Minutes – City Centre Community Committee – February 23, 2026

PUBLIC HEARINGS

Item No. 4 Variance – 158 Oxford Street
(River Heights - Fort Garry Ward)
File DAV 260504/2025D [c/r DAZ 227/2025]

COMMUNITY COMMITTEE DECISION:

The City Centre Community Committee did not concur in the recommendation of the Winnipeg Public Service and rejected the application for a Variance under File DAV 260504/2025D:

1. For the construction of a multi-family dwelling to permit:

    A. a front yard of 32.5 feet (9.9 metres) instead of 44 feet (13.4 metres)

    B. a lot area per dwelling unit of 1200 square feet (111.48 square metres) instead of 1250 square feet (116.12 metres)

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

    A. insufficient buffering of parking and loading areas located within 20 feet (6.1 metres) of a side and rear lot line adjacent to a residential district;

    B. parking spaces accessed directly from a public lane with a length of 21 feet (6.4 metres) instead of 23 feet (7.01 metres)

DECISION MAKING HISTORY:

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

Moved by Councillor Orlikow,

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

Carried

Moved by Councillor Orlikow,

That the receipt of public representations be concluded.

Carried

Moved by Councillor Orlikow,

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. My fellow colleagues know how concerned I was about the 4 plex and how that's going to work and right off the hop we have an applicant going in for a 6-plex, whose indicating that even though every other house in the area, 'there's nothing this large anywhere near the area, it's a modest increase', it's not. It's going from 1 to 6. That's not modest. I don't know how he continues to talk about that being modest. I think 4 would be a little bit difficult as well but definitely 6 is.

2. You're looking at the built form, he says it wouldn't change that much, well, the massing and the actual addition of the 2 units does change quite a bit. That's why you have to look at both context, not just the built form, but the impact on the neighbourhood and having 6 plus no visitor spots you're going to really impact that neighbourhood. Regardless of the sun, the neighbourhood totally getting blocked out of their sun.

3. The fact that the applicant also never talked to me about it. He may say that's his standard proforma. Well that's not proforma that I appreciate in the River Heights Fort Garry ward. I appreciate that he mentioned he should talk to me, but he chose to take his own path and not even hold a public hearing. All developers, not just this developer, should be doing public consultations with the neighbourhood, and I do request that we have time to talk about it, to make sure that developments can go through sooner, better. You're right though, it was mentioned before that The City of Winnipeg does not have an obligation for developers to meet with the Councillor or do public hearings. We have had many motions in the past that have failed, to change that.

4. I don't see any residents in the area that are supportive of this at all. I see residents in a very short block, the majority of them that are out today say that they do not support it, but we did hear some residents say they could support a 4-plex. I do concur with the back lanes. It's going to be quite difficult to put 6 cars back there, getting in and out will be difficult, especially with Wellington Crescent. It's hard to get onto Wellington Crescent in the summertime, so they're going to have to come out on Academy. This is a problem we are facing as Academy Road continues to build in use already.

5. Regarding the housing requirements in the City of Winnipeg, as we note through our housing HAF repots, multi-units, we have achieved our goals and surpassed them greatly. So I don't think that should be a characterization why we have to support this development, because we want to add 2 more. They already have the right for the 4, which again, I wasn't that keen on that as well, but Councils' will is supreme and they voted on 4.

DECISION MAKING HISTORY (continued):

6. Then we have precedent setting. Once you do a 6-plex already, again, it opens up that door for other developers whose going to come by and make a development and say well you have a 6-plex over there so why can't I do a 6-plex over here. That's precedent setting. For those reasons I do not support that application.

Carried

Moved by Councillor Orlikow,

That the recommendation of the Winnipeg Public Service not be concurred in, and the application for a Variance under File 260504/2025D be rejected.

Carried

Moved by Councillor Orlikow,

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

Carried

THE CITY OF WINNIPEG
VARIANCE ORDER
CITY CENTRE COMMUNITY COMMITTEE

DAV 260504/2025D [c/r DAZ 227/2025]

Before:	City Centre Community Committee Councillor Gilroy, Chairperson Councillor Orlikow Councillor Rollins
Hearing:	February 23, 2026 Council Building, 510 Main Street
Applicant:	Paris Developments Ltd. (Evan Roskosz)
Premises Affected:	158 Oxford Street
Legal Description:	LOT 1 BLOCK 2 PLAN 2490 45/8 ST B, hereinafter called "the land"
Property Zoned:	"R1-L Mature Communities PDO-1" (Residential Single Family – Large Mature Communities Planned Development Overlay – 1 (District) Proposed "RMF-S Mature Communities PDO-1" (Residential Multi-Family – Small Mature Communities Planned Development Overlay – 1 (District))
Nature of Application:	To vary the Proposed "RMF-S Mature Communities PDO-1" development and design standards of Winnipeg Zoning by-law 200/2006 as follows:

1. For the construction of a multi-family dwelling to permit:

    A. a front yard of 32.5 feet (9.9 metres) instead of 44 feet (13.4 metres);

B. a lot area per dwelling unit of 1200 square feet (111.48 square metres) instead of 1250 square feet (116.12 metres);

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

A. insufficient buffering of parking and loading areas located within 20 feet (6.1 metres) of a side and rear lot line adjacent to a residential district;

B. parking spaces accessed directly from a public lane with a length of 21 feet (6.4 metres) instead of 23 feet (7.01 metres).

