**Minutes – City Centre Community Committee – February 23, 2026**

## PUBLIC HEARINGS

**Item No. 6 Variance – 160 Ash Street**
**(River Heights - Fort Garry Ward)**
**File DAV 253320/2025D [c/r DAZ 228/2025]**

COMMUNITY COMMITTEE DECISION:

The City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service, as amended, and approved a Variance on "the land" to permit:

1. A front yard of 14 feet (4.26 metres)

2. A rear yard of 6 feet (1.82 metres)

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 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 228/2025.

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.

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.

DECISION MAKING HISTORY (continued):

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.

Carried

Moved by Councillor Orlikow,

That the previous motion be rescinded.

Carried

DECISION MAKING HISTORY (continued):

Moved by Councillor Orlikow,

That the motion to conclude public representations be rescinded.

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.

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.

DECISION MAKING HISTORY (continued):

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.

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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.

8. There is already a 30 foot set back requirement under the special yards requirement therefore this would not affect another 4 plex or even a single family house.

Carried

DECISION MAKING HISTORY (continued):

Moved by Councillor Orlikow,

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

- Permit Recommendation 1. as applied for, namely:

  "1. A front yard of 14 feet (4.26 metres)"

and the Variance be approved.

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 253320/2025D [c/r DAZ 228/2025]**

| | |
|---|---|
| Before: | City Centre Community Committee<br>Councillor Gilroy, Chairperson<br>Councillor Orlikow<br>Councillor Rollins |
| Hearing: | February 23, 2026<br>Council Building, 510 Main Street |
| Applicant: | Lola Construction Management (Jeff Del Buono) |
| Premises Affected: | 160 Ash Street |
| Legal Description: | LOT 2 PLAN 26304 48/50 ST B, hereinafter called "the land" |
| Property Zoned: | "R1-L PDO-1 Academy Mature Communities PDO-1 PDO-1 Academy" (Residential Single-Family – Large Planned Development Overlay – 1 (District) Academy Mature Communities Planned Development Overlay – 1 (District) Planned Development Overlay – 1 (District) Academy)<br>Proposed "RMF-S Mature Communities PDO-1 and PDO-1 Academy Road" (Residential Multi-Family – Small Mature Communities Planned Development Overlay – 1 (District) and Planned Development Overlay – 1 (District) Academy Road) |
| Nature of Application: | To vary the Proposed "RMF-S Mature Communities PDO-1 and PDO-1 Academy Road" development and design standards of Winnipeg Zoning By-law 200/2006 to permit:<br><br>1. A front yard of 14 feet (4.26 metres) instead of 39 feet (11.88 metres); |

2. A rear yard of 6 feet (1.82 metres) instead of 25 feet (7.62 metres).

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 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.

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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.

8. There is already a 30 foot set back requirement under the special yards requirement therefore this would not affect another 4 plex or even a single family house.

ORDER:

The City Centre Community Committee orders that the provisions of the Proposed "RMF-S Mature Communities PDO-1 and PDO-1 Academy Road" development and design standards of the Winnipeg Zoning By-law No. 200/2006 are varied on "the land" to permit:

1. A front yard of 14 feet (4.26 metres)

2. A rear yard of 6 feet (1.82 metres)

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 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 228/2025.

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 253320/2025D; 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<br>c/o Appeal Committee<br>Susan A. Thompson Building<br>Main Floor, 510 Main Street<br>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:

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

In Opposition:

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

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 253320/2025D**

1. Application dated November 10, 2025
2. Notification of Public Hearing dated February 2, 2026
3. Manitoba Status of Title 3331848/1
4. Letter of authorization dated October 10, 2025 from 10215633 Manitoba Ltd. to Lola Construction Management (Jeff Del Buono)
5. Confirmation from the Zoning and Permits Administrator that the subject property may be posted in substitution for newspaper advertising
6. Arborist Report dated March 7, 2025
7. Plans, Sheets 1 to 8 inclusive, for File DAV 253320/2025D dated November 12, 2025
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

