Minutes – East Kildonan-Transcona Community Committee – April 24, 2026

REPORTS

Item No. 7 Plan Approval – De Vries Avenue
(North Kildonan Ward)
File DASZ 36/2025

COMMUNITY COMMITTEE DECISION:

The East Kildonan-Transcona Community Committee concurred in the recommendation of the Winnipeg Public Service and approved the plans for De Vries Avenue.

DECISION MAKING HISTORY:

Moved by Councillor Browaty,

That the recommendation of the Winnipeg Public Service be concurred in.

Carried

ADMINISTRATIVE REPORT

Title: Plan Approval 26-127504 – De Vries Avenue

Issue: For consideration of a Plan Approval for a 179-unit multi-family dwelling.

Critical Path: East Kildonan - Transcona Community Committee as per DASZ 36/2025

AUTHORIZATION

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

RECOMMENDATIONS

The Urban Planning and Design Division recommends ***approval*** of the submitted plans.

REASONS FOR REPORT

Per the Zoning Agreement for DASZ 36/2025:

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

a. principal buildings;

b. accessory parking areas;

c. private approaches;

d. garbage enclosures;

e. fencing; and

f. landscaping;

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

The applicant has submitted:

- Site Plan with dimensions
- Landscaping Plan
- Colour Elevations with dimensions
- Colour Renderings

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Urban Planning and Design Division are concurred in, the proposal ***can*** proceed.

HISTORY

DASZ 36/2025

- A Subdivision and Rezoning application was passed by Council in 2025, subject to a Zoning Agreement which stipulated Plan Approval as a condition.

FILE/APPLICANT DETAILS

FILE:	**ZR-PA 26-127504**
COMMUNITY:	North Kildonan
NEIGHBOURHOOD #:	4.419 - (SPRINGFIELD NORTH)
SUBJECT:	Plans for a 179-unit multi-family dwelling.
LOCATION:	De Vries Avenue
LEGAL DESCRIPTION:	LOT 1/2 PLAN 20584 47/52 K
APPLICANT:	Barnes & Duncan (Jennifer Lim)
OWNER:	CANAMATIC VENTURES LTD.

DISCUSSION

SITE DESCRIPTION

- The subject property is located on the west side of De Vries Avenue, between McIvor Road and Sun Valley Drive, in the Springfield North neighbourhood of the North Kildonan ward.

- The site is 142,880 square feet (13,274 square metres or 3.28 acres) in area.
- The property is currently occupied by industrial buildings and storage.
- The site is accessed via two (2) front approaches off De Vries Avenue.
- De Vries Avenue and Sun Valley Drive are both collector roads.
- Under the *Complete Communities Direction Strategy 2.0*, the site is within the "Recent Communities policy area.
- The property is zoned "M1" (Manufacturing - Light) district.

