Minutes – Appeal Committee – February 25, 2026

PUBLIC HEARINGS

Item No. 1 Appeal – Variance – Markham Road
(Waverley West Ward)
File DAV 239113A/2025B

COMMITTEE DECISION:

The Appeal Committee denied the appeal, concurred in the decision of the Director of Planning, Property and Development, confirmed Variance Order DAV 239113A/2025B and approved a Variance on "the land" to permit as follows:

1. The construction of a detached accessory structure to permit a rear yard of 2 feet (0.60 metres)

2. The establishment of an accessory parking area to permit:

   A. 68 parking spaces

   B. a front yard of 38.91 feet (11.86 metres)

Subject to the following condition:

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.

Minutes – Appeal Committee – February 25, 2026

DECISION MAKING HISTORY:

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

Moved by Councillor Chambers,
That the report of the Winnipeg Public Service be taken as read.

Carried

Moved by Councillor Chambers,
That the receipt of public representations be concluded.

Carried

Moved by Councillor Chambers,
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.

DECISION MAKING HISTORY (continued):

Supporting Reasons:

1. There doesn't appear to be much opposition with respect to this project. That is even in light of what the service being provided is. We recognize that this is a very necessary service.

2. We recognize the statistics that Mr. Oake had provided during his presentation. The need is there and the need is great.

3. There isn't too much opposition to the variances that have been applied for, so I will deny this appeal on that basis.

Carried

Moved by Councillor Chambers,
That the appeal be denied and the decision of the Director of Planning, Property and Development be concurred in.

Carried

Moved by Councillor Chambers,
That Variance Order DAV 239113A/2025B be confirmed.

Carried

Moved by Councillor Chambers,
That the public hearing with respect to this appeal be concluded.

Carried

THE CITY OF WINNIPEG
VARIANCE APPEAL ORDER
APPEAL COMMITTEE

DAV 239113A/2025B

Before:	Appeal Committee Councillor Lukes, Chairperson Councillor Chambers Councillor Eadie Councillor Sharma
Hearing	February 25, 2026 Council Building, 510 Main Street
Applicant	MMP Architects (George Vincent)
Premises Affected	Markham Road
Legal Description	LOT 3 BLOCK 6 PLAN 73983, hereinafter called “the land”
Property Zoned	RMU PDO-2 North Campus (Residential Mixed-Use Planned Development Overlay-2)
Nature of the Application	To vary the "RMU PDO-2 North Campus Overlay Area 1" Development and Design standards of Winnipeg Zoning By-law No. 200/2006 as follows: 1. for the construction of a detached accessory structure to permit a rear yard of 2 feet (0.60 metres) instead of 20 feet (6.09 metres); 2. for the establishment of an accessory parking area to permit: A. 68 parking spaces instead of 13 parking spaces;

B. a front yard of 38.91 feet (11.86 metres) instead of 10 feet (3.04 metres).

ORDER MADE BY THE DIRECTOR OF PLANNING, PROPERTY AND DEVELOPMENT:

The Director of Planning, Property and Development approved a Variance, File 239113/2025B to MMP Architects (George Vincent), for the premises located at Markham Road, for the following:

1. The construction of a detached accessory structure to permit a rear yard of 2 feet (0.60 metres) instead of 20 feet (6.09 metres);

2. The establishment of an accessory parking area to permit:

   A. 68 parking spaces instead of 13 parking spaces;

   B. a front yard of 38.91 feet (11.86 metres) instead of 10 feet (3.04 metres).

Subject to the following condition(s) which the Director of Planning, Property and Development Department considers necessary to ensure compliance with criteria (a) to (d) above, namely:

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.

Pursuant to the provisions of The City of Winnipeg Charter, Farhad Ghazizadeh-Ehsaei, appealed the Variance Order DAV 239113/2025B, and after Notice, the appeal was heard on February 25, 2026.

