Agenda – Appeal Committee – February 25, 2026

PUBLIC HEARINGS

Item No. 3 Variance – 1820 De Vries Avenue
(North Kildonan Ward)
File DAV 198989A/2025D [c/r DASZ 36/2025]

Appeals were received against the decision of the East Kildonan-Transcona Community Committee to approve a Variance on "the land" as follows:

1. For the construction of a multi-family dwelling to permit a lot area per dwelling unit of 798 square feet (74.14 square metres) instead of 800 square feet (74.32 square metres);

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

   A. a front yard of 2 feet (0.61 metres) instead of 25 feet (7.62 metres);

   B. a north side yard of 2 feet (0.61 metres) instead of 8 feet (2.44 metres);

Subject to the following condition(s):

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 36/2025.

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.

DECISION MAKING HISTORY:

COUNCIL:

On January 29, 2026, Council concurred in the recommendation of the Standing Policy Committee on Property and Development dated January 13, 2026, and approved the subdivision and rezoning of the subject land under File DASZ 36/2025, to an “RMF-M” Residential Multi-Family (Medium) District.

Agenda – Appeal Committee – February 25, 2026

File:	DAV 198989A/2025D
Appellant(s):	Peter Oakes-Munro Ryan Orlesky
Applicant:	Barnes & Duncan (Jennifer Lim)
Premises Affected:	1820 De Vries Avenue
Legal Description:	LOT 1/2 PLAN 20584 47/52 K, hereinafter called "the land"
Property Zoned:	"M1" (Manufacturing Light) Proposed "RMF-M" (Residential Multi-Family – Medium)
Nature of the Application:	To vary the Proposed "RMF-M" Development and Design standards of Winnipeg Zoning By-Law No. 200/2006 as follows: 1. for the construction of a multi-family dwelling to permit a lot area per dwelling unit of 798 square feet (74.14 square metres) instead of 800 square feet (74.32 square metres); 2. for the establishment of an accessory parking area to permit: A. a front yard of 2 feet (0.61 metres) instead of 25 feet (7.62 metres); B. no north side yard instead of 8 feet (2.44 metres)
Exhibits Filed:	1. Order DAV 198989/2025D dated January 9, 2026 2. Notice of Appeal filed by Ryan Orlesky, received January 20, 2026 3. Notice of Appeal filed by Peter Oakes-Munro, received January 27, 2026 4. Notification of Public Hearing dated February 6, 2026 5. Manitoba Status of Title 2462702/1 and 2462703/1 6. Letter of authorization dated March 17, 2025 from Canamatic Ventures Ltd. to Barnes and Duncan Inc. (Jennifer Lim) 7. Confirmation from the Zoning and Permits Administrator that the subject property may be posted in substitution for newspaper advertising

Exhibits Filed (continued):

8. Plans, Sheets 1 to 9 inclusive, for File DAV 198989/2025D dated September 15, 2025
9. Report from the Urban Planning Division dated December 1, 2025
10. Inspection Report

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

Moved by Councillor

That the report of the Winnipeg Public Service be taken as read.

Moved by Councillor

That the receipt of public representations be concluded.

Moved by Councillor

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:

Moved by Councillor

That the appeal(s) be allowed / denied and the decision of the East Kildonan-Transcona Community Committee be / not be concurred in.

Moved by Councillor

That Variance Order DAV 198989A/2025D be confirmed / cancelled

Moved by Councillor

That the public hearing with respect to these appeals be concluded.

Exhibit “9” referred to in File DAV 198989A/2025D

ADMINISTRATIVE REPORT

Title: DAV 25-198989\D – northwest corner of De Vries Avenue and Sun Valley Drive

Issue: For consideration of Variances associated with a 179-unit multi-family dwelling.

Critical Path: East Kildonan-Transcona Community Committee

AUTHORIZATION

Author	Department Head	CFO	CAO
Choi Ho, RPP, MCIP	n/a	n/a	

RECOMMENDATIONS

The Urban Planning and Design Division recommends **approval** of the application to vary the Proposed "RMF-M" Development and Design standards of *Winnipeg Zoning By-Law No. 200/2006* as follows:

1. for the construction of a multi-family dwelling to permit a lot area per dwelling unit of 798 square feet (74.14 square metres) instead of 800 square feet (74.32 square metres);

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

    a. a front yard of 2 feet (0.61 metres) instead of 25 feet (7.62 metres);

    b. a north side yard of 2 feet (0.61 metres) instead of 8 feet (2.44 metres);

Subject to the following condition(s):

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 36/2025.

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.

REASON FOR THE REPORT

- The applicant proposes to consolidate and rezone the subject properties from “M1” (Manufacturing - Light) district to “RMF-M” (Residential Multi-Family - Medium) district for the construction of a 179-unit multi-family dwelling and also requires Variances per 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 25-198989\D**
RELATED FILES:	DASZ 36/2025
COMMUNITY:	East Kildonan - Transcona Committee
NEIGHBOURHOOD #:	4.419 - (SPRINGFIELD NORTH)
SUBJECT:	To vary the Proposed "RMF-M" Development and Design standards of Winnipeg Zoning By-Law No. 200/2006 as follows: 1) for the construction of a multi-family dwellings to permit a lot area per dwelling unit of 798 square feet (74.14 square metres) instead of 800 square feet (74.32 square metres); 2) for the establishment of an accessory parking area to permit a) a front yard of 2 feet (0.61 metres) instead of 25 feet (7.62 metres); b) a north side yard of 2 feet (0.61 metres) instead of 8 feet (2.44 metres);
LOCATION:	northwest corner of De Vries Avenue and Sun Valley Drive
LEGAL DESCRIPTION:	LOT 1/2 PLAN 20584 47/52 K
APPLICANT:	Jennifer Lim (Barnes & Duncan) 6 Donald St Winnipeg, MB R3L 0K6
OWNER:	CANAMATIC VENTURES LTD. 1820 De Vries Ave Winnipeg, MB R2G 3S8

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 the west side of De Vries Avenue, between McIvor Road and Sun Valley Drive, in the Springfield North neighbourhood of the North Kildonan ward.
- The site is 142,880 square feet (13,274 square metres or 3.28 acres) in area.
- The property is currently occupied by industrial buildings and storage.
- The site is accessed via two (2) front approaches off De Vries Avenue.
- De Vries Avenue and Sun Valley Drive are both collector roads.
- Under the *Complete Communities Direction Strategy 2.0*, the site is within the “Recent Communities policy area.
- The property is zoned “M1” (Manufacturing - Light) district.

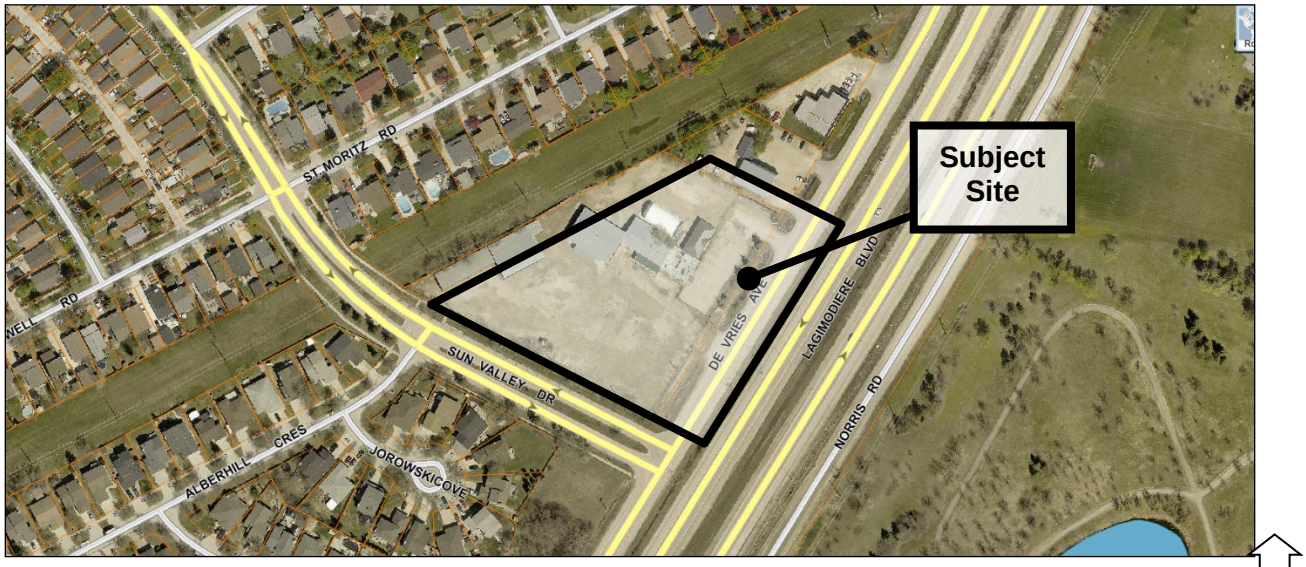


Figure 1: Aerial photo of subject site and surrounding area *(flown 2024)*

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: 1838 and 1856 De Vries Avenue – manufacturing uses zoned "M1" (Manufacturing - Light)

East: De Vries Avenue, then Lagimodiere Boulevard, then Norris Road, then Kil-cona Park – a parks use zoned "PR3" (Parks and Recreations – Regional)

South: Sun Valley Drive, then 3 Alberhill Crescent and 2-14 Jorowski Cove – single-family dwelling uses zoned "R1-M" (Residential Single-Family – Medium)

West: Hydro Corridor use zoned "M1" (Manufacturing - Light), then 3-43 St. Moritz Road – single-family dwelling uses zoned "R1-M" (Residential Single-Family – Medium)