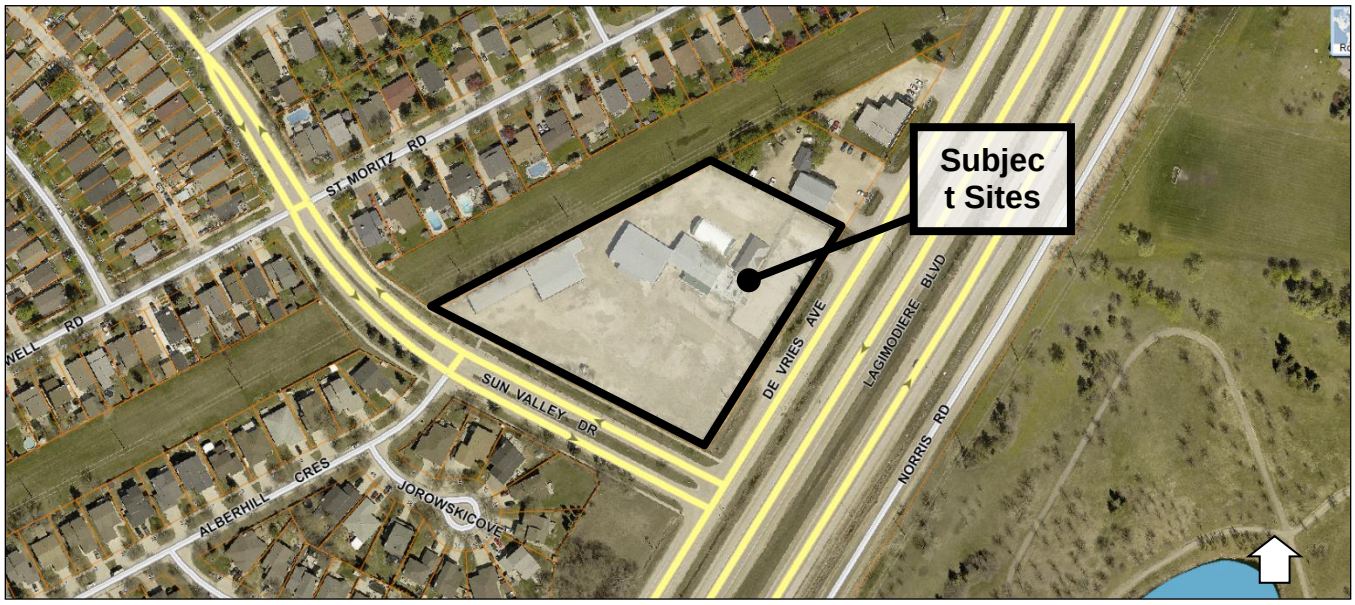


Figure 1: Aerial photo of subject site and surrounding area *(flown 2024)*

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: 1838 and 1856 De Vries Avenue – manufacturing uses zoned "M1" (Manufacturing - Light)
East: De Vries Avenue, then Lagimodiere Boulevard, then Norris Road, then Kil-cona Park – a parks use zoned "PR3" (Parks and Recreations – Regional)
South: Sun Valley Drive, then 3 Alberhill Crescent and 2-14 Jorowski Cove – single-family dwelling uses zoned "R1-M" (Residential Single-Family – Medium)
West: Hydro Corridor use zoned "M1" (Manufacturing - Light), then 3-43 St. Moritz Road – single-family dwelling uses zoned "R1-M" (Residential Single-Family – Medium)

