Minutes – Appeal Committee – January 14, 2026

PUBLIC HEARINGS

Item No. 1 **Appeal – Variance – 693 Cordova Street**
(River Heights-Fort Garry Ward)
File DAV 188880A/2025B

COMMITTEE RECOMMENDATION:

The Appeal Committee did not hear any representation on the application and adjourned the public hearing to its meeting on January 28, 2026 at 9:30 a.m. in the Council Building at 510 Main Street.

DECISION MAKING HISTORY:

COMMITTEE RECOMMENDATION (continued):

Moved by Councillor Sharma,
That no representation be heard on the application, and the public hearing be adjourned to the Appeal Committee meeting on January 28, 2026, at the request of the applicant.

Carried

APPEAL HEARING SUMMARY

File:	DAV 188880A/2025B
Before:	Appeal Committee Councillor Lukes, Chairperson Councillor Chambers Councillor Sharma
Hearing:	January 14, 2026 Council Building, 510 Main Street
Appellant(s):	Natalia Caycedo John Wintrup
Applicant:	John Wintrup
Premises Affected:	693 Cordova Street
Legal Description:	LOT 16 PLAN 27176 53/55 ST B, hereinafter called "the land"
Property Zoned:	"R1-M" (Residential Single-Family – Medium)
Nature of Application:	To vary the "R1-M Mature Communities PDO-1" development and design standards of the Winnipeg Zoning By-law 200/2006 for the construction of two (2) single family dwellings to permit: 1. On Proposed lot 1: A. a lot coverage of 30.3% instead of 30%; B. a front yard of 20 feet (6.1 metres) instead of 29 feet (8.83 metres); 2. On Proposed lot 2: A. a lot coverage of 30.3% instead of 30%; B. a front yard of 20.5 feet (6.2 metres) instead of 29 feet (8.83 metres).
Exhibits Filed:	1. Order DAV 188880/2025B dated November 19, 2025 2. Notice of Appeal filed by John Wintrup, received November 19, 2025 3. Notice of Appeal filed by Natalia Caycedo, received December 8, 2025

Exhibits Filed (continued):

4. Notification of Public Hearing dated December 29, 2025
5. Manitoba Status of Title(s) 3093017/1
6. Letter of authorization dated September 25, 2025 from Lorin McLachlan to John S. Wintrup
7. Confirmation from the Zoning and Permits Administrator that the subject property may be posted in substitution for newspaper advertising
8. Prefab Garbage Enclosure
9. Legal Descriptions and Title Plot
10. Zoning/Lot Configuration [Current]
11. Proposed Subdivision
12. Plans, Sheets 1 to 12 inclusive, for File DAV 188880/2025B dated September 11, 2025
13. Report from the Urban Planning Division dated November 5, 2025
14. Communication dated December 3, 2025 from Croft Petersmeyer in opposition to the appeal
15. Communication dated January 5, 2025 from John Wintrup requesting an adjournment of the Appeal Hearing
16. Inspection Report
17. Notice of Adjournment dated January 15, 2026

Exhibit “13” referred to in File DAV 188880A/2025B

ADMINISTRATIVE REPORT

Title: DAV 25-188880\B – 693 Cordova St

Issue: For consideration of Variances associated with the construction of a single-family dwelling.

Critical Path: Director of Planning, Property, and Development

AUTHORIZATION

Author	Department Head	CFO	CAO
Donna Kane	n/a	n/a	

DECISION AND CONDITIONS

The Urban Planning and Design Division recommends **approval, in part** of the application to vary the “R1-M Mature Communities PDO-1” development and design standards of the Winnipeg Zoning By-law 200/2006 for the construction of two (2) single family dwellings to permit:

1) On Proposed lot 1:

a) a lot coverage of 30.3% instead of 30%;

b) ~~a front yard of 20 feet (6.1 metres) instead of 29 feet (8.83 metres);~~

2) On Proposed lot 2:

a) a lot coverage of 30.3% instead of 30%;

b) ~~a front yard of 20.5 feet (6.2 metres) instead of 29 feet (8.83 metres).~~

Subject to the following condition(s):

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

2) That, final plans showing building location, building design and landscaping shall be submitted to the Director of Planning, Property and Development for approval prior to the issuance of development permits.

REASON FOR THE REPORT

- The applicant is proposing to build two (2) single-family dwellings and requires Variance[s] for lot coverage and front yard setback requirements of the *Winnipeg Zoning By-Law*.
- This report provides information regarding the subject application's compliance with *The City of Winnipeg Charter*, section 249.

FILE/APPLICANT DETAILS

FILE:	**DAV 25-188880\B**
RELATED FILES:	DASSF 554/2025
COMMUNITY:	City Centre Committee
NEIGHBOURHOOD #:	1.611 - (CENTRAL RIVER HEIGHTS)
SUBJECT:	To vary the "R1-M Mature Communities PDO-1" development and design standards of the Winnipeg Zoning By-law 200/2006 for the construction of two (2) single family dwellings to permit: 1) On Proposed lot 1: a) a lot coverage of 30.3% instead of 30%; b) a front yard of 20 feet (6.1 metres) instead of 29 feet (8.83 metres); 2) On Proposed lot 2: a) a lot coverage of 30.3% instead of 30%; b) a front yard of 20.5 feet (6.2 metres) instead of 29 feet (8.83 metres).
LOCATION:	693 Cordova St
LEGAL DESCRIPTION:	LOT 16 PLAN 27176 53/55 ST B
APPLICANT:	John Wintrup 139 Roslyn Rd Unit 301 Winnipeg, MB R3L 0G7
OWNER:	Lorin Mclachlan 2262 West Taylor Blvd Winnipeg, MB R3P 2J5

HISTORY

N/A

DISCUSSION

CRITERIA FOR APPROVAL

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

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

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

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

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

SITE DESCRIPTION

- The subject property is located on Cordova St, in the Central River Heights neighbourhood of the River Heights - Fort Garry ward.
- The subject site is 5,231 square feet (485.9 square metres) in area. The site is currently occupied by a one (1) storey 984 square foot single-family dwelling built in 1953 used as a private residence.
- The subject site is accessed by a paved back lane.



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

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Single-family residential uses zoned “R1-M” Single-Family Medium