**EXHIBITS FILED FOR DAV 253320/2025D (continued)**

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

Exhibit “8” referred to in File DAV 253320/2025D

# ADMINISTRATIVE REPORT

**Title:** DAV 25-253320\D – 160 Ash St

**Issue:** For consideration of Variances to allow the construction of a multi-family building.

**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-as-modified** of the application to vary the Proposed “RMF-S Mature Communities PDO-1 and PDO-1 Academy Road” development and design standards of Winnipeg Zoning By-Law 200/2006 to permit:

1) A front yard of ~~14 feet (4.26 metres)~~ 34 feet (10.363 metres) instead of 39 feet (11.88 metres);

2) A rear yard of 6 feet (1.82 metres) instead of 25 feet (7.62 metres).

Subject to the following condition(s):

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

2) That, the 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 228/2025.

## REASON FOR THE REPORT

- The applicant is proposing to rezone the subject property to a “RMF-S” Residential Multi-Family (Small) district for the purpose of constructing one five-unit townhouse building on the lot. The proposed development includes a smaller front yard and a smaller rear yard than what is required by the *Winnipeg Zoning By-Law*, and therefor requires Variances.
- This report provides information regarding the subject application’s compliance with *The City of Winnipeg Charter*, section 249.

## FILE/APPLICANT DETAILS

| | |
|---|---|
| **FILE:** | **DAV 25-253320\D** |
| **RELATED FILES:** | DA25-252690 (DAZ228/2025) |
| **COMMUNITY:** | City Centre Committee |
| **NEIGHBOURHOOD #:** | 1.631 - (WELLINGTON CRESCENT) |
| **SUBJECT:** | To vary the Proposed “RMF-S Mature Communities PDO-1 and PDO-1 Academy Road” development and design standards of Winnipeg Zoning By-Law 200/2006 to permit:<br>1) A front yard of 14 feet (4.26 metres) instead of 39 feet (11.88 metres);<br>2) A rear yard of 6 feet (1.82 metres) instead of 25 feet (7.62 metres). |
| **LOCATION:** | 160 Ash St |
| **LEGAL DESCRIPTION:** | LOT 2 PLAN 26304 48/50 ST B |
| **APPLICANT:** | Jeff Del Buono (Lola Construction Management)<br>891 Wall St<br>Winnipeg, MB R3G 2T9 |
| **OWNER:** | 10215653 MANITOBA LTD.<br>615 Waterloo St<br>Winnipeg, MB R3N 0T2 |