It is the opinion of the City Centre Community Committee that this Variance does not meet 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. My fellow colleagues know how concerned I was about the 4 plex and how that's going to work and right off the hop we have an applicant going in for a 6-plex, whose indicating that even though every other house in the area, 'there's nothing this large anywhere near the area, it's a modest increase', it's not. It's going from 1 to 6. That's not modest. I don't know how he continues to talk about that being modest. I think 4 would be a little bit difficult as well but definitely 6 is.

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5. Regarding the housing requirements in the City of Winnipeg, as we note through our housing HAF repots, multi-units, we have achieved our goals and surpassed them greatly. So I don't think that should be a characterization why we have to support this development, because we want to add 2 more. They already have the right for the 4, which again, I wasn't that keen on that as well, but Councils' will is supreme and they voted on 4.

6. Then we have precedent setting. Once you do a 6-plex already, again, it opens up that door for other developers who's going to come by and make a development and say well you have a 6-plex over there so why can't I do a 6-plex over here. That's precedent setting. For those reasons I do not support that application.

ORDER:

The City Centre Community Committee orders that the Application for a Variance under File DAV 260504/2025D is rejected.

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 260504/2025D; 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:

Evan Roskosz

In Opposition:

Matthew Banville
Ivan Barac
Shirley Barnes
Derek Barnes
Carmen Cacea
Ian Dyck
William Eamer
Tom Ethans
Scott Fielding
Jamie Freeman
David Johnston
Mark Newman
Michelle Richard
Barry Silversides
Benjamin Yue

For Information:

Kimberly Bamburak

For the City:

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

EXHIBITS FILED FOR DAV 260504/2025D

1. Application dated November 18, 2025
2. Notification of Public Hearing dated February 2, 2026
3. Manitoba Status of Title 3381019/1
4. Letter of authorization dated November 17, 2025 from Paris Developments Ltd to Evan Roskosz c/o Paris Developments Ltd.
5. Confirmation from the Zoning and Permits Administrator that the subject property may be posted in substitution for newspaper advertising
6. Caveats 157100/1
7. Arborist Report dated October 20, 2025
8. Plans, Sheets 1 to 8 inclusive, for File DAV 260504/2025D dated November 18, 2025
9. Report from the Urban Planning Division dated January 21, 2026
10. Inspection Report
11. Communication dated February 12, 2026 from Carmen Cacea in opposition to the application
12. Communication dated February 13, 2026 from Ivan Barac in opposition to the application
13. Communication dated February 19, 2026, from Kimberley Bamburak with respect to the application
14. Communication dated February 19, 2026, from Shirley and Derek Barnes in opposition to the application
15. Communication dated February 23, 2026, from Ian Dyck in opposition the application
16. Communication dated February 23, 2026, from Benjamin Yue in opposition the application
17. Communication dated February 23, 2026, from Matthew Banville in opposition the application
18. Petition in opposition to the application submitted at the public hearing by Benjamin Yue

Exhibit “9” referred to in File DAV 260504/2025D

ADMINISTRATIVE REPORT

Title: DAV 25-260504\D – 158 Oxford St

Issue: For consideration of a Variance associated with the development of a 6-unit residential building.

Critical Path: City Centre Community Committee

AUTHORIZATION

Author	Department Head	CFO	CAO
I. Stonehouse, MCP	n/a	n/a	

RECOMMENDATIONS

The Urban Planning and Design Division **recommends approval** for the application to vary the Proposed “RMF-S Mature Communities PDO-1” development and design standards of Winnipeg Zoning by-law 200/2006 as follows:

1. For the construction of a multi-family dwelling to permit:

    a. a front yard of 32.5 feet (9.9 metres) instead of 44 feet (13.4 metres);

    b. a lot area per dwelling unit of 1200 square feet (111.48 square metres) instead of 1250 square feet (116.12 square metres);

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

    a. insufficient buffering of parking and loading areas located within 20 feet (6.1 metres) of a side and rear lot line adjacent to a residential district;

    b. parking spaces accessed directly from a public lane with a length of 21 feet (6.4 metres) instead of 23 feet (7.01 metres).

Subject to the following condition(s):

1. That the developer shall preserve and protect City-owned trees, including those immediately adjacent to the subject site on Oxford St. Where work is to occur adjacent to City-owned trees, the developer shall adhere to the City’s Tree Protection Specifications and consult with the Urban Forestry Branch to arrange for the necessary permissions and compensation prior to any pruning, excavation, or other activities that may result in the damage or removal thereof.

2. That the development shall be constructed in substantial conformance with the plans attached and identified as Sheets 1-8 for File No. DAV 25-260504/D, dated November 10, 2025 and thereafter maintained to the satisfaction of the Director of Planning, Property and Development;

   OR

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

   i. buildings;

   ii. accessory parking areas;

   iii. garbage enclosures;

   iv. fencing; and

   v. landscaping

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

3. 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 DAZ 227/2025.

4. 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 6-unit residential building and requires variances for front yard, density, buffering of parking, and parking stall length requirements of 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 25-260504\D**
RELATED FILES:	DAZ 227/2025
COMMUNITY:	City Centre Committee
NEIGHBOURHOOD #:	1.631 - (WELLINGTON CRESCENT)
SUBJECT:	To vary the Proposed "RMF-S Mature Communities PDO-1" development and design standards of Winnipeg Zoning by-law 200/2006 as follows: 1. For the construction of a multi-family dwelling to permit: a. a front yard of 32.5 feet (9.9 metres) instead of 44 feet (13.4 metres);

b. a lot area per dwelling unit of 1200 square feet (111.48 square metres) instead of 1250 square feet (116.12 square metres);

2. For the establishment of an accessory parking area to permit:
   a. insufficient buffering of parking and loading areas located within 20 feet (6.1 metres) of a side and rear lot line adjacent to a residential district;
   b. parking spaces accessed directly from a public lane with a length of 21 feet (6.4 metres) instead of 23 feet (7.01 metres).