Upon consideration of the evidence adduced and submissions made, the Appeal Committee is of the opinion that, subject to the conditions imposed, if any, this Appeal Order 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. There doesn't appear to be much opposition with respect to this project. That is even in light of what the service being provided is. We recognize that this is a very necessary service.

2. We recognize the statistics that Mr. Oake had provided during his presentation. The need is there and the need is great.

3. There isn't too much opposition to the variances that have been applied for, so I will deny this appeal on that basis.

ORDER:

The Appeal Committee orders that the appeal is dismissed and that Variance Order DAV 239113/2025B dated January 13, 2026, is confirmed.

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

DATE OF ORDER: February 27, 2026

CERTIFIED BY:



Karly Dolski
Senior Committee Clerk

THE FOLLOWING PERSONS MADE REPRESENTATIONS:

In Support of the Appeal:

Nil

In Opposition to the Appeal:

George Vincent
Melissa Neirinck
Scott Oake

For Information on the Appeal:

Nil

For the City:

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

EXHIBITS FILED FOR DAV 239113A/2025B

1. Order DAV 239113/2025B dated January 13, 2026
2. Notice of Appeal filed by Farhad Ghazizadeh-Ehsaei, received January 23, 2026
3. Notification of Public Hearing dated February 6, 2026
4. Manitoba Status of Title 3322704/1
5. Confirmation from the Zoning and Permits Administrator that the subject property may be posted in substitution for newspaper advertising
6. Letter of Authorization dated October 8, 2025 from Scott Oake and Simon Marchand to George Vincent
7. Plans, Sheets 1 to 3 inclusive, for File DAV 239113/2025B dated October 27, 2026
8. Communication dated January 28, 2026, from George Vincent in opposition to the appeal
9. Report from the Urban Planning Division dated November 28, 2025
10. Inspection Report
11. Communication dated February 13, 2026, from Susan Russell in opposition to the appeal
12. Presentation dated February 25, 2026, submitted by Melissa Neirinck in opposition to the appeal

Exhibit “9” referred to in File DAV 239113A/2025B

ADMINISTRATIVE REPORT

Title: DAV 25-239113/B – Markham Road

Issue: For a Variance associated with the construction of a Neighbourhood Rehabilitation Home

Critical Path: Director of Planning, Property, and Development

AUTHORIZATION

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

DECISION AND CONDITIONS

The Urban Planning and Design Division **approves** the application to vary the "RMU PDO-2 North Campus Overlay Area 1" Development and Design standards of Winnipeg Zoning By-Law No. 200/2006 as follows:

1. for the construction of a detached accessory structure to permit a rear yard of 2 feet (0.60 metres) instead of 20 feet (6.09 metres);

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

    A. 68 parking spaces instead of 13 parking spaces;

    B. a front yard of 38.91 feet (11.86 metres) instead of 10 feet (3.04 metres).

Subject to the following condition(s):

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.

REASON FOR THE REPORT

- The applicant is proposing to build a neighbourhood rehabilitation home and requires Variances, per the North Campus Planned Development Overlay under 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 25-239113/B**
RELATED FILES:	DCU 25-238519/C
COMMUNITY:	Assiniboia Committee
NEIGHBOURHOOD #:	2.640 (Montcalm)
SUBJECT:	To vary the "RMU PDO-2 North Campus Overlay Area 1" Development and Design standards of Winnipeg Zoning By-law No. 200/2006 as follows: 1) for the construction of a detached accessory structure to permit a rear yard of 2 feet (0.60 metres) instead of 20 feet (6.09 metres); 2) for the establishment of an accessory parking area to permit: a) 68 parking spaces instead of 13 parking spaces; b) a front yard of 38.91 feet (11.86 metres) instead of 10 feet (3.04 metres).
LOCATION:	Markham Road
LEGAL DESCRIPTION:	LOT 3 BLOCK 6 PLAN 73983
APPLICANT:	George Vincent (MMP Architects) 123 Bannatyne Avenue, Unit 200 Winnipeg, MB R3B 0R3
OWNER:	THE UNIVERSITY OF MANITOBA 66 Chancellors Circle (202 Administration Building) Winnipeg, MB R3T 2N2

