Agenda – Riel Community Committee – June 19, 2026

PUBLIC HEARINGS

Item No. 2 Variance – 470 Des Meurons Street
(St. Boniface Ward)
File DAV 116786/2026D [c/r DAZ 202/2026]

WINNIPEG PUBLIC SERVICE RECOMMENDATION:

The Urban Planning and Design Division recommends approval in part and as modified of the application to vary the proposed "RMF-L Mature Communities PDO-1" development and design standards of Winnipeg Zoning By-law 200/2006 as follows:

1. For the construction of a multi-family dwelling to permit:

   A. ~~No front yard~~ A front yard of 10 feet instead of 25 feet (7.62 metres);

   B. A north side yard of 8 feet (2.43 metres) instead of 18 feet (5.48 metres);

   C. A south side yard of 6 feet (1.828 metres) instead of 20 feet (6.09 metres);

   D. A rear yard of 20 feet (6.09 metres) instead of 25 feet (7.62 metres);

   E. A south side yard balcony projection of 5 feet (1.5 metres) instead of 2 feet (0.6 metres);

   F. ~~A lot area per dwelling unit of 344 square feet (31.95 square metres) instead of 400 square feet (37.16 square metres) per dwelling unit;~~

   G. ~~Insufficient street edge landscaping;~~

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

   A. ~~105 parking spaces instead of 120 spaces;~~

   B. ~~No unassigned guest parking spaces instead of 11 spaces;~~

   C. Drive aisles ranging from 19 feet (5.79 metres) to 19.5 feet (5.94 metres) instead of 20 feet (6.09 metres);

   D. ~~Insufficient parking lot interior landscaping.~~

WINNIPEG PUBLIC SERVICE RECOMMENDATION (continued):

Subject to the following conditions:

1. 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.

2. That any Variance granted by this order does not come into force and effect until the associated rezoning under file DAZ 202/2026 comes into force and effect.

DECISION MAKING HISTORY:

COMMUNITY COMMITTEE DECISION:

On June 2, 2026, the Riel Community Committee did not hear any representations on the application and adjourned the public hearing to a special meeting on Friday, June 19, 2026, at 10:30 a.m. in the Council Building at 510 Main Street.

File: DAV 116786/2026D

Applicant: Freedhome Developments Ltd. (Jonathon Freed)

Premises Affected: 470 Des Meurons Street

Legal Description: LOT 1/2 PLAN 20105 80 ST B, hereinafter called "the land"

Property Zoned: "M1 Mature Communities PDO-1" (Manufacturing Light Planned Development Overlay-1(district))

Nature of Application: To vary the proposed "RMF-L Mature Communities PDO-1" Development and Design Standards of the Winnipeg Zoning By-law 200/2006 as follows:

1. For the construction of a multi-family dwelling to permit:

    A. No front yard instead of 25 feet (7.62 metres);

    B. A north side yard of 8 feet (2.43 metres) instead of 18 feet (5.48 metres);

    C. A south side yard of 6 feet (1.828 metres) instead of 20 feet (6.09 metres);

    D. A rear yard of 20 feet (6.09 metres) instead of 25 feet (7.62 metres);

    E. A south side yard balcony projection of 5 feet (1.5 metres) instead of 2 feet (0.6 metres);

    F. A lot area per dwelling unit of 344 square feet (31.95 square metres) instead of 400 square feet (37.16 square metres) per dwelling unit;

    G. Insufficient street edge landscaping;

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

    A. 105 parking spaces instead of 120 spaces;

B. No unassigned guest parking spaces instead of 11 spaces;

C. Drive aisles ranging from 19 feet (5.79 metres) to 19.5 feet (5.94 metres) instead of 20 feet (6.09 metres);

D. Insufficient parking lot interior landscaping.

Exhibits Filed:

1. Application dated January 23, 2026
2. Notification of Public Hearing dated May 5, 2026
3 Manitoba Status of Title 3394623/1
4. Letter of Authorization dated May 1, 2025 from Overhead Door of Winnipeg Ltd. (Scott Wallace) to Freedhome Developments Ltd.
5. Confirmation from the Zoning and Permits Administrator that the subject property may be posted in substitution for newspaper advertising
6. Communication dated May 15, 2026, from Gloria Despiegelaere in opposition to the application
7. Plans, Sheets 1 to 9 inclusive, for File DAV 116786/2026D dated May 6, 2026
8. Report from the Urban Planning Division dated May 22, 2026
9. Inspection Report
10. Communication dated May 27, 2026, from Cameron McLennan in opposition to the application
11. Communication dated May 28, 2026, from Norma McDonald in opposition to the application
12. Communication dated May 28, 2026, from Lynne Connelly in opposition to the application
13. Communication dated May 28, 2026, from Gil Robidoux in opposition to the application
14. Communication dated May 28, 2026, from Carole Robidoux in opposition to the application
15. Communication dated May 28, 2026, from Danielle Robidoux in opposition to the application
16. Communication dated May 29, 2026, from Nicholas Blais in opposition to the application
17. Communication dated May 29, 2026, from Jonas Desrosiers in opposition to the application
18. Communication dated May 29, 2026, from Michael Shadlock in opposition to the application

Exhibits Filed: (continued):

19. Communication dated June 1, 2026, from Derek Faraci in support of the application
20. Communication dated June 1, 2026, from James Zhong in support of the application
21. Communication dated June 1, 2026, from Simon Reimer in support of the application
22. Communication dated June 1, 2026, from Candice Freed in support of the application
23. Communication dated June 1, 2026, from Stephen Freed in support of the application
24. Communication dated May 30, 2026, from Jonah McCavour in support of the application
25. Communication dated June 1, 2026, from Jason Grundmann in support of the application
26. Communication dated June 1, 2026, from Brent Wagner in support of the application
27. Communication dated June 1, 2026, from Gordon Gentes in support of the application
28. Communication dated May 31, 2026, from Melissa Lamb in support of the application
29. Communication dated May 31, 2026, from Genevieve Mary Plett in support of the application
30. Communication dated May 31, 2026, from Justin Vincent in support of the application
31. Communication dated May 31, 2026, from Benjamin Postma in support of the application
32. Communication dated May 31, 2026, from Karen Fair in support of the application
33. Communication dated May 31, 2026, from Devina Sampson-Kelly in support of the application
34. Communication dated May 31, 2026, from Bryan Rychliski in support of the application
35. Communication dated May 31, 2026, from Adrienne Hill in support of the application
36. Communication dated May 31, 2026, from L. Sawyer in support of the application
37. Communication dated May 31, 2026, from Constance Forest in support of the application
38. Communication dated May 31, 2026, from Benjamin Nasberg in support of the application
39. Communication dated May 31, 2026, from Anthony Grenier in support of the application

Exhibits Filed: (continued):

40. Communication dated May 31, 2026, from Sharilyn Stein in support of the application
41. Communication dated May 31, 2026, from Jeremy Mathison in support of the application
42. Communication dated May 31, 2026, from Brett Williams in support of the application
43. Communication dated May 31, 2026, from Jordan Farber in support of the application
44. Communication dated May 31, 2026, from Tessa Forest in support of the application
45. Communication dated May 31, 2026, from Matthew Moltschanow in support of the application
46. Communication dated May 30, 2026, from Morris Stern in support of the application
47. Communication dated May 30, 2026, from Linda Louttit in support of the application
48. Communication dated May 30, 2026, from Genevieve Bergman in support of the application
49. Communication dated May 30, 2026, from Anthony Gindin in support of the application
50. Communication dated May 30, 2026, from Brett Intrater in support of the application
51. Communication dated May 30, 2026, from Mary Caldis Stern in support of the application
52. Communication dated May 30, 2026, from Johnathan Pinx in support of the application
53. Communication dated May 30, 2026, from Carson Horsburgh in support of the application
54. Communication dated May 30, 2026, from Michael Leger in support of the application
55. Communication dated May 30, 2026, from Lena Vincent in support of the application
56. Communication dated May 30, 2026, from Daniel Wolson in support of the application
57. Communication dated May 31, 2026, from Brian Scharfstein in support of the application
58. Communication dated June 1, 2026, from Marvin Sharp in support of the application
59. Communication dated June 1, 2026, from Jessica Grundmann in support of the application
60. Communication dated June 1, 2026, from Justin Harras in support of the application

