Minutes – City Centre Community Committee – February 23, 2026

PUBLIC HEARINGS

Item No. 2 Variance – 545 Telfer Street South
(Daniel McIntyre Ward)
File DAV 251015/2025D [c/r DAZ 224/2025]

COMMUNITY COMMITTEE DECISION:

The City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service, and approved Variances on "the land" as follows:

1. For a temporary change of use for a period not to exceed five (5) years to allow for the establishment of an office use.

2. For the maintenance of a commercial building to permit no landscaped south side yard abutting an R2 zoning district.

3. For the establishment of an accessory parking area to permit parking directly off a lane.

Subject to the following conditions:

1. That if any Variance granted by this order is not established within two (2) years of the date hereof, this order, in respect of that Variance shall terminate.

2. That the Variance for the temporary change of use shall expire March 31, 2028.

DECISION MAKING HISTORY:

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

Moved by Councillor Rollins,

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

Carried

Moved by Councillor Rollins,

That the receipt of public representations be concluded.

Carried

Moved by Councillor Rollins,

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 Reason:

1. Ensuring neighbourhoods accommodate a range of commercial services and amenities is a priority of Council and so too is the theatrical and growing our movie business.

Carried

DECISION MAKING HISTORY (continued):

Moved by Councillor Rollins,

That the recommendation of the Winnipeg Public Service be concurred in and the Variance be approved.

Carried

Moved by Councillor Rollins,

That the public hearing with respect to this application be concluded.

Carried

THE CITY OF WINNIPEG
VARIANCE ORDER
CITY CENTRE COMMUNITY COMMITTEE

DAV 251015/2025D [c/r DAZ 224/2025]

Before:	City Centre Community Committee Councillor Gilroy, Chairperson Councillor Orlikow Councillor Rollins
Hearing:	February 23, 2026 Council Building, 510 Main Street
Applicant:	Abby Studio Holdings (Adam Hurtig)
Premises Affected:	545 Telfer Street South
Legal Description:	EXC LANE PL 3919 LOT 5 BLOCK 2 PLAN 924 50 ST JA, hereinafter called "the land"
Property Zoned:	"R2 PDO-1 Airport Vicinity Protection Area Mature Communities PDO-1" (Residential Two-Family Planned Development Overlay – 1 (District) Airport Vicinity Protection Area and Mature Communities Planned Development Overlay – 1 (District)) Proposed "C1 PDO-1 Airport Vicinity Mature Communities PDO-1" (Commercial Neighbourhood Planned Development Overlay – 1 (District) Airport Vicinity and Mature Communities Planned Development Overlay – 1 (District))
Nature of Application:	To vary the "R2 Mature Communities PDO-1 and PDO-1 Airport Vicinity" development and design standards of the Winnipeg Zoning By-law No. 200/2006 for a temporary change of use for a period not to exceed five (5) years to allow for the establishment of an office use.

To vary the proposed "C1 Mature Communities PDO-1 and PDO-1 Airport Vicinity" Development and Design Standards of Winnipeg Zoning By-law No. 200/2006 to permit the following:

1. for the maintenance of a commercial building to permit no landscaped south side yard abutting an R2 zoning district instead of 10 feet (3.05 metres);

2. for the establishment of an accessory parking area to permit parking directly off a lane instead of an aisle or driveway.

It is the opinion of the City Centre 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 Reason:

1. Ensuring neighbourhoods accommodate a range of commercial services and amenities is a priority of Council and so too is the theatrical and growing our movie business.

ORDER:

The City Centre Community Committee orders:

1. That the provisions of the R2 Mature Communities "PDO-1 and PDO-1 Airport Vicinity" development and design standards of the Winnipeg Zoning By-law No. 200/2006 are varied on "the land" for a temporary change of use for a period not to exceed five (5) years to allow for the establishment of an office use.