## 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 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.

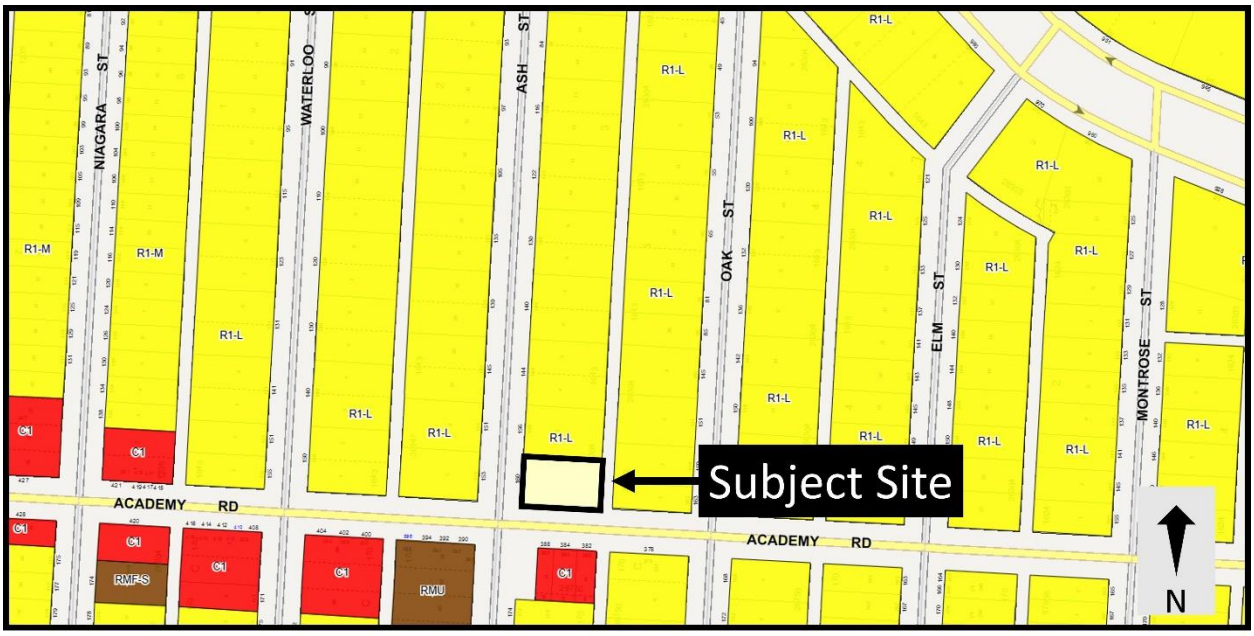



**Figure 2: Zoning of the subject site and surrounding area.**

## 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

## COLLABORATIVE PLANNING AND CONSULTATION

N/A

## ANALYSIS AND ISSUES

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*

  - *2.3 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 Administration 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 a four storey building 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.

*<u>Parking and loading</u>*

- *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 iun 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.

*<u>Site design</u>*

- *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.

The proposed development meets almost all of the applicable building design guidelines for townhouse-style development that are contained in the *Infill Guidelines*, including building height, roof pitches, façade materials and architectural features, main floor height, entrances, projections into setbacks, privacy and utilities servicing and mechanical.

The proposal does not meet the front yard or the rear yard regulations of the *Infill Guidelines,* which require front yards to be +/- 5' of the average front yard and require rear yards to be a minimum of 25'. The proposed front yard is 14', while the average front yard here is 39'. The proposed rear yard is 6'.

ACADEMY ROAD PLANNED DEVELOPMENT OVERLAY

- The subject site is located within Area 2 of the Academy Road Planned Development Overlay. Area 2 prohibits commercial development, but does not contain any regulations that are directly applicable to a multi-family residential development. The proposal therefore complies with the Academy Road PDO.

CITY OF WINNIPEG ZONING BY-LAW 200/2006

**Reasons for the Variances**

*Reduced front yard*

- Ash Street has an average front yard of 39'. Development is therefore required to provide a 39' front yard to Ash Street. The applicant has proposed a front yard of 14' and therefore requires a Variance.

*Reduced rear yard*

- The required rear yard is 25', while the applicant has proposed a rear yard of 6'. For this reason, a Variance is required.

**Analysis of Variances**

*Reduced front yard*

- The Administration will generally support deviations from the average front yard of +/- 5'. This is intended to ensure front yards remain relatively consistent with the rest of the block, while also permitting some flexibility for new developments. In this instance, the Administration has recommended support of the Variance as modified, enabling a front yard of 34', which is 5' less than the front yard average of 39' but still greater than the applied for front yard of 14'. The 5' reduction to the required front yard would maintain a similar setback

to Ash Street as other properties on the block, while enabling a slightly increased buildable area. For this reason, the Variance is supportable as modified.

*Reduced rear yard*

- The rear yard of the proposed building is only 6', however it flanks a rear lane, followed by a garage and parking area for the adjacent residential properties. This ensures that there is at least a 26' separation space between the new development and the parking areas – not the living areas – of the existing development to the east.
- While the rear yard of this site is technically the east portion facing the rear lane, the building is primarily oriented towards Academy Road in a manner consistent with the City's policies. Due to its orientation, functionally the north side yard serves as the rear yard for the new development. The north yard is 24' in depth with a landscaped buffer along the property line, creating ample buffering space to the existing development to the north.
- The *Infill Guidelines* explicitly support a five-unit townhouse-style development at this site. However, due to the large required front yard of 39' (or 34' with a minor reduction), and the required rear yard of 25', accommodating a five-unit townhouse on this site within the required yards would be challenging. Given that the proposal has incorporated a substantial north side yard to move the building further away from the abutting development to the north, and that the adjacent developments to the east are separated by a rear lane, the Variance for a reduced rear yard is supportable.