HISTORY

N/A

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 Snow Street, south of Markham Road. It is in the Montcalm Neighbourhood of the Waverley West Ward.
- The subject property does not have frontage on Markham Road. However, because the title was only recently registered, the subject property still has a Markham Road address.
- The subject site is approximately 2.9 acres (127,615 square feet) in size. It is currently vacant.
- Under the *Complete Communities Direction Strategy 2.0*, the site is within the Areas of Transformation – Major Redevelopment Site policy area. It is also located with the Mixed Use Village policy area of the *North Campus Lands Secondary Plan.*
- The property is zoned “RMU” Residential Mixed Use District.



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

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Vacant land zoned “RMU” Residential Mixed Use.

South: Multi-family residential uses zoned “RMF-M” Residential Multi-Family (Medium).

East: Bohemier Trail (a dedicated transitway), then vacant land zoned “RMU” Residential Mixed Use.

West: Snow Street, then institutional uses zoned “EI” Educational and Institutional.



Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant proposes to construct a three (3)-storey building which will contain a neighbourhood rehabilitation home.
- The applicant notes that the proposed neighbourhood rehabilitation home, to be known as the Anne Oake Recovery Centre, will offer long-term residential treatment for women recovering from substance abuse and addiction.
- This proposed centre will have 75 beds and will accommodate a maximum of 75 residents at any given time. Approximately 50 staff will be employed at the centre, working day, evening, and night shifts.
- The applicant notes that the proposed centre will not be a detox facility. It will be voluntary and only available to participating residents who choose the treatment.
- Plans submitted show the proposed building will have a maximum height of 40.5 feet to the top of the third floor parapet.
- A total of 68 accessory parking stalls are proposed. This exceeds the number of parking stalls required under the Winnipeg Zoning By-law, which is 14 parking stalls.
- Vehicular access is to be taken from a bi-directional private approach from Snow Street, on the west side of the site.

Associated Conditional Use Application

- The proposed development is the subject of an associated Conditional Use application under file no. DCU 25-238519/C. This Conditional Use concerns the establishment of a neighbourhood rehabilitation home in the “RMU” Residential Mixed Use zoning district.

COLLABORATIVE PLANNING AND CONSULTATION

With the Urban Planning and Design Division

- The applicant made contact with the Urban Planning and Design Division in August, 2025 with respect to this application. Subsequent meetings occurred to discuss the proposal and its design.

With the Public

- The applicant notes they held four (4) in-person meetings. This includes:
    - Two (2) stakeholder meetings with the residents of the Fairway Woods Condo development (80 Snow Street) on September 2, 2025, and a follow up meeting (as per their request) on September 18, 2025. Approximately 41 persons attended the September 2 meeting, and 30 persons attended the September 18 meeting.
    - One stakeholder meeting with the residents of the Southwood Green Condos on September 3, 2025. Approximately seven (7) persons attended.
    - One (1) open house at the South Winnipeg Community Centre – Richmond (666 Silverstone Ave.) on September 25, 2025. Approximately 17 persons attended.
- The stakeholder meetings were advertised by delivering paper invitations to all residents through each of the condo boards either in person or via the residents' email. The open house meetings were advertised by delivering paper invitations to all residents through Canada Post.
- Large format boards were displayed providing project information for the public to review at all the events. Members from the ownership team, architecture team and planning team were present to answer questions and collect comments. A survey or comment page was provided at every event for residents to complete and submit to the team.

ANALYSIS AND ISSUES

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

- The *Complete Communities Direction Strategy 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.

B.1. General Growth

- Policies in the "General Growth" section of the *Complete Communities Direction Strategy 2.0* direct growth to strategic locations within the City of Winnipeg.