South: Single-family residential uses zoned “R1-M” Single-Family Medium

East: Single-family residential uses zoned “R1-M” Single-Family Medium

West: Single-family residential uses zoned “R1-M” Single-Family Medium

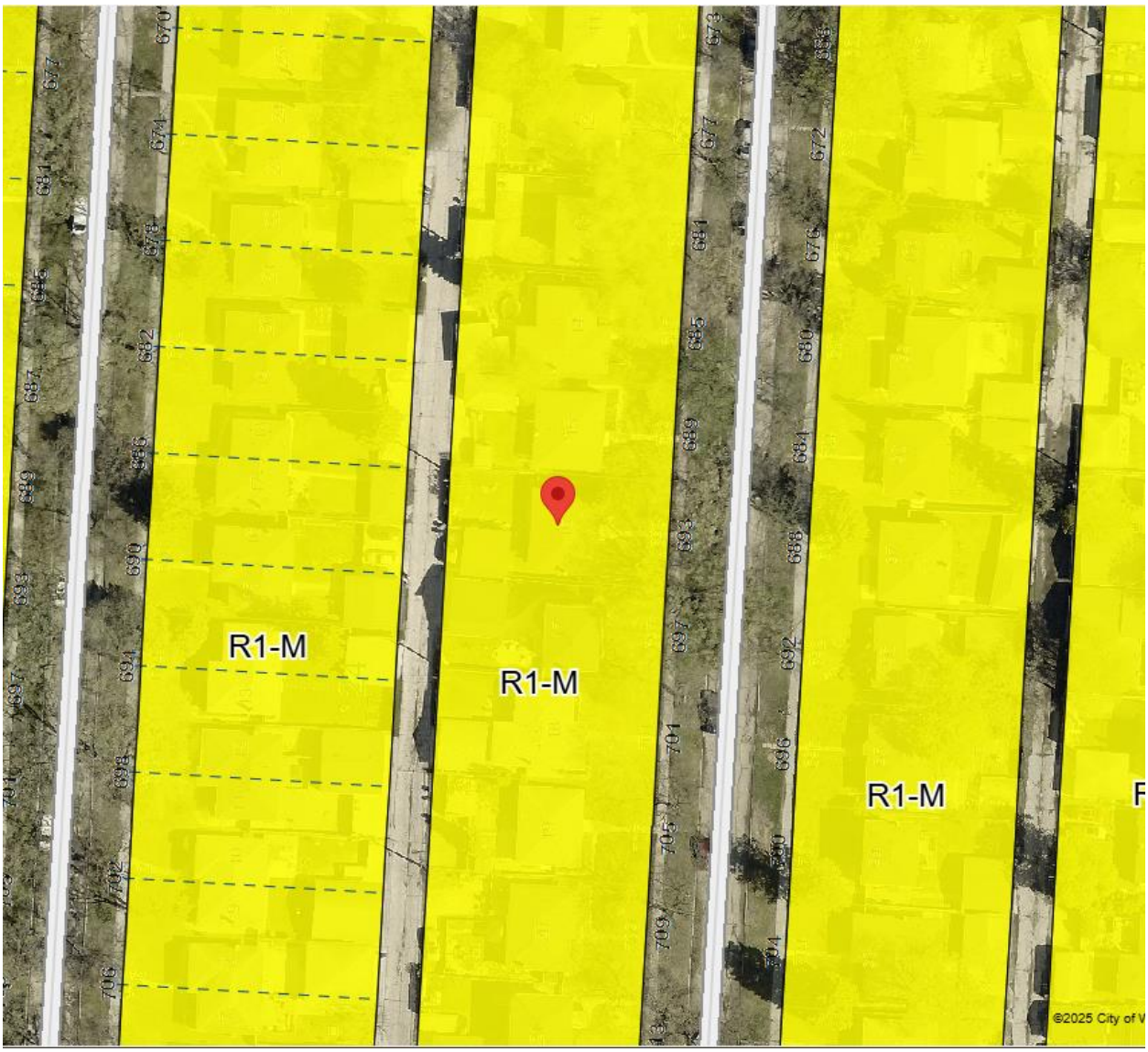


Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant intends to construct two (2) single-family dwellings with secondary suites.
- DASSF 554/2025 is pending to create two (2) lots.
- The existing single-family dwelling on site will be demolished.

Reason for the variances

In the “R1-M” District, the lot coverage requirement is 30% and the front yard setback, determined via an alignment is 34 feet. The Winnipeg Zoning By-law Schedule Y permits a front yard setback that is five (5) feet less than the alignment, which is 29 feet in this instance.

The applicant is proposing a short form subdivision and then will construct two (2) single-family dwellings with more than 30% lot coverage and reduced front yard setbacks. For this reason, variances are required.

ANALYSIS AND ISSUES

ANALYSIS OF VARIANCES

Front Yard Setback

The proposed single-family dwellings with reduced front yard setbacks are not compatible with the existing single-family dwellings on the block and given the spatial separation, will have a substantial adverse impact upon adjoining properties and the adjacent area.

Abutting properties to the north and south have front yard setbacks of 34.6 feet and 35 feet respectively.

Lot Coverage

The proposed single-family dwellings with a larger lot coverage of 30.3% is a minimum modification of the Zoning By-law for an interior lot in a Residential District. This is a variance of 1%, which is very minor.

Conditions of approval

While the building plans submitted for the new single-family dwellings demonstrate a high-quality design, it is recommended that final plan be submitted to the Director, as the current plans show a front yard setback that is now supportable.

A standard condition of approval providing two years to establish the variance is also included.

REASONS FOR DECISION

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

(a) is consistent with *Plan Winnipeg* and any applicable secondary plan, provided that Variances 1b and 2b are rejected;

(b) does not create a substantial adverse effect on the amenities, use, safety and convenience of the adjoining property and adjacent area, including an area separated from the property by a street or waterway, provided that Variances 1b and 2b are rejected;

(c) is the minimum modification of a zoning-by-law required to relieve the injurious effect of the zoning by-law on the applicant's property, provided that Variances 1b and 2b are rejected; and

(d) is compatible with the area in which the property to be affected is situated, provided that Variances 1b and 2b are rejected.

CONSULTATION

In preparing this report there was internal consultation with: N/A

OURWINNIPEG 2045 POLICY ALIGNMENT

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

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

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

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

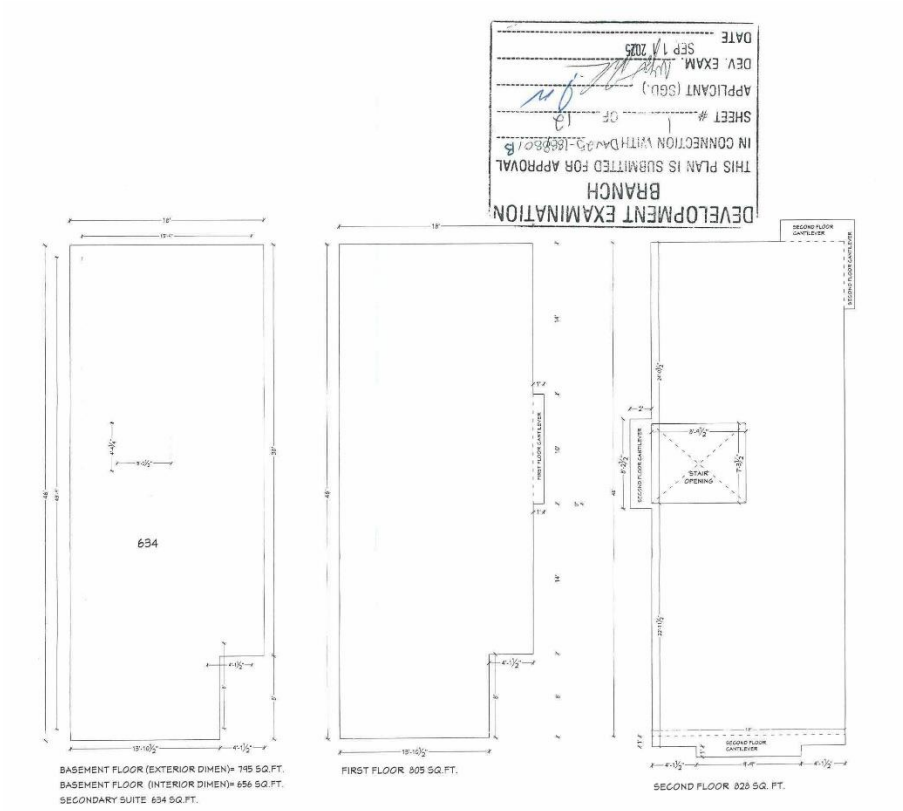
WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

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:	Donna Kane
Date:	Wednesday, November 5, 2025
File No.	DAV 25-188880\B

Exhibit “12” referred to in File DAV 188880A/2025



ZONING INFORMATION: (NEW BUILDING)
BUILDING TYPE: 2 STOREY
LOT ZONING: R1-M (PER CITY OF WINNIPEG)
LOT FRONTAGE: 25.00 FT
PARKING: 2 OFF-STREET PARKING SPACES WILL BE PROVIDED VIA OPEN
PARKING STALLS
AREA CALCULATIONS:
BASEMENT FLOOR (INTERIOR DIMENSIONS) = 15.75x43.75 - (8x4.125) = 656.06 SQFT
MAIN FLOOR (EXTERIOR DIMENSIONS) = 18x46 +10x1- (8x4.125) = 805 SQFT
SECOND FLOOR (EXTERIOR DIMENSIONS) =18x46+6.92x2+6.25x1+18x1+9.75x1+8.20x2-(8.79x7.29)=828 SQFT
FLOOR AREA = 2289.06 SQFT
MECH ROOM AREA: BSMNT= 22 SQFT, MAIN= 30 SQFT, SECOND= 0 SQFT
TOTAL FLOOR AREA = 2289.06 - 22 - 30 = 2237.06 SQFT
MAX ALLOWABLE = 33% = 738 SQFT OF SECONDARY SUITE
SECONDARY SUITE IN BASEMENT FLOOR AREA :
= 656.06 (BASEMENT FLOOR) - 22 (MECH AREA) = 634.06 SQFT

LOT AREA :	2617.25 SQ. FT.
BUILDING COVERAGE	795 SQ. FT. (30% OF LOT AREA)
SOFT LANDSCAPE AREA	939 SQ. FT. (36% OF LOT AREA)

