Agenda – Standing Policy Committee on Property and Development – April 16, 2026

REPORTS

Item No. 12 Rezoning – 712 Consol Avenue
(Elmwood-East Kildonan Ward)
File DAZ 223/2025 [c/r DAV 244979/2025D]

COMMUNITY COMMITTEE RECOMMENDATION:

On April 9, 2026, the East Kildonan-Transcona Community Committee concurred in the recommendation of the Winnipeg Public Service and recommended to the Standing Policy Committee on Property and Development:

1. That the Winnipeg Zoning By-law No. 200/2006 be amended under Development Application No. DAZ 223/2025 by rezoning the subject land to an "RMF-M Mature Communities PDO-1" Residential Multi-Family (Medium) District in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated March 19, 2026, and attached as Schedule "B" to this report, subject to the following conditions:

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

        i. That the Owner shall provide a plan or plan of survey prepared by a Manitoba Land Surveyor that will facilitate a street opening by-law and which is satisfactory for registration at the Winnipeg Land Titles Office, and in accordance with the report of the Administrative Coordinating Group dated March 23, 2026, and attached as Appendix "B" to this report, and with such other minor changes as may be required.

        ii. For any new buildings, the Owner must submit plans showing the location and design of any and all proposed:

            a. buildings
            b. accessory parking areas
            c. private approaches
            d. garbage enclosures
            e. fencing
            f. landscaping

COMMUNITY COMMITTEE RECOMMENDATION (continued):

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

iii. That the maximum building height shall be 35 feet (10.7 metres).

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

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

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

3. That the Owner shall meet all terms and conditions as outlined in Appendix "B", the report of the Administrative Coordinating Group, dated March 23, 2026, to the satisfaction of the Director of Public Works and the Director of Water and Waste.

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

5. That, upon instruction from the Director of Planning, Property and Development that the Owner has paid all fees, charges or other amounts due in respect of DAZ 223/2025 (collectively, the "Fees"), and subject to s. 236.1 of The City of Winnipeg Charter, the Director of Legal Services/City Solicitor be directed to return the By-law directly to Council by way of communication for consideration for second and third reading.

COMMUNITY COMMITTEE RECOMMENDATION (continued):

6. That Development Application No. DAZ 223/2025 will be deemed to be concluded and all approvals in connection with same will expire if the Owner has not paid the Fees within 2 years following the date on which Council gives first reading to the By-law, unless the Owner applies for an extension of time before the expiration of that 2 year period and Council approves the extension.

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

8. That the By-law will be repealed without coming into force 1 year following the date it is enacted if the Zoning Agreement is not registered in accordance with recommendation 6, unless the Owner applies for an extension of time before the expiration of that 1-year period and Council approves the extension.

9. That the Variance order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DAZ 223/2025.

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

DECISION MAKING HISTORY:

COMMUNITY COMMITTEE RECOMMENDATION:

On April 9, 2026, the East Kildonan-Transcona Community Committee concurred in the recommendation of the Winnipeg Public Service and forwarded the matter to the Standing Policy Committee on Property and Development.

PUBLIC HEARING SUMMARY

File: DAZ 223/2025

Before: East Kildonan-Transcona Community Committee
Councillor Wyatt, Chairperson
Councillor Browaty
Councillor Durand-Wood

Public Hearing: April 9, 2026
Council Building, 510 Main Street

Applicant: Arete Holdings Group LTD (Dakotah Charron)

Subject:



Premises Affected: 712 Consol Avenue

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

Prepared by: B. Harris, Committee Clerk
East Kildonan-Transcona Community Committee

Report date: April 9, 2026

Community Committee Recommendation:

On April 9, 2026, the East Kildonan-Transcona Community Committee concurred in the recommendation of the Winnipeg Public Service and recommended to the Standing Policy Committee on Property and Development:

1. That the Winnipeg Zoning By-law No. 200/2006 be amended under Development Application No. DAZ 223/2025 by rezoning the subject land to an "RMF-M Mature Communities PDO-1" Residential Multi-Family (Medium) District in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated March 19, 2026, and attached as Schedule "B" to this report, subject to the following conditions:

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

        i. That the Owner shall provide a plan or plan of survey prepared by a Manitoba Land Surveyor that will facilitate a street opening by-law and which is satisfactory for registration at the Winnipeg Land Titles Office, and in accordance with the report of the Administrative Coordinating Group dated March 23, 2026, and attached as Appendix "B" to this report, and with such other minor changes as may be required.

        ii. For any new buildings, the Owner must submit plans showing the location and design of any and all proposed:

            a. buildings
            b. accessory parking areas
            c. private approaches
            d. garbage enclosures
            e. fencing
            f. landscaping

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

iii. That the maximum building height shall be 35 feet (10.7 metres).

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

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

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

3. That the Owner shall meet all terms and conditions as outlined in Appendix "B", the report of the Administrative Coordinating Group, dated March 23, 2026, to the satisfaction of the Director of Public Works and the Director of Water and Waste.

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6. That Development Application No. DAZ 223/2025 will be deemed to be concluded and all approvals in connection with same will expire if the Owner has not paid the Fees within 2 years following the date on which Council gives first reading to the By-law, unless the Owner applies for an extension of time before the expiration of that 2 year period and Council approves the extension.

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

8. That the By-law will be repealed without coming into force 1 year following the date it is enacted if the Zoning Agreement is not registered in accordance with recommendation 6, unless the Owner applies for an extension of time before the expiration of that 1-year period and Council approves the extension.

9. That the Variance order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DAZ 223/2025.

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

The East Kildonan-Transcona Community Committee provided the following supporting reasons for its recommendation:

1. I think this is a great way that we can get some more density into our neighbourhoods.

2. Very minimal visual change to the neighbourhood, which is always a concern for the residents. I think that the applicant has gone to great lengths to ensure that they've engaged the neighbourhood, and they've proposed some thoughtful changes.

3. I'm happy to see affordable housing, and the car co-op will be a big asset to the residents themselves as well as the neighbouring area.

4. I'm satisfied that through meeting the building code that the windows will be safe and they've gone above what's required to ensure that there is natural light and emergency access for all of the spaces in the basement.

5. It looks like they've made some thoughtful decisions about having a safe play area for the residents along the west side of the building and that the parking stalls.

6. while I hear the concern, the parking stalls do meet the minimum dimensions.

Objections under the Charter:

Total number of **v**alid objections as per section 125(2) – 1

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

Exhibits Filed:

1. Application dated December 10, 2025
2. Notification of Public Hearing dated January 13, 2026
3. Manitoba Status of Title 3375781/1
4. Letter of authorization dated April 8, 2024 from 10038455 Manitoba Ltd. (Wyatt Hein) to Arete Holdings Group (Dakotah Charron)
5. Surveyor's Building Location Certificate and sketch dated June 24, 2024
6. Plans (11 pages)
7. Report from the Urban Planning Division dated March 19, 2026
8. Inspection Report
9. Communication dated April 6, 2026, from Ben McGillivary in support of the application
10. Communication dated April 7, 2026, from John Wintrup in support of the application
11. Recording of Representations

REPRESENTATIONS:

In Support:

Dakotah Charron
Ben McGillivary
John Wintrup

In Opposition:

Glen Walker

For Information:

Nil

For the City:

M. Robinson, Principal Planner, Planning, Property and Development Department
S. Klassen, Planner, Planning, Property and Development Department
K. Kowalyk, Land Development Engineer, Planning, Property and Development Department

Exhibit “7” referred to in File DAZ 223/2025

ADMINISTRATIVE REPORT

Title: DAZ 223/2025 – 712 Consol Avenue

Issue: For consideration at the public hearing of a Rezoning application to rezone the subject property from “RMF-S Mature Communities PDO-1” Residential Multi-Family (Small) District to “RMF-M Mature Communities PDO-1” Residential Multi-Family (Medium) District for the establishment of an 11-unit multi-family dwelling.

Critical Path: East Kildonan-Transcona Community Committee > Standing Policy Committee on Property and Development > Executive Policy Committee > Council

AUTHORIZATION

Author	Division Head	Department Head	CFO	CAO
Choi Ho, RPP, MCIP	n/a	n/a	n/a	

RECOMMENDATIONS

1. That the Winnipeg Zoning By-law No. 200/2006 be amended under Development Application No. DAZ 223/2025 by rezoning the subject land to an “RMF-M Mature Communities PDO-1” Residential Multi-Family (Medium) District in accordance with the proposed by-law attached as Appendix “A” to this report and as shown on the map dated March 19, 2026, and attached as Schedule “B” to this report, subject to the following conditions:

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            - buildings;
            - accessory parking areas;

- private approaches;
- garbage enclosures;
- fencing; and
- landscaping;

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

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

REASON FOR THE REPORT

- The applicant proposes to rezone 712 Consol Avenue for the purpose of establishing an 11-unit multi-family dwelling.
- A Rezoning (DAZ) application is required to rezone the lot and enable the proposed multi-family development.
- Rezoning applications require a public hearing as per the *Development Procedures By-law* and *The City of Winnipeg Charter.*
- The Report is being submitted for the Committee's consideration of the development application at the public hearing.