C5. Major Redevelopment Sites

- Under the *Complete Communities Direction Strategy 2.0,* the proposed development site is designated as a Major Redevelopment Site. With regard to this proposal, key goals and policies guiding development of Major Redevelopment Sites include:

Goal 1

1.0 Require development in Major Redevelopment Sites to be guided by a secondary plan.

Policies

1.1 Require that the development in Major Redevelopment Sites be guided by a front end inclusive planning process, culminating in a secondary plan.

Goal 3

3.0 Design Major Redevelopment Sites as Complete Communities that embody principles of sustainability within a well-designed, walkable, and active transportation friendly environment.

Policies

Mixed use

3.1 Provide a mix of employment, high-density housing, retail and service uses within Major Redevelopment Sites in a way that complements the needs of adjacent communities.

Minimum density

3.3 Promote the use of minimum density standards for new development

Compatibility

3.4 Encourage the transition of development towards the outer edges of Major Redevelopment Sites so that it is sensitive to the scale, massing, height, form and character of the surrounding area.

3.5 Implement mitigation measures to minimize any negative impacts new development may have on neighbouring streets, parks, and properties.

Conservation

3.6 Require that development be sensitive to conserving historically significant features and resources.

Housing

3.7 Support a range of different types, tenures and unit sizes in housing opportunities.

Complete streets

3.8 Promote complete streets, enabling safe and convenient spaces for pedestrians, cyclists, public transit ridership and motorists to promote physical activity, health, and active transportation.

NORTH CAMPUS LANDS SECONDARY PLAN

Mixed-Use Village

1.2.2 Policies

(1) Land in the Mixed-Use Village Policy Area shall be rezoned to an appropriate zoning district that supports a range of uses in accordance with Objectives 3.2.1, including:

- *a diverse mix of multi-family residential developments of all types, tenures, integrating accessible and age-friendly housing, and providing housing options for a range of household income levels;*

- *live-work units that integrate small-scale commercial and retail uses at-grade; and,*
- *other limited commercial and institutional uses at-grade for the purposes of meeting local neighbourhood needs.*

(2) Buildings in this Land Use Policy Area should generally follow the ranges shown in Policy Map 2. Specifically, buildings should transition from taller heights on sites adjacent to higher density areas down to lower buildings adjacent to lower density areas.

(3) Lower density typologies including low-rise apartments and townhouses may be considered as a transition to existing residential areas and the Neighbourhood Policy Area.

(4) Residential at-grade units should have direct access to the sidewalk with appropriate privacy measures such as porches, setbacks and landscaping.

(5) Non-residential uses in this designation should primarily be limited to the first storey.

(6) Commercial uses at grade in this designation should contain active uses only that are limited in size and designed with transparent frontages that are built to the lot line.

(7) Institutional, community, and recreational uses including schools and similar uses may be supported within the Mixed-Use Village Policy Area where it is determined to be compatible with adjacent uses.

(8) Building storeys above a three-storey podium should be stepped back from the lot line to provide a "human scale" relationship to the public realm.

CITY OF WINNIPEG ZONING BY-LAW 200/2006

- Per the "PDO-2 North Campus Overlay" North Campus Planned Development Overlay 2, which is included in the Winnipeg Zoning By-law:
  - Accessory structures are required to have a minimum rear yard setback of 20 feet. The applicant proposes to construct an accessory structure with a setback of two (2) feet;
  - A maximum of 13 parking stalls are permitted for the proposed development. The applicant proposes to provide a total of 68 parking stalls;
  - A maximum front yard setback of 10 feet is permitted. The applicant proposes to provide a front yard setback of 38.9 feet.

  As such, Variances are required.

ANALYSIS OF VARIANCES

Accessory building rear yard setback

- With respect to Variance 1, the reduced rear (east) side yard for an accessory structure of two (2) feet is supported because this setback abuts Bohemier Trail, a portion of the dedicated transitway on the Southwest Rapid Transit Corridor. Plans submitted show this accessory structure is a one-storey maintenance shed that has a size of approximately 400 square feet.