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WINNIPEG, MANITOBA

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DRAWING TITLE
AREA DETAIL

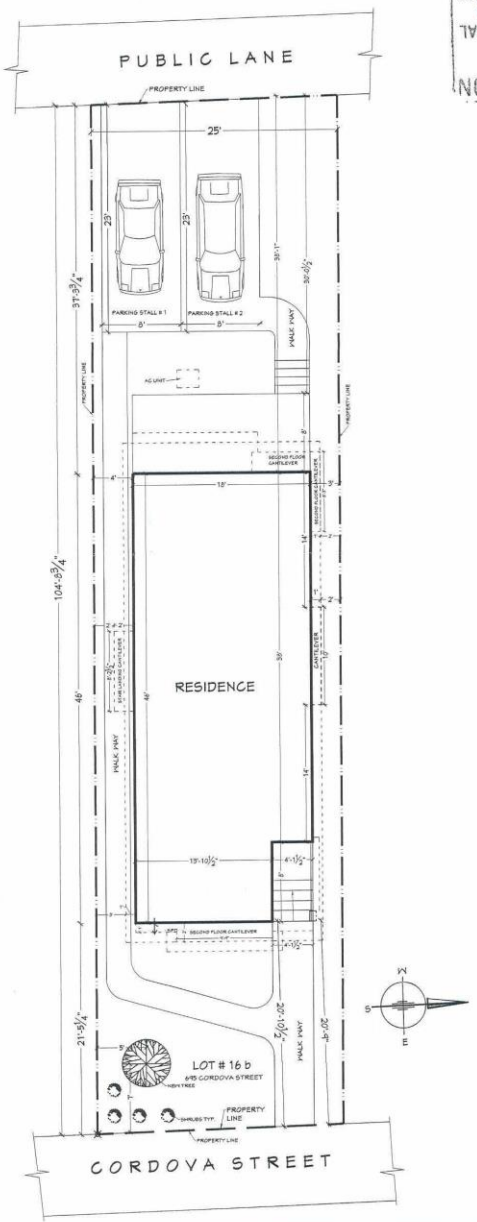
DATE	SCALE	NO
06-FEB-25	NTS	DETAILS

ZONING INFORMATION: (NEW BUILDING)
BUILDING TYPE: 2 STOREY
LOT ZONING: R1-M (PER CITY OF WINNIPEG)
LOT FRONTAGE: 25.00 FT
PARKING: 2 OFF-STREET PARKING SPACES WILL BE PROVIDED VIA OPEN PARKING STALLS
AREA CALCULATIONS:
BASEMENT FLOOR (INTERIOR DIMENSIONS) = 15.75x48.75 - (8x4.125) = 656.06 SQFT
MAIN FLOOR (EXTERIOR DIMENSIONS) = 18x46 +10x1- (8x4.125) = 805 SQFT
SECOND FLOOR (EXTERIOR DIMENSIONS) =18x46+6.92x2+6.25x1+18x1+9.75x1+8.20x2-(8.79x1.24)=828 SQFT
FLOOR AREA = 2289.06 SQFT
MECH ROOM AREA: BSMNT= 22 SQFT, MAIN= 30 SQFT, SECOND= 0 SQFT
TOTAL FLOOR AREA = 2289.06 - 22 - 30 = 2237.06 SQFT
MAX ALLOWABLE = 33% = 738 SQFT OF SECONDARY SUITE
SECONDARY SUITE IN BASEMENT FLOOR AREA :
= 656.06 (BASEMENT FLOOR) - 22 (MECH AREA) = 634.06 SQFT

LOT AREA :	2617.25 SQ. FT.
BUILDING COVERAGE	745 SQ. FT. (30% OF LOT AREA)
SOFT LANDSCAPE AREA	984 SQ. FT. (36% OF LOT AREA)

TREE/SHRUB SCHEDULE:
ALL TREES AND SHRUBS ARE TO BE CONFIRMED BY OWNER.
ITEM TYPE SPECIES SIZE:
TREE 1 MANITOBA MAPLE 2.5" CALIPER (MIN 5'-0 HIGH)
SHRUB 1 ABBOTSWOOD POTENTILLA 2 GALLON

DEVELOPMENT EXAMINATION BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN CONNECTION WITH DA025-188880/25
SHEET # 3 OF 13
APPLICANT (SGD.)
DEV. EXAM.
DATE SEP 01 2025



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DRAWING TITLE
SITE PLAN

DATE	SCALE	NO
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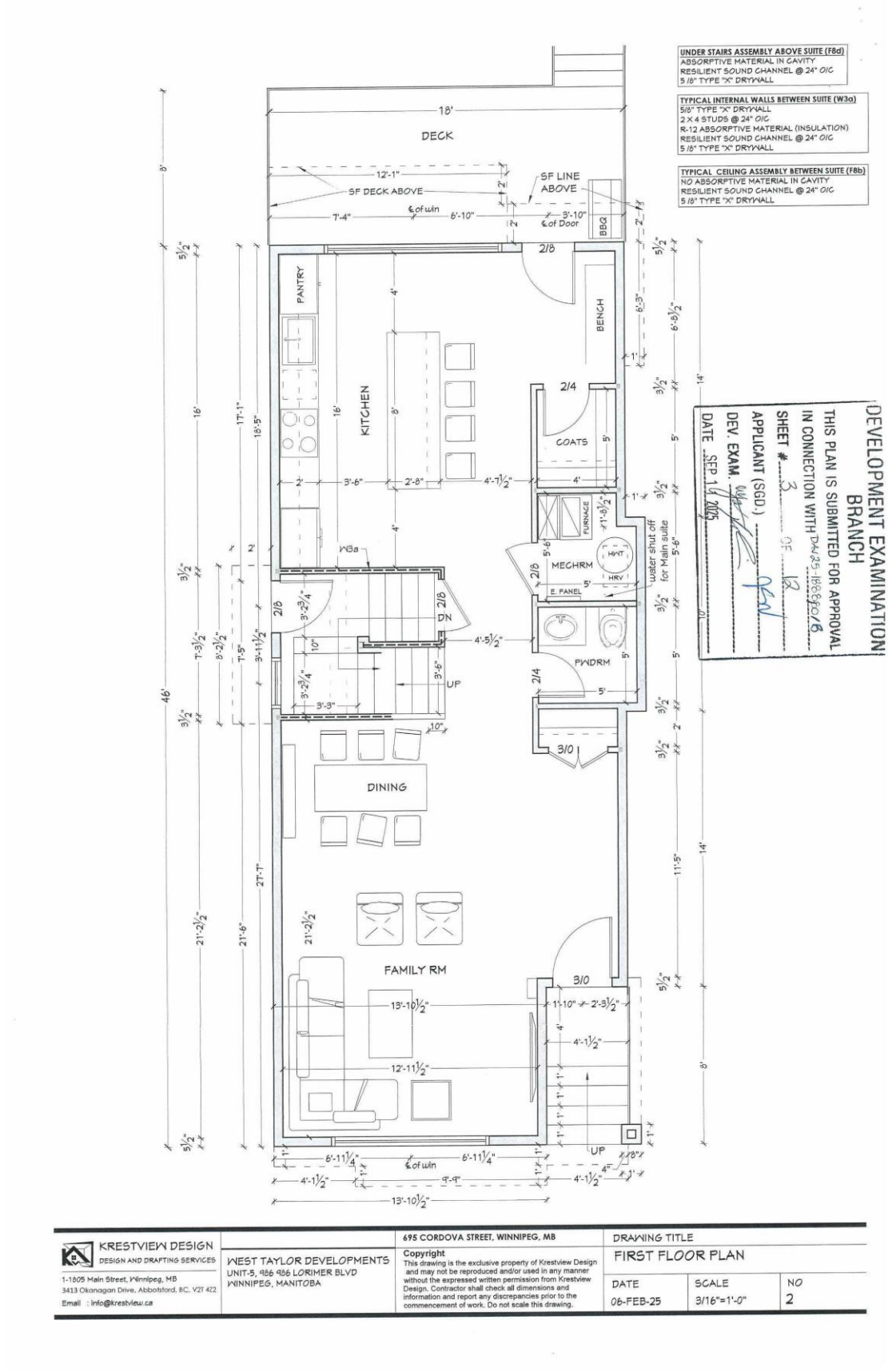
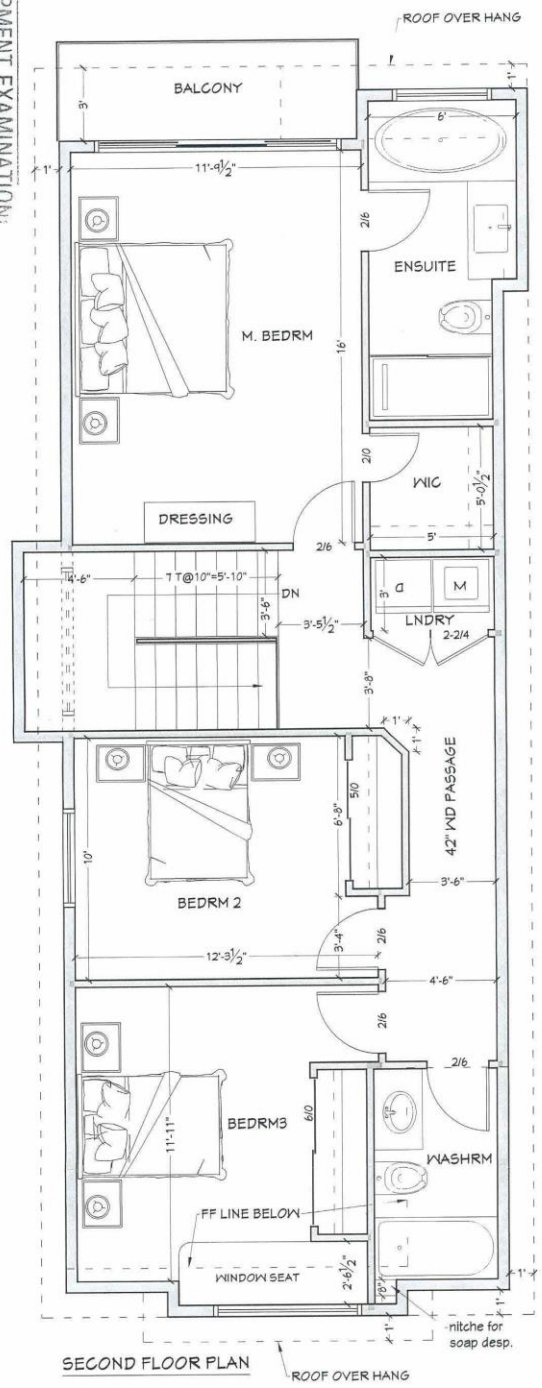


