Minutes – City Centre Community Committee – February 23, 2026

PUBLIC HEARINGS

Item No. 5 Rezoning – 160 Ash Street
(River Heights - Fort Garry Ward)
File DAZ 228/2025 [c/r DAV 253320/2025D]

COMMUNITY COMMITTEE RECOMMENDATION:

The City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service, as amended, and recommended to the Standing Policy Committee on Property and Development:

1. That the Winnipeg Zoning By-law No. 200/2006 be amended under Development Application No. DAZ 228/2025 by rezoning the subject land to a "RMF-S PDO-1 Academy Road Mature Communities PDO-1" Residential Multi-Family (Small) District in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated February 23, 2026, and attached as Schedule "B" to this report, subject to the following conditions:

    A. That the owner of the subject land (the "Owner") enter into a Zoning Agreement with the City pursuant to subsection 240(1) of The City of Winnipeg Charter in accordance with the following:

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

            a. buildings
            b. accessory parking areas
            c. private approaches
            d. garbage enclosures
            e. fencing
            f. landscaping; and
            g. free-standing signage

        on the Owner's Land ("Works") to the City for approval by the Director of Planning, Property and Development ("Director"), and the City Centre Community Committee, prior to the issuance of any building or development permit, and thereafter must construct the Works in substantial conformance with the approved plans and maintain the Works to the satisfaction of the Director.

COMMUNITY COMMITTEE RECOMMENDATION (continued):

B. That the City enter into, execute and deliver with the Owner a Zoning Agreement in accordance with Recommendation 1.A., and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").

C. That authority be delegated to the Director of Planning, Property and Development to negotiate and approve the terms and conditions of the Zoning Agreement and any Ancillary Agreements in accordance with this report and such other terms and conditions determined necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.

2. That in lieu of the dedication of land, the developer shall provide a cash payment representing ten percent (10%) of the planned area value of the Development Application (the “Dedication Fee”), as determined by the City’s Director of Planning, Property and Development.

3. That the Developer shall meet all terms and conditions as outlined in Appendix “B”, the report of the Administrative Coordinating Group, dated February 9, 2026, to the satisfaction of the Director of Planning, Property and Development.

4. That upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor prepare a by-law in accordance with Recommendation 1 (the “By-law”) and bring same directly to Council by way of communication for first reading.

5. That upon instruction from the Director of Planning, Property and Development that the developer has paid all fees, charges or amounts due in respect of DAZ 228/2025 (collectively the “Fees”), and subject to s. 236.1 of The City of Winnipeg Charter, the Director of Legal Services/City Solicitor be directed to return the By-law directly to Council by way of communication for second and third reading.

6. That Development Application No. DAZ 228/2025 will be deemed to be concluded and all approvals in connection with same will expire if the developer has not paid the Fees within 2 years following the date on which Council gives first reading to the By-law, unless the developer applies for an extension of time before the expiration of that 2 year period and Council approves the extension.

7. That the By-law will come into force when the Zoning Agreement is fully executed and registered in the Winnipeg Land Titles Office by way of caveat against the lands described therein.

COMMUNITY COMMITTEE RECOMMENDATION (continued):

8. That the By-law will be repealed without coming into force 1 year following the date it is enacted if the Zoning Agreement is not registered in accordance with recommendation 7, unless the developer applies for an extension of time before the expiration of that 1 year period and Council approves the extension.

9. 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 No. DAZ 228/2025.

10. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

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 the recommendation of the Winnipeg Public Service be concurred in, with the following amendment:

- In Recommendation 1.A., add the words ", and the City Centre Community Committee," after the words "Director of Planning, Property and Development ("Director")"

and forwarded to the Standing Policy Committee on Property and Development.

Supporting Reasons:

1. They really did do, I know it's a little strange, the style, but it's not that strange of a style where the area is located in the PDO area. There are some larger blocks in that area. This is where the community neighbourhood hub that we want in the area, but also taking the context of that. There is a need for densification, I definitely don't dispute that.

2. The applicant has really gone out of their way, met with me a few times on many issues I have raised, and they addressed, such as having the drive through lane off Ash and going right through. That would have caused some very strong problems because they don't have a sidewalk on Ash. Also another problem, the façade facing Ash, before as mentioned by the applicant, was a bare wall, it didn't keep in character with the front-line street, so they've addressed that.

3. The idea that there are 2 parking spots for each unit, is very helpful. I think there are some parking problems and to have people park on Academy, that's going to get more and more difficult as time goes on.

DECISION MAKING HISTORY (continued):

4. The fact that they have a large buffer between the neighbour's property including a row of trees that would go down between the neighbours property and the development, and the support of the neighbour, that's very supportive.

5. I do agree that there is a need for units such as this in the neighbourhood for people to retire to from the neighbourhood, so I agree with that as well.

6. The design is in keeping with the character. There was consultation, as much as they could. I know one appellant said that the consultation wasn't up to their standard, but again, it did adhere to our policies. They have met with me, they have met with the neighbourhood, and I have heard people call me and tell me that they have met with them, either in support or not, but again they did reach out, they tried hard on that, so I appreciate the effort they put into that.

7. The height, again, if we went with just allowing as of right, I think whatever would go there as of right would not be as good as this, so I'm willing to accept the extra unit because the 4 story, 4-plex would be higher, it would be pressing harder against the neighbourhood side and parking would probable be right off the lane, something I think the developer has addressed. So for those reasons I'm willing to support this application.

