS-2 [illegible]

FCS-3 [illegible]

FCT-1 [illegible]

PFM-1 [illegible]

PFM-2 [illegible]

ROOFING

AS-1 [illegible]

BALCONY GUARDRAIL

AR-1 [illegible]



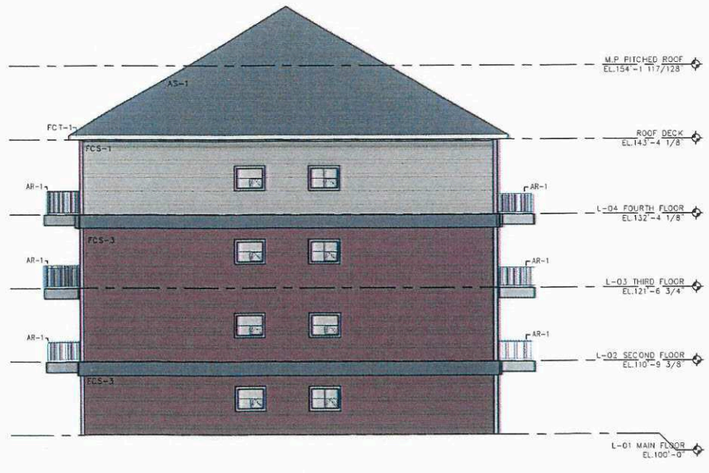
EAST ELEVATION
1" = 10'-0"



SOUTH ELEVATION
1" = 10'-0"



WEST ELEVATION
1" = 10'-0"



NORTH ELEVATION
1" = 10'-0"

No.	Revision:	Date:	By:
2	ISSUED FOR PLAN APPROVAL REV.	25-08-14	EH
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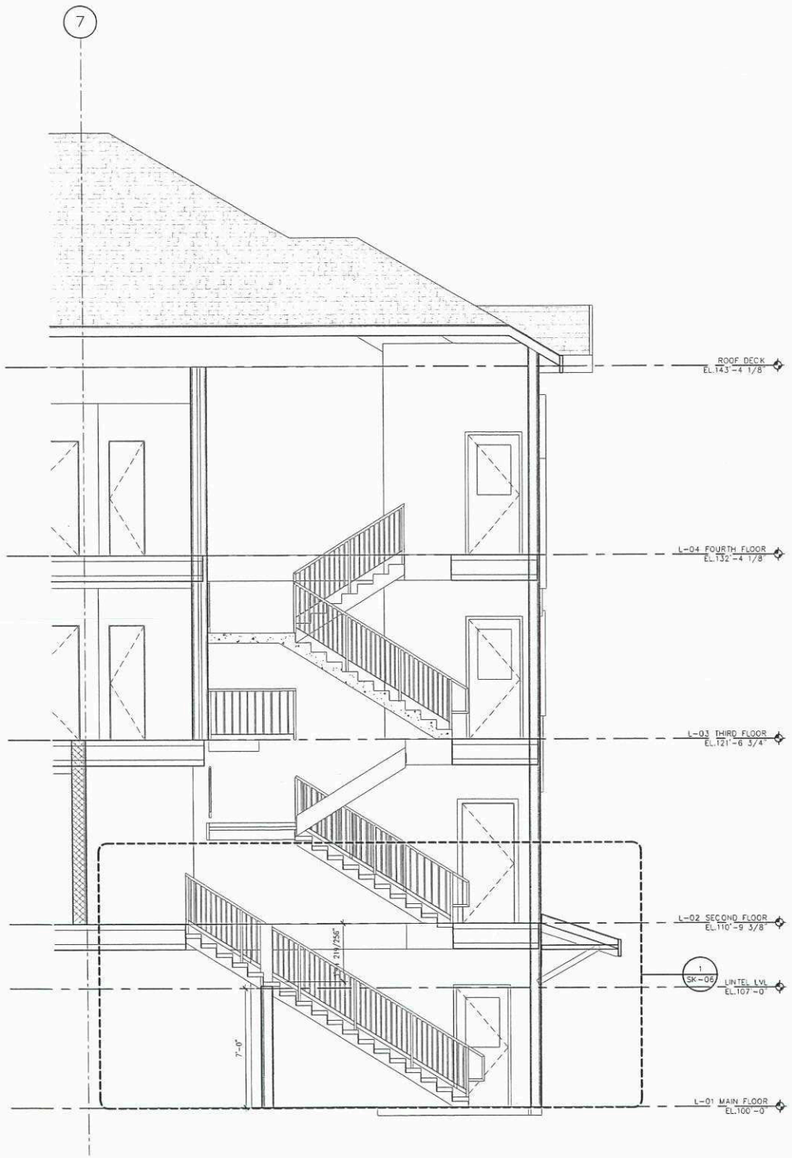
815 PANDORA AVE. W.
WINNIPEG, MB

EXTERIOR BUILDING ELEVATIONS

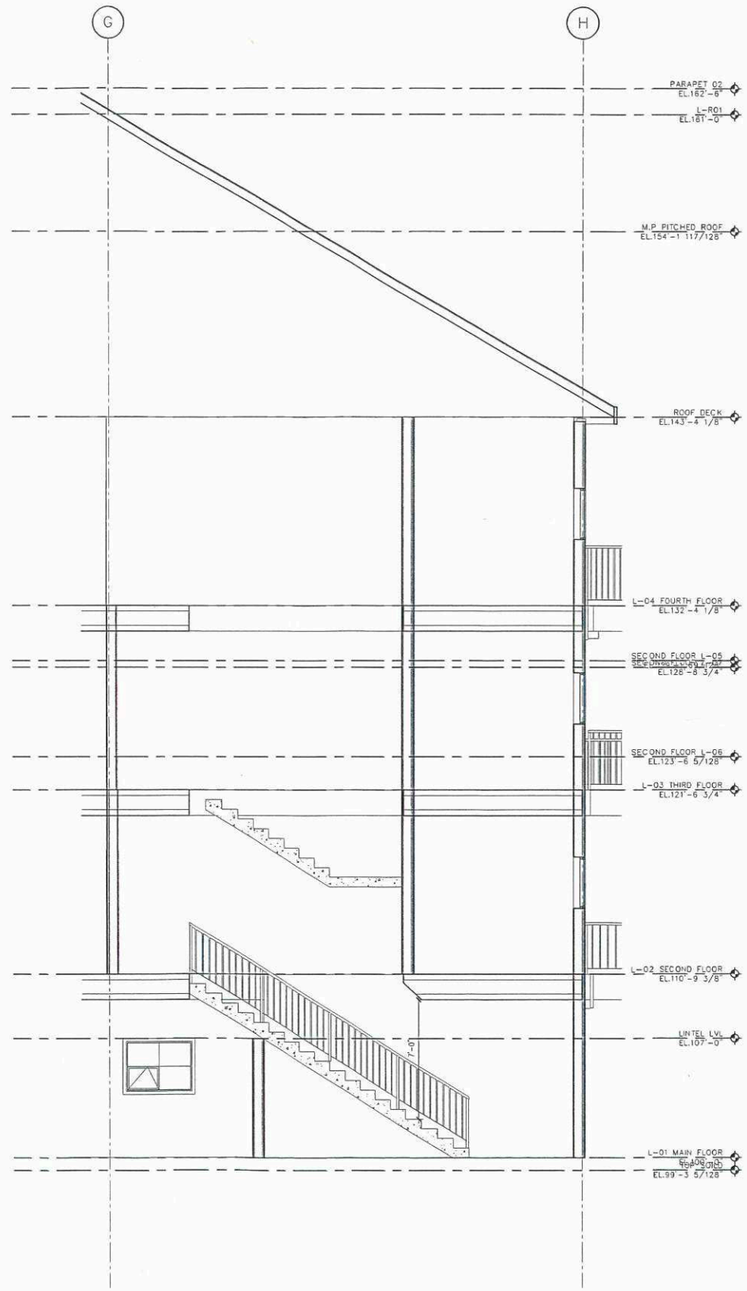
Drawn by: DD/SW Checked by: EH

A4.1

Project No.: 24017 Date: MAY 2025



1 A4..3 SOUTH STAIR SECTION
1/4" = 1'-0"



2 A4..3 EAST STAIR SECTION
1/4" = 1'-0"

No.	Revision:	Date:	By:
2	ISSUED FOR PLAN APPROVAL REV.	25-08-14	EH
1	ISSUED FOR PLAN APPROVAL	25-05-29	EH

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ALIA HOMES

815 PANDORA AVE. W.
WINNIPEG, MB

BUILDING SECTIONS

Drawn by: DD/SW Checked by: EH

A4.3

Project No.: 24017 Date: MAY 2025



JOHN SCOTT WINTRUP

PLANNING & DEVELOPMENT

815 Pandora

City of Winnipeg

Standing Policy Committee on Property and Development

January 13, 2026

Public Hearing

Item# 1 Plan Approval - DAZ 216/2024

JOHN SCOTT WINTRUP
PLANNING & DEVELOPMENT

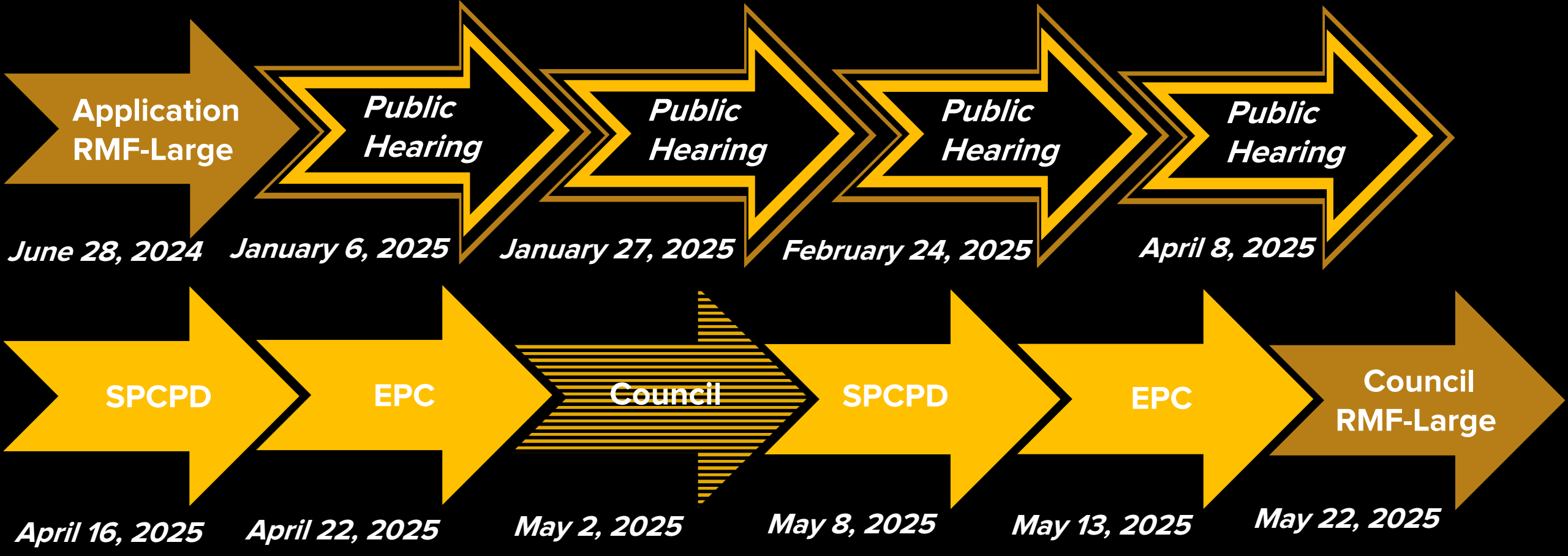
Canadian Institute of Planners
CIP·ICU
MEMBER

American Institute of Certified Planners
AICP
AICP CERTIFIED

LEED GREEN ASSOCIATE

CNUa accreditation

Where are we in this Process

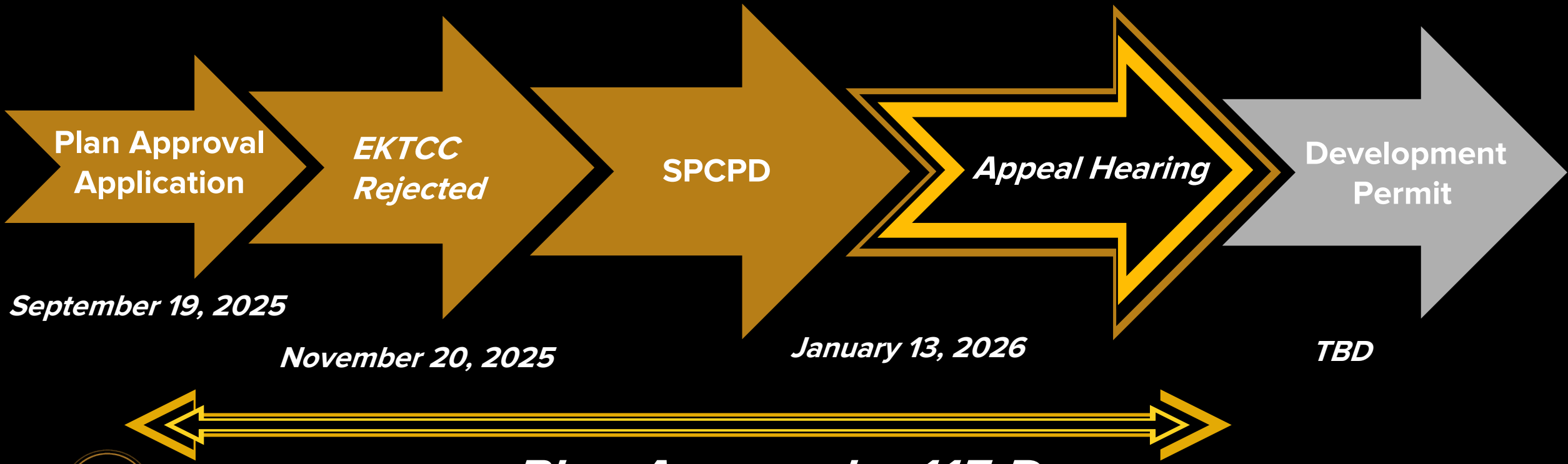


Rezoning – 328 Days

JOHN SCOTT WINTRUP
PLANNING & DEVELOPMENT

Why are we here in this Process

No Neighbourhood Opposition



Plan Approval – 115 Days

JOHN SCOTT WINTRUP
PLANNING & DEVELOPMENT

What are we doing here Today

Plan Approval

(1) Exterior Finish Details

(2) Site Layout

(3) Landscaping Details

(4) Fencing Details

EXTERIOR FINISH LEGEND:

