Minutes – Lord Selkirk-West Kildonan Community Committee – June 2, 2026

PUBLIC HEARINGS

Item No. 4 Variance – 229 Machray Avenue
File DAV 160142/2025D [c/r DAZ 204/2026]

COMMUNITY COMMITTEE DECISION:

The Lord Selkirk-West Kildonan Community Committee concurred in the recommendation of the Winnipeg Public Service, and approved a Variance on "the land" as follows:

1. For the establishment of two additional dwelling units for the total of 31 units, in an existing multi-family dwelling to permit:

    A. a lot area of 10,626 square feet (987.19 square metres) instead of 20,000 square feet (1858.06 square metres);

    B. a lot area per dwelling unit of 342 square feet (31.77 square metres) instead of 400 square feet (37.16 square metres);

    C. a front yard of 5.5 feet (1.68 metres) instead of 25 feet (7.62 metres);

    D. no west corner side yard instead of 20 feet (6.10 metres);

    E. a rear yard of 13.5 feet (4.11 metres) instead of 25 feet (7.62 metres);

    F. no additional parking spaces instead of 2 spaces;

    G. insufficient street edge landscaping;

    H. insufficient building foundation landscaping on Charles Street;

2. For the establishment of an accessory parking area to permit:

    A. Parking spaces within 10 feet (3.05 metres) of a window to a habitable room where the sill is located 5 feet (1.52 metres) or less from grade;

    B. Insufficient buffering of a parking area located within 20 feet (6.10 metres) of a rear lot line adjacent to a residential district.

COMMUNITY COMMITTEE RECOMMENDATION (continued):

Subject to the following conditions:

1. That the development shall be constructed in substantial conformance with the plans submitted under File No. DAV 25-160142\D, dated March 9, 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 areas
C. driveways
D. garbage enclosures
E. fencing
F. freestanding signage and
G. landscaping

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

2. That, if any Variance granted by this order is not established within two (2) years of the date hereof, this order, in respect of that Variance shall terminate.

3. That the Variance order DAV 25-160142\D shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File No. DAZ 204/2026.

DECISION MAKING HISTORY:

The Winnipeg Public Service advised that all statutory requirements with respect to this application have been complied with.

Moved by Councillor Sharma,
That the report of the Winnipeg Public Service be taken as read.

Carried

Moved by Councillor Sharma,
That the receipt of public representations be concluded.

Carried

Moved by Councillor Sharma,
That in accordance with Subsection 247(3) of The City of Winnipeg Charter, the Variance:

(a) [✓] is consistent [ ] is not consistent
with Plan Winnipeg, and any applicable secondary plan;

(b) [✓] does not create [ ] does create
a substantial adverse effect on the amenities, use, safety and convenience of the adjoining property and adjacent area, including an area separated from the property by a street or waterway;

(c) [✓] is [ ] is not
the minimum modification of a zoning by–law required to relieve the injurious effect of the zoning by–law on the applicant's property; and

(d) [✓] is [ ] is not
compatible with the area in which the property to be affected is situated.

Supporting Reasons:

1. The apartment building has been located there a very long time and actually, I can tell you about 3 decades ago was not in the greatest condition.

DECISION MAKING HISTORY (continued):

Supporting Comments (continued):

2. I'm glad to see that there's owners of the building that they're actually putting money in to make sure that this building is coded as in good shape and its actually for that reason that I'm supporting the rezoning of the apartment block, that we meet today's requirements.

Carried

Moved by Councillor Sharma,

That the recommendation of the Winnipeg Public Service be concurred in and the Variance be approved.

Carried

Moved by Councillor Sharma,

That the public hearing with respect to this application be concluded.

Carried

THE CITY OF WINNIPEG
VARIANCE ORDER
LORD SELKIRK-WEST KILDONAN COMMUNITY COMMITTEE

DAV 160142/2025D [c/r DAZ 204/2026]

Before:	Lord Selkirk-West Kildonan Community Committee Councillor Santos, Chairperson Councillor Eadie Councillor Sharma
Hearing:	June 2, 2026 Council Building, 510 Main Street
Applicant:	Thorwin Properties (Daria Powell)
Premises Affected:	229 Machray Avenue
Legal Description:	LOT 125 PLAN 26190 44/45 ST J & 1 K, hereinafter called "the land"
Property Zoned:	R2 Mature Communities PDO-1 (Residential Two-Family) Proposed "RMF-L Mature Communities PDO-1" (Residential Multi-Family)
Nature of Application:	To vary the proposed "RMF-L Mature Communities PDO-1"

1. For the establishment of two additional dwelling units for the total of 31 units, in an existing multi-family dwelling to permit:

    A. a lot area of 10,626 square feet (987.19 square metres) instead of 20,000 square feet (1858.06 square metres);

B. a lot area per dwelling unit of 342 square feet (31.77 square metres) instead of 400 square feet (37.16 square metres);

C. a front yard of 5.5 feet (1.68 metres) instead of 25 feet (7.62 metres);

D. no west corner side yard instead of 20 feet (6.10 metres);

E. a rear yard of 13.5 feet (4.11 metres) instead of 25 feet (7.62 metres);

F. no additional parking spaces instead of 2 spaces;

G. insufficient street edge landscaping;

H. insufficient building foundation landscaping **on Charles Street**;

2. For the establishment of an accessory parking area to permit:

A. Parking spaces within 10 feet (3.05 metres) of a window to a habitable room where the sill is located 5 feet (1.52 metres) or less from grade;

B. Insufficient buffering of a parking area located within 20 feet (6.10 metres) of a rear lot line adjacent to a residential district

It is the opinion of the Lord Selkirk-West Kildonan Community Committee that subject to the conditions listed below, if any, this Variance meets the statutory criteria as outlined in Subsection 247(3) of the City of Winnipeg Charter in that it:

(a) [✓] is consistent [ ] is not consistent
with Plan Winnipeg, and any applicable secondary plan;

(b) [✓] does not create [ ] does create
a substantial adverse effect on the amenities, use, safety and convenience of the adjoining property and adjacent area, including an area separated from the property by a street or waterway;

(c) [✓] is [ ] is not
the minimum modification of a zoning by-law required to relieve the injurious effect of the zoning by-law on the applicant's property; and

(d) [✓] is [ ] is not compatible with the area in which the property to be affected is situated.

Supporting Reasons:

1. The apartment building has been located there a very long time and actually, I can tell you about 3 decades ago was not in the greatest condition.