Carried

Moved by Councillor Orlikow,

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

Carried

PUBLIC HEARING SUMMARY

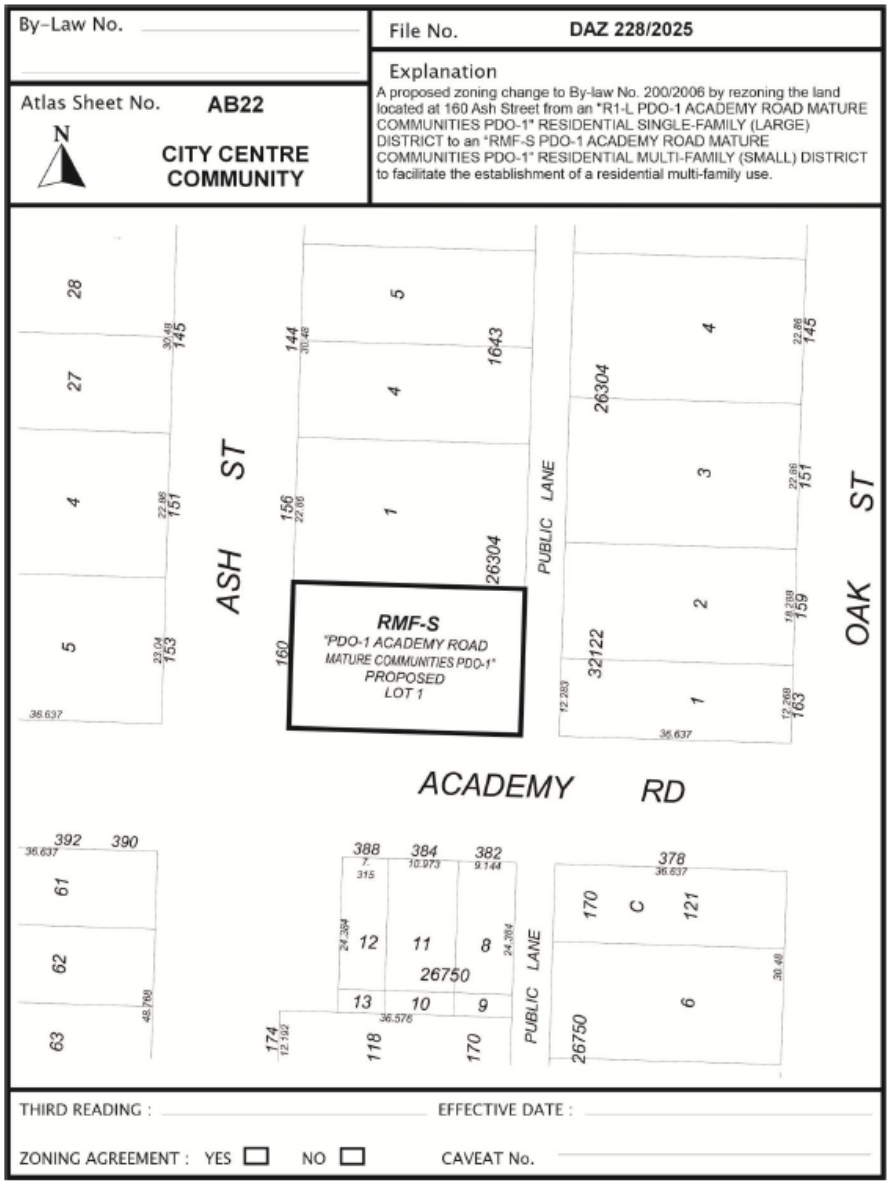
File: DAZ 228/2025

Before: City Centre Community Committee
Councillor Gilroy, Chairperson
Councillor Orlikow
Councillor Rollins

Public Hearing: February 23, 2026
Council Building, 510 Main Street

Applicant: Lola Construction Management (Jeff Del Buono)

Subject:



Premises Affected: 160 Ash Street

For submission to: The Standing Policy Committee on Property and Development

Prepared by: K Dolski, Senior Committee Clerk
City Centre Community Committee

Report date: February 25, 2026

Community Committee Recommendation:

On February 23, 2026, the City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service, as amended, and recommended to the Standing Policy Committee on Property and Development:

1. That the Winnipeg Zoning By-law No. 200/2006 be amended under Development Application No. DAZ 228/2025 by rezoning the subject land to a "RMF-S PDO-1 Academy Road Mature Communities PDO-1" Residential Multi-Family (Small) District in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated February 23, 2026, and attached as Schedule "B" to this report, subject to the following conditions:

    A. That the owner of the subject land (the "Owner") enter into a Zoning Agreement with the City pursuant to subsection 240(1) of The City of Winnipeg Charter in accordance with the following:

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

            a. buildings
            b. accessory parking areas
            c. private approaches
            d. garbage enclosures
            e. fencing
            f. landscaping; and
            g. free-standing signage

        on the Owner's Land ("Works") to the City for approval by the Director of Planning, Property and Development ("Director")***, and the City Centre Community Committee,*** prior to the issuance of any building or development permit, and thereafter must construct the Works in substantial conformance with the approved plans and maintain the Works to the satisfaction of the Director.

    B. That the City enter into, execute and deliver with the Owner a Zoning Agreement in accordance with Recommendation 1.A., and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").

C. That authority be delegated to the Director of Planning, Property and Development to negotiate and approve the terms and conditions of the Zoning Agreement and any Ancillary Agreements in accordance with this report and such other terms and conditions determined necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.

2. That in lieu of the dedication of land, the developer shall provide a cash payment representing ten percent (10%) of the planned area value of the Development Application (the "Dedication Fee"), as determined by the City's Director of Planning, Property and Development.

3. That the Developer shall meet all terms and conditions as outlined in Appendix "B", the report of the Administrative Coordinating Group, dated February 9, 2026, to the satisfaction of the Director of Planning, Property and Development.

4. That upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor prepare a by-law in accordance with Recommendation 1 (the "By-law") and bring same directly to Council by way of communication for first reading.

5. That upon instruction from the Director of Planning, Property and Development that the developer has paid all fees, charges or amounts due in respect of DAZ 228/2025 (collectively the "Fees"), and subject to s. 236.1 of The City of Winnipeg Charter, the Director of Legal Services/City Solicitor be directed to return the By-law directly to Council by way of communication for second and third reading.

6. That Development Application No. DAZ 228/2025 will be deemed to be concluded and all approvals in connection with same will expire if the developer has not paid the Fees within 2 years following the date on which Council gives first reading to the By-law, unless the developer applies for an extension of time before the expiration of that 2 year period and Council approves the extension.

7. That the By-law will come into force when the Zoning Agreement is fully executed and registered in the Winnipeg Land Titles Office by way of caveat against the lands described therein.

8. That the By-law will be repealed without coming into force 1 year following the date it is enacted if the Zoning Agreement is not registered in accordance with recommendation 7, unless the developer applies for an extension of time before the expiration of that 1 year period and Council approves the extension.

9. 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 No. DAZ 228/2025.

10. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

Note: The wording in bold and italics denotes amendments made by the Community Committee.

The City Centre Community Committee provided the following supporting reasons for its recommendation:

1. They really did do, I know it's a little strange, the style, but it's not that strange of a style where the area is located in the PDO area. There are some larger blocks in that area. This is where the community neighbourhood hub that we want in the area, but also taking the context of that. There is a need for densification, I definitely don't dispute that.

2. The applicant has really gone out of their way, met with me a few times on many issues I have raised, and they addressed, such as having the drive through lane off Ash and going right through. That would have caused some very strong problems because they don't have a sidewalk on Ash. Also another problem, the façade facing Ash, before as mentioned by the applicant, was a bare wall, it didn't keep in character with the front-line street, so they've addressed that.

3. The idea that there are 2 parking spots for each unit, is very helpful. I think there are some parking problems and to have people park on Academy, that's going to get more and more difficult as time goes on.

4. The fact that they have a large buffer between the neighbour's property including a row of trees that would go down between the neighbours property and the development, and the support of the neighbour, that's very supportive.

5. I do agree that there is a need for units such as this in the neighbourhood for people to retire to from the neighbourhood, so I agree with that as well.

6. The design is in keeping with the character. There was consultation, as much as they could. I know one appellant said that the consultation wasn't up to their standard, but again, it did adhere to our policies. They have met with me, they have met with the neighbourhood, and I have heard people call me and tell me that they have met with them, either in support or not, but again they did reach out, they tried hard on that, so I appreciate the effort they put into that.

7. The height, again, if we went with just allowing as of right, I think whatever would go there as of right would not be as good as this, so I'm willing to accept the extra unit because the 4 story, 4-plex would be higher, it would be pressing harder against the neighbourhood side and parking would probable be right off the lane, something I think the developer has addressed. So for those reasons I'm willing to support this application.

Objections under the Charter:

Total number of **v**alid objections as per section 125(2) – 29

In accordance with section 236.1(1), the threshold for sufficient objection has not been met.