2. That the proposed "C1 Mature Communities PDO-1 and PDO-1 Airport Vicinity" Development and Design Standards of Winnipeg Zoning By-law No. 200/2006 are varied to permit the following:

   A. For the maintenance of a commercial building to permit no landscaped south side yard abutting an R2 zoning district.

   B. For the establishment of an accessory parking area to permit parking directly off a lane.

Subject to the following conditions, which the City Centre 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 if any Variance granted by this order is not established within two (2) years of the date hereof, this order, in respect of that Variance shall terminate.

2. That the Variance for the temporary change of use shall expire March 31, 2028.

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:



K. Dolski
Senior 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 March 18, 2026;

[IF RECEIVED LATE YOUR APPEAL CANNOT BE HEARD]

(e) refer to Variance Use Order No. DAV 251015/2025D; 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:

Lauren Cochrane
Adam Hurtig
Dan de Jager
Carmen Kotyk

In Opposition:

Nil

For Information:

Nil

For the City:

D. Chyz-Lund, Planner, Planning, Property and Development Department
I. Stonehouse, Planner, Planning, Property and Development Department

EXHIBITS FILED FOR DAV 251015/2025D

1. Application dated November 24, 2025
2. Notification of Public Hearing dated February 2, 2026
3. Manitoba Status of Title 3222634/1
4. Letter of authorization dated July 7, 2025 from Lavro Properties Inc (Alexis Kochan) to Adam Hurtig, Carmen Kotyk and Dan De Jaeger representing Abby Studio Holdings Inc.
5. Surveyor's Building Location Certificate and sketch dated between August 25, 2025 and August 27, 2025
6. Confirmation from the Zoning and Permits Administrator that the subject property may be posted in substitution for newspaper advertising
7. Plans, Sheets 1 to 3 inclusive, for File DAV 251015/2025D dated November 18, 2025
8. Report from the Urban Planning Division dated February 10, 2026
9. Communication dated January 20, 2026 from Adam Hurtig in support of the application
10. Communication dated January 20, 2026 from Carmen Koytk in support of the application
11. Inspection Report
12. Communication dated February 13, 2026 from Dan De Jager in support of the application

Exhibit “8” referred to in File DAV 251015/2025D

ADMINISTRATIVE REPORT

Title: DAV 25-251015\D – 545 Telfer St S

Issue: For consideration of Variances to enable the establishment of a commercial use and parking area.

Critical Path: City Centre Community Committee

AUTHORIZATION

Author	Department Head	CFO	CAO
Dylan Chyz-Lund, MCP	n/a	n/a	

RECOMMENDATION

The Urban Planning and Design Division recommends **approval** of the application:

To vary the “R2 Mature Communities PDO-1 and PDO-1 Airport Vicinity” development and design standards of the Winnipeg Zoning By-law No. 200/2006 for a temporary change of use for a period not to exceed five (5) years to allow for the establishment of an office use.

To vary the proposed “C1 Mature Communities PDO-1 and PDO-1 Airport Vicinity” Development and Design Standards of Winnipeg Zoning By-law No. 200/2006 to permit the following:

1) for the maintenance of a commercial building to permit no landscaped south side yard abutting an R2 zoning district instead of 10 feet (3.05 metres);

2) for the establishment of an accessory parking area to permit parking directly off a lane instead of an aisle or driveway.

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.
2. That the Variance for the temporary change of use shall expire March 31, 2028

REASON FOR THE REPORT

- The applicant is proposing to convert the existing building into a film and television casting and training studio, as well as a small café. The proposal requires Variances to establish a commercial use prior to the conclusion of the rezoning process, to maintain the existing building and side yards after it is converted to a commercial use, and to establish a parking area directly off the lane.
- This report provides information regarding the subject application's compliance with *The City of Winnipeg Charter*, section 249.

