Minutes – Assiniboia Community Committee – April 14, 2026

PUBLIC HEARINGS

Item No. 3 Variance – 355 Centre Street
(Waverley West Ward)
File DAV 225383/2025D [c/r DASZ 49/2025 & SPA 7/2025]

COMMUNITY COMMITTEE DECISION:

The Assiniboia Community Committee concurred in the recommendation of the Winnipeg Public Service and approved a Variance on "the land" as follows:

1. On Proposed Lot 1:

    A. For the establishment of a commercial mixed use zoning lot having no frontage on a public street (access will be by way of a cross-access agreement).

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

        i. A north side yard of 12.25 feet (3.73 metres)

        ii. A west side yard of 13.75 feet (4.19 metres)

        iii. A front yard of 16 feet (5.48 metres)

        iv. A south side yard of 11.5 feet (3.51 metres)

        v. Insufficient street edge landscaping

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

        i. No east side yard to parking

        ii. No west side yard to parking

        iii. Insufficient parking lot interior landscaping

        iv. Insufficient parking aisle width (access to be facilitated via a cross-access agreement with Proposed Lot 2 and Lot 1 Plan 71678)

2. On Proposed Lot 2:

    A. For the maintenance of commercial buildings on Proposed lot 2 to permit:

COMMUNITY COMMITTEE DECISION:(continued):

i. A north side yard of 10.75 feet (3.27 metres)

ii. Insufficient street edge landscaping

B. For the maintenance of an accessory open parking area to permit:

i. Insufficient parking lot interior landscaping

ii. Insufficient parking aisle width (access to be facilitated via a cross-access agreement with Proposed Lot 1)

Subject to the following condition:

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

DECISION MAKING HISTORY:

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

Moved by Councillor Lukes,
That the report of the Winnipeg Public Service be taken as read.

Carried

Moved by Councillor Lukes,
That the receipt of public representations be concluded.

Carried

Moved by Councillor Lukes,
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. The realignments of the subdivision and property lines require these variances.

2. That’s the primary reason we’re doing these variances.

Carried

DECISION MAKING HISTORY (continued):

Moved by Councillor Lukes,

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

Carried

Moved by Councillor Lukes,

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

Carried

THE CITY OF WINNIPEG
VARIANCE ORDER
ASSINIBOIA COMMUNITY COMMITTEE

DAV 225383/2025D [c/r DASZ 49/2025 & SPA 7/2025]

Before:	Assiniboia Community Committee Councillor Duncan, Chairperson Councillor Dobson Councillor Lukes
Hearing:	April 14, 2026 Council Building, 510 Main Street
Applicant:	MMP Architects (Aaron Simoes)
Premises Affected:	355 Centre Street
Legal Description:	BLOCK 2 PLAN 52290 122/124 ST NORBERT, hereinafter called "the land"
Property Zoned:	"MMU" (Manufacturing Mixed Use) Proposed "CMU" (Commercial Mixed Use)
Nature of Application:	To vary the "MMU" and proposed "CMU" development and design standards of the Winnipeg Zoning By-law No. 200/2006 as follows:

1. On Proposed Lot 1 as follows:

    A. For the establishment of a commercial mixed use zoning lot having no frontage on a public street (access will be by way of a cross-access agreement);

Nature of Application (continued):

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

i. A north side yard of 12.25 feet (3.73 metres) instead of 20 feet (6.1 metres);

ii. A west side yard of 13.75 feet (4.19 metres) instead of 18 feet (5.48 metres);

iii. A front yard of 16 feet (5.48 metres) instead of 25 feet (7.62 metres)

iv. A south side yard of 11.5 feet (3.51 metres) instead of 18 feet (5.48 metres);

v. Insufficient street edge landscaping

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

i. No east side yard to parking instead of 8 feet (2.43 metres);

ii. No west side yard to parking instead of 8 feet (2.43 metres);

iii. Insufficient parking lot interior landscaping;

iv. Insufficient parking aisle width (access to be facilitated via a cross-access agreement with Proposed Lot 2 and Lot 1 Plan 71678)

2. On Proposed Lot 2 as follows:

A. For the maintenance of commercial buildings on Proposed lot 2 to permit:

i. A north side yard of 10.75 feet (3.27 metres) instead of 15 feet (4.57 metres);

ii. Insufficient street edge landscaping;

Nature of Application (continued): B. For the maintenance of an accessory open parking area to permit:

i. Insufficient parking lot interior landscaping;

ii. Insufficient parking aisle width (access to be facilitated via a cross-access agreement with Proposed Lot 1).

It is the opinion of the Assiniboia 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. The realignments of the subdivision and property lines require these variances.

2. That’s the primary reason we’re doing these variances.

ORDER:

The Assiniboia Community Committee orders that the provisions of “MMU” and Proposed “CMU” development and design standards of the Winnipeg Zoning By-law No. 200/2006 are varied on “the land” as follows:

1. On Proposed Lot 1:

A. For the establishment of a commercial mixed use zoning lot having no frontage on a public street (access will be by way of a cross-access agreement).

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

i. A north side yard of 12.25 feet (3.73 metres)

ii. A west side yard of 13.75 feet (4.19 metres)

iii. A front yard of 16 feet (5.48 metres)

iv. A south side yard of 11.5 feet (3.51 metres)

v. Insufficient street edge landscaping

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

i. No east side yard to parking

ii. No west side yard to parking

iii. Insufficient parking lot interior landscaping

iv. Insufficient parking aisle width (access to be facilitated via a cross-access agreement with Proposed Lot 2 and Lot 1 Plan 71678)

2. On Proposed Lot 2:

A. For the maintenance of commercial buildings on Proposed lot 2 to permit:

i. A north side yard of 10.75 feet (3.27 metres)

ii. Insufficient street edge landscaping

B. For the maintenance of an accessory open parking area to permit:

i. Insufficient parking lot interior landscaping

ii. Insufficient parking aisle width (access to be facilitated via a cross-access agreement with Proposed Lot 1)

Subject to the following condition, which the Assiniboia 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.

THIS ORDER IS SUBJECT TO ALL BUILDING, HEALTH OR OTHER REGULATIONS PERTAINING TO THE LAND HEREIN REFERRED TO.

DATE OF ORDER: April 14, 2026

CERTIFIED BY:



L. Cowan
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 May 1, 2026;

[IF RECEIVED LATE YOUR APPEAL CANNOT BE HEARD]

(e) refer to Variance Use Order No. DAV 225383/2025D; and

(f) provide the reason(s) for the appeal

The City Clerk may not schedule an appeal hearing until your notice of appeal meets the above requirements.

Address:	City Clerk, City of Winnipeg c/o Appeal Committee Susan A. Thompson Building Main Floor, 510 Main Street Winnipeg, Manitoba, R3B 1B9
Fax:	204-947-3452
Email:	CLK-Appeals@winnipeg.ca

THE FOLLOWING PERSONS MADE REPRESENTATIONS AND ARE ENTITLED TO APPEAL:

In Support:

Melissa Neirinck
Aaron Simoes
Jaime Henao

In Opposition:

Nil

For Information:

Nil

For the City:

R. Galston, Urban Planner, Planning, Property and Development Department
S. Klassen, Planner, Planning, Property and Development Department
K. Kowalyk, Land Development Engineer, Planning, Property and Development Department
A. McKinnon, Planner, Planning, Property and Development Department
D. Villamor, Real Property Officer, Planning, Property and Development Department

EXHIBITS FILED FOR DAV 225383/2025D

1. Application dated December 17, 2025
2. Notification of Public Hearing dated March 27, 2026
3. Manitoba Status of Title 3249503/1
4. Letter of authorization dated May 22, 2025, from The District at Bridgewater Inc. to MMP Architects
5. Confirmation from the Zoning and Permits Administrator that the subject property may be posted in substitution for newspaper advertising
6. Plans, Sheets 1 to 10 inclusive, for File DAV 225383/2025D dated March 30, 2026
7. Report from the Urban Planning Division dated April 1, 2026
8. Inspection Report
9. Communication dated April 13, 2026, from Aaron Simoes in support of the application

Exhibit "7" referred to in File DAV 225383/2025D

ADMINISTRATIVE REPORT

Title: DAV 25-225383/D – 355-415 Centre Street

Issue: For consideration of a Variance associated with the construction of a mixed-use building and parking area

Critical Path: Assiniboia Community Committee

AUTHORIZATION

Author	Department Head	CFO	CAO
R. Galston, MCP	n/a	n/a	

RECOMMENDATIONS

The Urban Planning and Design Division recommends **approval** of the application to vary the "MMU" and proposed "CMU" development and design standards of Winnipeg Zoning By-law 200/2006 as follows:

1. On Proposed Lot 1 as follows:
    A. For the establishment of a commercial mixed use zoning lot having no frontage on a public street (access will be by way of a cross-access agreement);
    B. For the construction of a multi-family dwelling to permit:
        i) A north side yard of 12.25 feet (3.73 metres) instead of 20 feet (6.1 metres);
        ii) A west side yard of 13.75 feet (4.19 metres) instead of 18 feet (5.48 metres)
        iii) A front yard of 16 feet (5.48 metres) instead of 25 feet (7.62 metres);
        iv) A south side yard of 11.5 feet (3.51 metres) instead of 18 feet (5.48 metres)
        v) Insufficient street edge landscaping;
    C. For the establishment of an accessory open parking area to permit:
        i) No east side yard to parking instead of 8 feet (2.43 metres);
        ii) No west side yard to parking instead of 8 feet (2.43 metres);
        iii) Insufficient parking lot interior landscaping;
        iv) Insufficient parking aisle width (access to be facilitated via a cross-access agreement with Proposed Lot 2 and Lot 1 Plan 71678).