2. I'm glad to see that there's owners of the building that they're actually putting money in to make sure that this building is coded as in good shape and its actually for that reason that I'm supporting the rezoning of the apartment block, that we meet today's requirements.

ORDER:

The Lord Selkirk-West Kildonan Community Committee orders that the provisions of the Proposed "RMF-L Mature Communities PDO-1" Development and Design Standards of Winnipeg Zoning By-law No. 200/2006 are varied on "the land" as follows:

1. For the establishment of two additional dwelling units for the total of 31 units, in an existing multi-family dwelling to permit:

   A. a lot area of 10,626 square feet (987.19 square metres) instead of 20,000 square feet (1858.06 square metres);

   B. a lot area per dwelling unit of 342 square feet (31.77 square metres) instead of 400 square feet (37.16 square metres);

   C. a front yard of 5.5 feet (1.68 metres) instead of 25 feet (7.62 metres);

   D. no west corner side yard instead of 20 feet (6.10 metres);

   E. a rear yard of 13.5 feet (4.11 metres) instead of 25 feet (7.62 metres);

   F. no additional parking spaces instead of 2 spaces;

   G. insufficient street edge landscaping;

   H. insufficient building foundation landscaping on Charles Street;

2. For the establishment of an accessory parking area to permit:

   A. Parking spaces within 10 feet (3.05 metres) of a window to a habitable room where the sill is located 5 feet (1.52 metres) or less from grade;

B. Insufficient buffering of a parking area located within 20 feet (6.10 metres) of a rear lot line adjacent to a residential district.

subject to the following conditions, which the Lord Selkirk-West Kildonan Community Committee considers necessary to ensure compliance with criteria (a) to (d) in Subsection 247(3) of the City of Winnipeg Charter, namely:

1. That the development shall be constructed in substantial conformance with the plans submitted under File No. DAV 25-160142\D, dated March 9, 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 areas
C. driveways
D. garbage enclosures
E. fencing
F. freestanding signage and
G. landscaping

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

2. That, if any Variance granted by this order is not established within two (2) years of the date hereof, this order, in respect of that Variance shall terminate.

3. That the Variance order DAV 25-160142\D shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File No. DAZ 204/2026.

THIS ORDER IS SUBJECT TO ALL BUILDING, HEALTH OR OTHER REGULATIONS PERTAINING TO THE LAND HEREIN REFERRED TO.

NOTE: VARIANCE REQUESTED HAS BEEN MODIFIED

DATE OF ORDER: June 4, 2026

CERTIFIED BY:



Pieter Prinsloo
Senior Committee Clerk

HOW TO APPEAL

If you object to this Order, you are entitled to file a notice of appeal. Your notice of appeal must:

(a) be in writing;

(b) contain your name, mailing address and phone number;

(c) be addressed as set out below;

(d) be received at that office not later than 4:30 p.m. on June 23, 2026;
[IF RECEIVED LATE YOUR APPEAL CANNOT BE HEARD.]

(e) refer to Variance Use Order No. DAV 160142/2025D; and

(f) provide the reason(s) for the appeal

The City Clerk may not schedule an appeal hearing until your notice of appeal meets the above requirements.

Address:	City Clerk, City of Winnipeg c/o Appeal Committee Susan A. Thompson Building Main Floor, 510 Main Street Winnipeg, Manitoba, R3B 1B9
Fax:	204-947-3452
Email:	CLK-Appeals@winnipeg.ca

THE FOLLOWING PERSONS MADE REPRESENTATIONS AND ARE ENTITLED TO APPEAL:

In Support:

Kris Thorkelson

In Opposition:

Chelsea Prettie

For Information:

Nil

For the City:

S. Jerez, Senior Planner, Planning, Property and Development Department
I. Stonehouse, Planner, Planning, Property and Development Department
K. Kowalyk, Land Development Engineer, Planning, Property and Development Department

EXHIBITS FILED FOR DAV 160142/2025D

1. Application dated February 27, 2026
2. Notification of Public Hearing dated April 28, 2026
3. Manitoba Status of Title 3177791/1
4. Letter of authorization dated November 24, 2025, from 229 Machray Avenue Ltd. to Daria Powell, Thorwin Properties
5. Confirmation from the Zoning and Permits Administrator that the subject property may be posted in substitution for newspaper advertising
6. Plans, Sheets 1 to 5 inclusive for File DAV 160142/2025D dated February 25, 2026
7. Report from the Urban Planning Division dated May 11, 2026
8. Inspection Report

Exhibit “7” referred to in File DAV 160142/2025D

ADMINISTRATIVE REPORT

Title: DAV 25-160142\D – 229 Machray AVE

Issue: The City of Winnipeg received an application to add two residential units to an existing multi-family building.

Critical Path: Lord Selkirk - West Kildonan Community Committee

AUTHORIZATION

Author	Department Head	CFO	CAO
S. Jerez, RPP MCIP	n/a	n/a	

DECISION AND CONDITIONS

The Urban Planning and Design Division recommends **approval as modified** of the application to vary the proposed “RMF-L Mature Communities PDO-1” Development and Design Standards of Winnipeg Zoning By-law No. 200/2006 as follows:

3. for the establishment of two additional dwelling units for the total of 31 units, in an existing multi-family dwelling to permit:
   a) a lot area of 10,626 square feet (987.19 square metres) instead of 20,000 square feet (1858.06 square metres);
   b) a lot area per dwelling unit of 342 square feet (31.77 square metres) instead of 400 square feet (37.16 square metres);
   c) a front yard of 5.5 feet (1.68 metres) instead of 25 feet (7.62 metres);
   d) no west corner side yard instead of 20 feet (6.10 metres);
   e) a rear yard of 13.5 feet (4.11 metres) instead of 25 feet (7.62 metres);
   f) no additional parking spaces instead of 2 spaces;
   g) insufficient street edge landscaping;
   h) insufficient building foundation landscaping **on Charles Street**;
4. for the establishment of an accessory parking area to permit:
   a) parking spaces within 10 feet (3.05 metres) of a window to a habitable room where the sill is located 5 feet (1.52 metres) or less from grade;
   b) insufficient buffering of a parking area located within 20 feet (6.10 metres) of a rear lot line adjacent to a residential district.