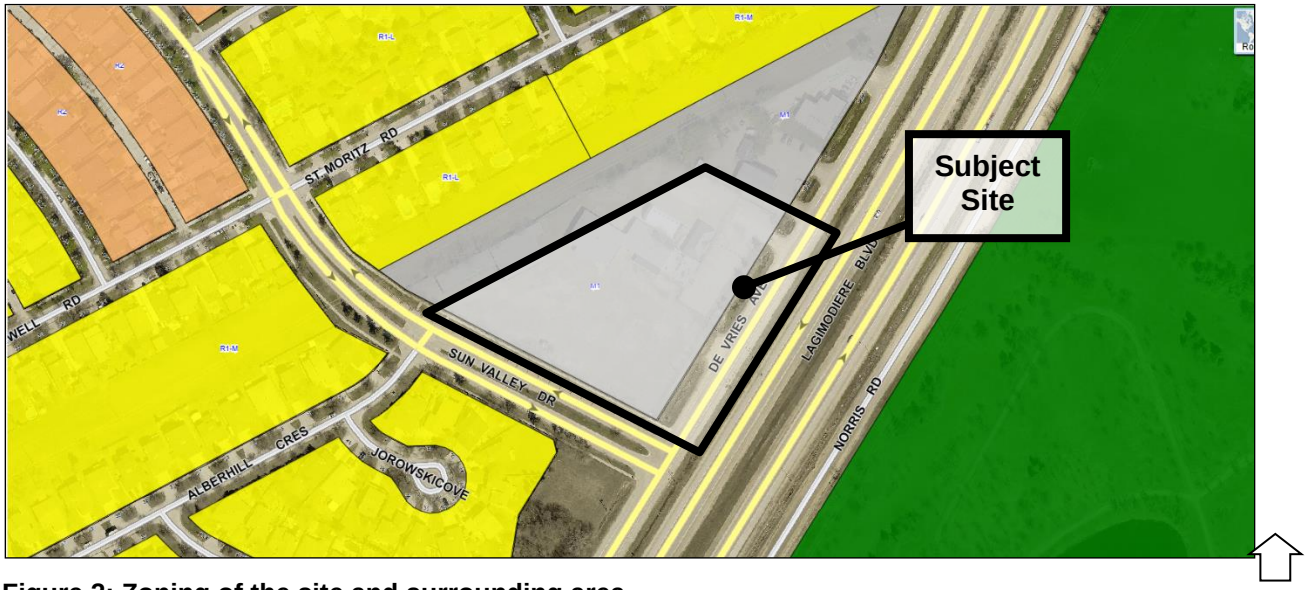


Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant proposes to consolidate and rezone the subject properties from "M1" (Manufacturing - Light) district to "RMF-M" (Residential Multi-Family - Medium) district for the construction of a 179-unit multi-family dwelling.
- The existing buildings on the subject sites will be demolished.
- The proposed building has a U-shaped layout and a building footprint of 35,304 square feet.
- The building height is 6-storeys or 65 feet (19.8 metres).
- The building has a mix of studio, 1-bedroom, 2-bedroom, and 3-bedroom units.
- The front yard setback (along De Vries Avenue) is 2 feet, and the front yard building setback is about 76 feet to the northeast corner of the building and 98 feet to the southeast corner of the building from the property line.
- The rear yard building setback (along the Hydro corridor) is about 68 feet.
- The south corner side yard building setback (along Sun Valley Road) is 20 feet.

- The north interior side yard setback is 2 feet and the north interior side yard building setback is about 127 feet.
- Access to the site is via new approaches off De Vries Avenue and Sun Valley Drive.
- There are 269 vehicle parking spaces (191 outdoor and 78 indoor), of which seven (7) are accessible and 25 are for guest parking. There are 28 secure bicycle parking spaces.
- The elevations show the following building materials: textured light grey EIFS and thin brick veneer
- The proposed landscaping includes:
    - 16 trees (2 existing) and 65 shrubs on De Vries Avenue
    - 17 trees (2 existing) and 75 shrubs on Sun Valley Drive
    - 26 shrubs for building foundation landscaping for the façade facing De Vries Avenue
    - 15 shrubs for building foundation landscaping for the facade facing Sun Valley Drive
    - 12 trees and 39 shrubs for parking lot interior landscaping
- The garbage and recycling collection area is located at the north side of the building.
- On-site amenities include a dog run, a large courtyard, and raised garden beds.

ANALYSIS AND ISSUES

COLLABORATIVE PLANNING AND CONSULTATION

With the Public Service

- The applicant engaged with the Public Service prior to submitting an application.
- In discussions with Public Works, it was determined there would be future property requirements along De Vries Avenue. As a result, the applicant collaborated with the Public Service to revise their site plan to accommodate this requirement.

With the Public

- The letter of intent indicates the client undertook community engagement through an Open House held in February 2025 at a local Community Centre.
    - Notifications for the Open House were sent out via a flyer and social media.
    - 71 people attended the Open House and there was substantial engagement online.
    - Key concerns were traffic, parking, privacy, building design, construction methodology, and property values.
- The applicant proposes several mitigation measures in response to community concerns and to align with city policies:
    - The approaches are designed to ensure safe and effective connections to the existing street network
    - The building will adhere to standard noise mitigation practices
    - The development will consider urban design principles

- The multi-family proposal will promote attainable housing choices for various household types

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

- The *Complete Communities Direction Strategy 2.0* (CCDS 2.0) is one of four direction strategies supporting *OurWinnipeg 2045*, the city's long-range development plan, and has statutory authority as a secondary plan. The Strategy guides land use and development in Winnipeg.
- The subject properties are in an "Established Neighbourhood – Recent Communities" policy area of *CCDS 2.0*. Applicable goals and policies include:

D1: Established Neighbourhoods

- **Goal 1: 1.0 Encourage compatible residential development within Established Neighbourhoods to build more Complete Communities and align with the City's residential intensification target.**
  - *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.*
  - *1.5 Support up to mid-rise residential development in Established Neighbourhoods that is compatible with neighbourhood context.*
  - *1.6 In the absence of a secondary plan guiding the local development of an Established Neighbourhood, intensification should be guided by a number of factors to ensure compatible development, including:*
    - *a. Applicable City-endorsed policies or guidelines;*
    - *b. Existing zoning of the property and adjacent properties;*
    - *c. Characteristics of the immediately surrounding built form including building mass, height, lot coverage, setbacks, and layout;*
    - *d. Surrounding uses and their characteristics including residential density and the intensity of commercial and other non-residential uses;*
    - *e. Characteristics of the lot, including whether it is a corner lot, a larger lot than is typical for the neighbourhood, or the shape of the lot;*
    - *f. Proximity to Downtown, Mixed Use Centres, Major Redevelopment Sites and Mixed Use Corridors;*
    - *g. The supporting street network (ex. local, collector, or arterial streets) and the street network's ability to support proposed development;*
    - *h. The supporting transit, pedestrian and active transportation network; and*
    - *i. The supporting water, wastewater, and land drainage infrastructure and capacity to accommodate a proposed development or ability to make the required upgrades necessary to accommodate a proposed development.*
  - *1.15 Low-rise residential uses will generally be encouraged to locate on arterial roads and collector roads where compatible with adjacent land uses and where they can be conveniently served with transit and local commercial amenities, and in consideration of the factors listed in Policy section 1.6.*

- **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.**
    - *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.*
    - *2.4 Encourage the use of high-quality, energy efficient, and durable exterior building façade materials.*
    - *2.5 Encourage a variety of architectural styles.*
    - *2.6 Encourage building design to include a range of architectural features that create visual interest and positively contribute to the visual aesthetics of the street and neighbourhood.*
    - *2.9 Buildings with multi unit residential uses should be designed to support pedestrian activity and reinforce the public realm through thoughtful use of architectural features which may include, but are not limited to, the following:*
        - *a. Window placement that supports passive surveillance;*
        - *b. Unit entrances with direct access to the street;*
        - *c. Front porches;*
        - *d. Balconies;*
        - *e. Awnings;*
        - *f. Lighting; and*
        - *g. Height of primary entrances.*
    - *2.11 Multi-family residential or mixed-use buildings that front public streets and contain internal parking areas should provide a main entrance facing the public street.*
    - *2.12 New development should respect and complement the existing character of the built form of surrounding properties.*
    - *2.17 Locate commercial, mixed-use, or multiple family residential parking underground or behind buildings in order to create a more pedestrian-oriented built form. Active uses should be located at grade when these buildings face public streets.*
    - *2.18 Strongly discourage locating surface parking lots between streets and building fronts.*
    - *2.21 Site design should take cues from the character of the neighbourhood or street and should mitigate the potential for land use conflict with adjacent properties that have different scales, densities and uses. Parking location (motor vehicle and bicycle), vehicular access, servicing elements, building placement and landscaping treatment will be important design elements to ensure context-sensitive design.*
    - *2.22 Create or reinforce compact, pedestrian-oriented urban development patterns by ensuring the siting, form and scale of new development has a strong relationship to the street, public spaces and amenities in a way that is consistent with neighbourhood context.*

- **Goal 3 – 3.0 Ensure all communities provide a diversity of housing options and meet resident life-cycle housing needs.**
    - *3.1 Encourage a variety of housing types and tenures within Established Neighbourhoods to meet life-cycle housing needs and affordability ranges.*
    - *3.6 Encourage new development that incorporates housing types that enable "aging in place" in Established Neighbourhoods.*

Established Neighbourhoods – Recent Communities – Goal 1, 2 and 3 Policy Alignment:

- The development provides a mid-rise residential development that is sensitive to the existing development, in particular, the proposed building setback from the single-family dwellings to the rear yard is 68 feet plus the width of the Hydro Corridor.
- Intensification is supportable here due to the corner lot and larger lot size than what is typical in the neighbourhood. These characteristics of the lot provide a good opportunity to accommodate increased density within a lower density neighbourhood.
- The site design and building design of the multi-family building has a strong pedestrian orientation to ensure the new development fits with the street corner and neighbourhood context.
- The proposal provides a variety of housing options, types and tenures within an Established Neighbourhood and meets resident life-cycle housing needs.

