Minutes – Council – January 29, 2026

Minute No. 152
Report – Standing Policy Committee on Property and Development – January 13, 2026

Item No. 13 Subdivision and Rezoning – 1778-1790 McGillivray Boulevard (Waverley West Ward)
File DASZ 48/2025 [c/r DAC 6/2025, DAV 221314/2025D]

COUNCIL DECISION:

Council concurred in the recommendation of the Standing Policy Committee on Property and Development and adopted the following:

1. That the subdivision proposed under Development Application No. DASZ 48/2025 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor for registration in the Winnipeg Land Titles Office in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated December 18, 2025 and attached as Schedule "B" to this report, with such minor changes as may be required, subject to the following:

    A. That the developer be required to enter into a Servicing Agreement with the City pursuant to subsection 259(1) of The City of Winnipeg Charter in accordance with the report of the Administrative Coordinating Group dated December 17, 2025 and attached as Appendix "B" to this report, with the following amendments:

        i. In Section III – Servicing Conditions:

            a. Amend Condition 2 by deleting the words "prior to the release of the subdivision mylars for registration in the Winnipeg Land Titles Office" and replacing with "on demand".

            b. Amend Condition 3.b) by deleting the words "prior to the release of the subdivision mylars for registration in the Winnipeg Land Titles Office" and replacing with "on demand".

            c. Amend Condition 5 by adding the words "on demand" after the words "in cash".

            d. Amend Condition 7 by deleting the words "prior to the release of the subdivision mylars for registration in the Winnipeg Land Titles Office" and replacing with "on demand".

Report – Standing Policy Committee on Property and Development – January 13, 2026

COUNCIL DECISION (continued):

e. Amend Condition 8 by deleting the words “prior to the release of the subdivision mylars for registration in the Winnipeg Land Titles Office” and replacing with “on demand”.

B. That the City enter into, execute and deliver with the developer a Servicing 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"); and

C. That authority be delegated to the Director of Planning, Property and Development to negotiate and approve the terms and conditions of the Servicing 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 the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an “RMF-S” Residential Multi-Family (Small) District in accordance with the proposed by-law attached as Appendix “A” to this report and as shown on the map dated December 18 2025 and attached as Schedule “B” to this report, subject to the following conditions:

A. That the developer 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. 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
g. free-standing signage

Report – Standing Policy Committee on Property and Development – January 13, 2026

COUNCIL DECISION (continued):

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

ii. That the height of any proposed building shall not exceed 28 feet.

iii. That the number of dwelling units shall not exceed 55.

iv. That the Owner shall erect a solid wood fence with a height of six (6) feet along the portion of the west property line abutting the property at 86 Powder Ridge Drive("Works"), to be constructed and maintained to the satisfaction of the Director of Planning, Property and Development.

3. That the City enter into, execute and deliver with the Developer:

A. a Servicing Agreement in accordance with Recommendation 1; and

B. a Zoning Agreement in accordance with Recommendation 2,

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").

4. That authority be delegated to the Director of Planning, Property and Development (the "Director") to negotiate and approve the terms and conditions of the Servicing Agreement, 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.

5. 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 Development Application No. DASZ 48/2025 (the "Dedication Fee"), as determined by the Director of Planning, Property and Development.

Report – Standing Policy Committee on Property and Development – January 13, 2026

COUNCIL DECISION (continued):

6. 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 Recommendations 1 and 2 (the "By-law") and bring same directly to Council by way of communication for first reading.

7. That upon instruction from the Director of Planning, Property and Development that the Developer has submitted the Plan in accordance with recommendation 1 and has paid the Dedication Fee and all other associated ancillary fees (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 second and third reading.

8. That Development Application No. DASZ 48/2025 will be deemed to be concluded and all approvals in connection with same will expire if the developer has not submitted the Plan and 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.

9. That the subdivision section of the By-law will come into force when the Servicing Agreement is fully executed and the Plan is registered in the Winnipeg Land Titles Office.

10. That the zoning section of the By-law will come into force when the Zoning Agreement is registered in the Winnipeg Land Titles Office by way of caveat against the land described therein.

11. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Plan is not registered in accordance with Recommendations 8 and 9 unless the developer applies for an extension of time before the expiration of the 1-year period and Council approves the extension.

12. That Development Application No. DASZ 48/2025 will be deemed to be concluded and all approvals in connection with same will expire if the developer fails to secure all necessary Plan approval signatures on behalf of the City within 1 year following the date on which the By-law is enacted, unless the developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.

Report – Standing Policy Committee on Property and Development – January 13, 2026

COUNCIL DECISION (continued):

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

14. 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 DASZ 48/2025.

Report – Standing Policy Committee on Property and Development – January 13, 2026

DECISION MAKING HISTORY:

Moved by Councillor Duncan,

That the recommendation of the Standing Policy Committee on Property and Development be adopted by consent.

Carried

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On January 20, 2026, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On January 13, 2026, the Standing Policy Committee on Property and Development concurred in the recommendation of the Assiniboia Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On January 6, 2026, the Assiniboia Community Committee concurred in the recommendation of the Winnipeg Public Service, with the following amendments:

- In Recommendation 1.A., delete the semicolon after the words "Appendix "B" to this report" and replace with the following:

  ", with the following amendments:

  i. In Section III – Servicing Conditions:

     a. Amend Condition 2 by deleting the words "prior to the release of the subdivision mylars for registration in the Winnipeg Land Titles Office" and replacing with "on demand".

     b. Amend Condition 3.b) by deleting the words "prior to the release of the subdivision mylars for registration in the Winnipeg Land Titles Office" and replacing with "on demand".

Report – Standing Policy Committee on Property and Development – January 13, 2026

DECISION MAKING HISTORY (continued):

COMMUNITY COMMITTEE RECOMMENDATION (continued):

c. Amend Condition 5 by adding the words “on demand” after the words “in cash”.

d. Amend Condition 7 by deleting the words “prior to the release of the subdivision mylars for registration in the Winnipeg Land Titles Office” and replacing with “on demand”.

e. Amend Condition 8 by deleting the words “prior to the release of the subdivision mylars for registration in the Winnipeg Land Titles Office” and replacing with “on demand”.

- Add the following new Recommendation 2.A.iv.:

“iv. That the Owner shall erect a solid wood fence with a height of six (6) feet along the portion of the west property line abutting the property at 86 Powder Ridge Drive(“Works”), to be constructed and maintained to the satisfaction of the Director of Planning, Property and Development.”