SIDING

CS–1	CULTURED STONE COLOUR TBD
FCS–1	FIBER CEMENT LAP SIDING GREY
FCS–2	FIBER CEMENT SHAKE SIDING RED
FCS–3	FIBER CEMENT LAP SIDING RED
FCT–1	FIBER CEMENT TRIM WHITE
PFM–1	PREFINISHED METAL WHITE
PFM–2	PREFINISHED METAL GREY

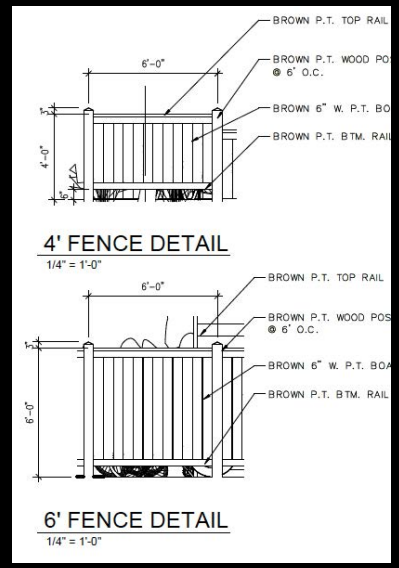
ROOFING

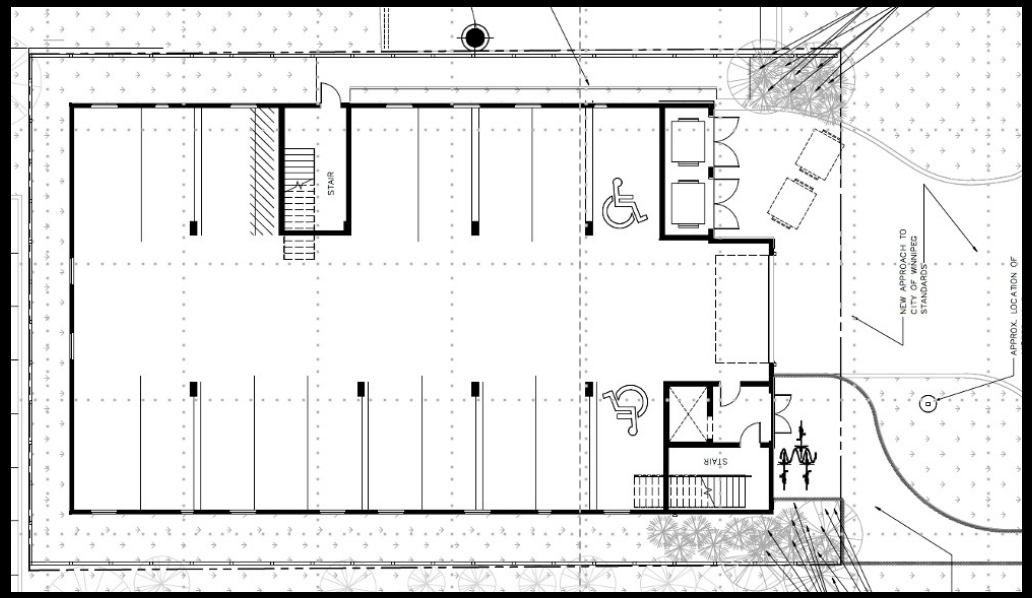
AS–1	ASPHALT SHINGLES GREY

BALCONGY GUARDRAIL

AR–1	ALUMINUM RAIL WHITE







LANDSCAPE REQUIREMENTS

PANDORA AVE. W.	REQ'D	PROV'D
TREES:	2	2
SHRUBS:	11	11
FOUNDATION LANDSCAPE		
PANDORA AVE. W.:		
TREES	3	3
SHRUBS	6	7

TREES	
BASSWOOD	65 MM Ø
PRAIRIE HORIZON ALDER	50 MM Ø

SHRUBS	
JUNIPER	2 GALLON
SNOWBERRY	2 GALLON

TREE SPECIES COUNT	
BASSWOOD	3
PRAIRIE HORIZON ALDER	2

SHRUB SPECIES COUNT	
JUNIPER	8
SNOWBERRY	10

JOHN SCOTT WINTRUP
PLANNING & DEVELOPMENT

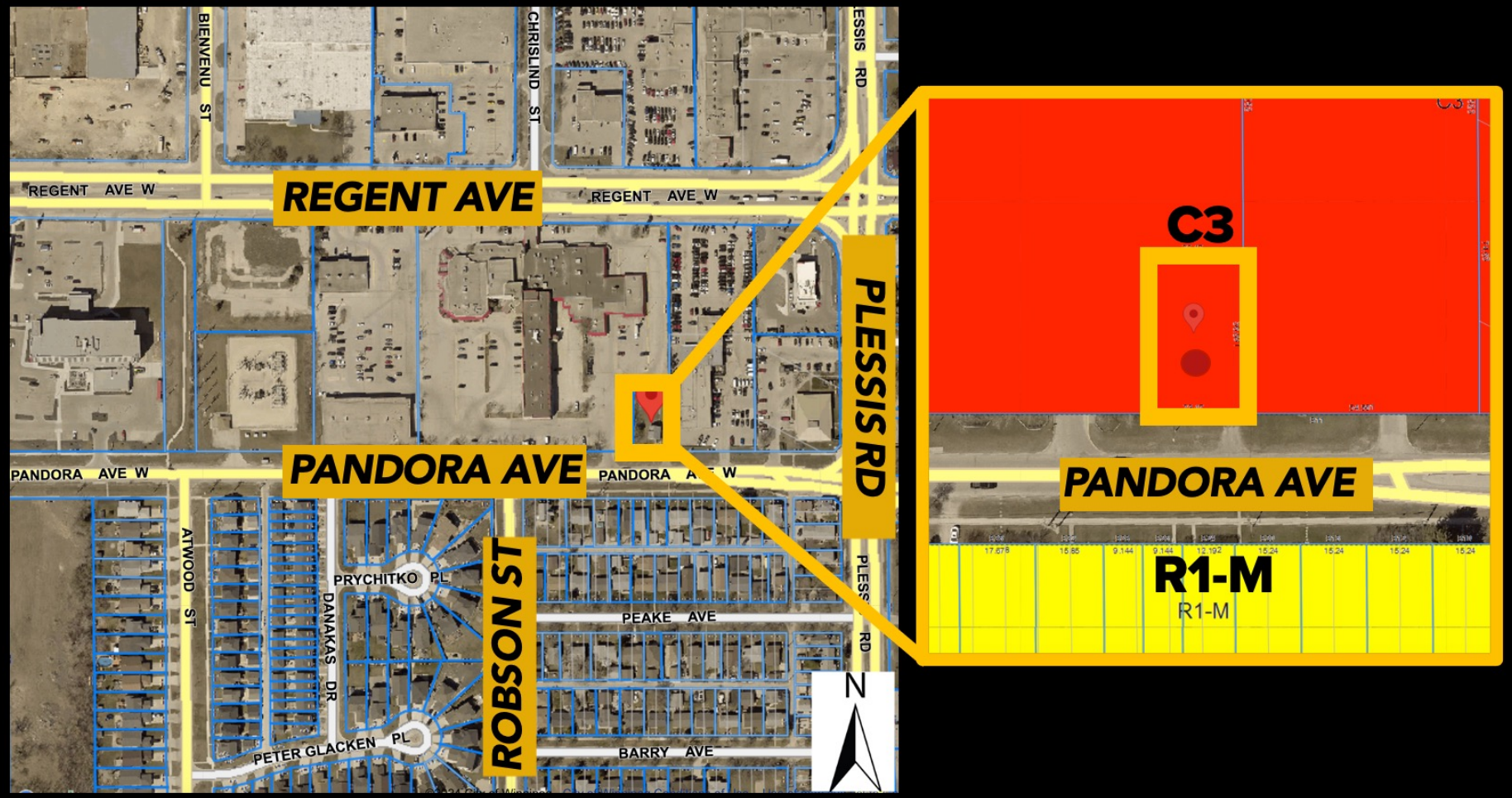
Area Context

815 PANDORA

REGENT Neighbourhood
TRANSCONA Ward

HALF Block WEST
PLESSIS RD

HALF Block EAST
ROBSON ST



Subject lands

JOHN SCOTT WINTRUP
PLANNING & DEVELOPMENT

Area Context

INTENSIFICATION TARGET AREA

Separate SEWER DISTRICT, Regent Square

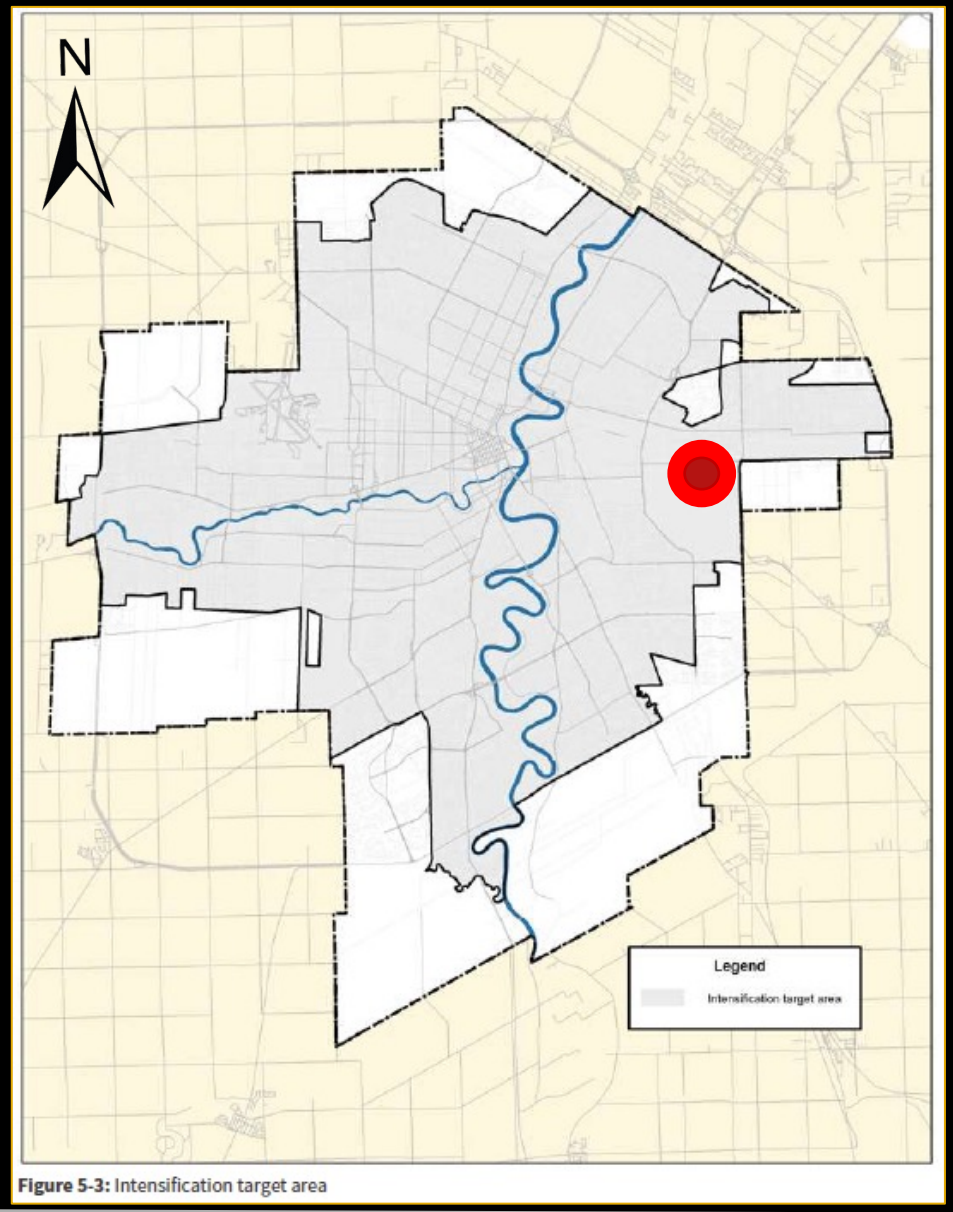


Figure 5-3: Intensification target area

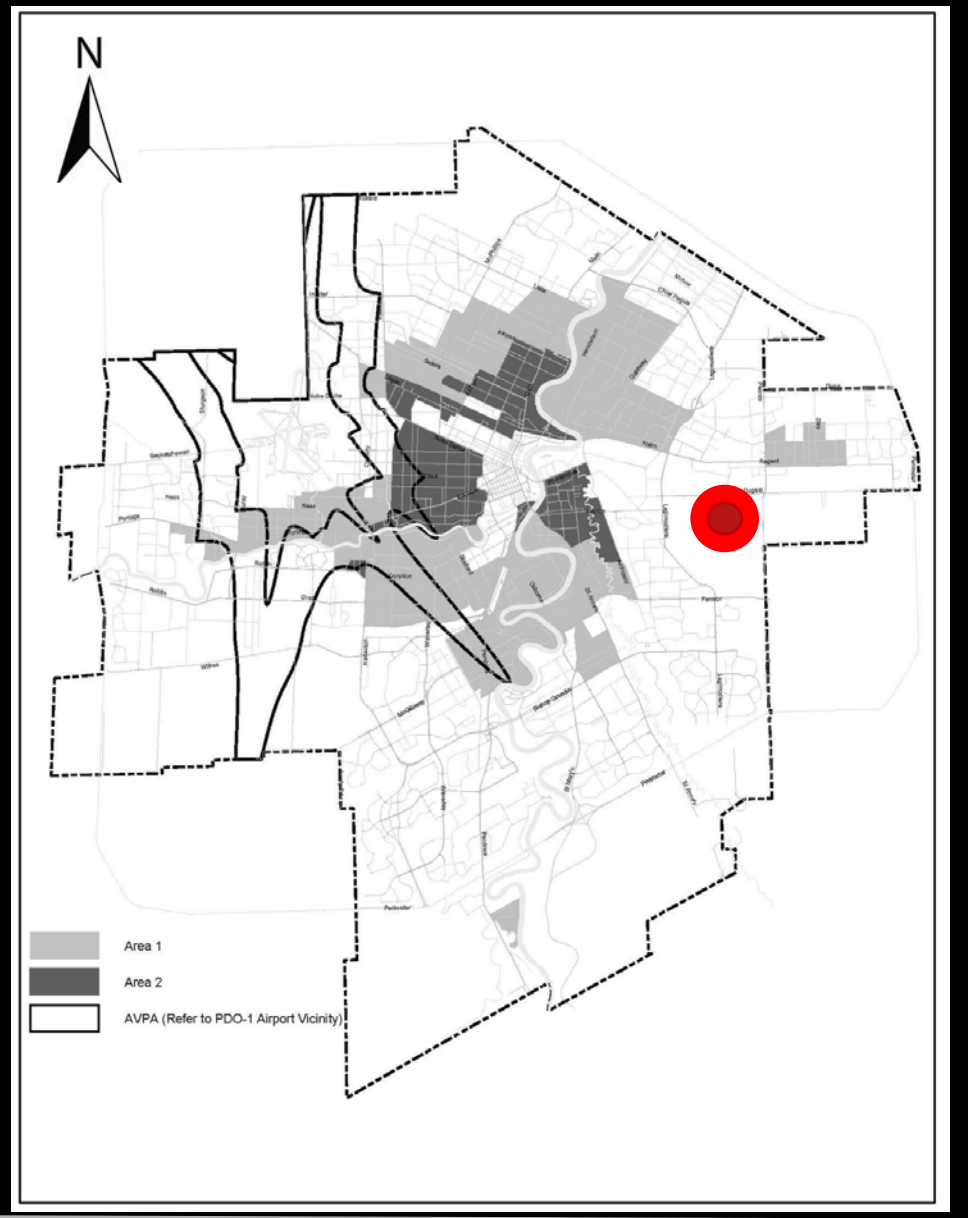
Subject lands

JOHN SCOTT WINTRUP
PLANNING & DEVELOPMENT

Area Context

PDO-1 Mature Communities Overlay Map

Outside Area 1 & 2



Subject lands

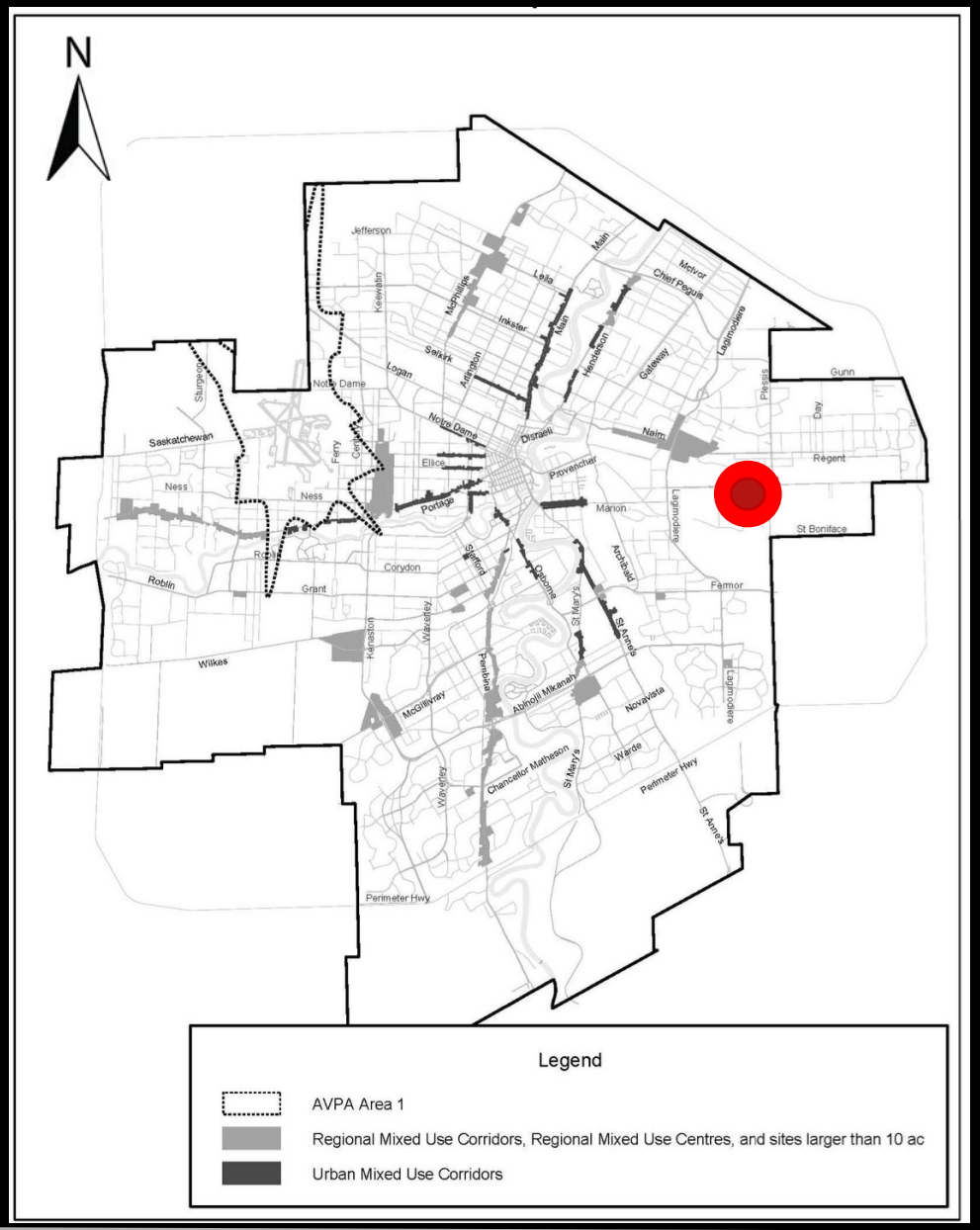
JOHN SCOTT WINTRUP
PLANNING & DEVELOPMENT