Subject to the following conditions:

1. That the development shall be constructed in substantial conformance with the plans submitted under File No. DAV 25-160142\D, dated March 9, 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:

   i. buildings;

   ii. accessory parking areas;

   iii. driveways;

   iv. garbage enclosures;

   v. fencing;

   vi. freestanding signage and

   vii. landscaping

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

2. That, if any Variance granted by this order is not established within two (2) years of the date hereof, this order, in respect of that Variance shall terminate.

3. That the Variance order DAV 25-160142\D shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File No. DAZ 204/2026.

REASON FOR THE REPORT

- The applicant is proposing to legally establish two existing residential units and requires Variances for meet requirements of the *Winnipeg Zoning By-Law*.
- This report provides information regarding the subject application's compliance with *The City of Winnipeg Charter*, section 249.

FILE/APPLICANT DETAILS

FILE:	**DAV 25-160142\D**
RELATED FILES:	DAZ 204/2026
COMMUNITY:	Lord Selkirk - West Kildonan Committee
NEIGHBOURHOOD #:	3.306 - St. John's
SUBJECT:	To vary the proposed "RMF-L Mature Communities PDO-1" Development and Design Standards of Winnipeg Zoning By-law No. 200/2006 as follows: 1. for the establishment of two additional dwelling units for the total of 31 units, in an existing multi-family dwelling to permit:

a) a lot area of 10,626 square feet (987.19 square metres) instead of 20,000 square feet (1858.06 square metres);
b) a lot area per dwelling unit of 342 square feet (31.77 square metres) instead of 400 square feet (37.16 square metres);
c) a front yard of 5.5 feet (1.68 metres) instead of 25 feet (7.62 metres);
d) no west corner side yard instead of 20 feet (6.10 metres);
e) a rear yard of 13.5 feet (4.11 metres) instead of 25 feet (7.62 metres);
f) no additional parking spaces instead of 2 spaces;
g) insufficient street edge landscaping;
h) insufficient building foundation landscaping;

2. for the establishment of an accessory parking area to permit:
   a) parking spaces within 10 feet (3.05 metres) of a window to a habitable room where the sill is located 5 feet (1.52 metres) or less from grade;
   b) insufficient buffering of a parking area located within 20 feet (6.10 metres) of a rear lot line adjacent to a residential district.

LOCATION: 229 Machray Ave
LEGAL DESCRIPTION: LOT 125 PLAN 26190 44/45 ST J & 1 K

APPLICANT: Daria Powell (Thorwin Properties)
1282 Archibald St
Winnipeg, MB R2J 0Z3

OWNER: 229 MACHRAY AVENUE LTD.
3600 Kempt Rd 212
HALIFAX, NS B3K 4X8

DISCUSSION

CRITERIA FOR APPROVAL

Pursuant to Section 247(3) of *The City of Winnipeg Charter*, an application for a Variance with respect to a property may be approved if the Variance:

(a) is consistent with *Plan Winnipeg* and any applicable secondary plan;

(b) does not create a substantial adverse effect on the amenities, use, safety and convenience of the adjoining property and adjacent area, including an area separated from the property by a street or waterway;

(c) is the minimum modification of a zoning-by-law required to relieve the injurious effect of the zoning by-law on the applicant's property; and

(d) is compatible with the area in which the property to be affected is situated.

SITE DESCRIPTION

- The subject property is located on Machray Avenue at the Norwest corner of the Charles Street intersection, in the St. John's neighbourhood of the Mynarski ward.
- The subject site is 10,626 square feet in area and is currently occupied by a 3.5-storey, 29-unit residential building built in 1914. The subject site is accessed by a concrete back lane.
- The property is in the Established Neighbourhood - Mature Community policy area under the *Complete Communities Direction Strategy 2.0*, and zoned “R2” Residential Two-family.



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

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Public lane, then single-family and two-family residential uses zoned “R2” Residential Two-family, then Cathedral Avenue.

South: Machray Avenue; then single family dwellings and a fourplex (216 Machray) zoned “R2” Residential Two-family.

East: Single-family residential uses zoned “R2” Residential Two-family, then a concrete public lane, then commercial uses with frontage on Main Street zoned “C2” Commercial Community.

West: Charles Street, then single-family residential uses zoned “R2” Residential Two-family.



Figure 2: Zoning of the site and surrounding area

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant intends to rezone the subject site to “RMF-L” Residential Multi-family (Large) to bring the current density in the existing building at 229 Machray Avenue into compliance (DAZ 204/2026).
- The applicant’s letter of intent states that at the time of purchase, the 29-unit building included two additional dwelling units that were already constructed.
- The intent of this application is to legally establish these two existing units, bringing the total number of units on the property to 31 dwelling units.
- The existing site condition includes three parking spaces parallel to the public lane, without marking to delineate spaces. A front-end garbage bin at the northeast corner of the site.
- Plans submitted include a garbage enclosure and three marked parking spaces including one accessible space abutting the sidewalk, and one guest parking space.
- No additional exterior alterations or construction are proposed as part of this application.

ANALYSIS AND ISSUES

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

- The *Complete Communities Direction Strategy 2.0* (*CCDS 2.0*) is one of four direction strategies supporting *OurWinnipeg*, the city’s long-range development plan, and has statutory authority as a secondary plan. The strategy guides land use and development in Winnipeg.
- The subject property is located in an Established Neighbourhoods – Mature Community policy area as outlined in *CCDS 2.0*. The Vision for Established Neighbourhoods is to continue to evolve as complete communities to increase the diversity of housing choices, improve housing affordability, and more efficiently use land, infrastructure and services.

- With regard to this proposal, the key goal and policies guiding the development of Established Neighbourhoods are as follows:

  1.0 Encourage compatible residential development within Established Neighbourhoods to build more Complete Communities and align with the City's residential intensification target.

  1.1 Encourage residential development that positively contributes to neighbourhood character while expanding housing options for residents in a manner that is sensitive and complementary to existing development.

  1.2 Increase the population within Established Neighbourhoods to contribute to the physical renewal and revitalization of older neighbourhoods.

  1.5 Support up to mid-rise residential development in Established Neighbourhoods that is compatible with neighbourhood context.

  1.6 In the absence of a secondary plan guiding the local development of an Established Neighbourhood, intensification should be guided by a number of factors to ensure compatible development, including:

  - *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.*

  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.

  3.0 Ensure all communities provide a diversity of housing options and meet resident life-cycle housing needs.

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

  3.2 Encourage a mix of types, tenures and unit sizes within residential developments. Make provisions for unit sizes that can accommodate varying family sizes and multi-generational households.