LOCATION:	158 Oxford St
LEGAL DESCRIPTION:	LOT 1 BLOCK 2 PLAN 2490 45/8 ST B
APPLICANT:	Evan Roskosz (Paris Developments LTD.) (PO Box 49060) Winnipeg, MB R2V 4G8
OWNER:	PARIS DEVELOPMENTS LTD. 74 Chase Dr East St Paul, MB R2E 0H6

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 Oxford St, in the Wellington Crescent neighbourhood of the River Heights - Fort Garry ward.

- The subject site is 7,200 square feet in area. The site is currently occupied by a single-family dwelling built in 1951.
- The subject site is accessed by a paved back lane.
- Under the *Complete Communities Direction Strategy 2.0*, the site is within the "Established Neighbourhoods – Mature Community" policy area.



Figure 1: Aerial photo of subject site and surrounding area.

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Single-family dwellings zoned "R1-L" Residential Single-Family (Large).

South: Academy Rd, then single-family dwellings zoned "R1-L" Residential Single-Family (Large).

East: Rear lane, then single-family dwellings zoned "R1-L" Residential Single-Family (Large).

West: Oxford St, then single-family dwellings zoned "R1-L" Residential Single-Family (Large).

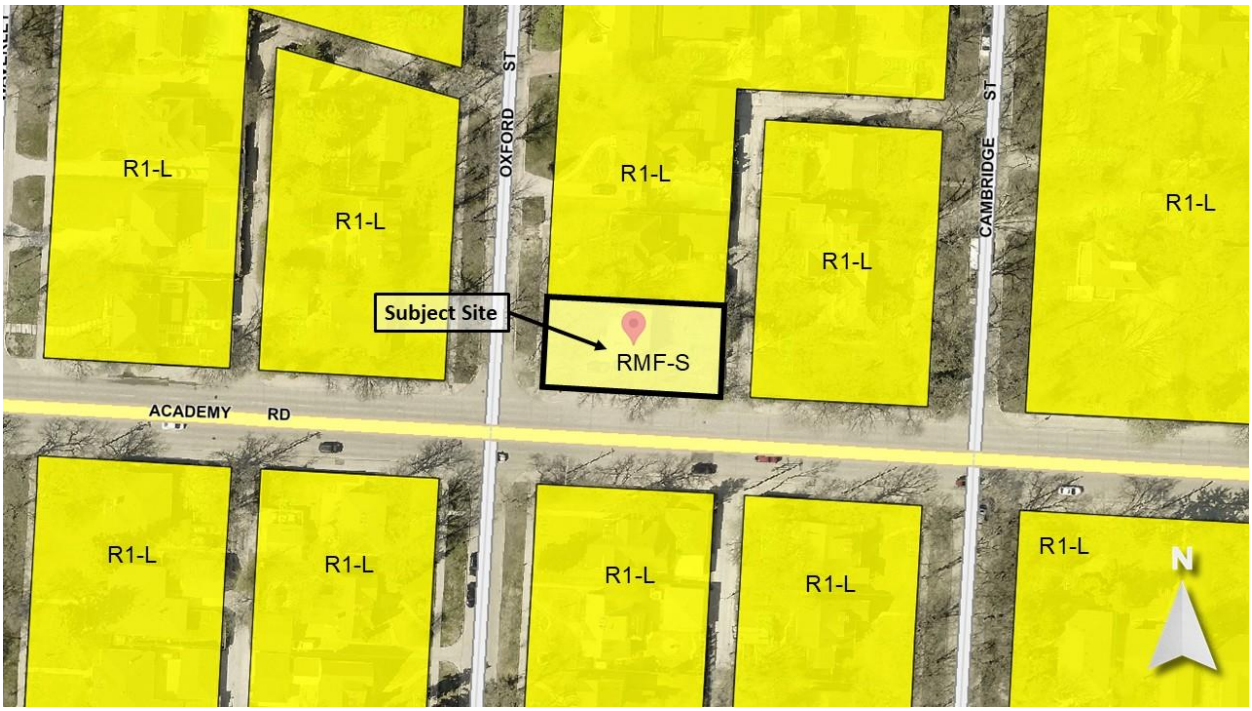


Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant seeks variances for front yard, density, buffering of parking, and parking stall length requirements in order to construct a 6-unit residential building.
- The existing single-family dwelling on site will be demolished.
- The proposed building is three storeys in height (~34 feet) with a main entrance to the residential units on the front façade.
- The building footprint is approximately 42 feet wide by 55 feet long.
- The façade of the building includes several different cladding materials, including fibre cement and vertical steel siding.
- All six units include front balconies that overlook Oxford St.
- The proposal includes 6 parking stalls located at the rear of the site accessed from the rear lane.
- The site plan shows landscaping across the site, including 9 trees and 27 shrubs.
- Approval of a Rezoning is also required to proceed. The Administrative Report for the associated Rezoning can be found under File DAZ 227/2025.

COLLABORATIVE PLANNING AND CONSULTATION

With the Urban Planning and Design Division

The applicant engaged the Urban Planning and Design Division for preliminary discussions prior to making a formal application. The Division expressed support for 6 units on the property, with

adjustments to the front yard setback and additional landscaping. The applicant complied with these requests.

With the Public

The applicant delivered pamphlets to all immediate neighbours (either across the street or across the alley from the proposed development) which laid out the project vision, neighbourhood precedent, the intention to maintain existing trees, and massing and design details. The pamphlets were delivered on February 5, 2026, and the applicant reached out to 10 addresses in total.