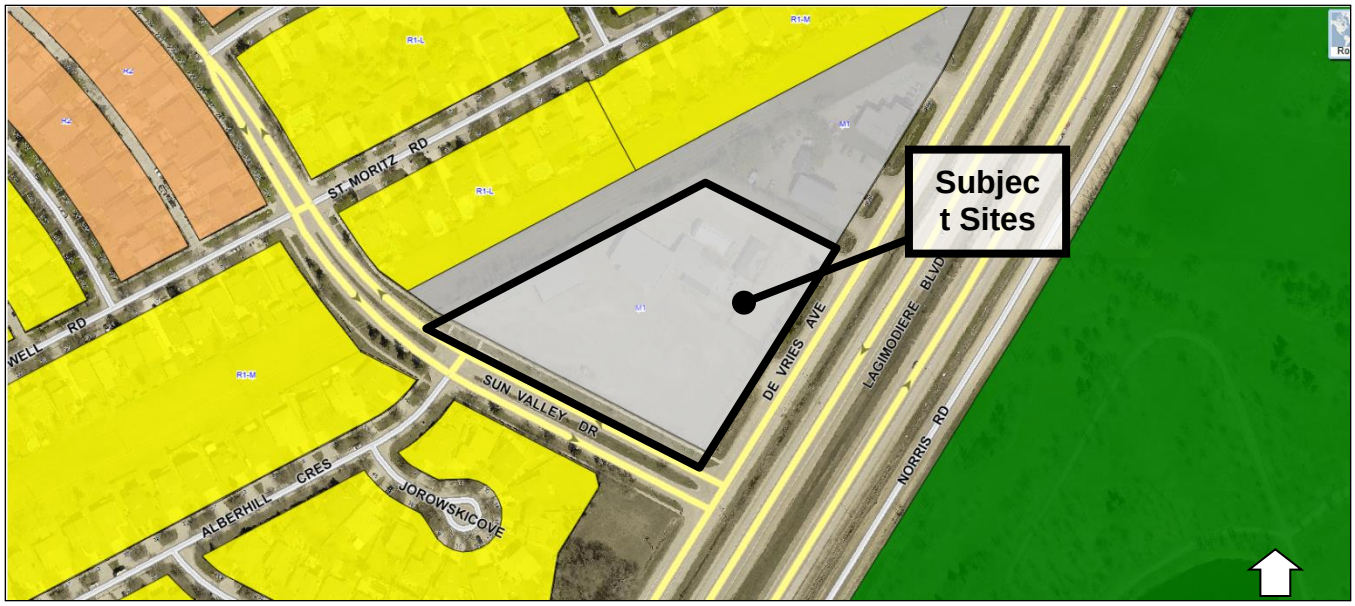


Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant proposes to construct a 179-unit multi-family dwelling.
- The existing buildings on the subject sites will be demolished.
- The proposed building has a U-shaped layout and a building footprint of 35,304 square feet.
- The building height is 6-storeys or 65 feet (19.8 metres).
- The building has a mix of studio, 1-bedroom, 2-bedroom, and 3-bedroom units.
- The front yard setback (along De Vries Avenue) is 2 feet, and the front yard building setback is about 76 feet to the northeast corner of the building and 98 feet to the southeast corner of the building from the property line.
- The rear yard building setback (along the Hydro corridor) is about 68 feet.
- The south corner side yard building setback (along Sun Valley Road) is 20 feet.
- The north interior side yard setback is 2 feet, and the north interior side yard building setback is about 127 feet.
- Access to the site is via new approaches off De Vries Avenue and Sun Valley Drive.
- There are 269 vehicle parking spaces (191 outdoor and 78 indoor), of which seven (7) are accessible and 25 are for guest parking. There are 28 secure bicycle parking spaces.
- The elevations show the following building materials: precast concrete, EFIS classing, and corten steel panel siding.
- The proposed landscaping includes:

- 17 trees (2 existing) and 64 shrubs on De Vries Avenue
- 17 trees (2 existing) and 72 shrubs on Sun Valley Drive
- 34 shrubs for building foundation landscaping for the façade facing De Vries Avenue
- 15 shrubs for building foundation landscaping for the facade facing Sun Valley Drive
- 12 trees and 66 shrubs for parking lot interior landscaping

- The garbage and recycling collection area is located on the north side of the building.
- On-site amenities include a fitness room, storages room, an off-leash dog relief area, a dog wash room, a large courtyard, and raised garden beds.

ANALYSIS AND ISSUES

COLLABORATIVE PLANNING AND CONSULTATION

With the Urban Planning and Design Division

The applicant engaged the Urban Planning and Design Division for preliminary discussions prior to submitting a formal plan approval application.

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

- *The Complete Communities Direction Strategy 2.0* (CCDS 2.0) is a citywide secondary plan that guides growth, development, and land use in the city of Winnipeg.
- The subject property is located in an Established Neighbourhood designated as a "Recent Community" as outlined in *Complete Communities Direction Strategy 2.0.*
- **Goal 2** states "design new development in Established Neighbourhoods to a high standard of urban design and construction to ensure new development adds value to public and private urban spaces to create a sense of place and civic pride.
- General policies for Established Neighbourhoods that relate to the subject proposal are as follows:

  2.3. Encourage, where contextually suitable, the location of multi-family buildings at or near the front and corner side property lines to create a pedestrian orientation that is respectful of the area context. Use setbacks to provide landscaping, front courtyards for individual units or other amenities that support the pedestrian environment, building design and relationship to the street.

  2.4. Encourage the use of high-quality, energy efficient, and durable exterior building façade materials.

  2.5. Encourage a variety of architectural styles.

  2.6. Encourage building design to include a range of architectural features that create visual interest and positively contribute to the aesthetics of the street and neighbourhood.

2.9. 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.

2.10 Discourage 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.

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

2.14 Avoid buildings that create long blank walls facing public streets.

2.15 Encourage the use of architectural features to articulate building walls in order to mitigate the impact of new building mass.

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.

2.19 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.

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.

<u>Goal 2 Policy Alignment:</u>

- The proposed multi-family dwelling meets the policies mentioned above. Namely:

- The building is near the front or corner property lines to create a pedestrian orientation along De Vries Avenue and Sun Valley Drive while providing respectful setbacks from nearby low-density uses.
- The building setbacks provide for landscaping, front courtyards and other outdoor amenities that support the pedestrian environment, building design, and relationship to the street.
- There are high-quality and durable exterior building façade materials such as concrete and corten steel.
- Architectural features that create visual interest include entry features such as a canopied entrance.
- There are balconies for each unit, lighting throughout the site and the building, as well as windows placed to support eyes on the street and reinforce the public realm.
- The contrasting mixture of colours, textures, and building façade materials articulate the building walls and help break up the impact of new building mass.
- The parking is underground or behind the building to create a more pedestrian oriented form. The parking accessed from the street is also effectively screened with landscaping and fencing to enhance the streetscape along De Vries Avenue.
- The site design mitigates potential land use conflicts with careful and considered parking location (under or behind the building), vehicular access (from De Vries Avenue and Sun Valley Drive), building placement and orientation (setback as far away from low-density residential uses), and with substantial landscaping.
- The proposal creates a pedestrian-oriented multi-family development by ensuring the siting and form has a strong relationship to the street, public spaces and amenities that is consistent with the neighbourhood context, particularly consistent with other multi-family developments in the area.

REASONS FOR THE RECOMMENDATIONS

The Division recommends ***approval*** of the submitted plans for the following reasons:

- The plans are consistent with applicable policies in *Complete Communities Direction Strategy 2.0.*

SUBMITTED BY

Department: Planning, Property and Development
Division: Urban Planning and Design
Prepared by: Choi Ho, RPP, MCIP