Parking area front yard setback

- With respect to Variances 2.a. and 2.b., these are Variances to the standards of the North Campus Lands Planned Development Overlay (PDO). A key intent of this PDO is to create a strong, pedestrian-friendly urban environment in the North Campus Lands. This includes regulations that discourage large visible accessory parking areas and encourage buildings located close to the street. This is done through regulating the maximum number of parking stalls (2.a.), and the maximum building setback in the front yard (2.b.).
- Variance 2.a. and 2.b. are supported because the subject site is located on the edge of the North Campus Lands, with frontage on, and access from, a public street that is outside of the North Campus Lands. As such, the subject site can be considered a transitional site between the North Campus Lands and the surrounding established neighbourhood.
- Moreover, plans submitted show the proposed accessory parking area is set back from the front street by approximately 40 feet, and the applicant proposes to retain existing trees in this front yard area. As such, the parking area will be screened from the public street, and the greater front yard will feature landscaping.

PLAN APPROVAL

- Per the Zoning Agreement for the North Campus Lands area, as amended under file no. ZAA 2/2025, final plans are to be reviewed by the Director of Planning, Property and Development prior to the issuance of development permits. Final plans will be reviewed against the design guidelines for the North Campus Lands, which were approved by the Assiniboia Community on June 23, 2025.
- This includes design guidelines for all proposed:
    - Surface parking and loading areas;
    - Landscaping, yards, and outdoor amenities;
    - Building massing and heights;
    - Façade design and materials;

REASONS FOR DECISION

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

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

In that, *policies in the* North Campus Lands Secondary Plan supports a variety of residential uses at this location.

(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 proposed building is designed to provide larger setbacks from adjacent residential properties, and designed to avoid privacy concerns.*

(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 will enable the development of a use meeting the policies of the* North Campus Lands Secondary Plans.

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

In that, *the surrounding area is characterized by a mix of uses, and the building is designed to avoid adverse effects on adjacent residential uses.*

CONSULTATION

In preparing this report there was internal consultation with: N/A

OURWINNIPEG 2045 POLICY ALIGNMENT

6.26 Major Redevelopment Sites

- *Designate Major Redevelopment Sites within the Urban Structure for land uses that provide a transformative, sustainable, well-designed and pedestrian-oriented urban environment, through a comprehensive and collaborative secondary planning process.*

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

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

4.1 Increase Strategic Infill Development that Provides Access to and Capitalizes on Existing and Planned Corridors with Frequent Transit Service