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

PUBLIC HEARING SUMMARY

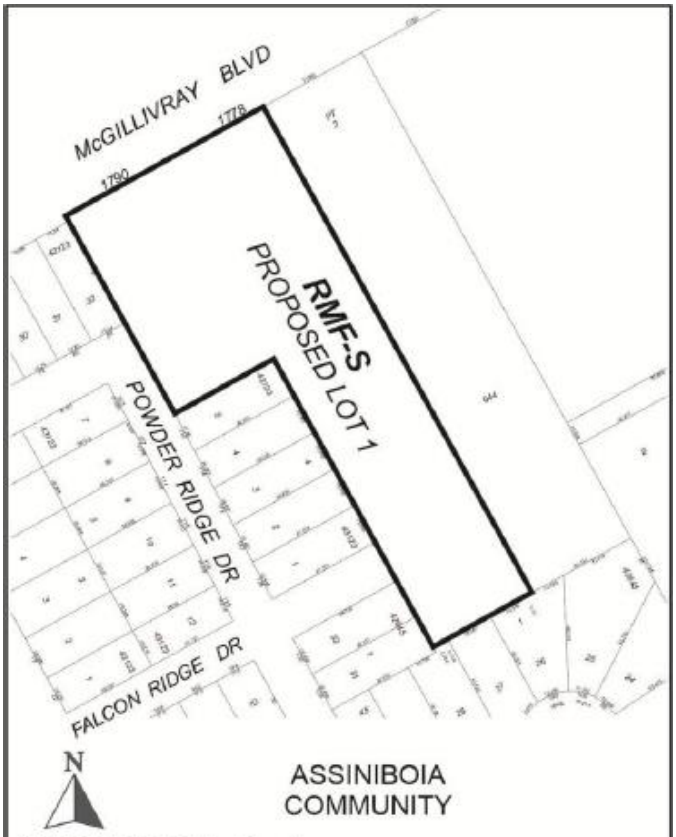
File: DASZ 48/2025

Before: Assiniboia Community Committee
Councillor Duncan, Chairperson
Councillor Dobson
Councillor Lukes

Public Hearing: January 6, 2026
Council Building, 510 Main Street

Applicant: Myles Kraut

Subject:



APPLICANT: Myles Kraut
FILE: DASZ 48/2025
PROPOSAL: An application for the approval of the plan of subdivision shown outlined above as may be determined by Council and for a proposed zoning change to By-law No. 200/2006 by rezoning the land shown outlined above from an "A" AGRICULTURAL DISTRICT to an "RMF-S" RESIDENTIAL MULTI-FAMILY (SMALL) DISTRICT to allow for the construction of a multi-family dwelling development.
For information, phone R. Galston, Planner at 204-986-8645

Premises Affected: 1778-1790 McGillivray Boulevard

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

Prepared by: L. Cowan, Senior Committee Clerk
Assiniboia Community Committee

Report date: January 7, 2026

Community Committee Recommendation:

On January 6, 2026, the Assiniboia 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 subdivision proposed under Development Application No. DASZ 48/2025 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor for registration in the Winnipeg Land Titles Office in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated December 18, 2025 and attached as Schedule "B" to this report, with such minor changes as may be required, subject to the following:

    A. That the developer be required to enter into a Servicing Agreement with the City pursuant to subsection 259(1) of The City of Winnipeg Charter in accordance with the report of the Administrative Coordinating Group dated December 17, 2025 and attached as Appendix "B" to this report~~;~~ ***, with the following amendments:***

        i. In Section III – Servicing Conditions:

            a. Amend Condition 2 by deleting the words "prior to the release of the subdivision mylars for registration in the Winnipeg Land Titles Office" and replacing with "on demand".

            b. Amend Condition 3.b) by deleting the words "prior to the release of the subdivision mylars for registration in the Winnipeg Land Titles Office" and replacing with "on demand".

            c. Amend Condition 5 by adding the words "on demand" after the words "in cash".

            d. Amend Condition 7 by deleting the words "prior to the release of the subdivision mylars for registration in the Winnipeg Land Titles Office" and replacing with "on demand".

            e. Amend Condition 8 by deleting the words "prior to the release of the subdivision mylars for registration in the Winnipeg Land Titles Office" and replacing with "on demand".

B. That the City enter into, execute and deliver with the developer a Servicing 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"); and

C. That authority be delegated to the Director of Planning, Property and Development to negotiate and approve the terms and conditions of the Servicing 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 the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an “RMF-S” Residential Multi-Family (Small) District in accordance with the proposed by-law attached as Appendix “A” to this report and as shown on the map dated December 18 2025 and attached as Schedule “B” to this report, subject to the following conditions:

A. That the developer 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. 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
g. free-standing signage

on the Owner’s Land (“Works”) to the City for approval by the Director of Planning, Property and Development (“Director”) and the Assiniboia 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.

ii. That the height of any proposed building shall not exceed 28 feet.

iii. That the number of dwelling units shall not exceed 55.

iv. That the Owner shall erect a solid wood fence with a height of six (6) feet along the portion of the west property line abutting the property at 86 Powder Ridge Drive(“Works”), to be constructed and maintained to the satisfaction of the Director of Planning, Property and Development.

3. That the City enter into, execute and deliver with the Developer:

   A. a Servicing Agreement in accordance with Recommendation 1; and

   B. a Zoning Agreement in accordance with Recommendation 2,

   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").

4. That authority be delegated to the Director of Planning, Property and Development (the "Director") to negotiate and approve the terms and conditions of the Servicing Agreement, 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.

5. 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 Development Application No. DASZ 48/2025 (the "Dedication Fee"), as determined by the Director of Planning, Property and Development.

6. 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 Recommendations 1 and 2 (the "By-law") and bring same directly to Council by way of communication for first reading.

7. That upon instruction from the Director of Planning, Property and Development that the Developer has submitted the Plan in accordance with recommendation 1 and has paid the Dedication Fee and all other associated ancillary fees (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 second and third reading.

8. That Development Application No. DASZ 48/2025 will be deemed to be concluded and all approvals in connection with same will expire if the developer has not submitted the Plan and 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.

9. That the subdivision section of the By-law will come into force when the Servicing Agreement is fully executed and the Plan is registered in the Winnipeg Land Titles Office.

10. That the zoning section of the By-law will come into force when the Zoning Agreement is registered in the Winnipeg Land Titles Office by way of caveat against the land described therein.

11. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Plan is not registered in accordance with Recommendations 8 and 9 unless the developer applies for an extension of time before the expiration of the 1-year period and Council approves the extension.

12. That Development Application No. DASZ 48/2025 will be deemed to be concluded and all approvals in connection with same will expire if the developer fails to secure all necessary Plan approval signatures on behalf of the City within 1 year following the date on which the By-law is enacted, unless the developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.

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

14. 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 DASZ 48/2025.