Exhibits Filed:

1. Application dated November 10, 2025
2. Notification of Public Hearing dated January 7, 2026
3. Manitoba Status of Title 3331848
4. Letter of authorization dated October 10, 2025 from 10215633 Manitoba Ltd. to Lola Construction Management (Jeff Del Buono)
5. Surveyor's Building Location Certificate and sketch dated September 16, 2019
6. Arborist Report dated March 7, 2025
7. Plans (8 pages)
8. Report from the Urban Planning Division dated February 11, 2026
9. Inspection Report
10. Communication dated February 16, 2026, from Jordana Buckwold in opposition to the application
11. Communication dated February 16, 2026, from Julie-Anne and James McCallum in opposition to the application
12. Communication dated February 16, 2026, from Victoria and Gerhard Albl in opposition to the application
13. Communication dated February 16, 2026, from Brock Campbell in opposition to the application
14. Communication dated February 17, 2026, from Marie Harnois & John Webster in opposition to the application
15. Communication dated February 18, 2026, from Kyle and Brittany Burkett in opposition to the application
16. Communication dated February 17, 2026, from James, Marilyn and Celeste Ferguson in opposition to the application
17. Communication dated February 18, 2026, from Curtis Boughton in opposition to the application
18. Communication dated February 18, 2026, from Gerard and Sarah Coneys in opposition to the application
19. Communication dated February 19, 2026, from Brigitte Magwet and John Zuk in opposition to the application
20. Communication dated February 19, 2026, from Doug Nanton in opposition to the application
21. Communication dated February 19, 2026, from Connor and Megan Williamson in opposition to the application
22. Communication dated February 19, 2026, from Sheara Waxman in opposition to the application
23. Communication dated February 20, 2026, from Stephan Stephanson in support of the application

24. Communication dated February 20, 2026, from Jeffrey Del Buono in support of the application
25. Communication dated February 20, 2026, from Scott Stephanson in support of the application
26. Communication dated February 23, 2026, from Ian Dyck in opposition to the application
27. Communication dated February 20, 2026, from Brock Loewen and Robin Jacuzzi in opposition to the application
28. Communication dated February 20, 2026, from Shaun and Dana Mayberry in opposition to the application
29. Communication dated February 17, 2026, from Clancy and Andrea Weber Ethans in opposition to the application
30. Communication dated February 21, 2026 from JP Chahal in support of the application
31. Communication dated February 21, 2026 from Jared Neufeld in support of the application
32. Communication dated February 23, 2026 from Jehad Harb in support of the application
33. Communication dated February 23, 2026 from Ryan Navelgas in support of the application
34. Communication dated February 23, 2026 from Danielle Bulloch in support of the application
35. Recording of Representations

REPRESENTATIONS:

In Support:

Jeffrey Del Buono	Stephan Stephanson	Jehad Harb
Derek Rolstone	JP Chahal	Ryan Navelgas
Scott Stephanson	Jared Neufeld	Danielle Bullich

In Opposition:

Kyle Burkett	Marie Harnois	Andrea Weber Ethans
Brittany Burkett	John Webster	Doug Nanton
Michelle Richard	James Ferguson	Conor Williamson
Ian Dyck	Marilyn Ferguson	Megan Williamson
William Eamer	Celeste Ferguson	Sheara Waxman
Jordana Buckwold	Curtis Boughton	Brock Loewen
Julie-Anne McCallum	Gerard Coneys	Robin Jacuzzi
James McCallum	Sarah Coneys	Shaun Mayberry
Victoria Albl	Brigitte Magwet	Dana Mayberry
Gerhard Albl	John Zuk	
Brock Campbell	Clancy Ethans	

For Information:

Nil

For the City:

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

Exhibit “7” referred to in File DAZ 228/2025

ADMINISTRATIVE REPORT

Title: DAZ 228/2025 at 160 Ash Street

Issue: For consideration at the Public Hearing of a Rezoning application to rezone the subject property to the “RMF-S” Residential Multi-Family (Small) district for the purpose of constructing a five-unit townhouse-style residential building on the lot.

Critical Path: City Centre Community Committee > Standing Policy Committee on Property and Development > Executive Policy Committee > Council

AUTHORIZATION

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

RECOMMENDATIONS

1. That the Winnipeg Zoning By-law No. 200/2006 be amended under Development Application No. DAZ 228/2025 by rezoning the subject land to a “RMF-S PDO-1 Academy Road Mature Communities PDO-1” Residential Multi-Family (Small) District in accordance with the proposed by-law attached as Appendix “A” to this report and as shown on the map dated February 23, 2026, and attached as Schedule “B” to this report, subject to the following conditions:

    A. That the owner of the subject land (the “Owner”) enter into a Zoning Agreement with the City pursuant to subsection 240(1) of The City of Winnipeg Charter in accordance with the following:

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

            (a) buildings;

            (b) accessory parking areas;

            (c) private approaches;

            (d) garbage enclosures;

            (e) fencing;

(f) landscaping; and

(g) free-standing signage

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

B. That the City enter into, execute and deliver with the Owner a Zoning Agreement in accordance with recommendation 1.A., and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").

C. That authority be delegated to the Director of Planning, Property and Development to negotiate and approve the terms and conditions of the Zoning Agreement and any Ancillary Agreements in accordance with this report and such other terms and conditions determined necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.

2. That, in lieu of the dedication of land, the developer shall provide a cash payment representing ten percent (10%) of the planned area value of the Development Application (the "Dedication Fee"), as determined by the City's Director of Planning, Property and Development.

3. That the Developer shall meet all terms and conditions as outlined in Appendix "B", the report of the Administrative Coordinating Group, dated February 9, 2026, to the satisfaction of the Director of Planning, Property and Development.

4. That, upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor prepare a by-law in accordance with recommendation 1 (the "By-law") and bring same directly to Council by way of communication for first reading.

5. That upon instruction from the Director of Planning, Property and Development that the developer has paid all fees, charges or amounts due in respect of DAZ 228/2025 (collectively the "Fees"), and subject to s. 236.1 of The City of Winnipeg Charter, the Director of Legal Services/City Solicitor be directed to return the By-law directly to Council by way of communication for second and third reading.

6. That Development Application No. DAZ 228/2025 will be deemed to be concluded and all approvals in connection with same will expire if the developer has not paid the Fees within 2 years following the date on which Council gives first reading to the By-law, unless the developer applies for an extension of time before the expiration of that 2 year period and Council approves the extension.

7. That the By-law will come into force when the Zoning Agreement is fully executed and registered in the Winnipeg Land Titles Office by way of caveat against the lands described therein.

8. That the By-law will be repealed without coming into force 1 year following the date it is enacted if the Zoning Agreement is not registered in accordance with recommendation 7,

unless the developer applies for an extension of time before the expiration of that 1 year period and Council approves the extension.

9. 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 No. DAZ 228/2025.
10. That the proper officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

REASON FOR THE REPORT

- The applicant wishes to Rezone the subject property to the "RMF-S" Residential Multi-Family (Small) district for the purpose of constructing a five-unit townhouse-style building.
- Rezoning applications require a Public Hearing per the *Development Procedures By-law* and *The City of Winnipeg Charter.*
- This report is being submitted for the Committee's consideration of the development application at the Public Hearing.

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Urban Planning Division are concurred in, the land will be **Rezoned.**

CONSULTATION

In preparing this report there was consultation with:

- Land Development Branch

SUBMITTED BY

Department	Planning, Property and Development
Division	Urban Planning and Design
Prepared By:	Dylan Chyz-Lund, MCP
Date:	February 11, 2026
File No.	DASZ 228/2025

List of Schedules and Appendices

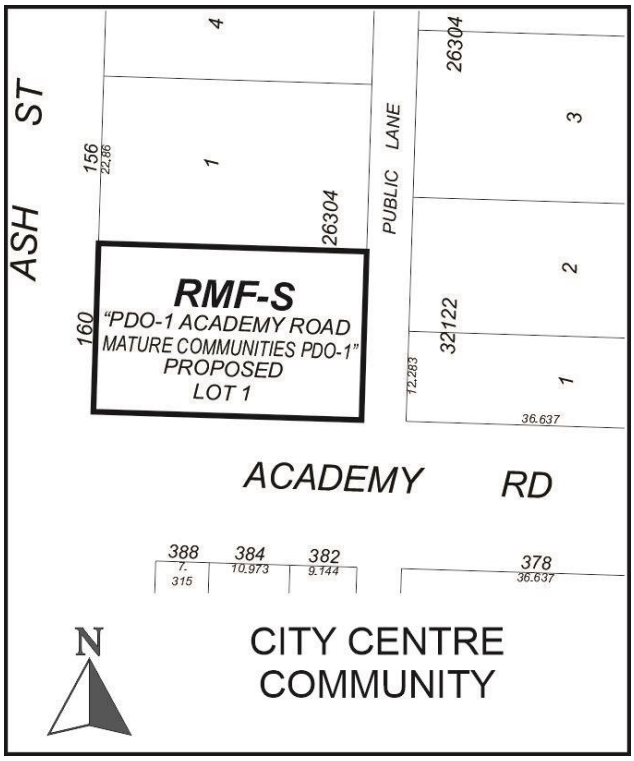
- Schedule A – Planning Discussion
- Schedule "B" of File No. DAZ 228/2025, City Centre Community Committee, dated February 23, 2026
- Appendix A: Draft by-law
- Appendix B: Report of the Administrative Coordinating Group, dated February 9, 2026
- Appendix C: Arborist Report