FILE/APPLICANT DETAILS

FILE:	**DAV 25-251015\D**
RELATED FILES:	DAZ 224/2025
COMMUNITY:	City Centre Committee
NEIGHBOURHOOD #:	1.113 - (WOLSELEY)
SUBJECT:	To vary the "R2 Mature Communities PDO-1 and PDO-1 Airport Vicinity" development and design standards of the Winnipeg Zoning By-law No. 200/2006 for a temporary change of use for a period not to exceed five (5) years to allow for the establishment of an office use. To vary the proposed "C1 Mature Communities PDO-1 and PDO-1 Airport Vicinity" Development and Design Standards of Winnipeg Zoning By-law No. 200/2006 to permit the following: 1) for the maintenance of a commercial building to permit no landscaped south side yard abutting an R2 zoning district instead of 10 feet (3.05 metres); 2) for the establishment of an accessory parking area to permit parking directly off a lane instead of an aisle or driveway.
LOCATION:	545 Telfer St S
LEGAL DESCRIPTION:	EXC LANE PL 3919 LOT 5 BLOCK 2 PLAN 924 50 ST JA
APPLICANT:	Adam Hurtig 315 Aubrey St Winnipeg, MB R3G 2J3
OWNER:	LAVRO PROPERTIES INC. 448 Hargrave St Unit 5a Winnipeg, MB R3A 0X5

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 the east side of Telfer Street, in the Wolseley neighbourhood of the Daniel Mcintyre ward.
- The subject property is located in an “Established Neighbourhood-Mature Community” policy area as identified in *Complete Communities 2.0*.
- The subject property is currently zoned “R2” Residential – Two-Family district, and is approximately 4055 square feet in area.
- The subject property is accessed by a paved rear lane.
- Historically, the existing building has been used for a variety of commercial uses.

SURROUNDING LAND USE AND ZONING (See Figure 2)



Figure 1: Aerial Photo of Subject Site and Surrounding Uses (flown 2024).

North: A rear lane, then a commercial building zoned “C2” Commercial – Community district.

South: A single-family dwelling zoned “R2” Residential – Two-Family district.

East: A rear lane, then single-family dwellings zoned “R2” Residential – Two-Family district.

West: Telfer Street, then single-family dwellings zoned “R2” Residential – Two-Family district.