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

The Assiniboia Community Committee provided the following supporting reasons for its recommendation:

1. The development that is being proposed is low density development in an established neighbourhood.

2. That it is a highly desirable development for the demographic it's serving.

3. It's a great development, and doesn't have any immediate impact on the surrounding community.

4. The developer has a proven track record of developing this type of housing for this demographic.

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 October 31, 2025 2. Notification of Public Hearing dated November 19, 2025 3. Manitoba Status of Titles 3280135/1, 3280136/1 4. Letter of authorization dated June 25, 2025 from Cymark Ltd. (Luke Kapac) to Myles Kraut 5. Proposed Plan of Subdivision 6. Traffic Study dated February 27, 2025 7. Roadside Sound Measurement Report dated June 2, 2025 8. Review of Roadside Noise Survey dated June 11, 2025 9. Plans (4 pages) 10. Report from the Urban Planning Division dated December 18, 2025 11. Inspection Report 12. Communication dated December 2, 2025, from Adam Nemy in support of the application 13. Communication dated December 9, 2025, from Daniel Nemy in support of the application 14. Communication dated January 5, 2026, from Myles Kraut in support of the application 15. Communication dated January 5, 2026, from Chris Pauls in opposition to the application 16. Communication dated January 5, 2026, from Daf Francisco in opposition to the application 17. Communication dated January 6, 2026, from Mark Russo with respect to the application 18. Recording of Representations

REPRESENTATIONS:

In Support:

Myles Kraut
Daniel MacGibbon
Adam Nemy
Daniel Nemy
Yaron Walter

In Opposition:

Daf Francisco
Chris Pauls

For Information:

Mark Russo
John Senkowsky

For the City:

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

Exhibit “10” referred to in File DASZ 48/2025

ADMINISTRATIVE REPORT

Title: DASZ 48/2025 – 1788 & 1790 McGillivray Boulevard

Issue: For consideration at the public hearing for a subdivision and rezoning to consolidate the lots and rezone the subject land to the “RMF-S” Residential Multi-Family (Small) District to accommodate the establishment of a multi-family residential development with 51 dwelling units.

Critical Path: Assiniboia Community Committee → Standing Policy Committee on Property and Development, Heritage and Downtown Development → Executive Policy Committee → Council as per the Development Procedures By-law and *The City of Winnipeg Charter.*

AUTHORIZATION

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

RECOMMENDATIONS

1. That the subdivision proposed under Development Application No. DASZ 48/2025 be approved for preparation as a plan of subdivision (the “Plan”) by a Manitoba Land Surveyor for registration in the Winnipeg Land Titles Office in accordance with the proposed by-law attached as Appendix “A” to this report and as shown on the map dated December 18, 2025 and attached as Schedule “B” to this report, with such minor changes as may be required, subject to the following:
    A. That the developer be required to enter into a Servicing Agreement with the City pursuant to subsection 259(1) of The City of Winnipeg Charter in accordance with the report of the Administrative Coordinating Group dated December 17, 2025 and attached as Appendix “B” to this report;
    B. That the City enter into, execute and deliver with the developer a Servicing 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"); and
    C. That authority be delegated to the Director of Planning, Property and Development to negotiate and approve the terms and conditions of the Servicing 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 the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an “RMF-S” Residential Multi-Family (Small) District in accordance with the proposed by-law attached as Appendix “A” to this report and as shown on the map dated December 18 2025 and attached as Schedule “B” to this report, subject to the following conditions:

    A. That the developer 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. 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, and

            g. free-standing signage

        on the Owner’s Land (“Works”) to the City for approval by the Director of Planning, Property and Development (“Director”) and the Assiniboia 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.

        ii. That the height of any proposed building shall not exceed 28 feet.

        iii. That the number of dwelling units shall not exceed 55.

3. That the City enter into, execute and deliver with the Developer

    A. a Servicing Agreement in accordance with recommendation 1; and

    B. a Zoning Agreement in accordance with recommendation 2,

    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").

4. That authority be delegated to the Director of Planning, Property and Development (the “Director”) to negotiate and approve the terms and conditions of the Servicing Agreement, 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.

5. 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 Development Application No. DASZ 48/2025 (the “Dedication Fee”), as determined by the Director of Planning, Property and Development.

6. 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 recommendations 1 and 2 (the “By-law”) and bring same directly to Council by way of communication for first reading.

7. That upon instruction from the Director of Planning, Property and Development that the Developer has submitted the Plan in accordance with recommendation 1 and has paid the Dedication Fee and all other associated ancillary fees (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 second and third reading.
8. That Development Application No. DASZ 48/2025 will be deemed to be concluded and all approvals in connection with same will expire if the developer has not submitted the Plan and 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.
9. That the subdivision section of the By-law will come into force when the Servicing Agreement is fully executed and the Plan is registered in the Winnipeg Land Titles Office.
10. That the zoning section of the By-law will come into force when the Zoning Agreement is registered in the Winnipeg Land Titles Office by way of caveat against the land described therein.
11. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Plan is not registered in accordance with recommendations 8 and 9 unless the developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.
12. That Development Application No. DASZ 48/2025 will be deemed to be concluded and all approvals in connection with same will expire if the developer fails to secure all necessary Plan approval signatures on behalf of the City within 1 year following the date on which the By-law is enacted, unless the developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.
13. That the proper officers of the City be authorized to do all things necessary to implement the intent of the foregoing.
14. 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 DASZ 48/2025.

REASON FOR THE REPORT

- Subdivision and 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 Division are concurred in, the subject property may be subdivided and rezoned consistent with the map provided in Schedule "B" of this report.

CONSULTATION

In preparing this Report there was consultation with: N/A

OURWINNIPEG POLICY ALIGNMENT

6.16 Established Neighbourhoods

"*Designate Established Neighbourhoods within the Urban Structure, representing lands that will accommodate additional growth in a context-sensitive manner, while promoting the efficient use of land, cost-effective municipal servicing, enhanced housing choice and affordability, and conservation of green infrastructure and heritage resources and districts, as defined in* Complete Communities."

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*

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

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

HISTORY

DASZ 38/2009

- In 2010, Winnipeg City Council did not concur with the Public Service and rejected an application to subdivision and rezone the land to the "RMU" Residential Mixed Use zoning district. This application was to allow a mixed use development with 59 dwelling units and two (2) commercial units. Building heights ranged from two (2) to four (4) storeys.

SUBMITTED BY

Department	Planning, Property and Development
Division	Urban Planning
Prepared by	Robert Galston, MCP
Date:	December 18, 2025
File No.	DASZ 48/2025

List of Schedules and Attachments

Schedule A	Planning Discussion
Schedule B	File No. DASZ 48/2025, Assiniboia Community Committee, dated December 18 2025
Appendix A	Proposed By-law
Appendix B	Report of the Administrative Coordinating Group Re: Proposed Subdivision and Rezoning of Land Located at 1778-1790 McGillivray Boulevard, December 17, 2025

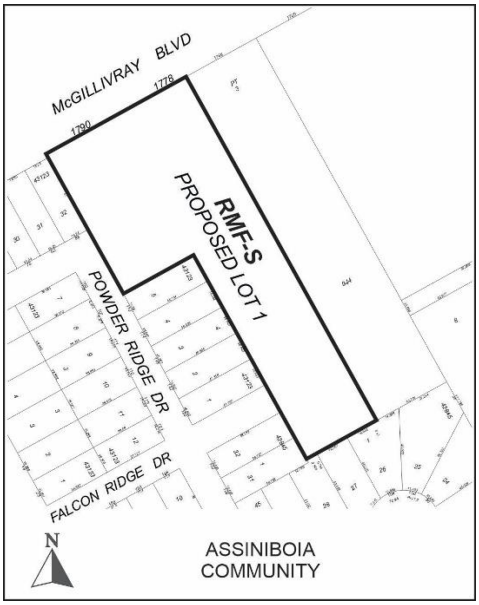
SCHEDULE 'A'

DATE:	December 18, 2025
FILE:	**DASZ 48/2025**
RELATED FILES:	DAV 25-221314/D
COMMUNITY:	Assiniboia Community
NEIGHBOURHOOD #:	2.6664 (Linden Ridge)

SUBJECT: For consideration at the public hearing for a subdivision and rezoning to consolidate the lots and rezone the land to the "RMF-S" Residential Multi-Family (Small) District in order to accommodate the establishment of a multi-family residential development.

