Minutes – City Centre Community Committee – April 24, 2026

REPORTS

Item No. 2 Plan Approval – 1110 Taylor Avenue
(River Heights-Fort Garry Ward)
File DASZ 4/2013

COMMUNITY COMMITTEE DECISION:

The City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service and approved plans for 1110 Taylor Avenue.

DECISION MAKING HISTORY:

Moved by Councillor Orlikow,

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

Carried

ADMINISTRATIVE REPORT

Title: Plan Approval 25-276243 – 1110 Taylor Avenue

Issue: Plans for a proposed one-storey commercial building.

Critical Path: City Centre Community Committee

AUTHORIZATION

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

RECOMMENDATIONS

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

Subject to the following condition(s):

1. That, the Plan Approval under File No. 25-276243 shall come into force and effect upon the coming into force and effect of the associated Variance application under File No. 26-115294\C.

REASONS FOR REPORT

This report is required because plans of development on the site require approval by the City Centre Community Committee as per Council's approval of DASZ 4/2013:

> *The Owner must submit plans showing the location and design of any and all proposed buildings, accessory parking areas, fencing, landscaping and lighting on the Owner's land ("Works") to the City's Director of Planning, Property and Development ("Director") and the City's City Centre Community Committee for approval prior to the issuance of any building or development permit, and thereafter must construct and maintain the Works to the satisfaction of the Director.*

IMPLICATIONS OF THE RECOMMENDATIONS

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

HISTORY

N/A

FILE/APPLICANT DETAILS

FILE:	**ZR PA 25-276243**
COMMUNITY:	City Centre
NEIGHBOURHOOD #:	1.604 - (GRANT PARK)
SUBJECT:	Plans for a proposed one-storey commercial building.
LOCATION:	1110 Taylor Ave
APPLICANT:	Justin Zarnowski

DISCUSSION

SITE DESCRIPTION

- The subject property is located on the south side of Taylor Ave, in the Grant Park neighbourhood of the River Heights - Fort Garry ward.
- The subject site is 188,134 square feet in area. The west side of the site is occupied by an existing multi-family building, which is intended to remain. The site to the east is occupied by two commercial buildings which are intended to remain.
- The subject site is accessed by a private road which itself takes access from Taylor Avenue.
- The property is located in a “Major Redevelopment Site” policy area as identified in *Complete Communities 2.0*, and in the “Grant Park Row” area of the *Taylor Redevelopment Master Plan*.
- Development of this parcel is subject to Zone 1 of The Taylor Redevelopment Area PDO-2 of the *Winnipeg Zoning By-Law*.

