Minutes – Appeal Committee – January 14, 2026

PUBLIC HEARINGS

Item No. 3 Appeal – Variance – 778 Walker Avenue
(Fort Rouge-East Fort Garry Ward)
File DAV 194142A/2025D [c/r DASZ 35/2025]

COMMITTEE DECISION:

The Appeal Committee denied the appeal, concurred in the decision of the City Centre Community Committee, confirmed Variance Order DAV 194142/2025D and approved a Variance on "the land" to permit as follows:

1. For the construction of a multi-family dwelling to permit a west corner side yard of 3 feet (0.91 metres);

2. For the establishment of an accessory parking area to permit:

   A. parking spaces accessed directly from a public lane with a length of 22 feet (6.7 metres);

   B. parking spaces located within 10 feet (3.05 metres) of a habitable room where the window sill is less than 5 feet (1.5 metres) from grade;

   C. insufficient buffering of parking and loading areas located within 20 feet (6.1 metres) of a side and rear lot line adjacent to a residential district.

Subject to the following conditions:

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 the development shall be constructed in substantial conformance with the plans attached and identified as Sheets 1-8 for File No. DAV 25-194142\D, dated March and June 2025 and thereafter maintained to the satisfaction of the Director of Planning, Property and Development;

   OR

COMMITTEE DECISION (continued):

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

A. buildings
B. accessory parking areas
C. garbage enclosures
D. fencing
E. landscaping

on the Owner's Land ("Works") to the Director of Planning, Property and Development for approval prior to the issuance of any building or development permit, and thereafter must construct the Works in substantial conformance with the approved plans and maintain the Works to the satisfaction of the Director.

3. That the variance order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DASZ 35/2025.

DECISION MAKING HISTORY:

The Winnipeg Public Service advised that all statutory requirements with respect to this appeal have been complied with.

Moved by Councillor Sharma,
That the report of the Winnipeg Public Service be taken as read.

Carried

Moved by Councillor Sharma,
That the receipt of public representations be concluded.

Carried

Moved by Councillor Sharma,
That in accordance with Subsection 247(3) of The City of Winnipeg Charter, the Variance,

(a) [✓] is consistent [ ] is not consistent
with Plan Winnipeg, and any applicable secondary plan;

(b) [✓] does not create [ ] does 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 [ ] is not
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 [ ] is not
compatible with the area in which the property to be affected is situated.

Supporting Reasons:

1. My supporting reasons are similar to the Community Committee. Councillor Chambers also alluded to this fitting, and I echo that.

2. It meets policies for intensification in terms of Complete Communities and our Infill Guidelines at the City of Winnipeg.

DECISION MAKING HISTORY (continued):

3. The scale is compatible with the surrounding area. I'm happy to see that it's not a stacked townhome, it's a side-by-side townhome.

4. There is density in the area, we mentioned the transit orientated environment.

5. I think they've worked with the public service very well with the collaboration we've seen here today.

Carried

Moved by Councillor Sharma,
That the appeal be denied and the decision of the City Centre Community Committee be concurred in.

Carried

Moved by Councillor Sharma,
That Variance Order DAV 194142/2025D be confirmed.

Carried

Moved by Councillor Sharma,
That the public hearing with respect to this appeal be concluded.

Carried

COUNCIL:

On December 18, 2025, Council concurred in the recommendation of the Standing Policy Committee on Property and Development dated December 4, 2025, and approved the subdivision and rezoning of the subject land under File DASZ 35/2025, to an "RMF-S Mature Communities PDO-1" Residential Multi-Family – Small Mature Communities Planned Development Overlay – 1 District.

Winnipeg

THE CITY OF WINNIPEG
VARIANCE APPEAL ORDER
APPEAL COMMITTEE

DAV 194142A/2025D [c/r DASZ 35/2025]

Before:	Appeal Committee Councillor Lukes, Chairperson Councillor Chambers Councillor Sharma
Hearing	January 14, 2026 Council Building, 510 Main Street
Applicant	Landon Friesen
Premises Affected	778 Walker Avenue
Legal Description	LOT 1/3 BLOCK 2 PLAN 865 22/3 ST B, hereinafter called "the land"
Property Zoned	"R1-M" (Residential Single-Family-Medium) Proposed "RMF-S Mature Communities PDO-1" (Residential Multi-Family – Small Mature Communities Planned Development Overlay – 1 (District))
Nature of the Application	To vary the proposed "RMF-S Mature Communities PDO-1" development and design standards of the Winnipeg Zoning By-law No. 200/2006 as follows: 1. for the construction of a multi-family dwelling to permit a west corner side yard of 3 feet (0.91 metres) instead of 5 feet (1.52 metres);

2. for the establishment of an accessory parking area to permit:

    A. parking spaces accessed directly from a public lane with a length of 22 feet (6.7 metres) instead of 23 feet (7.01 metres);

    B. parking spaces located within 10 feet (3.05 metres) of a habitable room where the window sill is less than 5 feet (1.5 metres) from grade;

    C. insufficient buffering of parking and loading areas located within 20 feet (6.1 metres) of a side and rear lot line adjacent to a residential district.

ORDER MADE BY THE CITY CENTRE COMMUNITY COMMITTEE:

The City Centre Community Committee approved a Variance, File DAV 194142/2025D to Landon Friesen, for the premises located at 778 Walker Avenue, as follows:

1. For the construction of a multi-family dwelling to permit a west corner side yard of 3 feet (0.91 metres);

2. For the establishment of an accessory parking area to permit:

    A. parking spaces accessed directly from a public lane with a length of 22 feet (6.7 metres);

    B. parking spaces located within 10 feet (3.05 metres) of a habitable room where the window sill is less than 5 feet (1.5 metres) from grade;

    C. insufficient buffering of parking and loading areas located within 20 feet (6.1 metres) of a side and rear lot line adjacent to a residential district.

subject to the following conditions:

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 the development shall be constructed in substantial conformance with the plans attached and identified as Sheets 1-8 for File No. DAV 25-194142\D, dated March and June 2025 and thereafter maintained to the satisfaction of the Director of Planning, Property and Development;

    OR

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

A. buildings
B. accessory parking areas
C. garbage enclosures
D. fencing
E. landscaping

on the Owner's Land ("Works") to the Director of Planning, Property and Development for approval prior to the issuance of any building or development permit, and thereafter must construct the Works in substantial conformance with the approved plans and maintain the Works to the satisfaction of the Director.

3. That the variance order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DASZ 35/2025.

Pursuant to the provisions of The City of Winnipeg Charter, Daniel Betancourt, appealed the Variance Order DAV 194142/2025D, and after Notice, the appeal was heard on January 14, 2026.

Upon consideration of the evidence adduced and submissions made, the Appeal Committee is of the opinion that, subject to the conditions imposed, if any, this Appeal Order meets the statutory criteria as outlined in Subsection 247(3) of The City of Winnipeg Charter, in that it:

(a) [✓] is consistent [ ] is not consistent
with Plan Winnipeg, and any applicable secondary plan;

(b) [✓] does not create [ ] does 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; and

(c) [✓] is [ ] is not
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 [ ] is not
compatible with the area in which the property to be affected is situated.

Supporting Reasons:

1. My supporting reasons are similar to the Community Committee. Councillor Chambers also alluded to this fitting, and I echo that.

2. It meets policies for intensification in terms of Complete Communities and our Infill Guidelines at the City of Winnipeg.

3. The scale is compatible with the surrounding area. I'm happy to see that it's not a stacked townhome, it's a side-by-side townhome.

