Agenda – Assiniboia Community Committee – February 24, 2026

REPORTS

Item No. 6 Plan Approval – 199 Parkview Street
(St. James Ward)
File DASZ 42/2024

WINNIPEG PUBLIC SERVICE RECOMMENDATION:

The Urban Planning and Design Division recommends approval of the submitted plans.

ADMINISTRATIVE REPORT

Title: Plan Approval 26-116656 – 199 Parkview Street

Issue: For consideration at the Public Meeting of the plan approval drawing package for the multi-family development

Critical Path: Assiniboia Community Committee as per DASZ 42/2024

AUTHORIZATION

Author	Division Head	Department Head	CFO	CAO
R. Galston, MCP	n/a	n/a	n/a	

RECOMMENDATIONS

The Urban Planning and Design Division recommends approval of the submitted plans.

REASONS FOR REPORT

Per the Zoning Agreement for DASZ 42/2024:

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

a. buildings

b. accessory parking areas

c. private approaches

d. garbage enclosures

e. fencing

f. landscaping

g free-standing signage

on the Owner's Land ("Works") to the City for approval by the Director of Planning, Property and Development ("Director") and the Assiniboia Community Committee 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.

IMPLICATIONS OF THE RECOMMENDATIONS

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

HISTORY

DASZ 42/2024

- On November 21, 2024, Council approved a Subdivision and Rezoning application under file no. DASZ 42/2024, to allow a multi-family development. This approval was subject to a Zoning Agreement between the owner and the City being entered into. Among the conditions of this Zoning Agreement was that final plans be submitted to the Assiniboia Community Committee and the Director of Planning, Property and Development.

FILE/APPLICANT DETAILS

FILE:	**ZR-PA 26-116656**
COMMUNITY:	St James
NEIGHBOURHOOD #:	2.204 (Bruce Park)
SUBJECT:	Plans of Proposed Multi-Family Development
LOCATION:	199 Parkview Street
LEGAL DESCRIPTION:	LOT 1 PLAN 75685
APPLICANT:	Galaxy Custom Homes, Ltd. (Kuljit Ghuman)
OWNER:	Galaxy Custom Homes, Ltd

DISCUSSION

SITE DESCRIPTION

- The subject site is located on the east side of Parkview Street, south of Portage Avenue. It is in the Bruce Park Neighbourhood of the St. James Ward.
- The subject site is approximately 5,973 square feet in area, and presently contains a one-storey place of worship building. This building has been located on the subject site for more than 25 years.
- The subject site is adjacent to paved public lanes on the north side of the site, and at the rear (east) of the site.
- The subject site is located within the Established Neighbourhoods – Mature Communities policy area of the *Complete Communities Direction Strategy 2.0*.
- The subject site is currently zoned “R1-M” Residential Single-Family (Medium).
- The site is located within Area 1 of the *Small Scale and Low-Rise Residential Development Guidelines for Mature Communities* (Infill Guidelines).



Figure 1: Air photo of subject site and surrounding context (*Flown, 2024*)

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing to construct a multi-family development with six (6) dwelling units.
- Plans submitted show the proposed building will be three (3) storeys tall, with a height of 28 feet to the midpoint of the peaked roof.
- A total of seven (7) accessory parking stalls are provided, including one (1) accessible parking stalls. These parking stalls will be accessed from the adjacent public lane at the rear (east) of the subject site.
- Plans submitted show that the applicant will be planting two (2) trees and 11 shrubs, all in the front yard area, facing Parkview Street.

ANALYSIS AND ISSUES

Complete Communities Direction Strategy 2.0

- As noted above, the subject property is classified as an Established Neighbourhoods – Mature Communities policy area under *Complete Communities 2.0*. Key policies include:

  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.

  Policies

  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:

- *Applicable City-endorsed policies or guidelines;*
- *Existing zoning of the property and adjacent properties;*
- *Characteristics of the immediately surrounding built form including building mass, height, lot coverage, setbacks, and layout;*
- *Surrounding uses and their characteristics including residential density and the intensity of commercial and other non-residential uses;*
- *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;*
- *The supporting street network (ex. local, collector, or arterial streets) and the street network's ability to support proposed development;*
- *The supporting transit, pedestrian and active transportation network; and*
- *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.*

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

1.9 Small-scale residential uses other than single-family residential may be accommodated on collector streets and local streets with a public lane and where compatible with adjacent land uses, 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.

Policies

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*

2.10 Discourage building designs that orient the back of the building to the street.

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.

2.14 Avoid buildings that create long blank walls facing public streets.

2.15 Encourage the use of architectural features to articulate building walls in order to mitigate the impact of new building mass.

2.16 For properties with public lane access, vehicular access should be taken from the public lane in order to:

- *a. Reduce potential conflict between pedestrians using sidewalks and motor vehicles crossing the public right-of-way to access private property;*
- *b. Preserve green space and protect existing trees that can be impacted by the establishment of front approaches and corresponding private driveways; and*
- *c. Prevent fragmentation of the public boulevard in order to better accommodate on-street motor vehicle parking and public snow clearing.*

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.

2.22Create 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.

Zoning Agreement Conditions (DASZ 42/2024)

In addition to applying for Plan Approval, the proposed development complies with the conditions of the Zoning Agreement included by the Assiniboia Community Committee and approved by Council in November 2024.

Namely, that the building be limited to a maximum height of 28 feet, and that the number of dwelling units be limited to six (6).

REASONS FOR THE RECOMMENDATIONS

The Urban Planning and Design Division recommend approval of the submitted plans for the following reasons:

- The plans are consistent with policies in the *Complete Communities Direction Strategy 2.0.*
- The plans meet the conditions of the Zoning Agreement regarding number of dwelling units and maximum building height.
- The building and site design are compatible with the surrounding area

CONSULTATION

NA

SUBMITTED BY

Department:	Planning, Property and Development
Division:	Urban Planning and Design
Prepared by:	Robert Galston, MCP
Date:	February 13, 2026
File No:	ZR-PA 26-116656