2. On Proposed Lot 2 as follows:
    A. For the maintenance of commercial buildings on Proposed lot 2 to permit:
        i) A north side yard of 10.75 feet (3.27 metres) instead of 15 feet (4.57 metres);
        ii) Insufficient street edge landscaping;
    B. For the maintenance of an accessory open parking area to permit:
        i) Insufficient parking lot interior landscaping;
        ii) Insufficient parking aisle width (access to be facilitated via a cross-access agreement with Proposed Lot 1).

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.

REASON FOR THE REPORT

- The applicant is proposing to build a mixed-use development and requires Variances for the requirements of the *Winnipeg Zoning By-Law*.
- This report provides information regarding the subject application's compliance with *The City of Winnipeg Charter*, section 249.

FILE/APPLICANT DETAILS

FILE:	**DAV 25-225383/D**
RELATED FILES:	DASZ 49/2025, SPA 7/2025.
COMMUNITY:	Assiniboia Committee
NEIGHBOURHOOD #:	2.686 (Bridgwater Centre)
SUBJECT:	to vary the "MMU" and proposed "CMU" development and design standards of Winnipeg Zoning By-law 200/2006 as follows: 1. On Proposed Lot 1 as follows: A. For the establishment of a commercial mixed use zoning lot having no frontage on a public street (access will be by way of a cross-access agreement); B. For the construction of a multi-family dwelling to permit: i) A north side yard of 12.25 feet (3.73 metres) instead of 20 feet (6.1 metres); ii) A west side yard of 13.75 feet (4.19 metres) instead of 18 feet (5.48 metres) iii) A front yard of 16 feet (5.48 metres) instead of 25 feet (7.62 metres); iv) A south side yard of 11.5 feet (3.51 metres) instead of 18 feet (5.48 metres) v) Insufficient street edge landscaping; C. For the establishment of an accessory open parking area to permit:

i) No east side yard to parking instead of 8 feet (2.43 metres);
ii) No west side yard to parking instead of 8 feet (2.43 metres);
iii) Insufficient parking lot interior landscaping;
iv) Insufficient parking aisle width (access to be facilitated via a cross-access agreement with Proposed Lot 2 and Lot 1 Plan 71678).
2. On Proposed Lot 2 as follows:
A. For the maintenance of commercial buildings on Proposed lot 2 to permit:
i) A north side yard of 10.75 feet (3.27 metres) instead of 15 feet (4.57 metres);
ii) Insufficient street edge landscaping;
B. For the maintenance of an accessory open parking area to permit:
i) Insufficient parking lot interior landscaping;
ii) Insufficient parking aisle width (access to be facilitated via a cross-access agreement with Proposed Lot 1).

LOCATION: 355-415 Centre Street
LEGAL DESCRIPTION: BLOCK 2 PLAN 52290 122/124 ST NORBERT*

APPLICANT: Aaron Simoes (MMP Architects)
83 Garry Street, Unit 501
Winnipeg, MB R3C 4J9

OWNER: The District at Bridgwater, Inc.
120 Donald Street, Unit 7
Winnipeg, MB R3C 4G2

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 lands include one title (5.6 acres) located at the southeastern corner of the intersection of South Town Road, and Centre Street. The parcel is located in the Bridgwater Centre Neighbourhood, within the Waverley West Ward.
- The northern portion of the title area, which is subject to the proposed Secondary Plan amendment (see Figure 1), is currently undeveloped. The southern portion of the affected title contains five existing commercial buildings and surface parking.
- Current Designations and Zoning:
    - *Complete Communities Direction Strategy 2.0*: Established Neighbourhood - Recent Community
    - *Waverley West Town Centre Neighbourhood Area Structure Plan*: Employment Lands Mixed-Use
    - *Winnipeg Zoning By-law 200/2006*: “MMU” Manufacturing – Mixed-Use



Figure 1: Aerial photo of subject site and surrounding area *(flown 2024)*

SURROUNDING LAND USE AND ZONING (See Figure 2)

North:

- The lands adjacent to the north are designated High Density Residential under the *Waverley West Town Centre Neighbourhood Area Structure Plan* and zoned “RMF-L” Residential Multi-Family (Large). A low rise (3.5 stories) multi-family building is located adjacent to the north, and a mid-rise multi-family building (7 stories) is located to the northwest.

South:

- The lands adjacent to the South are zoned “MMU” Manufacturing – Mixed-Use and designated Employment Lands Mixed Use under the *Waverley West Town Centre Neighbourhood Area Structure Plan.* They contain 5 existing commercial buildings and accessory parking lots.

East:

- The lot located to the east is currently vacant. The submitted site plan indicates the lot will be developed as an office building with a restaurant on the main floor. The lot is currently zoned MMU and is designated Employment Lands Mixed Use under the *Waverley West Town Centre Neighbourhood Area Structure Plan.*

West:

- A gym facility (Altea Active) and accessory parking lot are located to the west of the subject lands. The property is currently zoned ““MMU” Manufacturing – Mixed-Use.
- The northern portion of the property to the west is designated Employment Lands Mixed Use under the *Waverley West Town Centre Neighbourhood Area Structure Plan.* SPA 1/2023 redesignated the southern extent of this property from “Employment Lands Mixed Use” to “Commercial Mixed Use” (amending by-law no. 17/2024).

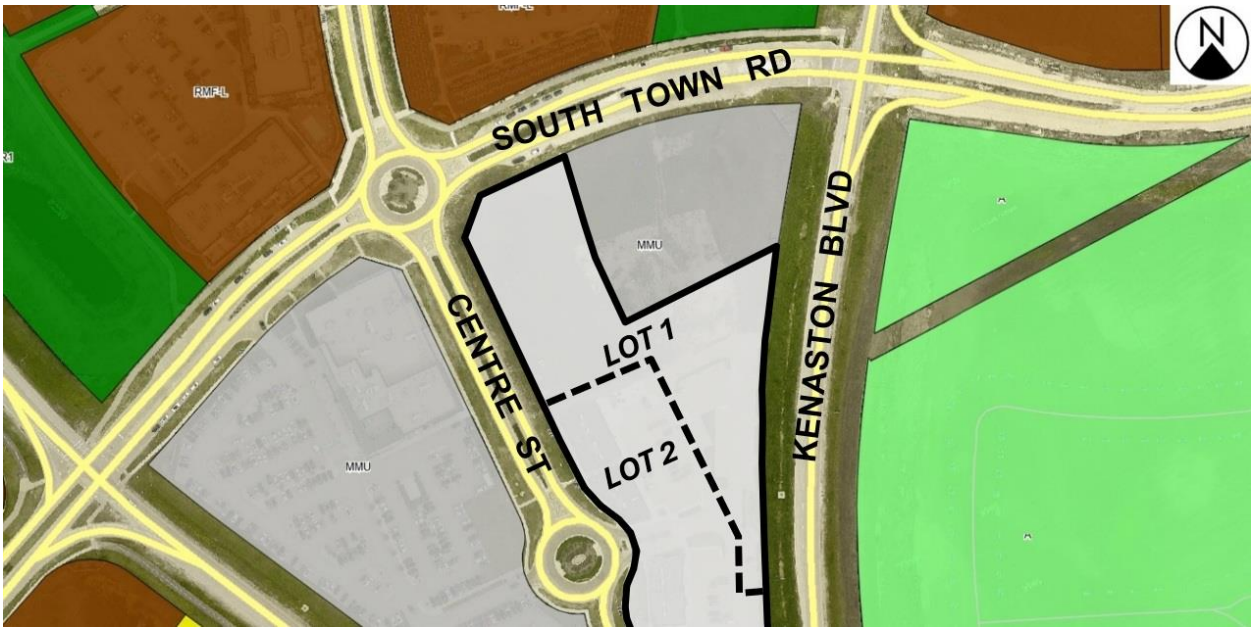


Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant proposes to create two (2) separate lots, Lot 1 and Lot 2, and to rezone the proposed Lot 1 to the “CMU” Commercial Mixed Use district. This is to facilitate the development of a six (6) storey multi-family residential building with commercial uses on the main floor. Greater information on the proposal for each lot is as follows:

Proposed Lot 1

- Proposed Lot 1 is to be approximately 2.65 acres in size.