4. There is density in the area, we mentioned the transit orientated environment.

5. I think they've worked with the public service very well with the collaboration we've seen here today.

ORDER:

The Appeal Committee orders that the appeal is dismissed and that Variance Order DAV 194142/2025D dated November 27, 2025, is confirmed.

THIS ORDER IS SUBJECT TO ALL BUILDING, HEALTH OR OTHER REGULATIONS PERTAINING TO THE LAND HEREIN REFERRED TO.

DATE OF ORDER: January 15, 2026

CERTIFIED BY:



Karly Dolski
Senior Committee Clerk

THE FOLLOWING PERSONS MADE REPRESENTATIONS:

In Support of the Appeal:

Daniel Betancourt
Jean Lyon
Valerie Shupak

In Opposition to the Appeal:

Nil

For Information on the Appeal:

Nil

For the City:

D. Chyz-Lund, District Planner, Planning, Property and Development Department

EXHIBITS FILED FOR DAV 194142A/2025D

1. Order DAV 194142/2025D dated November 27, 2025
2. Notice of Appeal filed by Daniel Betancourt, received December 16, 2025
3. Notification of Public Hearing dated December 29, 2025
4. Manitoba Status of Title 3109686/1
5. Letter of authorization dated June 15, 2025, from Shannon Friesen to Landon Friesen
6. Confirmation from the Zoning and Permits Administrator that the subject property may be posted in substitution for newspaper advertising
7. Plan of Subdivision
8. Plan of Rezoning
9. Plans, Sheets 1 to 6 inclusive, for File DAV 194142/2025D dated August 20, 2025
10. Report from the Urban Planning Division dated September 24, 2025
11. Inspection Report
12. Communication dated January 7, 2026, from Jean Lyon in support of the appeal
13. Communication dated January 11, 2026, from Valerie Shupak in support of the appeal
14. Communication dated January 13, 2026, from Daniel Betancourt in support of the appeal

Exhibit “8” referred to in File DAV 194142A/2025D

ADMINISTRATIVE REPORT

Title: DAV 25-194142\D – 778 Walker Ave

Issue: For consideration of a Variance associated with the development of a townhouse building with 5 residential suites.

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

AUTHORIZATION

Author	Department Head	CFO	CAO
I. Stonehouse, MCP	n/a	n/a	

DECISION AND CONDITIONS

The Urban Planning and Design Division **recommends approval** for the application to vary the proposed “RMF-S Mature Communities PDO-1” development and design standards of Winnipeg Zoning By-law as follows:

1. for the construction of a multi-family dwelling to permit a west corner side yard of 3 feet (0.91 metres) instead of 5 feet (1.52 metres);

2. for the establishment of an accessory parking area to permit:

    a. parking spaces accessed directly from a public lane with a length of 22 feet (6.7 metres) instead of 23 feet (7.01 metres);

    b. parking spaces located within 10 feet (3.05 metres) of a habitable room where the window sill is less than 5 feet (1.5 metres) from grade;

    c. insufficient buffering of parking and loading areas located within 20 feet (6.1 metres) of a side and rear lot line adjacent to a residential district.

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 the development shall be constructed in substantial conformance with the plans attached and identified as Sheets 1-8 for File No. DAV 25-194142\D, dated March and June 2025 and thereafter maintained to the satisfaction of the Director of Planning, Property and Development;

   OR

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

   i. buildings;
   ii. accessory parking areas;
   iii. garbage enclosures;
   iv. fencing; and
   v. landscaping

   on the Owner's Land ("Works") to the Director of Planning, Property and Development for approval prior to the issuance of any building or development permit, and thereafter must construct the Works in substantial conformance with the approved plans and maintain the Works to the satisfaction of the Director.

3. That the variance order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DASZ 35/2025.

REASON FOR THE REPORT

- The applicant is proposing to build a townhouse building with 5 residential suites and requires Variances for yard and parking 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 25-194142\D**
RELATED FILES:	DASZ 35/2025
COMMUNITY:	City Centre Committee
NEIGHBOURHOOD #:	1.665 - (LORD ROBERTS)
SUBJECT:	To vary the proposed "RMF-S Mature Communities PDO-1" development and design standards of Winnipeg Zoning By-law as follows: 1. for the construction of a multi-family dwelling to permit a west corner side yard of 3 feet (0.91 metres) instead of 5 feet (1.52 metres); 2. for the establishment of an accessory parking area to permit: a. parking spaces accessed directly from a public lane with a length of 22 feet (6.7 metres) instead of 23 feet (7.01 metres);

b. parking spaces located within 10 feet (3.05 metres) of a habitable room where the window sill is less than 5 feet (1.5 metres) from grade;
c. insufficient buffering of parking and loading areas located within 20 feet (6.1 metres) of a side and rear lot line adjacent to a residential district.

LOCATION: 778 Walker Ave
LEGAL DESCRIPTION: LOT 1/3 BLOCK 2 PLAN 865 22/3 ST B

APPLICANT: Landon Friesen
1193 Parker Ave
Winnipeg, MB R3T 0T8

OWNER: Landon Friesen
1193 Parker Ave
Winnipeg, MB R3T 0T8

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 site is located on a corner lot located on the south side of Walker Avenue and the east side of Argue Street, in the Lord Roberts neighbourhood of the Fort Rouge - East Fort Garry ward.
- The subject site is 7,474 square feet in area and currently contains a single-family dwelling built in 1947 which will be demolished.
- The subject site is accessed by a paved back lane.

- Under the *Complete Communities Direction Strategy 2.0*, the site is within the Mature Communities policy area. The property is currently zoned “R1-M” – Residential Single-Family (Medium) District.



Figure 1: Aerial photo of subject site and surrounding area.

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Walker Ave, then single- and two-family homes zoned “R1-M” – Residential Single-Family (Medium).

South: Rear lane, then a 4-unit multi-family building zoned “RMF-S” – Residential Multi-Family (Small) and single-family homes zoned “R1-M” – Residential Single-Family (Medium).

East: Argue St, then townhome and multi-family buildings zoned “RMU” – Residential Mixed Use.

West: Single-family homes zoned “R1-M” – Residential Single-Family (Medium).