LOCATION: 1790 McGillivray Boulevard

LEGAL DESCRIPTION: NLY 300 FEET OF LOT 5 BLOCK C PLAN 944 WLTO IN RL 31 TO 35 PARISH OF ST VITAL
N ½ LOT 4 BLOCK C PLAN 944 WLTO IN RL 31 TO 35 PARISH OF ST VITAL AND IN RL 1 AND 2 PARISH OF ST BONIFACE



APPLICANT: Myles Kraut
221 Park Boulevard N.
Winnipeg, Manitoba R3P 0G6

OWNERS: Cymark, Ltd.
47 Shoreline Drive
Winnipeg, Manitoba R3P 2J7

RECOMMENDATION: Approval

SITE DESCRIPTION

- The subject site is located on the south side of McGillivray Boulevard, between Waverley Street and Linden Ridge Drive. It is in the Linden Ridge Neighbourhood of the Waverley West Ward.
- The subject site encompasses two (2) underlying lots which have a total size of approximately 3.6 acres (155,578 square feet). It is currently vacant.
- Access to the subject site is currently taken from the eastern end of Falcon Ridge Drive. There is presently no access directly from McGillivray Boulevard.
- The subject site is located within the Established Neighbourhoods – Recent Communities policy area of the *Complete Communities Direction Strategy 2.0*.
- The subject site is currently zoned "A" Agricultural.



Figure 1: Aerial Photo of Subject Site and Surrounding Uses *(flown 2024)*

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: McGillivray Boulevard, then single-family residential uses zoned "R1-L" Residential Single-Family (Large).

South: Single-family residential uses zoned "R1-L" Residential Single-Family (Large).

East: Industrial uses zoned "M2" General Manufacturing.

West: Single-family residential uses zoned "R1-L" Residential Single-Family (Large).

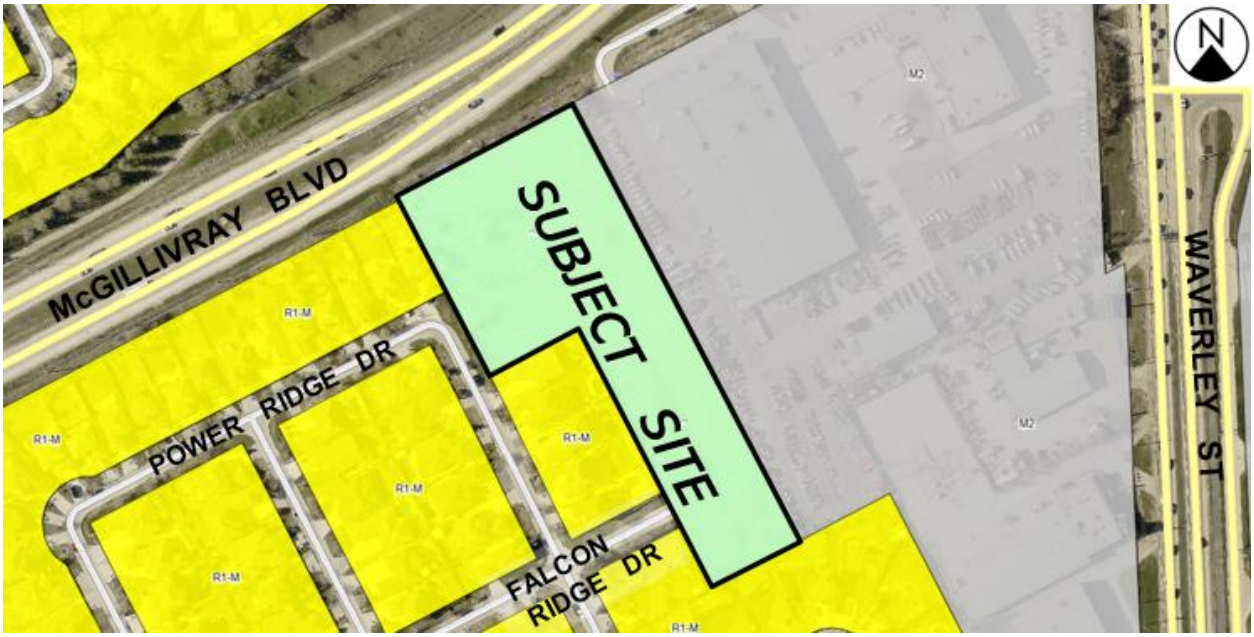


Figure 2: Zoning of the Site and Surrounding Area

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing to consolidate the two lots on the subject site and rezone the land from the "A" Agricultural district to the "RMF-S" Residential Multi-Family (Small) district. This is to allow the applicant to construct a multi-family development with 51 dwelling units.
- Plans submitted show the development will have 12 buildings, including:
    - Two (2) separate side-by-side fiveplex buildings
    - Seven (7) separate side-by-side fourplex buildings
    - Three (3) separate side-by-side triplex buildings

  All buildings will be one (1) storey tall, with a height of 18.2 feet to the top of the peaked rooflines. However, 17 of the proposed dwellings will have an optional loft addition. These optional loft additions would have a height of 22.1 feet to the midpoint of the peaked roof.
- A total of seven 117 accessory parking stalls are provided, which is a ratio of 2.3 parking stalls per dwelling unit. This proposed parking includes two (2) stalls for each unit, located in attached garages.
- In addition to these two-car garages for each unit, the applicant proposes to provide 16 visitor parking stalls. These visitor stalls are distributed through the site. This is a ratio of 0.3 visitor parking stalls per dwelling unit.
- Plans submitted show the applicant proposes to provide eight (8) outdoor bicycle parking spaces. Further, it is anticipated that bicycle parking can be accommodated within the proposed dwelling units' attached garages.

Associated Variance (DAV) Application

- The proposed development is also the subject of an associated Variance (DAV) application concerning the setback distance of the buildings from the McGillivray Boulevard (north) property line, and the proposed fence heights. Please refer to the Administrative Report under file no. DAV 25-221314/D for more information.