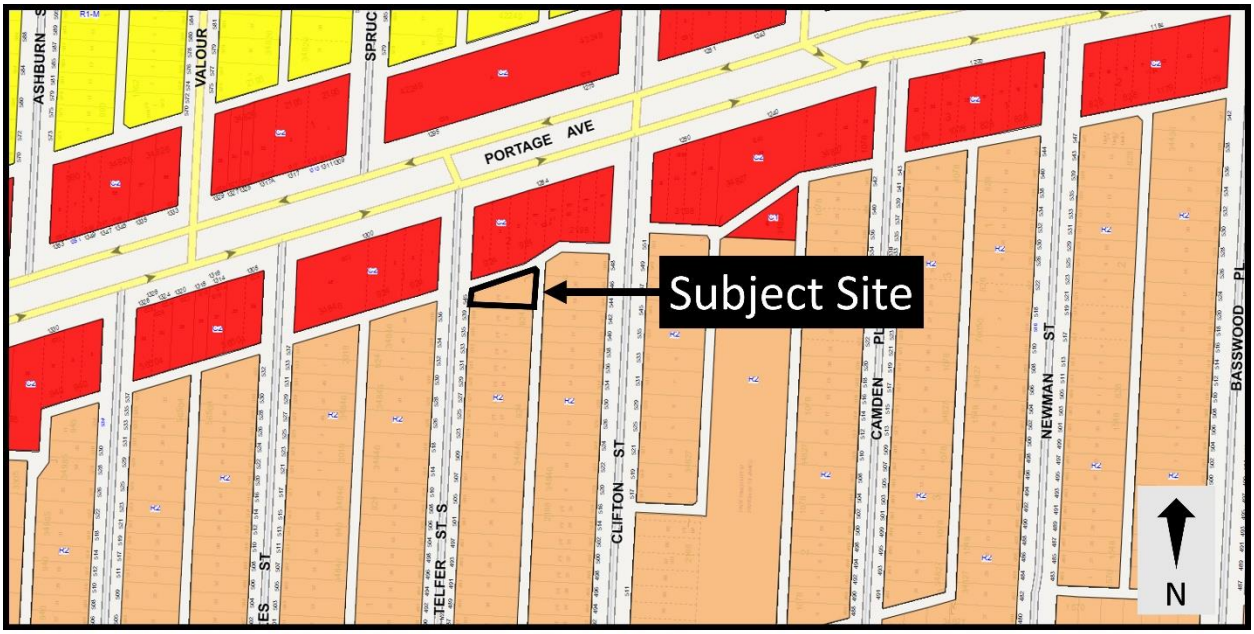


Figure 2: Zoning of the subject site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant intends to convert the existing building into a casting studio with a café added at a later date.
- The casting studio will be appointment-based, typically serving one to three clients at a time as an actor training and self-tape studio.
- As part of a future phase, a café is planned to be added within the building.
- The application proposes demolishing the shed and adding three parking spaces to the rear of the property.
- Two trees and eight shrubs are proposed.
- Bicycle parking is proposed at the front of the building.

COLLABORATIVE PLANNING AND CONSULTATION

N/A.

ANALYSIS AND ISSUES

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

The *Complete Communities Direction Strategy 2.0* (*CCDS 2.0*) is one of four direction strategies supporting *OurWinnipeg*, the city's long-range development plan, and has statutory authority as a secondary plan. The strategy guides land use and development in Winnipeg. *CCDS 2.0* provides policy guidance when assessing proposals that are seeking entitlements or changes to the *Winnipeg Zoning By-Law*.

The subject site is located in an "Established Neighbourhood – Mature Communities" policy area of *CCDS 2.0*. The following goals and policies of *CCDS 2.0* apply to the proposal:

- Goal 2 - *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.*

  Building Setbacks

  - *2.2 Encourage the location of commercial or mixed-use buildings at or near the front and corner side property lines to create a pedestrian orientation. Use setbacks to reinforce the public realm through landscaping and pedestrian amenities, such as entryways, patios, benches, and bicycle parking.*

The proposed conversion maintains the existing building – including the existing setback of approximately 14'. This setback is consistent with this portion of Telfer Street, and it ensures the commercial building remains near the front property line which promotes a pedestrian orientation.

Pedestrian orientation

- *2.8 Buildings with commercial uses should be designed to support pedestrian activity by providing building elements that increase visual interest which may include, but are not limited to, the following:*
  a. Direct pedestrian access to main building entrances from the street;
  b. Transparent storefront displays;
  c. Human scaled signage; and
  d. Decorative lighting, awnings, benches and other pedestrian oriented amenities.

The proposed conversion maintains direct a pedestrian connection to the public sidewalk on Telfer Street and windows facing Telfer Street.

Massing and scale

- *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.*

The proposed conversion maintains the existing building that is one storey in height, which I shorter than many surrounding dwellings.

Parking and loading

- *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

All parking is proposed to be accessed from the rear lane in a dedicated parking area that is adjacent to the rear wall of an existing commercial building.

Site design

- *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.*

The proposal maintains the existing building height of one storey, places parking adjacent to commercial uses, and adds two new trees and multiple shrubs to the site plan.

CITY OF WINNIPEG ZONING BY-LAW 200/2006

Reason for the Variances

Use Variance

- This studio is considered an office use, which is not permitted in the “R2” district in the *Winnipeg Zoning By-Law*. The applicant has applied to rezone the property to the “C1” Commercial – Neighbourhood district which would permit an office use and a personal service use which would include the future café, but wishes to establish the office use before the rezoning is complete. For this reason, a Use Variance is needed.

Reduced side yard

- In the “C1” Commercial – Neighbourhood district, side yards adjacent to a residential district are required to be a minimum of 10’. The existing building has a south side yard of 0.85’. For this reason, a Variance is required.

Parking

- Accessory parking to commercial uses is not permitted directly off a lane, instead requiring a drive aisle into the parking area. The applicant has proposed parking accessed directly from the lane, where vehicles would pull in and park behind the commercial building.
- For this reason, a Variance is required.