ANALYSIS AND ISSUES

Complete Communities Direction Strategy 2.0 (CCDS 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.

- The subject property is located in an Established Neighbourhood designated as a "Mature Community" as outlined in *CCDS 2.0.*
- The Vision for Established Neighbourhoods is for them to continue to evolve as complete communities, to increase the diversity of housing choices, improve housing affordability, and more efficiently use land, infrastructure and services.
- Goal 1 states "encourage compatible residential development within Established Neighbourhoods to build more *Complete Communities* and align with the City's residential intensification target."
- General policies for Established Neighbourhoods that relate to the subject proposal are as follows:

  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.

  1.6 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 on 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.

4.8 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 factors listed in Policy section 1.6.

- *CCDS 2.0* states Mature Communities "present some of the best opportunities to accommodate infill development, to increase housing choice and to maximize the use of existing infrastructure."
- Goal 2 states "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."
- General policies for Established Neighbourhoods that relate to the subject proposal are as follows:

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 aesthetics of the street and neighbourhood.

2.8 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.

- Goal 3 states *"ensure all communities provide a diversity of housing options and meet resident life-cycle housing needs."*
- General policies for Established Neighbourhoods that relate to the subject proposal are as follows:

  3.1 Encourage a variety of housing types and tenures within Established Neighbourhoods to meet life-cycle housing needs and affordability ranges.

- Goal 8 states "facilitate the redevelopment of Established Neighbourhoods that contributes to the further development of walkable, bikeable and transit-oriented communities in accordance with city pedestrian and cycling strategies".
- General policies for Established Neighbourhoods that relate to the subject proposal are as follows:

  8.4 For properties with public lane access, vehicular access should be taken from the public lane in order to reduce potential conflict between pedestrians using sidewalks and motor vehicles crossing the public right-of-way to access private property.

  8.5 All developments should provide a private pedestrian pathway that connects to a public sidewalk or multi-use pathway where present.

The subject proposal aligns with the above applicable policies for Mature Communities for the following reasons:

- The development will help achieve residential intensification targets, including that a minimum of 50% of all new dwelling units be accommodated in the intensification target area of the City;
- The development will positively contribute to the surrounding neighbourhood by providing additional housing options;
- The proposed development will better utilize existing infrastructure including the street network, water and wastewater service capacity and city services such as library, recreation and education;
- The proposed density is compatible with the surrounding context, and meets several intensification factors outlined in *CCDS 2.0*, including being on a corner lot, abutting an arterial street, and located on a Primary Transit Network bus route.
- The building is oriented to the street, has a height and scale similar to surrounding buildings, uses a variety of building materials, adds to the architectural interest of the area, includes features such as balconies, and takes vehicular access from the rear laneway.

VARIANCES

Front Yard

The applicant has proposed a front yard setback of 32.5 feet instead of the required 44 feet.

Per the Zoning By-Law, Oxford Street features a Special Yard requirement of 44 feet. Because this property is located on a corner and abuts an arterial street (Academy), the Urban Planning and Design Division was comfortable varying the front yard requirement by 5 feet, for a front yard of 39 feet. The applicant has provided this, however; because the building features large balconies that are 6.5 feet in depth (exceeding the maximum depth of 4 feet allowed under RMF-S zoning), the front yard is calculated to be 32.5 feet instead of 39 feet.
Given the fact that the building wall respects the suggested 39 feet, and in an interest of maintaining the large balcony depths which provide an added amenity to future building residents, the Division believes the request is reasonable. Additionally, the front yard is pedestrian-oriented with a 5-foot wide walkway and landscaping features, and meets *CCDS 2.0* policies, including Policy 2.3. For these reasons, the Urban Planning and Design Division supports this variance.

Density

A variance has been requested for a lot area per dwelling unit of 1200 square feet instead of 1,250 square feet.

The addition of 6 units is an appropriate density for the corner of Oxford Street and Academy Road. Although the immediate surrounding area is predominantly single-family, the homes in this area are quite large (R1-L zoning), thus the building mass for the 6-unit dwelling is not out of place. The property also abuts an arterial street (Academy), is located in close proximity to commercial amenities on Academy Road, and is located a mere 25 metres from a Primary Transit Network bus stop (D16 route). Finally, it is worth noting that the proposal is only slightly denser than what is already permitted “by right” under Schedule AC, which was passed in 2025.

Based on the above, the proposed density is consistent with *CCDS 2.0* and fits within the context of the area. Therefore, the Urban Planning and Design Division supports this variance.

Parking Buffering Requirements

A variance has been requested for a parking area located less than 20 feet from a side or rear lot line adjacent to a residential district.

This variance is triggered by the presence of six parking stalls located directly off of the rear lane. Given the presence of the rear lane between these parking stalls and the residential properties to the east, a buffered parking area would create no greater privacy to the residential lots than what already exists with the rear lane adjacent to the rear lot lines. For this reason, the Urban Planning and Design Division supports this variance.

Parking Stall Length

The applicant has proposed parking stall lengths of 21 feet instead of 23 feet for stalls accessed directly from a public lane.

This is a relatively minor variance, and given the site’s substantial Special Yard restrictions, the variance provides flexibility and relieves the injurious effect of the zoning by-law on the applicant's property. For this reason, the Urban Planning and Design Division supports this variance.