**CONDITIONS OF APPROVAL**

N/A.

**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 as amended will enable the establishment of a new multi-family residential 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 Variances as amended would enable setbacks and contextual design that reduce potential impacts on adjacent uses

(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 as amended enable the establishment of a contextually-sensitive development.

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

*In that,* the proposed Variances as amended would enable a small-scale multi-family development in a neighbourhood characterized by other multi-family developments along this portion of Academy Road.

## CONSULTATION

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

## OURWINNIPEG 2045 POLICY ALIGNMENT

**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.

## 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.

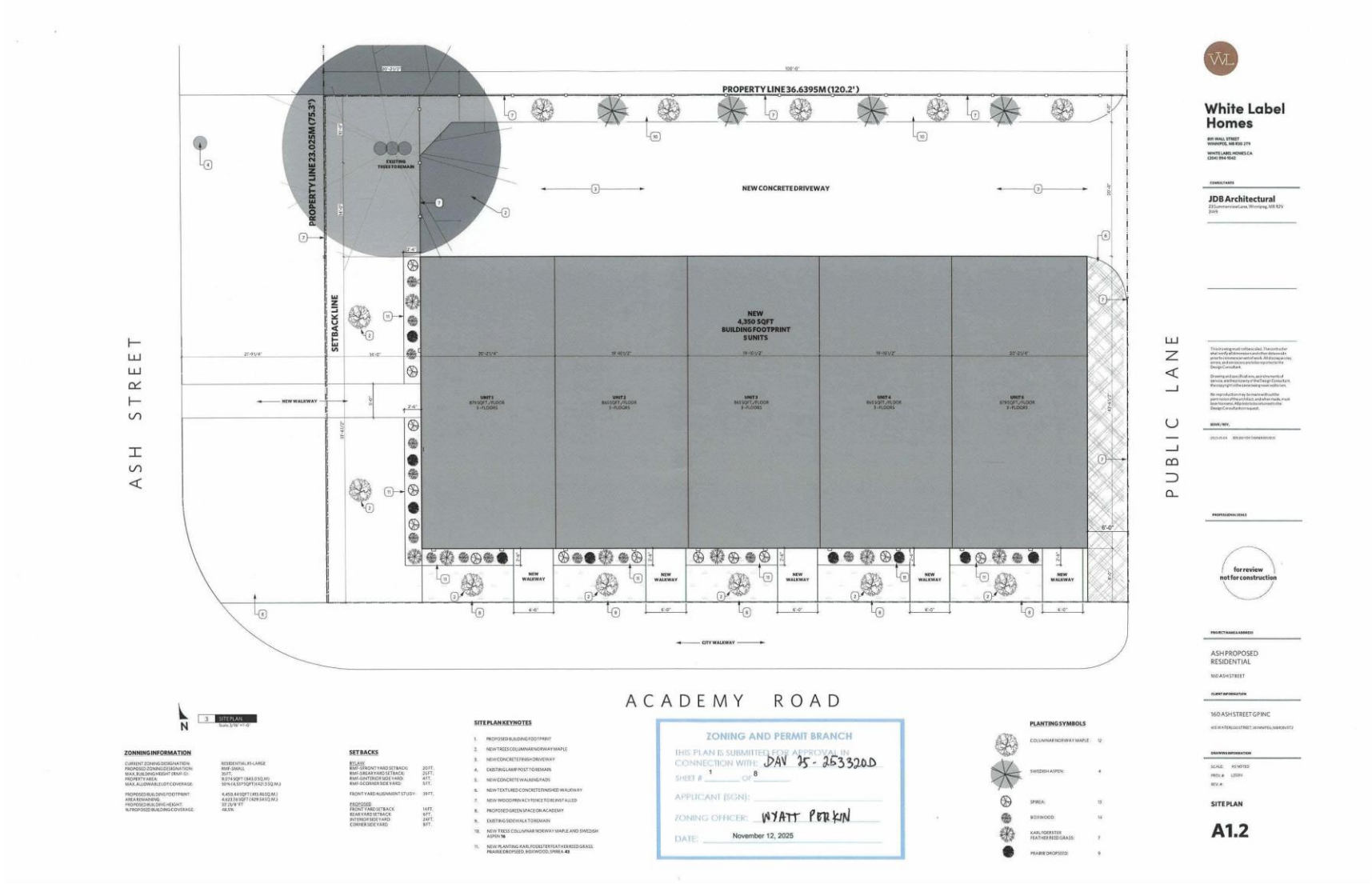
## WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