Analysis of Variances

Use Variance

- Along with this application, the applicant has submitted a Rezoning application that proposes rezoning the site to the “C1” Commercial Neighbourhood District. This is a lower-intensity commercial district that can accommodate the proposed office / studio use, and the Public Service is supportive of the rezoning.
- Rezoning a property can take a significant amount of time, and requiring the applicant to wait until their property is rezoned would delay their ability to begin alterations on the existing building and establish the office / studio. Given that a rezoning application that would allow the proposed use has been submitted, that the Public Service is recommending support for the “C1” rezoning, and in light of the fact that rezonings take much longer to conclude while the applicant has indicated their intent to establish the use as soon as possible, this Variance is supportable.

Reduced side yard

- The applicant proposes to retain the existing building. Given that the building is already existing, requiring the applicant to meet the 10’ setback would result in a significant demolition of the structure. Additionally, the limited height of the existing building at one storey reduces the impact associated with the reduced side yard. For these reasons, the Variances are supportable

Parking

- Requiring a separate drive aisle to a dedicated parking area, rather than permitting parking directly off the lane, would consume a significant portion of the lot and would likely render much of the rear yard unbuildable. Parking accessed directly from the rear lane is a common and established condition along this lane. For these reasons, the Variance is supportable

CONDITIONS OF APPROVAL

- Generally, when Variances are required in tandem with a rezoning application, a condition is included that specifies the Variance will come into force and effect upon the coming into force and effect of the Rezoning. This is intended to ensure that any Variances that are granted do not expire before the rezoning has been finalized, and avoid the need to reapply

for the Variances. However, given that the applicant is seeking a Use Variance which would come into forcer and effect immediately – and before the rezoning is completed – this condition has not been included in this case.

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, the proposed Variances will enable the establishment of a commercial development in alignment with the policies of OurWinnipeg 2045 and Complete Communities 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 proposed use is relatively low-intensity, and is proposed for an existing single-storey building that has long been used for commercial purposes.

(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 proposed Variances enable the establishment of a contextually-sensitive development on a corner lot.

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

In that, the proposed use will be established in an existing single-storey building that has previously contained commercial uses, and which is smaller in scale than many surrounding uses.

CONSULTATION

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

OURWINNIPEG 2045 POLICY ALIGNMENT

OurWinnipeg is the City of Winnipeg's long-range development plan. Applicable Policies for Mature Communities include the following:

6.16 Established Neighbourhoods

- *Designate Established Neighbourhoods within the Urban Structure, representing lands that will accommodate additional growth in a context-sensitive manner, while promoting the efficient use of land, cost-effective municipal servicing, enhanced housing choice and affordability, and conservation of green infrastructure and heritage resources and districts, as defined in Complete Communities.*

The proposed development application **aligns** with *OurWinnipeg* because the design of the proposed commercial building is similar or lower in intensity to the surrounding residential buildings.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

Consideration was given as to whether this report connects to any of the specific Goals and Objectives in the *Winnipeg Climate Action Plan* (*WCAP*) and it was determined that the *WCAP* is not applicable to this specific report.