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 a development that increases neighbourhood population and to contributes to the physical renewal and revitalization of an older neighbourhood.*

(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 elements of the proposed development align with the surrounding context and help reduce any potential adverse effects on the neighbouring properties and surrounding area.*

(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 would allow the applicant to introduce additional density on the site in a manner that is consistent with the policies guiding development under the "Established Neighbourhoods - Mature Communities" policy area within the Complete Communities Direction Strategy 2.0.*

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

In that, *the proposed development is compatible with existing large single-family homes on Oxford Street and in the Wellington Crescent neighbourhood.*

CONSULTATION

In preparing this report there was internal consultation with: Parks

OURWINNIPEG 2045 POLICY ALIGNMENT

- 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.
- City Building Objective 2: Integrate resilient land use, transportation and infrastructure planning, and investments.
- City Building Objective 3: Facilitate development opportunities that complete established communities, and plan new communities as complete and connected from the outset.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

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

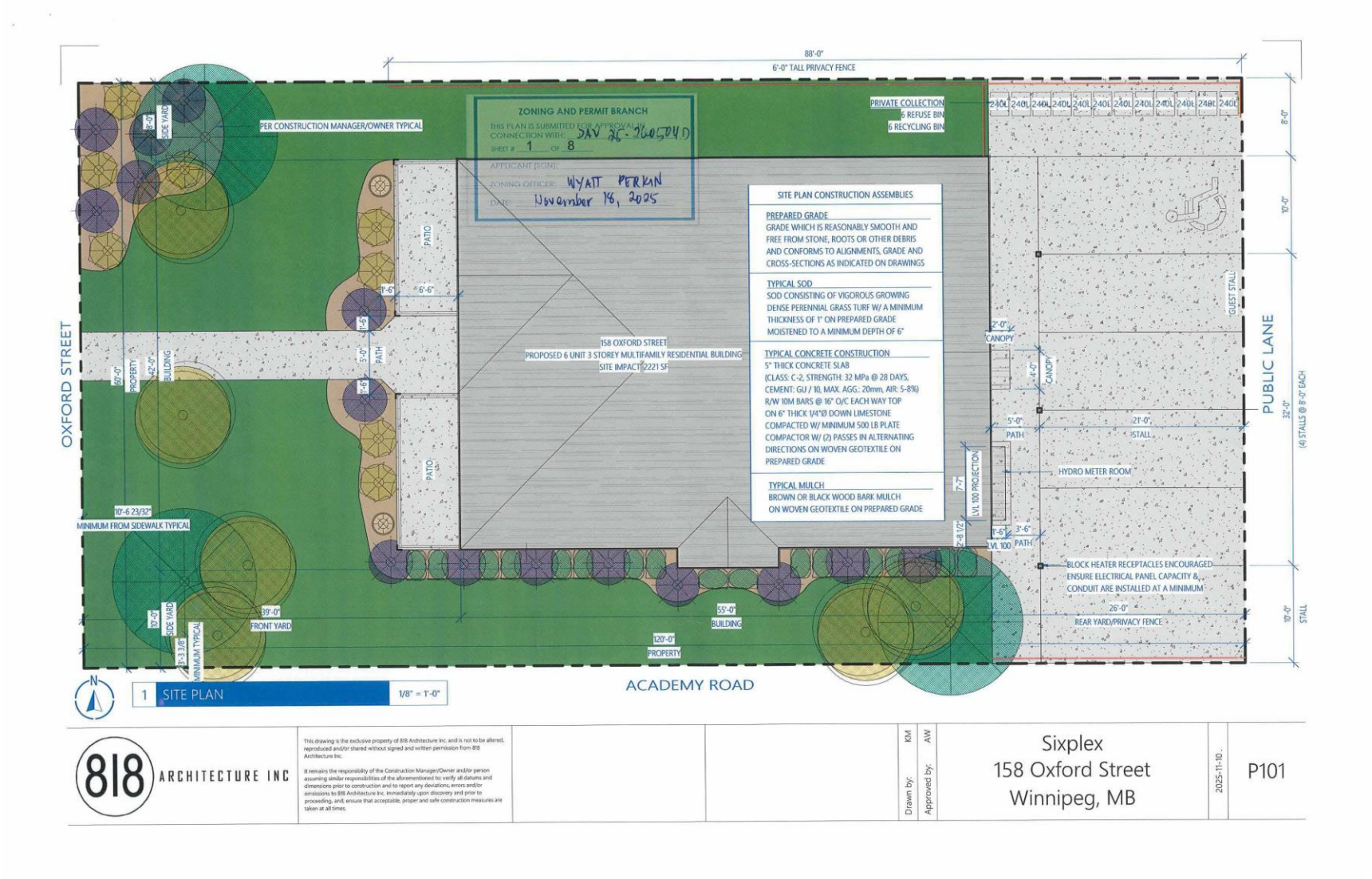
WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

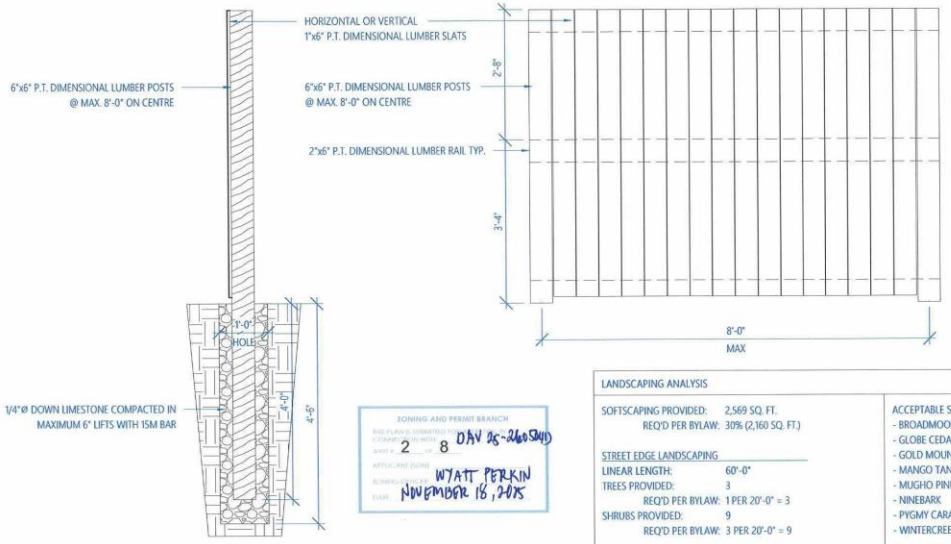
Consideration was given to whether this report connects to any of the specific Goals and Objectives in the *PRS* and it was determined the *PRS* is not applicable to this specific report.