CITY OF WINNIPEG ZONING BY-LAW 200/2006

"RMF-L" Residential Multi-family (Large) District

- The intent of the "RMF-L" district is 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-L" zone are:
    - A minimum lot area of 20,000 square feet;
    - A minimum lot area per dwelling unit is 400 square feet;
    - A minimum front yard of 25 feet;
    - A minimum rear yard of 25 feet;
    - a minimum interior side yard of 8 feet (where the building is more than one storey in height the required interior side yard increases by 2 feet for each storey above the ground floor to a maximum of 20 feet);
    - a minimum corner side yard of 20 feet; and,
    - a maximum building height of 150 feet.

Requested Variances

- The applicant is proposing to rezone the subject site to "RMF-L" Residential Multi-family (Large). As the subject site is 10,626 square feet in area instead of the minimum required lot area of 20,000 square feet in the "RMF-L" zoning district, a Variance is required.
- The minimum required density in the "RMF-L" district is 342 square feet of lot area per dwelling unit, however the applicant is proposing a density of 244 square feet per dwelling unit therefore a Variance is required.
- The applicant is proposing to provide a front yard of 5.5 feet instead of 25 feet, no west corner side yard instead of 20 feet, and a rear yard of 13.5 feet instead of 25 feet therefore setback Variances are required.
- The minimum street edge landscaping required for the subject site is 3 trees and 13 shrubs along Machray Avenue and 4 trees and 19 shrubs along Charles Street. The applicant is not proposing to provide the required street edge landscaping therefore Variance is required for insufficient street edge landscaping.
- The minimum building foundation landscaping required for the subject site is 7 shrubs along the Machray Avenue elevation and 10 shrubs along the Charles Street elevation. The applicant is proposing to provide no building foundation landscaping. For this reason, a Variance is required for insufficient building foundation landscaping.
- The applicant is proposing to add 2 new dwelling units, for which 2 additional parking spaces are required, however no additional spaces are proposed therefore a Variance is required.
- The Zoning By-law requires that parking be located at least 10 feet from a window to a habitable room where the window sill is less than 5 feet from grade. Plans provided show parking spaces within this required area therefore a Variance is required.
- A landscaped buffer is required when a parking or accessory to any use, other than a single- or two-family residential use, is located within 20 feet of a side or rear lot line abutting or adjacent to a residential zoning district. The proposed townhouse development does not

include the buffering of parking areas, as access is to be taken from the rear lane. As such, a Variance is required.

ANALYSIS OF VARIANCES

Substandard Lot Area

- A Variance has been requested for the establishment of a residential zoning lot to permit a lot area of 10,626 square feet instead of 20,000 square feet. The proposal includes a rezoning to "RMF-L" to accommodate a density variance, which cannot be facilitated under the current "R2" Residential Two-family District per the Development Procedures By-law.
- The Urban Planning and Design Division is supportive of allowing "RMF-L" density on sites less than 20,000 square feet in lot area where appropriate. Given that the proposal has bene initiated to bring two existing suites into compliance with the Zoning By-law, and that the property is in very close proximity to the Main Street Urban Mixed Use corridor, this Variance is supported.

Increased Density

- The proposed reduced lot area per dwelling unit of 342 square feet instead of 400 square feet enables 31 units instead of 29 dwelling units on the subject property, a minor increase within the existing building envelope.
- Per *CCDS 2.0* policies, higher intensity residential development is encouraged along Mixed Use Corridors which are characterized by moderate to high volume retail and commercial roadways, located on the Primary Transit Network, containing multi-block sections where development patterns are conducive to supporting higher density mixed-use pedestrian environments, and are accessible, safe, and attractive for pedestrians and cyclists.
- Although the subject site is not on a designated Corridor, the Public Service is supportive of the proposed density in this location, because the site is located on a corner, and at the end of a block with commercial uses along an Urban Mixed Use Corridor (Main Street).
- For these reasons, the Division supports the requested density Variance.

Reduced Setbacks

- The Urban Planning & Design Division is supportive of the requested Variances for reduced front yard, west side yard, and rear yard setbacks, as this reflects the current site conditions, and there are no proposed changes to the existing building constructed in 1914.

Landscaping

- The Public Service supports the Variance to provide no street edge landscaping considering that the Machray Avenue front yard setback is 5.8 feet, and there is no side yard setback to the building wall along Charles Street.
- For the same reason, the Public Service supports the Variance for insufficient building foundation landscaping along Charles Street, however the Variance is **not** supported for Machray Avenue as there is adequate space to provide the 7 shrubs required along the south (Machray Avenue) facade.

Insufficient buffering

- The Winnipeg Zoning By-law requires that a landscaped buffer must be installed when a parking or loading area accessory to any use, other than a single- or two-family residential use, is located within 20 feet of a side or rear lot line abutting or adjacent to a residential zoning district.
- The Urban Planning Division is supportive of the Variance to omit the buffering requirement of the parking area because the existing multi-family development requires access to parking from the rear lane.

Parking

- The Urban Planning & Design Division is supportive of the Variance to provide no additional parking spaces over the 3 existing parking spaces on the site for the following reasons:
    - Due to existing site configuration, additional parking spaces cannot be accommodated.
    - The applicant states that the site provides many tenants rely on alternative modes of transportation, including public transit and cycling.
    - The site is located approximately 235 feet from the Main Street Urban Mixed Use Corridor.
- The Urban Planning Division is supportive of open parking within 10 feet of a window to a habitable room where the sill is less than 5 feet from grade because it reflects the current site conditions, and because the parking spaces will be reconfigured for parking parallel to the building rather than diagonal with lights facing directly into the existing windows.
- The Urban Planning Division is supportive of the Variance to provide no buffering between the rear parking area and the adjacent residential zoning district because it is unavoidable given the site geometry and context. Access to all parking stalls must be taken from the rear lane and there is no space available for buffering from the neighbouring residential property.

PLAN APPROVAL

- Substantial conformance with the submitted plans or Director Plan approval is recommended as a condition of this Variance application in order to provide the Urban Planning Division opportunity to review any changes to the proposed site plan with the applicant.
- The associated rezoning application (DAZ 204/2026) recommends a zoning agreement requiring that if the existing building is demolished that Plan Approval that plans be submitted to the Director of Planning, Property and Development and Lord Selkirk – West Kildonan Community Committee for review prior to the issuance of a development permit on the site. The inclusion of this clause will allow the Urban Planning Division and the Lord Selkirk – West Kildonan Community Committee to review final plans before development takes place for any future developments on the site.