- The proposed multi-family building will be six (6) storeys tall, with a height of approximately 70 feet to the top of the roof parapet.
- 142 dwelling units are proposed.
- A total of 209 accessory parking stalls are proposed. This is a ratio of 1.47 stalls per dwelling unit, which exceeds the parking requirements of the Winnipeg Zoning By-law for the proposed development, which is 1.2 stalls per unit (for a total of 171 stalls).
- A total of 30 bicycle parking spaces are provided, including 20 indoor spaces. This exceeds the Zoning By-law requirements for bicycle parking, which is 21 spaces.
- Access to proposed Lot 1 is to be taken from an existing bi-directional private approach from Centre Street. Access will be taken through a cross-access agreement with proposed Lot 2.
- No new private approaches are proposed.
- On the ground floor of the proposed building will be commercial retail units with a total floor area of approximately 12,100 square feet.

Proposed Lot 2

- Proposed Lot 2 is to be approximately 2.99 acres in size.
- No new development is proposed on proposed Lot 2. This lot will contain existing commercial uses and accessory parking stalls.
- A total of 153 accessory parking stalls are existing on proposed Lot 2. The Winnipeg Zoning By-law requires a total of 54 stalls on this lot. As such, the parking on proposed Lot 2 exceeds the Winnipeg Zoning By-law requirements.
- Access to proposed Lot 2 is to be taken from a bi-directional private approach from Centre Street.

ASSOCIATED SECONDARY PLAN AMENDMENT AND SUBDIVISION AND REZONING APPLICATIONS

- The proposed development is subject to an associated Secondary Plan Amendment (SPA) application that proposes to re-designate a portion of the existing title (2.65 acres) from “Employment Lands Mixed Use” to “Commercial Mixed Use” under the *Waverley West Town Centre Area Structure Plan.* Please refer to the Administrative Report under file no. SPA 7/2025 for further information.
- The proposed development is also the subject of an associated Subdivision and Rezoning (DASZ) application concerning proposed building setbacks and parking areas. Please refer to the Administrative Report under file no. DAV 25-225383/D for further information.

COLLABORATION WITH THE PUBLIC SERVICE:

- The applicant met with staff from the Urban Planning and Design Division in March of 2025 to discuss the proposed development.
- The Public Engagement Summary provided in the application package indicates the applicant consulted with the City of Winnipeg Water and Waste Department regarding servicing capacity.

PUBLIC ENGAGEMENT

- The Public Engagement Summary provided in the application package indicates that one in-person stakeholder open house was held in March of 2025. Information regarding the event was provided to nearby residents and developers in the area. A copy of the public engagement summary is included in Appendix “C” of associated file no. SPA 7/2025.

ANALYSIS AND ISSUES

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

- The *Complete Communities Direction Strategy 2.0* supports *OurWinnipeg 2045*, and has statutory authority as a secondary plan. The strategy guides land use and development in Winnipeg.
- As noted above, the subject property is classified as an Established Neighbourhood – Recent Community under *Complete Communities 2.0*. Key policies for Established Neighbourhoods include:

  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.

  1.3 The subdivision of land or the consolidation of land may occur when it is done in a context-sensitive manner, and only when in compliance with policy section 9.1 of the Strategic Infrastructure and Resources section.

  1.4 Support opportunities for further residential intensification within approximately 400 metres of a rapid transit station, where appropriate and in accordance with the TOD Handbook.

  1.5 In the absence of a secondary plan guiding the local development of an Established Neighbourhood, intensification should be guided by a number of factors to ensure compatible development, including:

  a. Applicable City-endorsed policies or guidelines;

  b. Existing zoning of the property and adjacent properties;

  c. Characteristics of the immediately surrounding built form including building mass, height, lot coverage, setbacks, and layout;

  d. Surrounding uses and their characteristics including residential density and the intensity of commercial and other non-residential uses;

  e. Characteristics of the lot, including whether it is a corner lot, a larger lot than is typical for the neighbourhood, or the shape of the lot;

  f. Proximity to Downtown, Mixed Use Centres, Major Redevelopment Sites and Mixed Use Corridors;

  g. The supporting street network (ex. local, collector, or arterial streets) and the street network’s ability to support proposed development;

  h. The supporting transit, pedestrian and active transportation network; and

i. *The supporting water, wastewater, and land drainage infrastructure and capacity to accommodate a proposed development or ability to make the required upgrades necessary to accommodate a proposed development.*

Goal 2

2.0 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.

Policies

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.

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.

Pedestrian orientation

2.7 Single-family buildings should relate to the street on which they are located through the use of design elements, which may include, but are not limited to, the following:

a *Front doors facing the public street;*

b. *Thoughtful window placement;*

c. *Architectural features such as porches, awnings and dormers; and*

d. *A variety of exterior building façade materials.*

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.*

2.10Discourage building designs that orient the back of the building to the street

2.11 Multi-family residential or mixed-use buildings that front public streets and contain internal parking areas should provide a main entrance facing the public street.

Massing and scale

2.12 New development should respect and complement the existing character of the built form of surrounding properties.

2.13 Where appropriate, taller buildings should use step backs and roof design to mitigate negative impacts on adjacent properties and provide a more comfortable pedestrian environment.

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.

Parking and loading

2.17 Locate commercial, mixed-use, or multiple family residential parking underground or behind buildings in order to create a more pedestrian-oriented built form. Active uses should be located at grade when these buildings face public streets.

2.18 Strongly discourage locating surface parking lots between streets and building fronts.

2.19 Where motor vehicle parking must be accessed from a front street, it should be effectively screened or incorporated into the building in a manner that positively contributes to the attractiveness of the streetscape.

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.

Goal 3

3.0 Ensure all communities provide a diversity of housing options and meet resident life-cycle housing needs.

General policies

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

3.2 Encourage a mix of types, tenures and unit sizes within residential developments. Make provisions for unit sizes that can accommodate varying family sizes and multi-generational households.

3.3 Increase the supply of affordable housing within Established Neighbourhoods in proximity to commercial amenities, recreational opportunities and frequent transit service.

3.4 Encourage development that incorporates affordable housing to locate close to the Primary Transit Network, rapid transit stations, and Urban Mixed Use Corridors.

3.5 Encourage multi-family residential development to incorporate affordable housing in accordance with Goal 1 and its associated policies outlined in the Housing section of this By-law.

3.6 Encourage new development that incorporates housing types that enable "aging in place" in Established Neighbourhoods.

WAVERLEY WEST TOWN CENTRE NEIGHBOURHOOD AREA STRUCTURE PLAN

Waverley West Town Centre ASP Secondary Plan

The subject lands are located within the Waverley West Town Centre Secondary Plan Area. The following goals are stated for the plan area:

- *3.2 Planning Goals*
    - *Mixed-Use: To provide a mixed-use area that includes multiple uses within buildings and on individual sites.*
    - *Compatibility: To ensure that the range of uses are complementary and compatible through the use of well-designed buildings and public spaces.*
    - *Residential Diversity: To provide a variety of medium and higher density housing options within a mixed-use environment*

The subject property is currently designated "Employment Lands Mixed Use" which is intended to provide local employment opportunities in office and business park style facilities. As prescribed in section 5.2.1, applicable policies include the following:

- *5.2.1(1) Mixed-use areas may contain a variety of uses including offices, campus-style business parks, and retail uses. Institutional uses may also be provided in this area.*
- *5.2.1(2) The composition of the mixed-use areas shall be refined and addressed through the zoning applied to the site, as determined appropriate at the Development Application stage.*

The applicant has proposed to redesignate the subject property to "Commercial Mixed Use" which is intended to provide retail, restaurant, residential and office uses along Centre Street. The character of this street is intended to be a pedestrian oriented main street. Applicable policies include the following:

- *5.3.1(1) Mixed-use areas may contain a variety of uses including general retail, restaurants, offices, clinics and residential uses. Institutional uses may also be provided in this area.*
- *5.3.1(2) Residential uses or office uses may be located along Centre Street above the first floor of commercial buildings.*
- *5.3.1(3) The composition of the mixed-use areas shall be refined and addressed through the zoning applied to the site, as determined appropriate at the Development Application stage.*
- *6.2.1 The design of Commercial Mixed-use areas along Centre Street shall be designed to provide a pedestrian-scaled environment and shall generally be located at or near the front property line. Buildings that have multiple stories may include articulation to maintain an appropriate massing.*

- *6.2.4 Parking for the mixed-use sites along Centre Street shall generally be provided at the rear of the building or gaps between buildings and shall be accessed from adjacent local streets. In order to maintain an active street presence on Centre Street, at least one entrance must be provided on Centre Street*

CITY OF WINNIPEG ZONING BY-LAW 200/2006

Lot With No Frontage on a Public Street

- Per the Winnipeg Zoning By-law, all residential zoning lots are required to have frontage and direct access to a public street or right-of-way. The applicant proposes to establish Lot 1 with no direct access to a public street.

