Minutes – Standing Policy Committee on Property and Development – May 6, 2026

REPORTS

Item No. 20 Rezoning – 900 McLeod Avenue
(Elmwood-East Kildonan Ward)
File DAZ 201/2026 [c/r DAV 268490/2025D]

STANDING COMMITTEE RECOMMENDATION:

The Standing Policy Committee on Property and Development concurred in the recommendation of the East Kildonan-Transcona Community Committee, as amended, and recommended to Council:

1. That the Winnipeg Zoning By-law No. 200/2006 be amended under Development Application No. DAZ 201/2026 by rezoning the subject land to an "C2" Commercial Community District in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated April 1, 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 development shall be constructed in substantial conformance with the plans submitted under File No. DAZ 201/2026, and thereafter maintained to the satisfaction of the Director of Planning, Property and Development;

        OR

        That the Owner must submit plans showing the location and design of any and all proposed:

            a. buildings
            b. accessory parking area
            c. private approaches
            d. garbage enclosures
            e. fencing
            f. landscaping
            g. free-standing signage

STANDING COMMITTEE RECOMMENDATION (continued):

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

ii. The following principal uses shall be conditional uses:

a. Assisted Living Facility,
b. Social Service Facility,
c. Gallery/Museum,
d. Hostel,
e. Hotel or Motel,
f. Animal Hospital or Veterinary Clinic,
g. Medical/Dental/Optical/Counselling Clinic.

iii. The following principal uses, and categories of principal uses, shall not be permitted:

a. College or University,
b. Hospital,
c. Amusement Enterprise, Indoor,
d. Private Club, Not Licensed,
e. Amusement Enterprise, Outdoor,
f. Craft Brewery, Distillery or Winery,
g. Drinking Establishment,
h. Call Centre,
i. Body Modification Establishment,
j. Cheque-Cashing Facility,
k. Auction Room,
l. Landscape or Garden Supplies,
m. Supermarket,
n. Pawn Shop,
o. X-Rated Store,
p. Billboard, Digital Static Copy,
q. Billboard, Poster,
r. Private Motor Vehicle Related,
s. Bus Depot,
t. Industrial Uses.

STANDING COMMITTEE RECOMMENDATION (continued):

iv. 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 developer 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, 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.

4. That, upon instruction from the Director of Planning, Property and Development that the developer has paid all fees, charges or other amounts due in respect of DAZ 201/2026 (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.

5. That Development Application No. DAZ 201/2026 will be deemed to be concluded and all approvals in connection with same will expire if the developer has not paid the Fees within 2 years following the date on which Council gives first reading to the By-law, unless the developer applies for an extension of time before the expiration of that 2 year period and Council approves the extension.

6. 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.

STANDING COMMITTEE RECOMMENDATION (continued):

7. 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 developer applies for an extension of time before the expiration of that 1 year period and Council approves the extension.

8. 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 201/2026.

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

DECISION MAKING HISTORY:

Moved by Councillor Santos,

That the recommendation of the East Kildonan-Transcona Community Committee be concurred in, with the following amendment:

- Delete Recommendation 10 in its entirety

and forwarded to the Executive Policy Committee and Council.

Carried

COMMUNITY COMMITTEE RECOMMENDATION:

On April 24, 2026, the East Kildonan-Transcona Community Committee concurred in the recommendation of the Winnipeg Public Service, with the following amendment:

- Add the following new Recommendation 10:

  "10. That subject to the approval of the application, that the Winnipeg Public Service be directed to refund all associated application fees, less the cost of advertising."

and forwarded the matter to the Standing Policy Committee on Property and Development.

PUBLIC HEARING SUMMARY

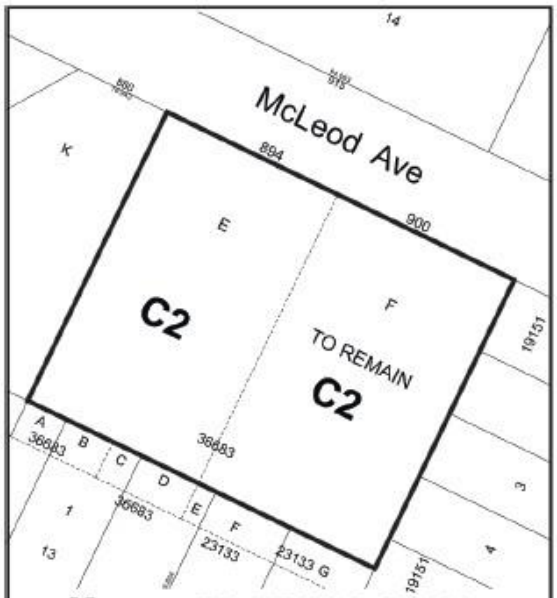
File: DAZ 201/2026

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

Public Hearing: April 24, 2026
Council Building, 510 Main Street

Applicant: Sitar & White Architectural and Engineering (Reid Sitar)

Subject:



APPLICANT : Sitar & White Architecture and Engineering Ltd. (Reid Sitar)
FILE : DAZ 201/2026
PROPOSAL : To rezone the land shown outlined above from "R1-M" RESIDENTIAL SINGLE-FAMILY (MEDIUM) DISTRICT to a "C2" COMMERCIAL COMMUNITY DISTRICT to facilitate the expansion of an existing Place of Worship use. **For information, phone C. Ho. Planner at 204-986-6008.**

Premises Affected: 900 McLeod 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 27, 2026

Community Committee Recommendation:

On April 24, 2026, the East Kildonan-Transcona Community Committee concurred in the recommendation of the Winnipeg Public Service, as amended, 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 201/2026 by rezoning the subject land to an "C2" Commercial Community District in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated April 1, 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 development shall be constructed in substantial conformance with the plans submitted under File No. DAZ 201/2026, and thereafter maintained to the satisfaction of the Director of Planning, Property and Development;

        OR

        That the Owner must submit plans showing the location and design of any and all proposed:

            a. buildings
            b. accessory parking area
            c. private approaches
            d. garbage enclosures
            e. fencing
            f. landscaping
            g. free-standing signage

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

ii. The following principal uses shall be conditional uses:

a. Assisted Living Facility,
b. Social Service Facility,
c. Gallery/Museum,
d. Hostel,
e. Hotel or Motel,
f. Animal Hospital or Veterinary Clinic,
g. Medical/Dental/Optical/Counselling Clinic.

iii. The following principal uses, and categories of principal uses, shall not be permitted:

a. College or University,
b. Hospital,
c. Amusement Enterprise, Indoor,
d. Private Club, Not Licensed,
e. Amusement Enterprise, Outdoor,
f. Craft Brewery, Distillery or Winery,
g. Drinking Establishment,
h. Call Centre,
i. Body Modification Establishment,
j. Cheque-Cashing Facility,
k. Auction Room,
l. Landscape or Garden Supplies,
m. Supermarket,
n. Pawn Shop,
o. X-Rated Store,
p. Billboard, Digital Static Copy,
q. Billboard, Poster,
r. Private Motor Vehicle Related,
s. Bus Depot,
t. Industrial Uses.

iv. 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 developer 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, 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.

4. That, upon instruction from the Director of Planning, Property and Development that the developer has paid all fees, charges or other amounts due in respect of DAZ 201/2026 (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.

5. That Development Application No. DAZ 201/2026 will be deemed to be concluded and all approvals in connection with same will expire if the developer has not paid the Fees within 2 years following the date on which Council gives first reading to the By-law, unless the developer applies for an extension of time before the expiration of that 2 year period and Council approves the extension.

6. 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.

7. 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 developer applies for an extension of time before the expiration of that 1 year period and Council approves the extension.

8. 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 201/2026.

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

10. That subject to the approval of the application, that the Winnipeg Public Service be directed to refund all associated application fees, less the cost of advertising.

Note: The wording in bold and italics denotes amendments made by the Community Committee.

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

1. I'm really happy to see this project moving forward.

2. It's been in the works for a long time and I think this is a good way for us to support them. I'm looking forward to going for a visit soon.

Objections under the Charter:	Total number of **v**alid objections as per section 125(2) – 0 In accordance with section 236.1(1), the threshold for sufficient objection has not been met.
Exhibits Filed:	1. Application dated December 8, 2025 2. Notification of Public Hearing dated February 25, 2026 3. Manitoba Status of Title 2741454/1 4. Letter of authorization dated October 7, 2025 from Guru Nanak Darbar Inc. (Kanwarjit Rakhra) to Reid Sitar 5. Caveats 1097258 and 2335052 6. Plans (8 pages) 7. Report from the Urban Planning Division dated April 1, 2026 8. Inspection Report 9. Communication dated April 20, 2026, from Ben McGillivary in support of the application 10. Recording of Representations

REPRESENTATIONS:

In Support:

Ben McGillivary
Reid Sitar

In Opposition:

Nil

For Information:

Nil

For the City:

C. Ho, Planner, Planning, Property and Development Department
G. Kolody, Planner, Planning, Property and Development Department

Exhibit "7" referred to in File DAZ 201/2026

ADMINISTRATIVE REPORT

Title: DAZ 201/2026 - 900 McLeod Avenue

Issue: For consideration at the public hearing of a Subdivision and Rezoning application to rezone the subject property from "R1-M" (Residential Single-Family – Medium) district to "C2" (Commercial - Community) district for the expansion of an existing place of worship.