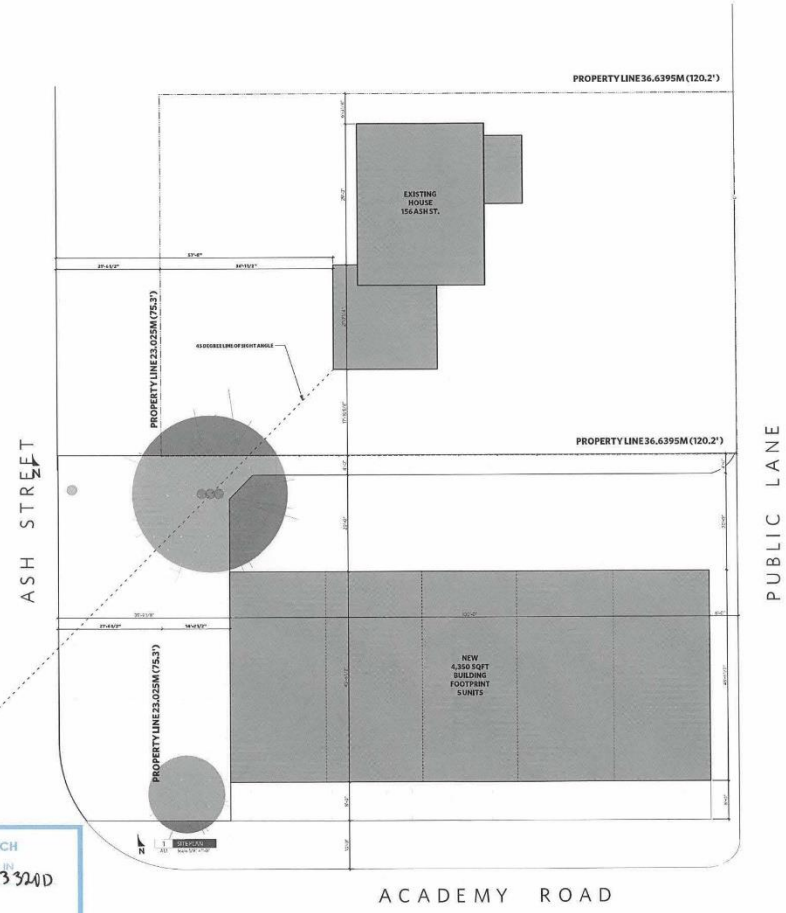
Consideration was given to whether this report connects to any of the specific Goals and Objectives in the *PRS* and it was determined the *PRS* is not applicable to this specific report.

## SUBMITTED BY

| | |
|---|---|
| Department: | Planning, Property and Development |
| Division: | Urban Planning and Design |
| Prepared by: | Dylan Chyz-Lund, MCP |
| Date: | Wednesday, February 11, 2026 |
| File No. | DAV 25-253320\D |