IMPLICATIONS OF THE RECOMMENDATIONS

- If the recommendations of the Urban Planning and Design Division are concurred in, the land **can** be rezoned in accordance with Schedule "B".

OURWINNIPEG 2045 POLICY ALIGNMENT

OurWinnipeg 2045 Goal – City Building

A successful strategy for sustainable city growth uses a variety of planning approaches. It strikes a balance between 'growing out' and 'growing up', offering choices ranging from traditional, single-family neighbourhoods to denser forms of urban housing and new neighbourhoods designed around a mix of land uses and a sustainable transportation system.

Building a city of complete communities provides the following additional benefits:

- *Minimization of environmental impacts per capita, in support of better air quality, resource efficiency, waste management, and climate change mitigation*
- *Adaptability to climate change and resilience to natural hazards*
- *Promotion of more active lifestyles and increased social interaction*

City Building Objectives

- **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.*
- **City Building 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.*
- **City Building 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 healthy food, daily needs, employment, education, recreation, and green infrastructure*.

WINNIPEG CLIMATE ACTION PLAN 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
- **Key Direction 4.2:** Ensure new areas of growth are designed according to the principles of Complete Communities.

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:	Choi Ho, RPP, MCIP
Date:	March 19, 2026
File No.	DAZ 223/2025

List of Schedules and Appendices

- Schedule A – Planning Discussion
- Schedule B – Recommended File No. DAZ 223/2025 dated March 19, 2026
- Appendix A – Proposed By-law
- Appendix B – Report of the Administrative Coordinating Group (ACG)

SCHEDULE A

DATE: March 19, 2026

FILE: **DAZ 223/2025**

RELATED FILES: DAV 25-244979\D

COMMUNITY: East Kildonan - Transcona Committee

NEIGHBOURHOOD #: 4.412 - (MUNROE EAST)

SUBJECT: For consideration at the public hearing of a Rezoning application to rezone the subject property from “RMF-S Mature Communities PDO-1” Residential Multi-Family (Small) District to “RMF-M Mature Communities PDO-1” Residential Multi-Family (Medium) District for the establishment of an 11-unit multi-family dwelling.

LOCATION: 712 Consol Avenue



LEGAL DESCRIPTION:	E HALF LOT 4; LOT 5/7 BLOCK 4 PLAN 1118 90 K
APPLICANT:	Dakotah Charron (Arete Holdings Group) 106 Scurfield Blvd Unit B Winnipeg, MB R3Y 1G4
OWNER:	10038455 MANITOBA LTD. 525 Wallace Ave East St Paul, MB R2E 0B1

RECOMMENDATION: **Approval with conditions**

SITE DESCRIPTION

- The subject property is located on the south side of Consol Avenue, between Grey Street and London Street, in the Munroe East neighbourhood of the Elmwood - East Kildonan ward.
- The total site is 9,255 square feet (859.81 square metres) in area.
- 712 Consol Avenue is currently occupied by a two (2) storey 8-unit multi-family dwelling.
- The subject site is accessed via the rear public lane.
- Consol Avenue is a local road.
- Under the *Complete Communities Direction Strategy 2.0*, the site is within the "Established Neighbourhoods – Mature Communities" policy area.
- The property is zoned "RMF-S Mature Communities PDO-1" (Residential Multi-Family – Small) district.



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

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Consol Avenue, then 709-723 Consol Avenue – single-family dwelling uses zoned "R1-M Mature Communities PDO-1" (Residential Single-Family – Medium).

South: Rear public lane, then 705-717 Fleming Avenue – single-family dwelling uses zoned "R1-M Mature Communities PDO-1" (Residential Single-Family – Medium).

East: 720 Consol Avenue – a single-family dwelling use zoned "R1-M Mature Communities PDO-1" (Residential Single-Family – Medium).

West: 702 Consol Avenue – a 9-unit multi-family dwelling use zoned "RMF-S Mature Communities PDO-1" (Residential Multi-Family – Small).

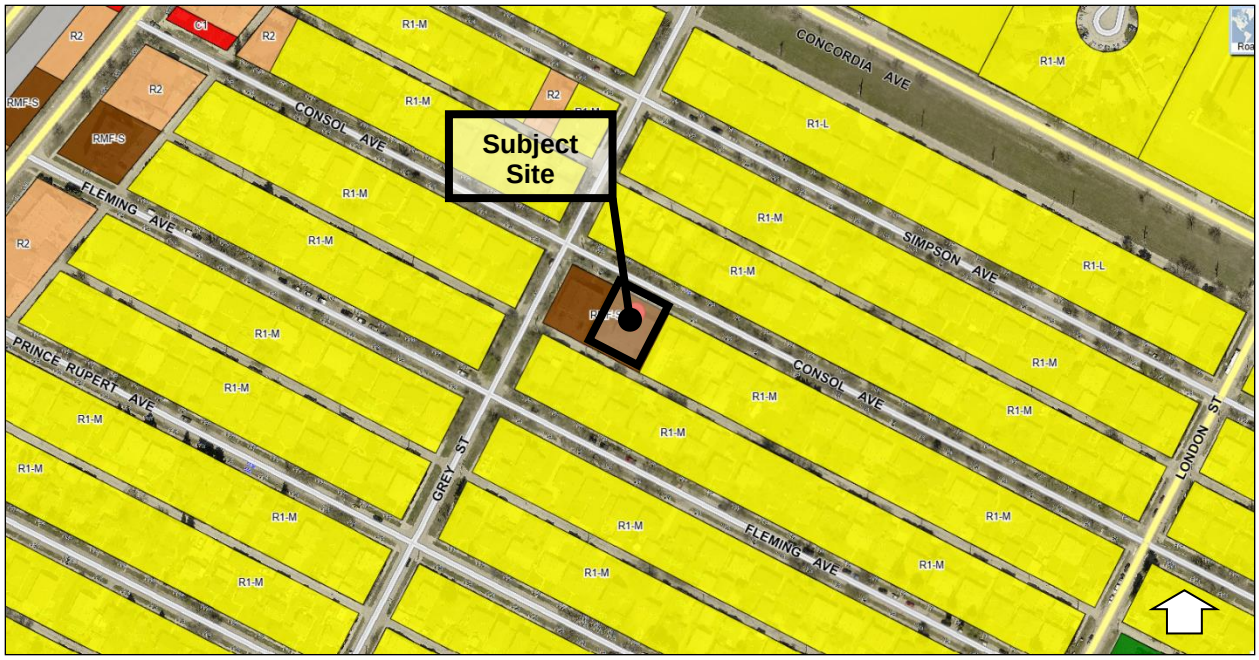


Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant proposes to rezone the subject property from “RMF-S Mature Communities PDO-1” (Residential Multi-Family – Small) district to “RMF-M Mature Communities PDO-1” (Residential Multi-Family - Medium) district for the establishment of an 11-unit multi-family dwelling.
- The existing 2-storey, 8-unit multi-family building on the subject site will be maintained, with 3 units proposed to be added to the basement level.
- No major exterior building façade changes are proposed other than window additions at the basement level.
- Access to the site is via the rear public lane, to an existing gravel parking area.
- There are eight (8) vehicle parking spaces, of which one (1) is accessible parking and one (1) is for guest parking. There are 6 bicycle parking spaces. Two (2) of the eight (8) vehicle parking spaces are for car share vehicles.
- The proposed landscaping includes:
    - 10 fire & ice hosta shrubs
    - 4 common lilac shrubs
    - 1 European White Birch Trees
    - 2 Flowering Cherry Trees
    - And a proposed new paved walkway and rock garden
- The garbage and recycling collection area is located in the southwest rear corner of the property.
- On-site amenities include an outdoor patio.

- The proposal also requires a Variance application for side yard building setback and parking related requirements (**see Report for DAV 25-244979/D**).

ANALYSIS AND ISSUES

COLLABORATIVE PLANNING AND CONSULTATION

With the Public Service

- The applicant engaged with the Public Service prior to submitting an application.

With the Public

- The applicant submitted two (2) letters of support from nearby stakeholders with addresses on Consol Avenue.