WINNIPEG ZONING BY-LAW

Reason for Variances

Lot Area per Dwelling Unit

- The minimum required lot area per dwelling unit for a lot zoned "RMF- M" is 800 square feet per dwelling unit. The development proposes a lot area per dwelling unit of 798 square feet. For this reason, a Variance is required.

Front Yard Setback

- The front yard setback is calculated as 25 feet. The development proposes a front yard setback of 2 feet. For this reason, a Variance is required.

North Side Yard Setback

- The north side yard setback is calculated as 8 feet. The development proposes a north side yard setback of 2 feet. For this reason, a Variance is required.

Analysis of Variances

Reduced Lot Area per Dwelling Unit

- The 798 square feet per dwelling unit instead of 800 square feet per dwelling unit is a minor departure (0.25%).
    - For this reason, the Division supports this Variance.

Reduced Front Yard Setback

- The 2 feet front yard setback is to the accessory parking area closest to De Vries Avenue. There are no abutting neighbours to the east, only the De Vries Avenue, Lagimodiere Boulevard, and Norris Road right-of-ways before Kil-cona Park.

- The building itself is farther setback, about 76 feet to the northeast corner of the building and 98 feet to the southeast corner of the building from the property line.
- There is landscaping in excess of the *Winnipeg Zoning By-law* to provide a landscaping buffer as well as a visually appealing front yard.
- The front yard setback accounts for potential future property requirements from Public Works (**see Appendix C**).
    - For these reasons, the Division supports this Variance.

Reduced North Side Yard Setback

- The 2 feet front yard setback is to the accessory parking area abutting 1838 De Vries Avenue. There are no abutting residential neighbours, this is currently a manufacturing use.
- The building itself is farther setback, about 127 feet.
- A fence is provided to mitigate potential issues with vehicles lights shining into the abutting property to the north.
    - For these reasons, the Division supports this Variance

REASONS FOR RECOMMENDATIONS

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

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

***In that**, the proposed development is consistent with policies in OurWinnipeg 2045, and Complete Communities Direction Strategy 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 mitigates land use conflicts and massing impacts on the nearby lower-density residential and manufacturing properties*

(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 Variances are the minimum modification to mitigate negative impacts on the property.*

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

***In that,** the proposed scale, residential intensity, and design introduces an compatible new development on the block, in the neighbourhood, and within the ward.*

OURWINNIPEG 2045 POLICY ALIGNMENT

OurWinnipeg 2045 Goal – City Building

City Building Objectives

- **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.*

- **City Building Objective 2**. Integrate resilient land use, transportation and infrastructure planning, and investments:
  - *Ensure that land use, transportation, and infrastructure planning are aligned to provide the conditions for compact, complete and connected communities, supported by sustainable transportation options and municipal infrastructure capacity.*
- **City Building Objective 3.** Facilitate development opportunities that complete established communities, and plan new communities as complete and connected from the outset:
  - *New and existing communities are complete when they demonstrate: universally designed environments; mixed-income neighbourhoods; a continuum of housing types; multi-modal connections within and to elsewhere in the city; heritage conservation; opportunities for physical activity, social interaction, and access to healthy food, daily needs, employment, education, recreation, and green infrastructure*.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

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

- **Key Direction 4.1:** Increase strategic infill development that provides access to and capitalizes on existing and planned corridors with frequent transit service
- **Key Direction 4.2:** Ensure new areas of growth are designed according to the principles of Complete Communities.

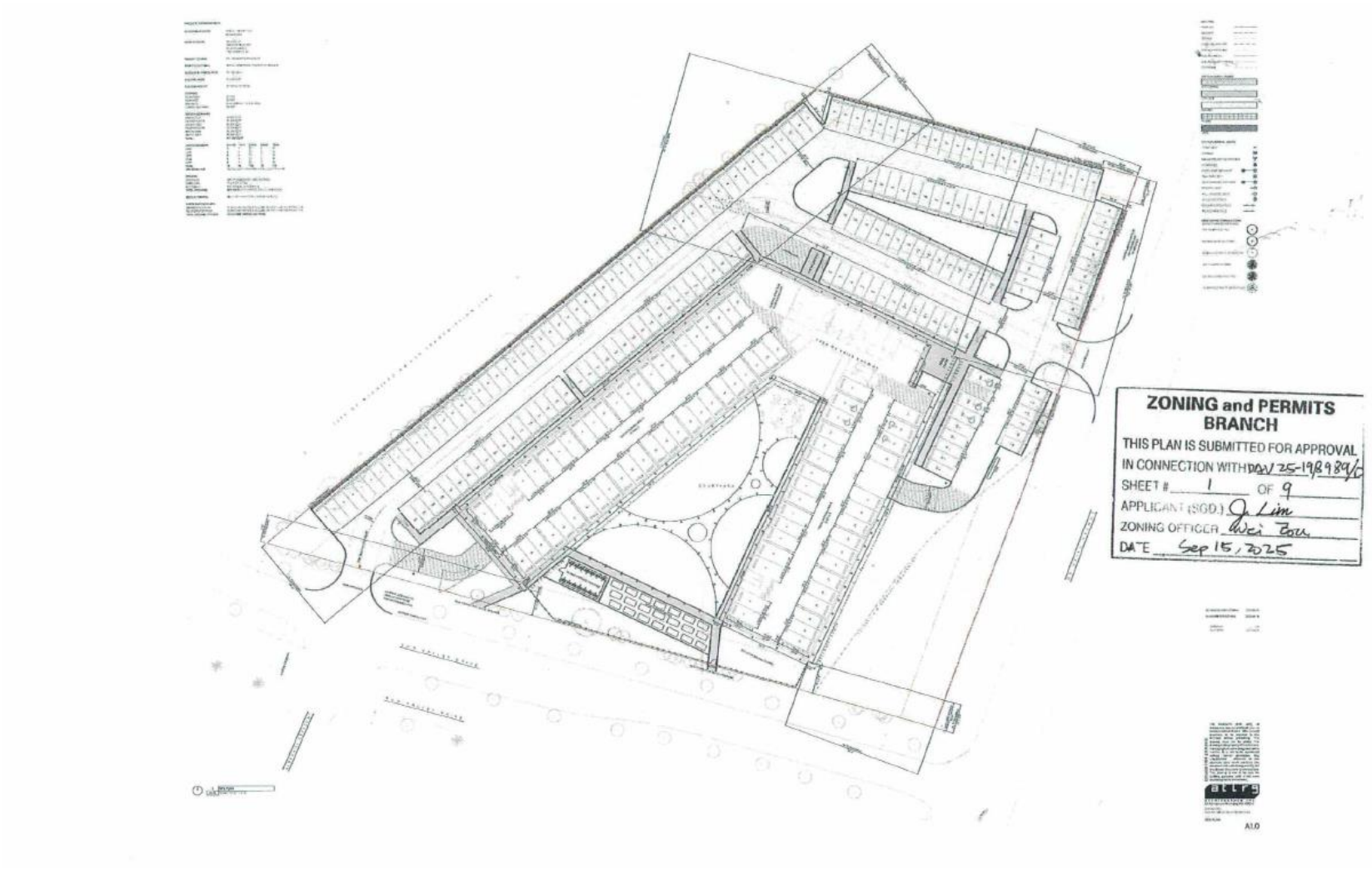
WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

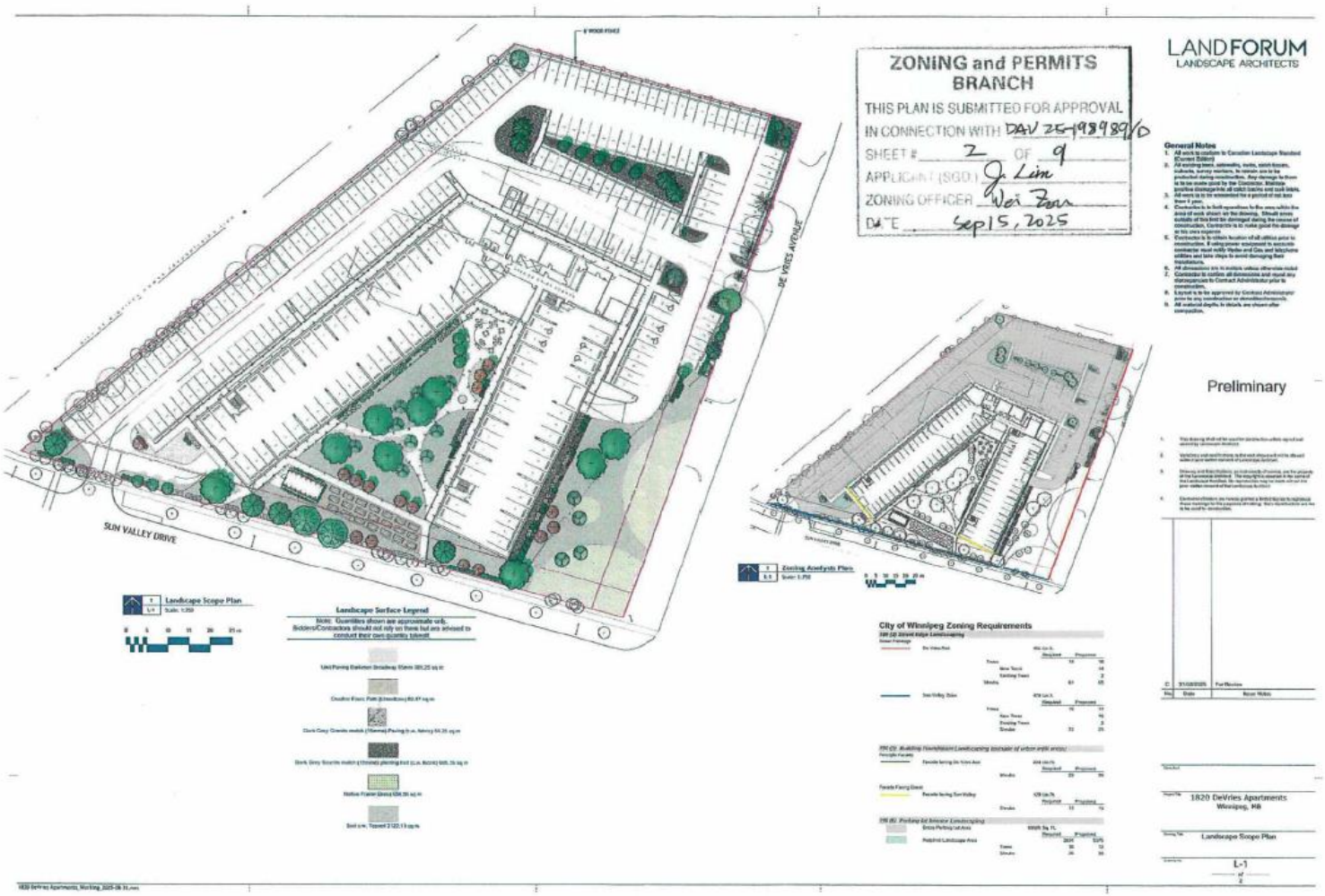
Consideration was given to whether this report connects to any of the specific Goals and Objectives in the *PRS* and it was determined the *PRS* is not applicable to this specific report.