Building Side Yards

- Per the Dimensional and Design Standards of the Winnipeg Zoning By-law, multi-family buildings on the subject site must have the following:
    - A north side yard setback of 20 feet (South Town Road). The applicant is proposing 12.25 feet;
    - A south side yard setback of 18 feet. The applicant is proposing 11.5 feet.

Building Front Yards

- Per the Dimensional and Design Standards of the Winnipeg Zoning By-law, multi-family buildings on the subject site must have a front yard setback of 25 feet. The applicant is proposing a setback of 16 feet.

Insufficient Edge Landscaping

- The Winnipeg Zoning By-law requires that street edge landscaping and parking lot interior landscaping be required for multi-family residential buildings. The applicant is proposing to provide insufficient street edge along Kenaston Boulevard (east side of property) on proposed Lot 1 and 2, and insufficient parking lot interior landscaping on proposed Lot 1 and 2.

Parking Area Side Yards

- The Dimensional and Design Standards of the Winnipeg Zoning By-law require parking areas on the subject site to have side yard setbacks of eight (8) feet. The applicant is proposing east and west side yard setbacks of zero (0) feet on proposed Lot 1.

Drive Aisle Widths

- Per the Winnipeg Zoning By-law, accessory parking areas are required to have a minimum drive aisle width of 20 feet. The applicant is proposing to establish insufficient drive aisles widths on proposed Lots 1 and 2.

As such, Variances are required.

ANALYSIS OF VARIANCES

Lot With No Frontage on a Public Street

- As noted above, the applicant is proposing to connect the drive aisles and parking areas on each of the proposed lots through a cross-access agreement. This will allow vehicles to access proposed Lots 1 and 2, and adjacent Lot 1 of Plan 71678, from the public street (Centre Street) by the use of drive aisles crossing these adjacent properties. In

this manner, the proposed development will function as one large development on separate titles.

- The Urban Planning Division is supportive of the Variance for proposed Lot 1 having no direct access to a public street because the applicant is proposing to connect the drive aisles on the subject site through a cross-access agreement. This will allow regular and emergency vehicles to access the site.
- This cross-access agreement is recommended as a condition of approval under the associated file no. DASZ 49/2025.

Building Side Yards (Lots 1 & 2)

- The north side yard setback for the proposed Lot 2 is for an existing building.
- The south side yard setback for the proposed Lot 1 is for the proposed new building. Both setbacks are supported because these reduced setbacks face the other created lot, and the subject is designed function as one large development.

Front and Corner Side Yard Setbacks (Lot 1)

- The Urban Planning and Design Division supports the Variance for a front yard setback from Centre Street of 16 feet instead of the required 25 feet, and the corner side yard setback of 12.25 feet from South Town Road. These reduced building setbacks will enable the applicant to construct a mixed use building that:
    - Meets policies for the Commercial Mixed-Use policy area under the *Waverley West Town Centre Neighbourhood Area Structure Plan*, which support multi-family residential development with ground-floor residential units facing Centre Street. abutting collector streets and are designed so that buildings are oriented to pedestrians and the public street;
    - Continues the compact urban form that has developed along Centre Street through previous development applications on nearby sites.

Insufficient Street Edge and Parking Lot Interior Landscaping (Lots 1 & 2)

- The landscaping proposed for the subject site is consistent with the landscaping previously approved for the subject site through a Variance under file no. DAV 19-214926/C.
- The landscape plan submitted with this application show that on proposed Lot 1, a total of 58 trees and 299 shrubs are required. The applicant is instead planting 62 trees and 229 shrubs
- On proposed Lot 2, a total of 66 trees and 297 shrubs are required. The applicant is instead planting 83 trees and 146 shrubs.
- Together, this is a combined total of 21 additional trees, which is a sufficient offset of the shortfall of 221 fewer shrubs than what is required, when one (1) tree is considered an equivalent to 20 shrubs. As such, the landscaping provided for the site meets the intent of the landscaping requirements of the Winnipeg Zoning By-law.
- The applicant has communicated to the Urban Planning Division that by providing more trees and less shrubs, they will ensure that the landscaping provided has a better chance at survival over the long term (for example, surviving snow storage in winter time), and provide greater benefit to the subject property and to the surrounding public

realm in terms of providing shading, screening, and an aesthetically pleasant appearance.

Parking Area Side Yards (Lot 1)

- These Variances pertain to the east and west side yards of the parking area for proposed Lot 1, which will share access with the parking area on the adjacent proposed Lot 2 through a cross-access agreement.
- Given this, the Urban Planning and Design Division supports the Variances for reduced parking area setbacks in the side yards.

Drive Aisle Width (Lots 1 & 2)

- The Urban Planning and Design Division is supportive of the Variance for a parking aisle width of less than 20 feet because these reduced drive aisle widths are caused by the drive aisles straddling the proposed Lots 1 and 2.
- Together, these drive aisles that straddle Lots 1 and 2 will function as one drive aisle through a cross-access agreement between properties. Together, the drive aisles will functionally have a width of 20 feet. As noted above, a cross-access agreement is recommended as a condition of approval on the associated file no. DASZ 49/2025.

REASONS FOR THE RECOMMENDATIONS

In the context of Section 247(3), the Urban Planning and Design Division recommends **approval** of the application for the following reasons:

(a) is consistent with *Plan Winnipeg* and any applicable secondary plan;

In that, the applicant is proposing a design that is consistent with the Waverley West Town Centre Neighbourhood Area Structure 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;

In that, the Variances enable a development similar to surrounding commercial and residential uses and do not have an adverse effect on the public realm.

(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 variances will allow development to occur which meets appropriate policies in the *Waverley West Town Centre Neighbourhood Area Structure Plan.*

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

In that, the surrounding area is characterized by a mix of commercial and higher-density residential uses.

CONSULTATION

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

OURWINNIPEG 2045 POLICY ALIGNMENT

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

- **Key Direction 4.1:** *Increase strategic infill development that provides access to and capitalizes on existing and planned corridors with frequent transit service*