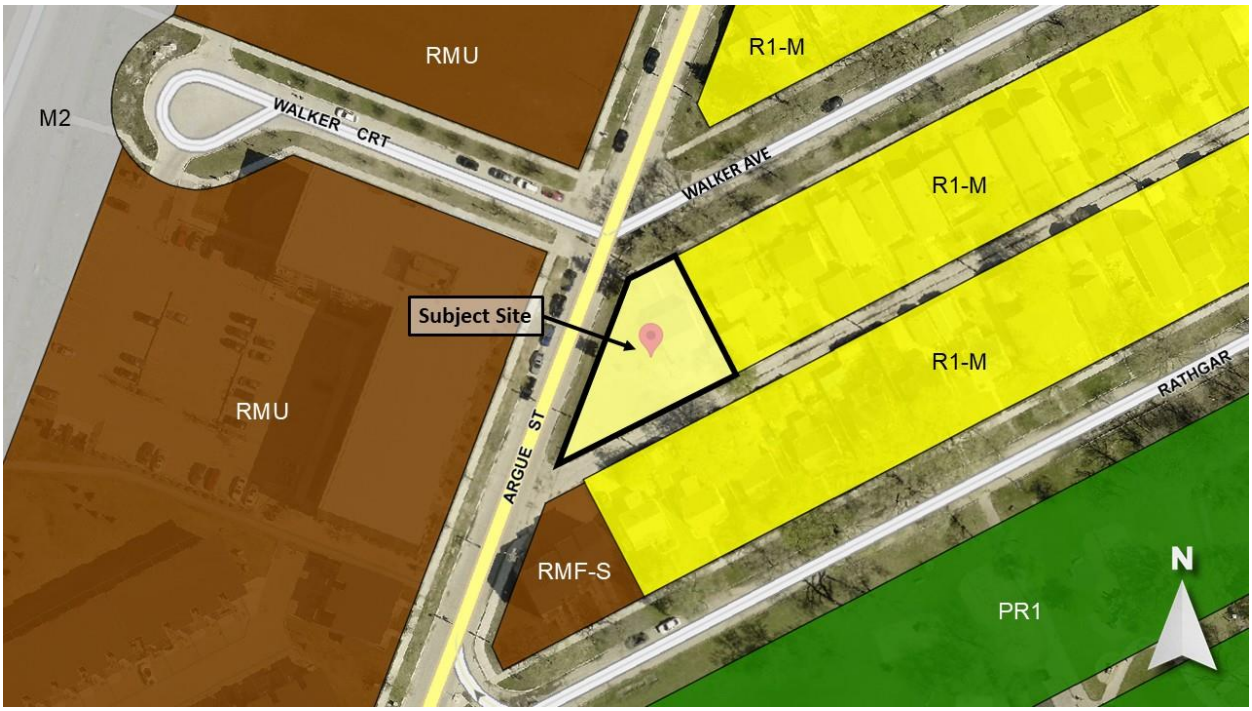


Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant seeks to develop a townhouse building with 5 residential suites, with each unit having direct access to the exterior. The building is to be ~25 feet in height and have a front cladding of acrylic stucco and horizontal siding.
- A total of 7 new trees are proposed, along with the preservation of two mature trees (a deciduous tree in the SE corner along the property line and a spruce tree in the north front yard).
- The development contains 5 vehicle parking spaces located directly off the rear lane.
- The developer has agreed to install a concrete sidewalk on the east side of Argue St (City-owned public right-of-way) to provide sidewalk access to units 3-5.
- The development requires variances for the west corner side yard and parking requirements of the *Winnipeg Zoning By-Law*. These are detailed in the Variances section on pages 8 and 9.
- The development requires a subdivision in order to consolidate 3 underlying lots and complete a partial lane widening and corner cut as requested by Public Works. A rezoning to “RMF-S” – Residential Multi-Family (Small) is also required to support the townhouse proposal. The subdivision and rezoning are detailed in the Administrative Report for the Associated File DASZ 35/2025.

REASON FOR APPLICATION

- <u>West Corner Side Yard</u>

Properties zoned “RMF-S” have a minimum required corner side yard of 5 feet. The applicant is proposing a west corner side yard of 3 feet, therefore a variance is required.

- Length of Parking Spaces

  Per the Parking and Loading Standards of the *Winnipeg Zoning By-Law*, parking spaces accessed directly from a paved rear lane have a minimum length of 23 feet. The applicant is proposing parking spaces accessed directly from a paved rear lane with a length of 22 feet, therefore a variance is required.

- Parking Separation

  Per the Parking and Loading Standards of the Winnipeg Zoning By-law, where the sill of a window to a habitable room is located 5 feet or less from grade, no parking space may be permitted within 10 feet of the window. The applicant is proposing parking spaces within ~6.5 feet of a window to a habitable room, therefore a variance is required.

- Parking Buffering

  Per the Landscaping and Buffering Standards of the Winnipeg Zoning By-law, 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. The applicant is proposing no buffering of a parking area located within 20 feet of a residential zoning district, therefore a variance is required.

ANALYSIS AND ISSUES

Collaborative Planning and Consultation

With the Urban Planning and Design Division

The applicant worked with the Urban Planning and Design Division on design adjustments through the planning process. The applicant agreed to:

- Provide a concrete sidewalk on the east side of Argue St (City-owned public right-of-way) to provide sidewalk access to units 3-5.
- Install conduits adjacent to outdoor parking stalls.
- Add front landings and weather protection to each individual entrance.
- Provide a design consistent with the *Small-Scale and Low-Rise Residential Development Guidelines for Mature Communities* document.

With the Public

No information was received regarding neighbourhood consultation.

Complete Communities Direction Strategy 2.0 (*CCDS 2.0*)

CCDS 2.0 is a city-wide secondary plan that guides growth, development, and land use in the City of Winnipeg.

In CCDS 2.0, the City targets a minimum of 50% of all new dwelling units to be accommodated in the residential intensification target area outlined in Section B1. General Growth Goal 2: 2.0, which includes Established Neighbourhoods.

The proposed development falls within the Established Neighbourhoods – Mature Communities policy area.

Policy 1.8 of this section states:

> *"1.8 Low-rise residential uses will generally be accommodated on arterial roads and collector streets where compatible with adjacent land uses, where they can be conveniently served by transit and local community amenities, and in consideration of the factors listed in Policy section 1.6."*

Low-rise residential is defined on p. 95 as:

- *A mix of low density housing forms and types from 3-4 storeys in height.*
- *Includes, but is not limited to low-rise apartment buildings and stacked townhouses.*
- *Allows for some intensification in a form that respects the scale and character of the community while meeting the needs of a diverse population.*

At 2 storeys in height, the proposed development meets the above polices.

In addition to above, the proposal meets the CCDS 2.0 vision of Established Neighbourhoods to ***"****continue to evolve as complete communities to increase the diversity of housing choices, improve housing affordability, and more efficiently use land, infrastructure and services."*

Other relevant Established Neighbourhoods policies regarding the proposed townhouse development include:

- *1.1 Encourage residential development that positively contributes to neighbourhood character while expanding housing options for residents in a manner that is sensitive and complementary to existing development.*
- *1.2 Increase the population within Established Neighbourhoods to contribute to the physical renewal and revitalization of older neighbourhoods.*
- *1.4 Support opportunities for further residential intensification within approximately 400 metres of a rapid transit station, where appropriate and in accordance with the TOD Handbook.*
- *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.*
- *2.5 Encourage a variety of architectural styles.*
- *2.12 New development should respect and compliment the existing character of the built form of surrounding properties.*
- *3.1 Encourage a variety of housing types and tenures within Established Neighbourhoods to meet life-cycle housing needs and affordability ranges.*

- *6.5 Encourage the expansion of the urban tree canopy on private and public property to improve the aesthetics of properties and streetscapes, assist in storm water management, provide shade, and improve the overall quality of life in our communities.*
- *8.1 Protect, maintain and expand the pedestrian network within Established Neighbourhoods to create a more comfortable and accessible pedestrian environment.*
- *8.4 For properties with public lane access, vehicular access should be taken from the public lane in order to reduce potential conflict between pedestrians using sidewalks and motor vehicles crossing the public right-of-way to access private property.*
- *8.5 All developments should provide a private pedestrian pathway that connects to a public sidewalk or multi-use pathway where present.*

As the small-scale (five-unit, two storey) residential townhouse use is located within 300 metres of a rapid transit station, abuts a collector street (Argue), and is contextually suitable within the neighbourhood, the proposal meets the above polices.

Winnipeg Zoning By-Law 200/2006

The Urban Planning & Design Division believes "RMF-S" – Residential Multi-Family (Small) is an appropriate zoning district because it supports development that aligns with the low-rise residential vision established in *CCDS 2.0* through the following Established Neighbourhood policies:

- *Low-rise residential uses will generally be accommodated on arterial roads and collector streets where compatible with adjacent land uses, where they can be conveniently served by transit and local community amenities.*

  At 2 storeys in height, the proposal is low-rise, abuts a collector street, and is located within 300 metres of a rapid transit station. The townhouse development provides a smooth, context-sensitive transition between the 4-storey multi-family building across Argue Street to the west and the single-family homes along Walker Avenue to the east.