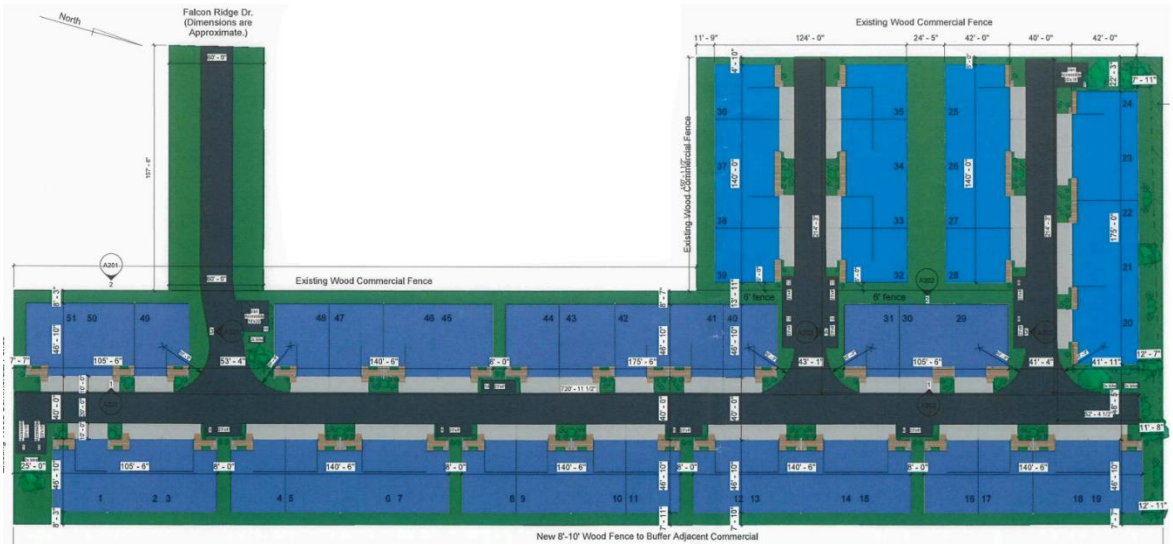


Figure 3: Site Plan detail showing proposed development (submitted by applicant).

ANALYSIS AND ISSUES

OURWINNIPEG 2045

- *OurWinnipeg 2045* is the City's long-range development plan. Per *OurWinnipeg 2045*, the subject site is identified as an Established Neighbourhood – Recent Community. The policy for this area states:

  6.16 Established Neighbourhoods

  - *Designate Established Neighbourhoods within the Urban Structure, representing lands that will accommodate additional growth in a context-sensitive manner, while promoting the efficient use of land, cost-effective municipal servicing, enhanced housing choice and affordability, and conservation of green infrastructure and heritage resources and districts, as defined in* Complete Communities.

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

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

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.

Policies

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:

- *Applicable City-endorsed policies or guidelines;*
- *Existing zoning of the property and adjacent properties;*
- *Characteristics of the immediately surrounding built form including building mass, height, lot coverage, setbacks, and layout;*
- *Surrounding uses and their characteristics including residential density and the intensity of commercial and other non-residential uses;*
- *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;*
- *The supporting street network (ex. local, collector, or arterial streets) and the street network's ability to support proposed development;*
- *The supporting transit, pedestrian and active transportation network; and*
- *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.*

1.15Low-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.

1.16Small-scale residential uses, not including single-family, may be accommodated on collector roads and local streets with a public lane, where compatible with adjacent land uses, 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.

Policies

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*

2.10 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.

2.21 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. More specifically, policies that relate to the subject proposal are as follows:

Policies

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

SUBDIVISION

- As noted above, subdivision is required in order to consolidate the two (2) underlying lots on the subject site.

REZONING

- As noted above, the subject site is currently zoned "A" Agricultural district. This zoning district does not permit multi-family residential uses.
    - The applicant is proposing to rezone the land to the "RMF-S" Residential Multi-Family (Small) district. The "RMF" district is intended to accommodate the development of multi-family units in areas with medium to high residential densities.
- The dimensional standards for multi-family structures in the "RMF-S" zone are:
    - Minimum lot area of 9,000 square feet;
    - Minimum lot area per dwelling unit is 1,250 square feet;
    - Minimum front yard of 20 feet;
    - Minimum rear yard of 25 feet;
    - Minimum interior side yard of four (4) feet;
    - Maximum building height of 35 feet.

CONSISTENCY WITH *COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0* AND COMPATIBILITY WITH THE SURROUNDING AREA

- As noted above, the subject property is located in the Established Neighbourhood – Recent Communities policy area under the *Complete Communities Direction Strategy 2.0.* This policy area supports increasing residential density in a manner compatible with the surrounding context. The recommended rezoning aligns with several of the policies previously identified in this report. Specifically:
    - In accordance with policies 1.1, 1.2, and 3.1, the development promotes greater density within an Established Neighbourhood and contributes to its physical renewal, offering a different form of housing beyond single family dwellings that accommodates people in different life stages.
    - In accordance with policies 1.15 and 1.16, the subject property is located on an arterial street (McGillivray Boulevard), which can support low-rise and small-scale residential uses in Established Neighbourhoods such as Linden Ridge. Vehicular access is proposed to be taken from Falcon Ridge Drive, a local street. This is also accommodated under policy 1.16, given that the proposed 1-2 storey townhouse buildings are considered small-scale residential uses.

- Further, policies in *Complete Communities 2.0* allow for secondary considerations when supporting intensification in Established Neighbourhoods, including considerations outlined in policy 1.6.
- The following discusses these considerations with respect to this application.

Surrounding zoning context; built form, uses and their characteristics

- The proposed development is to be located within an area that is primarily established with low density, single family residential uses.
- However, given the size of the subject property (3.6 acres), and its location directly on an arterial street (McGillivray Boulevard) the proposed 1-2-storey townhouse development with 51 dwelling units provides a reasonable and context sensitive addition to the mix of residential uses in the neighbourhood.

Density and Height

- The proposed density of 51 dwelling units on a lot size of 155,578 square feet equates to a lot area per dwelling unit of 3,050 square feet. The "RMF-S" zoning district permits a lot area per dwelling unit of 1,250 square feet, which would allow a total of 124 residential units. The proposed density is well under the permitted density of the "RMF-S" zoning district.
- Submitted plans show a mix of one (1) and two (2) storey buildings, with the two-storey buildings having a maximum height of 22.1 feet (measured to the midpoint of the peaked roofs). This creates a reasonable transition to the surrounding single-family dwellings to the west.
- To ensure future development of this site is generally consistent with what is proposed, in terms of building heights and density, recommended conditions of the Zoning Agreement are included to ensure that:
    - Buildings are no less than 28 feet. For buildings with peaked roofs, this is measured to the mid-point of the peaked roof. Plans submitted show a maximum height of 22.1 feet to the mid-point of the peaked roof.
    - The maximum number of dwelling units is 55. Plans submitted show 51 dwelling units are proposed.

  By allowing some flexibility in terms of building height and number of units through this recommended Zoning Agreement, the applicant would be able to make minor modifications to the proposal while meeting the general intent of lower-rise buildings with a density of approximately 3,000 square feet per unit. By requiring Plan Approval, any future plans – modified or not – must be approved by the Assiniboia Community Committee and the Director of Planning, Property and Development at a public meeting.