SUBMITTED BY

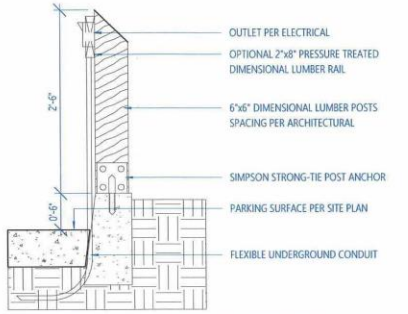
Department:	Planning, Property and Development
Division:	Urban Planning and Design
Prepared by:	Isaiah Stonehouse, MCP
Date:	Wednesday, January 21, 2026
File No.	DAV 25-260504\D

Exhibit “8” referred to in File DAV 260504/2025D





1 FENCE DETAIL 1/2" = 1'-0"



2 PARKING FENCE DETAIL 3/4" = 1'-0"

ZONING AND PERMIT BRANCH
2 8 DAV 25-260540
WYATT PERKIN
NOVEMBER 18, 2025

ZONING / INFILL GUIDELINE ANALYSIS

CURRENT ZONING	PROPOSED ZONING		
R1-L	RMF-S		
CATEGORY	MINIMUM	MAXIMUM	PROVIDED
LOT AREA	5,000 SQ. FT.		7,200 SQ. FT.
LOT AREA PER UNIT	800 SQ. FT. PER UNIT		1,200 SQ. FT. PER UNIT
LOT WIDTH	25'-0"		60'-0"
FRONT YARD	45'-0" PER COW ALIGNMENT		39'-0"
REAR YARD	25'-0"		26'-0"
SIDE YARD	4'-0"		8'-0"
SIDE YARD (STREET)	10'-0"		10'-0"
BUILDING HEIGHT		35'-0"	33'-8 11/16"
LOT COVERAGE		N/A	2,221 SQ. FT. = 31%
MAIN ENTRANCE HEIGHT		4'-0"	0'-0"

LANDSCAPING ANALYSIS

SOFTSCAPING PROVIDED: 2,569 SQ. FT.
REQ'D PER BYLAW: 30% (2,160 SQ. FT.)

STREET EDGE LANDSCAPING

LINEAR LENGTH: 60'-0"
TREES PROVIDED: 3
REQ'D PER BYLAW: 1 PER 20'-0" = 3
SHRUBS PROVIDED: 9
REQ'D PER BYLAW: 3 PER 20'-0" = 9

LINEAR LENGTH: 120'-0"
TREES PROVIDED: 6
REQ'D PER BYLAW: 1 PER 20'-0" = 6
SHRUBS PROVIDED: 18
REQ'D PER BYLAW: 3 PER 20'-0" = 18

ACCEPTABLE SHRUB SPECIES INCLUDE:
- BROADMOOR JUNIPER
- GLOBE CEDAR
- GOLD MOUND SPIREA
- MANGO TANGO POTENTILLA
- MUGHO PINE
- NINEBARK
- PYGMY CARAGANA
- WINTERCREEPER DWARF

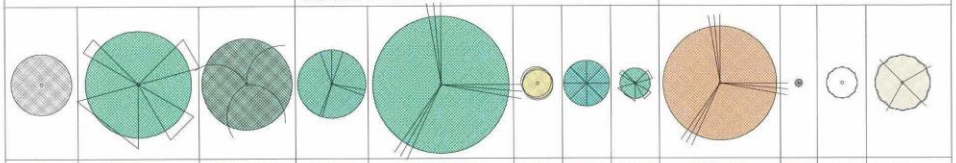
BUILDING FOUNDATION LANDSCAPING

LINEAR WIDTH: 42'-0"
SHRUBS PROVIDED: 8
REQ'D PER BYLAW: 1 PER 10'-0" = 4
LINEAR WIDTH: 55'-0"
SHRUBS PROVIDED: 6
REQ'D PER BYLAW: 1 PER 10'-0" = 5

ACCEPTABLE TREE SPECIES INCLUDE:

- AMERICAN ELM	L
- AMERICAN LINDEN	L
- BUR OAK	L
- MANITOBA MAPLE	L
- PRAIRIE SKY POPLAR	L
- BLACK HILLS SPRUCE	M
- COLORADO SPRUCE	M
- DISCOVERY ELM	M
- AMUR MAPLE	S
- JUNIPER	S
- SHOWY MOUNTAIN ASH	S
- TREE LILAC	S