- *Encourage a variety of housing types and tenures within Established Neighbourhoods to meet life-cycle housing needs and affordability ranges.*

  The peculiar-shaped triangular lot presents significant challenges which the applicant was able to meet by providing an underrepresented housing type in stacked townhomes.

- *Encourage the expansion of the urban tree canopy on private and public property to improve the aesthetics of properties and streetscapes, assist in storm water management, provide shade, and improve the overall quality of life in our communities.*

  The applicant's commitment to maintaining existing trees on the property provides a long-term benefit to the surrounding community.

VARIANCES

<u>West Corner Side Yard</u>

The applicant has proposed a west corner side yard setback of 3 feet instead of the required 5 feet.

Argue Street abutting the west corner side yard features approximately 12 feet of green boulevard space between the paved road and 778 Walker, providing a significant buffer between vehicular traffic and the building footprint. This variance is reasonable and relieves the injurious effect of the zoning by-law on the applicant's property, particularly in regard to the triangular shape which presents challenges for building as the west side of the lot narrows to a point. For these reasons, the Urban Planning and Design Division supports this variance.

Parking Stall Length

The applicant has proposed parking stall lengths of 22 feet instead of 23 feet for stalls accessed directly from a public lane.

This is a relatively minor variance, and given the site's limited area and peculiar shape, this variance provides flexibility and relieves the injurious effect of the zoning by-law on the applicant's property. For this reason, the Urban Planning and Design Division supports this variance.

Parking Separation

A variance has been requested for parking spaces located ~6.5 feet from a window to a habitable room instead of the required 10 feet.

Given the site's constraints regarding its area and peculiar shape, this variance is reasonable and relieves the injurious effect of the zoning by-law on the applicant's property. The window that is located within 10 feet of the parking space is also a small (3'4" tall) window located nearly 5 ½ feet off the ground by the kitchen sink, which has less privacy concerns than a bedroom or washroom window. For these reasons, the Urban Planning and Design Division supports this variance.

Parking Buffering Requirements

A variance has been requested for a parking area located less than 20 feet from a side or rear lot line adjacent to a residential district.

This variance is triggered by the presence of five parking stalls located directly off of the rear lane. Given the presence of the rear lane between these parking stalls and the residential properties to the south, a buffered parking area would create no greater privacy to the residential lots than what already exists with the rear lane adjacent to the rear lot lines. For this reason, the Urban Planning and Design Division supports this variance.

SERVICING / DEPARTMENTAL CONSIDERATIONS

Public Works

The Public Works Department requested that a sidewalk be built on the east side of Argue Street, and requires a corner cut where the rear lane intersects with Argue Street. The application complies with these requirements.

REASONS FOR DECISION

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

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

In that, *the proposed variances will enable the establishment of a townhouse residential development in a fashion consistent with policies in CCDS 2.0.*

(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;

In that, *the site design and building design elements of the proposed development align with the surrounding context and help reduce any potential adverse effects on the neighbouring properties and surrounding area.*

(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

In that, *the proposed variances enable the development of townhouse residential development in a fashion consistent with policies, regulations and design guidelines in CCDS 2.0 and the Small-Scale and Low-Rise Residential Development Guidelines for Mature Communities document.*

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

In that, *the proposed development is compatible with existing development on Walker Avenue and in the Lord Roberts neighbourhood.*

CONSULTATION

In preparing this report there was internal consultation with: Public Works

OURWINNIPEG 2045 POLICY ALIGNMENT

- 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.
- City Building Objective 2: Integrate resilient land use, transportation and infrastructure planning, and investments.
- City Building Objective 3: Facilitate development opportunities that complete established communities, and plan new communities as complete and connected from the outset.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

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

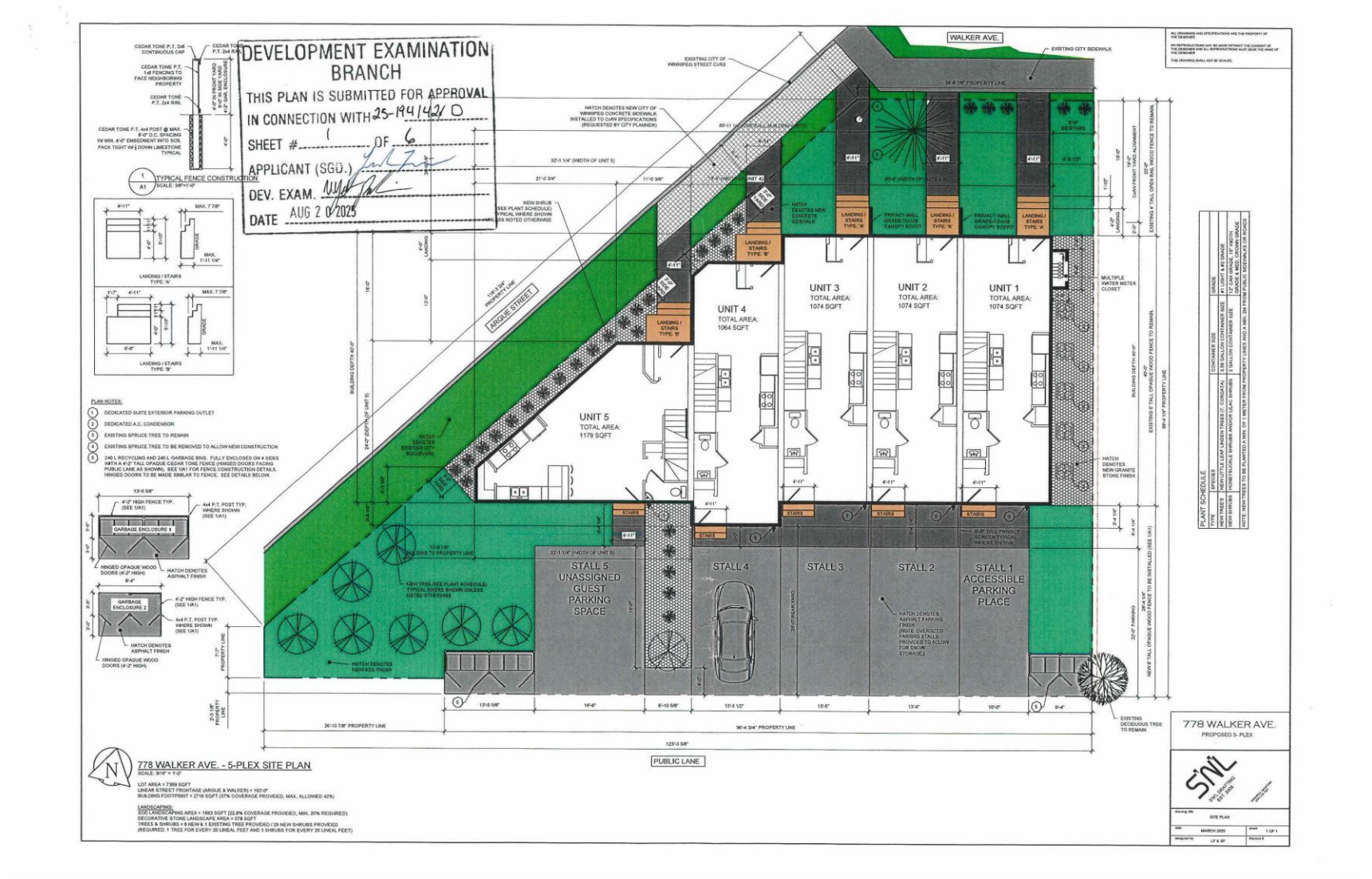
WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