Transit Service

- The subject site is located within 395 metres (1,296 feet) of northbound and southbound transit stops on Linden Ridge Drive. These stops are serviced by transit route 650, which has regular weekday service and feeds in Seel Station on the Southwest Rapid Transit Corridor.
- The site is also currently served by transit service in off-peak hours under on-request area 112 – Whyte Ridge - West Fort Garry. Within this on-request area, daily transit service is provided when a trip is booked through Winnipeg Transit. Typically, an on-request bus will arrive between 10 and 20 minutes from the time a trip is booked. This

on-request service provides rides to other points within the Linden Woods, Whyte Ridge and West Fort Garry areas, including the Seel, Clarence, and Chevrier stations of the Southwest Rapid Transit Corridor

- Considering this level of transit service, the Urban Planning and Design Division supports rezoning to the "RMF-S" district and a multi-family proposal that meets the accessory parking requirements of the Winnipeg Zoning By-law.

Supporting Street Network and Traffic Study

- As noted above, no access is to be taken from McGillivray Boulevard. Instead, vehicular access is to be taken from Falcon Ridge Drive. Falcon Ridge Drive is classified as a local street. Classifications typically do not change based on traffic volume changes. Instead, these classifications are based on design and characteristics of street.
- The applicant submitted a technical review conducted by a professional transportation consultant with the application. The components of the review included the following:
    - Estimate the expected vehicle trips that would be generated by the development;
    - Complete traffic counts on Falcon Ridge Drive, to compared with expected traffic volumes should the proposed development be approved.
- Based on the review:
    - Current traffic volumes on Falcon Ridge Drive are 1,050 vehicles per day. Should the proposed development be constructed, traffic volumes would increase to between 1,270 and 1,420 vehicles per day. This is an increase by approximately 25 percent
    - No vehicle queuing or delay is anticipated to occur at the intersection of Falcon Ridge Drive and Linden Ridge Drive during morning and afternoon peak times.

PUBLIC CONSULTATION

- The applicant's letter of intent states that the development team went door-to-door at approximately 300 surrounding residences, speaking to residents and leaving a brochure with additional information on the project. This door-to-door canvasing occurred on December 2, 2024.
- On December 11, 2024, the applicant hosted a public meeting at the Linden Woods Community Centre, from 4:45 pm to 7:00 pm.

CONDITIONS OF APPROVAL

Zoning Agreement

- The Winnipeg Public Service recommends that the developer enter into a Zoning Agreement with the City of Winnipeg. This recommended Zoning Agreement will require the applicant to submit final plans as a Plan Approval application, to be approved by the Director of Planning, Property and Development and the Assiniboia Community Committee.
- Further recommended conditions of the Zoning Agreement will limit the height of any building to a maximum of 28 feet, and limit the development to a maximum of 55 dwelling units.

Servicing Agreement

- The Winnipeg Public Service recommends that the developer enter into a Servicing Agreement with the City of Winnipeg. The items addressed in the recommended Development Agreement are discussed in the Report of the Administrative Coordinating Group (ACG), which is attached to this report as Appendix "B."

Land Dedication

- As a condition of rezoning or subdivision of a parcel of land, a developer is required to contribute a portion of the land to be developed to the City of Winnipeg for parks purposes. The amount of land is not less than 10 percent. With respect to this application, the Public Service is recommending the developer provide 'cash in lieu' as determined by the Planning, Property and Development Department.

RECOMMENDATION

The Urban Planning Division recommends **approval** of the subdivision and rezoning to the "RMF-S" district for the following reasons:

- The proposal is consistent with *Complete Communities Direction Strategy 2.0,* in that it adds to the mix of housing types at a scale and built form more in line with the surrounding neighbourhood.
- The proposal is designed in a manner that is sensitive to the surrounding context, in terms of building heights and setbacks.
- The recommended Zoning Agreement will ensure final design details can be reviewed by the Director of Planning, Property and Development and the Assiniboia Community Committee, including final cladding materials, landscape details, setbacks, drive aisles, etc.

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

Report Prepared by: Robert Galston, MCP
PPD File #: DASZ 48/2025

Schedule "B" for File DASZ 48/2025, Assiniboia Community Committee, dated December 18, 2025

By-Law No. _____

File No. **DASZ 48/2025**

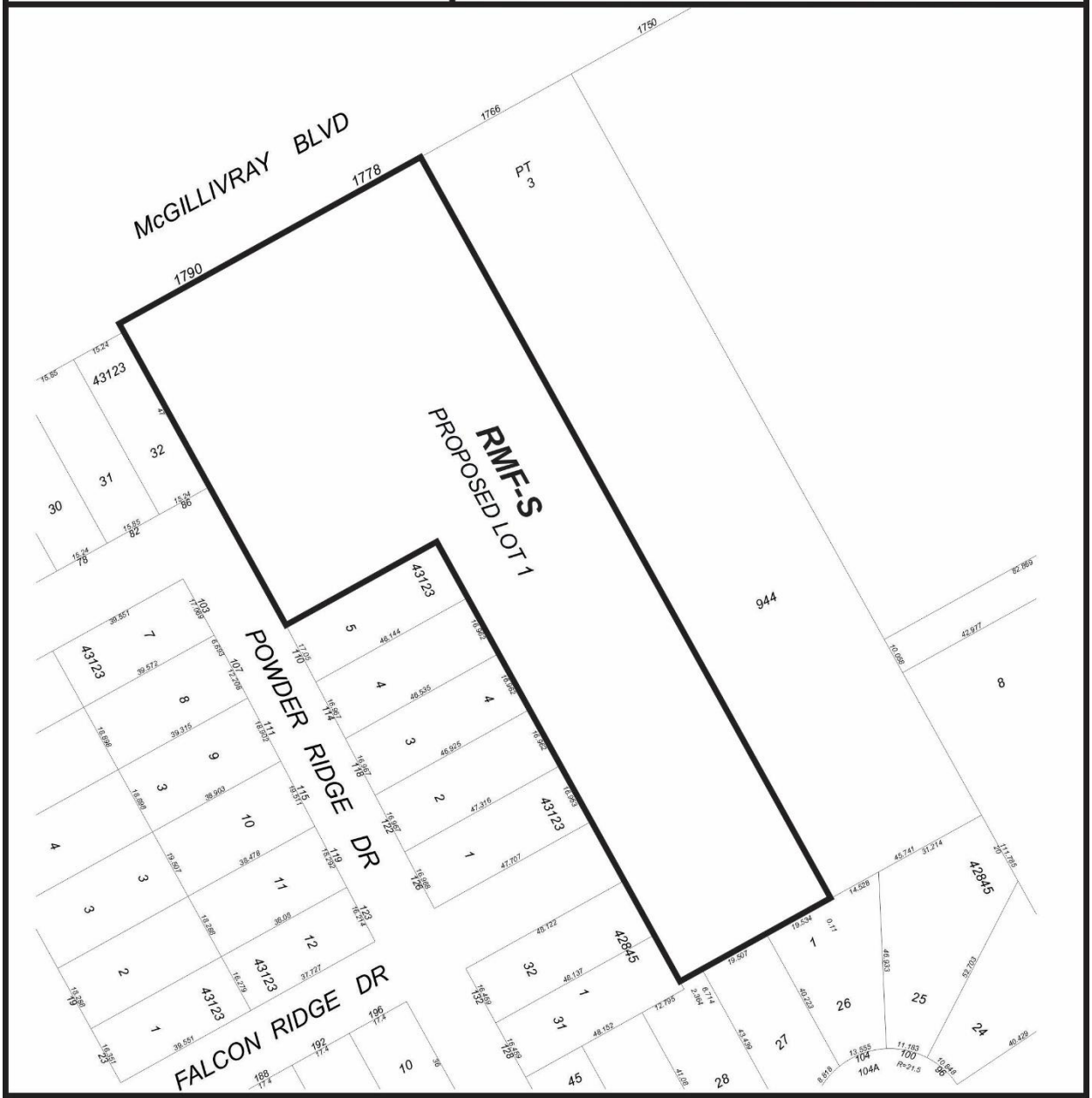
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ASSINIBOIA COMMUNITY