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 201/2026 by rezoning the subject land to an "C2" Commercial Community District in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated April 1, 2026, and attached as Schedule "B" to this report, subject to the following conditions:

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on the Owner's Land ("Works") to the Director of Planning, Property and Development ("Director") for approval 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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iv. That the maximum building height shall be 35 feet (10.7 metres).

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8. 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 201/2026.

9. 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 900 McLeod Avenue for the purpose of expanding an existing place of worship.

- A Rezoning (DAZ) application is required to rezone the lot and enable the proposed 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".

HISTORY

DAZ 214/2021

- A Rezoning application was passed by Council in 2022 to construct an addition to an existing place of worship use.

- The by-law expired and there were no formal extensions requested by the applicant, as a result, the applicant was required to re-submit a new DAZ application.

DAV 21-233416D

- A Variance application associated with DAZ 214/2021 (**see above**) was approved by the East Kildonan-Transcona Community Committee in 2022 to construct an addition to an existing place of worship use.

- The associated Variances for rear yard setback and parking requirements of the Winnipeg Zoning by-law also expired within two (2) years. As a result, the applicant was required to resubmit a new Variance application (**see Report for DAV 25-268490\D**).

DAZ 285/1986

- A Rezoning application was passed by Council in 1986 to rezone the east half of the site to "C2". The west half of the site remained "R1-M" which had an existing single-family dwelling use. In December 2020, a demolition permit was approved to remove the single-family dwelling.

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: April 1, 2026
File No. DAZ 201/2026

List of Schedules and Appendices

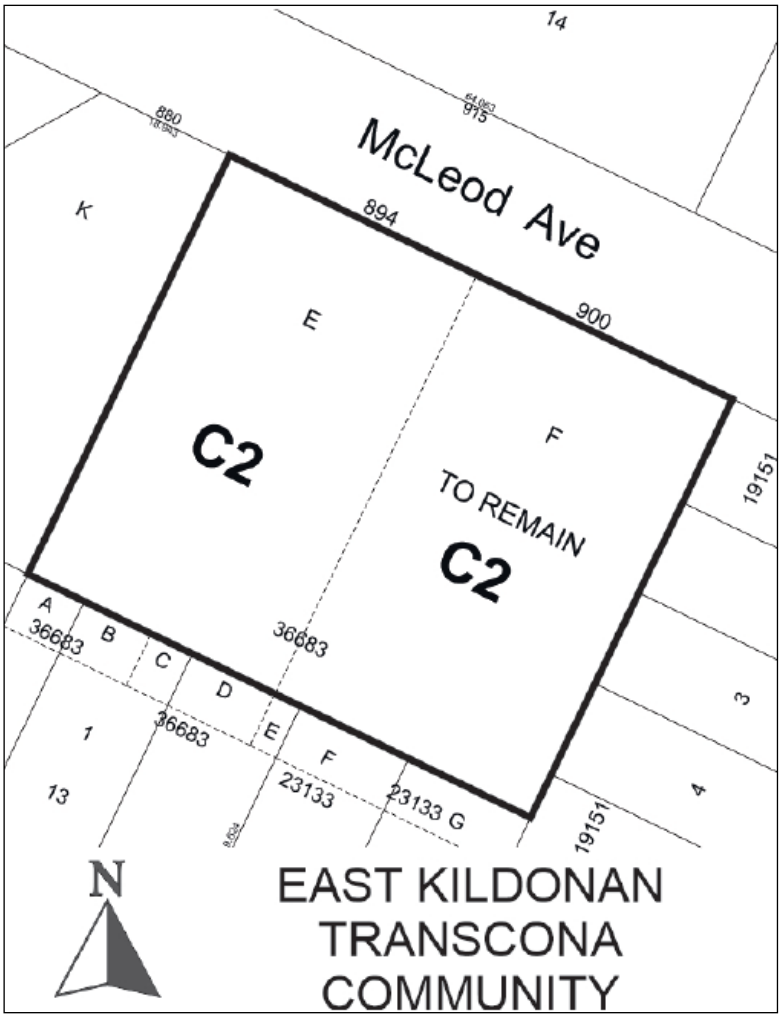
- Schedule A – Planning Discussion
- Schedule B – Recommended File No. DAZ 201/2026 dated April 1, 2026
- Appendix A – Proposed By-law

SCHEDULE A

DATE:	April 1, 2026
FILE:	**DAZ 201/2026**
RELATED FILES:	DAV 25-268490\D
COMMUNITY:	East Kildonan - Transcona Committee
NEIGHBOURHOOD #:	4.422 - (VALLEY GARDENS)

SUBJECT: For consideration at the public hearing of a Subdivision and Rezoning application to rezone the subject property from "R1-M" (Residential Single-Family – Medium) district to "C2" (Commercial - Community) district for the expansion of an existing place of worship.

LOCATION: **900 McLeod Avenue**



LEGAL DESCRIPTION:	PCL E,F PLAN 36683 67 K
APPLICANT:	Reid Sitar (Sitar & White Architectural and Engineering Ltd.) 1948 Main St Unit 3 Winnipeg, MB R2V 2B4
OWNER:	GURU NANAK DARBAR INC. 900 Mcleod Ave Winnipeg, MB R2G 2T7

RECOMMENDATION: **Approval with conditions**

SITE DESCRIPTION

- The subject property is located on the south side of McLeod Avenue, between Gateway Road and London Street, in the Valley Gardens neighbourhood of the Elmwood-East Kildonan ward.
- The subject property is 49,453 square feet (4,594.33 square metres) in area.
- The site is currently occupied by an existing place of workshop.
- The subject site is accessed by two (2) approaches off McLeod Avenue.
- McLeod Avenue is a collector road.
- Under the *Complete Communities Direction Strategy 2.0*, the site is within the "Established Neighbourhoods – Recent Communities" policy area.
- The property is split-zoned "R1-M" (Residential Single-Family – Medium) and "C2" (Commercial Community) district.

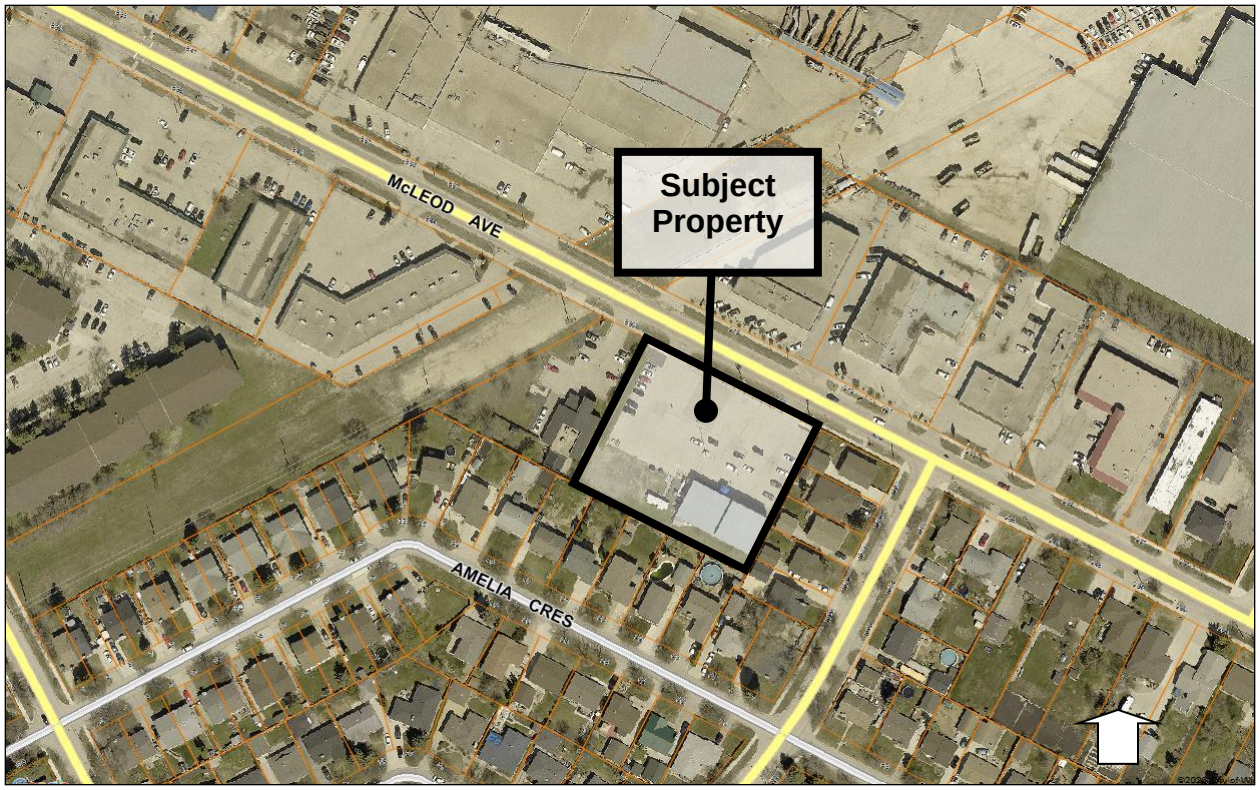


Figure 1: Aerial photo of subject site and surrounding area *(flown 2024)*

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: McLeod Avenue, then 915 and 919 McLeod Avenue – commercial uses zoned “C2” (Commercial Community) district.

South: 47-63 Amelia Crescent – single-family dwelling uses zoned “R1-M” (Residential Single-Family – Medium) district.

East: 1066-1082 London Street – single-family dwelling uses zoned “R1-M” (Residential Single-Family – Medium) district.