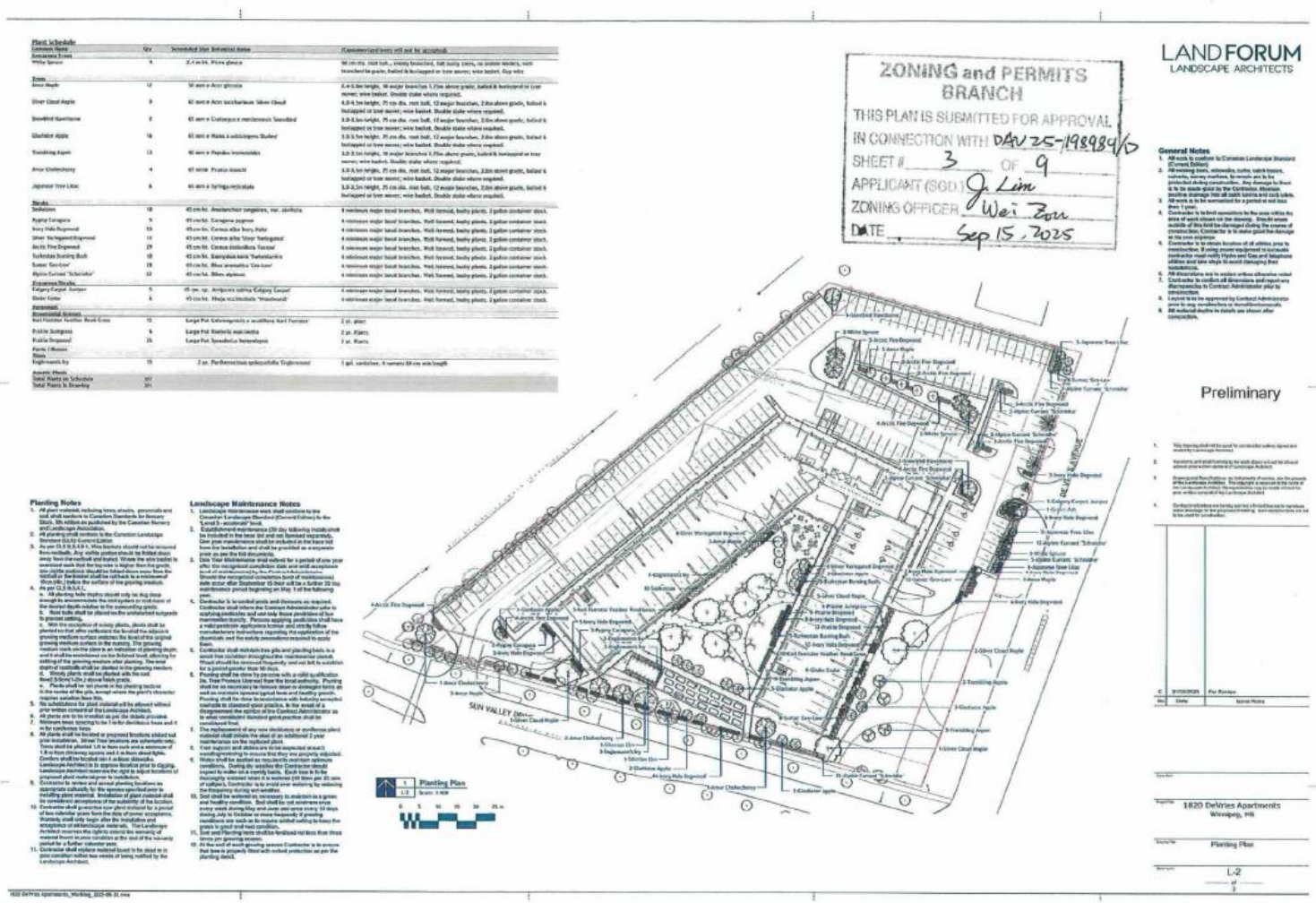
SUBMITTED BY

Department:	Planning, Property and Development
Division:	Urban Planning and Design
Prepared by:	Choi Ho, RPP, MCIP
Date:	December 1, 2025
File No.	DAV 25-198989\D

Exhibit “8” referred to in File DAV 198989A/2025D




ZONING and PERMITS BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DAV 25-98989/D
SHEET # 2 OF 9
APPLICANT (SGD.) J. Lim
ZONING OFFICER Wei Zou
DATE Sep 15, 2025
LANDFORUM
LANDSCAPE ARCHITECTS
General Notes
Preliminary
SUN VALLEY DRIVE
DE VRIES AVENUE
Landscape Scope Plan
Landscape Surface Legend
City of Winnipeg Zoning Requirements
1820 DeVries Apartments
Winnipeg, MB
Landscape Scope Plan
L-1



Plant Schedule

Common Name	Qty	Scheduled Size/ Botanical Name	(Containers/quantities will not be accepted)
Evergreen Trees			
White Spruce	4	2.4 m ht. Picea glauca	90 cm dia. root ball., evenly branched, full bushy crown, no broken leaders, well branched to grade, balled & burlapped or tree moved, wire basket. Guy wire
Trees			
Amur Maple	12	50 mm ø Acer ginnala	2.4-3.0m height, 10 major branches 1.25m above grade, balled & burlapped or tree moved, wire basket. Double stake where required.
Silver Cloud Maple	9	60 mm ø Acer saccharinum 'Silver Cloud'	4.0-4.5m height, 75 cm dia. root ball, 12 major branches, 2.0m above grade, balled & burlapped or tree moved, wire basket. Double stake where required.
Snowbird Hawthorne	7	60 mm ø Crataegus x mordensis 'Snowbird'	3.0-3.5m height, 75 cm dia. root ball, 12 major branches, 2.0m above grade, balled & burlapped or tree moved, wire basket. Double stake where required.
Gladiator Apple	16	60 mm ø Malus x adstringens 'Gulser'	3.5-3.5m height, 75 cm dia. root ball, 12 major branches, 2.0m above grade, balled & burlapped or tree moved, wire basket. Double stake where required.
Trembling Aspen	13	80 mm ø Populus tremuloides	3.0-3.5m height, 10 major branches 1.75m above grade, balled & burlapped or tree moved, wire basket. Double stake where required.
Amur Chokecherry	4	60 mm ø Prunus maackii	3.0-3.5m height, 75 cm dia. root ball, 12 major branches, 2.0m above grade, balled & burlapped or tree moved, wire basket. Double stake where required.
Japanese Tree Lilac	6	60 mm ø Syringa reticulata	3.0-3.5m height, 75 cm dia. root ball, 12 major branches, 2.0m above grade, balled & burlapped or tree moved, wire basket. Double stake where required.
Shrubs			
Saskatoon	18	45 cm ht. Amelanchier canadensis, var. alnifolia	4 minimum major basal branches. Well formed, bushy plants. 3 gallon container stock.
Pygmy Caragana	9	45 cm ht. Caragana pygmea	4 minimum major basal branches. Well formed, bushy plants. 3 gallon container stock.
Ivory Halo Dogwood	15	45 cm ht. Cornus alba 'Ivory Halo'	4 minimum major basal branches. Well formed, bushy plants. 3 gallon container stock.
Silver Variegated Dogwood	13	45 cm ht. Cornus alba 'Sibirica Variegata'	4 minimum major basal branches. Well formed, bushy plants. 3 gallon container stock.
Arctic Fire Dogwood	29	45 cm ht. Cornus stolonifera 'Farrow'	4 minimum major basal branches. Well formed, bushy plants. 3 gallon container stock.
Turkestan Burning Bush	10	45 cm ht. Euonymus alata 'Turkestanica	4 minimum major basal branches. Well formed, bushy plants. 3 gallon container stock.
Sunset 'Goo Lime'	18	45 cm ht. Rhus aromatica 'Gro Low'	4 minimum major basal branches. Well formed, bushy plants. 3 gallon container stock.
Alpine Currant 'Schmidts'	12	45 cm ht. Ribes alpinum	4 minimum major basal branches. Well formed, bushy plants. 3 gallon container stock.
Evergreen Shrubs			
Calgary Carpet Juniper	5	45 cm. sp. Juniperus sabina 'Calgary Carpet'	4 minimum major basal branches. Well formed, bushy plants. 3 gallon container stock.
Globe Cedar	6	45 cm ht. Thuja occidentalis 'Woodwardii'	4 minimum major basal branches. Well formed, bushy plants. 3 gallon container stock.
Perennials			
Ornamental Grasses			
Karl Foerster Feather Reed Grass	10	Large Pot. Calamagrostis x acutiflora Karl Foerster'	2 yr. plant
Prairie Junegrass	6	Large Pot. Koeleria macrantha	2 yr. Plants
Prairie Dropseed	26	Large Pot. Sporobolus heterolepsis	2 yr. Plants
Ferns / Mosses			
Vines			
Engelmann's Ivy	15	2 yr. Parthenocissus quinquefolia 'Engelmannii'	1 gal. container, 4 runners 60 cm min length
Aquatic Plants			
Total Plants in Schedule	207		
Total Plants in Drawing	201		