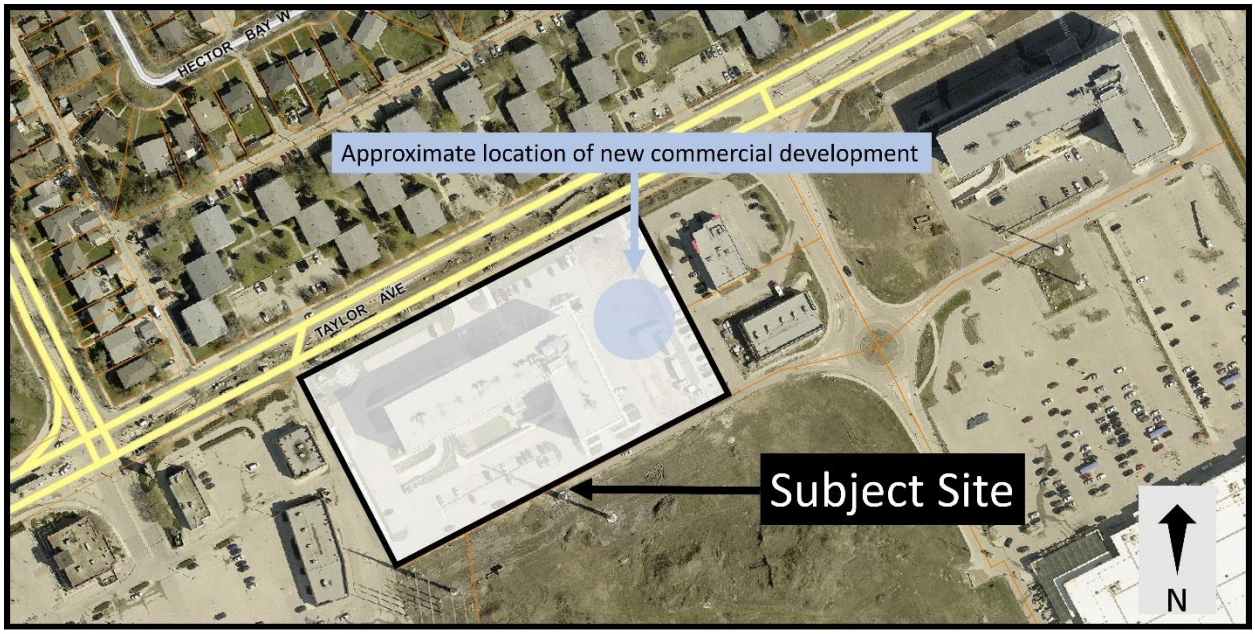


Figure 1: Aerial photo of subject site and surrounding area (flown 2024).

North: Taylor Avenue, then multi-family buildings zoned “RMF-M” Residential Multi-Family (Medium) District.

South: Parking area, then commercial buildings zoned “C3” Commercial – Corridor District.

East: An existing multi-family development zoned “C3” Commercial – Corridor District.

West: Multi-family buildings zoned “C3” Commercial – Corridor District.

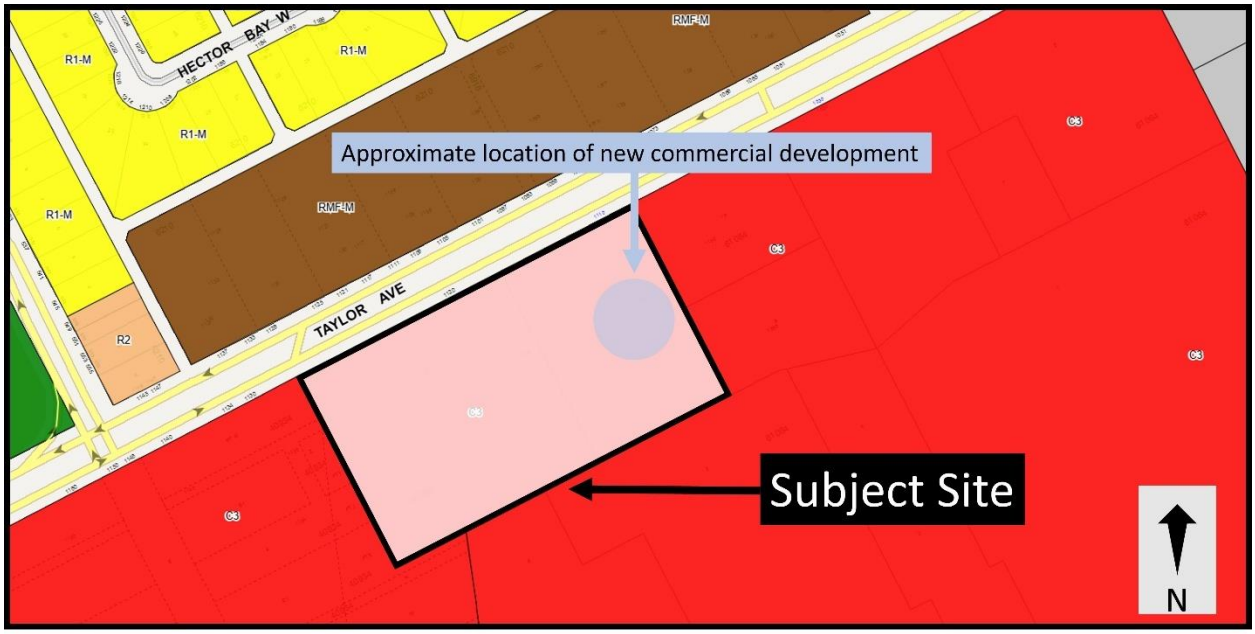


Figure 2: Zoning of site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing a one-storey commercial building. The building will:
    - Be clad with a mixture of masonry and EIFS, with the north façade almost entirely comprised of limestone.
    - Include significant window coverage along the north, east, and south elevations, with individual unit entrances along the east façade.
    - Include a direct pedestrian connection to the sidewalk on Taylor Avenue.
    - Include one new tree and 40 shrubs along the north and south elevations.
- The site plan also includes:
    - A total of 49 parking stalls, including two accessible spaces and one van-accessible space.
    - A direct pedestrian connection to Taylor Avenue.