West: 880 McLeod Avenue – a commercial use zoned “C2” (Commercial – Community) district.

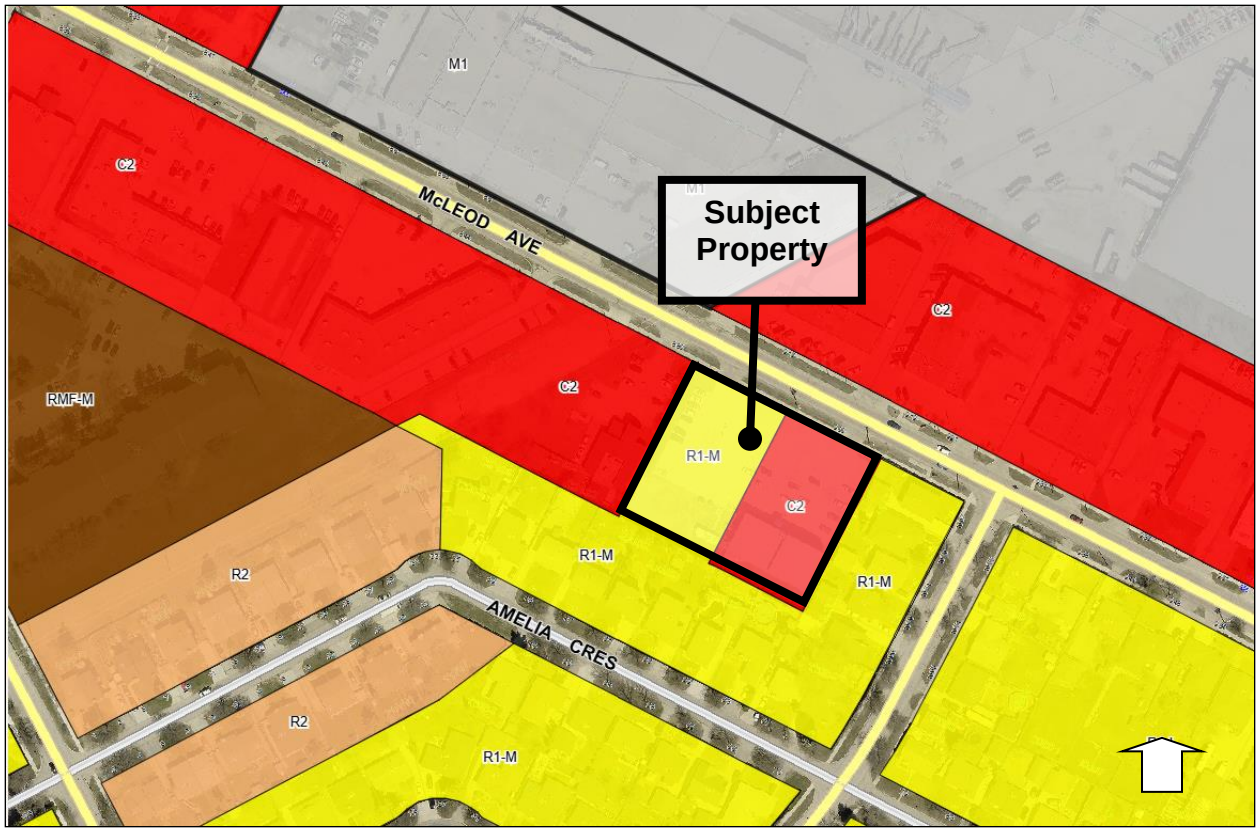


Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant intends to construct an expansion to an existing place of worship.
- The current proposed building addition is similar in square footage and setbacks to the previously proposed and approved expansion that was submitted in 2021 (**see Figures 3 and 4**)
- The expansion is in the west portion of the lot that is currently vacant, with a sodded area and where there are above ground building utilities.
- The addition is 8,745 square feet (812 square metres) in area.
- The addition includes a main hall, conference room, and a book room.
- The double-height building addition is aligned in height with the existing place of worship (about 25 feet).
- The addition has two (2) skylights and glazing on the stucco front façade.
- There are 61 parking spaces, including 9 accessible spaces.
- The site is accessed via two (2) existing approaches off McLeod Avenue.
- The landscaping includes: eight (8) trees and 71 shrubs along McLeod Avenue, two (2) trees and 23 shrubs along the building façade facing McLeod Avenue, as well as 6 trees and 68 shrubs within the parking lot interior.
- The garbage and recycling are located at the side yard lot line.

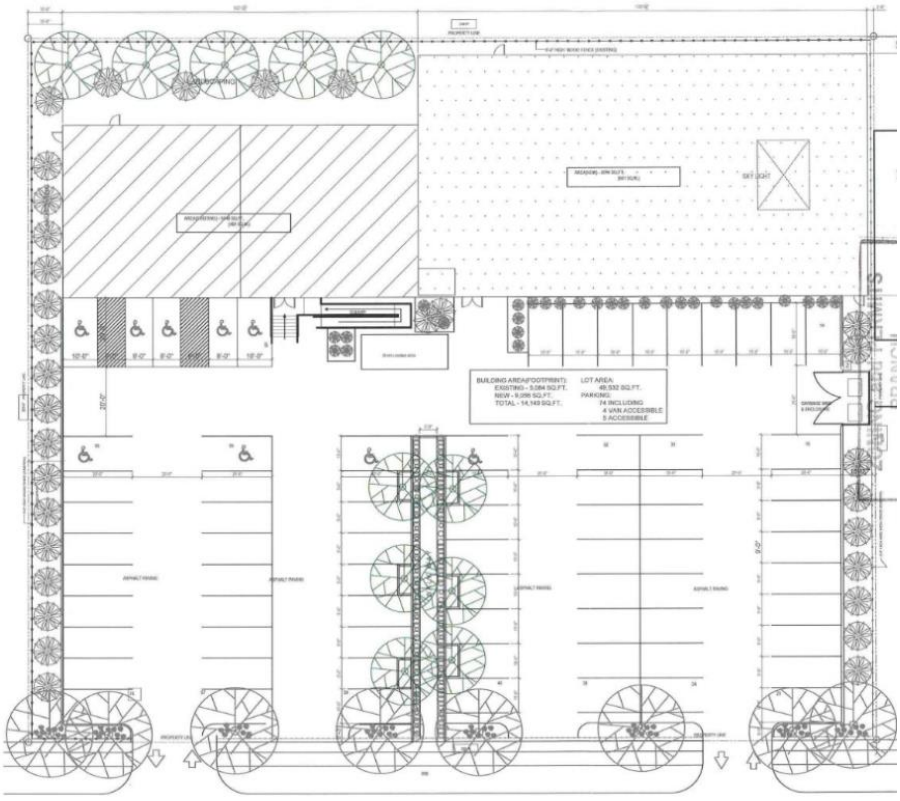


Figure 3: 2021 Site Plan for an expansion to the existing place of worship at 900 McLeod Avenue

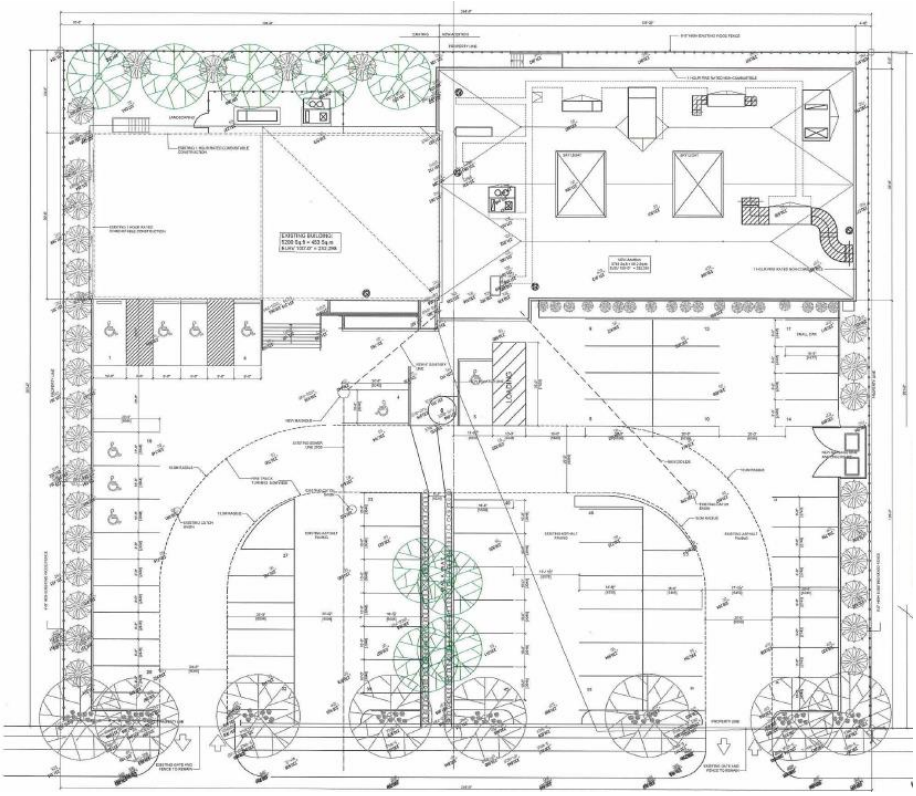


Figure 4: 2025 Site Plan for an expansion to the existing place of worship at 900 McLeod Avenue

ANALYSIS AND ISSUES

COLLABORATIVE PLANNING AND CONSULTATION

With the Public Service

- The applicant engaged with the Urban Planning and Design Division prior to submitting an application.