KRESTVIEW DESIGN DESIGN AND DRAFTING SERVICES 1-1805 Main Street, Winnipeg, MB 3413 Okanagan Drive, Abbotsford, BC, V2T 4Z2 Email : info@krestview.ca	WEST TAYLOR DEVELOPMENTS UNIT-5, 486 486 LORIMER BLVD WINNIPEG, MANITOBA	695 CORDOVA STREET, WINNIPEG, MB **Copyright** This drawing is the exclusive property of Krestview Design and may not be reproduced and/or used in any manner without the expressed written permission from Krestview Design. Contractor shall check all dimensions and information and report any discrepancies prior to the commencement of work. Do not scale this drawing.	DRAWING TITLE FIRST FLOOR PLAN	
			DATE 06-FEB-25	SCALE 3/16"=1'-0"
				NO 2

DEVELOPMENT EXAMINATION BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN CONNECTION WITH DAN 05_188800/B
SHEET # 4 OF 12
APPLICANT (SGD.)
DEV. EXAM.
DATE SEP 11 2025



SECOND FLOOR PLAN

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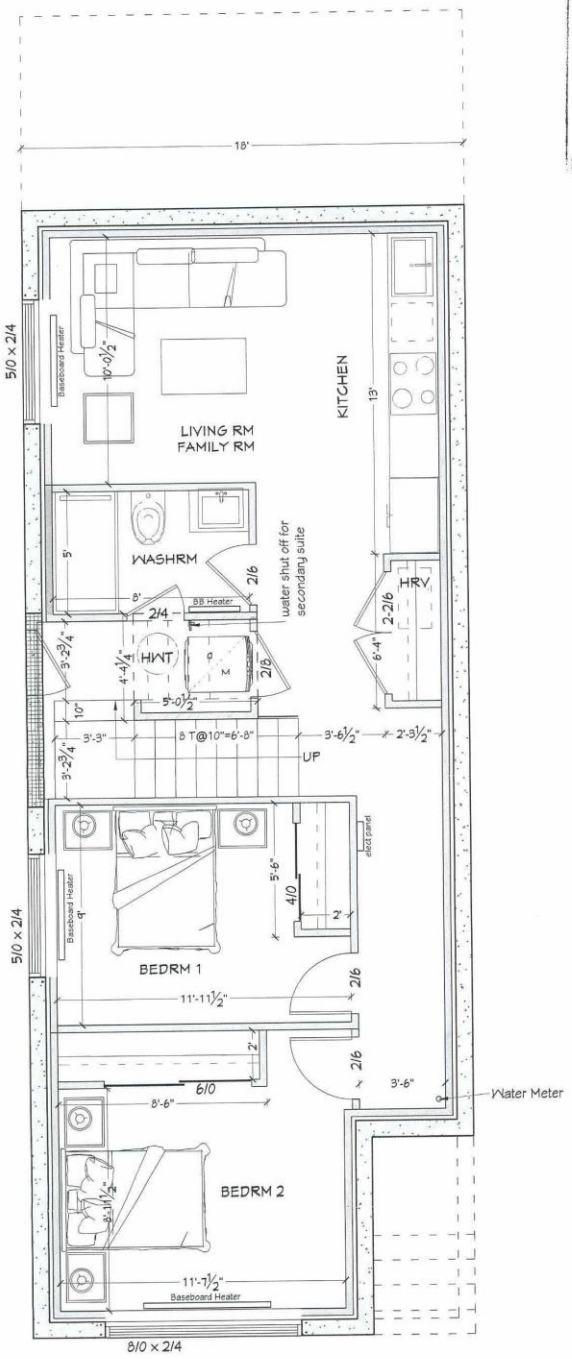

DEVELOPMENT EXAMINATION
BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DA25-166660/B
SHEET # 5 OF 13
APPLICANT (SGD.)
DEV. EXAM.
DATE SEP 11 2025

UNDER STAIRS ASSEMBLY ABOVE SUITE (F8d)
ABSORPTIVE MATERIAL IN CAVITY
RESILIENT SOUND CHANNEL @ 24" O/C
5/8" TYPE "X" DRYWALL

TYPICAL INTERNAL WALLS BETWEEN SUITE (W3a)
5/8" TYPE "X" DRYWALL
2 X 4 STUDS @ 24" O/C
R-12 ABSORPTIVE MATERIAL (INSULATION)
RESILIENT SOUND CHANNEL @ 24" O/C
5/8" TYPE "X" DRYWALL

TYPICAL CEILING ASSEMBLY BETWEEN SUITE (F8b)
NO ABSORPTIVE MATERIAL IN CAVITY
RESILIENT SOUND CHANNEL @ 24" O/C
5/8" TYPE "X" DRYWALL

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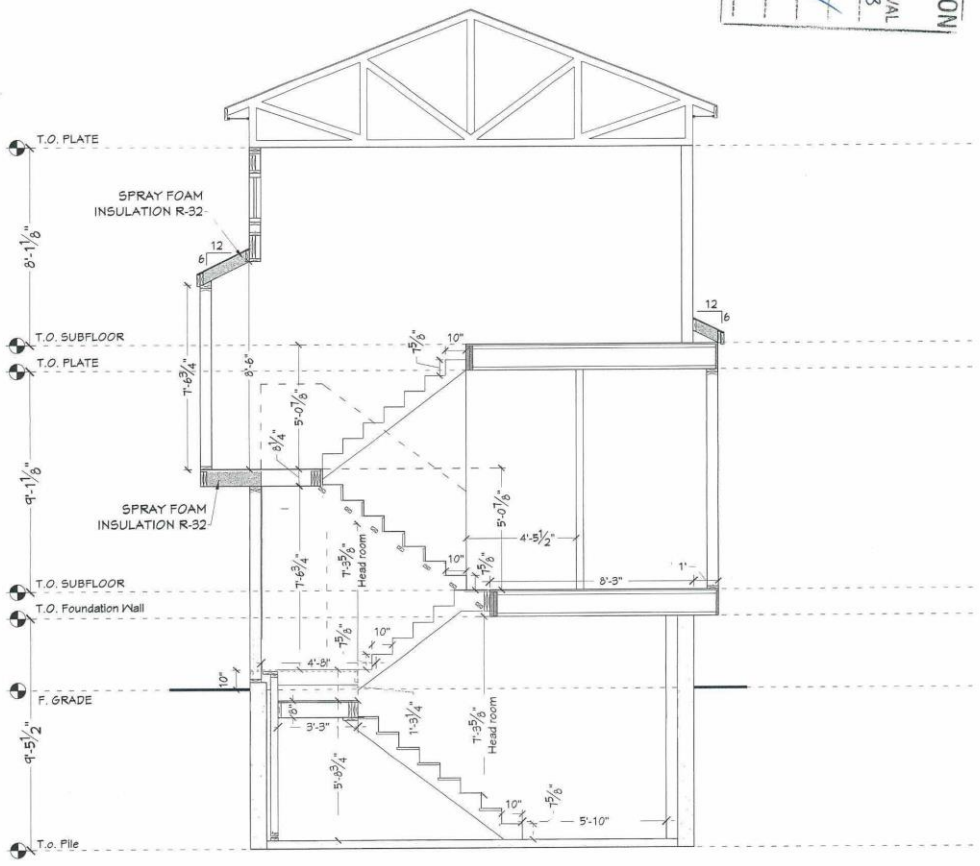
DRAWING TITLE
BASEMENT LAYOUT