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

- The *Complete Communities Direction Strategy 2.0* (CCDS 2.0) is one of four direction strategies supporting *OurWinnipeg 2045*, the city's long-range development plan, and has statutory authority as a secondary plan. The Strategy guides land use and development in Winnipeg.
- The subject properties are in an "Established Neighbourhood – Mature Communities" policy area of *CCDS 2.0*. Applicable goals and policies include:

D1: Established Neighbourhoods

- **Goal 1: 1.0 Encourage compatible residential development within Established Neighbourhoods to build more Complete Communities and align with the City's residential intensification target.**
    - *1.1 Encourage residential development that positively contributes to neighbourhood character while expanding housing options for residents in a manner that is sensitive and complementary to existing development.*
    - *1.2 Increase the population within Established Neighbourhoods to contribute to the physical renewal and revitalization of older neighbourhoods.*
    - *1.5 Support up to mid-rise residential development in Established Neighbourhoods that is compatible with neighbourhood context.*
    - *1.6 In the absence of a secondary plan guiding the local development of an Established Neighbourhood, intensification should be guided by a number of factors to ensure compatible development, including:*
        - *a. Applicable City-endorsed policies or guidelines;*
        - *b. Existing zoning 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.*

    - *1.15 Low-rise residential uses will generally be encouraged to locate on arterial roads and collector roads where compatible with adjacent land uses and where they can be conveniently served with transit and local commercial amenities, and in consideration of the factors listed in Policy section 1.6.*

- **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.**
    - *2.3 Encourage, where contextually suitable, the location of multi-family buildings at or near the front and corner side property lines to create a pedestrian orientation that is respectful of the area context. Use setbacks to provide landscaping, front courtyards for individual units or other amenities that support the pedestrian environment, building design and relationship to the street.*
    - *2.4 Encourage the use of high-quality, energy efficient, and durable exterior building façade materials.*
    - *2.5 Encourage a variety of architectural styles.*
    - *2.6 Encourage building design to include a range of architectural features that create visual interest and positively contribute to the visual aesthetics of the street and neighbourhood.*
    - *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.*
    - *2.11 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.*
    - *2.12 New development should respect and complement the existing character of the built form of surrounding properties.*
    - *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.*

- *2.21 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.**
  - *3.1 Encourage a variety of housing types and tenures within Established Neighbourhoods to meet life-cycle housing needs and affordability ranges.*
  - *3.6 Encourage new development that incorporates housing types that enable "aging in place" in Established Neighbourhoods.*

<u>Established Neighbourhoods – Mature Communities – Goal 1, 2 and 3 Policy Alignment:</u>

- The development is sensitive and complementary to the existing neighbourhood context. There are no major changes proposed to the existing building. The existing building height (2-storeys) is also well below the "RMF-M" maximum (70 feet).
- Intensification is supportable here due to the larger lot size than is typical in the neighbourhood. The subject property is 9,255 square feet in lot area, the lots on the rest of Consol Avenue are predominantly 5,000 square feet in lot area. This characteristic of the lot provides a good opportunity to accommodate increased density within a lower density neighbourhood.
- The subject site as well as the building to the west are already zoned "RMF" and have had multi-family dwellings and uses for some time.
- The proposal provides a diversity of housing options, types and tenures within an Established Neighbourhood and meets resident life-cycle housing needs

<u>SMALL-SCALE AND LOW-RISE RESIDENTIAL DEVELOPMENT GUIDELINES FOR MATURE COMMUNITIES</u>

- The *Small Scale and Low-Rise Residential Development Guidelines for Mature Communities* (Infill Guidelines) help determine what are appropriate designs for small-scale and low-rise residential buildings in their local context.
- The *Infill Guidelines* include two major components that work together to create opportunities for residential intensification in Mature Communities that mitigate massing impacts on nearby lower-density properties and to mitigate potential land use conflicts between buildings of different scales and intensity.
  - The first component is a "Preferred Location Criteria" that establishes the lot characteristics enabling specific building typologies.
  - The second component is "Site Design" and "Building Design" guidelines that regulate the physical characteristics of any proposed building(s).

Preferred Location Criteria

- The proposed development does not meet Scenario 1 or 2 of the "Preferred Location Criteria" for a low-rise multi-unit residential development in Area 1:
    - Scenario 1
        - on sites where the rear yard abuts a lane;
        - on sites located within 1,312 feet (400 metres) of the Primary Transit Network or rapid transit station; and
        - where the property abuts an arterial street; or
    - Scenario 2
        - on sites where the rear yard abuts a lane;
        - on sites located within 1,312 feet (400 metres) of the Primary Transit Network or rapid transit station; and
        - where two or more of the following conditions are met:
            - on corner lots (including internal corner lot);
            - on sites where a lane separates the rear yard from a commercial, multi-unit residential or non-residential use; or
            - on sites where at least one side yard abuts a commercial, multi-unit residential or non-residential use

Secondary Considerations

The following Secondary Considerations were used to enable support for low-rise multi-family dwellings at this location, and contingent on the proposal meeting the Site Design and Building Design guidelines for that building typology:

- The current "RMF" zoning of the property provides an understanding of the development context of the street and its development potential. The "RMF" lot of the subject site and the abutting "RMF" lot to the west demonstrate that multi-family development has been suitable on this location and the block for quite some time.
- The lot is substantially larger than typical lots on this block of Consol Avenue and the surrounding area, which allows for greater variety of housing options within a neighbourhood while limiting the potential that such a development would create a dramatic change in the existing physical development pattern of the neighbourhood.
- There is a strong pedestrian environment, an active transportation path a block away on Gateway Road/Raleigh Street, and high frequency Transit service on Gateway Road within 400 metres walking distance which provides residents with more choices on how they get around, reduces the reliance on vehicles, supports healthier lifestyles, and supports municipal investment in the Transit and Active Transportation network.
- Preserving an existing building to provide moderate intensification encourages sustainable development and utilizes the existing municipal services.

Site Design

- The proposed low-rise multi-family development meets the applicable "Site Design" guidelines for Front Yards, Rear Yards, Side Yards, Lot Coverage, Driveway Access, Landscaping, and Separation Distances.
- Parking does not meet the 1:1 parking stalls per dwelling unit in Mature Communities.
    - However, for onsite parking, parking relaxations may be considered where a carshare is provided onsite and the car-sharing parking spaces must be shown on

the building plans and a copy of the car-sharing agreement must be submitted with the development permit.

- The applicant is providing two (2) car share vehicles onsite.

Building Design

- The proposed development meets the applicable "Building Design" guidelines for Building Height, Roof Pitches, Design, Façade Materials and Architectural Features, Main Floor Height, Entrances, Projections into Setbacks, Privacy, and Utilities, Servicing and Mechanical.
- No major building changes are proposed as the existing low-rise multi-family building will be maintained.

ADDITIONAL CONSIDERATIONS

Variances

- There is an associated Variance application for side yard building setback and parking related requirements (**see Report for DAV 25-244979/D**).
- The Report recommends ***approval, in part*** of the Variance application.

Car Share

- Two (2) car share vehicles are being provided to serve as an offset for the required vehicle parking spaces onsite. The Letter of Intent states a Car Share Letter in Principle was obtained and the Variance application recommends that prior to development permits, that the developer submit a signed service agreement with the car share provider to the Director of Planning, Property and Development for approval.

Site Servicing

- An Administrative Coordinating Group (ACG) Report (**see Appendix "B**") is associated with this Development Application.
- There are Plan Considerations that the developer shall legally open up property for a 1.373 metre widening to the existing east-west public lane right-of-way along the full length of the Planned Area abutting the east-west public lane, to the satisfaction of the Director of Public Works.
- The Water and Waste Department (WWD) has advised there is adequate servicing to support the proposed development.

Plan Approval

- The Urban Planning and Design Division is recommending a Plan Approval to the Director of Planning, Property and Development and the East Kildonan – Transcona Community Committee for any new buildings.

- Plan Approval ensures the plans, should any new buildings are proposed, are reviewed and approved by the Director and Community Committee to meet a high standard of urban design before any future new construction takes place on the site.

Height Cap

- As part of the recommended Zoning Agreement, a height cap of 35 feet is included.
- The proposed development is approximately 2-storeys, and the recommended height cap ensures there is both some additional space should the project plans change while also ensuring the maximum building height is similar to what is currently proposed and consistent with the surrounding neighbourhood.
- Without a height cap, the maximum permitted height would be 70 feet in the “RMF-M” zoning district.

RECOMMENDATION

The Urban Planning and Design Division recommends **approval with conditions** of the Rezoning application for the following reasons:

- The application is consistent with policies and design guidelines in *OurWinnipeg 2045*, *Complete Communities Direction Strategy 2.0,* and the *Infill Guidelines.*
- The existing building’s massing and residential intensity are context-sensitive and compatible with adjacent land uses of primarily lower-density dwellings.