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 property is in an Established Neighbourhoods "Recent Communities" policy area of *CCDS 2.0*. Applicable goals and policies include:

- **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.
    - *2.2 Encourage the location of commercial or mixed-use buildings at or near the front and corner side property lines to create a pedestrian orientation. Use setbacks to reinforce the public realm through landscaping and pedestrian amenities, such as entryways, patios, benches, and bicycle parking.*
    - *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.*
    - *2.8 Buildings with commercial uses should be designed to support pedestrian activity by providing building elements that increase visual interest which may include, but are not limited to, the following: a. Direct pedestrian access to main building entrances from the street; b. Transparent storefront displays; c. Human scaled signage; and d. Decorative lighting, awnings, benches and other pedestrian oriented amenities.*
    - *2.10 Discourage building designs that orient the back of the building to the 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.*
    - *2.19 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.*

- **Goal 4** 4.0 Ensure neighbourhoods accommodate a range of commercial services and amenities within walking distance to meet daily needs.
  - *4.1 Support commercial development where residential neighbourhoods are not well served by local and community commercial amenities.*
  - *4.2 In order to protect the vitality and viability of existing commercial areas, encourage the redevelopment and infill of existing commercial areas as the preferred method of accommodating new commercial development.*
  - *4.4 New commercial development should be complementary and context sensitive to nearby uses.*
  - *4.13 Consider new locations for small scale commercial uses that have a neighbourhood focus if they meet at least one of the following criteria: a. The property is located on a collector or arterial road abutting existing commercial uses at the periphery of the neighbourhood; b. Immediately adjacent uses render the subject property unsuitable for residential development; and c. The property contains existing non-residential uses or buildings that were not designed to accommodate residential uses*

<u>Goal 2 and 4 Established Neighbourhoods “Recent Communities” Policy Alignment</u>

- The building design creates visual interest and supports pedestrian activity through architectural features such as a direct pedestrian access to the building from the public sidewalk, ornate window patterns, skylights, and transparent window displays.
- The development respects the existing character of the built form of properties across the street as well as the existing building on the lot.
- Parking at the front is screened with new landscaping (trees and shrubs) to create an attractive streetscape.
- The site design takes cues from the character of the neighbourhood, including front approaches for vehicle access, buildings substantially set back, and landscaping to ensure a context-sensitive design.
- The expansion to the existing commercial development protects the vitality and viability of existing commercial areas.
- The commercial development is in line with commercial uses nearby in terms of scale, massing, and built form.
- The new location is suitable for small scale commercial uses that have a neighbourhood focus in that it is on a collector road abutting existing commercial uses at the periphery of the neighbourhood and the lot already contains a non residential use.

ADDITIONAL CONSIDERATIONS

Variances

- A Variance application is required for yard setbacks and parking requirements of the *Winnipeg Zoning By-law* (**see Report for DAV 25-268490/D**).
- The Report recommends ***approval*** of the Variance application.

Substantial Conformance or Plan Approval

- The Urban Planning and Design Division recommends a condition for substantial conformance or Plan Approval to the Director of Planning, Property and Development and the East Kildonan-Transcona Community Committee (EKTCC).
- Substantial conformance ensures the final plans reflect the submitted plans, otherwise Plan Approval approved by the Director and EKTCC is recommended to ensure site design and building design meet a high standard of urban design before construction takes place on the site.

Principal Uses as Conditional Uses and Prohibited Principal Uses/Use Categories

- The Division recommends a number of principal uses as conditional uses and several prohibited principal uses/use categories.
- The uses match those approved by Council in 2022 under DAZ 214/2021.
- The recommended principal uses as conditional uses ensure that any uses normally permitted within the “C2” zoning district will be reviewed and supported only when they demonstrate they are compatible with the existing development context and will not have a substantial adverse effect on the surrounding area.
- The recommended prohibited principal uses and use categories are uses that may pose negative impacts on abutting and adjacent residential uses.

Height Cap

- As part of the recommended Zoning Agreement, a height cap of 35 feet is included.
- The proposed development is approximately 25 feet, 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 consistent and permitted in the surrounding neighbourhood of primarily “R1-M” zoned lots.
- Without a height cap, the maximum permitted height would be 49 feet in the “C2” zoning district.

RECOMMENDATIONS

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*, *and Complete Communities Direction Strategy 2.0.*
- The proposed use, scale, masing, and built form are context-sensitive and compatible with adjacent buildings, dwellings, and land uses.
- The design of the building mitigates land use conflicts and massing impacts on the nearby lower-density residential uses.