SCHEDULE 'A'- PLANNING DISCUSSION

DATE:	February 11, 2026
FILE:	**DAZ 228/2025**
RELATED FILES:	DAV 25-253320\D
COMMUNITY:	City Centre
NEIGHBOURHOOD #:	1.631 - (WELLINGTON CRESCENT)

SUBJECT: To rezone the property to the "RMF-S" Residential Multi-Family (Small) district for the purpose of constructing a five-unit townhouse-style residential building on the lot.

LOCATION: **160 Ash Street**



LEGAL DESCRIPTION: LOT 2 PLAN 26304 48/50 ST B

APPLICANT:	Jeff Del Buono (Lola Construction Management) 891 Wall St Winnipeg, MB R3G 2T9
OWNER:	10215653 MANITOBA LTD. 615 Waterloo St Winnipeg, MB R3N 0T2

RECOMMENDATION: **Approval with conditions**

SITE DESCRIPTION

- The subject property is located on the north side of Academy Road, in the Wellington Crescent neighbourhood of the River Heights Fort Garry 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 "R1-L" Residential – Single-Family – Large district, and is approximately 9,074 square feet in area.
- The subject property is accessed by a paved rear lane.

SURROUNDING LAND USE AND ZONING (See Figure 2)



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

North: A single-family dwelling zoned “R1-L” Residential Single-Family – Large district.

South: Academy Road, then commercial uses zoned “C1” Commercial – Neighbourhood district.

East: A rear lane, then single-family dwellings zoned “R1-L” Residential Single-Family – Large district.

West: Ash Street, then single-family dwellings zoned “R1-L” Residential Single-Family – Large district.

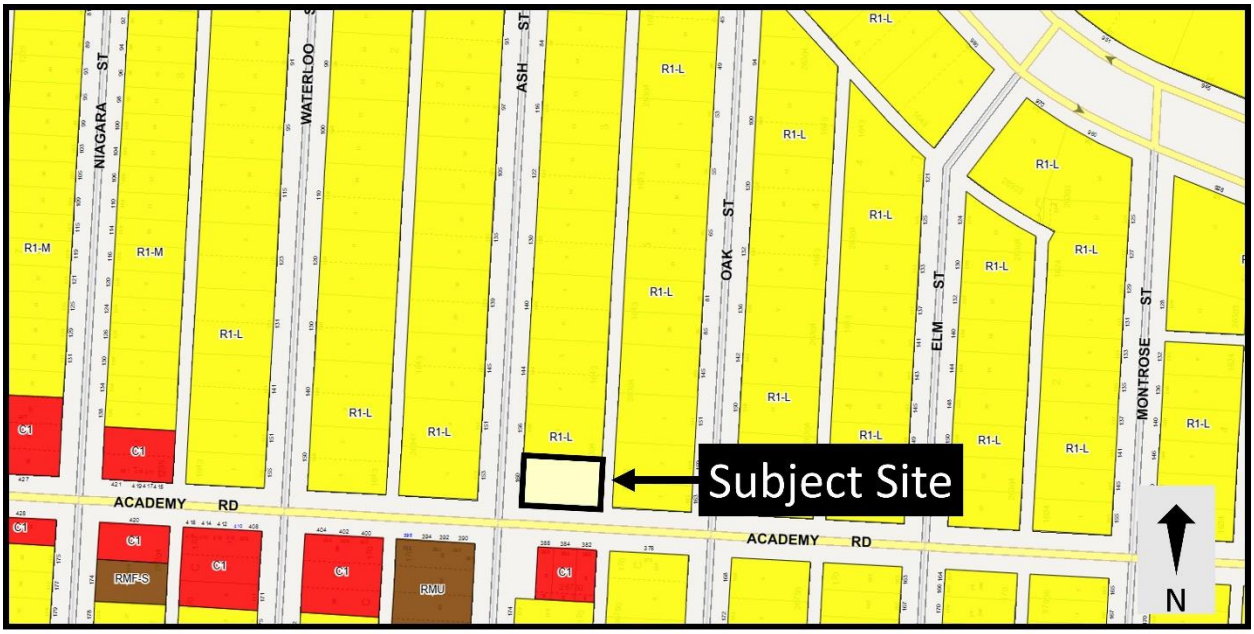


Figure 2: Zoning of the subject site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant intends to construct a five-unit townhouse-style development, oriented towards Academy Road and Ash Street. The building would:
    - Have a 14’ front yard setback to the Ash Street property line.
    - Have a 24’ north side yard setback.
    - Have a 6’ rear yard setback to the rear lane.
    - Have an 8’ setback to Academy Road.
    - Be three stories in height (approximately 30’ 3 5/8”)
    - Include individual unit entrances facing both Academy Road and Ash Street, with direct pedestrian connections to the sidewalk on Academy Road.
    - Include balconies facing Academy Road, and one balcony facing Ash Street.
    - Include only clerestory windows facing the rear lane.
    - Be clad in a mixture of black acrylic stucco, corrugated metal, brick veneer, and EIFS.
- The site plan also shows:

- A total of 16 new trees
- Access from the rear lane through a 20’ wide driveway / drive aisle, with indoor parking provided at the ground floor of each individual unit.

Collaboration with the Public Service:

- N/A

ANALYSIS AND ISSUES

OURWINNIPEG

OurWinnipeg Goal: 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.

- Facilitate growth and change strategically within Winnipeg’s unique Transformative Areas and Established Neighbourhoods, to enhance the ability of the urban environment to contribute towards this Plan’s goals.

Objective 2: Integrate resilient land use, transportation and infrastructure planning, and investments.

- Ensure that land use, transportation, and infrastructure planning are aligned to provide the conditions for compact, complete and connected communities, supported by sustainable transportation options and municipal infrastructure capacity.

Objective 3: Facilitate development opportunities that complete established communities, and plan new communities as complete and connected from the outset.

- New and existing communities are complete when they demonstrate: universally designed environments; mixed-income neighbourhoods; a continuum of housing types; multi-modal connections within and to elsewhere in the city; heritage conservation; opportunities for physical activity, social interaction, and access to health food, daily needs, employment, education, recreation, and green infrastructure.

Applicable Policies for Established Neighbourhoods – Mature Communities

6.1 Sustainable Urban Growth

- The City must accommodate physical development that reflects this Plan’s goals, and achieves a continuum of complete and connected communities over the lifecycle of the Plan.

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.

6.44 Compatible Growth

- Plan for and protect green and built infrastructure and resources from incompatible development that would compromise achievement of this Plan's goals.

The proposed development aligns with *OurWinnipeg2045* in general because it would facilitate the development of a small-scale multi-family building in an area characterized by smaller-scale development including single-family dwellings and low-rise multi-family buildings.