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

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

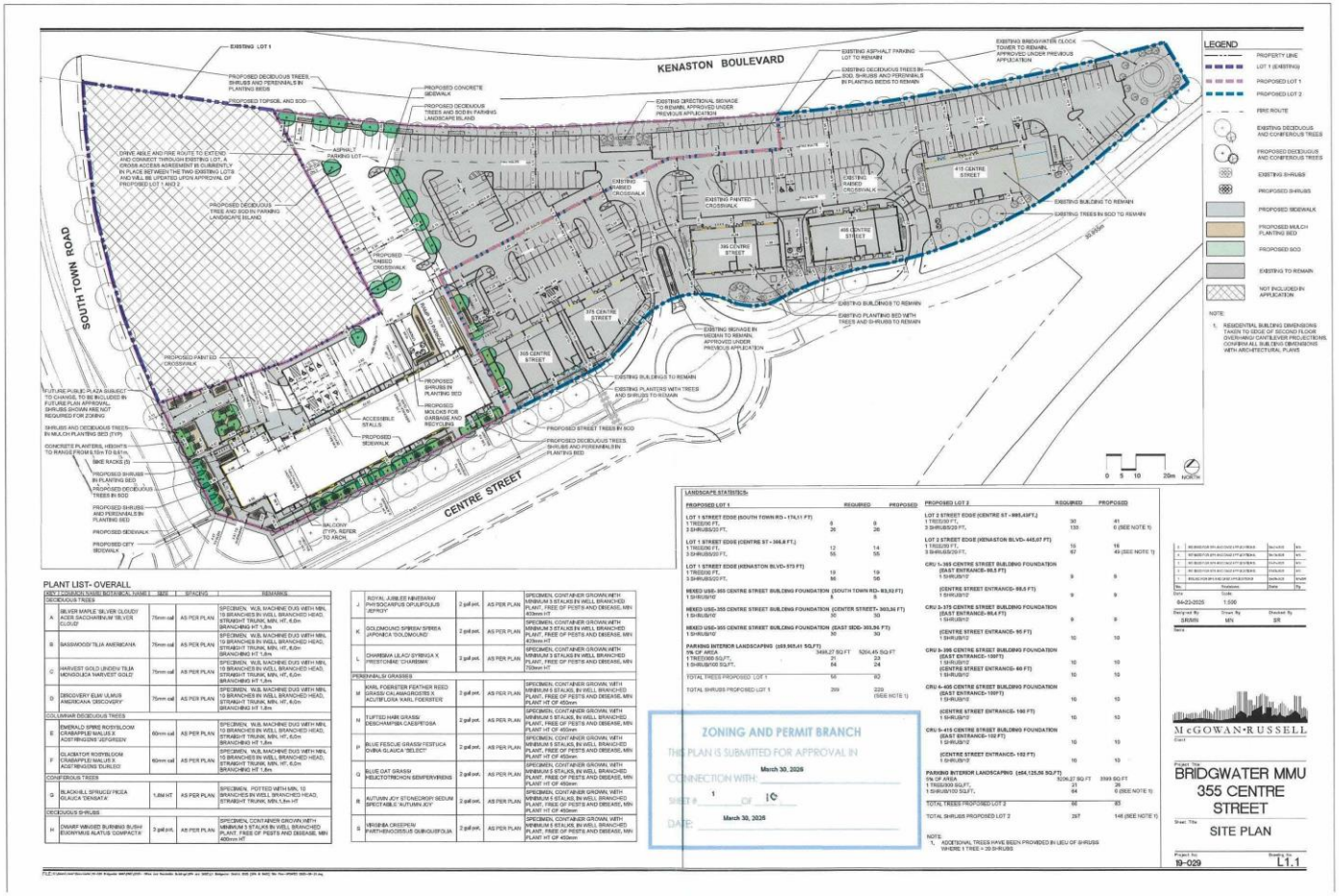
WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

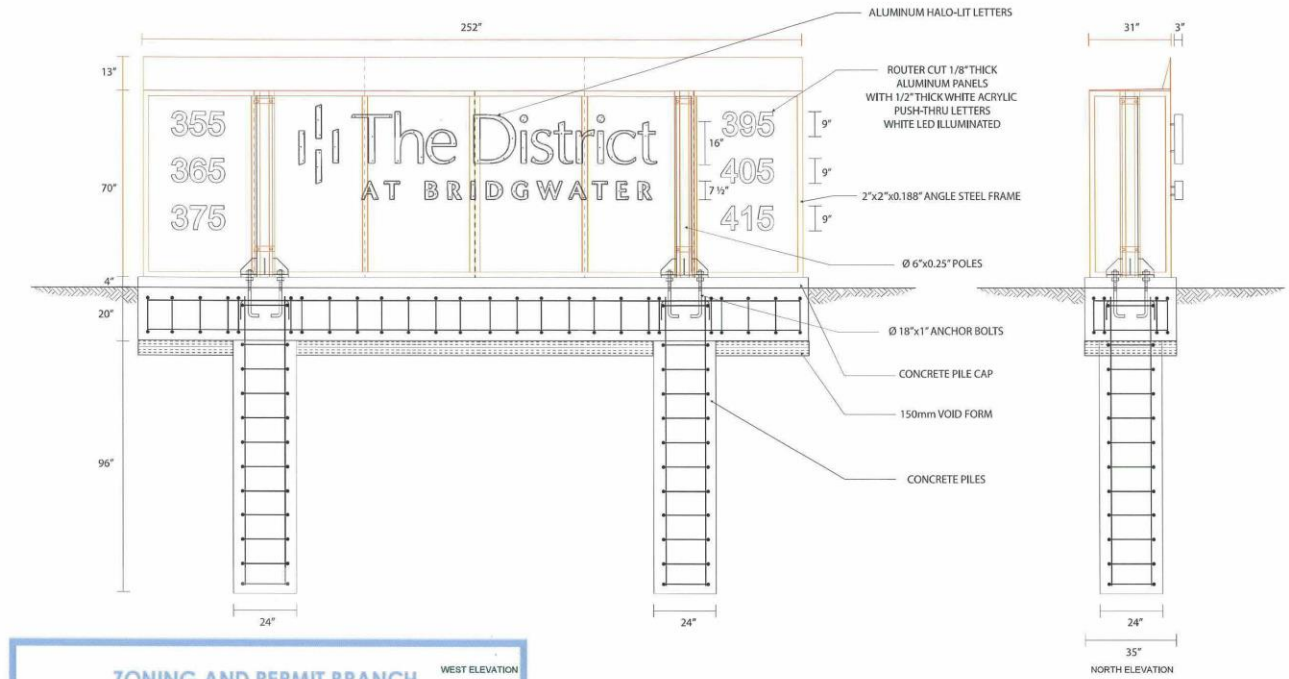
Consideration was given to whether this report connects to any of the specific Goals and Objectives in the *PRS* and it was determined the *PRS* is not applicable to this specific report.

SUBMITTED BY

Department:	Planning, Property and Development
Division:	Urban Planning and Design
Prepared by:	Robert Galston, MCP
Date:	Wednesday, April 1, 2026
File No.	DAV 25-225383/D

Exhibit “6” referred to in File DAV 225383/2025D





ZONING AND PERMIT BRANCH

THIS PLAN IS SUBMITTED FOR APPROVAL IN CONNECTION WITH: DAV25-225383/D

SHEET # 2 OF 10

DATE: March 30, 2026

CLIENT: M BUILDS

INSTALL ADDRESS: BRIDGEWATER

W.O. #: 25393 DESIGNER: VAL

DATE: NOV. 23, 2020 PR. MANAGER: TYLER

PROJECT OVERVIEW:

Supply and install (1) new address monument sign

SRS Signs & Service

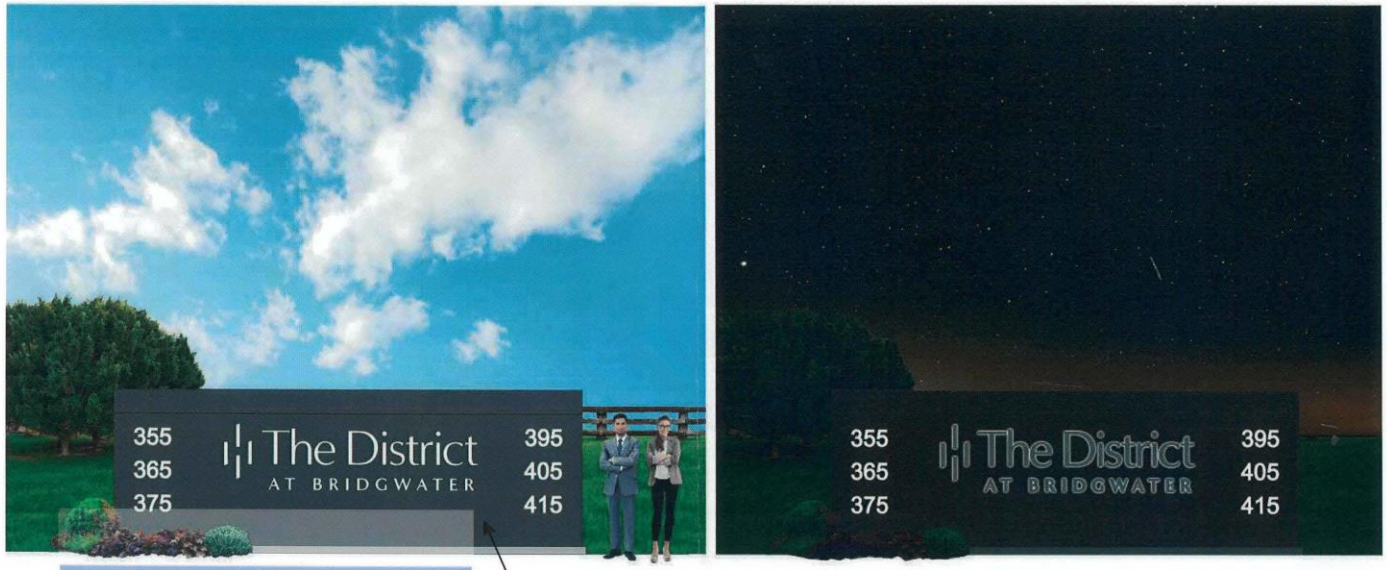
1520 NOTRE DAME AVE. WINNIPEG, MB, CANADA R3E 0P9

P: (204) 777-7446 F: (204) 837-3233 WWW.SRSSIGNS.CA

THE DESIGN DEPICTED HEREIN IS THE SOLE PROPERTY OF SRS SIGNS & SERVICE INC. AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT PRIOR WRITTEN CONSENT FROM THE COMPANY. ACTUAL COLOURS, LETTER SIZES, AND GRAPHIC LAYOUT MAY VARY SLIGHTLY DUE TO THE PROPERTIES OF THE PRODUCTION MATERIALS.