Area Context

PDO-1 Malls & Corridors

Outside

Subject lands



JOHN SCOTT WINTRUP
PLANNING & DEVELOPMENT

Area Context

15 MIN WALKING AMENITIES

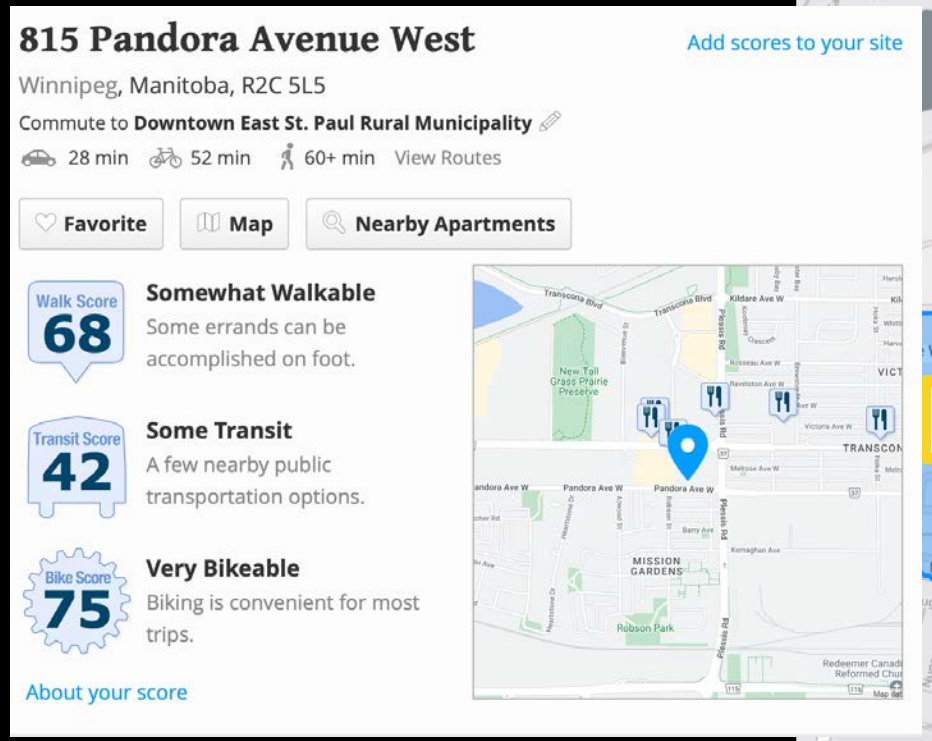
NO Frills
11-min walk NORTH

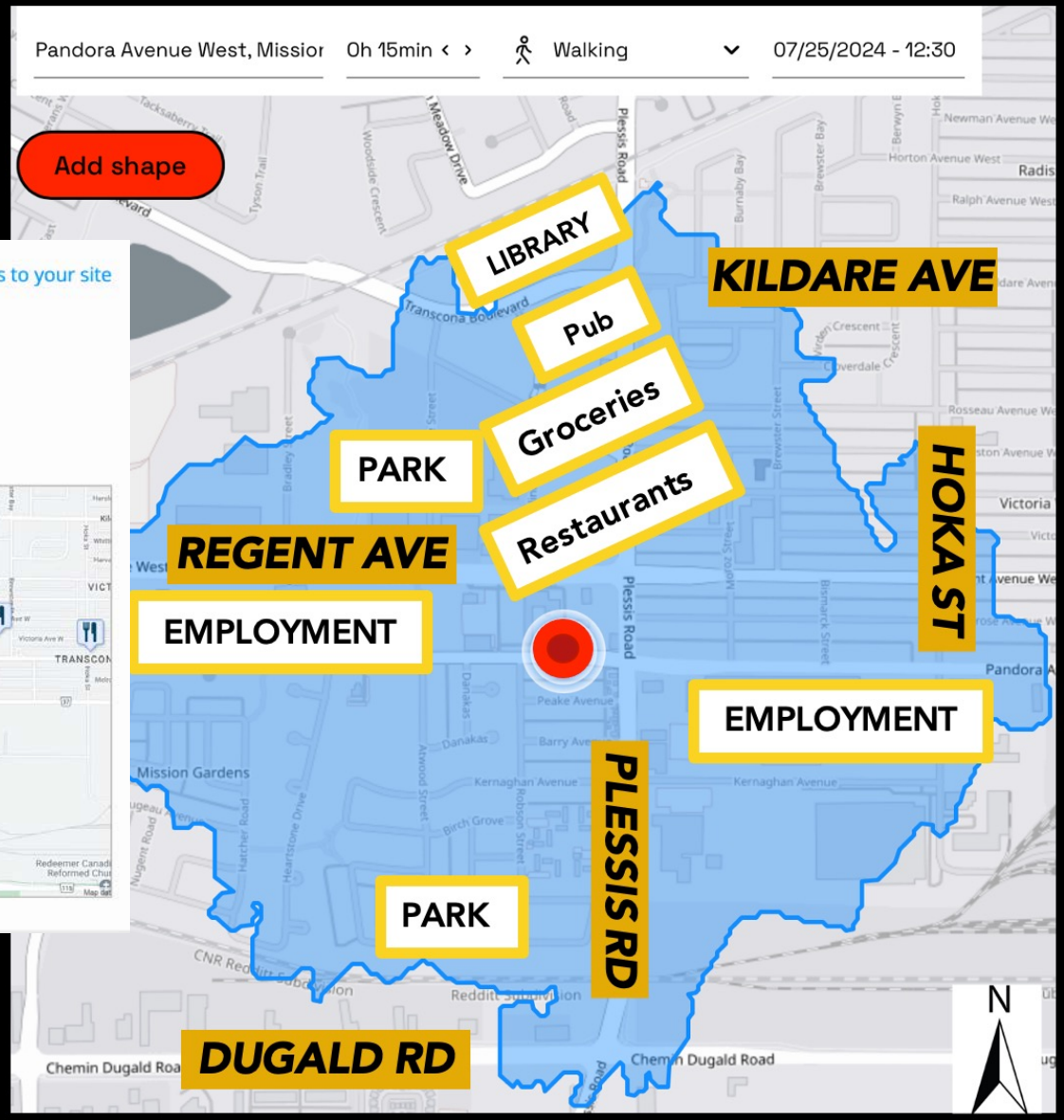
Library
13-min walk NORTH

New Flyer
7-min walk EAST

Robson Park
8-min walk SOUTH

Giant Tiger
3-minute walk WEST

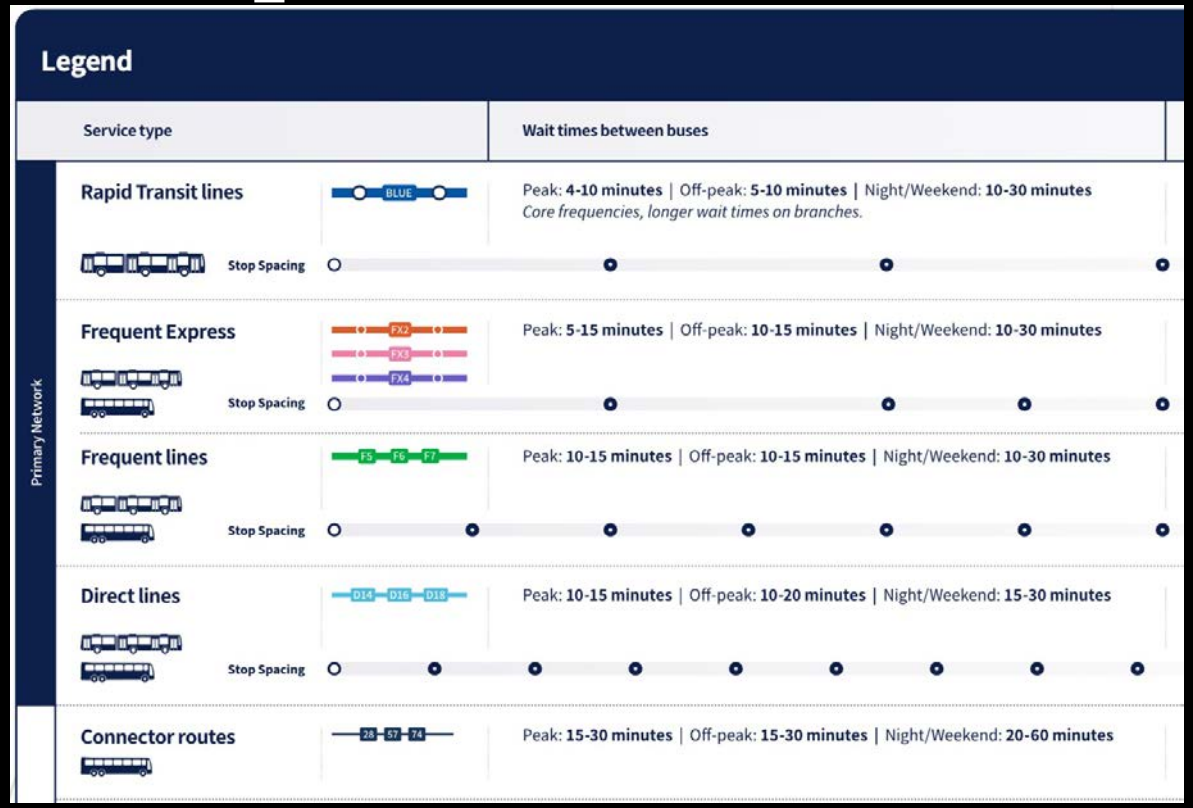




Subject lands

JOHN SCOTT WINTRUP
PLANNING & DEVELOPMENT

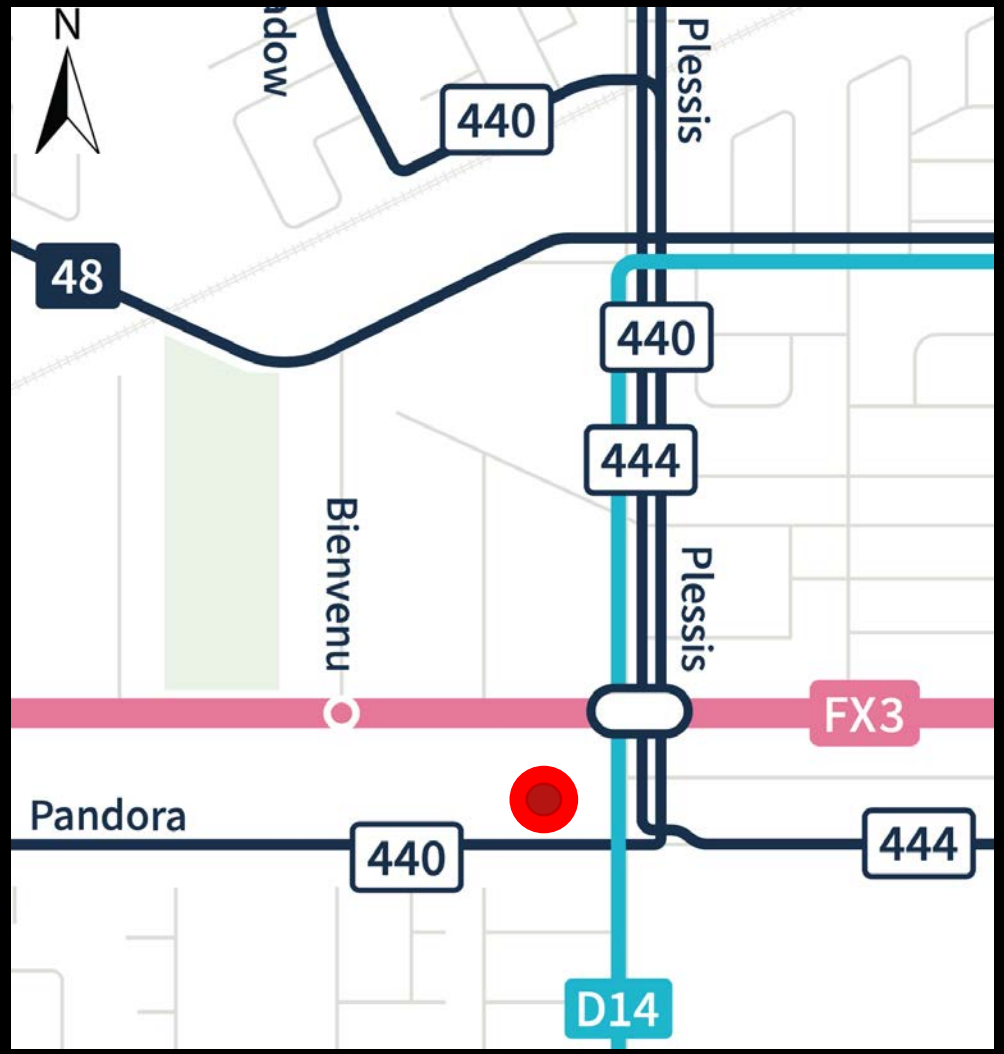
Transportation Routes



Subject lands

350 metres from FX3
300 metres from 444