PLANT SPECIFICATIONS
- MUST BE NO. 1 GRADE NURSERY STOCK
- INSTALLED IN CONFORMANCE WITH THE LATEST "CANADIAN STANDARDS FOR NURSERY STOCK"
- SPECIES MUST BE SALT TOLERANT
- 2 1/2" MINIMUM DECIDUOUS TREE CALIPER LOCATED WITHIN 5'-0" OF PATH OF TRAVEL
- 1 3/4" MINIMUM DECIDUOUS TREE CALIPER ELSE
- 6'-0" MINIMUM CONIFER TREE HEIGHT
- TREES TO BE PLANTED MINIMUM 6.56' FROM SIDEWALK & 3.28' FROM PROPERTY LINE
- LOCATE TREES TO ALLOW FOR FULL CANOPY & ROOT DEVELOPMENT



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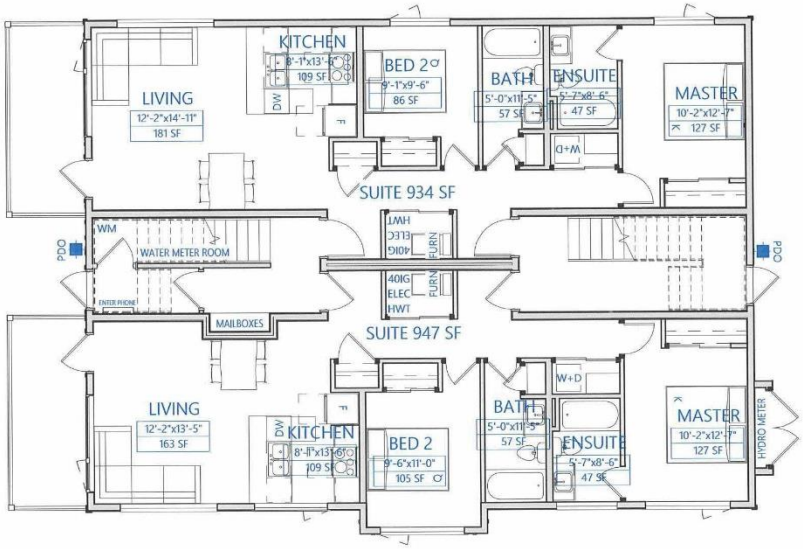
Drawn by: KM
Approved by: AW

Sixplex
158 Oxford Street
Winnipeg, MB

2025-11-10

P102

ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN CONNECTION WITH: DAN 25-260534D
SHEET # 3 OF 8
APPLICANT (SIGN):
ZONING OFFICER: WYATT PERKIN
DATE: NOVEMBER 26, 2025



1 LEVEL 100 PLAN 1/8" = 1'-0"

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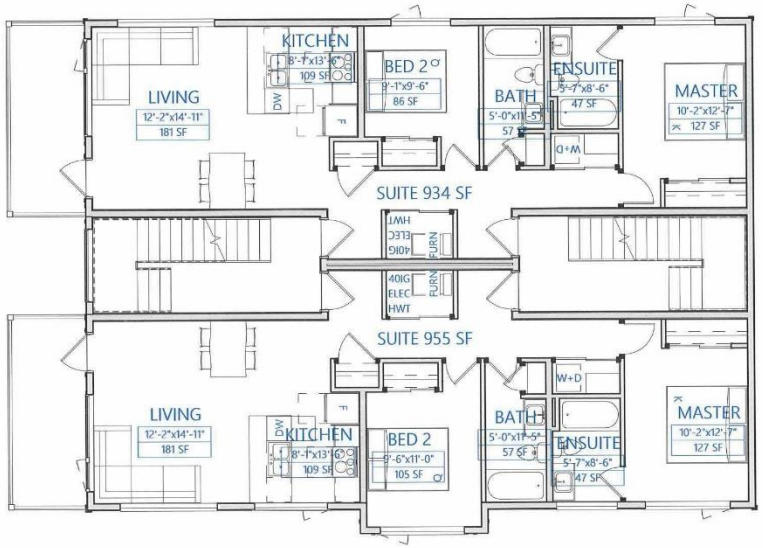
Drawn by: KM
Approved by: AW

Sixplex
158 Oxford Street
Winnipeg, MB

2025-11-10

P201

ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN CONNECTION WITH: DAV 25-260579D
SHEET # 4 OF 8
APPLICANT (SIGN):
ZONING OFFICER: WYATT PERKIN
DATE: NOVEMBER 18, 2025



1 LEVEL 200 PLAN 1/8" = 1'-0"

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Drawn by: KM
Approved by: AW

Sixplex
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Winnipeg, MB

2025-11-10

P202

ZONING AND PERMIT BRANCH

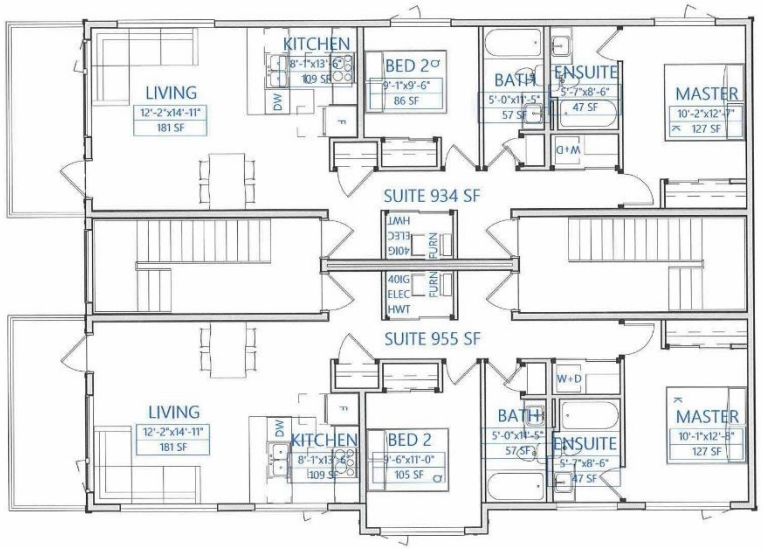
THIS PLAN IS SUBMITTED FOR APPROVAL IN CONNECTION WITH: DAV 25-260504D