Exhibits Filed: (continued):

61. Communication dated June 1, 2026, from Tessa Whitecloud in support of the application
62. Communication dated June 1, 2026, from Chelsea Edgar in support of the application
63. Communication dated June 1, 2026, from Ivy Bricker-Ford in support of the application
64. Communication dated May 22, 2026, from Johnathon Freed on behalf of Scott Wallace in support of the application
65. Communication dated June 1, 2026, from Johnathon Freed on behalf of Gordon BlueSky in support of the application
66. Communication from Johnathon Freed on behalf of Robert Loiselle in support of the application
67. Communication dated June 1, 2026, from Darius Martens in support of the application
68. Communication dated June 1, 2026, from Jamie Kozak in support of the application
69. Communication dated June 1, 2026, from Jordan Skowronek in support of the application
70. Communication dated June 1, 2026, from Matthew Meunier in support of the application
71. Communication dated June 1, 2026, from Justin Arbez in support of the application
72. Communication dated June 1, 2026, from Philip Harris in support of the application
73. Communication dated June 1, 2026, from Nathan Millard in support of the application
74. Communication dated June 1, 2026, from Roger Galante in support of the application
75. Communication dated May 30, 2026, from Danielle Enns in support of the application
76. Communication dated May 31, 2026, from Ursula Rosati in support of the application
77. Communication dated May 31, 2026, from Kevin Coates in support of the application
78. Communication dated June 1, 2026, from Robert Schmidt in support of the application
79. Presentation from Brent Bellamy received June 1, 2026, in support of the application
80. Communication dated June 1, 2026, from Peter Bridgeman in opposition to the application

Exhibits Filed: (continued):

81. Petition in opposition to the application purporting to contain 693 signatures, submitted by Roxanne Bisson
82. Communication dated May 29, 2026, from Joel Sabourin in opposition to the application
83. Communication dated May 29, 2026, from Paul Mendres in opposition to the application
84. Communication dated May 29, 2026 from Martin Bisson in opposition to the application
85. Communication dated May 30, 2026, from David Blais in opposition to the application
86. Communication dated May 30, 2026, from Claudette Blais in opposition to the application
87. Communication dated June 1, 2026, from Sarah Legoupil in opposition to the application
88. Communication dated May 31, 2026, from Edward James Hoeppner in opposition to the application
89. Communication dated May 31, 2026, from Hubert Grenier in opposition to the application
90. Communication dated May 31, 2026, from Rita Michaud in opposition to the application
91. Communication dated May 31, 2026, from Gilbert Michaud in opposition to the application
92. Second communication received June 1, 2026, from Gilbert Michaud in opposition to the application
93. Communication May 31, 2026, from Meaghan Syganiec in opposition to the application
94. Communication dated May 31, 2026, from Daniel St. Vincent in opposition to the application
95. Communication dated May 31, 2026, from Jocelyne Gagnon in opposition to the application
96. Communication dated May 31, 2026, from Suzanne Morgan-Gravel in opposition to the application
97. Communication dated May 31, 2026, from Renee Bisson in opposition to the application
98. Communication dated May 31, 2026, from Micheline Scott in opposition to the application
99. Communication dated May 31, 2026, from Anthony Wdowiak in opposition to the application
100. Communication dated May 31, 2026, from Reynold DeSpiegelaere in opposition to the application
101. Communication dated May 30, 2026, from Roger Girouard in opposition to the application

Exhibits Filed: (continued):