REASONS FOR DECISION

In the context of Section 247(3), the Urban Planning and Design Division **approves** the application for the following reasons:

(a) is consistent with *Plan Winnipeg* and any applicable secondary plan;

In that, *the proposed development is consistent with Complete Communities 2.0 as the development will maintain existing units and increase housing supply, support alternative modes of transportation, concentrate density in close proximity to the Primary Transit Network, and support the City of Winnipeg Intensification Target.*

(b) does not create a substantial adverse effect on the amenities, use, safety and convenience of the adjoining property and adjacent area, including an area separated from the property by a street or waterway;

In that, *the proposed increase of two units does not change the existing building. It is therefore expected to have little impact on surrounding uses and is compatible with adjacent land uses.*

(c) is the minimum modification of a zoning-by-law required to relieve the injurious effect of the zoning by-law on the applicant's property; and

In that, *the supported Variances are required to relieve the injurious effect of the zoning by-law and to meet the goals and objectives of the* Complete Communities Direction Strategy 2.0*.*

(d) is compatible with the area in which the property to be affected is situated.

In that, *the Variances requested create no changes to the existing building constructed in 1914, and are compatible with existing character and development on the street.*

CONSULTATION

In preparing this report there was internal consultation with: N/A

OURWINNIPEG 2045 POLICY ALIGNMENT

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 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

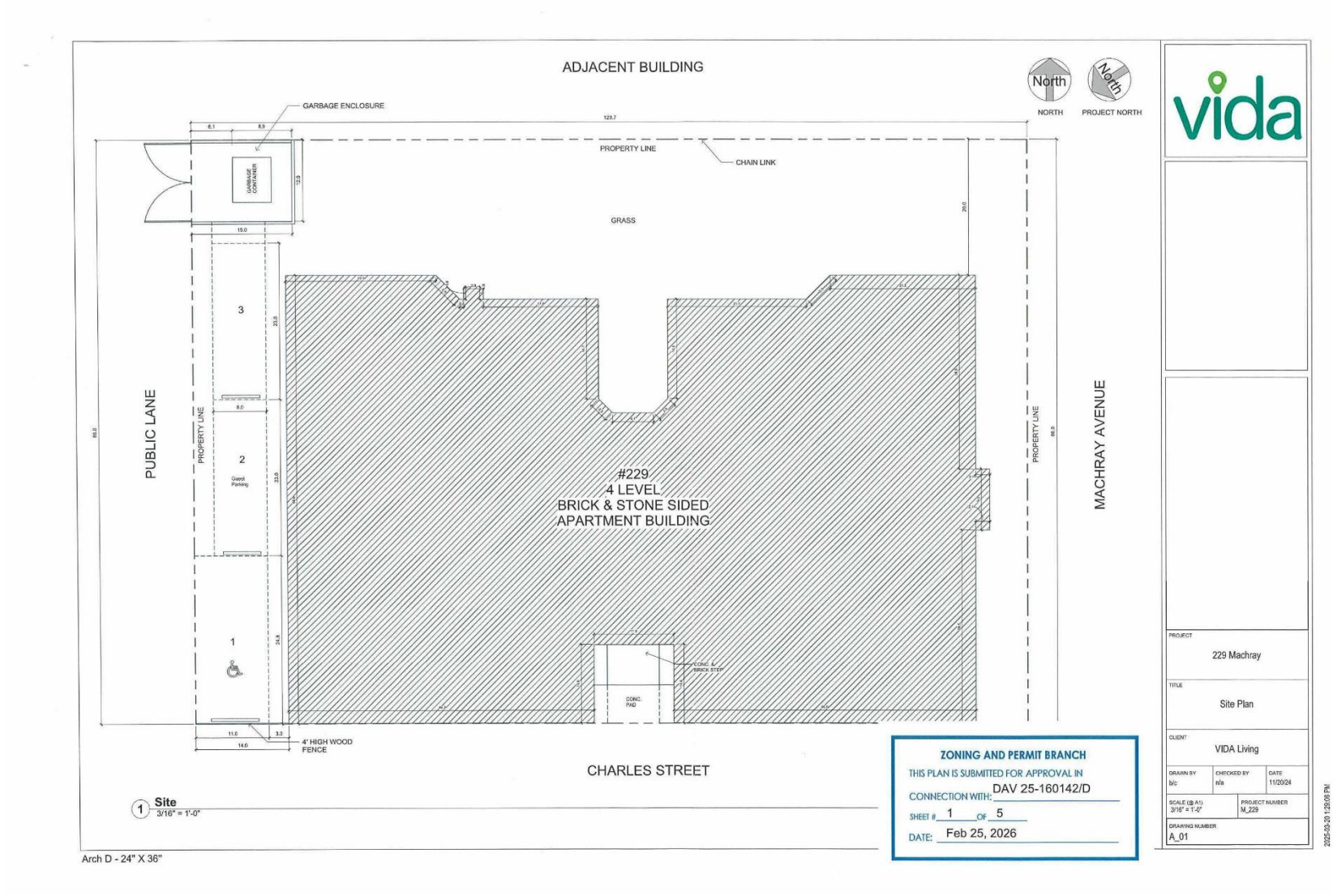
WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

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.