ANALYSIS AND ISSUES

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

The *Complete Communities Direction* Strategy *2.0* (*CCDS 2.0*) is one of four direction strategies supporting *OurWinnipeg*, the city's long-range development plan, and has statutory authority as a secondary plan. The strategy guides land use and development in Winnipeg.

The subject site is located in a "Major Redevelopment Site" policy area of *CCDS 2.0*. Major Redevelopment Sites contain relatively few design-related policies, with the majority of design-related policies contained in the applicable secondary plan instead. In this case, the applicable secondary plan is the *Taylor Redevelopment Master Plan.* The following goals and policies of *CCDS 2.0* apply to the proposal:

- Goal 2 - *Design Major Redevelopment Sites as Complete Communities that embody principles of sustainability within a well-designed, walkable, and active transportation friendly environment.*

    Mixed Use

    - *3.1 Provide a mix of employment, high-density housing, retail and service uses within Major Redevelopment Sites in a way that complements the needs of adjacent communities.*

The proposed development includes space for multiple ground-floor retail and service uses, and is located between several multi-family buildings. Further, the direct pedestrian connection to Taylor Avenue provides access off the site for pedestrians. Together, these features enable the overall Major Redevelopment Site to function as a more complete community by providing opportunities for work, living, and commercial uses.

TAYLOR REDEVLOPMENT MASTER PLAN

The proposal meets all applicable policies of the *Taylor Redevelopment Master Plan*.

- *C - iii. Site layout will provide clear obvious, direct and convenient linkages to site destinations (building entrances, etc.).*

The proposed site layout includes a direct pedestrian connection from the primary entrance of the building to the active transportation path on Taylor Avenue.

- *C - vii. Provide spatial definition by orienting buildings to the street to support walking, pedestrian accessibility, active transportation and social contact.*

The north façade of the building – facing Taylor Avenue – is proposed to include large windows oriented towards Taylor Avenue.

- *C - x. Make main entrances on the primary street visible and highly identifiable with landscaping features, signage, public art and/or architectural features.*

While the primary entrance faces east, the north façade facing Taylor Avenue includes prominent signage and window coverage.

TAYLOR REDEVELOPMENT AREA PDO-2

The property falls within Zone 1 of The Taylor Redevelopment Area PDO-2.

Zone 1 requires a minimum front yard of 15' to Taylor Avenue, while all other minimum yard requirements are 0'. The maximum building height is 90'. The proposal complies with all of the dimensional standards of the PDO.

REASONS FOR THE RECOMMENDATIONS

The Urban Planning Division recommends **approval** of the submitted plans because they comply with *OurWinnipeg 2045*, *Complete Communities Direction Strategy 2.0*, *The Taylor Redevelopment Master Plan*, and the *Taylor Redevelopment Area PDO-2*.

CONSULTATION

- N/A

OURWINNIPEG POLICY ALIGNMENT

OurWinnipeg is the City of Winnipeg's long-range development plan. Applicable Policies include the following:

OurWinnipeg Goal: City Building

Objective 1: Responsibly plan, prioritize and accommodate growth in areas that best support Complete Communities principles, to achieve this Plan's sustainable development goals.

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

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

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

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

Consideration was given as to whether this report connects to any of the specific Goals and Objectives in the *Winnipeg Climate Action Plan* (*WCAP*)and it was determined that the *WCAP* is not applicable to this specific report.

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

Consideration was given as to whether this report connects to any of the specific Goals and Objectives in the *Winnipeg Poverty Reduction Strategy* (*PRS*) and it was determined that the *PRS* is not applicable to this specific report.

SUBMITTED BY

Department:	Planning, Property and Development
Division:	Urban Planning and Design
Prepared by:	Dylan Chyz-Lund, RPP, MCIP
Date:	April 15, 2026
File No:	**ZR PA 25-276243**