102. Communication dated May 28, 2026, from Lise Girouard in opposition to the application
103. Communication dated June 1, 2026, from Robin Dyck in opposition to the application
104. Communication dated June 1, 2026, from Allen Koehler in opposition to the application
105. Communication dated June 1, 2026, from Stephan Harris in opposition to the application
106. Communication dated May 31, 2026, from Ron Mestdagh in opposition to the application
107. Communication dated May 31, 2026, from Kevin Corrigal in opposition to the application
108. Communication dated May 31, 2026, from Barbara Signer-Delorme in opposition to the application
109. Communication dated June 1, 2026, from Varinder Brar in support of the application
110. Communication dated June 1, 2026, from John Loewen in support of the application
111. Communication dated June 1, 2026, from Dillon Barker in support of the application
112. Communication dated June 1, 2026, from Mickey Rosenberg in support of the application
113. Communication dated June 1, 2026, from Solomon Bond in support of the application
114. Communication dated June 1, 2026, from Jean-Louis Allard in support of the application
115. Communication dated June 1, 2026, from Paul Forest in support of the application
116. Communication dated June 1, 2026, from Ali Zamanikharaghani in support of the application
117. Communication dated June 1, 2026, from Kelli Miller in support of the application
118. Communication dated June 1, 2026, from Fernand Kirouac in support of the application
119. Communication dated June 1, 2026, from Chris Kirouac in support of the application
120. Communication dated June 1, 2026, from Alex Streltsov in support of the application
121. Communication dated June 1, 2026, from Kirstin Fair in support of the application
122. Communication dated June 1, 2026, from Djoanna Rivera in support of the application

Exhibits Filed: (continued):

123. Communication dated June 1, 2026, from Megan Louise Berntt in support of the application
124. Communication dated June 2, 2026, from Johanne Schwartz in support of the application
125. Communication dated May 31, 2026, from Roxanne Bisson in opposition to the application
126. Second communication dated June 1, 2026, from Joel Sabourin in opposition to the application
127. Notice of adjournment dated June 4, 2026
128. Communication dated June 5, 2026, from Alan Edward Turner in support of the application
129. Communication dated June 3, 2026, from Barry Shenkarow in support of the application
130. Communication dated June 2, 2026, from Bob Silver in support of the application
131. Communication dated June 2, 2026, from Debbie Hirsch in support of the application
132. Communication dated June 2, 2026, from Shannon Derie in support of the application
133. Communication dated June 8, 2026, from Larry Chartrand in opposition to the application
134. Communication dated June 8, 2026, from Michael Dyck in opposition to the application
135. Revised Report from the Urban Planning Division dated June 8, 2026

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

Moved by Councillor

That the report of the Winnipeg Public Service be taken as read.

Moved by Councillor

That the receipt of public representations be concluded.

Moved by Councillor

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:

Moved by Councillor

That the recommendation of the Winnipeg Public Service be concurred in / not be concurred in and the Variance be approved / rejected.

Moved by Councillor

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

Exhibit "135" referred to in File DAV 116786/2026D

REVISED ADMINISTRATIVE REPORT

Title: DAV 26-116786\D – 470 Des Meurons

Issue: For consideration of Variances associated with a multi-family building and accessory parking area.

Critical Path: Director of Planning, Property, and Development

AUTHORIZATION

Author	Department Head	CFO	CAO
S. Nuttall, MCP	n/a	n/a	

DECISION AND CONDITIONS

The Urban Planning and Design Division **recommends approval in part and as modified** of the application to vary the proposed "RMF-L Mature Communities PDO-1" development and design standards of Winnipeg Zoning By-law 200/2006 as follows:

1) For the construction of a multi-family dwelling to permit:

a) ~~No front yard~~ A ***front yard of 10 feet*** instead of 25 feet (7.62 metres);

b) A north side yard of 8 feet (2.43 metres) instead of 18 feet (5.48 metres);

c) A south side yard of 6 feet (1.828 metres) instead of 20 feet (6.09 metres);

d) A rear yard of 20 feet (6.09 metres) instead of 25 feet (7.62 metres);

e) A south side yard balcony projection of 5 feet (1.5 metres) instead of 2 feet (0.6 metres);

f) ~~A lot area per dwelling unit of 344 square feet (31.95 square metres) instead of 400 square feet (37.16 square metres) per dwelling unit;~~

g) ~~Insufficient street edge landscaping;~~

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

a) ~~105 parking spaces instead of 120 spaces;~~

b) ~~No unassigned guest parking spaces instead of 11 spaces;~~

c) Drive aisles ranging from 19 feet (5.79 metres) to 19.5 feet (5.94 metres) instead of 20 feet (6.09 metres);

d) ~~Insufficient parking lot interior landscaping.~~

Subject to the following condition(s):

1. 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.
2. That any Variance granted by this order does not come into force and effect until the associated rezoning under file DAZ 202/2026 comes into force and effect.