Planting Notes

1. All plant material, including trees, shrubs, perennials and sod, shall conform to Canadian Standards for Nursery Stock, 5th edition as published by the Canadian Nursery and Landscape Association.
2. All planting shall conform to the Canadian Landscape Standard (CLS) Current Edition
3. As per CLS 5.3.4.3 & 5.4. Wire baskets should not be removed from rootballs. Any visible portion should be folded down away from the rootball and buried. Where the wire basket is visible, the depth from the top wire is higher than the grade, and slightly below the surface of the surrounding soil. Burlap, rootball or Bio-basket shall be cut back to a minimum of 50mm (2in.) below the surface of the growing medium.
4. As per CLS 5.5.1.1.:
   a. All planting holes (typ.) should only be dug deep enough to accommodate the root system or root mass of the desired depth relative to the surrounding grade.
   b. Root balls shall be placed on the undisturbed subgrade to prevent settling.
   c. With the exception of woody plants, plants shall be planted so that after settlement the level of the adjacent growing medium surface matches the level of the original growing medium surface in the nursery. The growing medium mark on the stem is an indication of planting depth and it shall be maintained on the finished level, allowing for settling of the growing medium after planting. The root depth of rootballs shall be planted to the growing medium.
   d. Woody plants shall be planted with the root flare[5-10cm(1-2in.) above finish grade.
   e. Plants shall be set plumb in the planting hole so the centre of the pits, except where the plant's character requires variation from this.
5. No substitutions for plant material will be allowed without prior written consent of the Landscape Architect.
6. All plants are to be installed as per the details provided.
7. Minimum trees spacings to be 1 m for deciduous trees and 4 m for coniferous trees.
8. All trees, shrubs, fences, fences or proposed locations staked out prior installation. Street Tree locations are schematic only. Trees shall be planted a min. 1.0 m from curb and a minimum of 1.8 m from driveway aprons and 3 m from street lights. Conifers shall be located min 4 m from sidewalks. Landscape Architect is to approve location prior to digging. Landscape Architect reserves the right to adjust locations of proposed plant material prior to installation.
9. Contractor to review and accept planting locations as appropriate culturally for the species specified prior to installing plant material. Installation of plant material shall be considered acceptance of the suitability of the location.
10. Contractor shall guarantee new plant material for a period of two calendar years from the date of planting completion. Warranty shall only begin after the installation and acceptance of all deficiencies materials. The Landscape Architect reserves the right to extend the warranty of material found in poor condition at the end of the warranty period for a further calendar year.
11. Contractor shall replace material found to be dead or in poor condition within two weeks of being notified by the Landscape Architect.

Landscape Maintenance Notes

1. Landscape maintenance work shall conform to the Canadian Landscape Standard (Current Edition) for the "Level 2 - standard" level.
2. Establishment maintenance (30 day following inspection) shall be included in the base bid and not itemized separately. One year maintenance shall be included in the base bid form for installation and shall be provided as a separate price as per the bid documents.
3. One Year Maintenance shall extend for a period of one year after the recognized completion date and until acceptance by the Landscape Architect. The one year period (should the recognized completion date of maintenance) date occur after September 15 then will be a further 30 day maintenance period beginning on May 1 of the following year.
4. Contractor is to water all plants and trees as required. Contractor shall inform the Contract Administrator prior to applying pesticides and use only those pesticides of low mammalian toxicity. Persons applying pesticides shall have a valid pesticide applicators license and strictly follow manufacturers instructions regarding the application of the chemicals and the safety precautions required to apply them.
5. Contractor shall maintain tree pits and planting beds in a weed free condition throughout the maintenance period. Weeds should be removed frequently and not left to maturation for a period greater than 10 days.
6. Pruning shall be done by persons with a valid qualification (ie. Tree Pruners License) from the local authority. Pruning shall be as necessary to remove dead or damaged limbs as well as maintain normal typical form and healthy growth. Pruning shall be done in accordance with industry accepted methods to standard good practice. In the event of a disagreement the opinion of the Contract Administrator as to what constitutes standard good practice shall be considered final.
7. The replacement of any new deciduous or coniferous plant material shall initiate the start of an additional 2 year maintenance on the replaced plant.
8. Tree supports and stakes are to be inspected at each weeding/watering to ensure that they are properly adjusted.
9. Water shall be applied as required to maintain optimum conditions. During dry weather the Contractor should water trees at least once per week. Each tree is to be thoroughly watered when it receives 240 liters per 25 mm of caliper's. Contractor is to avoid over watering by reducing the frequency during wet weather.
10. Sod shall be watered as necessary to maintain in a green and healthy condition. Sod shall be cut and trim once every week during May and June and once every 10 days during July to October or more frequently if growing conditions are such as to require added cutting to keep the grass in good and neat condition.
11. Sod and Planting beds shall be finished not less than three times per growing season.
12. At the end of each growing season Contractor is to ensure that bare is properly filled with mulch protection as per the planting detail.

ZONING and PERMITS BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DAV 25-198984/D
SHEET # 3 OF 9
APPLICANT (SGD.) J. Lin
ZONING OFFICER Wei Zou
DATE Sep 15, 2025

LAND FORUM
LANDSCAPE ARCHITECTS

General Notes

1. All work to conform to Canadian Landscape Standard (Current Edition).
2. All existing trees, sidewalks, curbs, catch basins, manholes, survey markers, to remain are to be protected during construction. Any damage to them is to be made good by the Contractor. Maintain positive drainage into all catch basins and curb inlets.
3. All work is to be guaranteed for a period of not less than 1 year.
4. Contractor is to limit operations to the area within the area of work shown on the drawing. Disturbed areas outside of this limit be damaged during the course of construction, Contractor is to make good the damage at his own expense.
5. Contractor is to obtain location of all utilities prior to construction. If using power equipment to excavate contractor must notify Hydro and Gas and telephone utilities and take steps to avoid damaging their installations.
6. All dimensions are in meters unless otherwise noted
7. Contractor to confirm all dimensions and report any discrepancies to Contract Administrator prior to construction.
8. Layout is to be approved by Contract Administrator prior to any construction or demolition commences.
9. All material debris in islands are shown after completion.

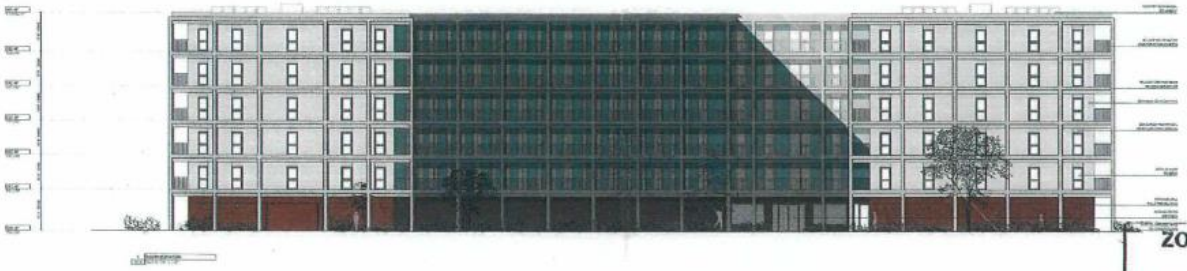
Preliminary

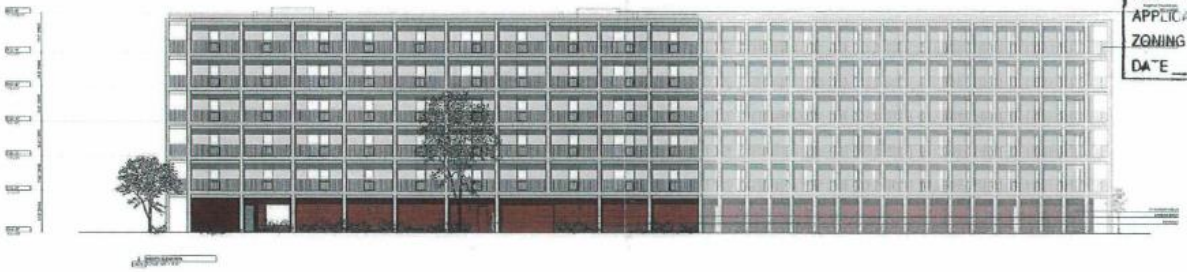
No.	Date	Issue/Note
1	2025/09/25	For Review