SHEET # 5 OF 8

APPLICANT (SGN):

ZONING OFFICER: WYATT PERKIN

DATE: NOVEMBER 18, 2025



1 LEVEL 300 PLAN (ALT BATH) 1/8" = 1'-0"

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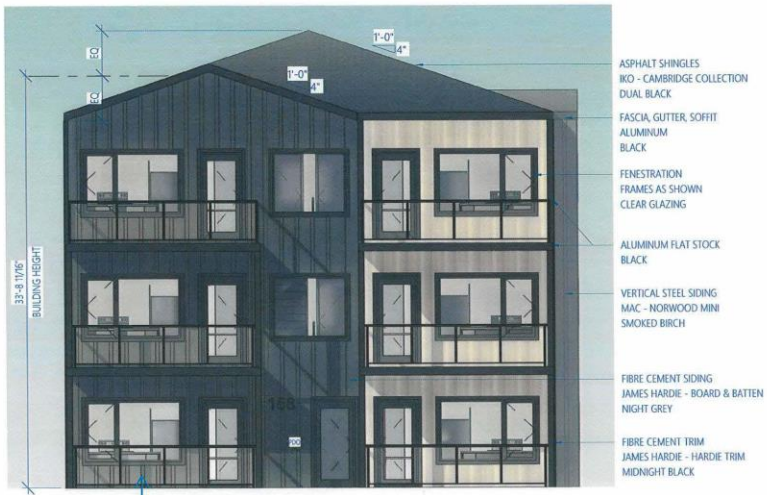
P203



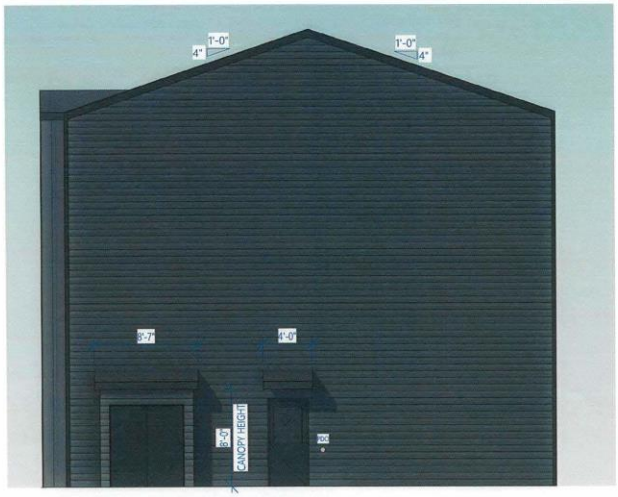
1 WEST 1/8" = 1'-0"

2'-1 3/4" from grade to window sill

FACADE CALCULATION

TOTAL AREA	1,364 SQ. FT.	
ITEM	REQUIRED	PROVIDED
FENESTRATION	25%	447 SQ. FT. (33%)
MAC SIDING	25%	389 SQ. FT. (29%)
B&B SIDING	25%	441 SQ. FT. (32%)

ZONING AND PERMIT BRANCH
DAU 25-260504D
6 8
NYATT PERKIN
NOVEMBER 14, 2025



2 EAST 1/8" = 1'-0"

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Drawn by: KM
Approved by: AW

Sixplex
158 Oxford Street
Winnipeg, MB

2025-11-10

P401

ZONING AND PERMIT BRANCH

THIS PLAN IS SUBMITTED FOR APPROVAL IN CONNECTION WITH: DAV 25-260504.0

SHEET # 7 OF 8

APPLICANT (SIGN):

ZONING OFFICER: WYATT PERKIN

DATE: NOVEMBER 16, 2025



1 SOUTH 1/8" = 1'-0"

FACADE CALCULATION

TOTAL AREA	1,663 SQ. FT.	
ITEM	REQUIRED	PROVIDED
FENESTRATION	20%	345 SQ. FT. (20%)
MAC SIDING	25%	544 SQ. FT. (32%)
LAP/B&B SIDING	25%	816 SQ. FT. (48%)

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Drawn by: KM

Approved by: AW

Sixplex
158 Oxford Street
Winnipeg, MB

2025-11-10

P402

ZONING AND PERMIT BRANCH

THIS PLAN IS SUBMITTED IN CONNECTION WITH: DAW 25-260510

SHEET # 8 OF 8

APPLICANT (SIGN):

ZONING OFFICER: WYATT PERKIN

DATE: NOVEMBER 18, 2025



1 NORTH 1/8" = 1'-0"

SPATIAL SEPARATION CALCULATIONS - NORTH FACE

LIMITING DISTANCE	= 8'-0" (2.44M)
EXPOSING BUILDING FACE	= 558.5 SQ. FT. (51.8 SQ. M.)
ALLOWED UNPROTECTED OPENINGS:	= 14% @ 2.5M = 78.19 SQ. FT.
ACTUAL UNPROTECTED OPENINGS:	60"x48" (2) = 40 SQ. FT 96"x42" (1) = 28 SQ. FT. = 68 SQ. FT. TOTAL

MECHANICAL OPENINGS TO BE LESS THAN 10.19 SQ. FT.

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Drawn by: KM

Approved by: AW

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158 Oxford Street
Winnipeg, MB

2025-11-10

P403