REASON FOR THE REPORT

- The applicant is proposing to build a multi-family building and accessory parking area and requires Variances for the dimensional standards 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 26-116786\D**
RELATED FILES:	DAZ 202/2026, AEC26-116813
COMMUNITY:	Riel Committee
NEIGHBOURHOOD #:	5.502 - (CENTRAL ST. BONIFACE)
SUBJECT:	To vary the proposed "RMF-L Mature Communities PDO-1" development and design standards of Winnipeg Zoning By-law 200/2006 as follows: 1) For the construction of a multi-family dwelling to permit: a) No front yard instead of 25 feet (7.62 metres); b) A north side yard of 8 feet (2.43 metres) instead of 18 feet (5.48 metres); c) A south side yard of 6 feet (1.828 metres) instead of 20 feet (6.09 metres); d) A rear yard of 20 feet (6.09 metres) instead of 25 feet (7.62 metres); e) A south side yard balcony projection of 5 feet (1.5 metres) instead of 2 feet (0.6 metres); f) A lot area per dwelling unit of 344 square feet (31.95 square metres) instead of 400 square feet (37.16 square metres) per dwelling unit;

g) Insufficient street edge landscaping;
2) For the establishment of an accessory parking area to permit:
a) 105 parking spaces instead of 120 spaces;
b) No unassigned guest parking spaces instead of 11 spaces;
c) Drive aisles ranging from 19 feet (5.79 metres) to 19.5 feet (5.94 metres) instead of 20 feet (6.09 metres);
d) Insufficient parking lot interior landscaping.

LOCATION: 470 Des Meurons St
LEGAL DESCRIPTION: LOT 1/2 PLAN 20105 80 ST B

APPLICANT: Jonathon Freed (Freedhome Developments Ltd.)
207-230 Main St
Winnipeg, MB R2X 2Y1

OWNER: OVERHEAD DOOR OF WINNIPEG LTD
470 Des Meurons St
Winnipeg, MB R2H 2P4

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 Des Meurons St, in the Central St. Boniface neighbourhood of the St Boniface ward.
- The subject site is 41,389 square feet (3,845 square metres) in area. The site is currently occupied by a commercial building.
- The subject site is accessed by approaches on Des Meurons and Gaboury Place.
- Under the *Complete Communities Direction Strategy 2.0*, the site is within the Established Neighbourhoods – Mature Communities policy area. The property is zoned “M1” Manufacturing - Light district.



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

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Manufacturing/industrial uses on land zoned “M1” Manufacturing – Light district.

South: Residential uses on land zoned “R2” Residential Two-Family district.

East: Manufacturing/industrial uses on land zoned “M1” Manufacturing – Light district.

West: Des Meurons, then residential uses on land zoned “R2” Residential Two-Family district.