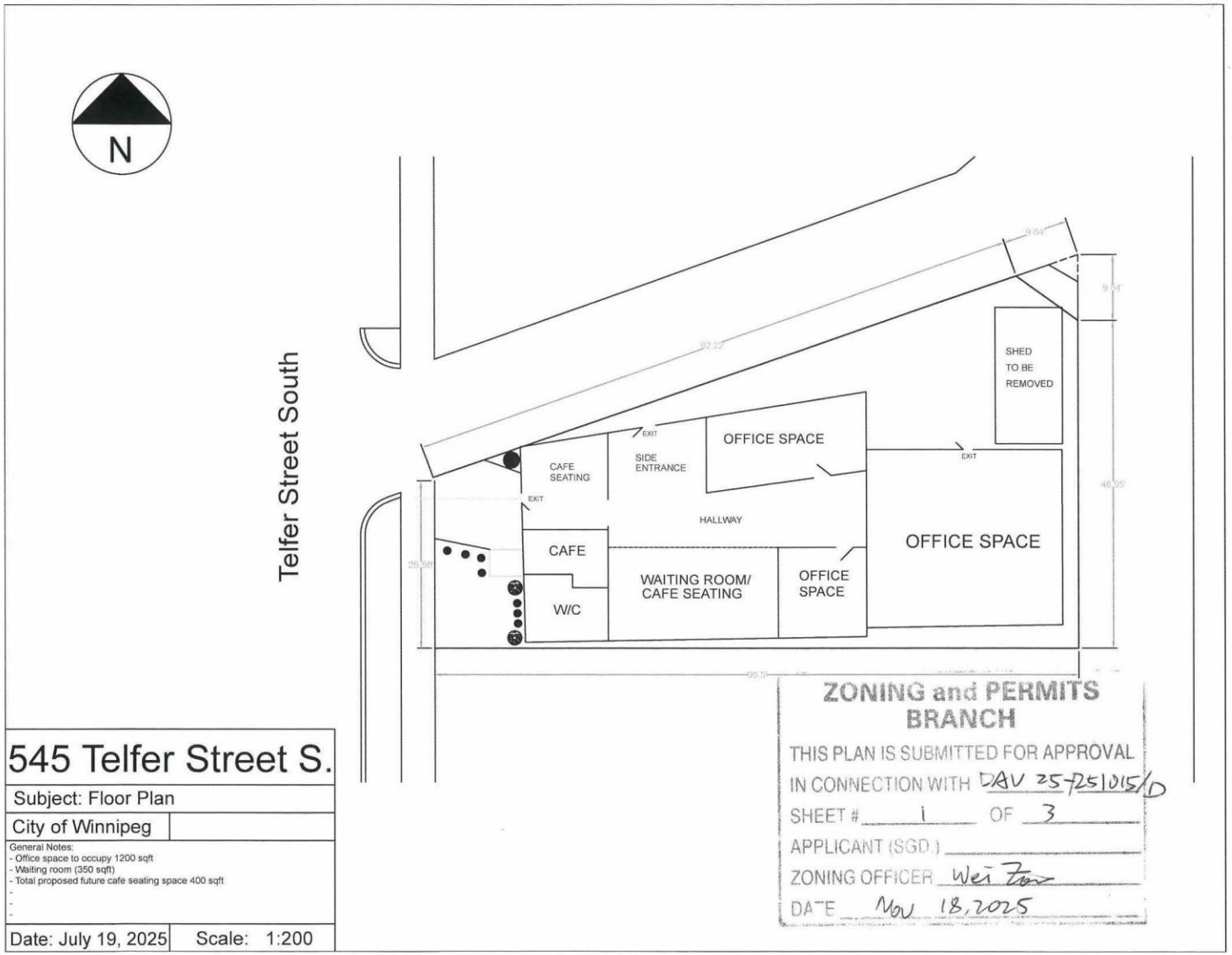
WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