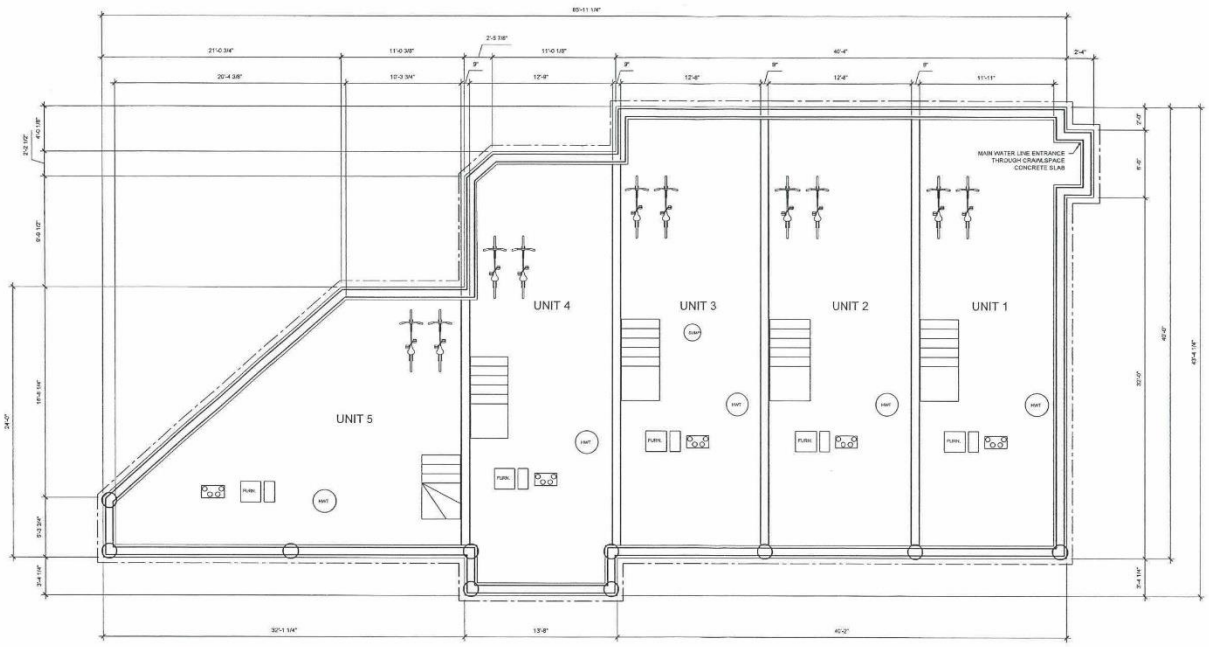
Consideration was given to whether this report connects to any of the specific Goals and Objectives in the *PRS* and it was determined the *PRS* is not applicable to this specific report.

SUBMITTED BY

Department:	Planning, Property and Development
Division:	Urban Planning and Design
Prepared by:	Isaiah Stonehouse, MCP
Date:	Wednesday, September 24, 2025
File No.	DAV 25-194142\D

Exhibit “7” referred to in File DAV 194142A/2025D





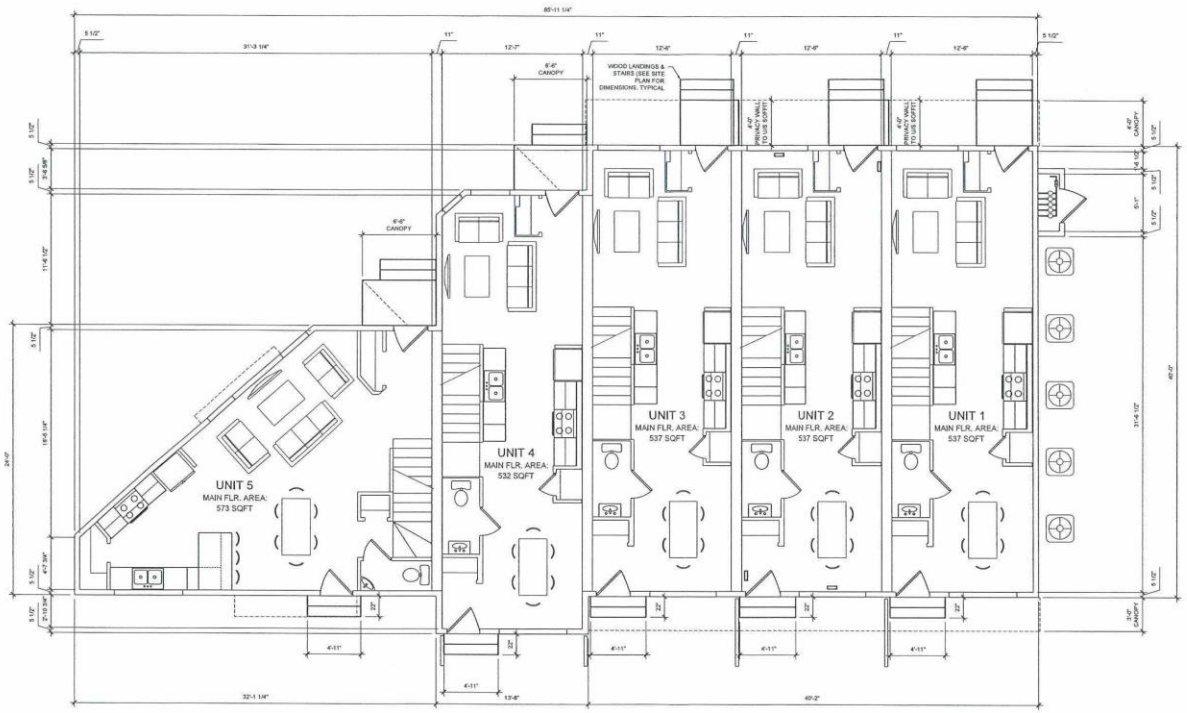
CRAWLSPACE LAYOUT
SCALE: 1/4"=1'-0"

DEVELOPMENT EXAMINATION
BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DA25-19414210
SHEET # 2 OF 6
APPLICANT (SGD.)
DEV. EXAM.
DATE AUG 26 2025

778 WALKER AVE.
PROPOSED 6- PLEX

SNL

drawing title: CRAWLSPACE LAYOUT
date: JUNE 2025
sheet: A2 OF 6
designed by: LF & SF
Revision #