DATE	SCALE	NO
06-FEB-25	3/16"=1'-0"	4

DEVELOPMENT EXAMINATION BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN CONNECTION WITH: DA25-186680/B
SHEET # 6 OF 12
APPLICANT (SGD.)
DEV. EXAM.
DATE SEP 11 2025



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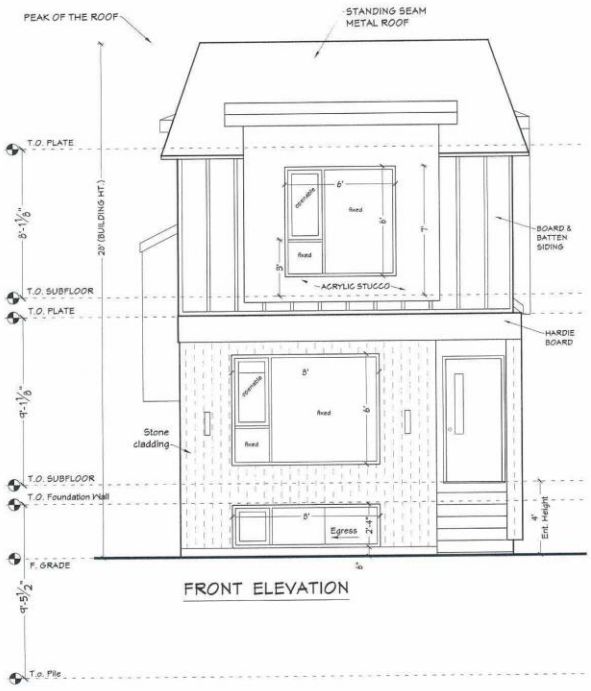
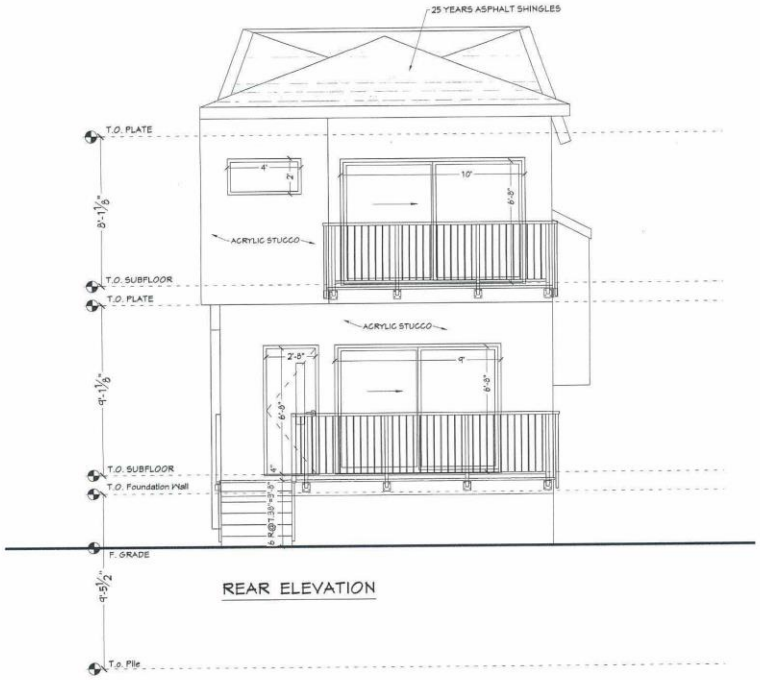
DEVELOPMENT EXAMINATION BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN CONNECTION WITH DW25-188880/B
SHEET # 7 OF 12
APPLICANT (SGD.)
DEV. EXAM.
DATE SEP 1 1 2025



FRONT ELEVATION



REAR ELEVATION

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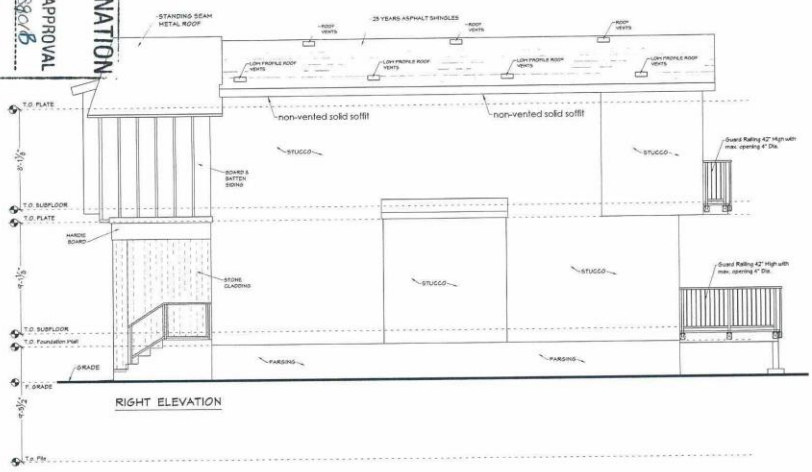
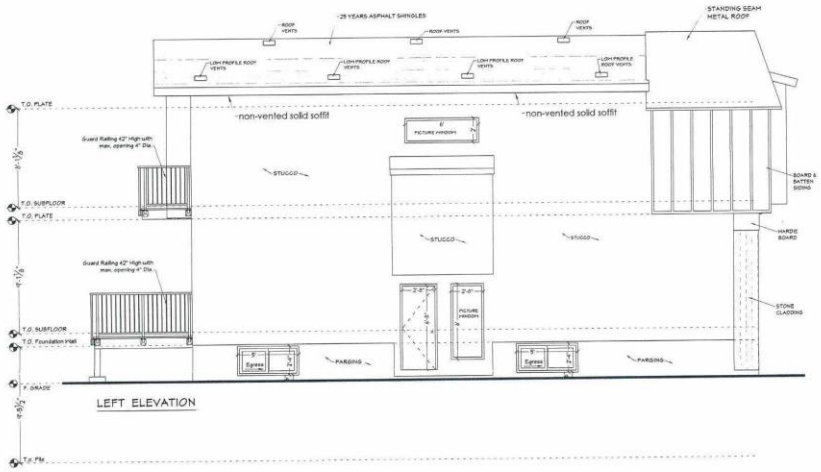
DEVELOPMENT EXAMINATION BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN CONNECTION WITH DAV25-188880/B
SHEET # 8 OF 12
APPLICANT (SGD.)
DEV. EXAM.
DATE SEP 11 2025

NOTE: The latest provincial and city building code apply on roof ventilation
non vented soffits as per 9.10.15.5.(11)
roof area and vent requirement to demonstrate conformity with NBC 9.19.1
low roof vents as per 9.19.1.2.



RIGHT ELEVATION

NOTE: The latest provincial and city building code apply on roof ventilation
non vented soffits as per 9.10.15.5.(11)
roof area and vent requirement to demonstrate conformity with NBC 9.19.1
low roof vents as per 9.19.1.2.