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

Report Prepared by: Choi Ho, RPP, MCIP
PPD File #: DAZ 201/2026

SCHEDULE B

File DAZ 201/2026, East Kildonan-Transcona Community Committee, April 1, 2026

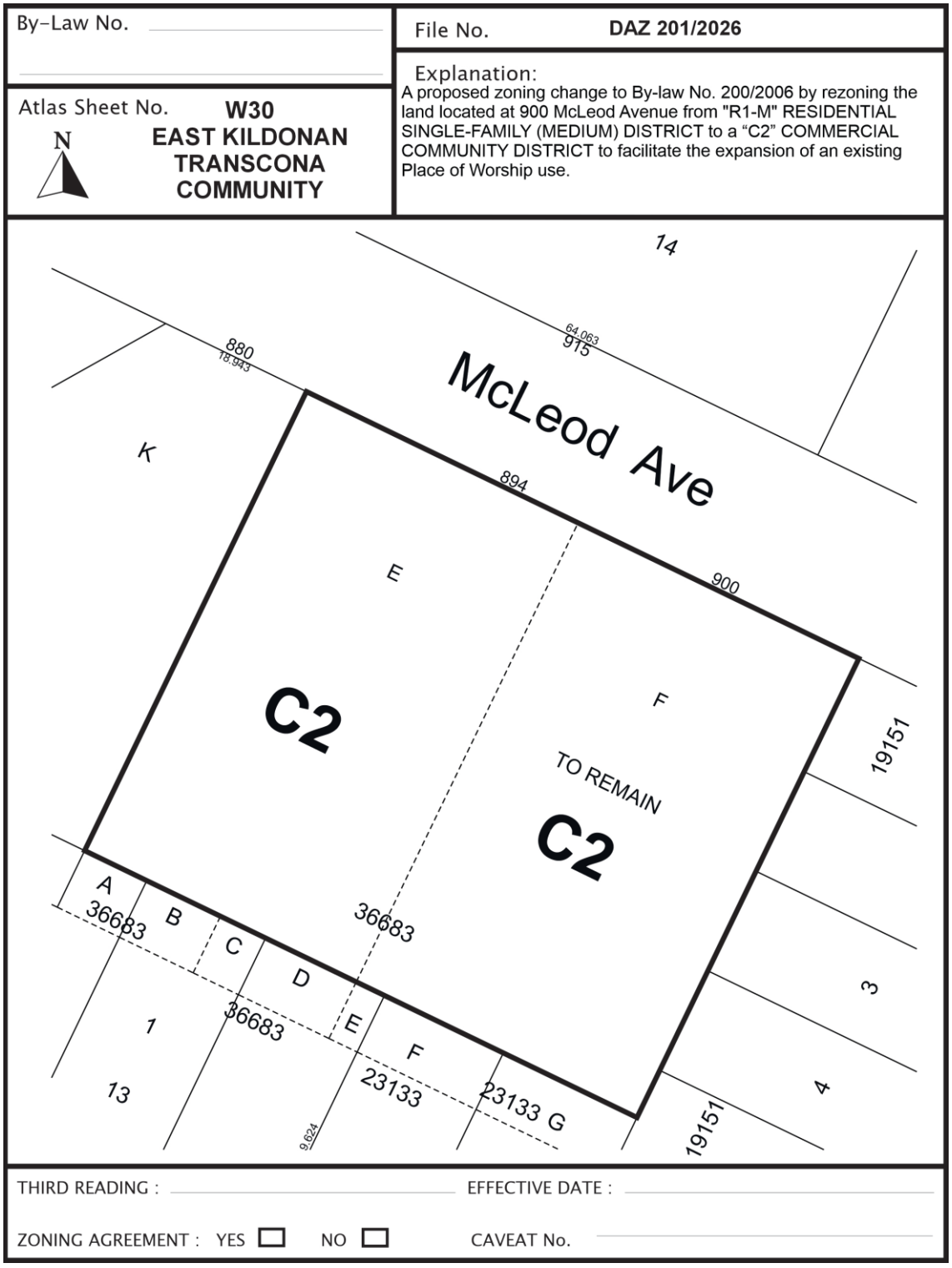
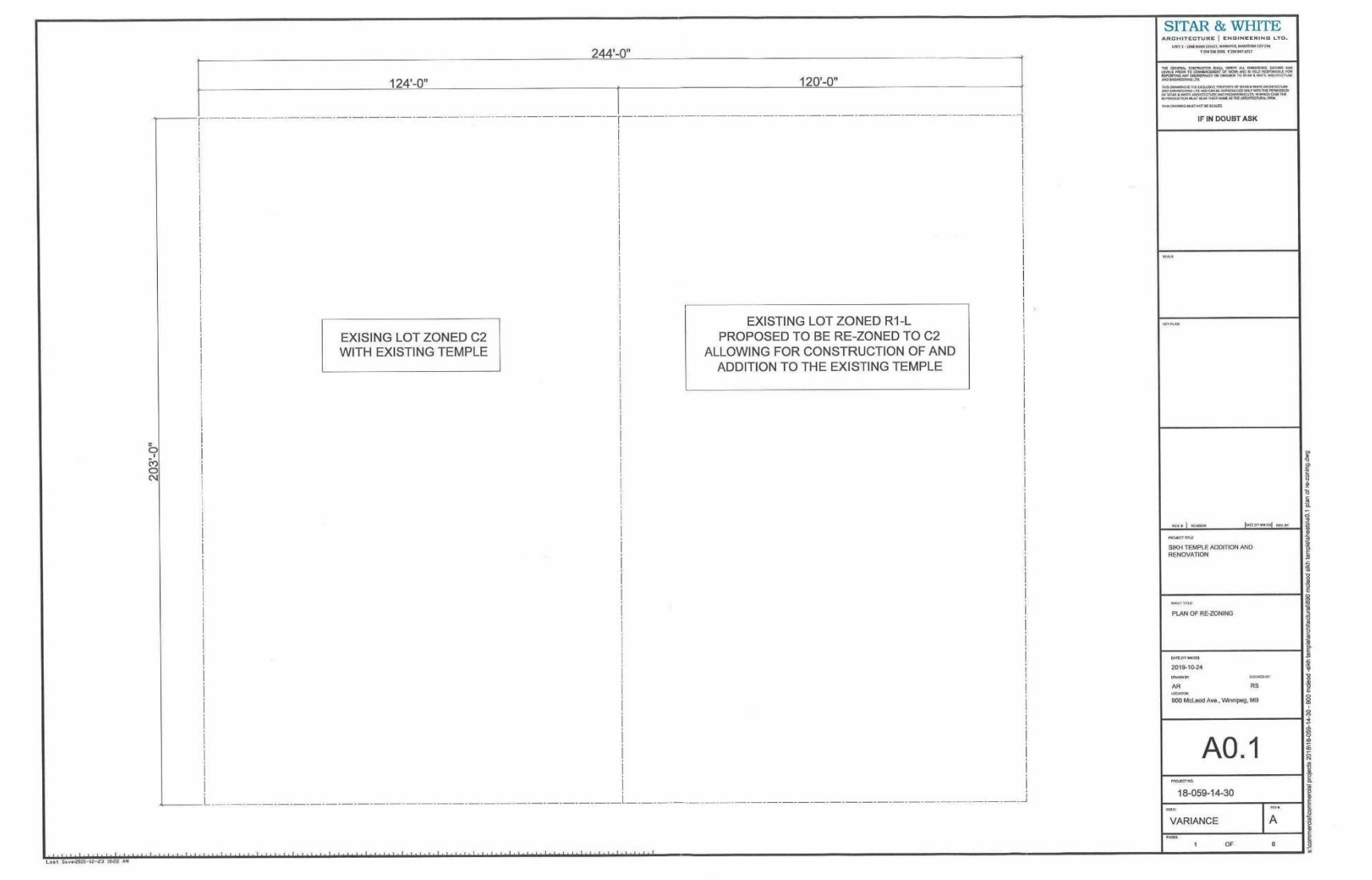
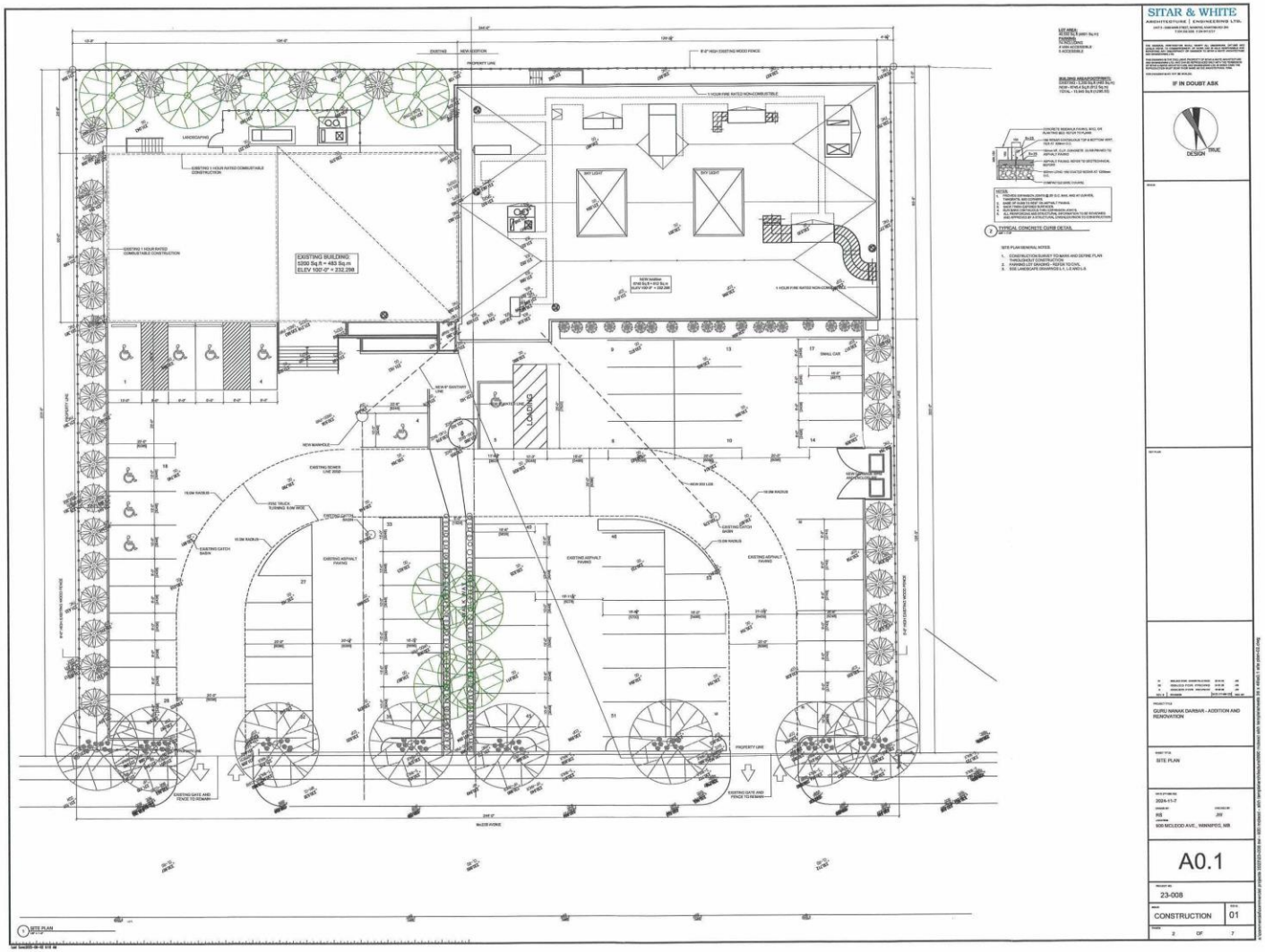
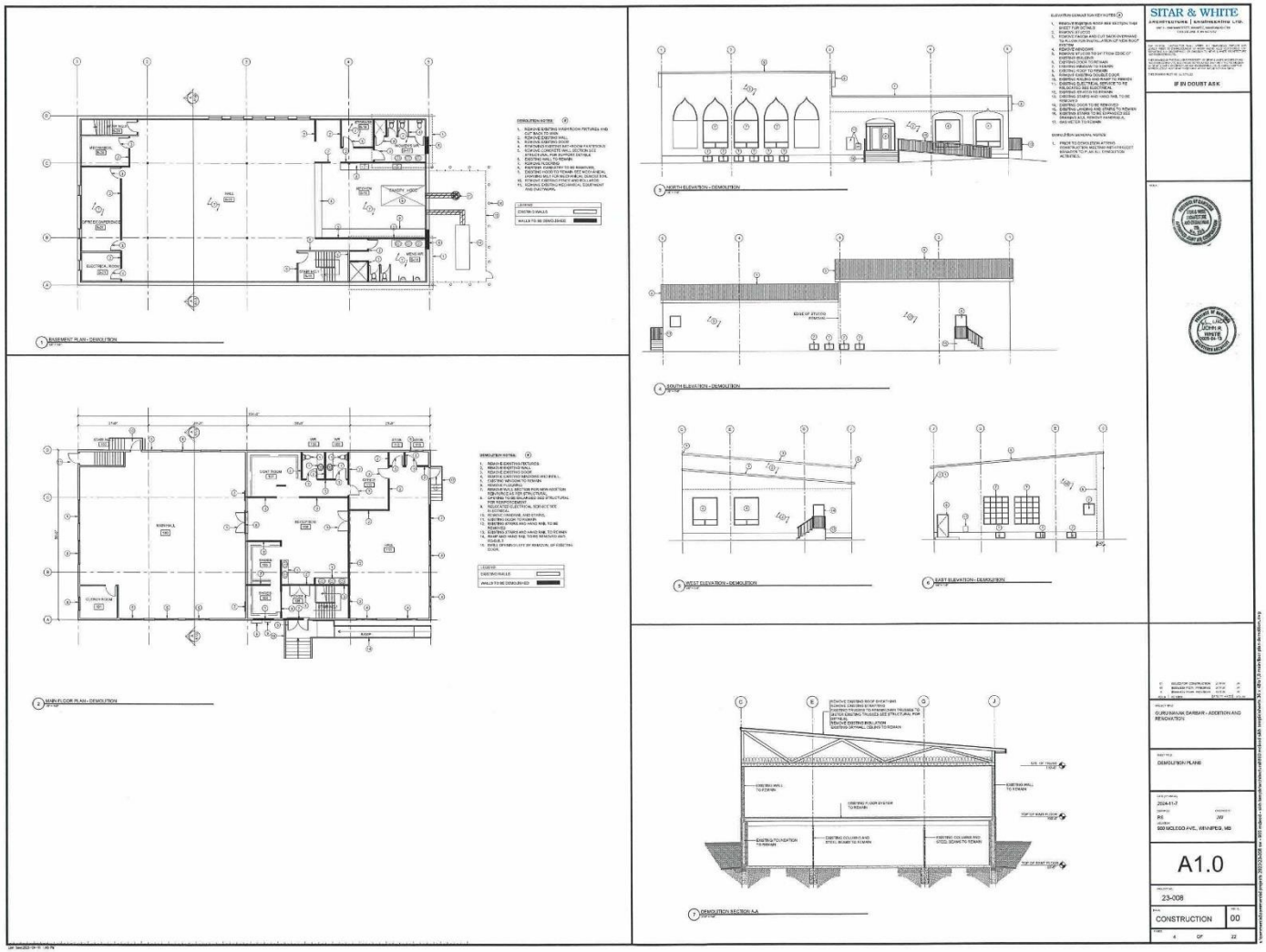
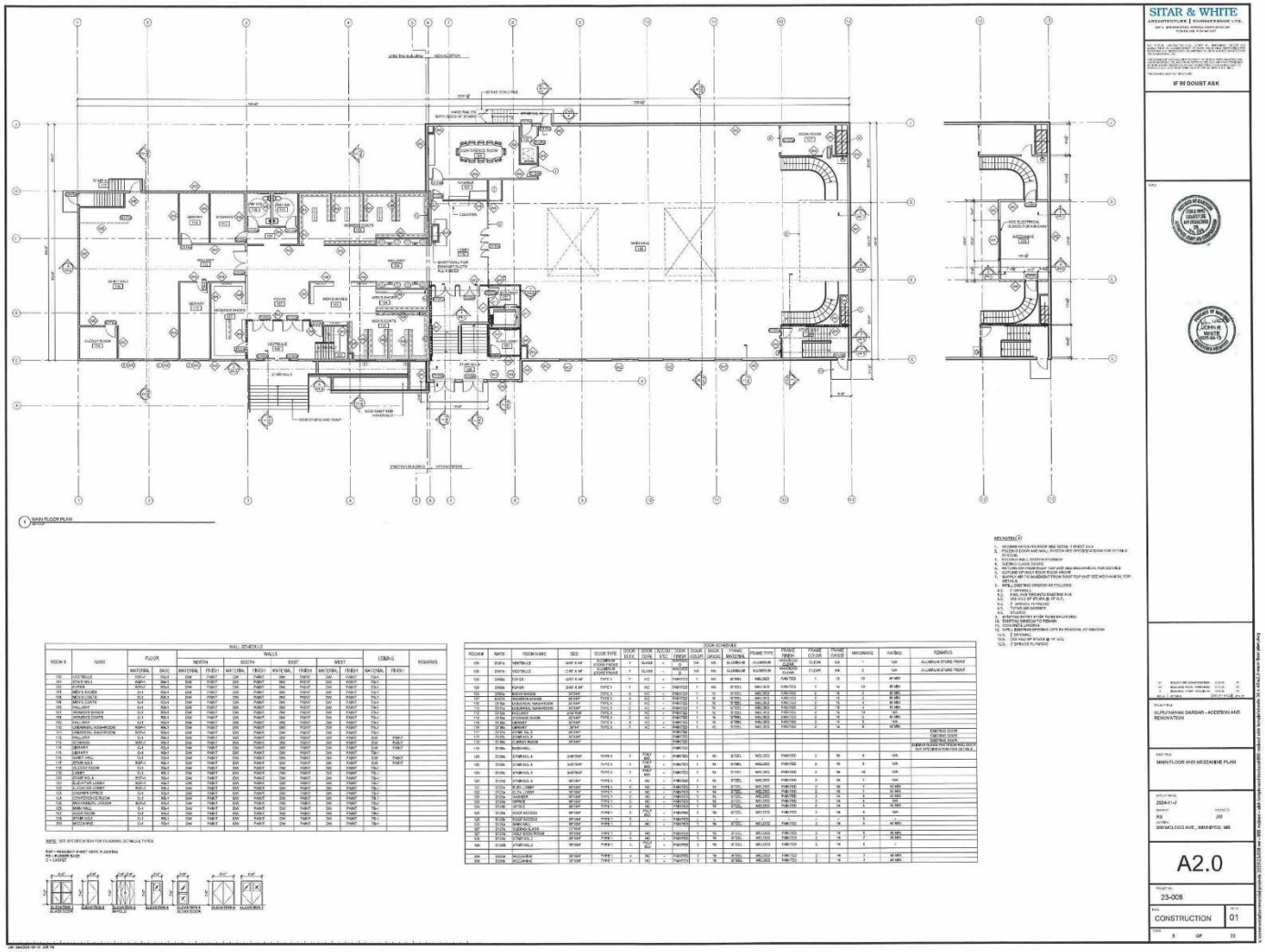