Report Submitted by:
Planning, Property and Development Department
Urban Planning and Design Division

Report Prepared by: Choi Ho, RPP, MCIP
PPD File #: DAZ 223/2025

SCHEDULE B

File DAZ 223/2025, East Kildonan-Transcona Community Committee, March 19, 2026

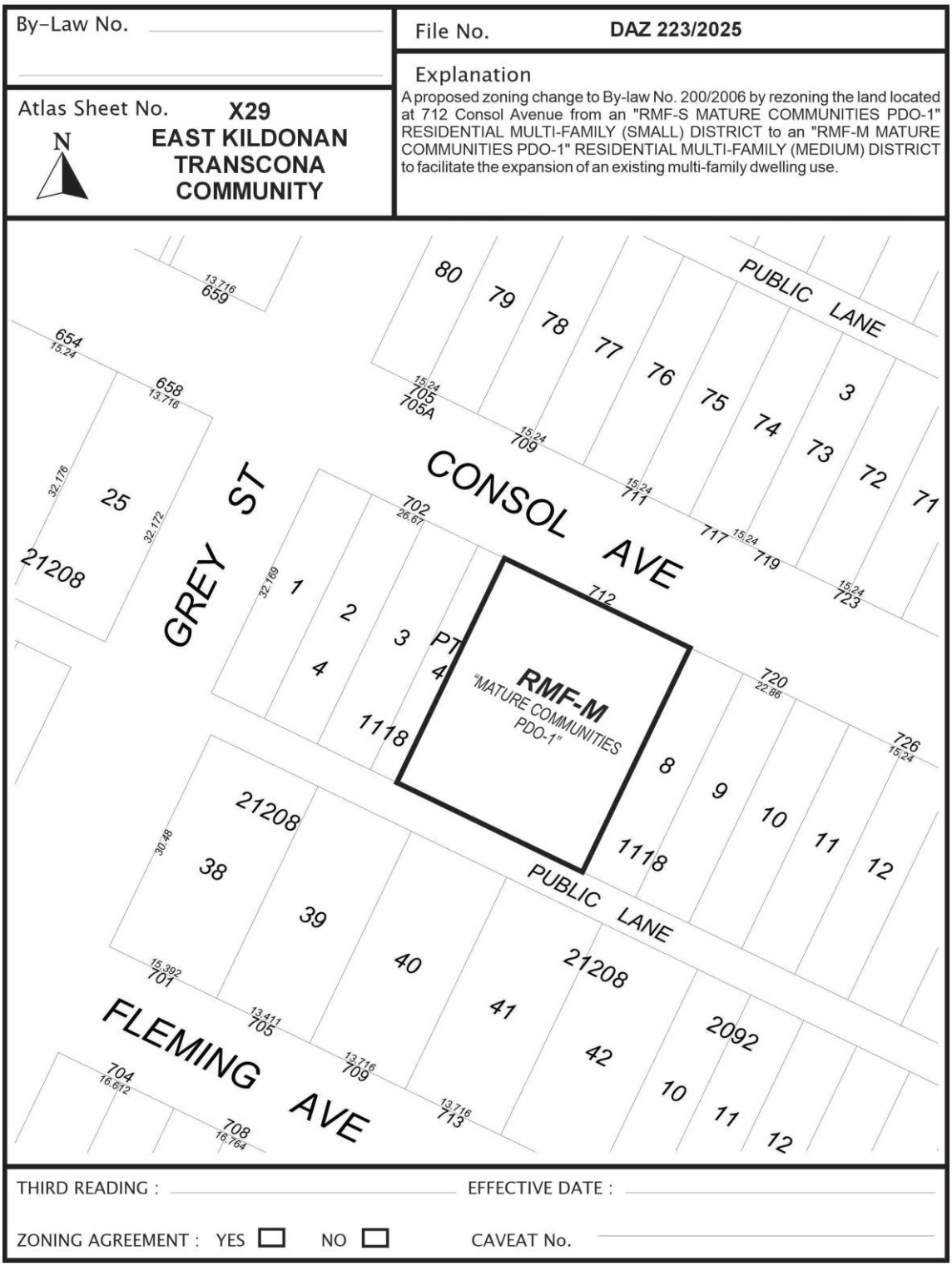
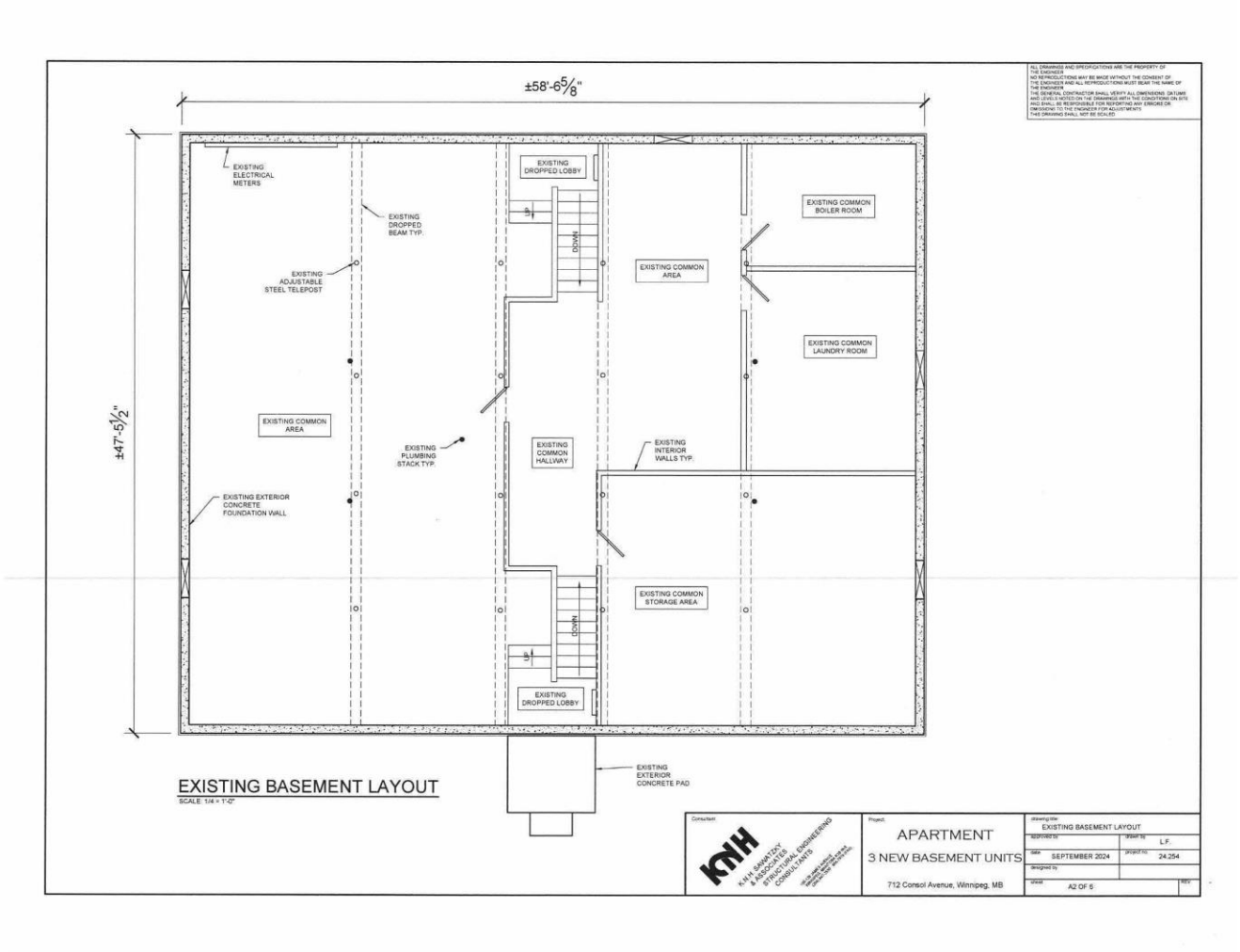
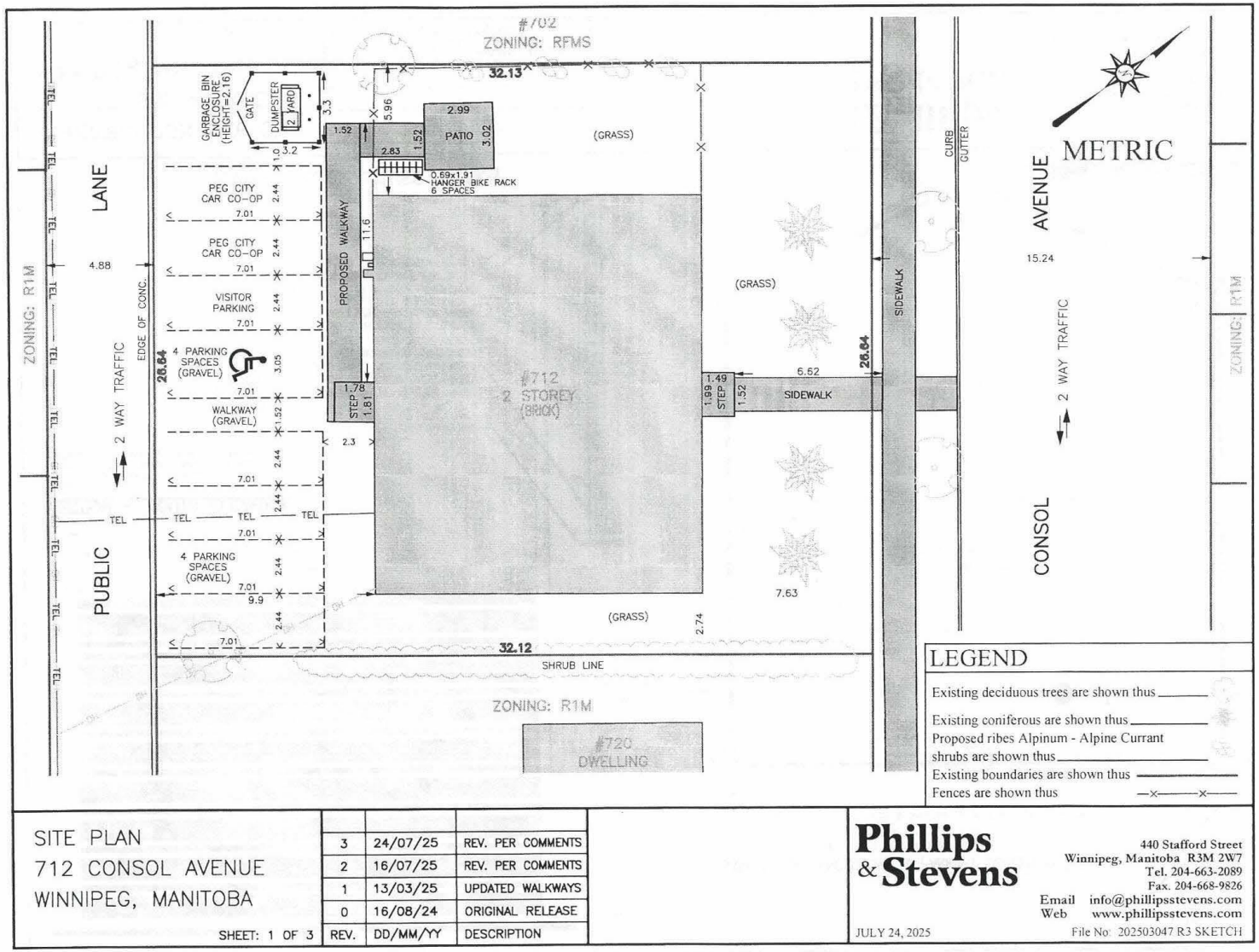