LEFT ELEVATION

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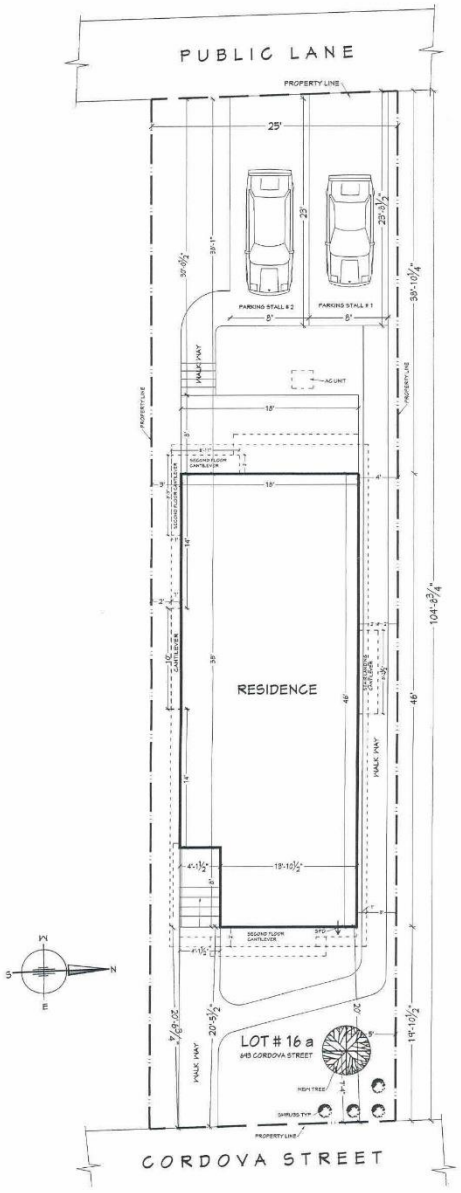
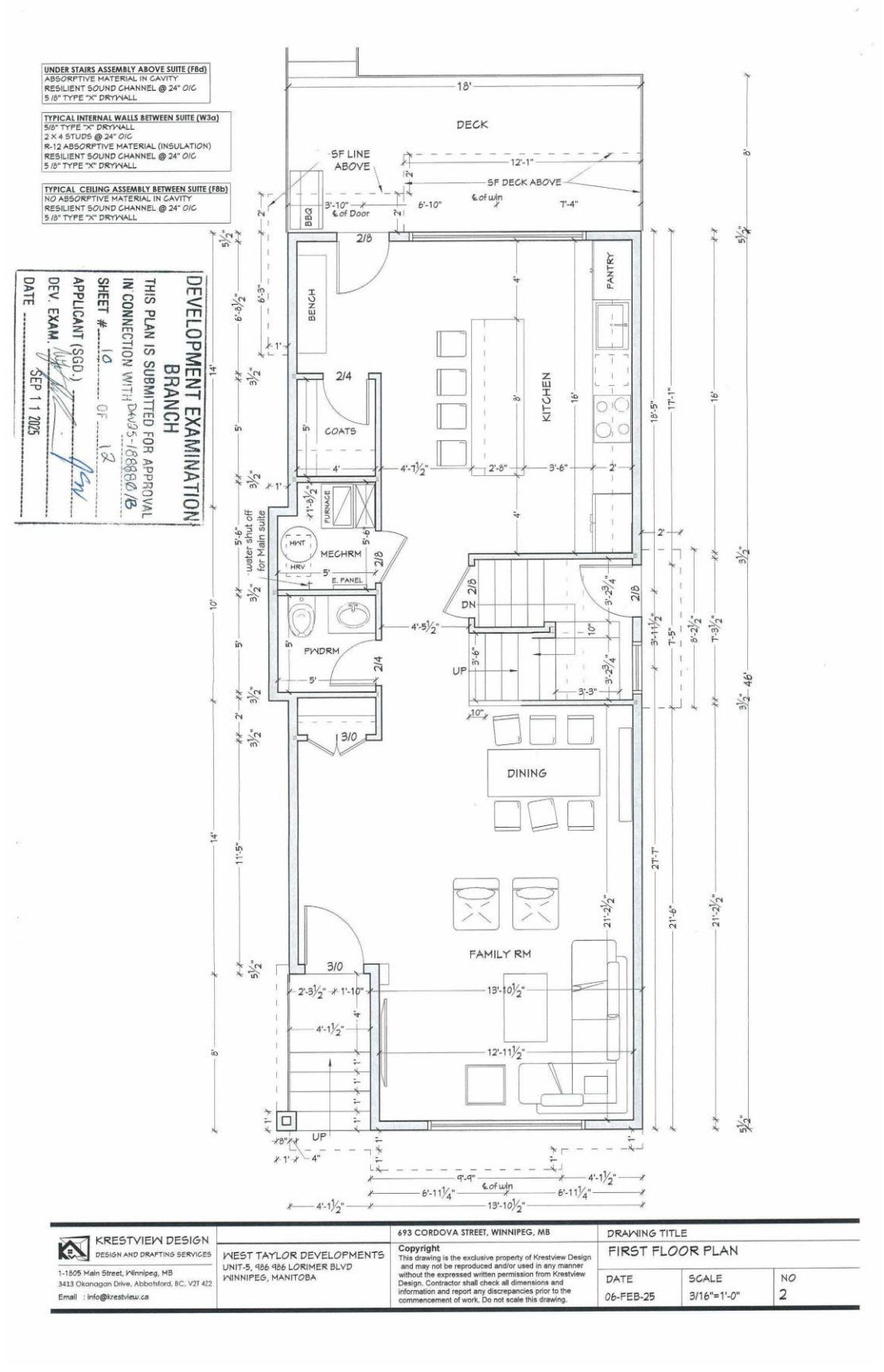
ZONING INFORMATION: (NEW BUILDING)
BUILDING TYPE: 2 STOREY
LOT ZONING: R1-M (PER CITY OF WINNIPEG)
LOT FRONTAGE: 25.00 FT
PARKING: 2 OFF-STREET PARKING SPACES WILL BE PROVIDED VIA OPEN PARKING STALLS
AREA CALCULATIONS:
BASEMENT FLOOR (INTERIOR DIMENSIONS) = 15.75x43.75 - (8x4.125) = 656.06 SQFT
MAIN FLOOR (EXTERIOR DIMENSIONS) = 18x46 +10x1- (8x4.125) = 805 SQFT
SECOND FLOOR (EXTERIOR DIMENSIONS) =18x46+8.92x2+6.25x1+18x1+9.75x1+8.20x2-(8.79x7.29)=828 SQFT
FLOOR AREA = 2289.06 SQFT
MECH ROOM AREA: BSMNT= 22 SQFT, MAIN= 30 SQFT, SECOND= 0 SQFT
TOTAL FLOOR AREA = 2289.06 - 22 - 30 = 2237.06 SQFT
MAX ALLOWABLE = 33% = 738 SQFT OF SECONDARY SUITE
SECONDARY SUITE IN BASEMENT FLOOR AREA :
= 656.06 (BASEMENT FLOOR) - 22 (MECH AREA) = 634.06 SQFT

LOT AREA :	2617.25 SQ. FT.
BUILDING COVERAGE	795 SQ. FT. (30% OF LOT AREA)
SOFT LANDSCAPE AREA	934 SQ. FT. (36% OF LOT AREA)

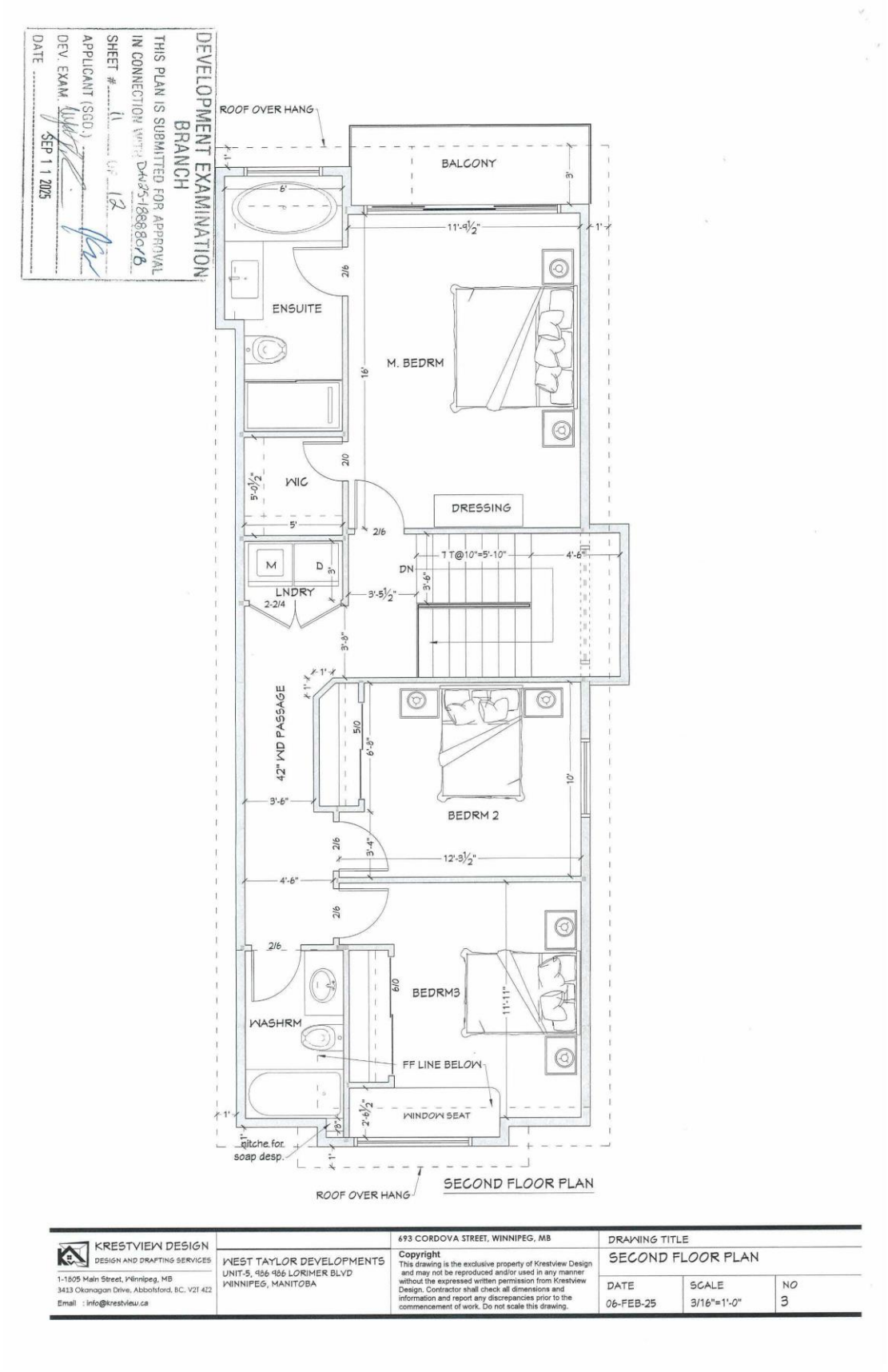
TREE/SHRUB SCHEDULE:
ALL TREES AND SHRUBS ARE TO BE CONFIRMED BY OWNER
ITEM TYPE SPECIES SIZE:
TREE 1 MANITOBA MAPLE 2.5" CALIPER (MIN 5'-0 HIGH)
SHRUB 1 ABBOTSWOOD POTENTILLA 2 GALLON