Exhibit “6” referred to in File DAZ 201/2026




SITAR & WHITE
ARCHITECTURE | ENGINEERING LTD.
IF IN DOUBT ASK
DESIGN
TRUE
EXISTING BUILDING
5300 Sq.ft = 493 Sq.m
ELEV 100'-0" = 232.25ft
LOADING
GURU NANAK DARBAR - ADDITION AND RENOVATION
SITE PLAN
2024-11-7
RS
JM
600 MCLEOD AVE., WINNIPEG, MB
A0.1
23-008
CONSTRUCTION
01
2 OF 7


SITAR & WHITE
ARCHITECTURE | ENGINEERING LTD.
IF IN DOUBT ASK
GURUNANAK DARBAR - ADDITION AND RENOVATION
DEMOLITION PLANS
A1.0
23-008
CONSTRUCTION
00
4 OF 22



SITAR & WHITE
ARCHITECTURE | ENGINEERING LTD.

IF IN DOUBT ASK

GURU NANAK DARBAR - ADDITION AND RENOVATION

MAIN FLOOR AND MEZZANINE PLAN

500 MCLEOD AVE., WINNIPEG, MB

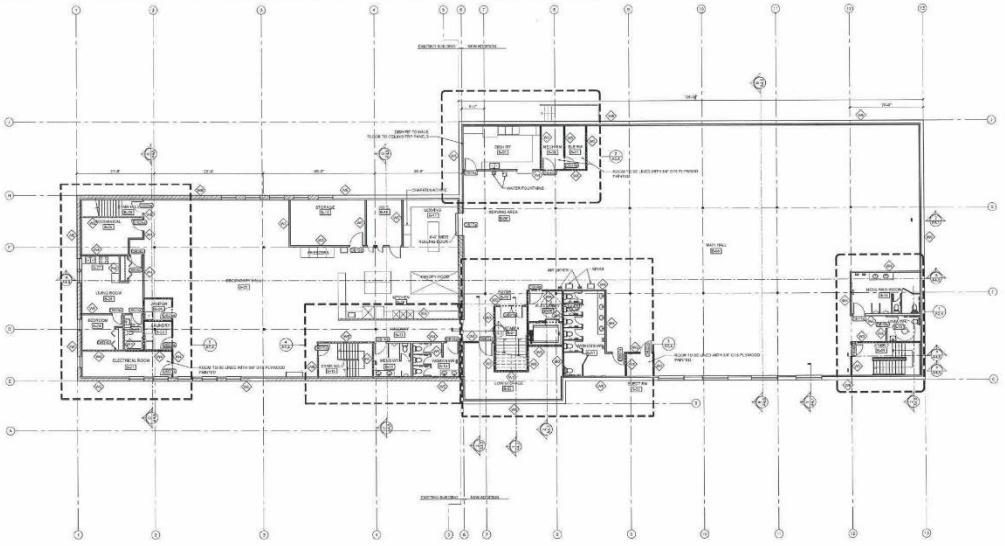
A2.0

23-008

CONSTRUCTION

01


SITAR & WHITE
ARCHITECTURE | ENGINEERING LTD.
IF IN DOUBT ASK
GURUNANAK DARBAR - ADDITION AND RENOVATION
MAIN FLOOR AND MEZZANINE PLAN - DIMENSIONS AND FLOORING PLAN
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CONSTRUCTION
01