Exhibit “6” referred to in File DAZ 223/2025





LEGEND

Existing deciduous trees are shown thus _____

Existing coniferous are shown thus _____

Proposed ribes Alpinum - Alpine Currant shrubs are shown thus _____

Existing boundaries are shown thus _____

Fences are shown thus —x——x——

SITE PLAN
712 CONSOL AVENUE
WINNIPEG, MANITOBA

SHEET: 1 OF 3

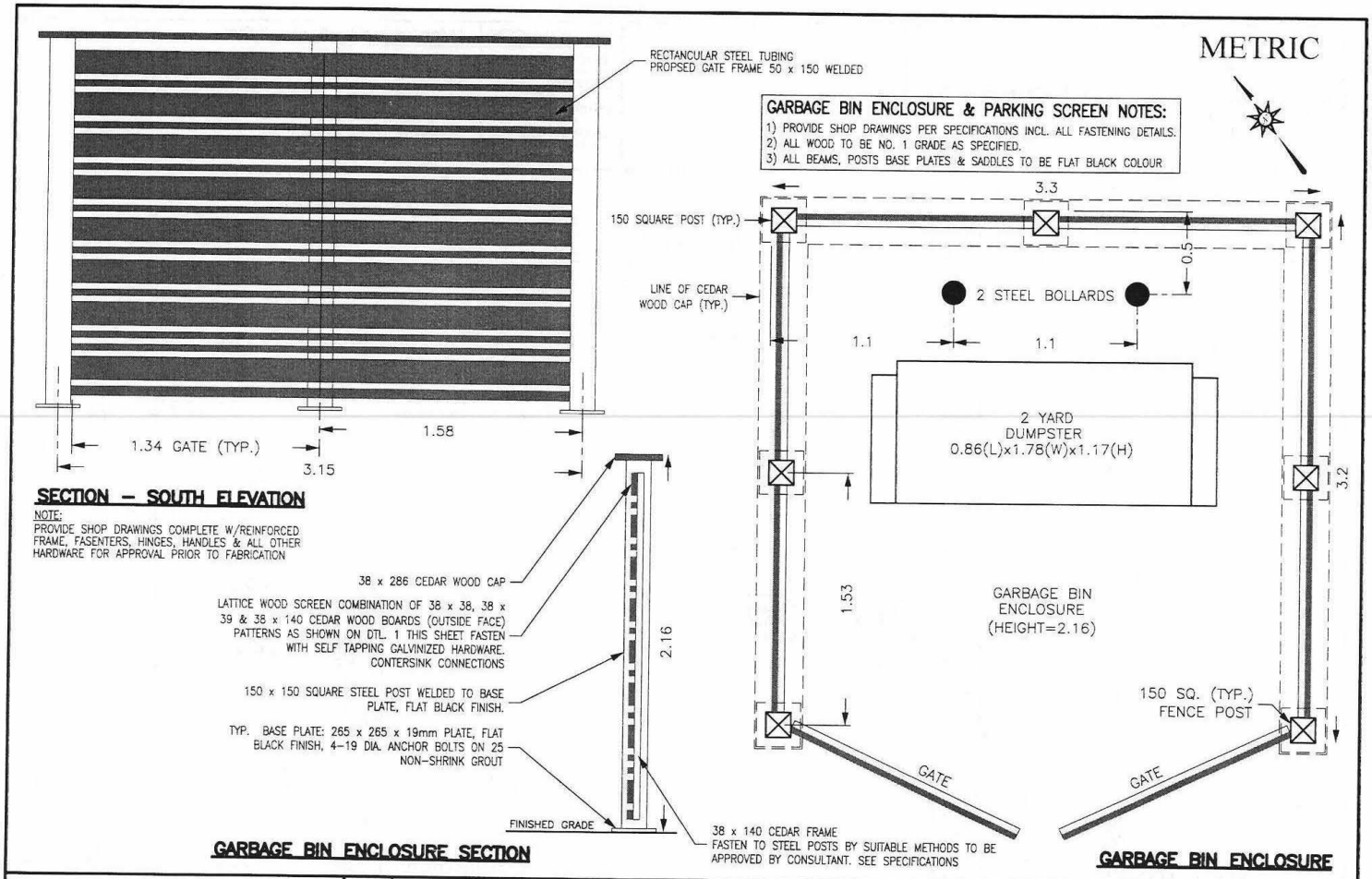
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3	24/07/25	REV. PER COMMENTS
2	16/07/25	REV. PER COMMENTS
1	13/03/25	UPDATED WALKWAYS
0	16/08/24	ORIGINAL RELEASE

Phillips & Stevens

440 Stafford Street
Winnipeg, Manitoba R3M 2W7
Tel. 204-663-2089
Fax. 204-668-9826
Email info@phillipsstevens.com
Web www.phillipsstevens.com