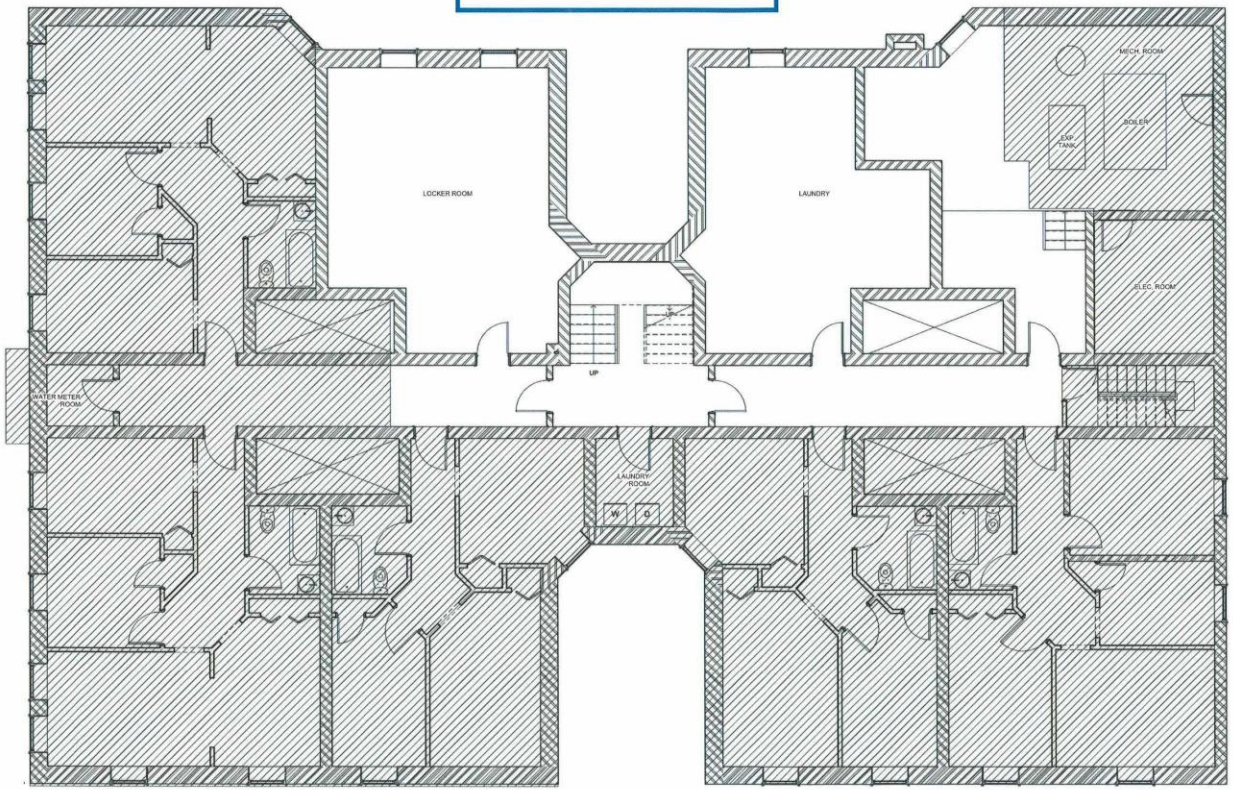
SUBMITTED BY

Department:	Planning, Property and Development
Division:	Urban Planning and Design
Prepared by:	Simi Jerez, RPP MCIP
Date:	Monday, May 11, 2026
File No.	DAV 25-160142\D

Exhibit “6” referred to in File DAV 160142/2025D



ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN
CONNECTION WITH: DAV 25-160142/D
SHEET # 2 OF 5
DATE: Feb 25, 2026



1 **Basement - Existing**
1/4" = 1'-0"

vida

PROJECT
229 Machray

TITLE
Existing Basement Floor Plan

CLIENT
VIDA Living

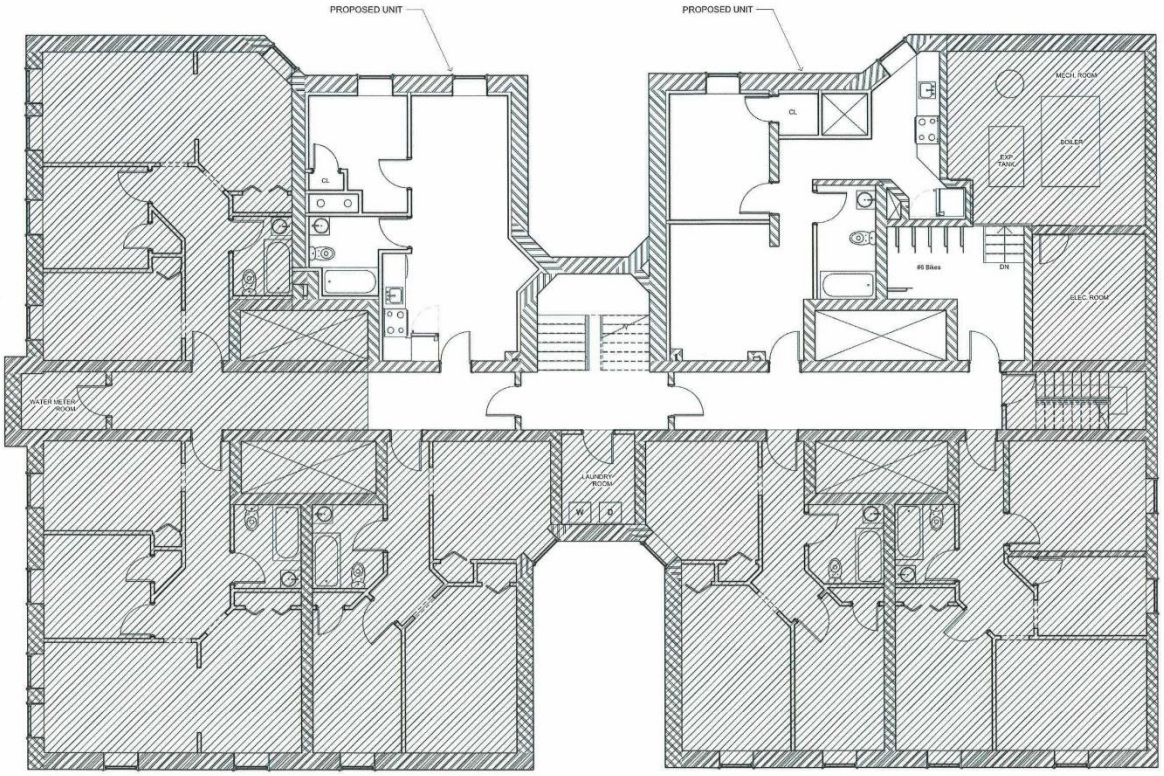
DRAWN BY	CHECKED BY	DATE
b/c	n/a	11/20/24

SCALE (@ A1)	PROJECT NUMBER
1/4" = 1'-0"	M_229

DRAWING NUMBER
A_02

2025-01-29 3:31:43 PM

Arch D - 24" X 36"



1 **Basement - Proposed Suites**
1/4" = 1'-0"

ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN
CONNECTION WITH: DAV 25-160142/D
SHEET # 3 OF 5
DATE: Feb 25, 2026

vida

PROJECT
229 Machray

TITLE
Proposed Units - Basement

CLIENT
VIDA Living

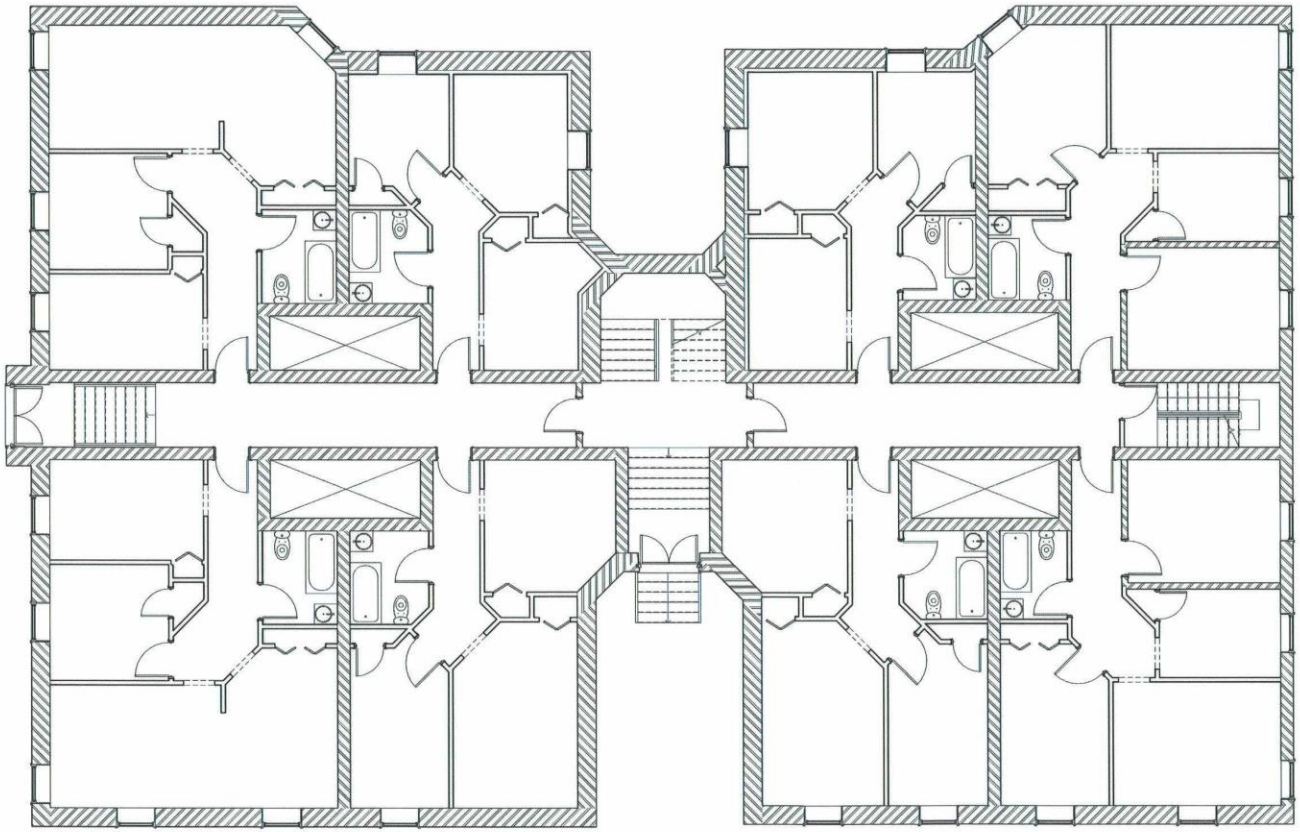
DRAWN BY	CHECKED BY	DATE
b/c	n/a	11/20/24

SCALE (@ A1) 1/4" = 1'-0" | PROJECT NUMBER M_229

DRAWING NUMBER
A_03

2025-01-29 3:31:45 PM

Arch D - 24" X 36"



1 **Main Floor**
1/4" = 1'-0"

ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN
CONNECTION WITH: DAV 25-160142/D
SHEET # 4 OF 5
DATE: Feb 25, 2026

vida

PROJECT
229 Machray

TITLE
Main Floor

CLIENT
VIDA Living

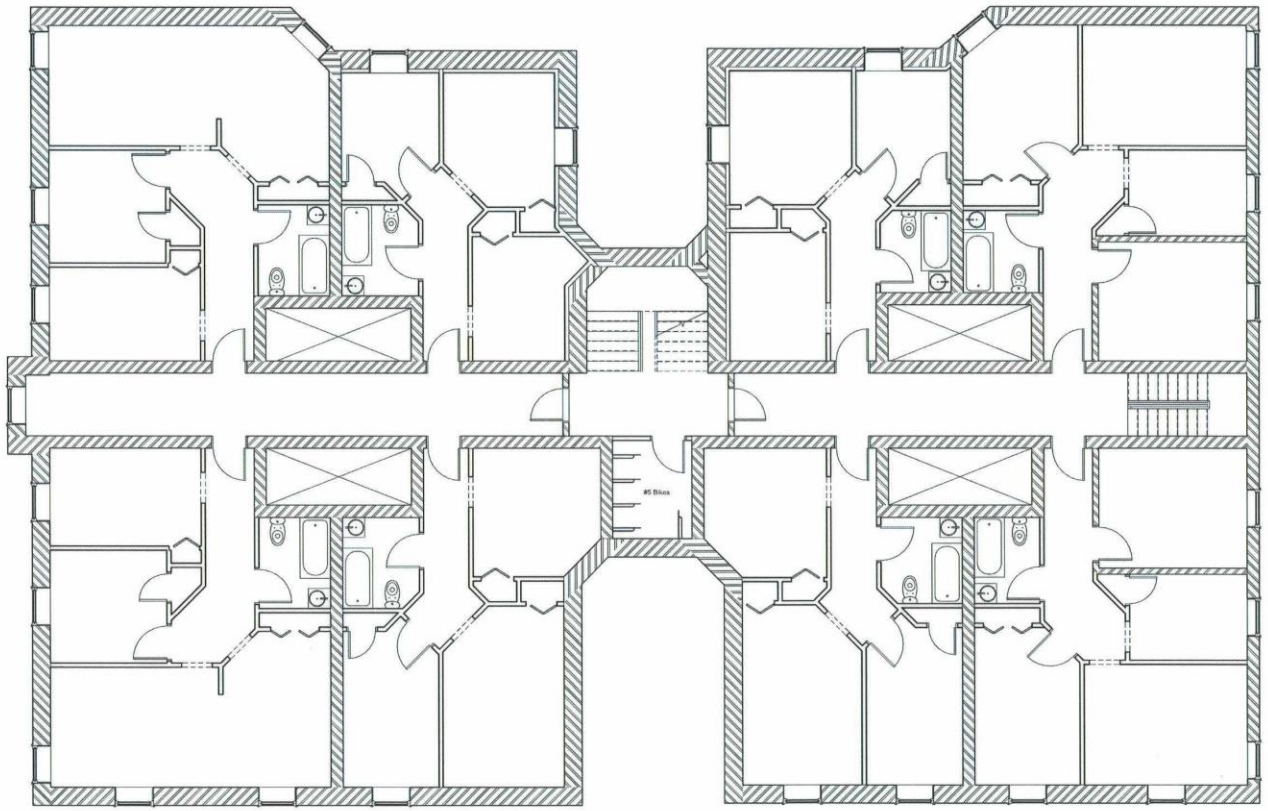
DRAWN BY	CHECKED BY	DATE
b/c	n/a	11/20/24