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 1 - *Encourage compatible residential development within Established Neighbourhoods to build more Complete Communities and align with the City's residential intensification target.*

  General policies

  - *1.1 Encourage residential development that positively contributes to neighbourhood character while expanding housing options for residents in a manner that is sensitive and complementary to existing development.*
  - *1.2 Increase the population within Established Neighbourhoods to contribute to the physical renewal and revitalization of older neighbourhoods.*
  - *1.5 Support up to mid-rise residential development in Established Neighbourhoods that is compatible with neighbourhood context.*

At three stories, the proposed building is considered a low-rise development under *CCDS 2.0* policies. The building will increase the population in this established neighbourhood and increase housing options for residents while positively contributing to the neighbourhood through design elements detailed under Goal 2.

- 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

  - *2.3 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.*

The proposed building includes a south corner side yard to Academy Road of 8', a reduced front yard to Ash Street of 14', a reduced rear yard to the lane of 6', and a north corner side yard to the abutting residential property of 24'

The south side yard to Academy Road brings the building closer to the street, creating a pedestrian orientation that somewhat mimics the developments on the south side of Academy Road, and is similar to other developments along the north side of Academy Road. The 8' yard to Academy Road increases the pedestrian orientation of the building by increasing activity and visibility at the street, enhancing the active frontage, and creating a continuous street wall.

While the reduced front yard to Ash Street also promotes a pedestrian orientation, it is out of context with the remainder of this block of Ash Street, as the average front yard setback to Ash Street is 39'. With some exceptions, the Public Service only supports front yard setbacks that are within 5' of the front yard alignment.

The reduced rear yard of 6' – while a significant reduction – is contextually suitable because it is abutting a rear lane, followed by a garage and parking area on the neighbouring properties. The 20' wide lane – paired with the 6' rear yard setback, ensures the proposed building would be separated from the adjacent properties across the lane by a minimum of 26'.

The north side yard of 24' far exceeds what is required here, but enables the new development to reduce the impact on the abutting property to the north while also bringing the building closer to Academy Road.

Building Design

- *2.4 Encourage the use of high-quality, energy efficient, and durable exterior building façade materials.*
- *2.5 Encourage a variety of architectural styles.*
- *2.6 Encourage building design to include a range of architectural features that create visual interest and positively contribute to the visual aesthetics of the street and neighbourhood.*

The proposed building includes cement siding, brick veneer, substantial window coverage, and a corrugated metal roof that transitions into part of the upper façade of the building. In addition, the building includes both full balconies and juliet balconies, along with entrances facing both streets that flank the building. Together, these features create visual interest that positively contributes to the aesthetics of both streets the building is located on.

Pedestrian orientation

- *2.9 Buildings with multi unit residential uses should be designed to support pedestrian activity and reinforce the public realm through thoughtful use of architectural features which may include, but are not limited to, the following:*
  - *a. Window placement that supports passive surveillance;*
  - *b. Unit entrances with direct access to the street;*
  - *c. Front porches;*
  - *d. Balconies;*

e. Awnings;

f. Lighting; and

g. Height of primary entrances

The proposed building includes ground floor entrances that provide access to both Academy Road and Ash Street, balconies that face both streets, and significant window coverage that faces both streets. Together, these features promote the pedestrian orientation of the building.

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 building height of three stories (approximately 30' 3 5/8") is consistent with surrounding development. A total height of 35' is permitted on the surrounding residential properties, many which include two and two and a half storey homes. As well, taller buildings are located along Academy Road, including four storey buildings at 378 Academy Road and at 390 Academy Road.

The use of individual entrances, alternating building façade materials, significant window coverage, and balconies all break up the horizontal massing of the proposed building.

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

The parking is accessed from the rear lane, with parking located inside of the building in attached garages. Parking taken from the rear lane, rather than from a front drive aisle, reduces the risk of conflict between pedestrians and vehicles and preserves the existing green space along the public boulevard.

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.*

As discussed, the proposed building height of three stories is similar to surrounding development, and paired with the significant 24' north side yard ensures the new development mitigates the impact with abutting house to the north. As well, the rear yard of 6', coupled with the existing 20' rear lane, mitigates the impact of the proposed building on the existing houses to the east.

SMALL SCALE AND LOW-RISE RESIDENTIAL DEVELOPMENT GUIDELINESS FOR MATURE COMMUNITIES

- The *Small Scale and Low-Rise Residential Development Guidelines for Mature Communities (Infill Guidelines)* were adopted by Council on June 24, 2021 and are applicable to this proposal.
- The proposed development meets the preferred location criteria contained in the *Infill Guidelines* to support a townhouse-style development. Specifically, the *Infill Guidelines* support townhouse-style development where:
    - The rear yard abuts a lane;
    - The site is located within 400 metres of the Primary Transit Network;
    - The property abuts an arterial street.

ZONING BY-LAW 200/2006

- The "RMF-S" Residential Multi-Family (Small) district is intended for smaller-scale multi-family development, such as townhouses and low-rise multiunit buildings.
- The subject site is located on the corner of a local street and arterial street, with an adjacent commercially zoned property to the south.
- The proposed townhouse-style development can be accommodated in the "RMF-S" Residential Multi-Family (Small) district.

ADDITIONAL CONSIDERATIONS

ACG

- The Administrative Coordinating Group (ACG) report outlined in Appendix B of this report advises that no servicing agreement is required.

Zoning Agreement

- Given that the proposed building will need to be changed if the Variances as applied for are not granted, a condition requiring new plans of development be submitted to the Director of Planning, Property and Development has been included.

SUMMARY

The Urban Planning Division recommends **approval** for the following reasons:

- The Rezoning will result in the establishment of a multi-family development that is consistent with policies in *OurWinnipeg 2045* and *Complete Communities 2.0*.

RECOMMENDATION

The Urban Planning Division recommends this application be **approved** and the subject property be Rezoned to the “RMF-S” Residential Multi-Family (Small) district.

This Report Submitted by:

Planning, Property and Development Department
Urban Planning Division

Report Prepared by: Dylan Chyz-Lund, MCP
PPD File # DAZ 228/2025

SCHEDULE "B" OF FILE DAZ 228/2025, City Centre Community Committee, Dated February 23, 2026