200 metres from D14
65 metres from 440

TRANSIT 2025



JOHN SCOTT WINTRUP
PLANNING & DEVELOPMENT

Transportation Routes

Legend

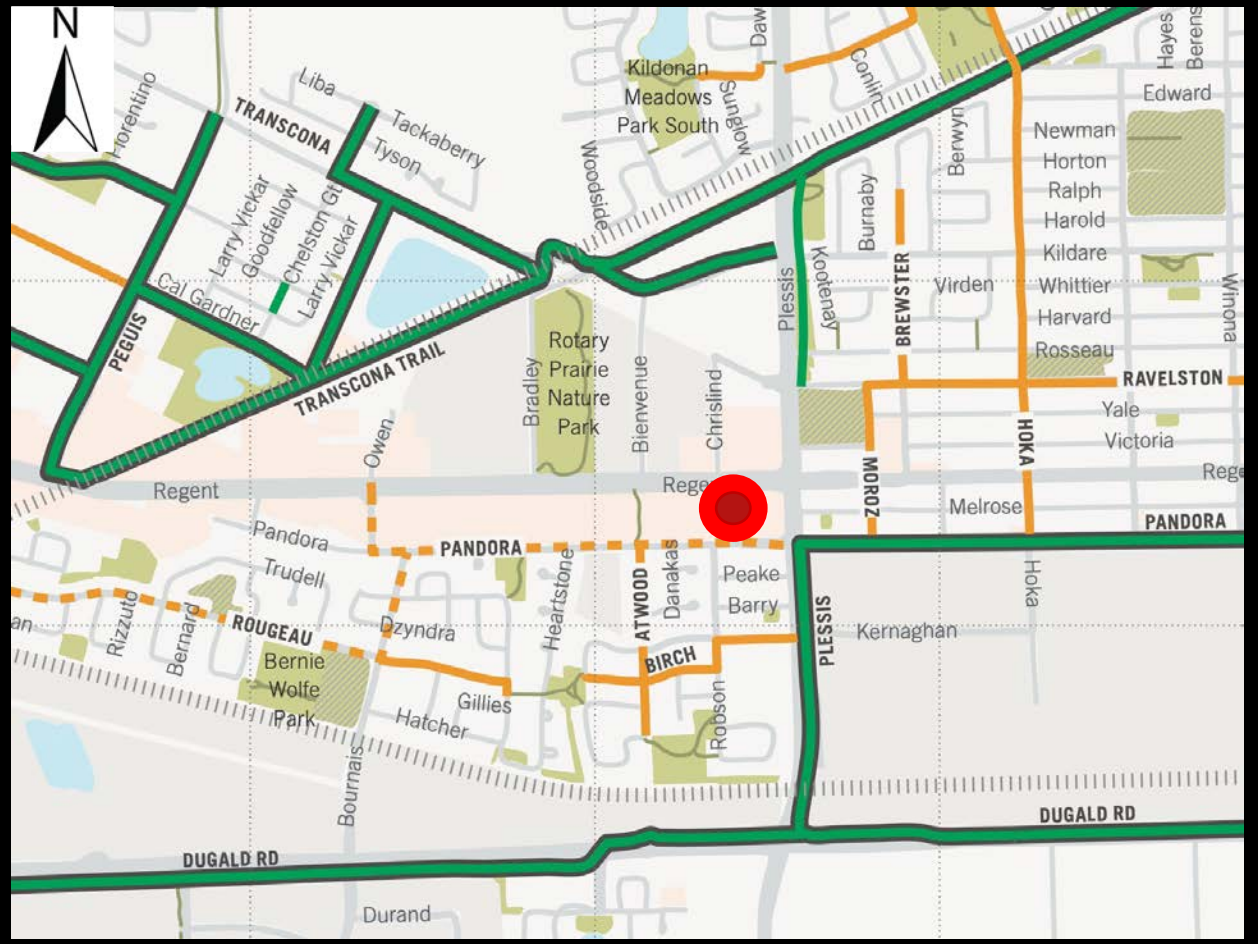
Bikeway network

OFF-STREET PATHS
- Multiuse path
- Multiuse path (unpaved)
- Spur route

ON-STREET BIKEWAYS
- Protected bike lane
- Buffered bike lane
- Painted bike lane
- Neighbourhood greenway

INFORMAL ON-STREET ROUTES
- Low-stress route
- Medium-stress route
- Area of caution

Subject lands



Multiple Cycling Routes

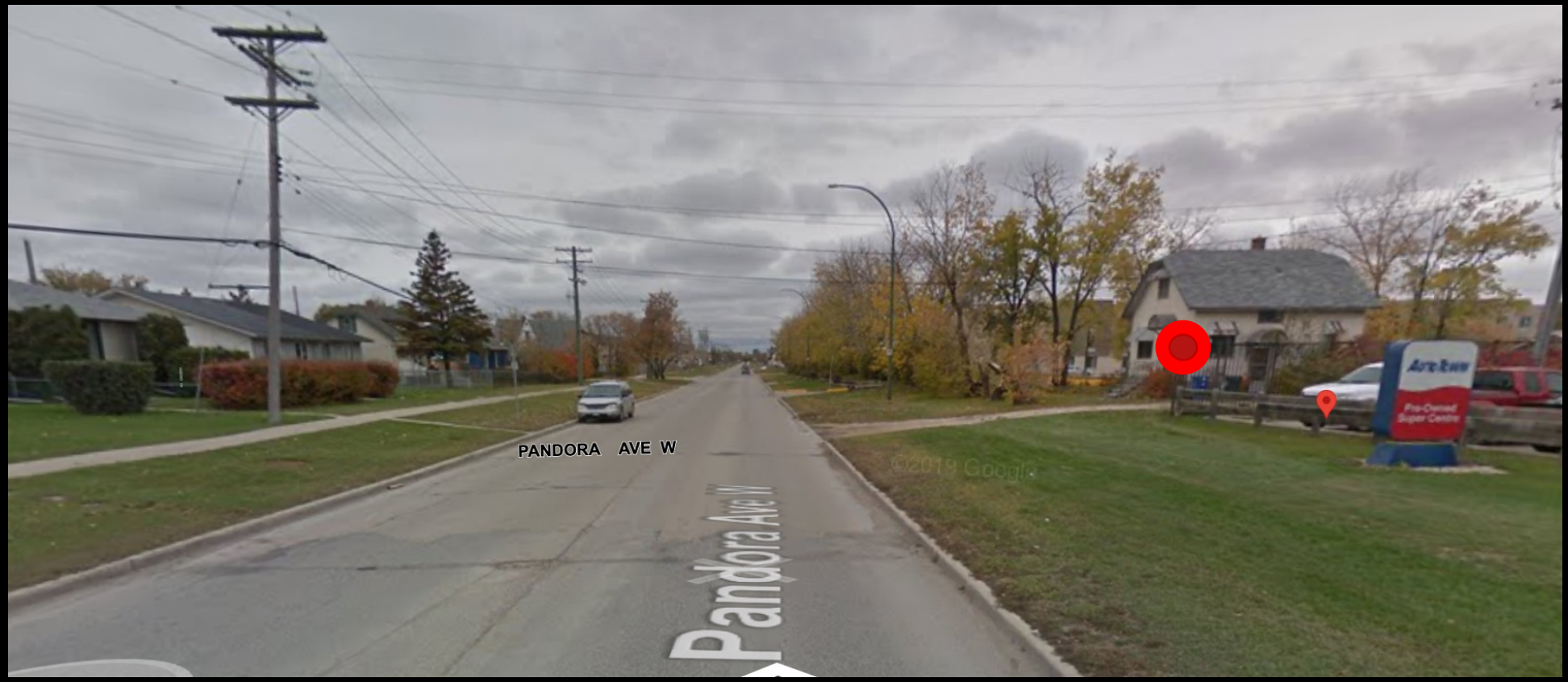
JOHN SCOTT WINTRUP
PLANNING & DEVELOPMENT