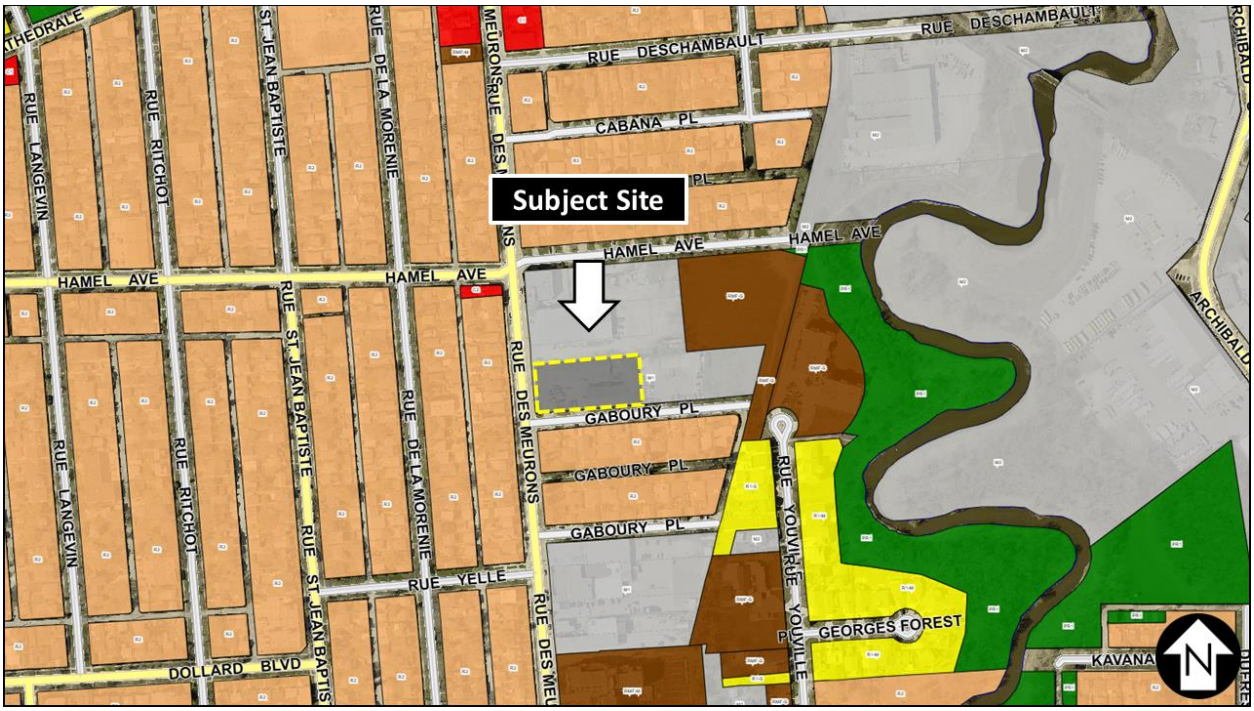


Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant intends to construct a six-storey residential building.
- The existing commercial building(s) on site will be demolished.
- The building features 120 rental units:
    - 65 one-bedroom units
    - 50 two-bedroom units
    - 5 three-bedroom units
    - According to the Letter of Intent, 10% of these units will be affordable as defined by Manitoba Housing's Affordable housing Rental Program.
- The submitted site plan shows that the proposed building will be 122.2 feet (37.2 metres) in width, 278.8 feet (85.0 metres) in length, and 69.3 feet (21.1 metres) in height (74.2 feet [22.6 metres] to the parapet).
- 105 of the 120 required parking spaces are provided as follows:
    - 53 spaces will be enclosed and heated, including 5 accessible stalls
    - 29 surface parking spaces designated for small cars on the north side of the building
    - 23 surface parking spaces on the south side of the building.
- 36 bicycle parking spaces are provided, exceeding the minimum requirement of 12 spaces. This includes 4 outdoor spaces and 32 indoor spaces.
- Access will be provided on the south side of the property from Gaboury Place.
- Landscaping:

- 0 trees and 5 shrubs have been provided along the Gaboury street edge, below the required minimum of 1 tree per 30 feet of frontage and 3 shrubs per 20 feet of frontage.
- None of the required street edge landscaping has been provided on Des Meurons.
- None of the required parking lot interior landscaping has been provided.
- A 6-foot tall brown treated opaque wood fence has been provided.

- An Alternative Equivalence Compliance approval is required for semi-recessed waste bins, which the Public Service supports.

COLLABORATIVE PLANNING AND CONSULTATION

With the Urban Planning and Design Division

The applicant engaged with the Urban Planning and Design Division during the application process.

With the Public

The applicant held a virtual information session for residents and has included signatures of support with this application.

ANALYSIS AND ISSUES

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

- The *Complete Communities Direction Strategy 2.0* supports *OurWinnipeg 2045*, the City's long-range development plan, and has statutory authority as a secondary plan. The strategy guides land use and development in Winnipeg.
- The property is located in an Established Neighbourhood – Mature Community policy area of *CCDS 2.0*. Certain goals and policies of *CCDS 2.0* apply to the proposal.
- Goal 1 - *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.*
    - *1.6 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*

      a. Applicable City-endorsed policies or guidelines;

      b. Existing zoning of the property and adjacent properties;

c. Characteristics of the immediately surrounding built form including building mass, height, lot coverage, setbacks, and layout;

d. Surrounding uses and their characteristics including residential density and the intensity of commercial and other non-residential uses;

e. 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;

f. Proximity to Downtown, Mixed Use Centres, Major Redevelopment Sites and Mixed Use Corridors;

g. The supporting street network (ex. local, collector, or arterial streets) and the street network's ability to support proposed development;

h. The supporting transit, pedestrian and active transportation network; and

i. 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.