Exhibit “7” referred to in File DAV 253320/2025D






ZONING AND PERMIT BRANCH

THIS PLAN IS SUBMITTED FOR APPROVAL IN CONNECTION WITH: DAV 25-253210

SHEET # 2 OF 8

APPLICANT (SGN): _____

ZONING OFFICER: WYATT PERKIN

DATE: November 12, 2025

**White Label Homes**

JDB Architectural

for review not for construction

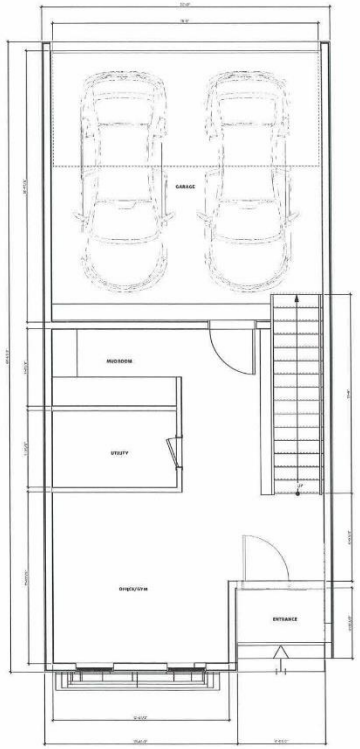
ASH PROPOSED RESIDENTIAL

160 ASH STREET

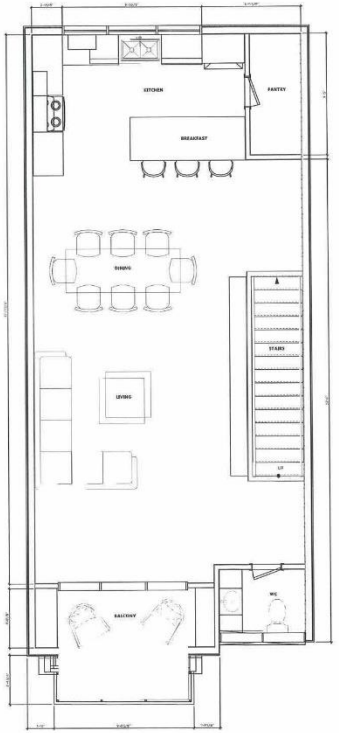
160 ASH STREET GP INC

KEY PLAN

**A1.1**




1 GROUNDFLOORPLAN




2 FIRSTFLOORPLAN




3 SECONDFLOORPLAN

ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN CONNECTION WITH: DAV 25-253320D
SHEET # 3 OF 8
APPLICANT (SGN):
ZONING OFFICER: WYATT PERKIN
DATE: November 12, 2025