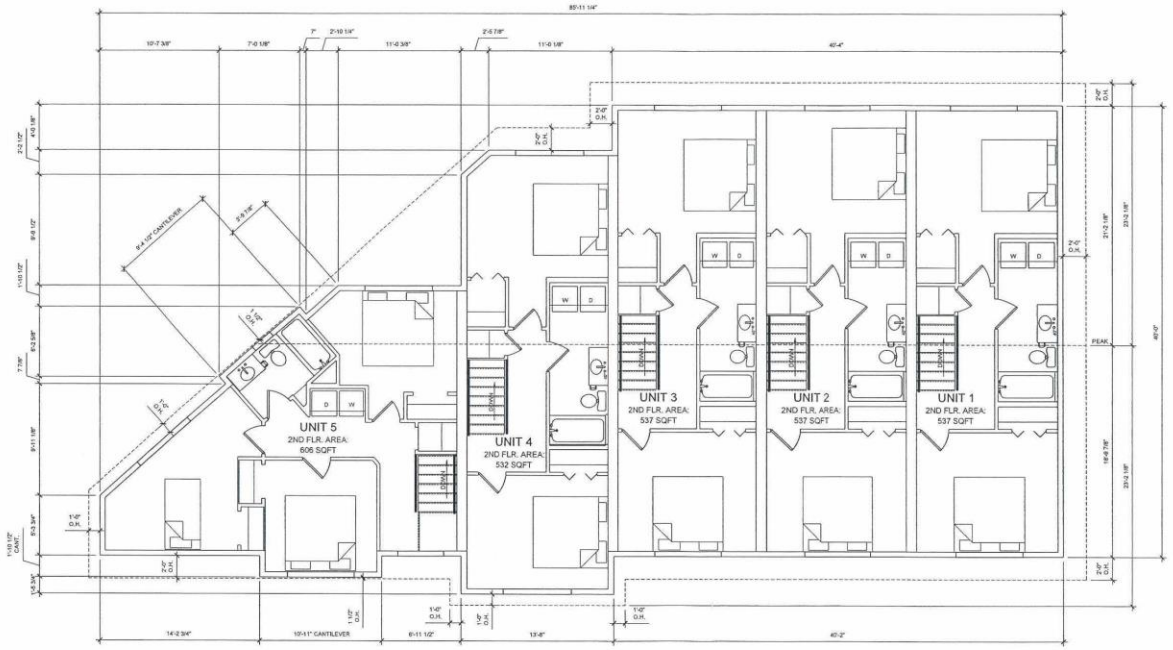


MAIN FLOOR & LOW ROOF LAYOUT
SCALE: 1/4"=1'-0"

DEVELOPMENT EXAMINATION BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DA25-194421D
SHEET # 3 OF 6
APPLICANT (SGD.)
DEV. EXAM.
DATE AUG 20 2025

778 WALKER AVE.
PROPOSED 5- PLEX

MAIN FLOOR LAYOUT
JUNE 2025



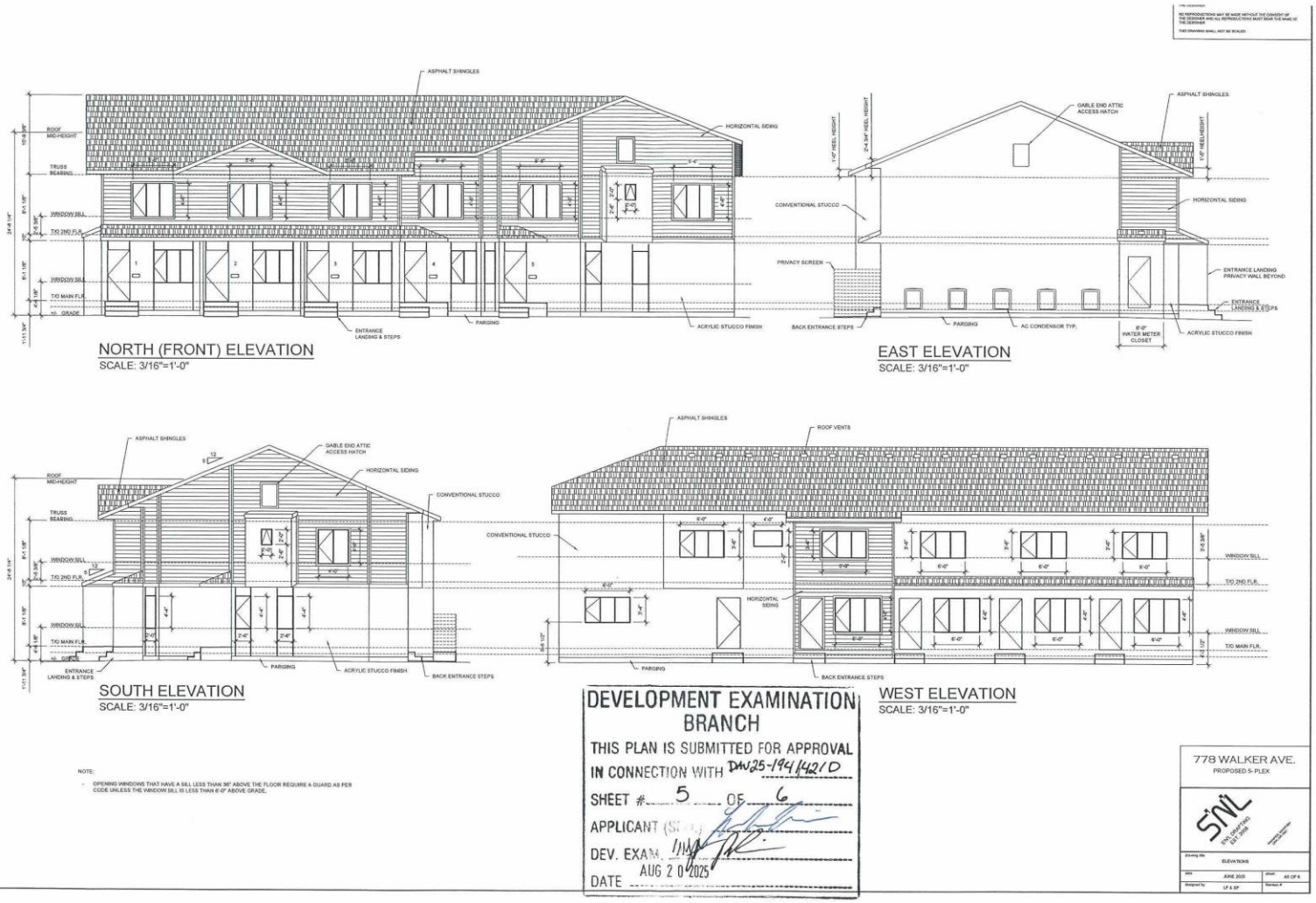
2ND FLOOR AND UPPER ROOF LAYOUT
SCALE: 1/4"=1'-0"

DEVELOPMENT EXAMINATION BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN CONNECTION WITH DAV25-194142/D
SHEET # 4 OF 6
APPLICANT (SE...
DEV. EXAM.
DATE AUG 2 0 2025