DEVELOPMENT EXAMINATION BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN CONNECTION WITH DAS-188990/B
SHEET # 9 OF 12
APPLICANT (SGD.)
DEV. EXAM. (SGD.)
DATE SEP 11 2025





KRESTVIEW DESIGN DESIGN AND DRAFTING SERVICES 1-1805 Main Street, Winnipeg, MB 3413 Okanagan Drive, Abbotsford, BC, V2T 4Z2 Email : info@krestview.ca	WEST TAYLOR DEVELOPMENTS UNIT-5, 986 986 LORIMER BLVD WINNIPEG, MANITOBA	693 CORDOVA STREET, WINNIPEG, MB **Copyright** This drawing is the exclusive property of Krestview Design and may not be reproduced and/or used in any manner without the expressed written permission from Krestview Design. Contractor shall check all dimensions and information and report any discrepancies prior to the commencement of work. Do not scale this drawing.	DRAWING TITLE FIRST FLOOR PLAN DATE 06-FEB-25 SCALE 3/16"=1'-0" NO 2	



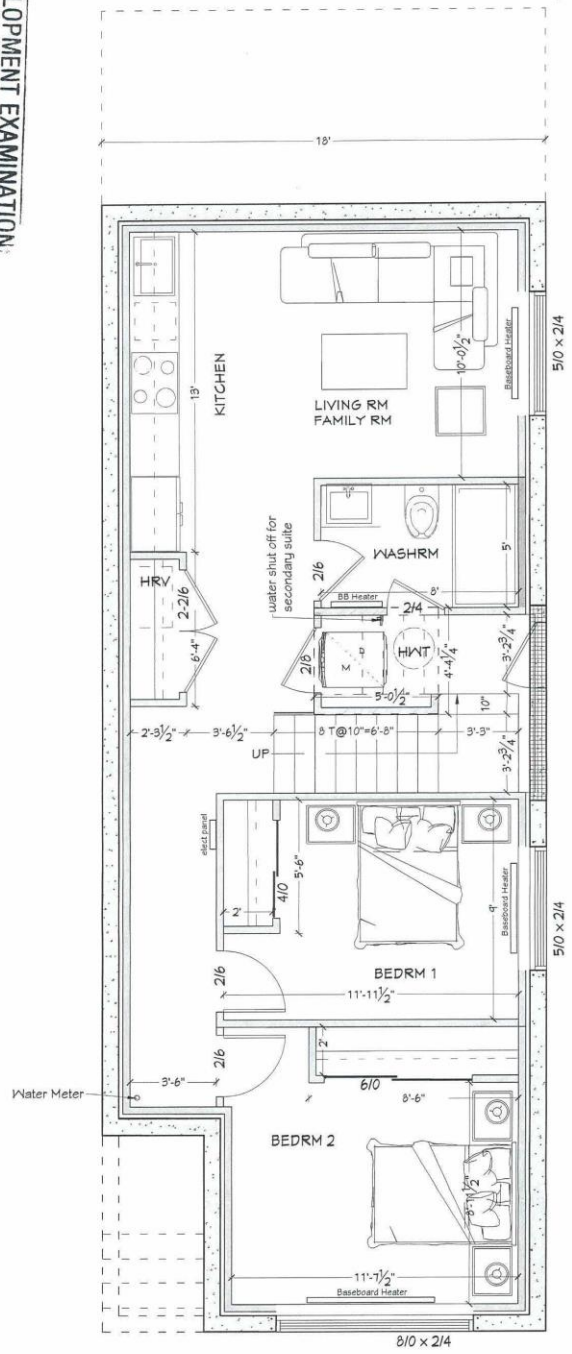
KRESTVIEW DESIGN DESIGN AND DRAFTING SERVICES 1-1605 Main Street, Winnipeg, MB 3413 Okanagan Drive, Abbotsford, BC, V2T 4Z2 Email : info@krestview.ca	WEST TAYLOR DEVELOPMENTS UNIT-5, 986 986 LORIMER BLVD WINNIPEG, MANITOBA	693 CORDOVA STREET, WINNIPEG, MB **Copyright** This drawing is the exclusive property of Krestview Design and may not be reproduced and/or used in any manner without the expressed written permission from Krestview Design. Contractor shall check all dimensions and information and report any discrepancies prior to the commencement of work. Do not scale this drawing.	DRAWING TITLE SECOND FLOOR PLAN		
			DATE 06-FEB-25	SCALE 3/16"=1'-0"	NO 3

DEVELOPMENT EXAMINATION BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN CONNECTION WITH DA25-188983/B
SHEET # 12 OF 12
APPLICANT (SGD.)
DEV. EXAM.
DATE SEP 11 2025

UNDER STAIRS ASSEMBLY ABOVE SUITE (F8d)
ABSORPTIVE MATERIAL IN CAVITY
RESILIENT SOUND CHANNEL @ 24" O/C
5/8" TYPE "X" DRYWALL

TYPICAL INTERNAL WALLS BETWEEN SUITE (W3a)
5/8" TYPE "X" DRYWALL
2 X 4 STUDS @ 24" O/C
R-12 ABSORPTIVE MATERIAL (INSULATION)
RESILIENT SOUND CHANNEL @ 24" O/C
5/8" TYPE "X" DRYWALL

TYPICAL CEILING ASSEMBLY BETWEEN SUITE (F8b)
NO ABSORPTIVE MATERIAL IN CAVITY
RESILIENT SOUND CHANNEL @ 24" O/C
5/8" TYPE "X" DRYWALL



KRESTVIEW DESIGN DESIGN AND DRAFTING SERVICES 1-1805 Main Street, Winnipeg, MB 3413 Okanagan Drive, Abbotsford, BC, V2T 4Z2 Email : info@krestview.ca	WEST TAYLOR DEVELOPMENTS UNIT-5, 986 986 LORIMER BLVD WINNIPEG, MANITOBA	693 CORDOVA STREET, WINNIPEG, MB **Copyright** This drawing is the exclusive property of Krestview Design and may not be reproduced and/or used in any manner without the expressed written permission from Krestview Design. Contractor shall check all dimensions and information and report any discrepancies prior to the commencement of work. Do not scale this drawing.	DRAWING TITLE BASEMENT LAYOUT DATE 06-FEB-25 / SCALE 3/16"=1'-0" / NO 4

Exhibit “3” referred to in File DAV 188880A/2025B

OPPOSITION LETTER – FILE DAV 25-188880B

693 Cordova Street – City of Winnipeg

November 25, 2025

Planning, Property & Development Department
City of Winnipeg

Re: **Formal Opposition – File No. DAV 25-188880B**
693 Cordova Street

To whom it may concern,

I am writing as a nearby resident to formally oppose the proposed development under File DAV 25-188880B for 693 Cordova Street in its current form. While I understand the City’s interest in supporting growth and development, this project will have a significant impact on a quiet, established residential neighbourhood composed largely of homes built in the 1950s. Due to the potential for disruptions, safety concerns, and property risks, I respectfully request that, if the project proceeds, the City impose the following mandatory conditions on the developer and contractor.