Explanation

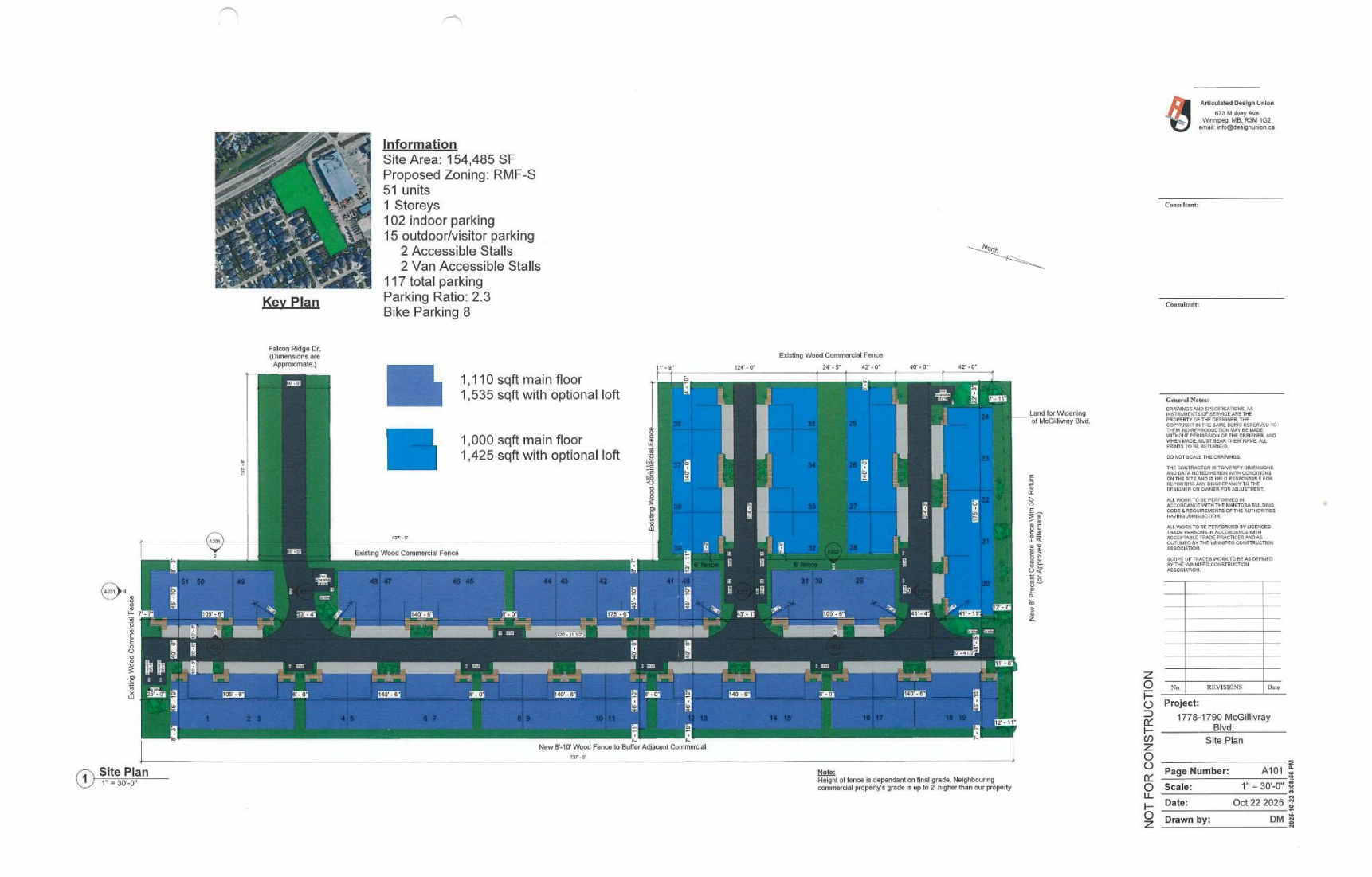
An application for the approval of the plan of subdivision shown outlined below and for a proposed zoning change to By-law No. 200/2006 by rezoning the land located at 1778-1790 McGillivray Boulevard from an "A" AGRICULTURAL DISTRICT to an "RMF-S" RESIDENTIAL MULTI-FAMILY (SMALL) DISTRICT to allow for the construction of a multi-family dwelling development.

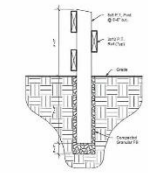


THIRD READING : _____ EFFECTIVE DATE : _____

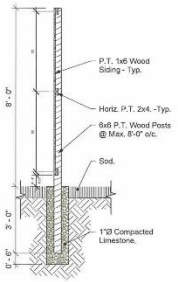
ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

Exhibit “9” referred to in File DASZ 48/2025

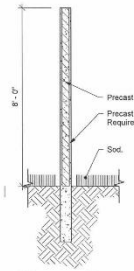




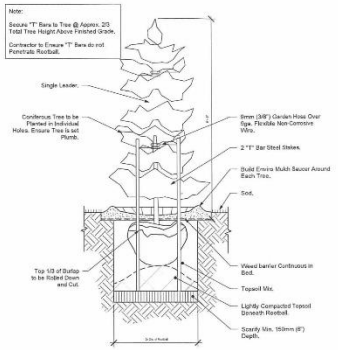
2 **3' wood parking rail detail**
1/2" = 1'-0"



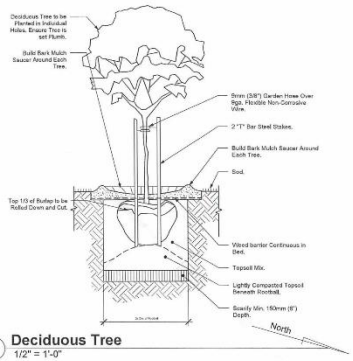
3 **8' wood fence detail**
1/2" = 1'-0"