CLIENT APPROVAL:

PAGE: 1 OF 2



SIGN 90837 METALLIC

ZONING AND PERMIT BRANCH

THIS PLAN IS SUBMITTED FOR APPROVAL IN

CONNECTION WITH: DAV25-225383/D

SHEET # 3 OF 10

DATE: March 30, 2026

CLIENT: M BUILDS

INSTALL ADDRESS: BRIDGEWATER

W.O. #: 25393 DESIGNER: VAL

DATE: NOV. 23, 2020 PR. MANAGER: TYLER

PROJECT OVERVIEW:

Supply and install (1) new address monument sign

SRS Signs & Service

1520 NOTRE DAME AVE, WINNIPEG, MB, CANADA R3E 0P9

P: (204) 777-7446
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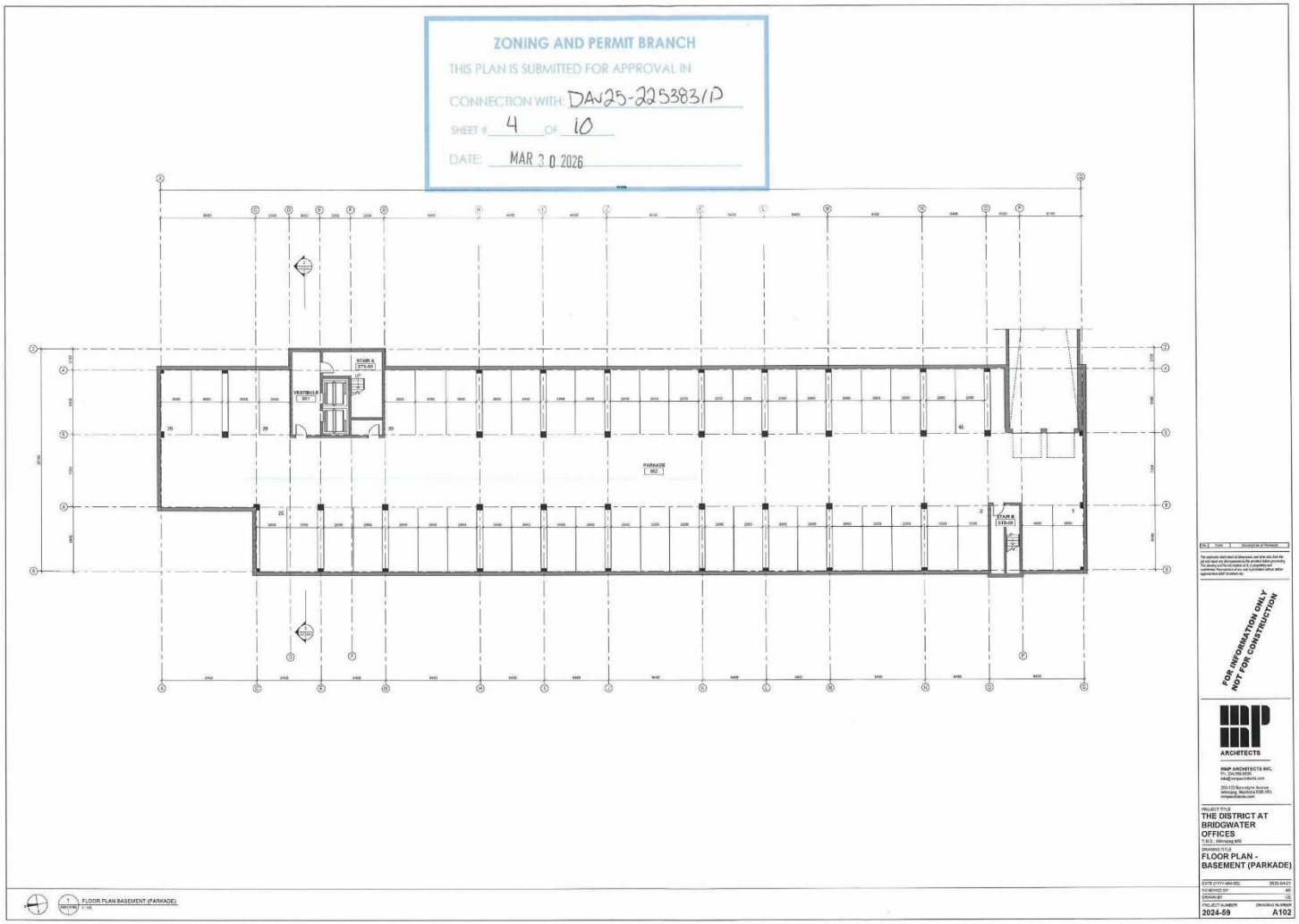
PAGE: 2 OF 2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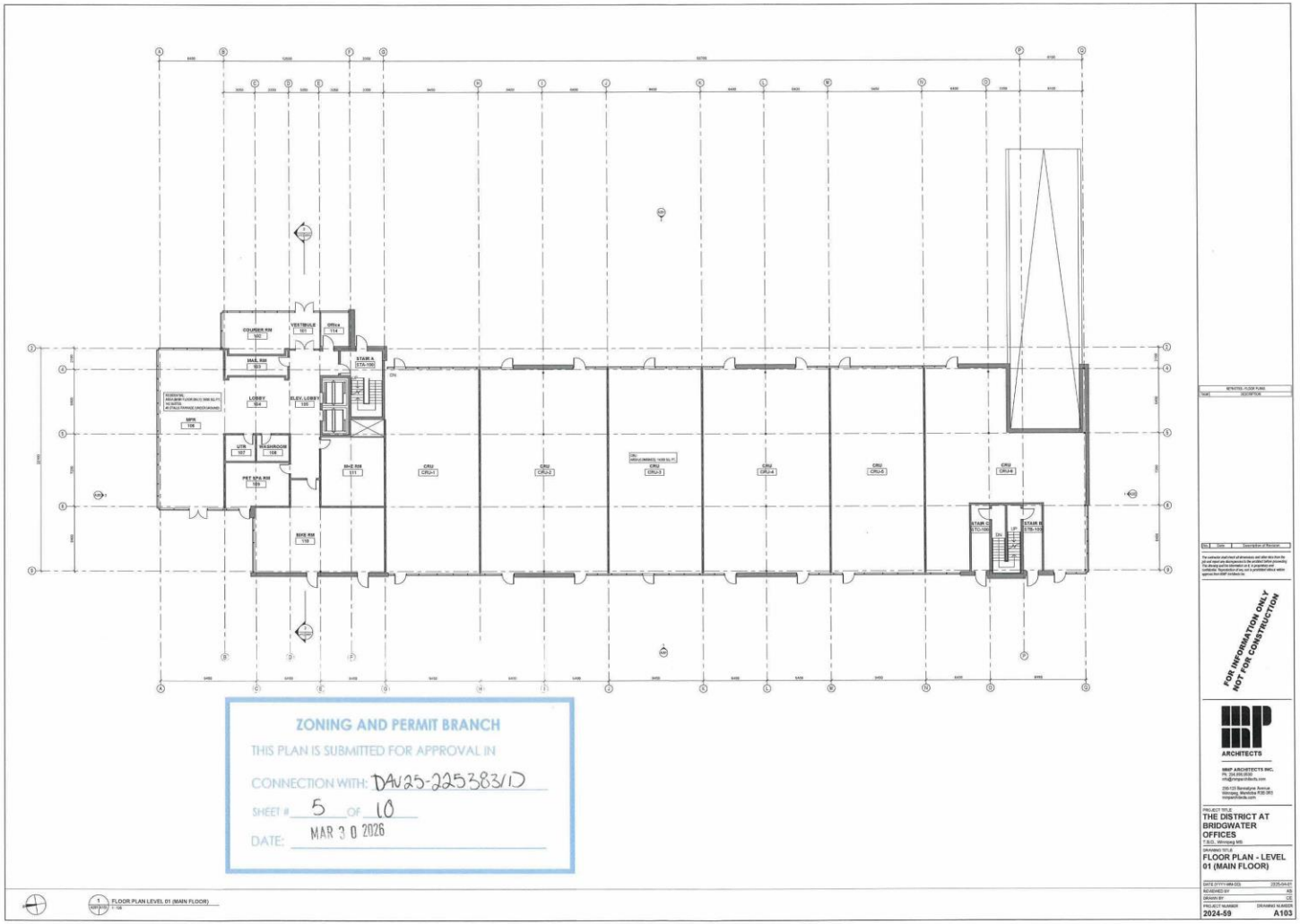
CONNECTION WITH: DAV25-225383/P
SHEET # 4 OF 10
DATE: MAR 30 2026
STAIR A
VESTIBULE
PARKADE
STAIR B
FOR INFORMATION ONLY
NOT FOR CONSTRUCTION
ARCHITECTS
THE DISTRICT AT BRIDGWATER OFFICES
FLOOR PLAN - BASEMENT (PARKADE)
2024-59
A102
FLOOR PLAN BASEMENT (PARKADE)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CONNECTION WITH: DAV25-225383(D
SHEET # 5 OF 10
DATE: MAR 30 2026
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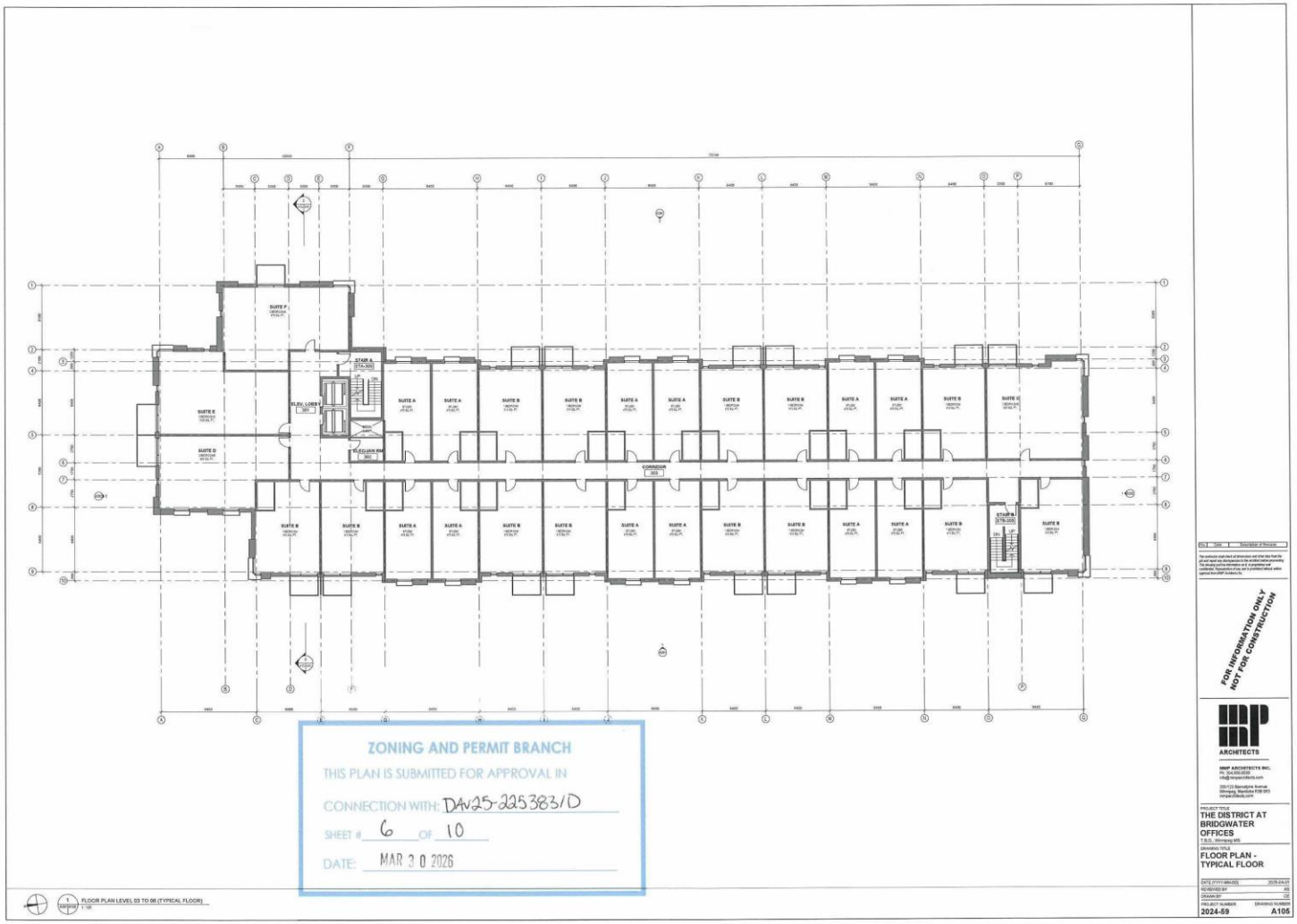
ARCHITECTS
THE DISTRICT AT BRIDGWATER OFFICES
FLOOR PLAN - LEVEL 01 (MAIN FLOOR)
2024-59
A103
FLOOR PLAN LEVEL 01 (MAIN FLOOR)