1. Restricted construction hours

- All construction activity shall be limited to Monday to Friday, between 7:00 a.m. and 5:00 p.m.
- No weekend or statutory holiday work shall be permitted, including the use of machinery, demolition, excavation, or any noise-producing activity.

2. Noise and vibration control

- The contractor must implement effective noise control measures, ensuring equipment is turned off when not in active use.
- Vibration-generating activities must be minimized, especially during excavation or operation of heavy machinery, due to the vulnerability of neighbouring homes built on older foundations.

3. Traffic management plan

- Prior to construction, the contractor must submit a Traffic Management Plan for City approval, including routing of trucks, loading zones, parking restrictions, and pedestrian safety measures.
- Any temporary closure of streets, sidewalks, alleys, or access routes must be communicated to residents with a minimum of 2 weeks’ notice.

4. Advance notice for service interruptions
If construction activities require interruption of essential services such as electricity, water, or telecommunications:

- The contractor must provide at least 2 weeks' advance written notice to all affected residents.
- A mitigation plan must be provided, detailing the expected duration, temporary arrangements, and steps to minimize inconvenience to the community.

5. Pre-construction inspection of neighbouring homes

- Before any excavation, demolition, foundation work, or other high impact activity, the contractor must conduct a comprehensive pre-construction condition assessment of the neighbouring properties.
- This must include photographs, video documentation, and a formal written report signed by homeowners.
- Given the age of nearby houses (1950s), this documentation is essential to establish a baseline for potential claims related to structural damage caused by vibrations or soil movement.

6. Insurance and liability coverage

- The contractor must provide the City and affected neighbours with copies of all insurance policies, including third-party liability coverage that specifically protects adjacent and opposite properties.
- Any structural damage, foundation issues, or other impacts resulting from construction activities must be fully covered by the contractor's insurance or contractor directly.

7. Disclosure of project plans and schedule

- The contractor must provide nearby residents with the overall construction plan, including the project schedule, key phases of work, and any relevant drawings or diagrams.
  This transparency is necessary for residents to prepare for disruptions and ensure accountability throughout the construction process.

8. Ongoing communication with residents

- The contractor must issue regular updates to residents regarding construction progress, schedule changes, introduction of heavy machinery, or any activity likely to impact the neighbourhood.
- All communication should be timely, clear, and preferably in written form.

9. Opposition to alteration of the front yard and neighbourhood aesthetic consistency

- I do not agree with authorizing any alteration to the front yard that deviates from the established alignment and character of neighbouring homes.

- The existing streetscape has remained consistent for decades, and modifying the front yard setback for this project undermines the aesthetic cohesion, equality, and long-standing design of the neighbourhood.
- Such a change appears to prioritize the specific interests of this development over the broader public interest and over the rights and expectations of residents who have maintained the architectural rhythm and proportionality of their properties for many years.
- This request to modify the front yard appears to compensate for the fact that the proposed project does not appropriately fit the size of the lot, and therefore should not be permitted.

Conclusion

This project will materially affect the daily life, safety, and property integrity of the neighbourhood. The requested conditions and the objection to altering the front yard are reasonable, necessary, and consistent with responsible development practices in established residential areas.

Accordingly, I respectfully ask that the City of Winnipeg record this letter as formal opposition to File DAV 25-188880B, and that no approval be granted unless all conditions listed above are made mandatory for the developer.

Thank you for your attention to this matter. I am willing to attend hearings, provide additional information, or discuss community concerns further if needed.

Sincerely,

Natalia Caycedo

Exhibit "2" referred to in File DAV 188880A/2025B

JOHN SCOTT WINTRUP
PLANNING & DEVELOPMENT

November 19, 2025

City Clerks, City of
Winnipeg c/o **Appeals Committee**
Susan A. Thompson Building Main Floor,
510 Main Street Winnipeg, Manitoba, R3B 1B9

Sent by E-mail to
CLKAppeals@winnipeg.ca

RE: 693 Cordova St - DAV 25 188880B

I am appealing the **Director of Planning, Property and Development's** decision to modify the application **FILE DAV 25 188880B.**

City of Winnipeg Charter, and more particularly:

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

(b) **DOES NOT create** a substantial adverse effect on the amenities, use, safety and convenience of the adjoining property and adjacent area;

(c) **IS the minimum modification** of the zoning by-law required to relieve any injurious effect of the zoning by-law on the applicant's property;

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

Variances are required to overcome the injurious effect of the zoning by-law on the use of the private property. Additional details on these matters will be provided at the Public Hearing.

Regards,

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

1

Exhibit “1” referred to in File DAV 188880A/2025B

Planning, Property and Development Department
Service de l'urbanisme, des biens et de l'aménagement
Unit 31 – 30 Fort Street • 30, rue Fort, unité 31 • Winnipeg • Manitoba R3C 4X7

VARIANCE ORDER

DAV 25-188880/B

APPLICANT: John Wintrup
WINNIPEG MB
CAN

PREMISES AFFECTED: 693 Cordova Street
LEGAL DESCRIPTION: LOT 16 PLAN 27176 53/55 ST B
hereinafter called "the land".
PROPERTY ZONED: R1-M
ZONING ATLAS SHEET: AD21
NATURE OF APPLICATION:

To vary the “R1-M Mature Communities PDO-1” development and design standards of the Winnipeg Zoning By-law 200/2006 for the construction of two (2) single family dwellings to permit:
1) On Proposed lot 1:
a) a lot coverage of 30.3% instead of 30%;
b) a front yard of 20 feet (6.1 metres) instead of 29 feet (8.83 metres);
2) On Proposed lot 2:
a) a lot coverage of 30.3% instead of 30%;
b) a front yard of 20.5 feet (6.2 metres) instead of 29 feet (8.83 metres).

It is the opinion of the Director of Planning, Property and Development Department that Item 1a and 2a only meet the statutory criteria of the City of Winnipeg Charter in that it:

(a) is consistent with Plan Winnipeg and any applicable secondary plan;
(b) does not create a substantial adverse effect on the amenities, use, safety and convenience of the adjoining property and adjacent area, including an area separated from the property by a street or waterway;
(c) is the minimum modification of a zoning by-law required to relieve the injurious effect of the zoning by-law on the applicant's property; and
(d) is compatible with the area in which the property to be affected is situated.

C.W. Charter Subsection 247(3)

ORDER:
RE: 693 Cordova Street

The Director of Planning, Property and Development Department hereby orders that the provisions of the "R1-M Mature Communities PDO-1" dimensional standards of Zoning By-Law No. 200/2006 and amendments thereto are **Varied in part, TO PERMIT** on “the land”

1) On Proposed lot 1:
a) a lot coverage of 30.3%
~~b) a front yard of 20 feet (6.1 metres)~~
2) On Proposed lot 2:
a) a lot coverage of 30.3%;
~~b) a front yard of 20.5 feet (6.2 metres).~~

Subject to the following condition(s) which the Director of Planning, Property and Development Department considers necessary to ensure compliance with criteria (a) to (d) above, namely:

1) That, if any variance granted by this order is not established within two (2) years of the date hereof, this order, in respect of that Variance shall terminate.
2) That, final plans showing building location, building design and landscaping shall be submitted to the Director of Planning, Property and Development for approval prior to the issuance of development permits.

DATE OF ORDER: November 18, 2025

CERTIFIED BY:

_____
for Director Planning, Property and Development Department

HOW TO APPEAL

You can appeal this order by filing a letter of appeal with the City Clerk. Note that, in filing the appeal, the entirety of the order is subject to review by the designated committee at the appeal hearing. The appeal letter must:

(a) be addressed as set out below,

(b) be received at that office not later than 4:30 p.m. on December 2, 2025.
[IF RECEIVED LATE YOUR APPEAL CANNOT BE HEARD.]

(c) refer to Variance Order No. DAV 25-188880/B, give brief reasons and describe whether you appeal the whole order or only part(s) of it.

You can attend the appeal hearing and speak on issues raised in someone else's appeal; but the designated committee can only rule on issues raised in appeals filed. If you are not sure what others have appealed you should file your own appeal.

Address: City Clerk, City of Winnipeg
c/o Appeals Committee
Susan A. Thompson Bldg.
510 Main Street
Winnipeg, MB, R3B 1B9
Fax 947-3452
Email: clk-appeals@winnipeg.ca