Transportation Routes

WEST

Front Street, Pandora

- Limited Front driveways
- Concrete Sidewalk, S.side
- NO On-street parking
- P2 – 99 ft wide
- 35 ft of concrete road
- Winter Route

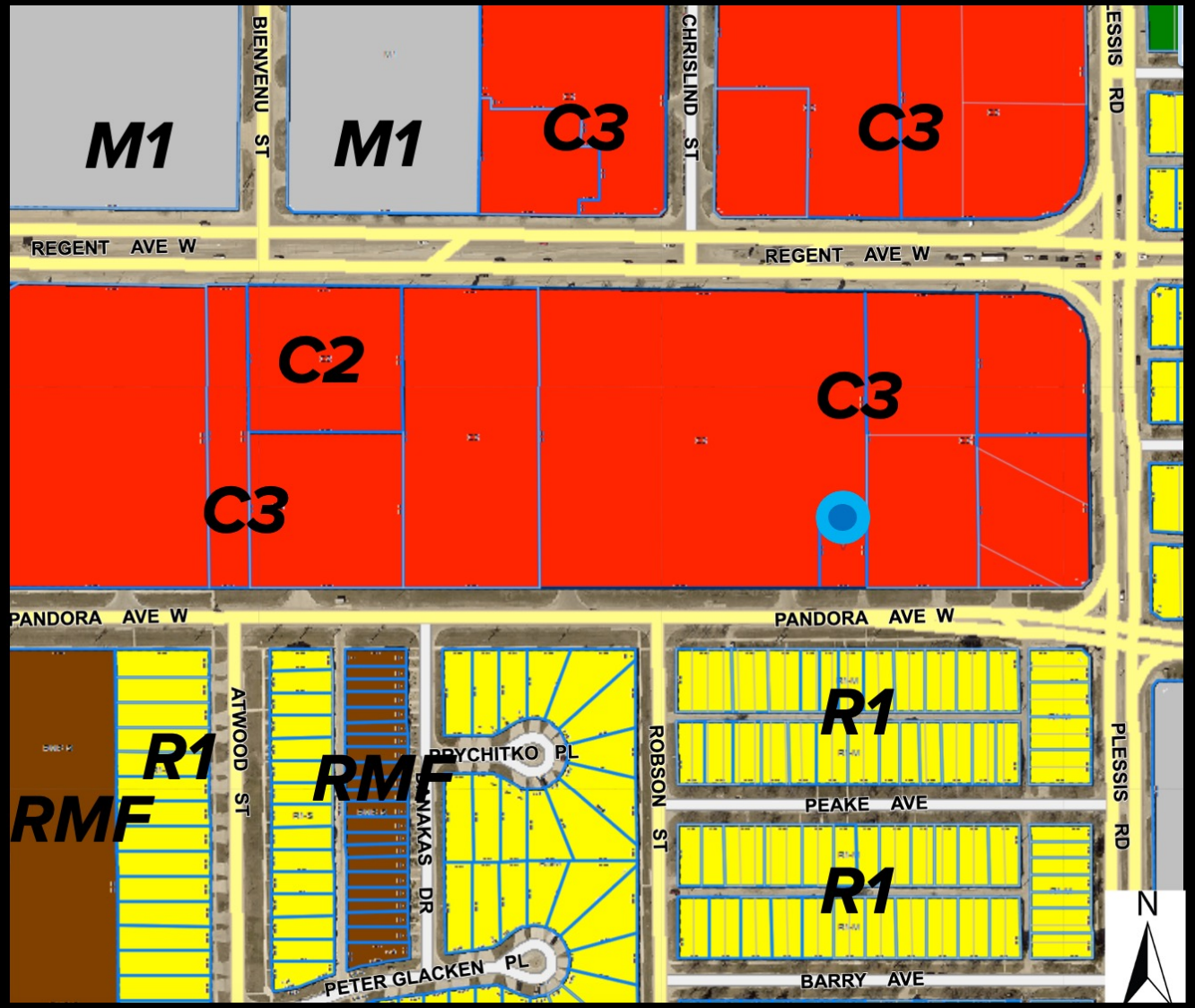


Subject lands

Surrounding Lands

C3 to east, north, west

R1 to the south



Subject lands

JOHN SCOTT WINTRUP
PLANNING & DEVELOPMENT

Surrounding Lands

NORTH



EAST
KIA Auto Sales
Fronting Regent

Subject lands

JOHN SCOTT WINTRUP
PLANNING & DEVELOPMENT

Surrounding Lands

NORTH



NORTH
Canad Inns
Fronting Regent

Surrounding Lands

NORTH



WEST
Canad Inns Parking

Subject lands

JOHN SCOTT WINTRUP
PLANNING & DEVELOPMENT

Surrounding Lands

SOUTH



SOUTH
Single Detached Dwellings
Side-by-side Duplex
Fronting Pandora
+125 ft to house

Subject Lands

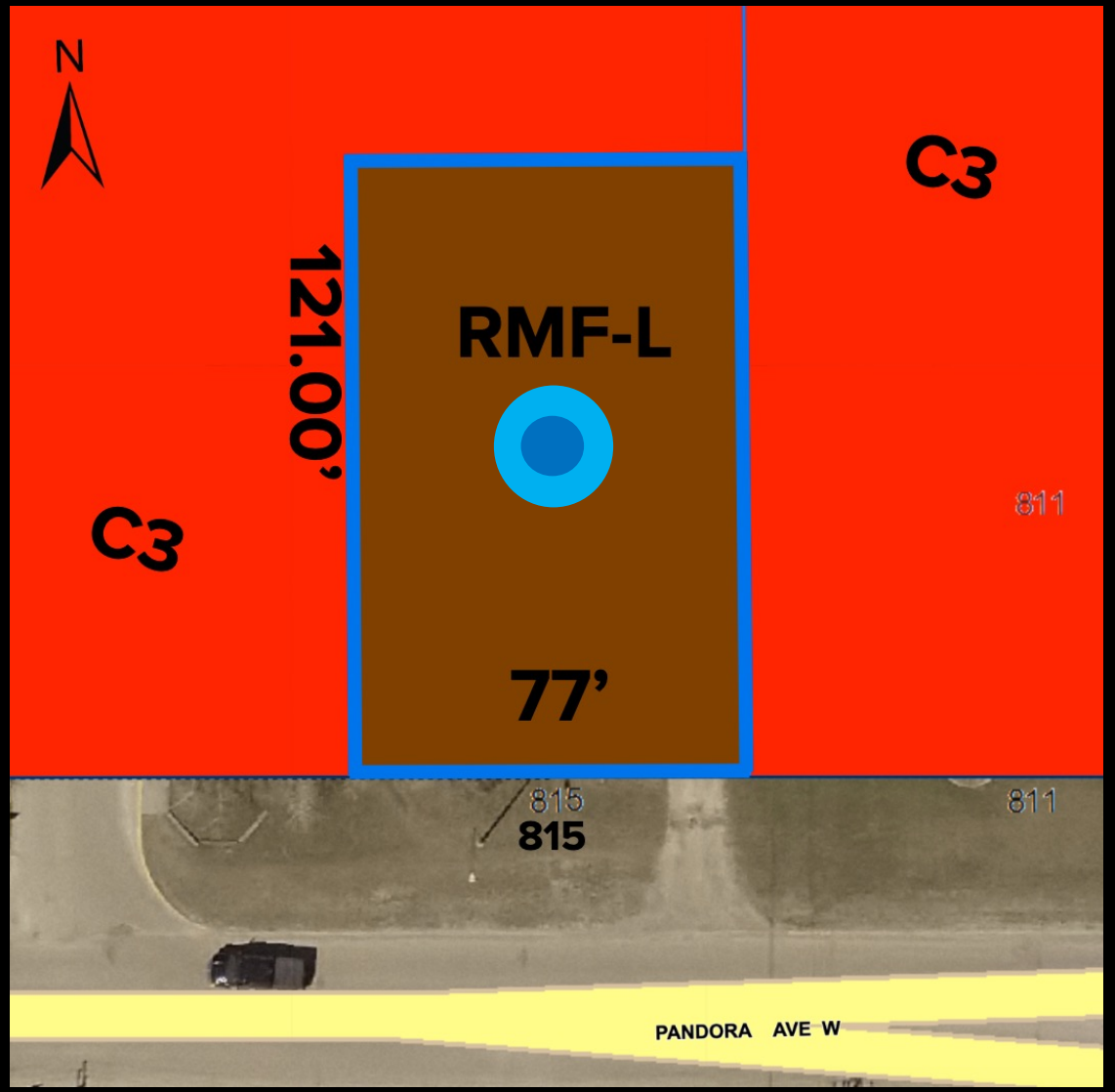
Zoning District: C3 rezoned to RMF-L

Land Area: +/- 9317 sq.ft. [77 ft x 121 ft]