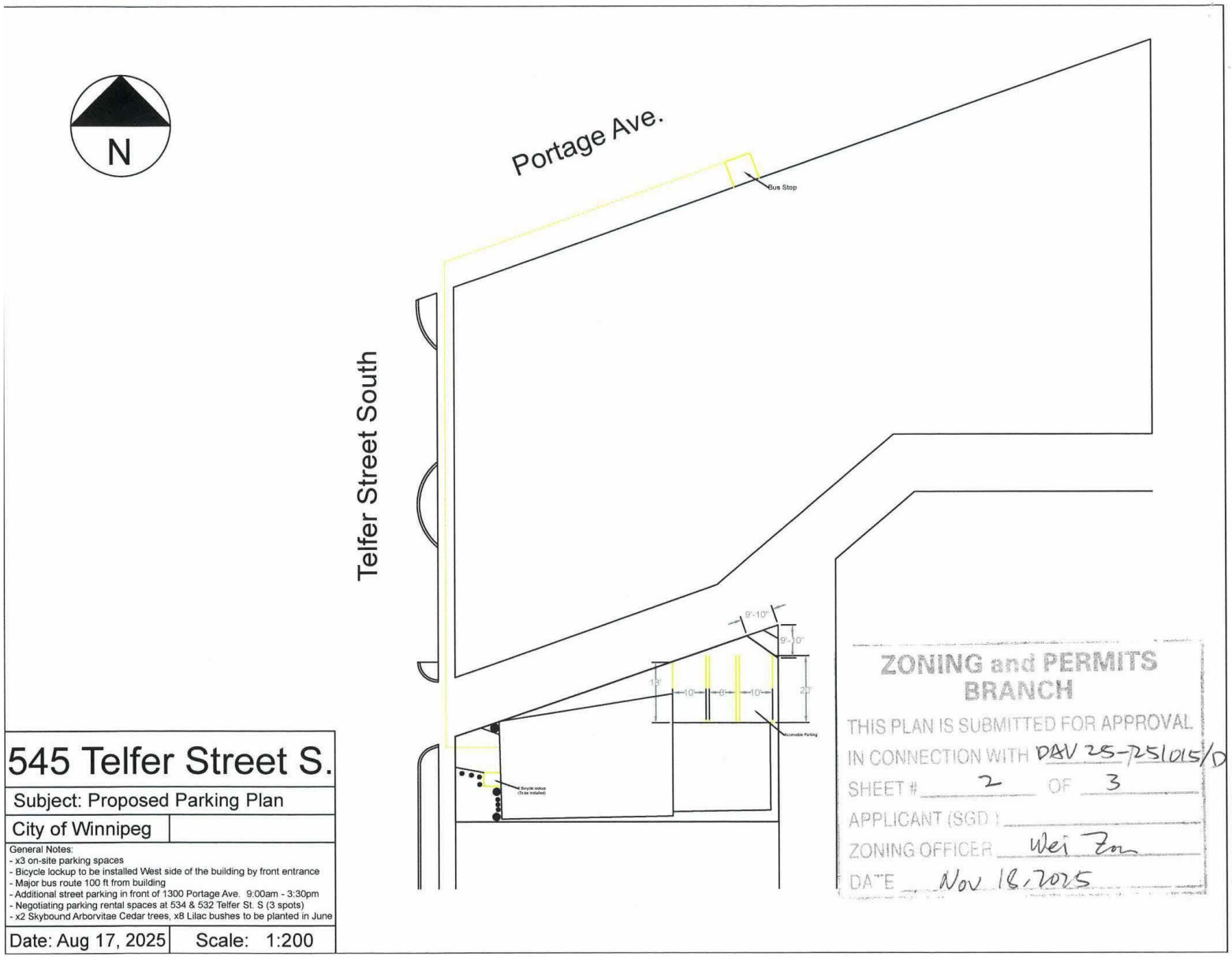
Consideration was given to whether this report connects to any of the specific Goals and Objectives in the *PRS* and it was determined the *PRS* is not applicable to this specific report.

SUBMITTED BY

Department:	Planning, Property and Development
Division:	Urban Planning and Design
Prepared by:	Dylan Chyz-Lund, MCP
Date:	Tuesday, February 10, 2026
File No.	DAV 25-251015\D

Exhibit “7” referred to in File DAV 251015/2025D





545 Telfer Street S.

Subject: Proposed Parking Plan

City of Winnipeg

General Notes:
- x3 on-site parking spaces
- Bicycle lockup to be installed West side of the building by front entrance
- Major bus route 100 ft from building
- Additional street parking in front of 1300 Portage Ave. 9:00am - 3:30pm
- Negotiating parking rental spaces at 534 & 532 Telfer St. S (3 spots)
- x2 Skybound Arborvitae Cedar trees, x8 Lilac bushes to be planted in June