1 BASEMENT PLAN

BASEMENT FINISH SCHEDULE

ROOM #	ROOM NAME	FLOOR		WALLS								CEILING		REMARKS
				NORTH		SOUTH		EAST		WEST				
		MATERIAL	BASE	MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL	FINISH	
B01	STAIRS	RSF	RB-1	EW	PAINT	EW	PAINT	SW	PAINT	EW	PAINT	EW	PAINT	
B02	LOW STORAGE	RSF	RB-1	EW	PAINT	EW	PAINT	EW	PAINT	EW	PAINT	CONCRETE	PAINT	
B03	ACCESS	RF	RB-1	EW	PAINT	EW	PAINT	EW	PAINT	EW	PAINT	CONCRETE	PAINT	
B04	ELEVATOR LOBBY	CP	RB-1	EW	PAINT	EW	PAINT	EW	PAINT	EW	PAINT	TB-1		
B05	MECHANICAL	EP	RB-1	EW	PAINT	EW	PAINT	EW	PAINT	EW	PAINT	EXISTING	PAINT	
B06	BED 1ST	RSF	COVE-1	RSF		RSF		RSF		RSF		TB-5		
B07	LIVING ROOM	RSF	COVE-1	EW	PAINT	EW	PAINT	EW	PAINT	EW	PAINT	TB-5		
B08	ROOM 2	EPOX	RB-1	EW	PAINT	EW	PAINT	EW	PAINT	EW	PAINT	TB-5		
B09	STAIR 2	RSF	RB-1	EW	PAINT	EW	PAINT	EW	PAINT	EW	PAINT	EW	PAINT	
B10	STAIR 1	RSF	COVE-1	RSF		RSF		RSF		RSF		TB-1		
B11	HALLWAY	EP	TB	EW	PAINT	EW	PAINT	EW	PAINT	EW	PAINT	EW	PAINT	
B12	WORK CLASS	RSF	COVE-1	EW	PAINT	EW	PAINT	EW	PAINT	EW	PAINT	TB-1		
B13	BASEMENT	RSF	COVE-1	EW	PAINT	EW	PAINT	EW	PAINT	EW	PAINT	TB-1		
B14	BEDROOM 1	RSF	COVE-1	RSF	PAINT	RSF	PAINT	RSF	PAINT	RSF	PAINT	TB-5		
B15	BEDROOM	RSF	COVE-1	RSF	PAINT	RSF	PAINT	RSF	PAINT	RSF	PAINT	TB-5		
B16	HALL	RSF	COVE-1	EW	PAINT	EW	PAINT	EW	PAINT	EW	PAINT	TB-1		
B17	BEDROOM	RSF	COVE-1	RSF	PAINT	RSF	PAINT	RSF	PAINT	RSF	PAINT	TB-5		
B18	HALL	RSF	COVE-1	EW	PAINT	EW	PAINT	EW	PAINT	EW	PAINT	SEALANT	PAINT	
B19	STORAGE	RSF	RB-1	EW	PAINT	EW	PAINT	EW	PAINT	EW	PAINT	CONCRETE	PAINT	
B20	SECONDARY HALL	CP	RB-1	EW	PAINT	EW	PAINT	EW	PAINT	EW	PAINT	CONCRETE	PAINT	
B21	ELECTRICAL ROOM	EP	RB-1	EW	PAINT	EW	PAINT	EW	PAINT	EW	PAINT	CONCRETE	PAINT	
B22	LAUNDRY	RSF	COVE-1	EW	PAINT	EW	PAINT	EW	PAINT	EW	PAINT	TB-5		
B23	BATHROOM	RSF	RB-1	EW	PAINT	EW	PAINT	EW	PAINT	EW	PAINT	TB-1		
B24	BEDROOM	RSF	RB-1	EW	PAINT	EW	PAINT	EW	PAINT	EW	PAINT	TB-5		
B25	BEDROOM	RSF	RB-1	EW	PAINT	EW	PAINT	EW	PAINT	EW	PAINT	TB-5		
B26	LIVING ROOM	CP	RB-1	EW	PAINT	EW	PAINT	EW	PAINT	EW	PAINT	TB-5		
B27	KITCHEN	CP	RB-1	EW	PAINT	EW	PAINT	EW	PAINT	EW	PAINT	TB-1		
B28	MECHANICAL ROOM	CP	RB-1	EW	PAINT	EW	PAINT	EW	PAINT	EW	PAINT	CONCRETE	PAINT	
B29	BATH 3	RSH-1	RB-1	EW	PAINT	EW	PAINT	EW	PAINT	EW	PAINT	EW	PAINT	
B30	MECHANICAL ROOM	EP	RB-1	PLYWOOD	PAINT	EW	PAINT	EW	PAINT	EW	PAINT	CONCRETE	PAINT	
B31	ELECTRICAL ROOM	CP	RB-1	PLYWOOD	PAINT	PLYWOOD	PAINT	PLYWOOD	FABRIC	PLYWOOD	PAINT	CONCRETE	PAINT	
B32	ELEVATOR	CP	RB-1	PLYWOOD	PAINT	PLYWOOD	PAINT	PLYWOOD	FABRIC	PLYWOOD	PAINT	ACOUSTIC	PAINT	

DOOR SCHEDULE

ROOM #	NAME	ROOM NAME	SIZE	DOOR TYPE	DOOR CLOSE	DOOR CORE	ACCESS	DOOR STR.	DOOR FINISH	DOOR COLOR	DOOR GLAZING	FRAME MATERIAL	FRAME TYPE	FRAME FINISH	FRAME DEPTH	FRAME GAUGE	HARDWARE	RATING	REMARKS
B101		BASEMENT	3'-0" x 6'-8"	TYPE 1	7	HC	+	PAINTED	1	10		STEEL	WELDED	PAINTED	1	16	4	45 MIN.	
B102		ELEVATOR LOBBY	3'-0" x 6'-8"	TYPE 1	2	HC	+	PAINTED	1	10		STEEL	WELDED	PAINTED	1	16	11	45 MIN.	
B103		ELEVATOR LOBBY	3'-0" x 6'-8"	TYPE 1	8	HC	+	PAINTED	1	10		STEEL	WELDED	PAINTED	1	16	7	45 MIN.	
B104		BED 1ST	3'-0" x 6'-8"	TYPE 1	3	HC	+	PAINTED	1	10A		STEEL	WELDED	PAINTED	1	16	13		
B105		BEDROOM	3'-0" x 6'-8"	TYPE 1	3	HC	+	PAINTED	1	10		STEEL	WELDED	PAINTED	1	16	7		
B106		CLOSET	2'-6" x 6'-8"	TYPE 1	3	HC	+	PAINTED	1	10		STEEL	WELDED	PAINTED	1	16	7	45 MIN.	
B107		LIVING ROOM	3'-0" x 6'-8"	TYPE 1	3	HC	+	PAINTED	1	10		STEEL	WELDED	PAINTED	1	16	8		
B108		BEDROOM	3'-0" x 6'-8"	TYPE 1	3	HC	+	PAINTED	1	10		STEEL	WELDED	PAINTED	1	16	7		
B109		BEDROOM	3'-0" x 6'-8"	TYPE 1	3	HC	+	PAINTED	1	10		STEEL	WELDED	PAINTED	1	16	7		
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B164		BEDROOM	3'-0" x 6'-8"	TYPE 1	3	HC	+	PAINTED	1	10		STEEL	WELDED	PAINTED	1	16	7		
B165		BEDROOM	3'-0" x 6'-8"	TYPE 1	3	HC	+	PAINTED	1	10		STEEL	WELDED	PAINTED	1	16	7		
B166		BEDROOM	3'-0" x 6'-8"	TYPE 1	3	HC	+	PAINTED	1	10		STEEL	WELDED	PAINTED	1	16	7		
B167		BEDROOM	3'-0" x 6'-8"	TYPE 1	3	HC	+	PAINTED	1	10		STEEL	WELDED	PAINTED	1	16	7		
B168		BEDROOM	3'-0" x 6'-8"	TYPE 1	3	HC	+	PAINTED	1	10		STEEL	WELDED	PAINTED	1	16	7		
B169		BEDROOM	3'-0" x 6'-8"	TYPE 1	3	HC	+	PAINTED	1	10		STEEL	WELDED	PAINTED	1	16	7		
B170		BEDROOM	3'-0" x 6'-8"	TYPE 1	3	HC	+	PAINTED	1	10		STEEL	WELDED	PAINTED	1	16	7		
B171		BEDROOM	3'-0" x 6'-8"	TYPE 1	3	HC	+	PAINTED	1	10		STEEL	WELDED	PAINTED	1	16	7		
B172		BEDROOM	3'-0" x 6'-8"	TYPE 1	3	HC	+	PAINTED	1	10		STEEL	WELDED	PAINTED	1	16	7		
B173		BEDROOM	3'-0" x 6'-8"	TYPE 1	3	HC	+	PAINTED	1	10		STEEL	WELDED	PAINTED	1	16	7		
B174		BEDROOM	3'-0" x 6'-8"	TYPE 1	3	HC	+	PAINTED	1	10		STEEL	WELDED	PAINTED	1	16	7		
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B176		BEDROOM	3'-0" x 6'-8"	TYPE 1	3	HC	+	PAINTED	1	10		STEEL	WELDED	PAINTED	1	16	7		
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B180		BEDROOM	3'-0" x 6'-8"	TYPE 1	3	HC	+	PAINTED	1	10		STEEL	WELDED	PAINTED	1	16	7		
B181		BEDROOM	3'-0" x 6'-8"	TYPE 1	3	HC	+	PAINTED	1	10		STEEL	WELDED	PAINTED	1	16	7		
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B184		BEDROOM	3'-0" x 6'-8"	TYPE 1	3	HC	+	PAINTED	1	10		STEEL	WELDED	PAINTED	1	16	7		
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B190		BEDROOM	3'-0" x 6'-8"	TYPE 1	3	HC	+	PAINTED	1	10		STEEL	WELDED	PAINTED	1	16	7		
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B199		BEDROOM	3'-0" x 6'-8"	TYPE 1	3	HC	+	PAINTED	1	10		STEEL	WELDED	PAINTED	1	16	7		
B200		BEDROOM	3'-0" x 6'-8"	TYPE 1	3	HC	+	PAINTED	1	10		STEEL	WELDED	PAINTED	1	16	7		
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B202		BEDROOM	3'-0" x 6'-8"	TYPE 1	3	HC	+	PAINTED	1	10		STEEL	WELDED	PAINTED	1	16	7		
B203		BEDROOM	3'-0" x 6'-8"	TYPE 1	3	HC	+	PAINTED	1	10		STEEL	WELDED	PAINTED	1	16	7		
B204		BEDROOM	3'-0" x 6'-8"	TYPE 1	3	HC	+	PAINTED	1	10		STEEL	WELDED	PAINTED	1	16	7		
B205		BEDROOM	3'-0" x 6'-8"	TYPE 1	3	HC	+	PAINTED	1	10		STEEL	WELDED	PAINTED	1	16	7		
B206		BEDROOM	3'-0" x 6'-8"	TYPE 1	3	HC	+	PAINTED	1	10		STEEL	WELDED	PAINTED	1	16	7		
B207		BEDROOM	3'-0" x 6'-8"	TYPE 1	3	HC	+	PAINTED	1	10		STEEL	WELDED	PAINTED	1	16	7		
B208		BEDROOM	3'-0" x 6'-8"	TYPE 1	3	HC	+	PAINTED	1	10		STEEL	WELDED	PAINTED	1	16	7		
B209		BEDROOM	3'-0" x 6'-8"	TYPE 1	3	HC	+	PAINTED	1	10		STEEL	WELDED	PAINTED	1	16	7		
B210		BEDROOM	3'-0" x 6'-8"	TYPE 1	3	HC	+	PAINTED	1	10		STEEL	WELDED	PAINTED	1	16	7		