Lot Configuration: Interior

Land Configuration: Rectangular

Front yard alignment: 25 feet



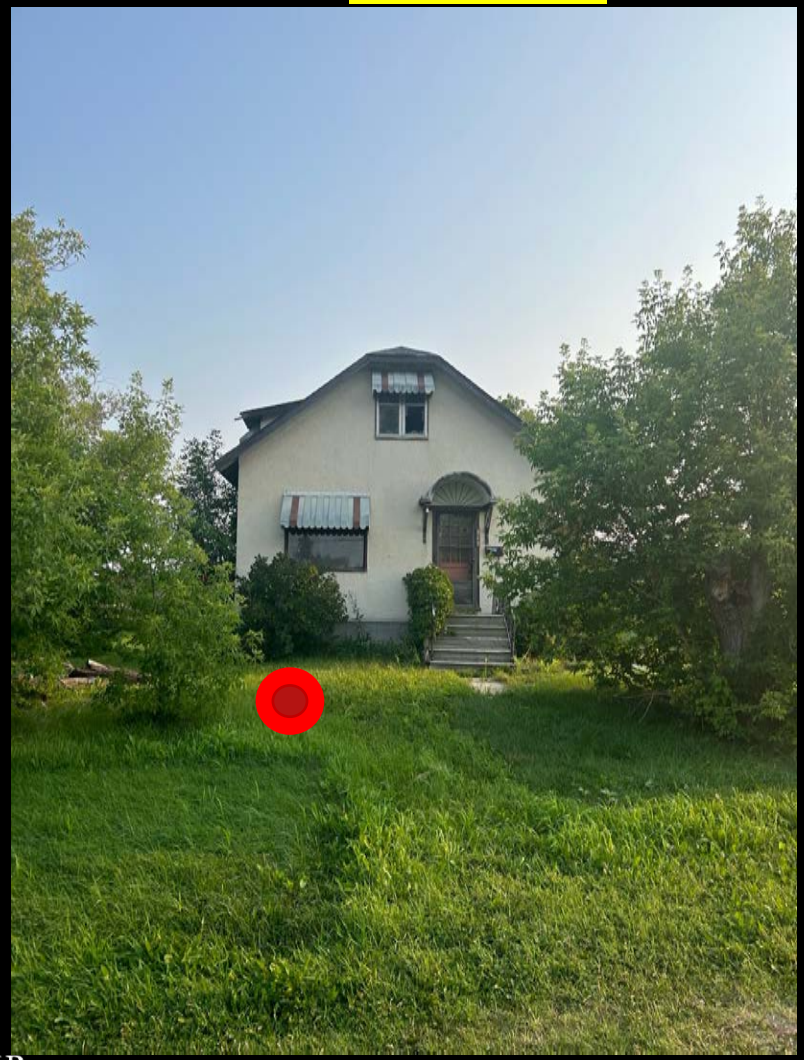
Subject lands

JOHN SCOTT WINTRUP
PLANNING & DEVELOPMENT

Subject Lands

One & 1/2 storey single-detached dwelling built in 1926 with front driveway

NORTH



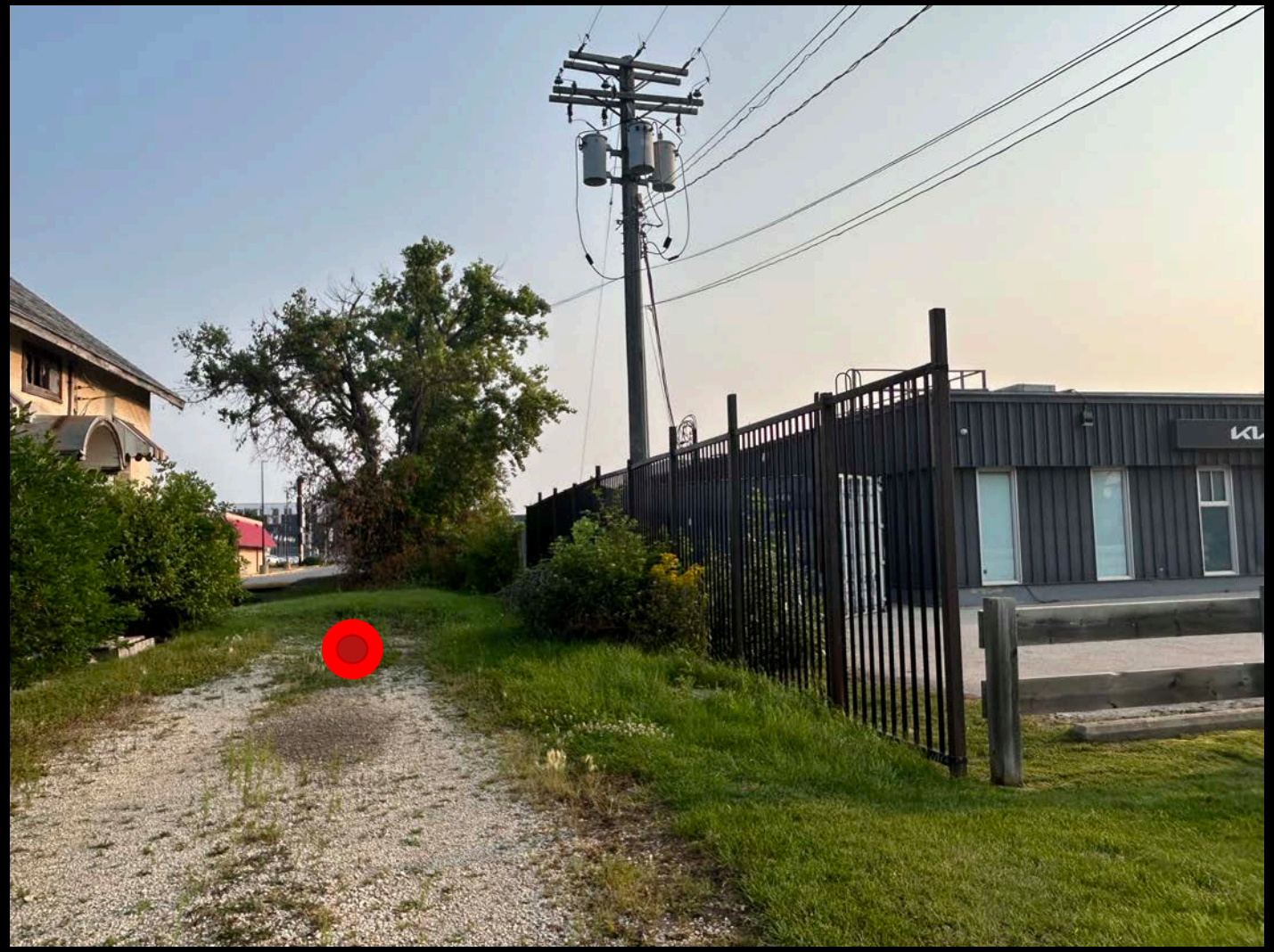
SOUTH



Subject lands

Subject Lands

NORTH



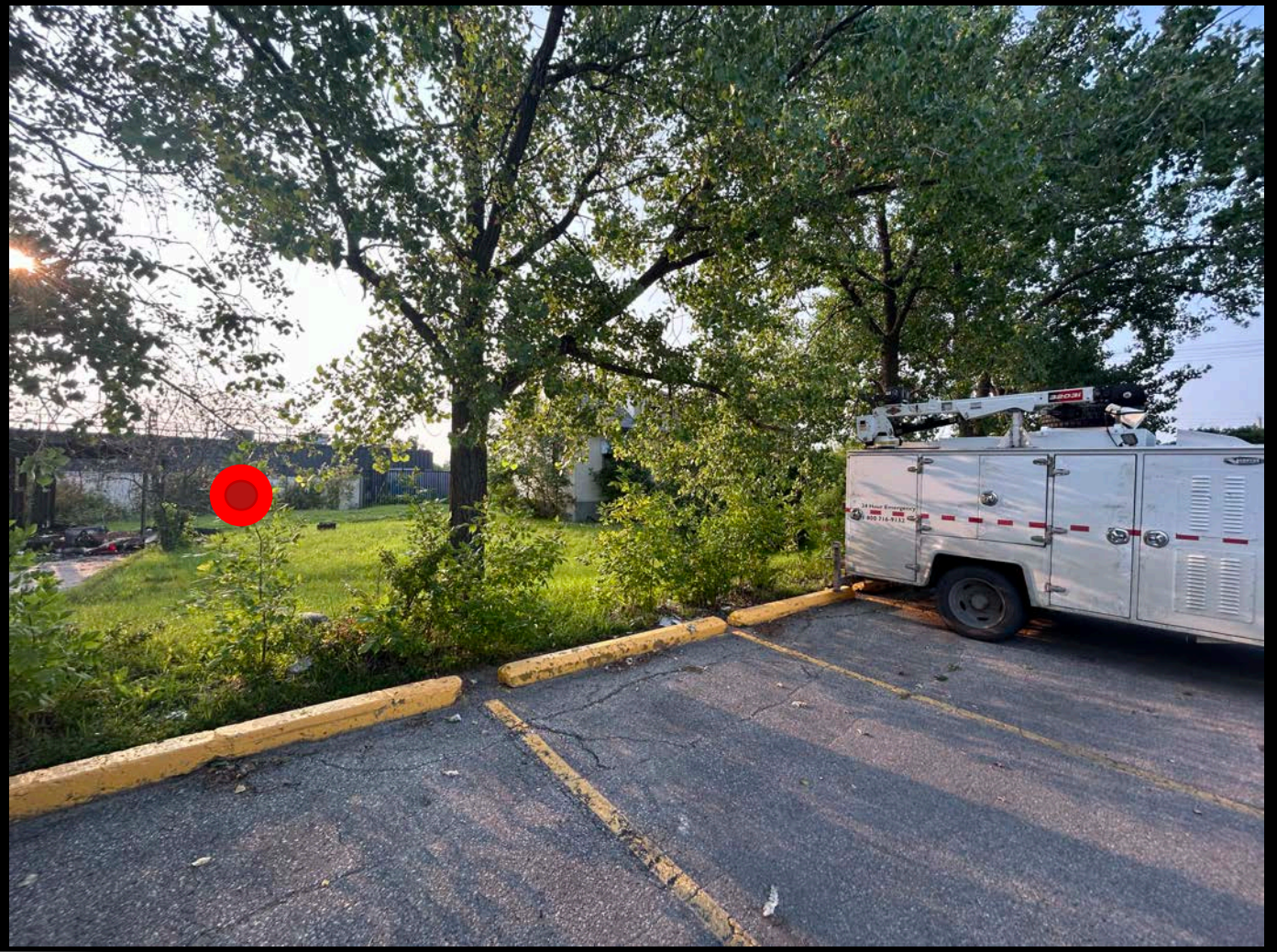
One & 1/2 storey single-detached dwelling built in 1926 with front driveway

Subject lands

JOHN SCOTT WINTRUP
PLANNING & DEVELOPMENT

Subject Lands

EAST



One & 1/2 storey single-detached dwelling built in 1926 with front driveway

Subject lands

JOHN SCOTT WINTRUP
PLANNING & DEVELOPMENT

Proposed Development

EXTERIOR FINISH LEGEND:

SIDING

CS–1	CULTURED STONE COLOUR TBD
FCS–1	FIBER CEMENT LAP SIDING GREY
FCS–2	FIBER CEMENT SHAKE SIDING RED
FCS–3	FIBER CEMENT LAP SIDING RED
FCT–1	FIBER CEMENT TRIM WHITE
PFM–1	PREFINISHED METAL WHITE
PFM–2	PREFINISHED METAL GREY

ROOFING

AS–1	ASPHALT SHINGLES GREY

BALCONGY GUARDRAIL

AR–1	ALUMINUM RAIL WHITE

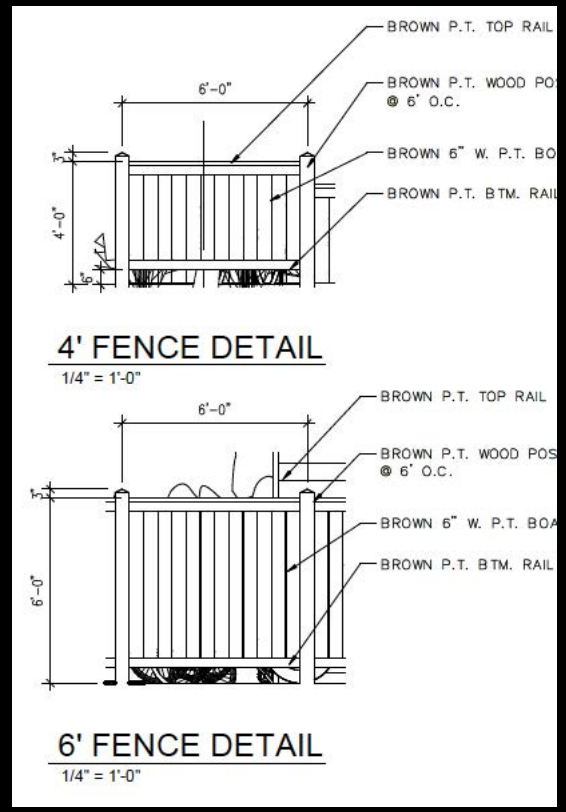


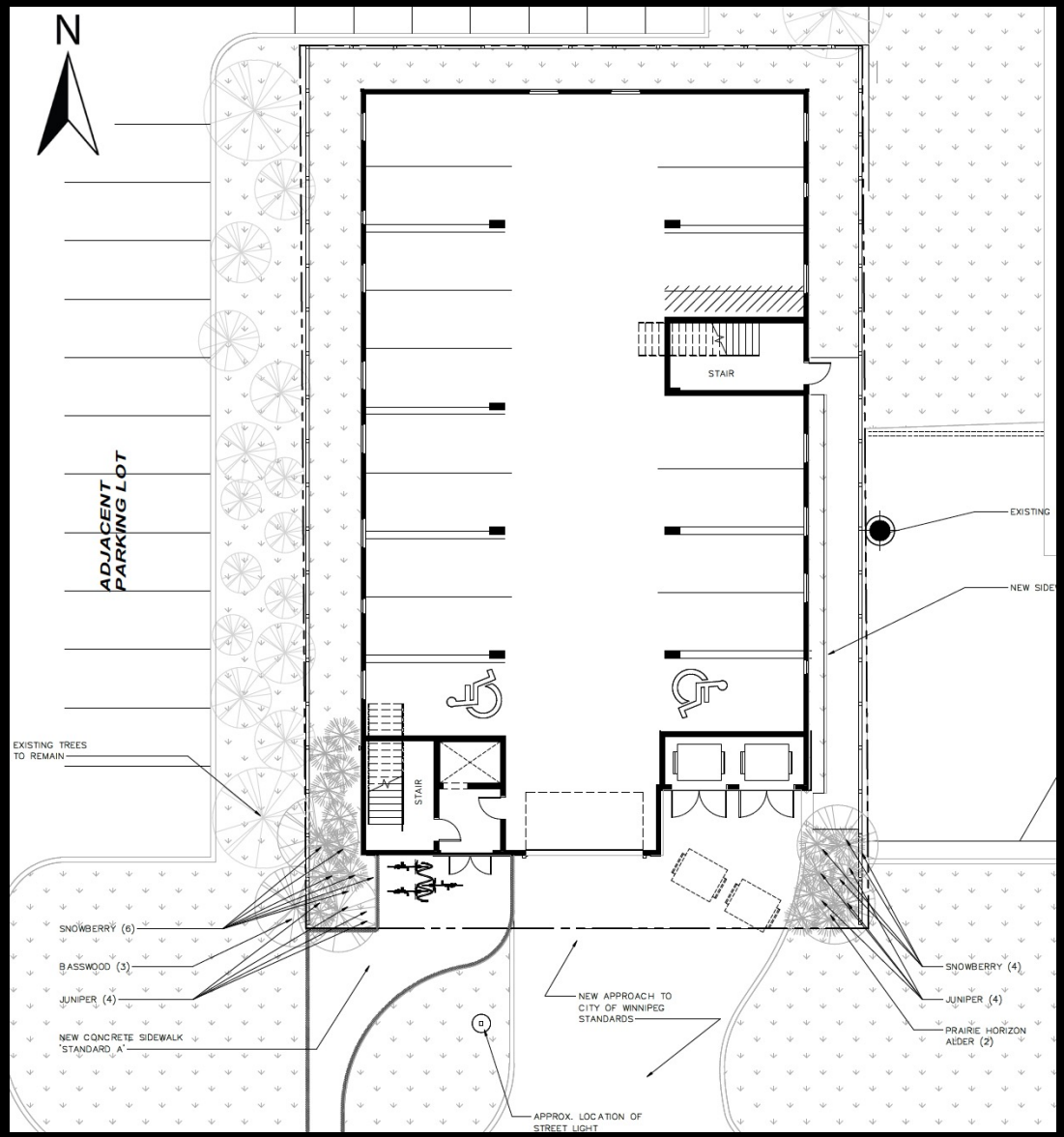
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Proposed Development