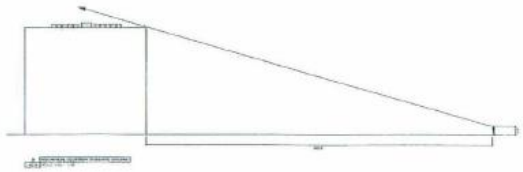
1820 DeVries Apartments
Winnipeg, MB

Planting Plan

L-2







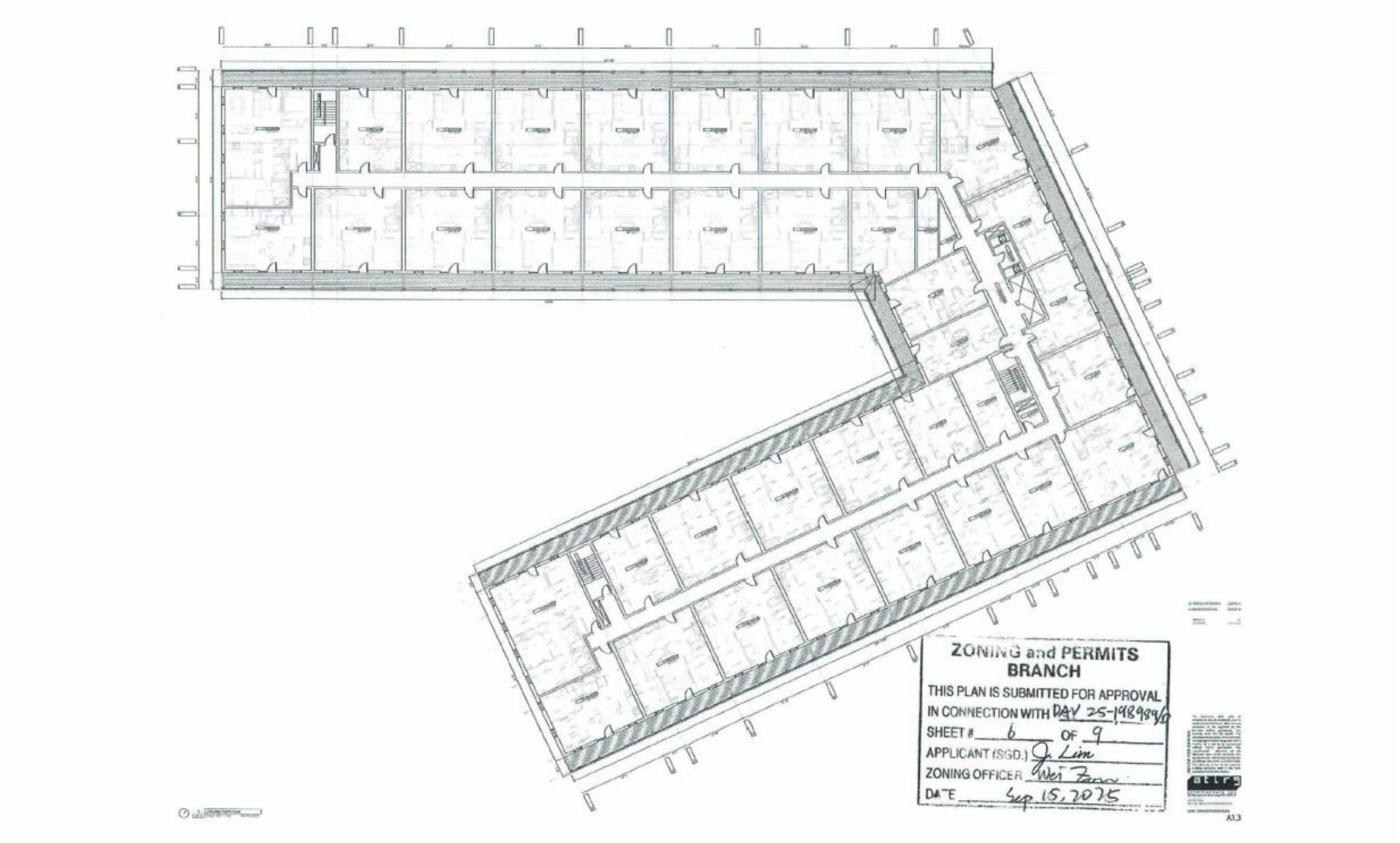
ZONING and PERMITS BRANCH

THIS PLAN IS SUBMITTED FOR APPROVA
IN CONNECTION WITH DAV 25-198980
SHEET # 4 OF 9
APPLICANT (SGD.) J. Lim
ZONING OFFICER Wei Zou
DATE Sep15, 2025

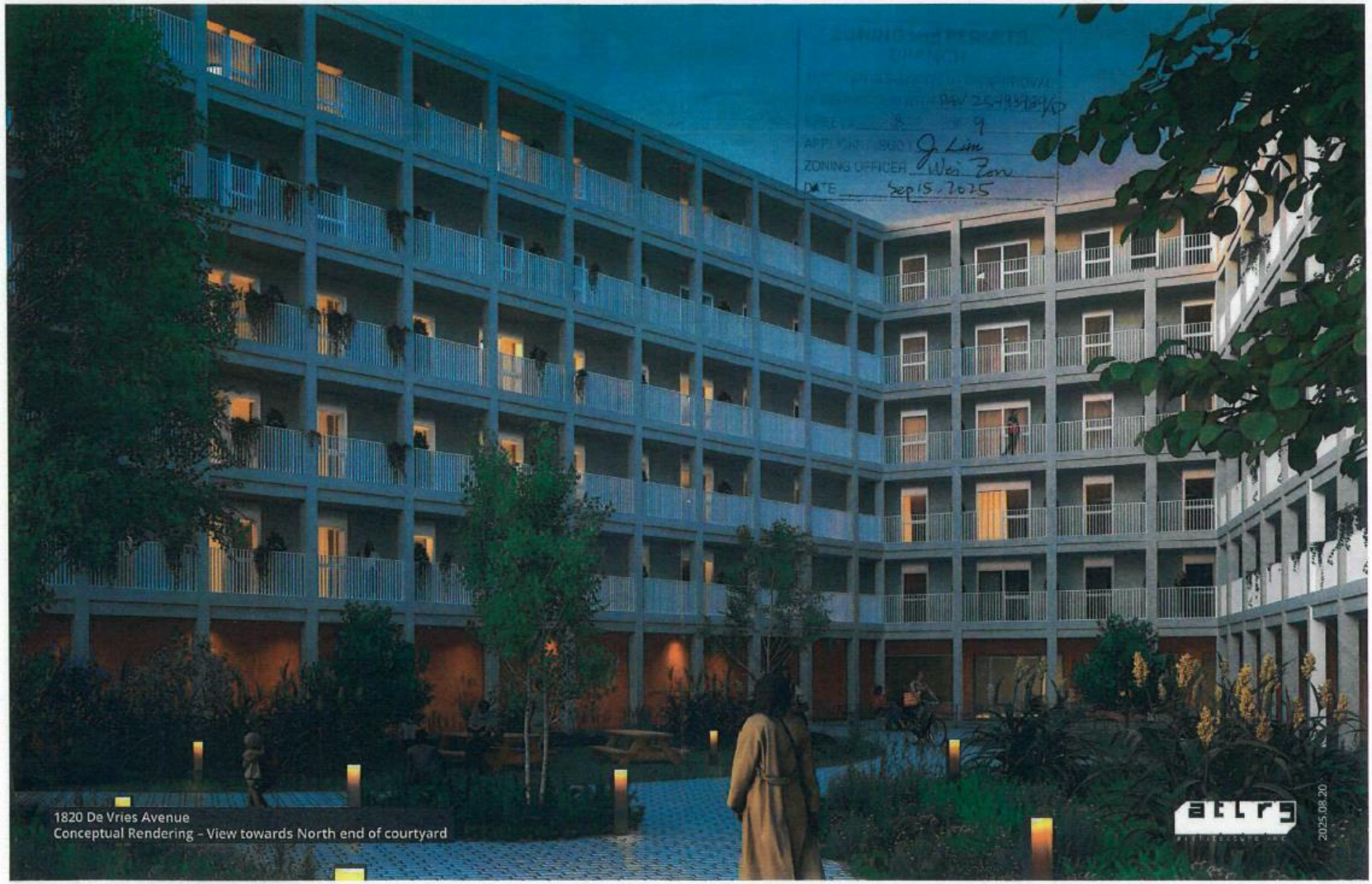




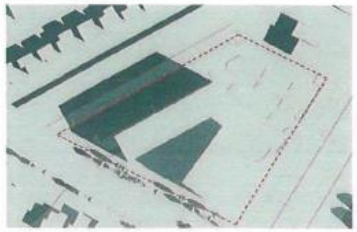
ZONING and PERMITS BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DAV 25-198989/0
SHEET # 5 OF 9
APPLICANT (SGD) J. Lim
ZONING OFFICER Wei Tan
DATE Sep 15, 2025


ZONING and PERMITS
BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DAV 25-198989
SHEET # 6 OF 9
APPLICANT (SGD.) J. Lim
ZONING OFFICER Wei Zhao
DATE Sep. 15, 2025

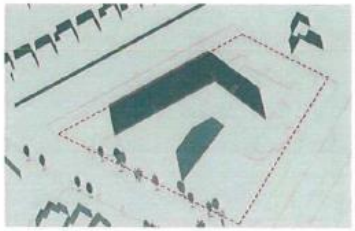

ZONING and PERMITS
BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DAI/25-198989/
7 OF 9
(SGD.) J. Lim
ZONING OFFICER Wei Zou
DATE Sep 15, 2025
1820
1820 De Vries Avenue
Conceptual Rendering – East and North facade viewed from the Northeast
2025.08.20


1820 De Vries Avenue
Conceptual Rendering - View towards North end of courtyard
atlrg
2025.08.20

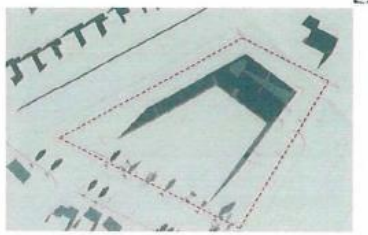
ZONING & PERMITS
BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION DA/25-198989/D
SHEET # 9 of 9
APPLICANT (SIGNATURE) J. Lim
ZONING OFFICIAL Wei Zou
DATE Sep 15, 2025