JULY 24, 2025

File No: 202503047 R3 SKETCH



CONSTRUCTION SKETCH
712 CONSOL AVENUE
WINNIPEG, MANITOBA

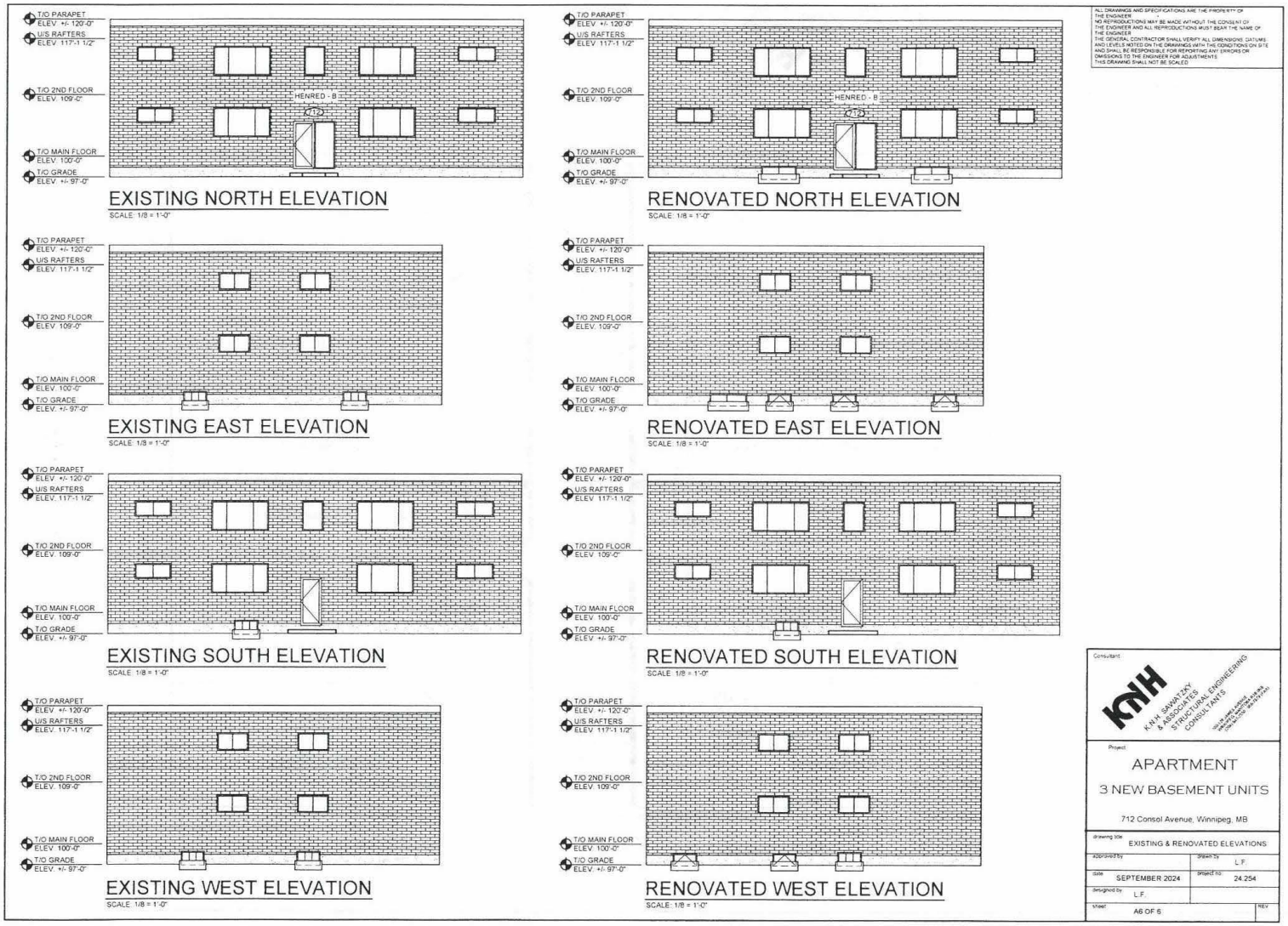
SHEET: 2 OF 3

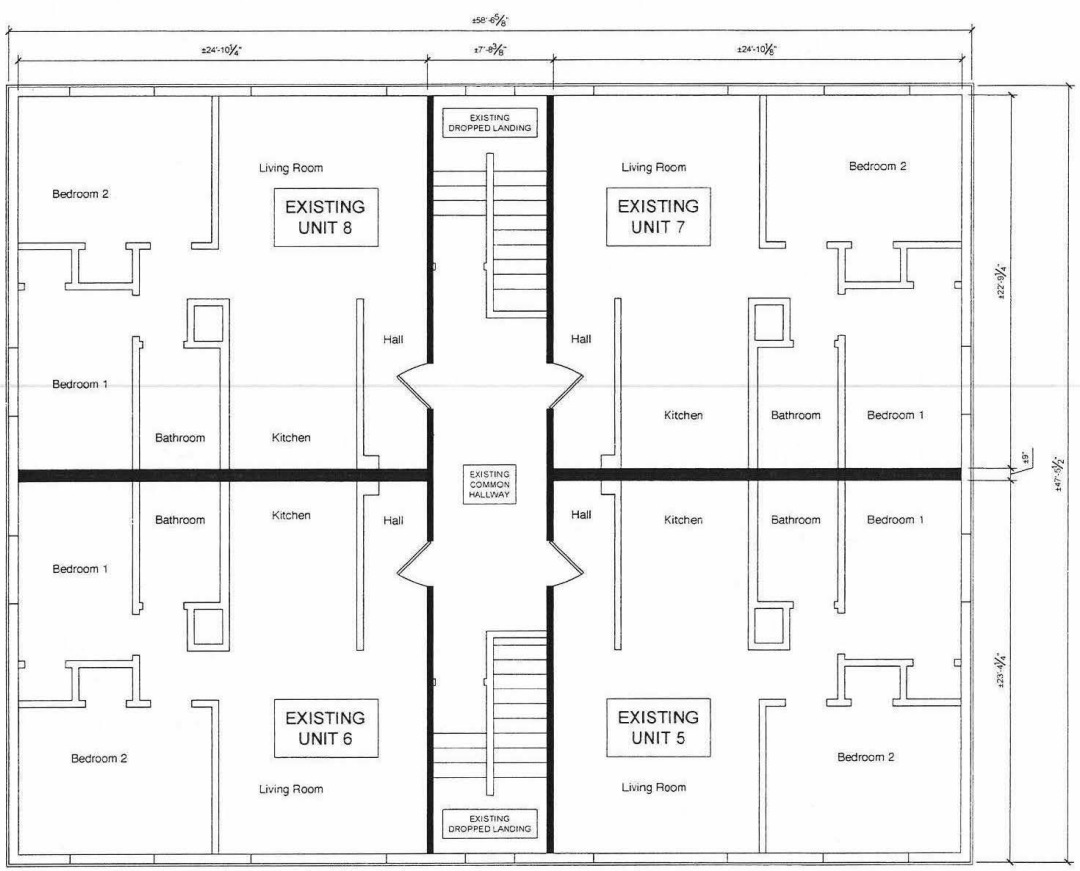
REV.	DD/MM/YY	DESCRIPTION
0	13/03/25	ORIGINAL RELEASE

Phillips & Stevens
440 Stafford Street
Winnipeg, Manitoba R3M 2W7
Tel. 204-663-2089
Fax. 204-668-9826
Email info@phillipsstevens.com
Web www.phillipsstevens.com

MARCH 13, 2025

File No: 202503047 R1 SKETCH


T/O PARAPET ELEV. +/- 120'-0"
U/S RAFTERS ELEV. 117'-1 1/2"
T/O 2ND FLOOR ELEV. 109'-0"
T/O MAIN FLOOR ELEV. 100'-0"
T/O GRADE ELEV. +/- 97'-0"
HENRED - B
EXISTING NORTH ELEVATION
SCALE: 1/8 = 1'-0"
RENOVATED NORTH ELEVATION
SCALE: 1/8 = 1'-0"
EXISTING EAST ELEVATION
SCALE: 1/8 = 1'-0"
RENOVATED EAST ELEVATION
SCALE: 1/8 = 1'-0"
EXISTING SOUTH ELEVATION
SCALE: 1/8 = 1'-0"
RENOVATED SOUTH ELEVATION
SCALE: 1/8 = 1'-0"
EXISTING WEST ELEVATION
SCALE: 1/8 = 1'-0"
RENOVATED WEST ELEVATION
SCALE: 1/8 = 1'-0"
ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ENGINEER
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THIS DRAWING SHALL NOT BE SCALED
Consultant
K.N.H. SAWATZKY & ASSOCIATES STRUCTURAL ENGINEERING CONSULTANTS
Project
APARTMENT
3 NEW BASEMENT UNITS
712 Consol Avenue, Winnipeg, MB
drawing title
EXISTING & RENOVATED ELEVATIONS
approved by
drawn by L.F.
date SEPTEMBER 2024
project no. 24.254
designed by L.F.
sheet A6 OF 6
REV



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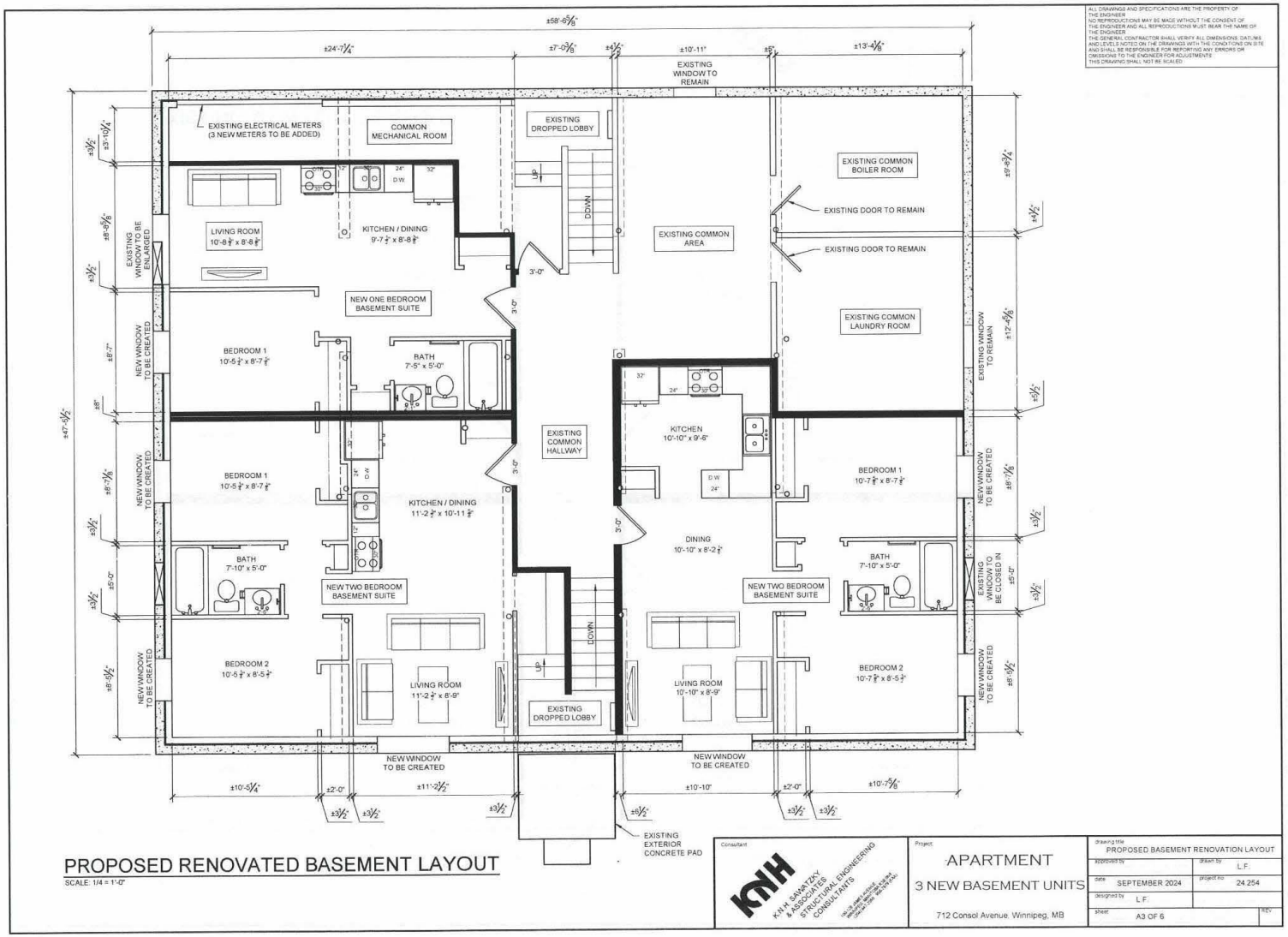
EXISTING 2ND FLOOR LAYOUT