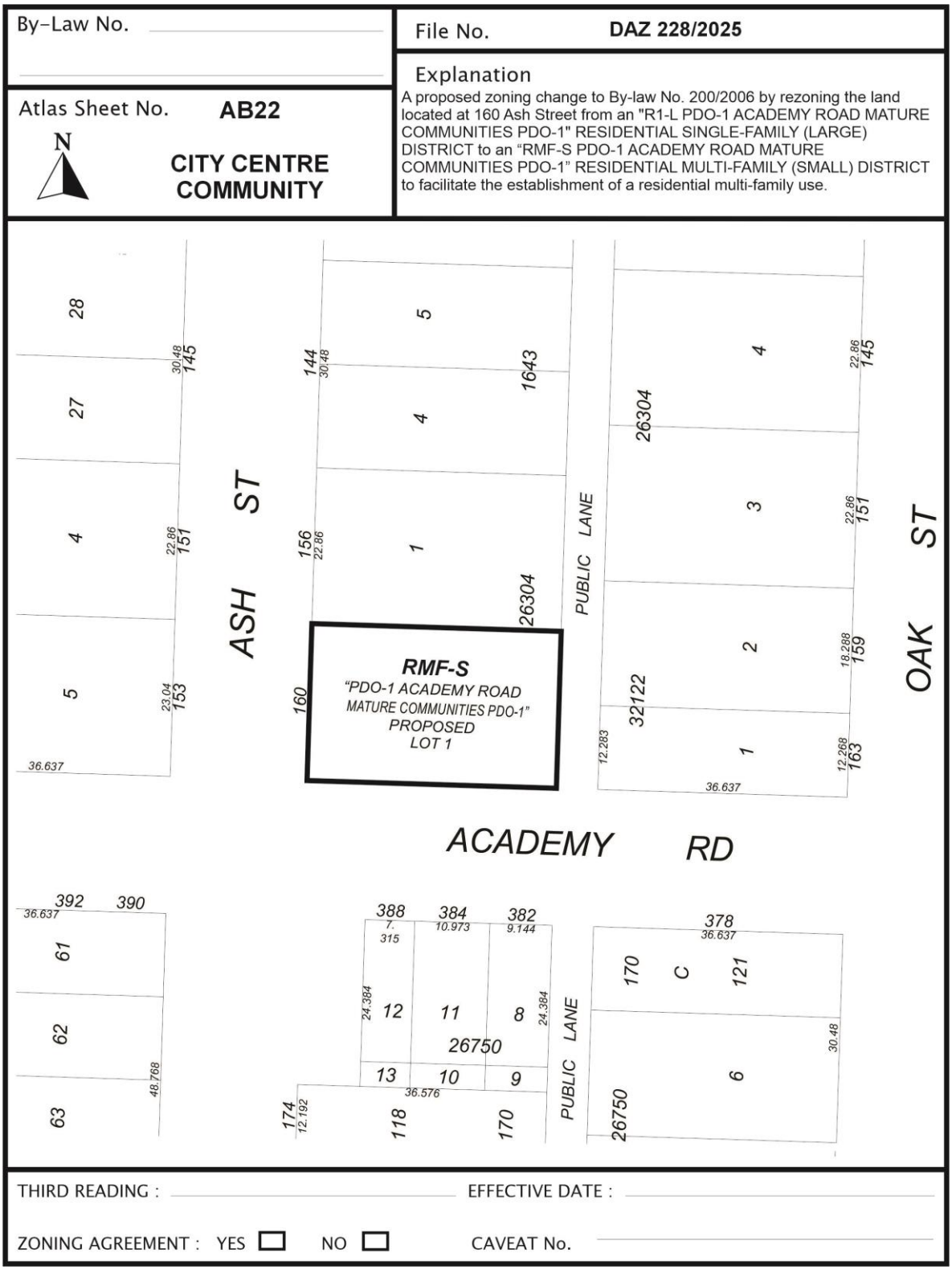
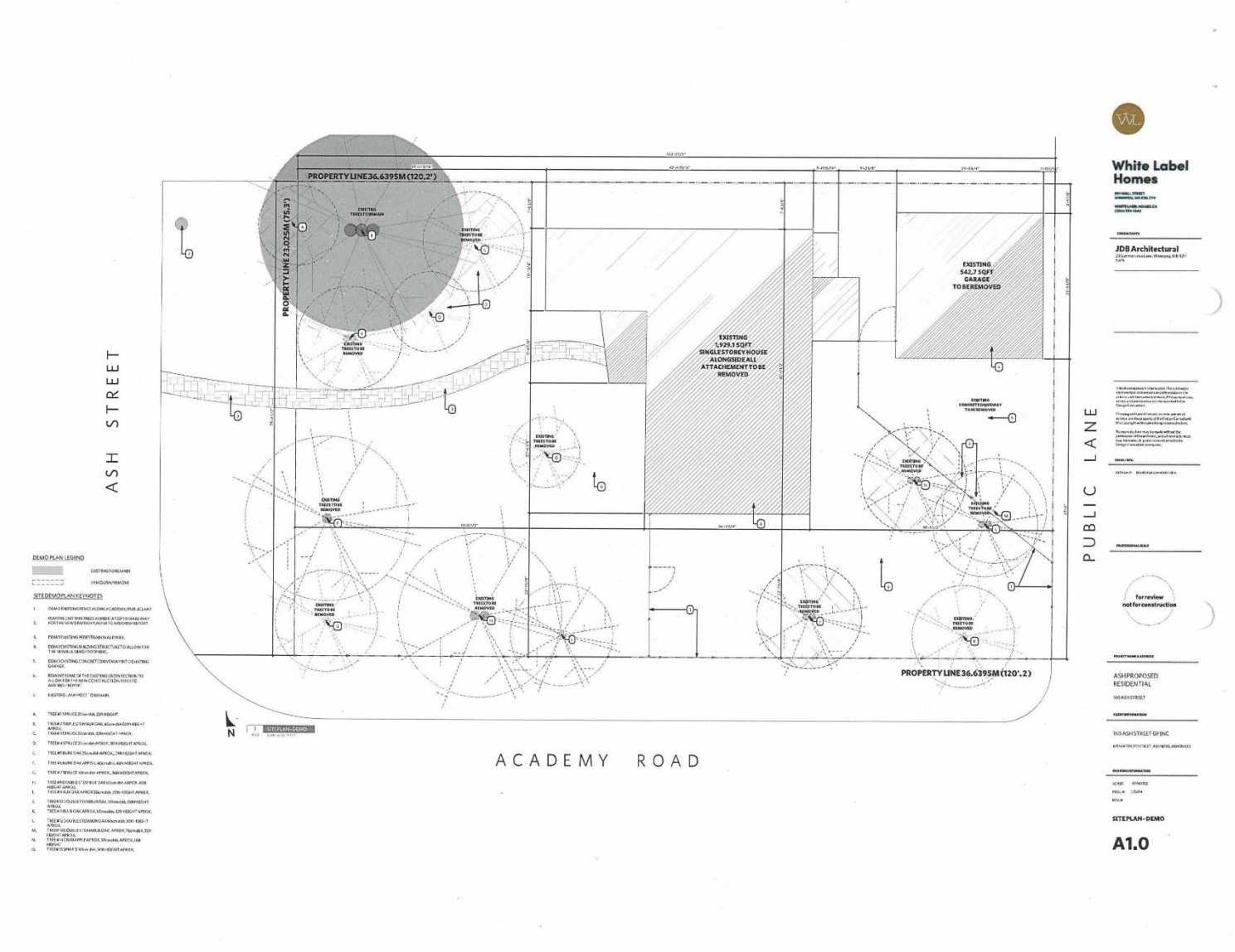
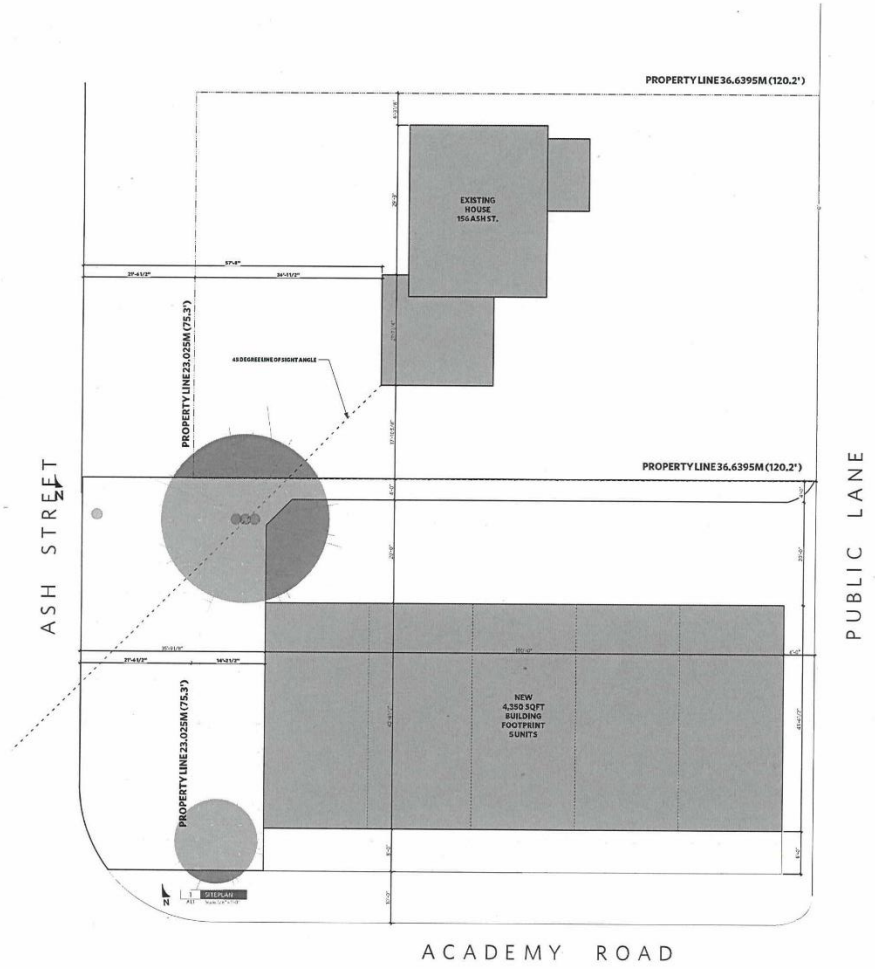