LANDSCAPE REQUIREMENTS

	REQ'D	PROV'D
PANDORA AVE. W.		
TREES:	2	2
SHRUBS:	11	11
FOUNDATION LANDSCAPE		
PANDORA AVE. W.:		
TREES	3	3
SHRUBS	6	7
TREES		
BASSWOOD	65 MM Ø	
PRAIRIE HORIZON ALDER	50 MM Ø	
SHRUBS		
JUNIPER	2 GALLON	
SNOWBERRY	2 GALLON	
TREE SPECIES COUNT		
BASSWOOD		3
PRAIRIE HORIZON ALDER		2
SHRUB SPECIES COUNT		
JUNIPER		8
SNOWBERRY		10



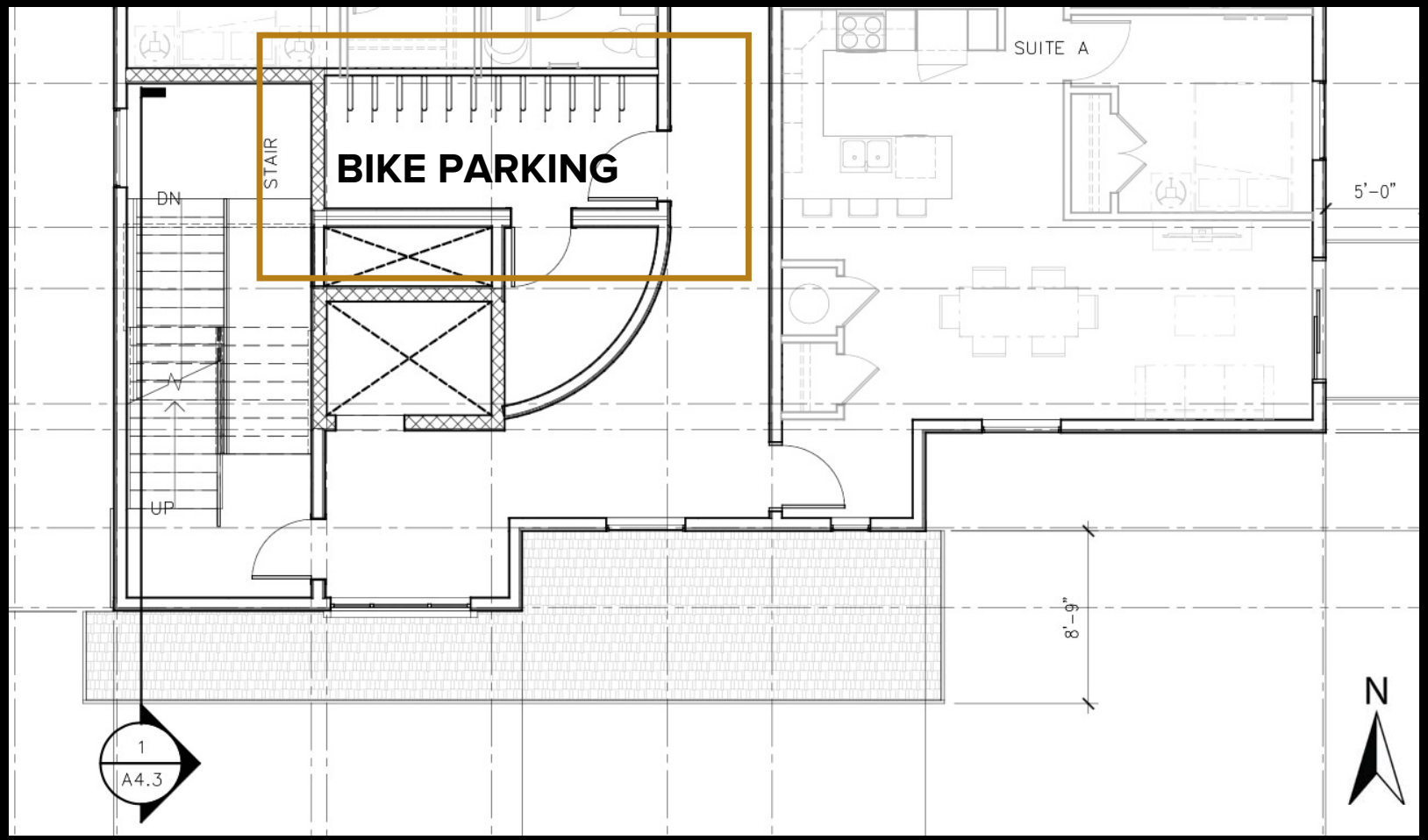


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FAQs

What about indoor bike parking?

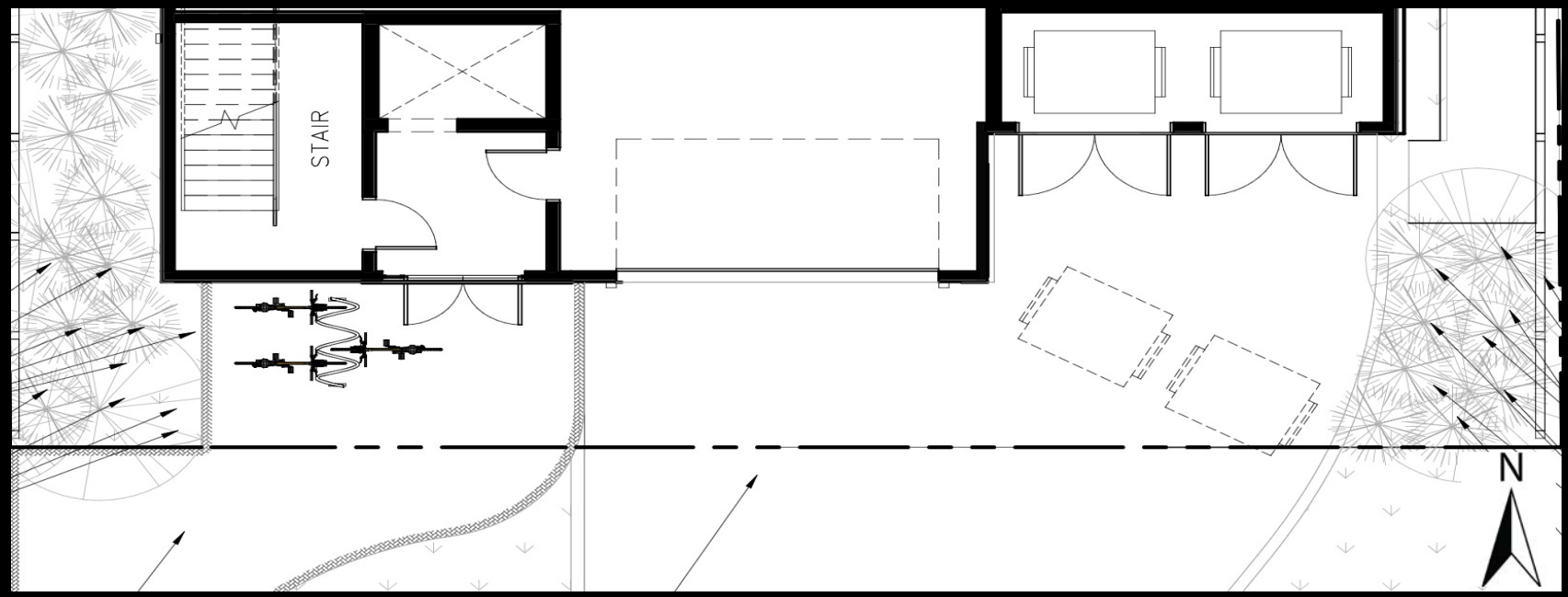
Bike parking room, Second Floor, Indoor Space for 12 bikes.



FAQs

What about garbage?





Fully Enclosed / Indoor

Bins rolled out on day

of pick up

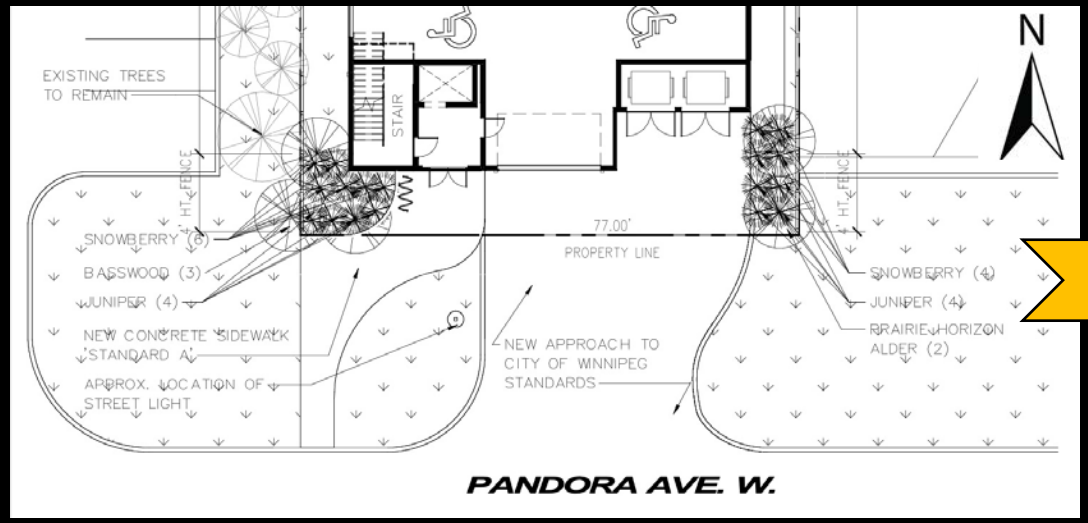
FAQs

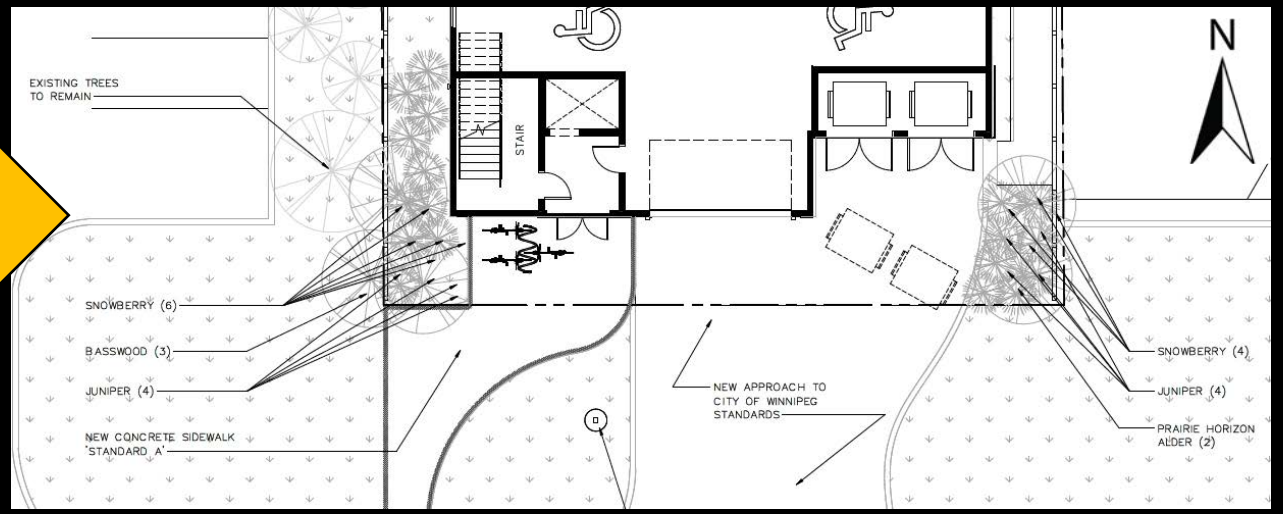
What about vegetation and the front yard?

Existing Trees & shrubs along west side

New landscaped front yard > more vegetation & bike parking added

Blvd can be landscaped





FAQs

What about the front?