4.3 Pursue Transit-Oriented Development

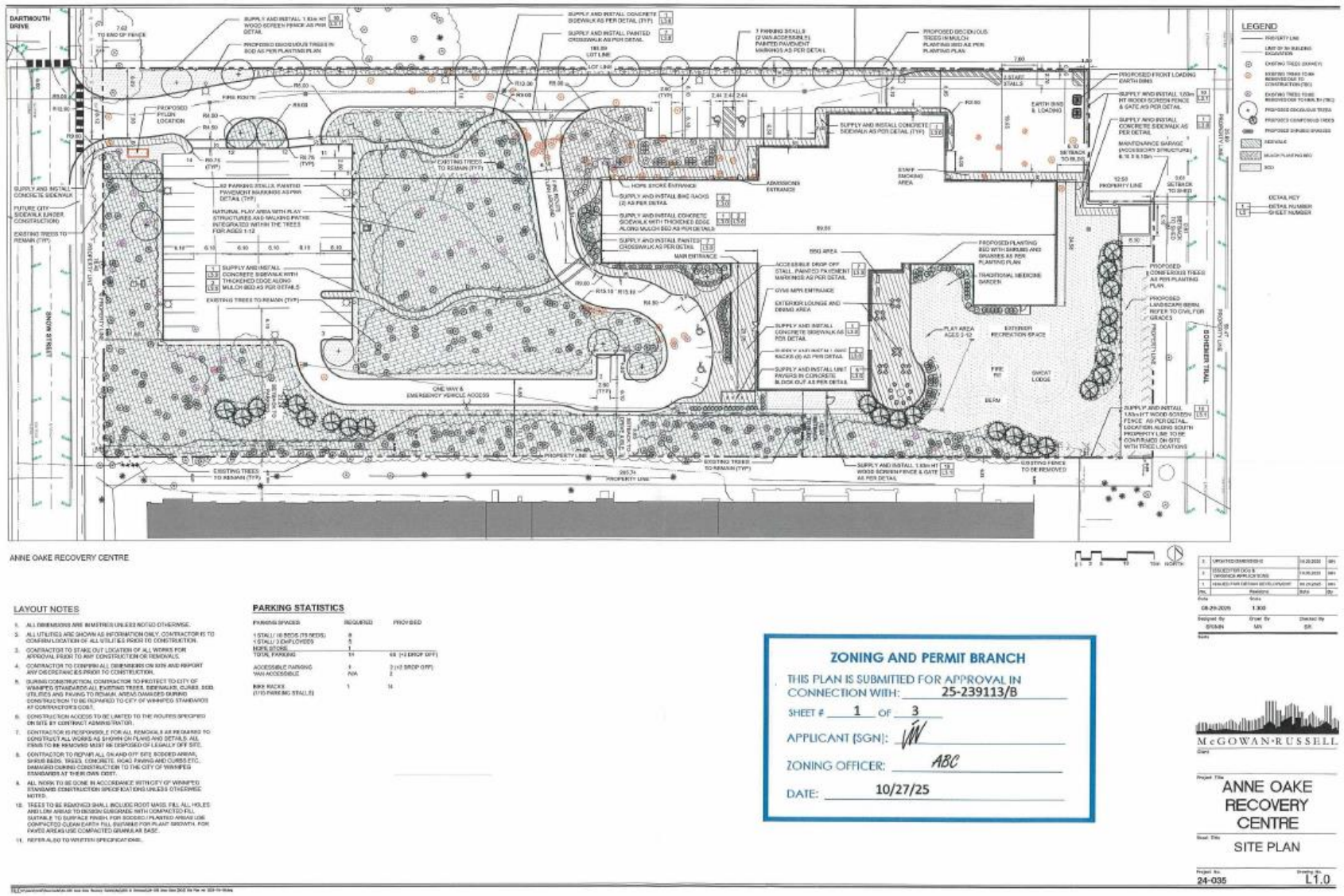
WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

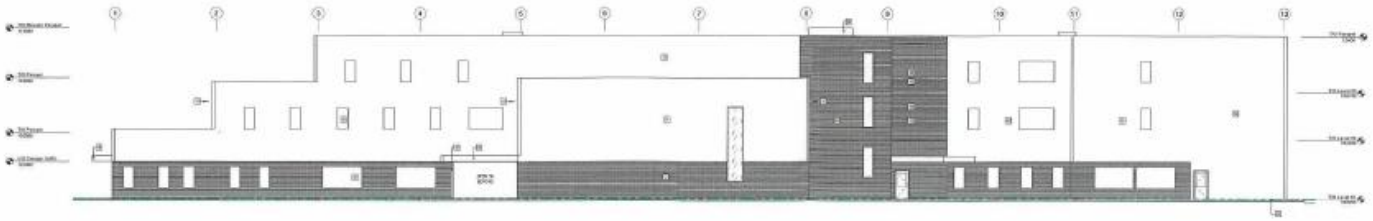
Consideration was given to whether this report connects to any of the specific Goals and Objectives in the *PRS* and it was determined the *PRS* is not applicable to this specific report.