Exhibit “6” referred to in File DAZ 228/2025





White Label Homes

JDB Architectural

for review not for construction

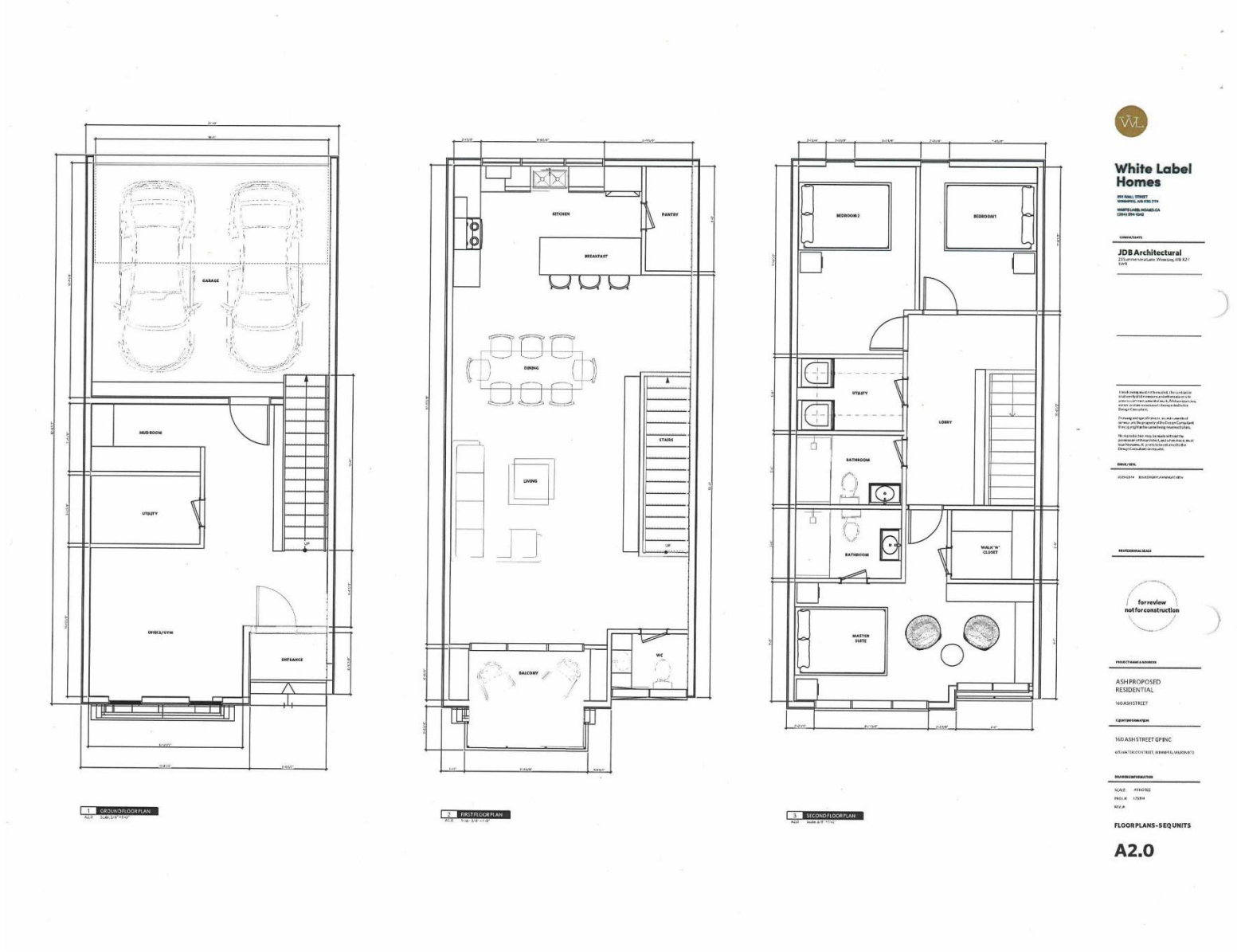
ASHPROPOSED RESIDENTIAL

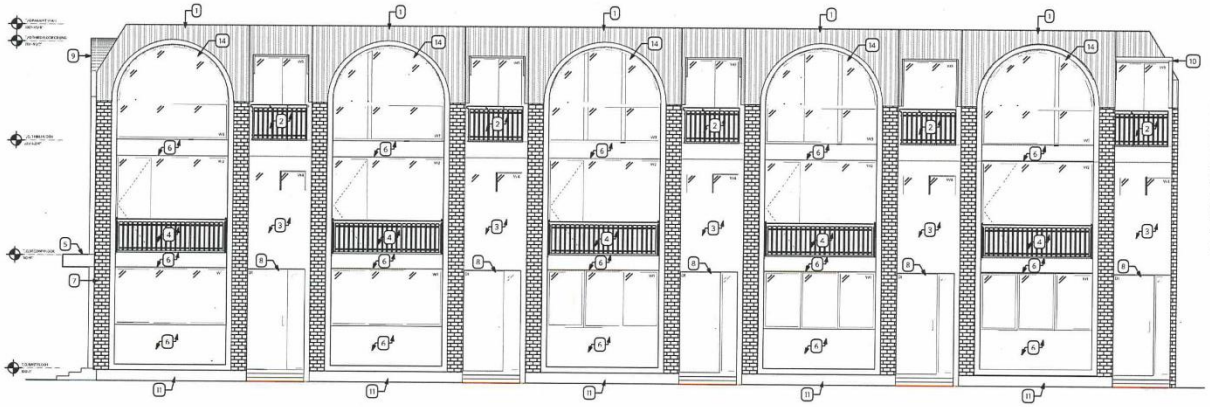
160 ASH STREET

160 ASH STREET GP INC

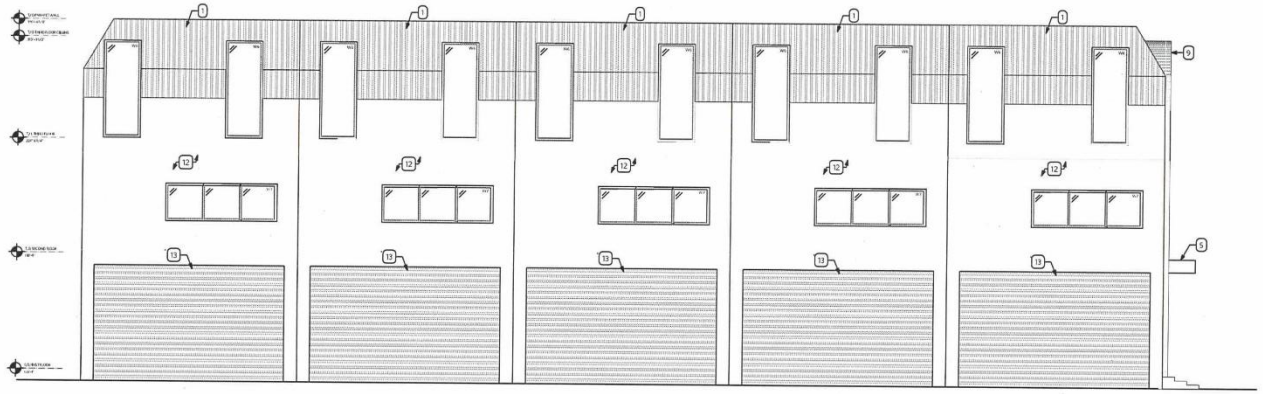
KEY PLAN

A1.1


GARAGE
MUD ROOM
UTILITY
OFFICE/GYM
ENTRANCE
KITCHEN
PANTRY
BREAKFAST
DINING
LIVING
STAIRS
BALCONY
WC
BEDROOM 2
BEDROOM 1
UTILITY
LOBBY
BATHROOM
BATHROOM
WALK-IN CLOSET
MASTER SUITE
1 GROUND FLOOR PLAN
2 FIRST FLOOR PLAN
3 SECOND FLOOR PLAN
White Label Homes
JDB Architectural
for review not for construction
ASH PROPOSED RESIDENTIAL
160 ASH STREET
160 ASH STREET GP INC
FLOOR PLANS - SEQ UNITS
A2.0



1 FRONT ELEVATION



2 BACK ELEVATION

ELEVATION KEY NOTES

1. CORRUGATED METAL ROOFING, PRE-FINISHED BLACK COLOR
2. RAILED BALCONY WITH BLACK METAL GUARDRAIL
3. BLACK ACRYLIC STUCCO FINISH
4. METAL BALCONY GUARDRAIL BLACK POWDER-COATED
5. METAL-CLAD CANOPY
6. PORTRUDING BALCONY
7. BRICK VENEER BRIGE COLOR
8. RECESS DENTRY
9. ROOF DORMER WITH VERTICAL WINDOW
10. DORMER ROOF FRENCH STYLE
11. EXPOSED CONCRETE FOUNDATION WALL
12. SIPS FINISH TO MATCH BRICK BRIGE COLOR
13. LANDSCAPED METAL OVERHEAD GARAGE DOOR AT PARKING ENTRANCE
14. ARCHERA'S WINDOW

White Label Homes

[illegible] STREET
WINNIPEG, MB R3G 2T9

WHITELABEL HOMES.CA
(204) 594-1042

CONSULTANTS

JDB Architectural
235 Summerview Lane, Winnipeg, MB R2Y 3W9

[illegible]

ISSUE/REV.

[illegible]

PROFESSIONAL SEAL

for review
not for construction

PROJECT NAME & ADDRESS

ASH PROPOSED
RESIDENTIAL

160 ASH STREET

CLIENT INFORMATION

160 ASH STREET GP INC

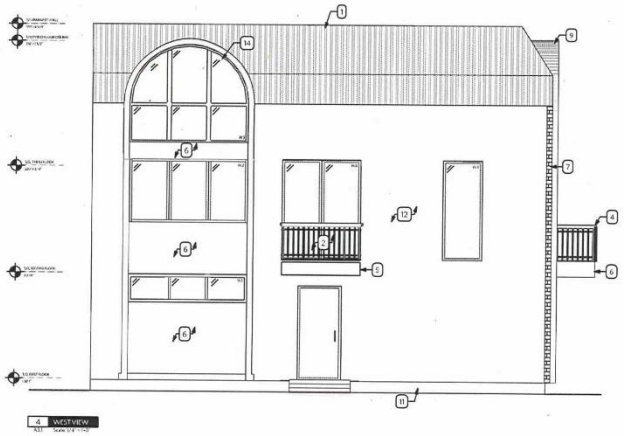
[illegible]

DRAWING INFORMATION

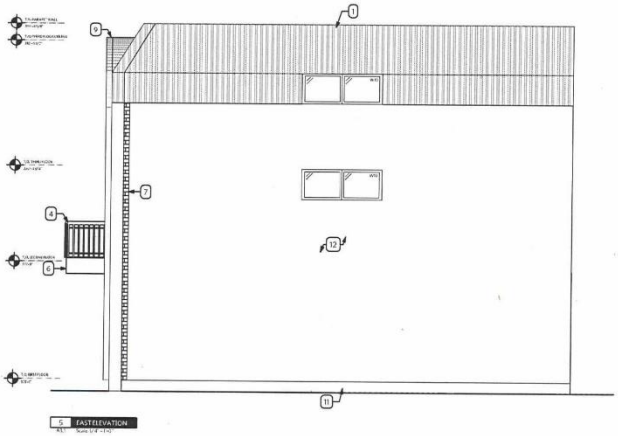
SCALE: AS NOTED
PROJ. #: 1.23.114
REV. #:

ELEVATIONS

A3.0



4 WEST VIEW



5 EAST ELEVATION

ELEVATION KEYNOTES

1. CORRUGATED METAL SIDING, FINE-FINISHED BLACK COLOR
2. JULIET BALCONY WITH BLACK METAL GUARD RAIL