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CONNECTION WITH: DAV25-225383/D

SHEET # 6 OF 10

DATE: MAR 30 2026

FLOOR PLAN LEVEL 03 TO 06 (TYPICAL FLOOR)

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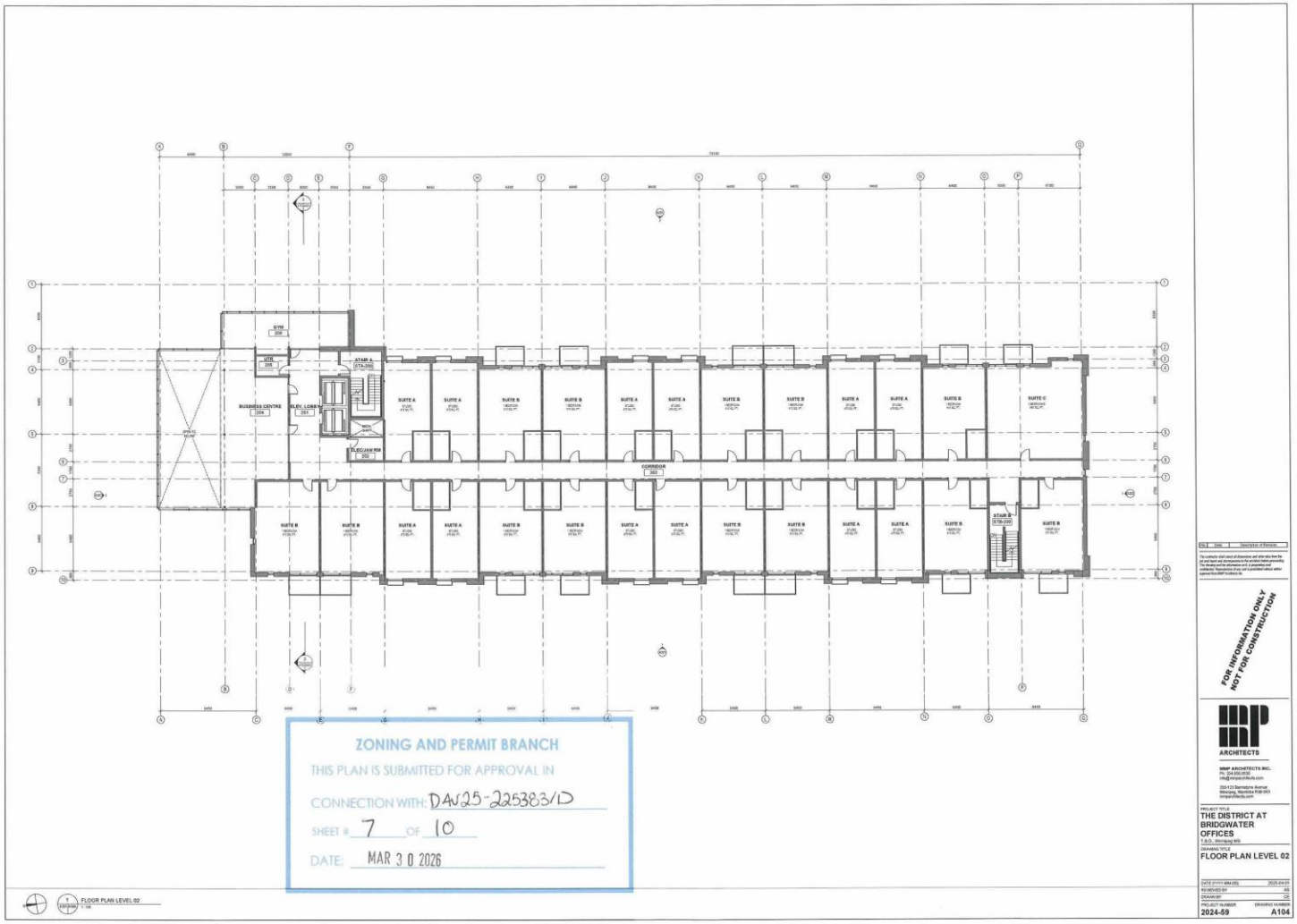
ARCHITECTS

MMP ARCHITECTS INC.