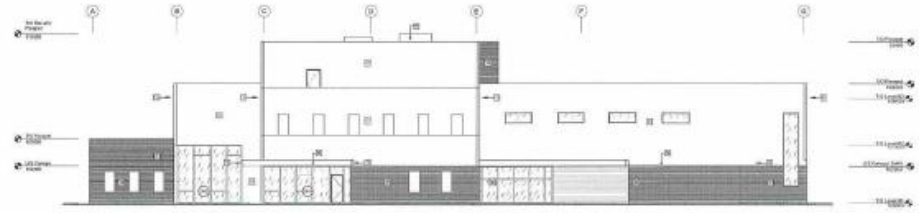
SUBMITTED BY

Department:	Planning, Property and Development
Division:	Urban Planning and Design
Prepared by:	Robert Galston, MCP
Date:	Friday, November 28, 2025
File No.	DAV 25-239113/B

Exhibit “7” referred to in File DAV 239113A/2025B











ZONING AND PERMIT BRANCH

THIS PLAN IS SUBMITTED FOR APPROVAL IN CONNECTION WITH: 25-239113/B

SHEET # 2 OF 3

APPLICANT (SGN): [signature]

ZONING OFFICER: ABC

DATE: 10/27/25

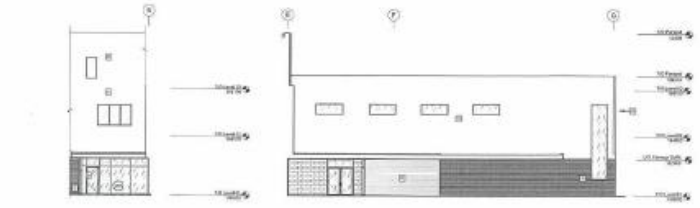
FOR INFORMATION ONLY
NOT FOR CONSTRUCTION

ARCHITECTS

Anne Oake Recovery Centre

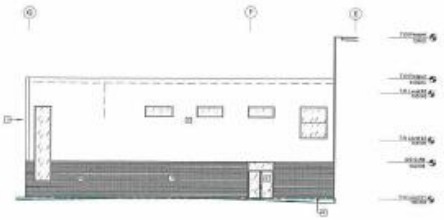
Exterior Elevations

2024-49 A201

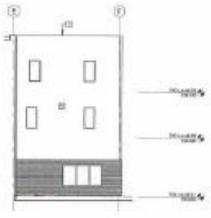


1 Partial Exterior Elevation - South Vestibule Entry

2 Partial Exterior Elevation - West Gym Wall Exterior Brise Soleil



3 Partial Exterior Elevation - East Gym Wall



4 Partial Exterior Elevation - West

ZONING AND PERMIT BRANCH

THIS PLAN IS SUBMITTED FOR APPROVAL IN CONNECTION WITH: 25-239113/B

SHEET # 3 OF 3

APPLICANT (SGN): _____

ZONING OFFICER: ABC

DATE: 10/27/25

MNP ARCHITECTS

MNP ARCHITECTS INC.

PROJECT TITLE
Anne Oake Recovery Centre

133 University Crescent

DRAWING TITLE
Exterior Elevations

PROJECT NUMBER: 2024-49

DRAWING NUMBER: A202 - rev. 0

Exhibit “2” referred to in File DAV 239113A/2025B

NOTICE OF APPEAL

City Clerk, City of Winnipeg
c/o Appeals Committee
Susan A. Thompson Building
510 Main Street
Winnipeg, MB R3B 1B9
Fax: 204-947-3452
Email: clk-appeals@winnipeg.ca

I am writing to formally appeal the decision approving Variance Order File No. 25-239113/C for the property located on Markham Road.
Appellant Information
Name: Farhad Ghazizadeh-Ehsaei
Address:
File Number and Property Address
File No.: 25-239113/C
Property: Markham Road, Winnipeg, MB

Summary of Reasons for Appeal

1. **The variances are not minor in nature.**
   The reduction of the rear yard setback from 20 feet to 2 feet, together with the increase in accessory parking from 13 spaces to 68 spaces, represents a substantial departure from the zoning standards rather than a minor variance.

2. **Traffic and parking impacts.**
   The approval of 68 parking spaces will significantly increase vehicle traffic entering and exiting the site. This is likely to contribute to congestion, unsafe vehicle movements, and increased pressure on nearby residential streets not designed to accommodate this volume of traffic.

