REPORTS

Item No. 2 Plan Approval – Templeton Gates (Plan 74196)
(Old Kildonan Ward)
File DASZ 3/2023

COMMUNITY COMMITTEE DECISION:

The Lord Selkirk-West Kildonan Community Committee concurred in the recommendation of the Winnipeg Public Service and approved Development Guidelines for Templeton Gates (Plan 74196).

DECISION MAKING HISTORY:

Moved by Councillor Sharma,

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

Carried

Moved by Councillor Sharma,

That the recommendation of the Winnipeg Public Service be concurred in.

Carried

ADMINISTRATIVE REPORT

Title: Plan Approval 26-108755 – Templeton Gates (Plan 74196)

Issue: For consideration at the Public Meeting of the plan approval drawing package for proposed architectural design guidelines.

Critical Path: Lord Selkirk – West Kildonan Community Committee as per DASZ 3/2023

AUTHORIZATION

Author	Division Head	Department Head	CFO	CAO
S. Jerez, 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 Condition 2.A.iii of the Zoning Agreement for DASZ 3/2023:

i. That the developer shall submit architectural design guidelines for all single- and two- family dwellings in the planned area, which shall be subject to Plan Approval by the Lord Selkirk-West Kildonan Community Committee and the Director of Planning, Property and Development, and shall address, at minimum, the following elements:

(a) building height;

(b) roof pitch;

(c) building elevation design;

(d) parking areas;

(e) façade materials and architectural features; and

(f) location of entrances.

ii. That prior to the issuance of any building or development permit for construction of any single- or two-family building in the planned area, the applicant shall submit a signed statement confirming that the building plans adhere to the approved design guidelines referenced in Clause 2.A.i of the Zoning Agreement for file DASZ 3/2023, with the statement to be submitted to the Director of Planning, Property and Development and including, at minimum, the following additional information:

(a) name and contact information of the applicant and design professional(s);

(b) address of the proposed building; and

(c) description of the proposed building, including but not limited to the number of storeys, the type of building (single-family or two-family), and the exterior finishes.

The applicant has submitted a document for review titled, “Architectural Design Guidelines for Single and Two Family Homes” to guide construction of single and two-family dwellings in the Templeton Gates neighbourhood.

IMPLICATIONS OF THE RECOMMENDATIONS

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

FILE/APPLICANT DETAILS

FILE:	**ZR-PA 26-108755**
COMMUNITY:	Old Kildonan
NEIGHBOURHOOD #:	3.326 - Leila North
SUBJECT:	Proposed Architectural Design Guidelines for Single and Two Family Dwellings
LOCATION:	Templeton Gates (Plan 74196)
LEGAL DESCRIPTION:	LOT 21 BLOCK 3 PLAN 74196 19 K OTM
APPLICANT:	Waterside Development Corp. (Arin Comack)
OWNER:	Waterside Development Corp.

DISCUSSION

SITE DESCRIPTION

- The subject sites are located on Numeracy Lane, Ramona Gallos Way and Templeton Avenue in the Leila North Neighbourhood of the Old Kildonan Ward.
- The sites are zoned “R1-S” Residential Single-family Small, “R1-M” Residential Single-family Medium, and “R2” Residential Two-Family.
- As per the *Complete Communities Direction Strategy 2.0*, the subject lands fall within a “Recent Community” policy area.
- Under the Precinct "E" Precinct Plan, lands under this application are designated under the “Lower Density Residential” policy area.



Figure 1: Zoning of subject sites and surrounding context (*Flown, 2025*)

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The Zoning Agreement for DASZ 3/2023 included a condition requiring that the developer submit architectural design guidelines for all single- and two-family dwellings in the planned area, subject to Plan Approval by the Lord Selkirk-West Kildonan Community Committee and the Director of Planning, Property, and Development.