PROJECT TITLE
THE DISTRICT AT BRIDGWATER OFFICES

DRAWING TITLE
FLOOR PLAN - TYPICAL FLOOR

DATE (YYYY-MM-DD)	2025-04-01
REVIEWED BY	AS
DRAWN BY	CP
PROJECT NUMBER	DRAWING NUMBER
2024-59	A105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CONNECTION WITH: DAV25-225383/D
SHEET # 7 OF 10
DATE: MAR 3 0 2026
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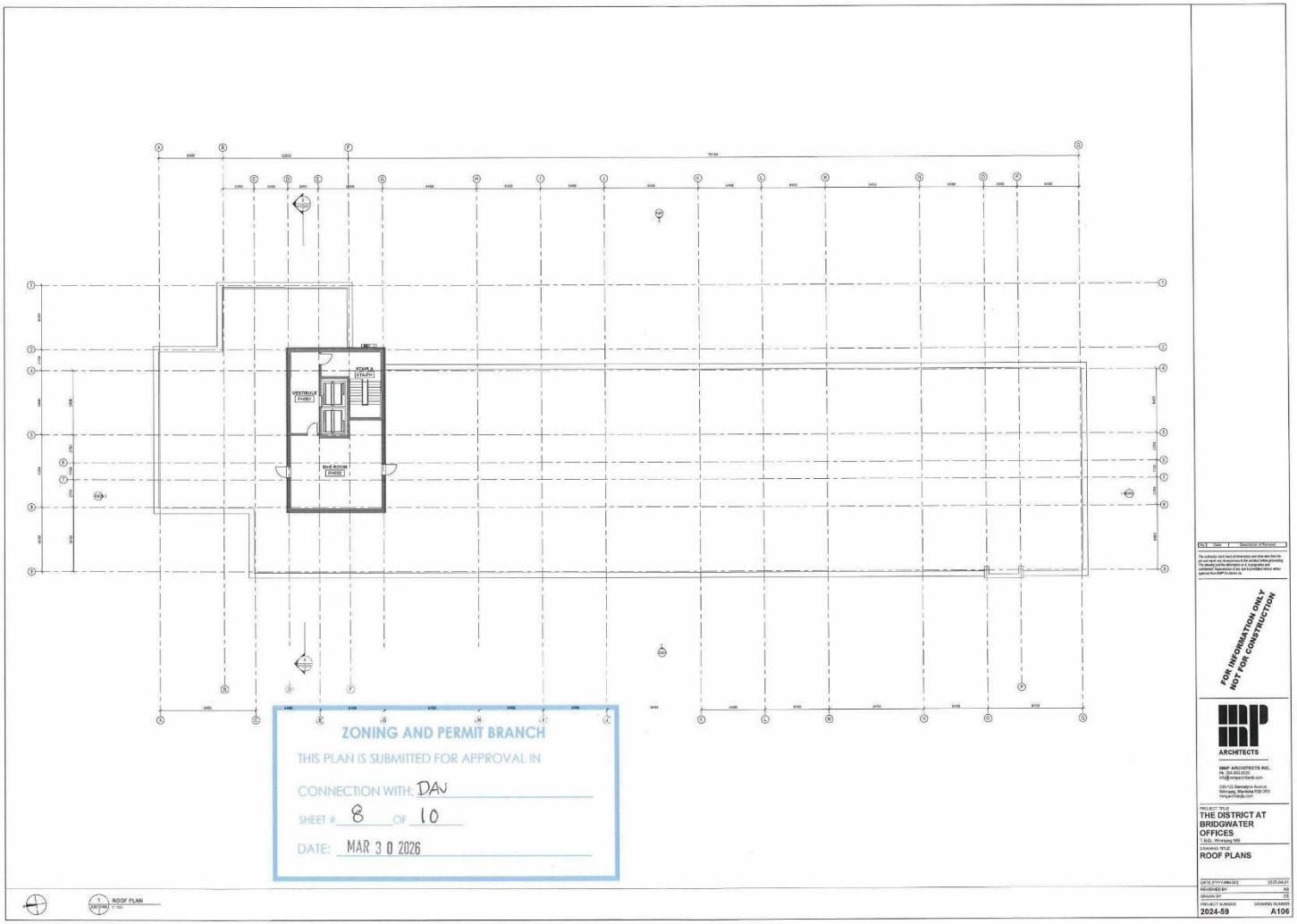
ARCHITECTS
THE DISTRICT AT BRIDGWATER OFFICES
FLOOR PLAN LEVEL 02
2024-59
A104



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CONNECTION WITH: DAV

SHEET # 8 OF 10

DATE: MAR 30 2026

ROOF PLAN

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NOT FOR CONSTRUCTION

ARCHITECTS

PROJECT TITLE
THE DISTRICT AT BRIDGWATER OFFICES

DRAWING TITLE
ROOF PLANS

2024-59 A106


ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN
CONNECTION WITH: DA25-22538310
SHEET # 9 OF 10
DATE: MAR 3 0 2026
SIGNAGE
EXTERIOR ELEVATION - E
EXTERIOR ELEVATION - W
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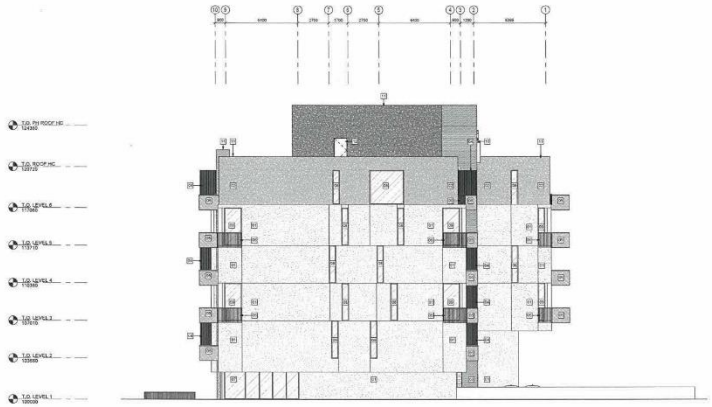
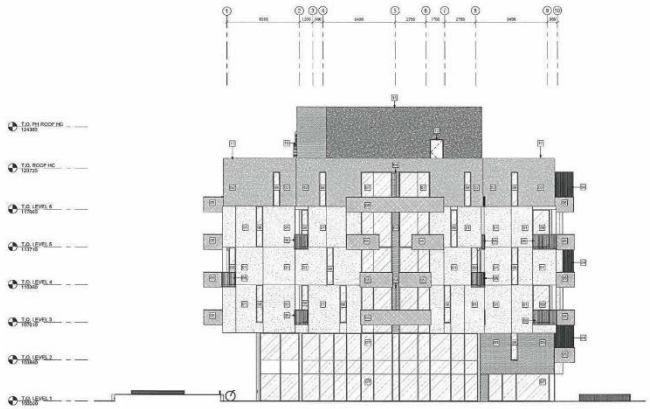
NOT FOR CONSTRUCTION
ARCHITECTS
THE DISTRICT AT BRIDGWATER OFFICES
EXTERIOR ELEVATIONS
2024-59
A201



1 EXTERIOR ELEVATION - S



2 EXTERIOR ELEVATION - N

ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN
CONNECTION WITH: DAV 25-225383/1D
SHEET # 10 OF 10
DATE: MAR 3 0 2026

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MMP ARCHITECTS

MMP ARCHITECTS INC.
PH: 204.255.0530
mhp@mmparchitects.com

200-125 Bannatyne Avenue
Winnipeg, Manitoba R3B 0R3
mmparchitects.com

PROJECT TITLE
THE DISTRICT AT BRIDGWATER OFFICES
1 S.D., Winnipeg MB

DRAWING TITLE
EXTERIOR ELEVATIONS

DATE (YYYY-MM-DD)	2025-04-01
REVIEWED BY	AS
DRAWN BY	CE
PROJECT NUMBER	DRAWING NUMBER
2024-59	A202