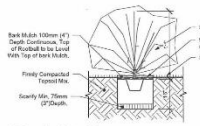
7 **8' Precast Concrete Fence**
1/2" = 1'-0"



4 **Coniferous Tree**
1/2" = 1'-0"



5 **Deciduous Tree**
1/2" = 1'-0"



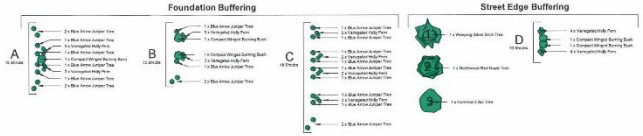
6 **Shrub detail**
1/2" = 1'-0"

1 **Landscape Plan**
1" = 30'-0"

Foundation Buffering:
1,785 combined linear feet of building frontage
179 shrubs required / 198 shrubs provided

Street Edge Buffering:
300 linear feet facing McGillivray Blvd. (Front Yard)
10 trees required / 10 trees provided
45 shrubs required / 45 shrubs provided

Supplemental Planting:
2 trees provided
11 shrubs provided



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Consultant:

Consultant:

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ALL WORK TO BE PERFORMED BY LICENCED TRADE PERSONS IN ACCORDANCE WITH ACCEPTABLE TRADE PRACTICES AND AS OUTLINED BY THE WINNIPEG CONSTRUCTION ASSOCIATION.

SCOPE OF TRADES WORK TO BE AS DEFINED BY THE WINNIPEG CONSTRUCTION ASSOCIATION.

No.	REVISIONS	Date

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1778-1790 McGillivray Blvd.
Landscape Plan

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Scale:	As indicated
Date:	Oct 22 2025
Drawn by:	DM

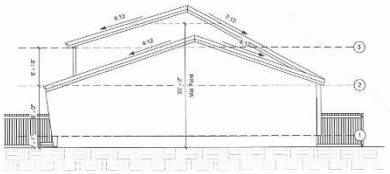
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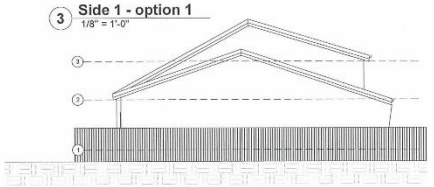


1 Front - 3 plex option 1
1/8" = 1'-0"





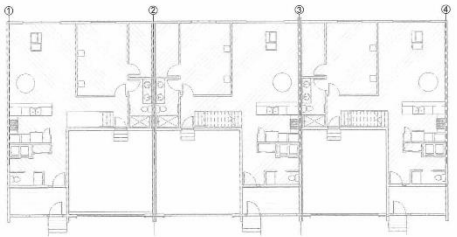
3 Side 1 - option 1
1/8" = 1'-0"



4 Side 2 - option 1
1/8" = 1'-0"



2 Rear - 3 plex option 1
1/8" = 1'-0"



5 Plan - option 1
3/32" = 1'-0"

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email: info@designunion.ca

Consultant:

Consultant:

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SCOPE OF TRADES WORK TO BE AS DEFINED BY THE WINNIPEG CONSTRUCTION ASSOCIATION.

No.	REVISIONS	Date

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1778-1790 McGillivray Blvd.
Beige

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Scale:	As indicated
Date:	Oct 22 2025
Drawn by:	DM

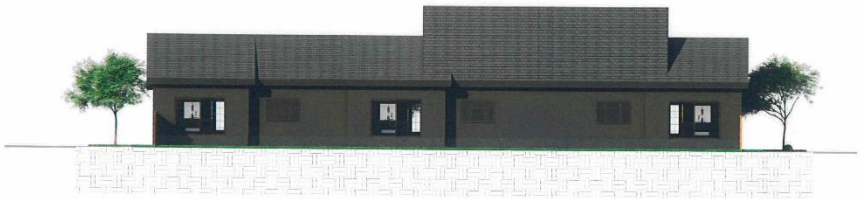
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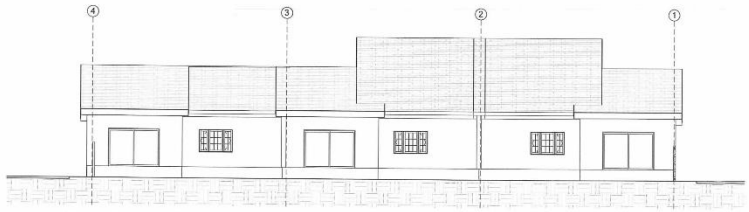
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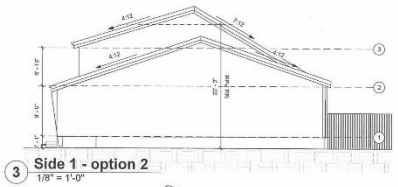
1 Front - 3 plex option 2
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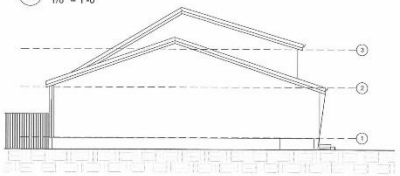


2 Rear - 3 plex option 2
1/8" = 1'-0"

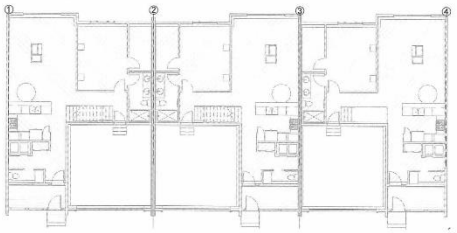




3 Side 1 - option 2
1/8" = 1'-0"



4 Side 2 - option 2
1/8" = 1'-0"



5 Plan - option 2
3/32" = 1'-0"

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DO NOT SCALE THE DRAWINGS.

THE CONTRACTOR IS TO VERIFY DIMENSIONS AND DATA NOTED HEREIN WITH CONDITIONS ON THE SITE AND IS HELD RESPONSIBLE FOR REPORTING ANY DISCREPANCY TO THE DESIGNER OR OWNER FOR ADJUSTMENT.

ALL WORK TO BE PERFORMED IN ACCORDANCE WITH THE MANITOBA BUILDING CODE & REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION.

ALL WORK TO BE PERFORMED BY LICENSED TRADE PERSONS IN ACCORDANCE WITH ACCEPTABLE TRADE PRACTICES AND AS OUTLINED BY THE WINNIPEG CONSTRUCTION ASSOCIATION.

SCOPE OF TRADES WORK TO BE AS DEFINED BY THE WINNIPEG CONSTRUCTION ASSOCIATION.

No.	REVISIONS	Date

Project:
1778-1790 McGillivray Blvd.
Grey

Page Number:	A202
Scale:	As indicated
Date:	Oct 22 2025
Drawn by:	DM

NOT FOR CONSTRUCTION

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