778 WALKER AVE.
PROPOSED 5- PLEX

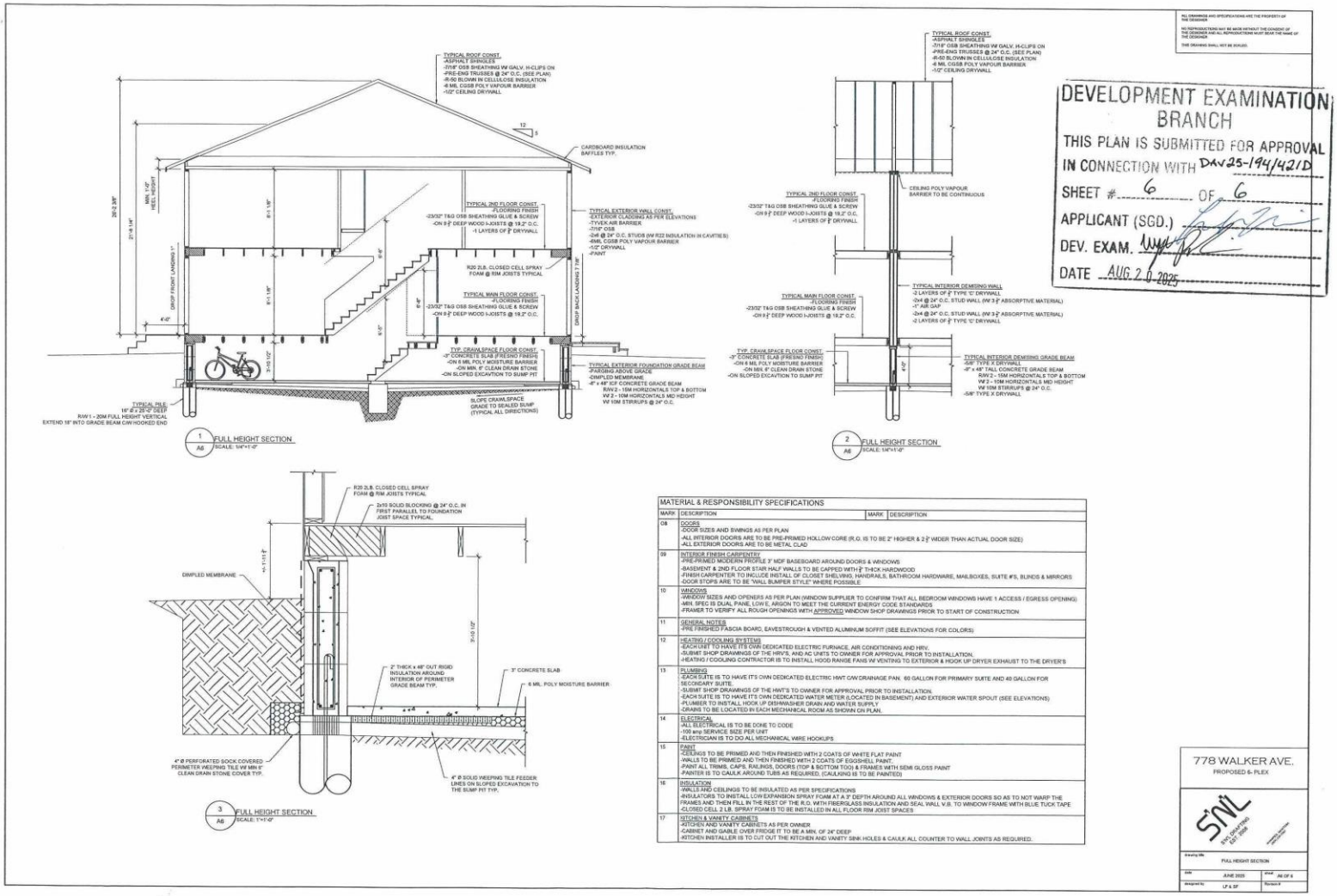
SNL
SYNTHRAFTING EST. 2008

drawing title: 2ND FLOOR LAYOUT
date: JUNE 2025
sheet: A4 OF 6
designed by: LF & SF
Revision #



NOTE:

- OPENING WINDOWS THAT HAVE A SILL LESS THAN 36" ABOVE THE FLOOR REQUIRE A GUARD AS PER CODE UNLESS THE WINDOW SILL IS LESS THAN 6'-0" ABOVE GRADE.



MATERIAL & RESPONSIBILITY SPECIFICATIONS			
MARK	DESCRIPTION	MARK	DESCRIPTION
08	DOORS -DOOR SIZES AND SWINGS AS PER PLAN -ALL INTERIOR DOORS ARE TO BE PRE-PRIMED HOLLOW CORE (R.O. IS TO BE 2" HIGHER & 2 1/2" WIDER THAN ACTUAL DOOR SIZE) -ALL EXTERIOR DOORS ARE TO BE METAL CLAD		
09	INTERIOR FINISH CARPENTRY -PRE-PRIMED MODERN PROFILE 3" MDF BASEBOARD AROUND DOORS & WINDOWS -BASEMENT & 2ND FLOOR STAIR HALF WALLS TO BE CAPPED WITH 1 1/2" THICK HARDWOOD -FINISH CARPENTER TO INCLUDE INSTALL OF CLOSET SHELVING, HANDRAILS, BATHROOM HARDWARE, MAILBOXES, SUITE #'S, BLINDS & MIRRORS -DOOR STOPS ARE TO BE "WALL BUMPER STYLE" WHERE POSSIBLE		
10	WINDOWS -WINDOW SIZES AND OPENERS AS PER PLAN (WINDOW SUPPLIER TO CONFIRM THAT ALL BEDROOM WINDOWS HAVE 1 ACCESS / EGRESS OPENING) -MIN. SPEC IS DUAL PANE, LOW E, ARGON TO MEET THE CURRENT ENERGY CODE STANDARDS -FRAMER TO VERIFY ALL ROUGH OPENINGS WITH APPROVED WINDOW SHOP DRAWINGS PRIOR TO START OF CONSTRUCTION		
11	GENERAL NOTES -PRE FINISHED FASCIA BOARD, EAVESTROUGH & VENTED ALUMINUM SOFFIT (SEE ELEVATIONS FOR COLORS)		
12	HEATING / COOLING SYSTEMS -EACH UNIT TO HAVE ITS OWN DEDICATED ELECTRIC FURNACE, AIR CONDITIONING AND HRV. -SUBMIT SHOP DRAWINGS OF THE HRV'S, AND AC UNITS TO OWNER FOR APPROVAL PRIOR TO INSTALLATION. -HEATING / COOLING CONTRACTOR IS TO INSTALL HOOD RANGE FANS W/ VENTING TO EXTERIOR & HOOK UP DRYER EXHAUST TO THE DRYER'S		
13	PLUMBING -EACH SUITE IS TO HAVE IT'S OWN DEDICATED ELECTRIC HWT C/W DRAINAGE PAN. 60 GALLON FOR PRIMARY SUITE AND 40 GALLON FOR SECONDARY SUITE. -SUBMIT SHOP DRAWINGS OF THE HWT'S TO OWNER FOR APPROVAL PRIOR TO INSTALLATION. -EACH SUITE IS TO HAVE IT'S OWN DEDICATED WATER METER (LOCATED IN BASEMENT) AND EXTERIOR WATER SPOUT (SEE ELEVATIONS) -PLUMBER TO INSTALL HOOK UP DISHWASHER DRAIN AND WATER SUPPLY -DRAINS TO BE LOCATED IN EACH MECHANICAL ROOM AS SHOWN ON PLAN.		
14	ELECTRICAL -ALL ELECTRICAL IS TO BE DONE TO CODE -100 amp SERVICE SIZE PER UNIT -ELECTRICIAN IS TO DO ALL MECHANICAL WIRE HOOKUPS		
15	PAINT -CEILINGS TO BE PRIMED AND THEN FINISHED WITH 2 COATS OF WHITE FLAT PAINT -WALLS TO BE PRIMED AND THEN FINISHED WITH 2 COATS OF EGGSHELL PAINT. -PAINT ALL TRIMS, CAPS, RAILINGS, DOORS (TOP & BOTTOM TOO) & FRAMES WITH SEMI GLOSS PAINT -PAINTER IS TO CAULK AROUND TUBS AS REQUIRED. (CAULKING IS TO BE PAINTED)		
16	INSULATION -WALLS AND CEILINGS TO BE INSULATED AS PER SPECIFICATIONS -INSULATORS TO INSTALL LOW EXPANSION SPRAY FOAM AT A 3" DEPTH AROUND ALL WINDOWS & EXTERIOR DOORS SO AS TO NOT WARP THE FRAMES AND THEN FILL IN THE REST OF THE R.O. WITH FIBREGLASS INSULATION AND SEAL WALL V.B. TO WINDOW FRAME WITH BLUE TUCK TAPE -CLOSED CELL 2 LB. SPRAY FOAM IS TO BE INSTALLED IN ALL FLOOR RIM JOIST SPACES		
17	KITCHEN & VANITY CABINETS -KITCHEN AND VANITY CABINETS AS PER OWNER -CABINET AND GABLE OVER FRIDGE IT TO BE A MIN. OF 24" DEEP -KITCHEN INSTALLER IS TO CUT OUT THE KITCHEN AND VANITY SINK HOLES & CAULK ALL COUNTER TO WALL JOINTS AS REQUIRED.		

ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE DESIGNER
NO REPRODUCTIONS MAY BE MADE WITHOUT THE CONSENT OF THE DESIGNER AND ALL REPRODUCTIONS MUST BEAR THE NAME OF THE DESIGNER
THIS DRAWING SHALL NOT BE SCALED.

DEVELOPMENT EXAMINATION BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DAV25-194/421D
SHEET # 6 OF 6
APPLICANT (SGD.)
DEV. EXAM.
DATE AUG 20 2025

778 WALKER AVE.
PROPOSED 6- PLEX

SNL DRAFTING EST. 2008

drawing title	FULL HEIGHT SECTION
date	JUNE 2025
sheet	A6 OF 6
designed by	LF & SP
Revision #	

Exhibit “2” referred to in File DAV 194142A/2025D

From: Daniel Betancourt
Sent: Tuesday, December 16, 2025 3:07 PM
To: CLK-Appeals <clk-appeals@winnipeg.ca>
Subject: Appealing DAV 194142/2025D (778 Walker Ave)

I am writing this to formally appeal the City Centre Community Committee decision on the variance order DAV 194142/2025D (778 Walker Ave).

In my objection, I outlined several reasons for opposing the rezoning application and development of townhouses at 778 Walker Ave.

Several of the supporting comments from the committee appear to have been copied and pasted from earlier, and do not address my objections. One of the comments commends the "sensitivity' of the proposal - referring to the preservation of 2 trees. In fact, one of those trees is actually on the property of 774 Walker Ave next to the garage.

I attempted to contact Councillor Rollins, who represents this area and voted in favor of the proposal, to ask why my objections were not addressed. After initially reaching out, I have heard nothing for over a week now.

Thank you for your attention on this matter.

Daniel Betancourt

Exhibit "1" referred to in File DAV 194142A/2025D

Winnipeg

THE CITY OF WINNIPEG
VARIANCE ORDER
CITY CENTRE COMMUNITY COMMITTEE

DAV 194142/2025D [c/r DASZ 35/2025]

Before:	City Centre Community Committee Councillor Gilroy, Chairperson Councillor Orlikow Councillor Rollins
Hearing:	November 24, 2025 Council Building, 510 Main Street
Applicant:	Landon Friesen
Premises Affected:	778 Walker Avenue
Legal Description:	LOT 1/3 BLOCK 2 PLAN 865 22/3 ST B, hereinafter called "the land"
Property Zoned:	"R1-M" (Residential Single-Family-Medium) Proposed "RMF-S Mature Communities PDO-1" (Residential Multi-Family – Small Mature Communities Planned Development Overlay – 1 (District))
Nature of Application:	To vary the proposed "RMF-S Mature Communities PDO-1" development and design standards of the Winnipeg Zoning By-law No. 200/2006 as follows: 1. for the construction of a multi-family dwelling to permit a west corner side yard of 3 feet (0.91 metres) instead of 5 feet (1.52 metres);

2. for the establishment of an accessory parking area to permit:

   A. parking spaces accessed directly from a public lane with a length of 22 feet (6.7 metres) instead of 23 feet (7.01 metres);

   B. parking spaces located within 10 feet (3.05 metres) of a habitable room where the window sill is less than 5 feet (1.5 metres) from grade;

   C. insufficient buffering of parking and loading areas located within 20 feet (6.1 metres) of a side and rear lot line adjacent to a residential district.

It is the opinion of the City Centre Community Committee that subject to the conditions listed below, if any, this Variance meets the statutory criteria as outlined in Subsection 247(3) of the City of Winnipeg Charter in that it:

(a) [✓] is consistent [ ] is not consistent
with Plan Winnipeg, and any applicable secondary plan;

(b) [✓] does not create [ ] does 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 [ ] is not
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 [ ] is not
compatible with the area in which the property to be affected is situated.

Supporting Reasons:

1. With respect to supportive reasons, I have a few, many of which are stated in the public service report. We do target a minimum of 50% of new units to be accommodated with residential intensification i.e. growing the city up and not out. We've been trying to do just that in Fort Rouge-East Fort Garry and elsewhere. And we have the new residents to prove it.

2. The other thing that this works really well given the shape of the lot is as noted by the applicant the low-density housing forms and this what will be a five-unit side-by-side. It's a nice mix for the particular neighbourhood.

3. I thank the applicant in particular for talking about the sensitivity around construction.

ORDER:

The City Centre Community Committee orders that the provisions of the Proposed "RMF-S Mature Communities PDO-1" development and design standards of the Winnipeg Zoning By-law No. 200/2006 are varied on "the land" as follows:

1. For the construction of a multi-family dwelling to permit a west corner side yard of 3 feet (0.91 metres);

2. For the establishment of an accessory parking area to permit:

    A. parking spaces accessed directly from a public lane with a length of 22 feet (6.7 metres);

    B. parking spaces located within 10 feet (3.05 metres) of a habitable room where the window sill is less than 5 feet (1.5 metres) from grade;

    C. insufficient buffering of parking and loading areas located within 20 feet (6.1 metres) of a side and rear lot line adjacent to a residential district.

subject to the following conditions, which the City Centre Community Committee considers necessary to ensure compliance with criteria (a) to (d) in Subsection 247(3) of the City of Winnipeg Charter, 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 the development shall be constructed in substantial conformance with the plans attached and identified as Sheets 1-8 for File No. DAV 25-194142\D, dated March and June 2025 and thereafter maintained to the satisfaction of the Director of Planning, Property and Development;

    OR

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

    A. buildings
    B. accessory parking areas
    C. garbage enclosures
    D. fencing
    E. landscaping

on the Owner's Land ("Works") to the Director of Planning, Property and Development for approval prior to the issuance of any building or development permit, and thereafter must construct the Works in substantial conformance with the approved plans and maintain the Works to the satisfaction of the Director.

3. That the variance order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DASZ 35/2025.

THIS ORDER IS SUBJECT TO ALL BUILDING, HEALTH OR OTHER REGULATIONS PERTAINING TO THE LAND HEREIN REFERRED TO.

DATE OF ORDER: November 27, 2025

CERTIFIED BY:



Brenden Harris
Senior Committee Clerk

HOW TO APPEAL

If you object to this Order, you are entitled to file a notice of appeal. Your notice of appeal must:

(a) be in writing;

(b) contain your name, mailing address, and phone number;

(c) be addressed as set out below;

(d) be received at that office not later than 4:30 p.m. on December 16, 2025;

[IF RECEIVED LATE YOUR APPEAL CANNOT BE HEARD]

(e) refer to Variance Use Order No. DAV 194142/2025D; and

(f) provide the reason(s) for the appeal

The City Clerk may not schedule an appeal hearing until your notice of appeal meets the above requirements.

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

THE FOLLOWING PERSONS MADE REPRESENTATIONS AND ARE ENTITLED TO APPEAL:

In Support:

Landon Friesen

In Opposition:

Daniel Betancourt

For Information:

Nil

For the City:

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