3. BLACK CRYSTICS STUCCO FINISH
4. METAL BALCONY GUARD RAIL, BLACK POWDER COATED
5. METAL-CLAD CANOPY
6. PORTRLORING BALCONY
7. BRICK VENEER BISQUE COLOR
8. RECESSED ENTRY
9. ROOF DORMER WITH VERTICAL WINDOW
10. DORMER ROOF, FRENCH STYLE
11. EXPOSED CONCRETE FOUNDATION WALL
12. DF STONE HOTAMATCH BRICK BISQUE CO.,OR
13. LANDFORD METAL OVERHEAD GARAGE DOOR AT PAVEMENT RANGE
14. ARCHWAY WINDOW

White Label Homes

300 HALL STREET
WINNIPEG, MB R3G 2T9

WHITE LABEL HOMES.CA
(204) 594-1242

CONSULTANTS

JDB Architectural

2 Summerview Lane, Winnipeg, MB R2Y 1W9

This drawing and all the ideas, designs, arrangements and plans indicated on, illustrated and contained in this drawing are the property of the Design Consultant and shall not be used in any way whatsoever except with the written permission of the Design Consultant.

Drawing and specifications, as instruments of service, are the property of the Design Consultant and the reproduction of same by any process whatsoever, in whole or in part, without the consent of the Design Consultant is prohibited. All rights reserved.

No reproduction may be made without the written consent of the architect, and no remark, shall be measured, or scaled on or from the Design Consultant's drawings.

ISSUE / REV.

PROFESSIONAL SEAL

for review
not for construction

PROJECT NAME & ADDRESS

ASH PROPOSED RESIDENTIAL

160 ASH STREET

CLIENT INFORMATION

160 ASH STREET GP INC

165 WATER COURT, WINNIPEG, MB R3N 0E2

DRAWING INFORMATION

SCALE AS NOTED
PROJ. # 23284
REV. #

ELEVATIONS 2

A3.1



White Label Homes

JDB Architectural

for review
not for construction

ASHPROPOSED
RESIDENTIAL

160 ASH STREET

160 ASH STREET GP INC

RENDERS

A4.0



White Label Homes

CONSULTANTS

JDB Architectural

for review
not for construction

ASHPROPOSED RESIDENTIAL

160 ASH STREET

160 ASH STREET GP INC

RENDERS

A4.1



White Label Homes

JDB Architectural

for review
not for construction

ASHPROPOSED
RESIDENTIAL

160 ASH STREET

160 ASH STREET GP INC

RENDERS

A4.2