**White Label Homes**

JDB Architectural

for review not for construction

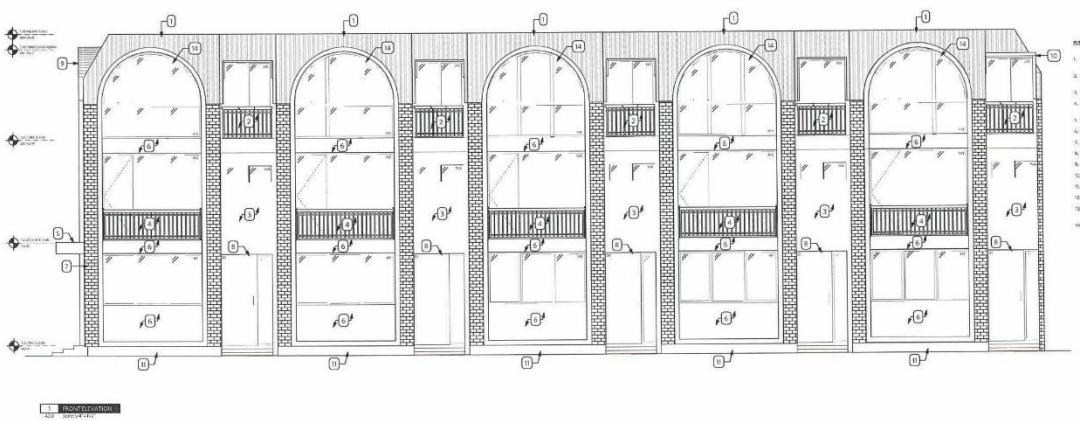
ASH PROPOSED RESIDENTIAL

160 ASH STREET

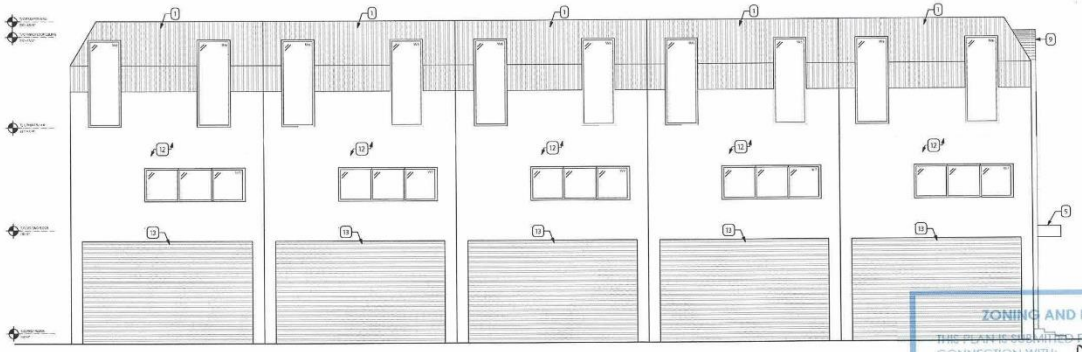
160 ASH STREET GPINC

FLOOR PLANS - SEQUNITS

**A2.0**



1 FRONT ELEVATION



2 BACK ELEVATION

White Label Homes

JDB Architectural

for review not for construction

ASH PROPOSED RESIDENTIAL

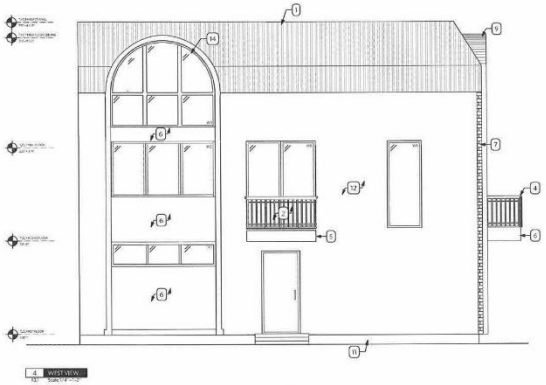
160 ASH STREET

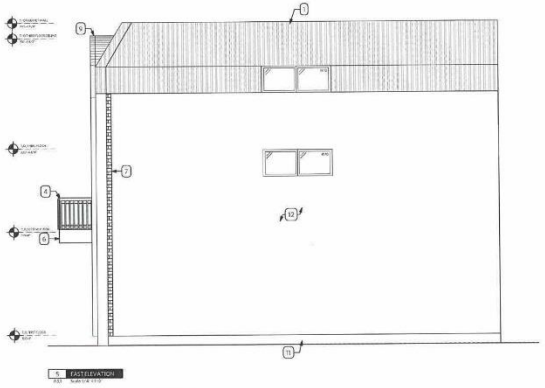
160 ASH STREET WINNIPEG

ELEVATIONS

A3.0

ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN CONNECTION WITH: DAV 25-853320
SHEET # 4 OF 8
APPLICANT (SGN):
ZONING OFFICER: WYATT PERKIN
DATE: November 12, 2025




**ZONING AND PERMIT BRANCH**

THIS PLAN IS SUBMITTED FOR APPROVAL IN CONNECTION WITH: DAV 25-253 324D

SHEET # 5 OF 8

APPLICANT (SGN):

ZONING OFFICER: WYATT PERKIN

DATE: November 12, 2025

**White Label Homes**

**JDB Architectural**

for review not for construction

ASH PROPOSED RESIDENTIAL

160 ASH STREET

160 ASH STREET SPENC

ELEVATIONS 2

**A3.1**



ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN CONNECTION WITH: DAW 25-253 3200
SHEET # 6 OF 8
APPLICANT (SGN):
ZONING OFFICER: WYATT PERKIN
DATE: November 12, 2025