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BASEMENT PLAN

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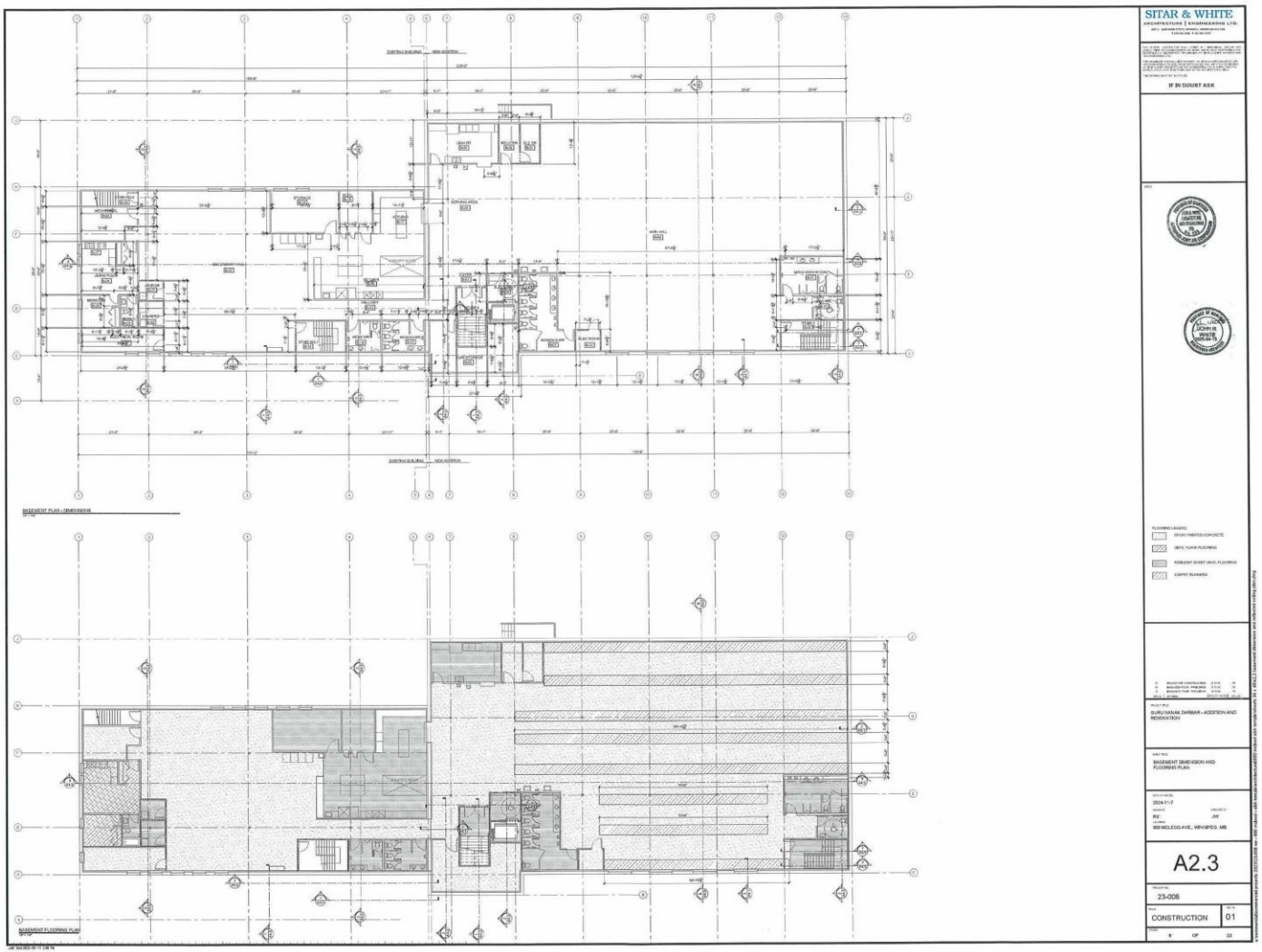
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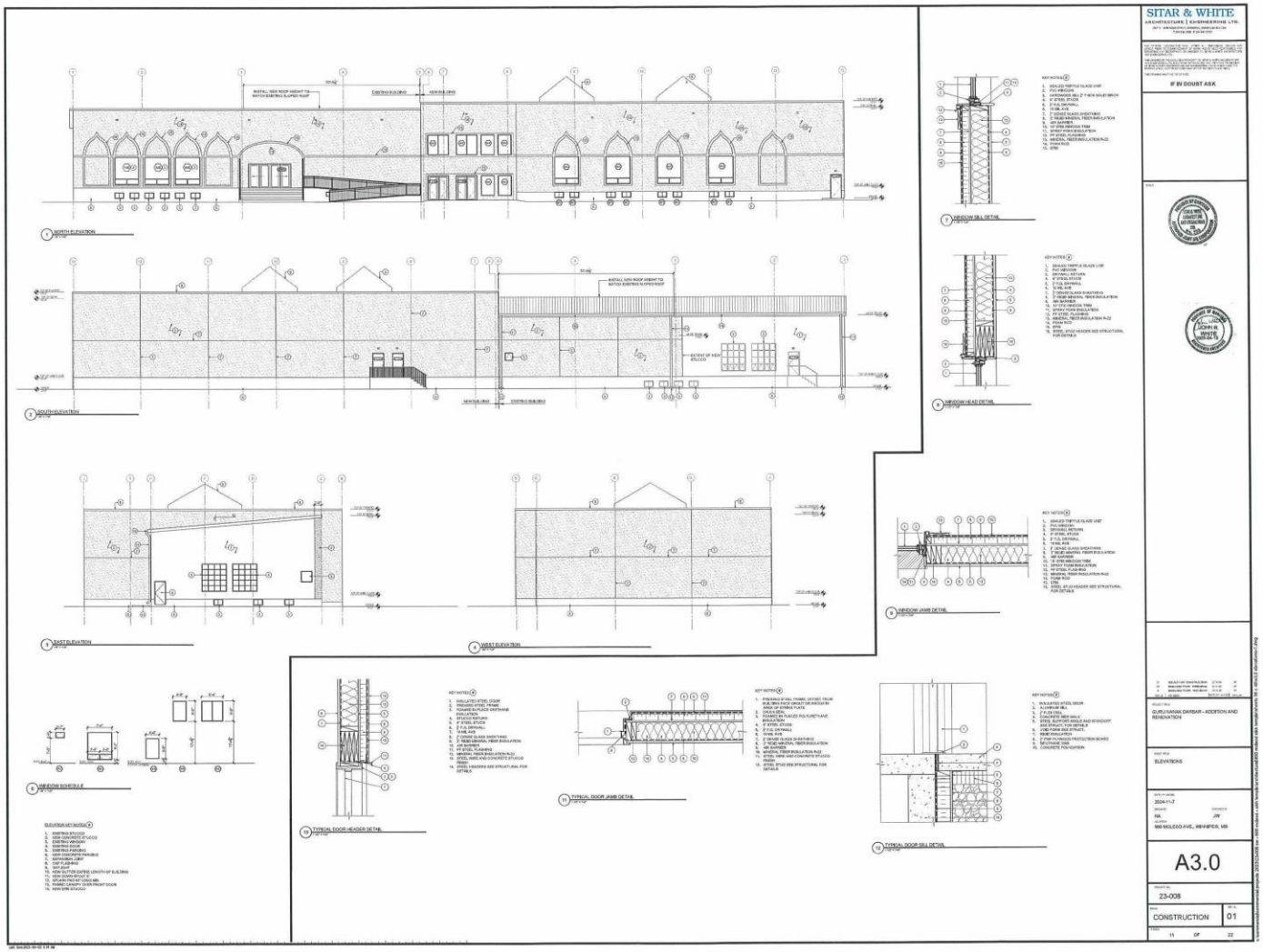
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CONSTRUCTION 01

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CARPET RUNNERS
GURU NANAK DARBAR - ADDITION AND RENOVATION
BASEMENT DIMENSION AND FLOORING PLAN
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