APPEAL COMMITTEE
DISPOSITION OF ITEMS
JANUARY 28, 2026

MEMBERS PRESENT: Councillor Lukes, Chairperson
Councillor Chambers
Councillor Eadie
Councillor Sharma

COMMITTEE CLERK: K. Dolski, City Clerk's Department

APPEAL COMMITTEE
JANUARY 28, 2026
DISPOSITION OF ITEMS

Item	Appeal	Order of the Committee
		PUBLIC HEARINGS
1	Appeal – Variance – 693 Cordova Street File DAV 188880A/2025B	The Appeal Committee allowed the appeal, concurred in the decision of the Director of Planning, Property and Development, as amended, cancelled Variance Order DAV 188880A/2025B and approved a Variance on "the land" to permit as follows: 1. On Proposed lot 1: A. a lot coverage of 30.3% B. a front yard of 29 feet (8.83 metres) 2. On Proposed lot 2: A. a lot coverage of 30.3% B. a front yard of 29 feet (8.83 metres) 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 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.
2	Appeal – Variance – 36 Roslyn Road File DAV 204666A/2025D [c/r DAZ 220/2025]	The Appeal Committee allowed the appeals, concurred in the decision of the City Centre Community Committee, as amended, cancelled Variance Order DAV 204666A/2025D and approved a Variance on "the land" to permit as follows: 1. For the establishment of a residential zoning lot to permit a lot area of 9,036 square feet (839.47 square metres) 2. For the construction of a multi-family dwelling to permit: A. no front yard B. an east corner side yard of 2 feet (0.61 metres) C. an east balcony projection of 2 feet (0.61 metres)

APPEAL COMMITTEE
JANUARY 28, 2026
DISPOSITION OF ITEMS

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		D. a west side yard of 5 feet (1.52 metres) E. a west balcony projection of 2 feet (0.61 metres) F. no rear yard G. a lot area per dwelling unit of 200 square feet (18.581 square metres) H. 21 parking spaces 3. For the establishment of an accessory parking area to permit: A. insufficient buffering of a parking or loading area located within 20 feet (6.10 metres) of a rear lot line adjacent to a residential district B. a parking aisle width of 16 feet (4.88 metres) Subject to the following conditions: 1. That the 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 DAZ 220/2025.
3	Appeal – Conditional Use – 4820 Roblin Boulevard File DCU 217664A/2025D [c/r DASZ 45/2025 & DAV 217621A/2025D]	The Appeal Committee denied the appeals, concurred in the decision of the Assiniboia Community Committee, confirmed Conditional Use Order DCU 217664A/2025D and approved a Conditional Use to permit on "the land" the maintenance of a Place of Worship use on Proposed Lot 2, subject to the following conditions: 1. That the Conditional Use Order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under DASZ 45/2025. 2. That if any development granted by the Order is not established within two (2) years of the date thereof, the Order, in respect of that Conditional Use shall terminate.
4	Appeal – Variance – 4820 Roblin Boulevard File DAV 217621A/2025D [c/r DASZ 45/2025 & DCU 217664A/2025D]	The Appeal Committee denied the appeals, concurred in the decision of the Assiniboia Community Committee, confirmed Variance Order DAV 217621A/2025D and approved a Variance on "the land" to permit as follows: 1. For the maintenance of an accessory open parking area on Proposed Lot 2 to permit: A. an east side yard of 1.5 feet (0.45 metres) B. 102 parking spaces

APPEAL COMMITTEE
JANUARY 28, 2026
DISPOSITION OF ITEMS

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		Subject to the following conditions: 1. 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 45/2025. 2. 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.