Agenda – City Centre Community Committee – January 27, 2026

PUBLIC HEARINGS

Item No. 2 **Variance – 725 Portage Avenue**
(Daniel McIntyre Ward)
File DAV 220834/2025D [c/r DASZ 47/2025]

On January 13, 2026, the Applicant withdrew the application.

File:	DAV 220834/2025D
Applicant:	WSP Canada Inc. (David Paton)
Premises Affected:	725 Portage Avenue
Legal Description:	LOT 1/5 PLAN 114 71 ST JA PT LOT 6 EXC PT OF E 8F LYING N OF LINE DRAWN S OF PARL WITH & PERP DIST 16.5F FROM N LIMIT LOT 1 PL 171 EXC 8F LOT 7/21, hereinafter called "the land"
Property Zoned:	"R2 C2" (Residential Two Family, Commercial Community) Proposed "C3" (Commercial Corridor)
Nature of Application:	To vary the proposed "C3 Mature Communities PDO-1 and Urban Malls and Corridors PDO" Development and Design Standards of Winnipeg Zoning By-law No. 200/2006 as follows:

On Proposed Lot 1:

1. For the maintenance of a commercial building to permit:

    A. No front yard instead of 25 feet (7.62 metres);

    B. No west side yard instead of 25 feet (7.62 metres);

    C. A building height of 74.5 feet (22.7 metres) instead of 49 feet (14.93 metres);

    D. A floor area ratio of 2.4 instead of 1.5;

    E. Insufficient street edge landscaping;

    F. No loading spaces instead of 3 spaces;

2. For the establishment of an accessory parking lot area to permit insufficient buffering of parking or loading area located within 20 feet (6.1 metres) of a side or rear lot line adjacent to a residential district;

3. For the maintenance of a roof mounted sign, said sign is not permitted;

Nature of Application:
(continued)

4. To vary the "C2" development and design standards of Winnipeg Zoning By-law No. 200/2006 for a temporary change of use for a period not to exceed five (5) years to permit the establishment of a self-storage use.

5. On Proposed Lot 2, a fence height in the front yard of 6 feet (1.8 metres) instead of 4 feet (1.2 metres).

Exhibits Filed:

1. Application dated November 5, 2025
2. Notification of Public Hearing dated January 8, 2026
3. Manitoba Status of Title 1363513/1
4. Letter of authorization dated September 6, 2024 from BDO Canada Limited, in its capacity as Court appointed Receiver of Kromar Printing Ltd. (Brent Warga) to WSP Canada Inc.
5. Letter of authorization dated March 202, 2025 from NAWOC Holdings Limited (Iqbal Khan) to WSP Canada Inc.
6. Confirmation from the Zoning and Permits Administrator that the subject property may be posted in substitution for newspaper advertising
7. Caveat 5488862/1
8. Plans, Sheets 1 to 20 inclusive for File DAV 220834/2025D dated September 22, 2025
9. Communication dated January 13 ,2026, from the applicant, David Paton, withdrawing the application

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

Exhibit “9” referred to in File DAV 220834/2025D

January 13, 2026

Dylan Chyz-Lund, Planner
Urban Planning and Design
Planning, Property & Development
City of Winnipeg

dchyzlund@winnipeg.ca

Subject: **DASZ 47-2025 and DAV 25-220834/D - Rezoning, Subdivision, and Variance Applications for a ‘Self-Storage’ Use – 725 Portage Avenue**

On behalf of Access Property Development Inc., WSP Canada Inc. (WSP) is requesting that these applications (both the subdivision and rezoning *and* variance applications) be withdrawn. The project has been determined to be not economically viable.

Should you have any questions, please contact me at (204) 259-5428 or by email at David.Paton@wsp.com.

Yours sincerely,

David Paton, MCIP, RPP
Planner

DP/dp

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