SCALE: 1/4 = 1'-0"

Consultant: KNH SAWATZKY & ASSOCIATES STRUCTURAL ENGINEERING CONSULTANTS

Project: APARTMENT
3 NEW BASEMENT UNITS
712 Consol Avenue, Winnipeg, MB

Drawing title: EXISTING 2ND FLOOR LAYOUT
Drawn by: L.F
Date: SEPTEMBER 2024
Project no: 24 254
Designed by:
Sheet: A5 OF 6
Rev:



PROPOSED RENOVATED BASEMENT LAYOUT

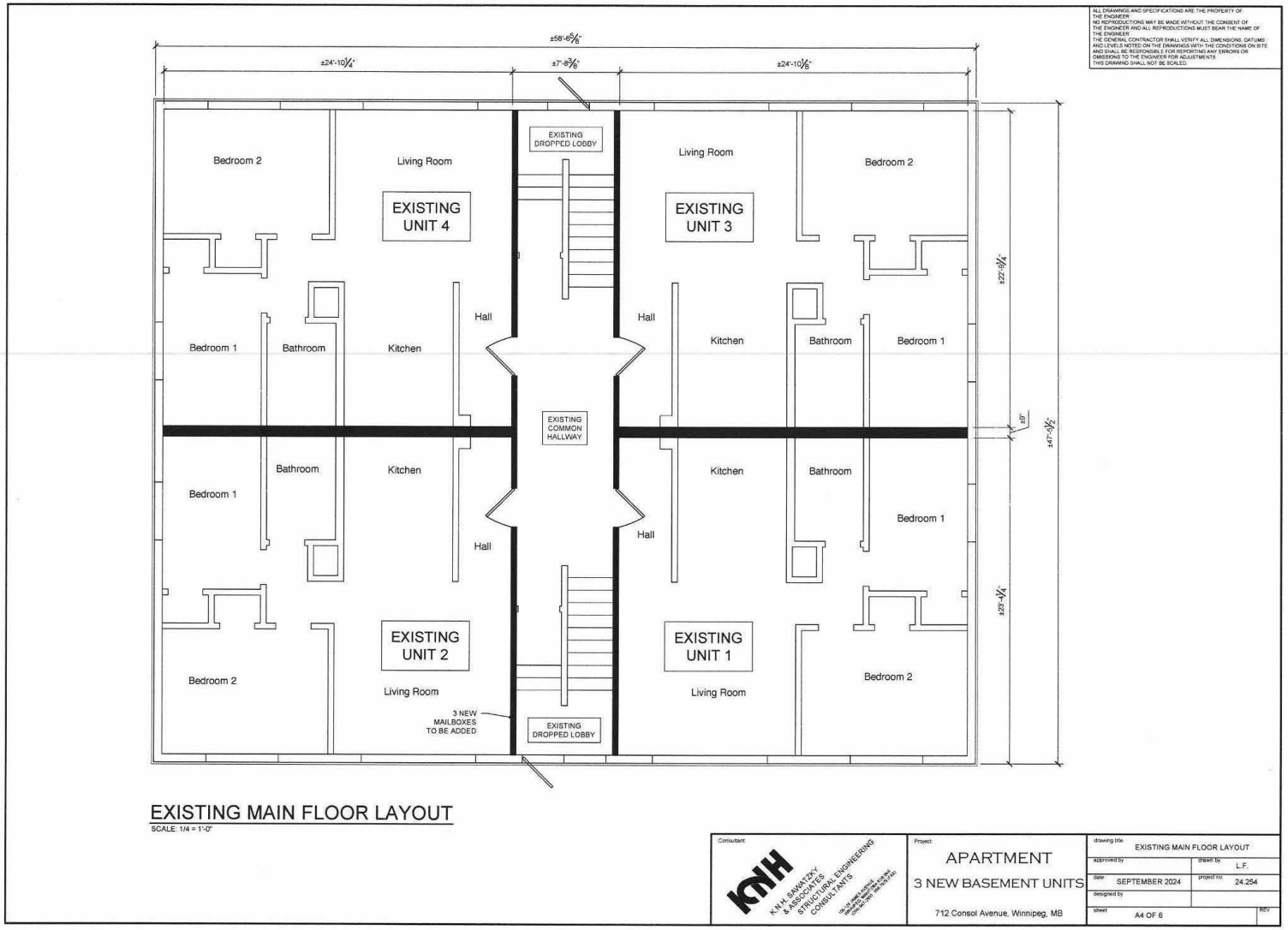
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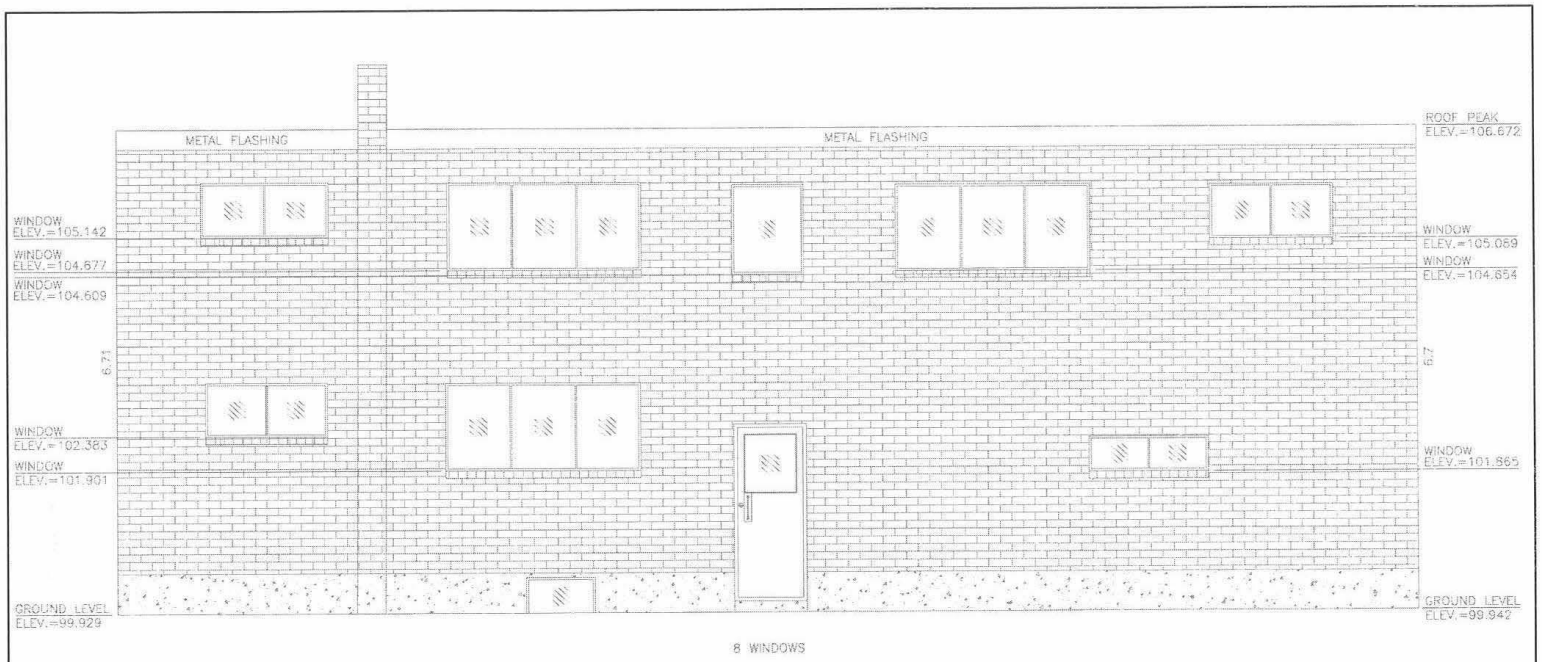
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Consultant: K.N.H. SAWATZKY & ASSOCIATES STRUCTURAL ENGINEERING CONSULTANTS

Project: APARTMENT
3 NEW BASEMENT UNITS
712 Consol Avenue, Winnipeg, MB

Drawing title: PROPOSED BASEMENT RENOVATION LAYOUT
approved by
drawn by: L.F.
date: SEPTEMBER 2024
project no: 24.254
designed by: L.F.
sheet: A3 OF 6
REV.