**White Label Homes**

**JDB Architectural**

for review
not for construction

ASH PROPOSED RESIDENTIAL
160 ASH STREET

160 ASH STREET GP INC

**RENDERS**

**A4.0**



ZONING AND PERMIT BRANCH

THIS PLAN IS SUBMITTED FOR APPROVAL IN CONNECTION WITH: DAN 25 - 253320

SHEET # 7 OF 8

APPLICANT (SGN): _____

ZONING OFFICER: WYATT PERKIN

DATE: November 12, 2025

**White Label Homes**

**JDB Architectural**

for review
not for construction

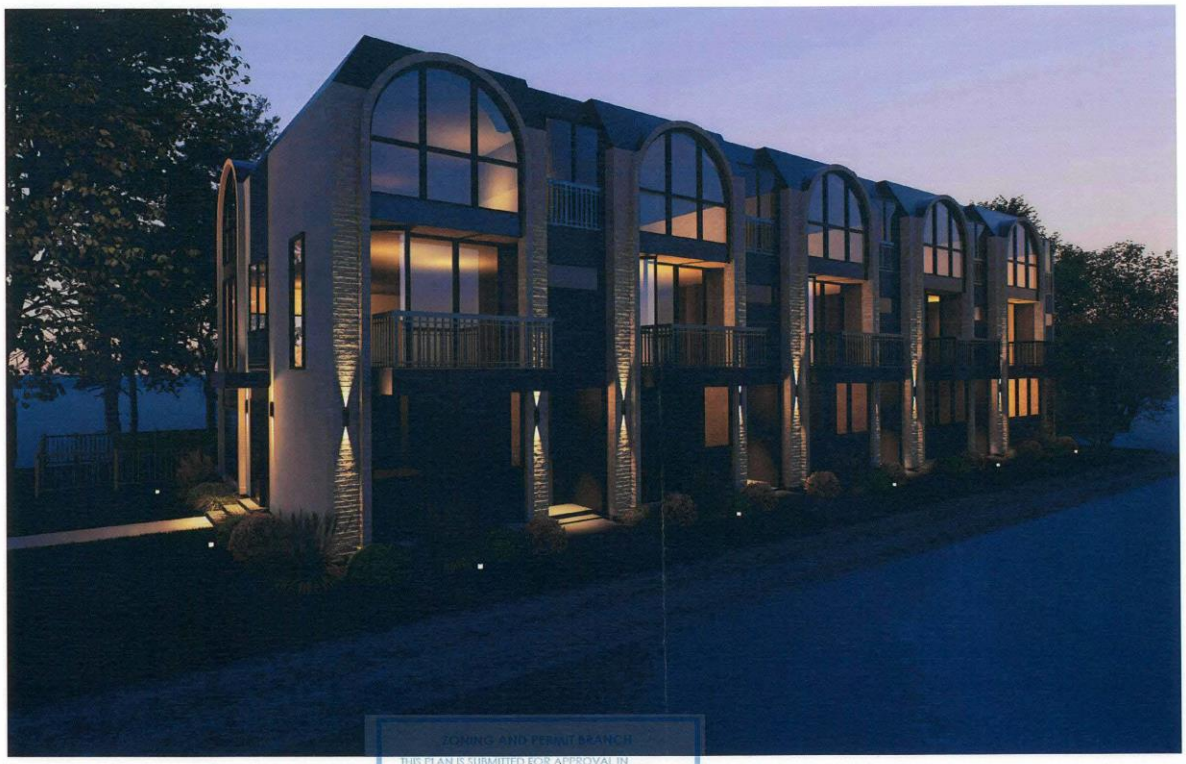
ASH PROPOSED RESIDENTIAL

160 ASH STREET

160 ASH STREET GP INC

**RENDERS**

**A4.1**



ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN CONNECTION WITH: DAV 25-353320
SHEET # 8 OF 8
APPLICANT (SGN): _____
ZONING OFFICER: WYATT PERKIN
DATE: November 12, 2025

**White Label Homes**

CONSULTANTS

**JDB Architectural**

for review
not for construction

ASH PROPOSED RESIDENTIAL
160 ASH STREET

160 ASH STREET GP INC

RENDERS

**A4.2**