SCALE (@ A1)	PROJECT NUMBER
1/4" = 1'-0"	M_229

DRAWING NUMBER
A_04

2025-01-29 3:31:48 PM

Arch D - 24" X 36"



1 **Second & Third Floor**
1/4" = 1'-0"

ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN
CONNECTION WITH: DAV 25-160142/D
SHEET # 5 OF 5
DATE: Feb 25, 2026

vida

PROJECT: 229 Machray
TITLE: Second & Third Floor
CLIENT: VIDA Living

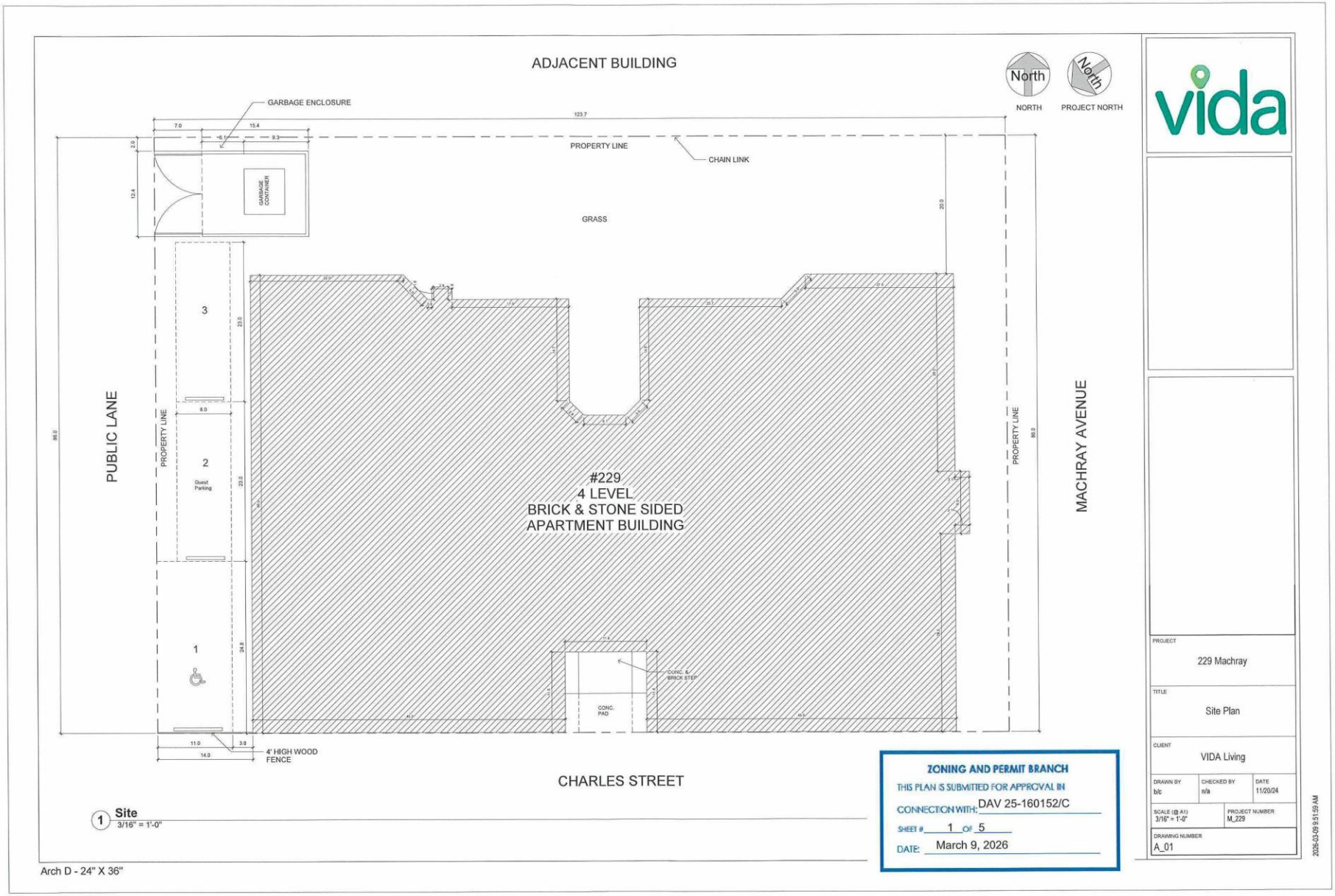
DRAWN BY	CHECKED BY	DATE
b/c	n/a	11/20/24

SCALE (@ A1)	PROJECT NUMBER
1/4" = 1'-0"	M_229

DRAWING NUMBER: A_05

2025-01-29 3:31:50 PM

Arch D - 24" X 36"


ADJACENT BUILDING
North
NORTH
North
PROJECT NORTH
GARBAGE ENCLOSURE
PROPERTY LINE
CHAIN LINK
GRASS
GARBAGE CONTAINER
PUBLIC LANE
PROPERTY LINE
MACHRAY AVENUE
PROPERTY LINE
#229
4 LEVEL
BRICK & STONE SIDED
APARTMENT BUILDING
3
2
Guest Parking
1
CONC. & BRICK STEP
CONC. PAD
4' HIGH WOOD FENCE
CHARLES STREET
1 Site
3/16" = 1'-0"
Arch D - 24" X 36"
ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN
CONNECTION WITH: DAV 25-160152/C
SHEET # 1 OF 5
DATE: March 9, 2026
vida
PROJECT
229 Machray
TITLE
Site Plan
CLIENT
VIDA Living
DRAWN BY b/c
CHECKED BY n/a
DATE 11/20/24
SCALE (@ A1) 3/16" = 1'-0"
PROJECT NUMBER M_229
DRAWING NUMBER A_01