March 21 – 9:00 am



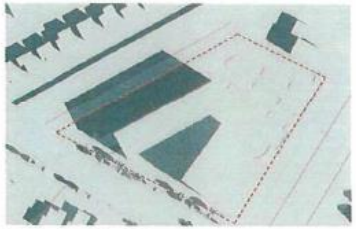
March 21 – 12:00 pm



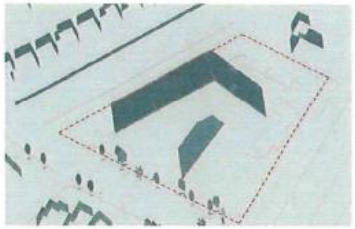
March 21 – 3:00 pm



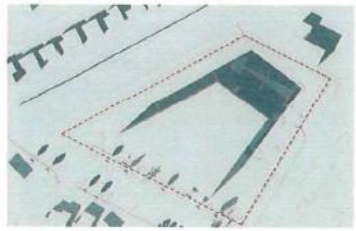
March 21 – 6:00 pm



September 21 – 9:00 am



September 21 – 12:00 pm



September 21 – 3:00 pm



September 21 – 6:00 pm

1820 De Vries Avenue
Shadow Studies

atlrg architecture inc

2025.08.20

Exhibit “3” referred to in File DAV 198989A/2025D

CITY CLERKS i.JPG '26 JAN 2316:(f7

Peter G. Oakes-Munro

City Clerk, City of

Winnipeg c/o Appeal

Committee

Susan A. Thompson

Building Main Floor, 510

Main St. Winnipeg,

Manitoba, R3B 189

Hello Appeal Committee,

In reference to Variance Use Order No. DAV 198989/20250 I am in OPPOSITION to this.

Reasons for appeal:

- The project is too big
- A doubling of the neighborhood by 179 more units
- An unacceptable increase in traffic density which effects the area, streets and Sun Valley School
- Massive increase in new students and strain on Daycare in the same school

Thank You, Peter G. Oakes-Munro

January 22, 2026

Exhibit “2” referred to in File DAV 198989A/2025D

Dear Members of Council,

I am writing to express my Appeal for new housing in our community, but I respectfully request that the proposed development be approved under RMF-S zoning rather than RMF-M. My concern is not with development itself the new design and layout is a lot more welcoming than what was shown to the community, but with the traffic and safety impacts that a higher-density RMF-M project would create on Alberhill Crescent and Sun Valley Drive — two residential streets that already experience cut-through traffic, constrained access points, and challenging pedestrian conditions.

For these reasons, I am asking Council to consider a more moderate density that aligns with the realities of our transportation network and protects the safety and livability of the families who rely on Alberhill and Sun Valley every day.

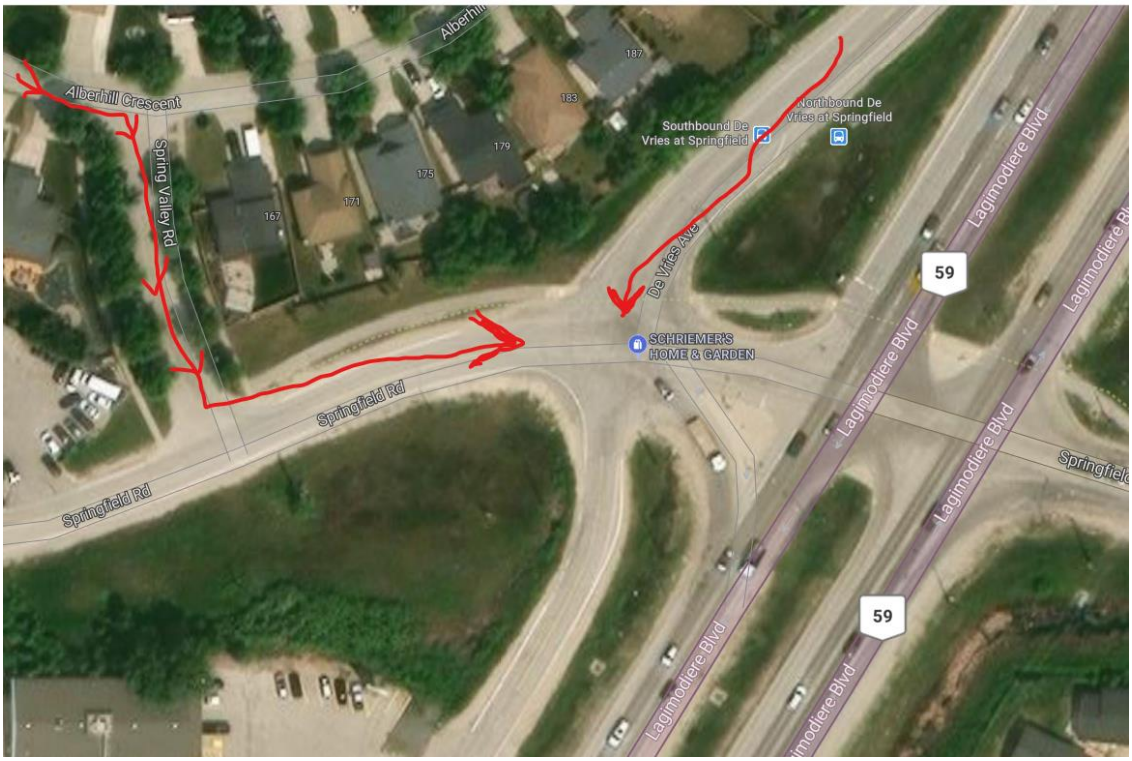
This appeal provides further insight and context to traffic flow and requests that City Council designate Alberhill Crescent and Sun Valley Drive as a 30 km/h traffic-calming zone, in response to current safety issues and the anticipated impacts of a new development that will significantly alter traffic patterns in the area.

Why Alberhill Crescent must be a main part of the Focus:

Alberhill Crescent is already functioning as an informal cut-through route, and several structural features of the surrounding road network make it highly vulnerable to increased traffic volumes:

1. The Springfield–De Vries service road connection is extremely constrained
The connection between Springfield Road and De Vries Avenue is short, and difficult to navigate being curved and non-linear. It provides the only eastbound access point for Sun Valley residents trying to reach Lagimodiere Boulevard or Chief Peguis Trail. As traffic increases, drivers will naturally begin diverting through Alberhill to “queue up” earlier for this tight intersection. This is not hypothetical — it is predictable based on the geometry of the road

network.



2. Businesses on Springfield already generate cut-through traffic

Mechanic shops and other businesses on Springfield Road regularly receive parts deliveries. These delivery vehicles frequently use Alberhill as a shortcut because:

- Coming from the west on Chief Peguis involves fewer traffic lights than continuing to Lagimodiere
- The Springfield/De Vries connection is easier to reach via Alberhill than via the main arterial routes
- This pattern will intensify as the area grows.

3. The new development will create a 4-way uncontrolled intersection at Alberhill & Sun Valley

The proposed build converts the current T-intersection into a four-way uncontrolled intersection. This change will:

- Encourage more drivers to use Alberhill as a bypass
- Increase conflict points
- Create unpredictable traffic movements in a residential area with children, pedestrians, and cyclists
- Without traffic calming, this intersection becomes a safety risk.
- Also encourage parking of the developments residents and guest on Alberhill Crescent

Sun Valley Drive: Additional Safety Concerns

The Sun Valley / Southwell / St. Moritz 4-way intersection is located on a curve
This intersection is already problematic due to:
• Curved road geometry
• Fences and property lines that limit sightlines
• Winter snowbanks that further reduce visibility
Children from both Alberhill and Southwell must cross Sun Valley here for school bus pickup. The combination of blind spots and increasing traffic volume creates a dangerous environment for young pedestrians.



Why a 30 km/h Zone Is Necessary. A 30 km/h limit across both Alberhill and Sun Valley is a proactive, evidence-based measure that:

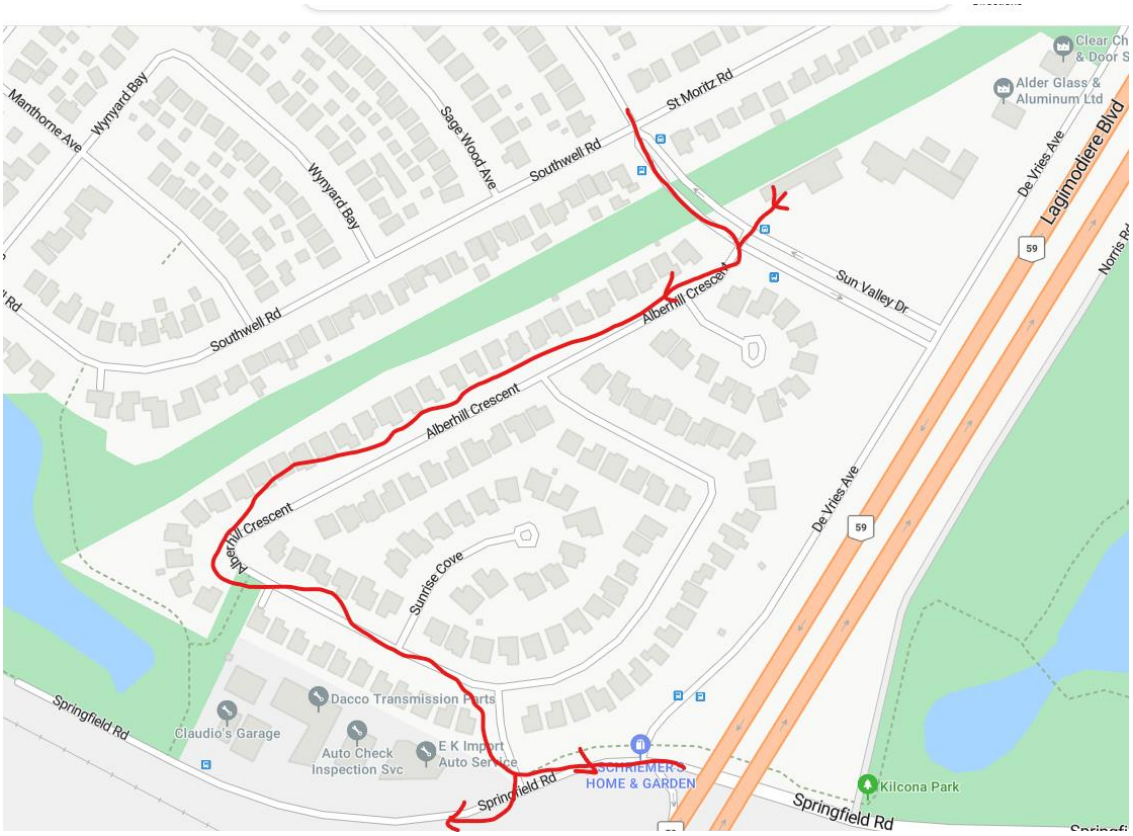
• Protects children at known high-risk crossing points
• Discourages shortcutting by non-local drivers
• Creates predictable, calmer traffic flow through residential streets
• Mitigates the impact of new development before problems escalate