Date: Aug 17, 2025 | Scale: 1:200

ZONING and PERMITS BRANCH

THIS PLAN IS SUBMITTED FOR APPROVAL

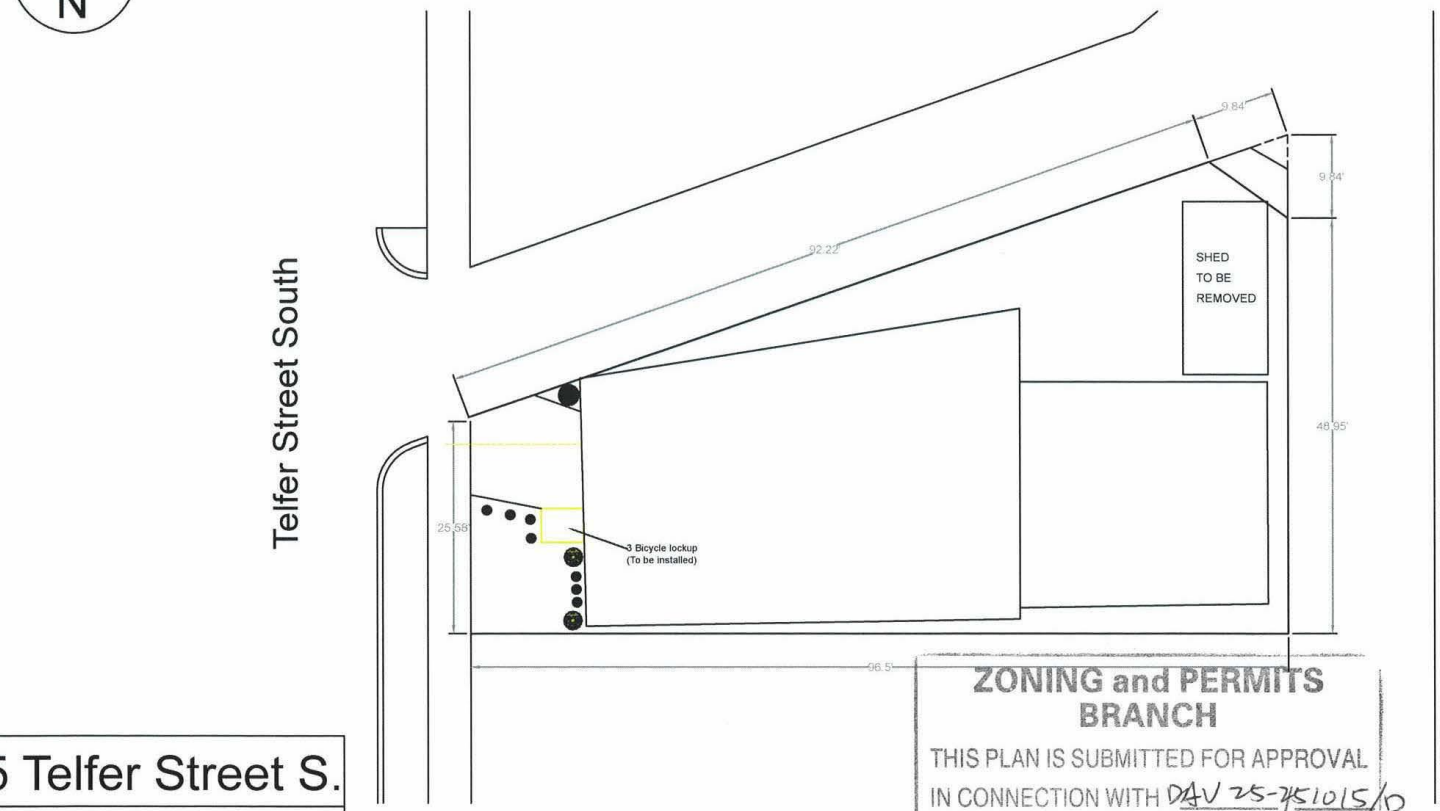
IN CONNECTION WITH D&V 25-125015/D

SHEET # 2 OF 3

APPLICANT (SGD.)

ZONING OFFICER Wei Zou

DATE Nov 18, 2025



545 Telfer Street S.

Subject: Site Plan	
City of Winnipeg	

General Notes:
- x2 Skybound Arborvitae Cedar trees, x8 Lilac bushes to be planted in June
- 3m corner cut to be installed on Northeast corner of lot
-
-
-

Date: July 19, 2025	Scale: 1:400

ZONING and PERMITS BRANCH

THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DAV 25-345015/0
SHEET # 3 OF 3
APPLICANT (SGD.) _____
ZONING OFFICER Wei Zou
DATE Nov 18, 2025