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±58'-6 5/8"
±24'-10 1/4"
±7'-8 3/8"
±24'-10 1/8"
EXISTING DROPPED LOBBY
Bedroom 2
Living Room
EXISTING UNIT 4
Living Room
EXISTING UNIT 3
Bedroom 2
±22'-9 1/4"
Hall
Hall
Bedroom 1
Bathroom
Kitchen
Kitchen
Bathroom
Bedroom 1
EXISTING COMMON HALLWAY
±9"
±47'-5 1/2"
Bathroom
Kitchen
Kitchen
Bathroom
Bedroom 1
Bedroom 1
Hall
Hall
EXISTING UNIT 2
EXISTING UNIT 1
±23'-4 1/4"
Bedroom 2
Living Room
Living Room
Bedroom 2
3 NEW MAILBOXES TO BE ADDED
EXISTING DROPPED LOBBY
EXISTING MAIN FLOOR LAYOUT
SCALE: 1/4 = 1'-0"
Consultant
K.N.H. SAWATZKY & ASSOCIATES STRUCTURAL ENGINEERING CONSULTANTS
Project
APARTMENT
3 NEW BASEMENT UNITS
712 Consol Avenue, Winnipeg, MB
drawing title
EXISTING MAIN FLOOR LAYOUT
approved by
drawn by
L.F.
date
SEPTEMBER 2024
project no
24.254
designed by
sheet
A4 OF 6
REV.



NOTES:

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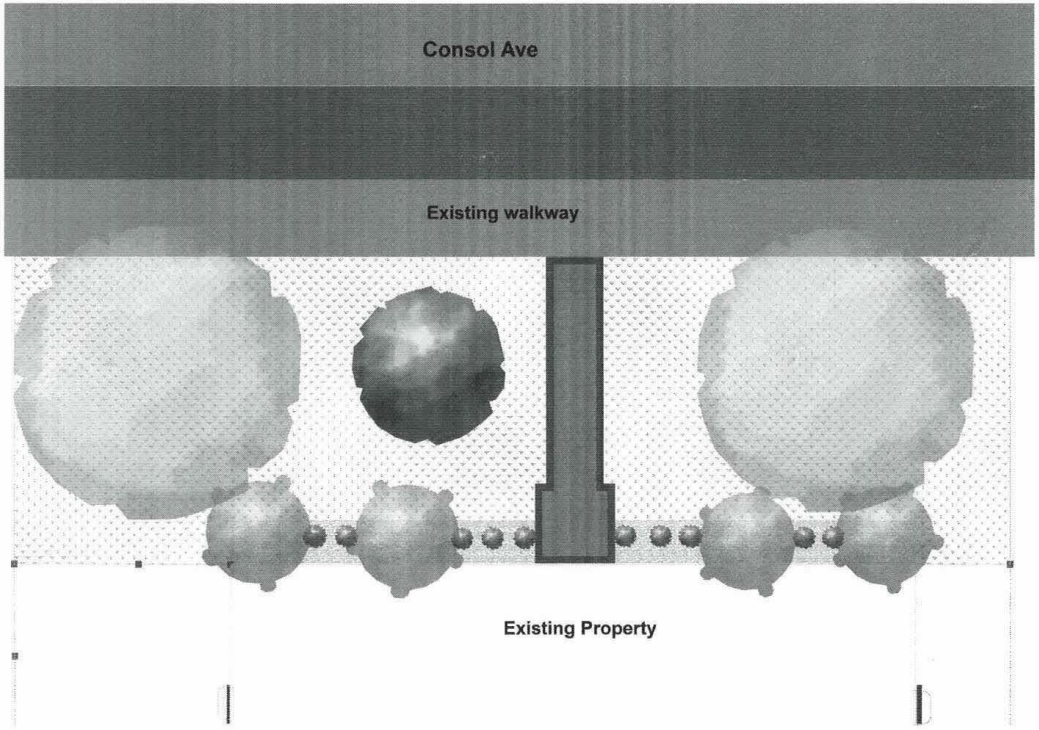
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DATE:	OCTOBER 8, 2025
FILE:	202503047 R3 SOUTH WALL

WALL PROFILE
712 CONSOL AVENUE
SOUTH WALL

Phillips & Stevens
440 Stafford Street
Winnipeg, Manitoba R3M 2W7
Email info@phillipsstevens.com
Web www.phillipsstevens.com
Tel. 204-663-2089

LEGEND

Symbol	Common Name	Qty
Herbaceous\Perennials		
	Fire & Ice Hosta	10
Shrubs\Deciduous		
	Common Lilac	4
Trees\Deciduous		
	European White Birch, Autumn	1
	Flowering Cherry	2



B. ROCKE
LANDSCAPING
CONSULT · DESIGN · BUILD

712 Consol Avenue

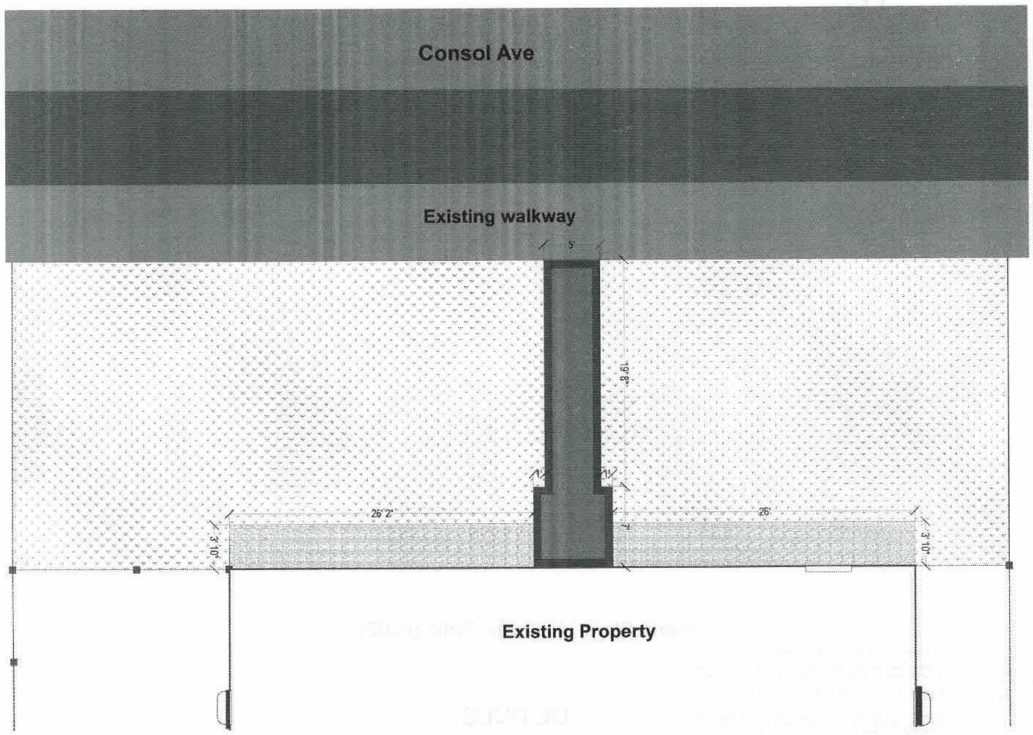
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SOFTCAPE PLAN

1/8" = 1 ft

L-101

LEGEND

- Property Line
- Proposed Paved Walkway (R-02)
- Existing Grass
- Proposed 8"x4" Paver Edging
- Proposed Rock Garden
- Existing Fence



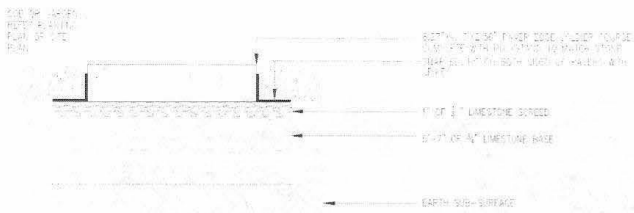
B. ROCKE
LANDSCAPING
CONSULT · DESIGN · BUILD

712 Consol Avenue

Sheet Name:
LANDSCAPE- HARDSCAPE PLAN

Scale: 1/8" = 1 ft

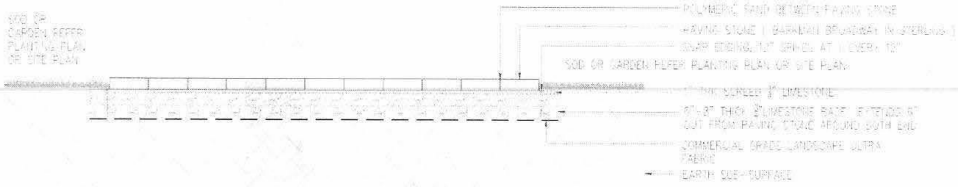
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L-100



Paver Edging (R- 01)



Rock Garden (R- 03)



Paving Stone Walkway/ Patio (R-02)

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UNIT 15 – 500 CARON RD, HEADINGLEY, MANITOBA
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