EXTERIOR FINISH LEGEND:

SIDING

CS–1	CULTURED STONE COLOUR TBD
FCS–1	FIBER CEMENT LAP SIDING GREY
FCS–2	FIBER CEMENT SHAKE SIDING RED
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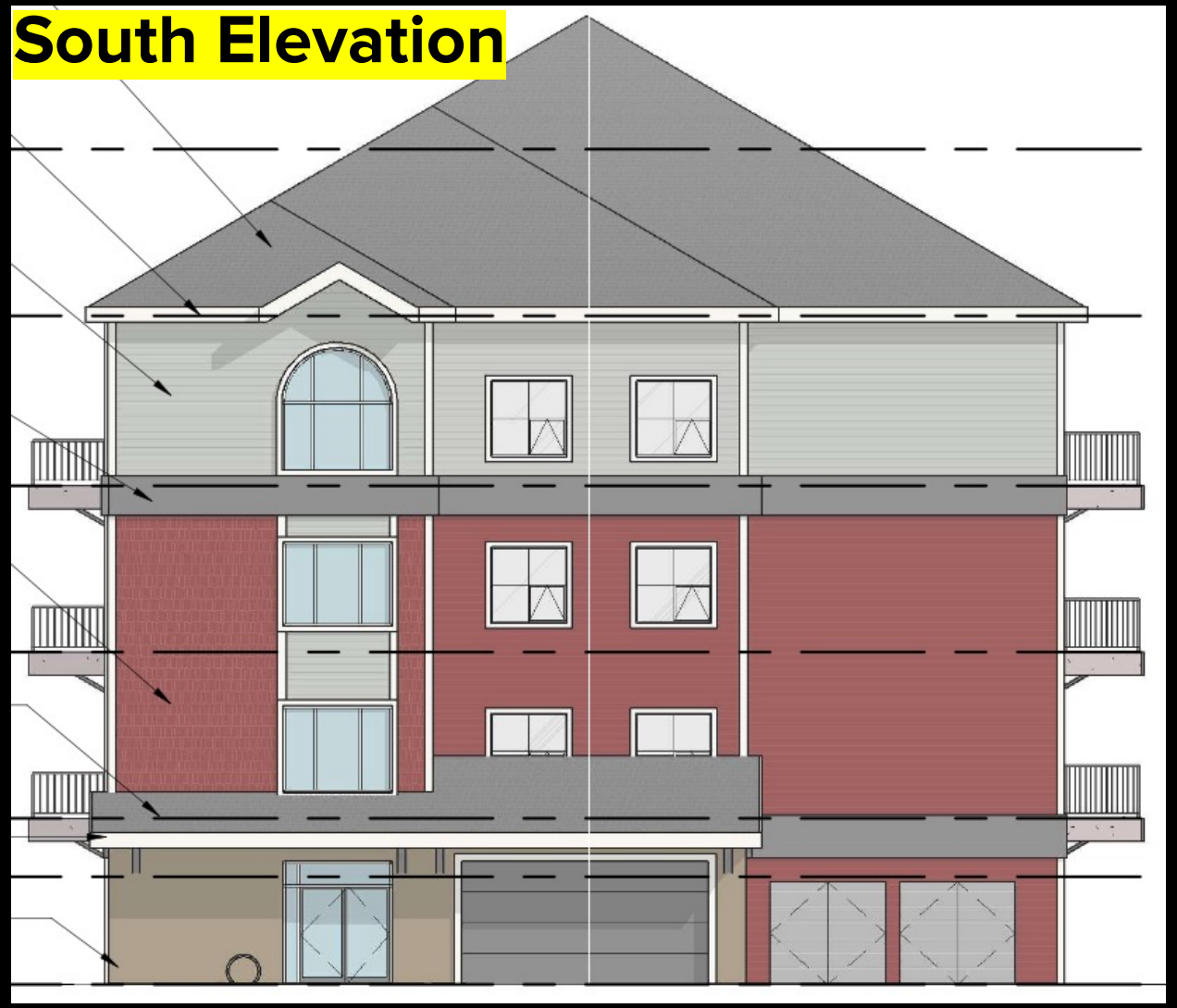
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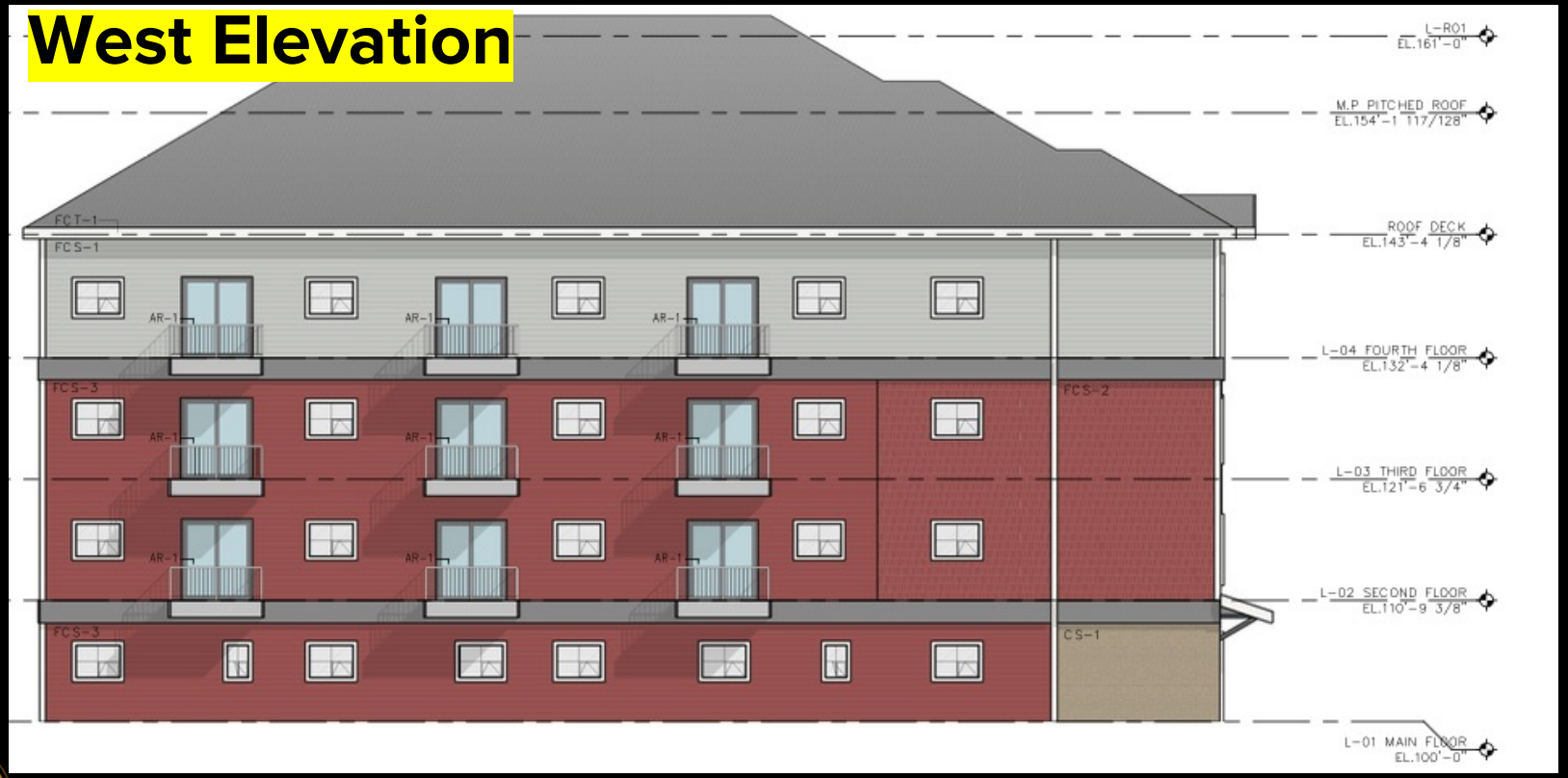
South Elevation



FAQs

What will face adjacent properties from the subject lands?

- **Windows & Balconies facing Canad Inn's parking area to west and Auto Sales to east**



FAQs

What will face adjacent properties from the subject lands?

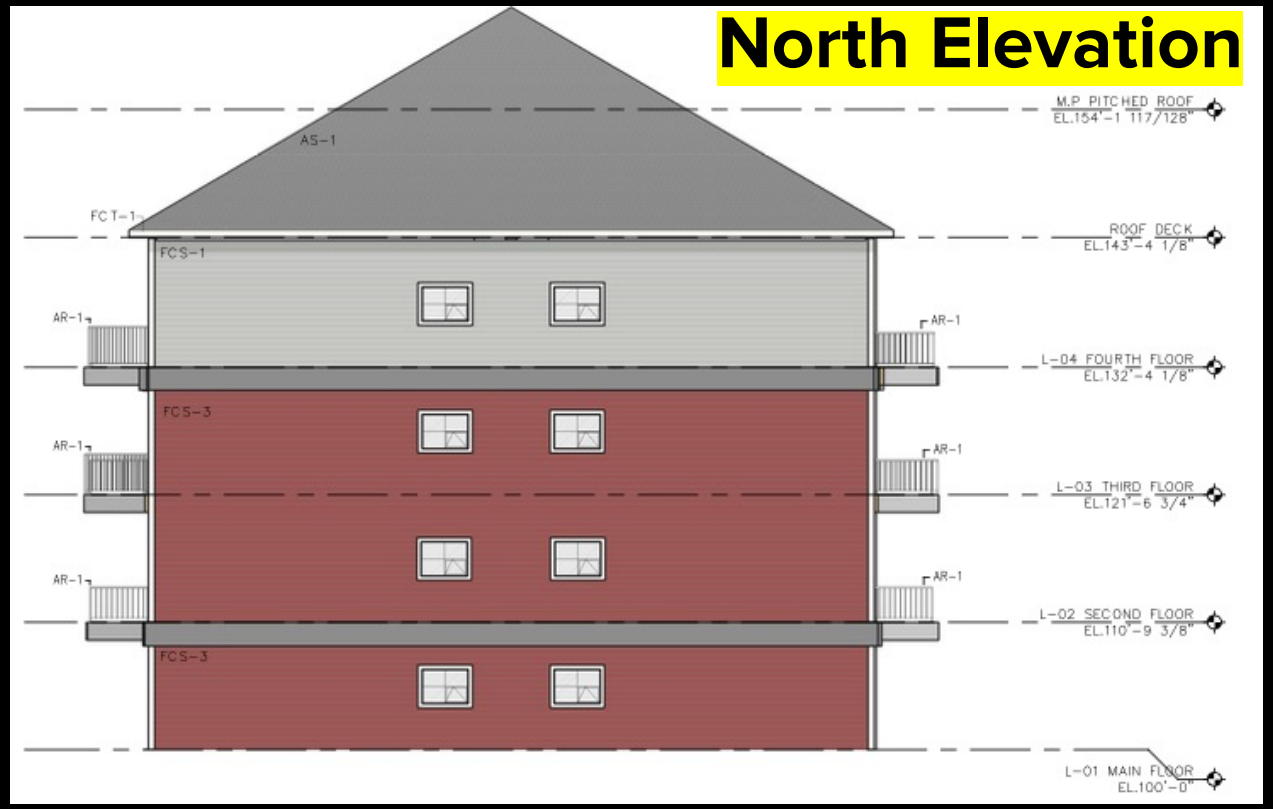
- **Windows & Balconies facing Canad Inn's parking area to west and Auto Sales to east**



FAQs

What will face adjacent properties from the subject lands?

- **Windows & Balconies facing Canad Inn's parking area to north**



FAQs

What do you want today?

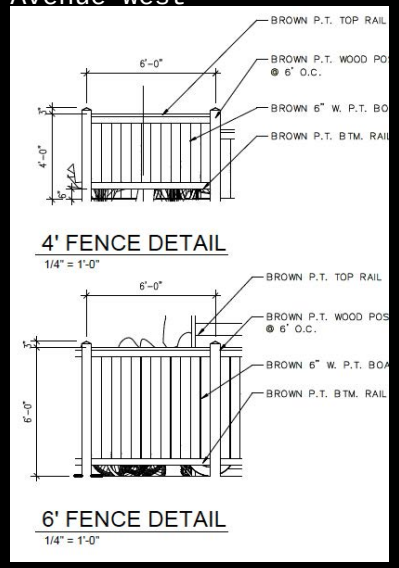
Plan Approval

(1) Exterior Finish Details

(2) Site Layout

(3) Landscaping Details

(4) Fencing Details



EXTERIOR FINISH LEGEND:

SIDING

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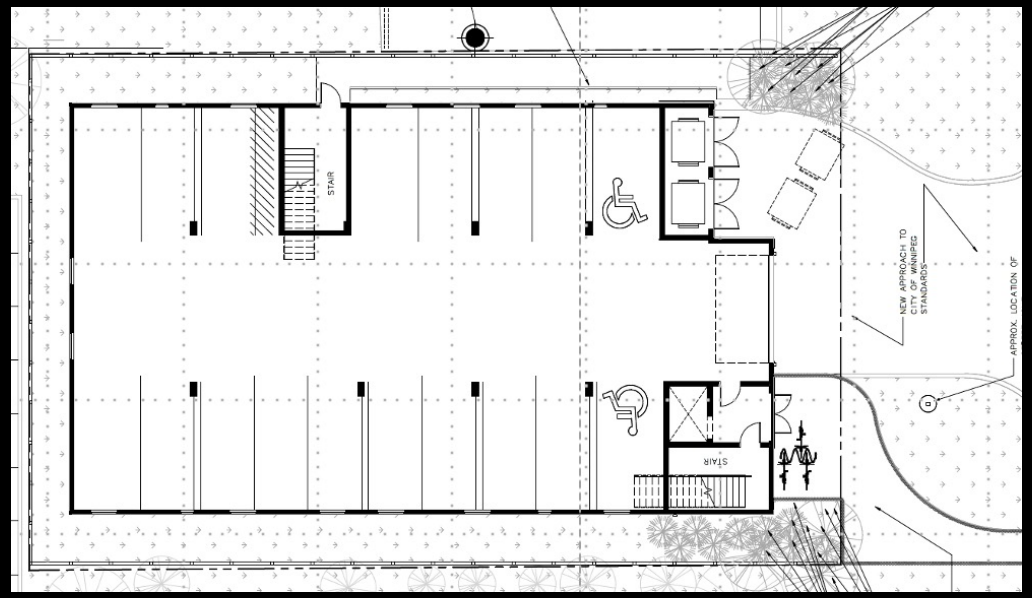
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THANK YOU

Approve Development Applications

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