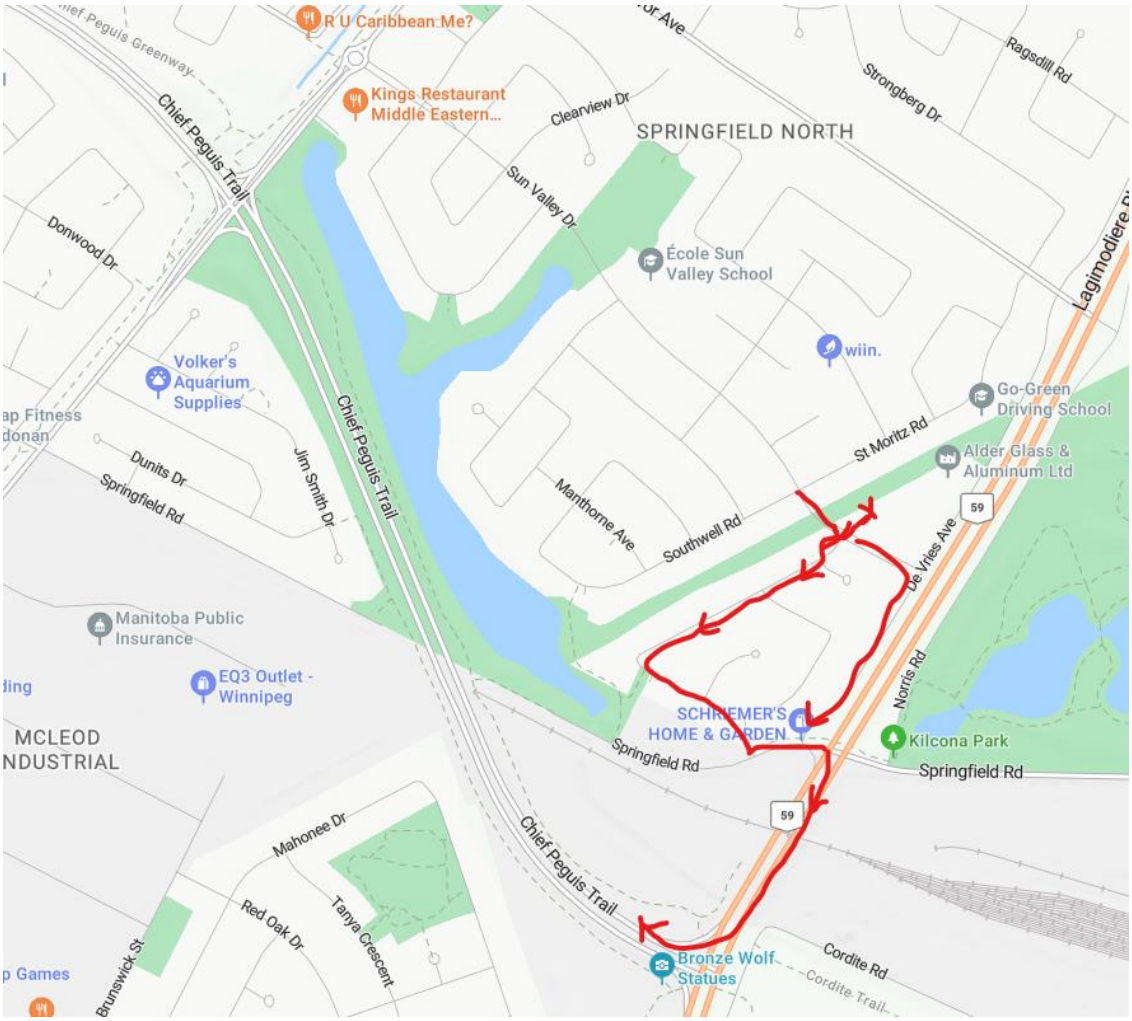
This is consistent with the City's Vision Zero principles and aligns with traffic-calming strategies already implemented in other Winnipeg neighbourhoods.

Requested Action
I respectfully request that City Council:
1. Designate Alberhill Crescent and the full length of Sun Valley Drive as a 30 km/h neighbourhood safety zone.
2. Assess the cumulative traffic impact of the Springfield/De Vries bottleneck, the new

development, and existing cut-through patterns on Alberhill Crescent.
3. Implement additional calming measures (e.g., raised crosswalks, curb extensions, or speed humps) if warranted by the assessment.

Conclusion
Alberhill Crescent and Sun Valley Drive are residential streets that were never designed to function as bypass routes for commercial traffic or overflow from constrained intersections. The combination of:
• A tight Springfield/De Vries connection
• Existing delivery-vehicle cut-throughs
• A new uncontrolled 4-way intersection
• Blind-spot-heavy school-bus crossing points
creates a clear and urgent need for traffic calming.
A 30 km/h zone is a reasonable, low-cost, and community-protective solution that ensures neighbourhood safety while accommodating future growth.





Additional Question for Council Consideration
Can non-residents of the Sun Valley community support or influence the approval of this development, even though they will not be directly impacted by the traffic, safety, and livability consequences?
This question matters because:
• The people most affected are the residents who live on Alberhill, Sun Valley, Southwell, and surrounding streets.
• Cut-through traffic, school-route safety, and neighbourhood congestion are hyper-local impacts that outsiders do not experience.
• If support is being counted from individuals or businesses outside the community, it may not reflect the lived reality of those who rely on these streets daily.
• Residents should have priority in shaping decisions that affect their safety, mobility, and quality of life.
You're not accusing anyone — you're simply asking Council to clarify whose voices are being weighed in the decision-making process.

Thank you for your consideration,
Ryan Orlesky

Exhibit “1” referred to in File DAV 198989A/2025D

Winnipeg

THE CITY OF WINNIPEG
VARIANCE ORDER
EAST KILDONAN-TRANSCONA COMMUNITY COMMITTEE

DAV 198989/2025D [c/r DASZ 36/2025]

Before:	East Kildonan-Transcona Community Committee Councillor Wyatt, Chairperson Councillor Browaty Councillor Durand-Wood
Hearing:	January 7, 2026 Council Building, 510 Main Street
Applicant:	Barnes & Duncan (Jennifer Lim)
Premises Affected:	1820 De Vries Avenue
Legal Description:	LOT 1/2 PLAN 20584 47/52 K, hereinafter called “the land”
Property Zoned:	“M1” (Manufacturing Light) Proposed “RMF-M” (Residential Multi-Family – Medium)
Nature of Application:	To vary the Proposed “RMF-M” Development and Design standards of Winnipeg Zoning By-Law No. 200/2006 as follows: 1. for the construction of a multi-family dwelling to permit a lot area per dwelling unit of 798 square feet (74.14 square metres) instead of 800 square feet (74.32 square metres); 2. for the establishment of an accessory parking area to permit:

A. a front yard of 2 feet (0.61 metres) instead of 25 feet (7.62 metres);

B. no north side yard instead of 8 feet (2.44 metres)

It is the opinion of the East Kildonan-Transcona 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. This is a former industrial site on a service road, which is on the boundary of Lagimodiere boulevard. That is why this type of density and this type of housing is appropriate here.

2. The variances again, are in large part to ensure the structure is as far away from the single-family uses as possible ion that area. I think a small variance on lot area per dwelling unit, but that is just almost a rounding error.

ORDER:

The East Kildonan-Transcona Community Committee orders that the provisions of the Proposed "RMF-M" Development and Design Standards of the Winnipeg Zoning By-law No. 200/2006 are varied on "the land" for as follows:

1. for the construction of a multi-family dwelling to permit a lot area per dwelling unit of 798 square feet (74.14 square metres;

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

A. a front yard of 2 feet (0.61 metres);

B. a north side yard of 2 feet (0.61 metres);

subject to the following conditions, which the East Kildonan-Transcona 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 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 36/2025.

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.

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

DATE OF ORDER: January 9, 2026

CERTIFIED BY:



B. Harris
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 January 28, 2026;

[IF RECEIVED LATE YOUR APPEAL CANNOT BE HEARD]

(e) refer to Variance Use Order No. DAV 198989/2025D; 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:

Chris Burke
Frank Koch-Schulte
Jennifer Lim
Nolan Ploegman
Bryan Rychliski
Stephan Sirkovsky
Chris Wiebe

In Opposition:

Jennifer Davenport
Mike Desmarais
Peter Oakes-Munro
Ryan Orlesky

For Information:

Nil

For the City:

C. Ho, Planner, Planning, Property and Development Department
K. Kowalyk, Land Development Engineer, Planning, Property and Development Department