APPEAL COMMITTEE
DISPOSITION OF ITEMS
FEBRUARY 25, 2026

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

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

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Item	Appeal	Order of the Committee
		PUBLIC HEARINGS
1	Appeal – Variance – Markham Road File DAV 239113A/2025B	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.
2	Appeal – Variance – 305 McKay Avenue File DAV 181633A/2025D [c/r DASZ 29/2025]	The Appeal Committee denied the appeals, concurred in the decision of the East Kildonan-Transcona Community Committee, confirmed Variance Order DAV 181633A/2025D and approved a Variance on "the land" to permit as follows: 1. On Proposed Lot 1: A. For the construction of a multi-family dwelling to permit: i. a front yard of 20 feet (6.10 metres); ii. a west corner side yard of 15 feet (4.57 metres); B. For the establishment of an accessory parking area to permit: i. no west side yard; ii. no north side yard no north side yard; iii. no unassigned guest parking; iv. no van accessible parking;

APPEAL COMMITTEE
FEBRUARY 25, 2026
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		v. no bicycle parking space; vi. insufficient parking space dimensions for stalls straddling over a property line; vii. insufficient buffering of parking and loading area located within 20 feet (6.10 metres) of a rear lot line adjacent to a residential district; 2. On Proposed Lot 2: A. For the construction of a multi-family dwelling to permit: i. a front yard of 24 feet (7.32 metres); B. For the establishment of an accessory parking area to permit: i. a south side yard of 7 feet (2.13 metres); ii. no van accessible parking space; iii. insufficient parking space dimensions for stalls straddling over a property line; iv. a parking area and driveway without direct access to a street or public lane (access will need to be facilitated via a cross-access agreement with the adjacent property/Proposed Lot 1); v. insufficient buffering of parking and loading area located within 20 feet (6.10 metres) of a rear lot line adjacent to a residential district; vi. no onsite garbage enclosure (cross-access agreement required to share waste disposal with the adjacent property/Proposed Lot 1). Subject to the following conditions: 1. That the Developer and all successors in title to the lots shall enter into, and register and maintain in perpetuity by way of instrument (right of way agreement, easement agreement, or declaration) against the titles to the lots, private cross-access agreements with the owners of other lots so as to ensure vehicular and pedestrian access to every lot at all times, via streets or internal roads, to the satisfaction of the Director of Planning, Property, and Development.

APPEAL COMMITTEE
FEBRUARY 25, 2026
DISPOSITION OF ITEMS

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		2. 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 29/2025. 3. 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.
3	Variance – 1820 De Vries Avenue File DAV 198989A/2025D [c/r DASZ 36/2025]	The Appeal Committee denied the appeals, concurred in the decision of the East Kildonan-Transcona Community Committee, confirmed Variance Order DAV 198989A/2025D and approved a Variance on "the land" to permit 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: 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.