3. **Noise impacts from parking activity.**
   The expanded parking area will generate ongoing noise from vehicle engines, doors, alarms, and late-hour activity, negatively affecting nearby residents’ enjoyment of their properties.

4. **Headlight intrusion and loss of privacy.**
   Increased vehicle use of the parking area will result in headlight glare and light spill toward adjacent residential properties. Combined with the reduced rear yard setback, this will diminish privacy and create ongoing visual disturbance for neighbouring homes.

For these reasons, I respectfully request that the Appeal Committee review this decision and overturn or amend the approval.

Sincerely,
Farhad Ghazizadeh-Ehsaei

Exhibit “1” referred to in File DAV 239113A/2025B

Planning, Property and Development Department
Service de l'urbanisme, des biens et de l'aménagement
Unit 31 – 30 Fort Street • 30, rue Fort, unité 31 • Winnipeg • Manitoba R3C 4X7

VARIANCE ORDER

DAV 25-239113/B

APPLICANT:	George Vincent MMP Architects 123 Bannaytne Avenue, Unit 200 Winnipeg, MB R3B 0R3 Canada
PREMISES AFFECTED:	Markham Road
LEGAL DESCRIPTION:	LOT 3 BLOCK 6 PLAN 73983 hereinafter called “the land”.
PROPERTY ZONED:	RMU PDO-2 North Campus
ZONING ATLAS SHEET:	AK24

NATURE OF APPLICATION:

To vary the "RMU PDO-2 North Campus Overlay Area 1" Development and Design standards of Winnipeg Zoning By-law No. 200/2006 as follows:

1) for the construction of a detached accessory structure to permit a rear yard of 2 feet (0.60 metres) instead of 20 feet (6.09 metres);
2) for the establishment of an accessory parking area to permit:
   a) 68 parking spaces instead of 13 parking spaces;
   b) a front yard of 38.91 feet (11.86 metres) instead of 10 feet (3.04 metres).

It is the opinion of the Director of Planning, Property and Development Department that subject to conditions listed below, if any, this order meets the statutory criteria of the City of Winnipeg Charter in that it:

(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.

C.W. Charter Subsection 247(3)

ORDER:

RE: Markham Road

The Director of Planning, Property and Development Department hereby orders that the provisions of the "RMU PDO-2 North Campus Overlay Area 1" Development and Design standards of Winnipeg Zoning By-law No. 200/2006 and amendments thereto are **VARIED TO PERMIT** on “the land” the following:

1) The construction of a detached accessory structure to permit a rear yard of 2 feet (0.60 metres) instead of 20 feet (6.09 metres);
2) The establishment of an accessory parking area to permit:
   a) 68 parking spaces instead of 13 parking spaces;
   b) a front yard of 38.91 feet (11.86 metres) instead of 10 feet (3.04 metres).

Subject to the following condition(s) which the Director of Planning, Property and Development Department considers necessary to ensure compliance with criteria (a) to (d) above, namely:

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.

DATE OF ORDER: January 13, 2026

CERTIFIED BY:



for Director Planning, Property and Development Department

HOW TO APPEAL

You can appeal this order by filing a letter of appeal with the City Clerk. Note that, in filing the appeal, the entirety of the order is subject to review by the designated committee at the appeal hearing. The appeal letter must:

(a) be addressed as set out below,

(b) be received at that office not later than 4:30 p.m. on January 27, 2026.
[IF RECEIVED LATE YOUR APPEAL CANNOT BE HEARD.]

(c) refer to Variance Order No. DAV 25-239113/B, give brief reasons and describe whether you appeal the whole order or only part(s) of it.

You can attend the appeal hearing and speak on issues raised in someone else's appeal; but the designated committee can only rule on issues raised in appeals filed. If you are not sure what others have appealed you should file your own appeal.

Address: City Clerk, City of Winnipeg
c/o Appeals Committee
Susan A. Thompson Bldg.
510 Main Street
Winnipeg, MB, R3B 1B9
Fax 947-3452
Email: clk-appeals@winnipeg.ca