- Preliminary parameters were provided for consideration in drafting the design guidelines as a starting point for further discussions and refinement, with an emphasis on compatibility and good design as follows:
    - Overall building heights, main floor heights, and number of storeys for single-family and two-family dwellings should be compatible with the surrounding neighborhood context and consistent throughout the planned area, emphasizing a cohesive and visually appealing streetscape. Roof pitches for single-family and two-family homes should also be consistent and contribute to a harmonious streetscape aesthetic.
    - Building elevations should present visually appealing and well-balanced facades with a mix of materials and textures. A generous amount of glazing on the front elevation is encouraged to promote natural light and visual connectivity with the streetscape. A selection of high-quality, durable, and low-maintenance materials should be used on all facades. Incorporating a mix of complementary materials, such as brick, stone, wood, or fiber cement siding, is suggested to enhance visual interest and texture.
    - Adequate off parking should be provided for each dwelling unit. For single- and two-family homes, garages should be designed to complement the architectural style and materials of the main dwelling. Detached garages should be located at the rear or side of the property, while attached garages should not protrude significantly from the main facade and be designed to minimize their visual impact. Front-facing garages should be designed to blend seamlessly with the overall facade, incorporating features and architectural detailing to create a cohesive appearance with the primary dwelling. Front driveways for residences situated along the west side of the Numeracy Lane extension should be designed with adequate depth to allow for proper vehicle parking without obstructing the recommended sidewalk. The Urban Planning & Design Division suggests considering a minimum driveway depth of approximately 20-23 feet to achieve this objective.
    - The inclusion of architectural features, such as porches, balconies, gables, dormers, and bay windows, is encouraged to create a unique character for each dwelling and contribute to a diverse streetscape.
    - Main entrances should be oriented towards the street to foster interaction with the neighborhood and create a welcoming façade. Secondary entrances, such as those for accessory dwelling units, may be located on the side or rear of the building.
- The applicant has proposed architectural guidelines, providing a document with the following sections:
    - Vision
    - Plan and Design Approval
    - Requirements for Builders
    - Design and Architectural Requirements
    - Duplex Lots
    - Elevations and Grades
    - Landscaping
    - Fencing
    - Construction Requirements
- The proposed Guidelines address the above mentioned parameters, providing clear explanations of each requirement together with diagrams and photographic examples.

ANALYSIS AND ISSUES

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0:

- The property is designated an “Established Neighbourhood - Recent Community” policy area under the Complete Communities Direction Strategy 2.0 (CCDS 2.0). Key relevant policies include the following:
    - *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.*
- In addition, Goal 2 under section D1. Established Neighbourhoods addresses the importance of urban design, as follows:

  Goal 2

    - 2.0 Design new development in Established Neighbourhoods to a high standard of urban design and construction to ensure new development adds value to public and private urban spaces to create a sense of place and civic pride.
- Policy 4.9 under section G6. Urban Design, supports the use of Design Review to achieve Goal 4, to “promote high-quality urban design”.

PRECINCT ‘E’ PRECINCT PLAN:

- The site is also located within an area covered by the *Precinct ‘E’ Precinct Plan* under which the subject sites fall within the “Lower Density Residential” policy area.
- Key policies include the following:
    - *5.1 Lower Density Residential Development Policies:*
        a. *Single family and two-family homes shall be the predominant use of land within the low-density residential areas.*
        b. *It is expected that these areas will develop to approximately 7.4 units per gross developable hectare (3.0 units per gross developable acre) or greater.*
        c. *Residential densities may vary throughout the Lower Density Residential area provided that the density range noted above is not compromised.*
        d. *Alternative housing forms including special needs housing, institutional uses, recreational uses, public uses, local commercial uses, and other similar and accessory uses may be allowed subject to zoning regulations.*
        e. *A school site may be located within this policy area subject to the policies of Section 5.5.*

REASONS FOR THE RECOMMENDATIONS

The Urban Planning and Design Division recommend approval of the submitted plans because the proposed architectural guidelines provide a clear and concise tool ensure high quality design in the development of single- and two-family dwellings in the Templeton Gates neighbourhood.

CONSULTATION

N/A

SUBMITTED BY

Department:	Planning, Property and Development
Division:	Urban Planning and Design
Prepared by:	Simi Jerez, RPP MCIP
Date:	January 22, 2026
File No:	ZR-PA 26-108755