- Goal 2 - *Design new development in Established Neighbourhoods to a high standard of urban design and construction to ensure new development adds value to public and private urban spaces to create a sense of place and civic pride.*
    - *2.12 New development should respect and complement the existing character of the built form of surrounding properties.*
    - *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.*

This site is a large commercial site located on a corner. Transitioning this site from a commercial use to a residential use is a net-positive for the surrounding area. The applicant has submitted a complete set of drawings including building elevations, site plans, and landscaping plans. Together with the modifications to this Variance, these documents show the development will be able to achieve a high-quality design.

CITY OF WINNIPEG ZONING BY-LAW 200/2006

Reason for the Variances

Reduced Front, Rear, and Side Yard Setbacks

The applicant has requested the following setbacks:

- A front yard of 10 feet instead of 25 feet
- A rear yard of 20 feet instead of 25 feet
- A north side yard of 8 feet instead of 18 feet
- A south side yard of 6 feet instead of 18 feet

As each of these proposed yards are below the minimum requirement of the Winnipeg Zoning By-law, Variances are required.

Balcony Projection

The maximum projection for a balcony into a side yard is 2 feet. The applicant is requesting a projection of 5 feet. For this reason, a Variance is required.

Increased Density

The minimum density in the RMF-L district is 400 square feet per dwelling unit. This would yield a maximum of 103 units. The applicant is proposing a density of 344 square feet per dwelling unit to achieve an additional 17 units. For this reason, a Variance is required.

Insufficient Street Edge Landscaping

All required or voluntary yards must contain a minimum of one deciduous or coniferous tree for each 30 feet of linear street frontage, plus 3 shrubs for each 20 feet of linear street frontage. The applicant has included no street edge landscaping along Des Meurons and insufficient landscaping along Gaboury Place. For this reason, a Variance is required.

Parking Stall Reduction and No Guest Parking

Parking must be provided at a rate of 1 parking stall per dwelling unit (1:1 ratio). 10% of the required parking must be provided as unassigned guest parking. The applicant is proposing 105 parking spaces for 120 units (0.88:1 ratio) with no guest parking spaces. For this reason, a Variance is required.

Reduced Drive Aisle Width

The applicant is proposing drive aisle widths ranging from 19 feet to 19.5 feet where the minimum width is 20 feet. For this reason, a Variance is required.

Insufficient Parking Lot Interior Landscaping

Parking lot interior must be provided as follows:

- 5% of the gross parking lot area must be landscaped
- One (1) tree must be provided for each 300 square feet of parking lot interior landscape area
- One (1) shrub must be provided for each 100 square feet of parking lot interior landscape area

The applicant is proposing no parking lot interior landscaping. For this reason, a Variance is required.

Analysis of Variances

Reduced Front, Rear, and Side Yard Setbacks

The Urban Planning and Design Division recommends that the requested front yard Variance be modified to allow a minimum setback of 10 feet from Des Meurons to allow for the required street edge landscaping.

The rear yard setback is a minor deviation of 5 feet from the requirement and is supported.

The side yard setbacks, while a significant departure from the standard, are only required for the first 45 feet of the building, which is then recessed significantly for the rest of the building depth.

For these reasons**, the front yard Variance is supported, as modified, to permit 10 feet instead of zero feet and the rear yard and side yard Variances are supported, as applied for.**

Balcony Projection

A balcony that is 5 feet in depth provides a significantly more functional outdoor space compared to a balcony that is only 2 feet in depth. Like with the side yard setback, this only applies to the first 45 feet of building depth. For these reasons, **the Variance is supported.**

Increased Density

Under CCDS 2.0, the urban structure area guides the distribution of residential height and density. The subject site is in a mature community and located on an arterial street. According to this guide, the highest densities should be concentrated downtown, around rapid transit stations, and on designated corridors. The surrounding context of largely single-family dwellings, “R2” Residential Two-Family zoning, and manufacturing uses is not consistent with the previously noted urban structure areas. Existing multi-family uses nearby are limited to 5 units, except the 4-storey residential building at 450 Youville which has 36 units at a density of 2,120 square feet per-dwelling unit. The applicant is requesting an additional 17 units through this Variance.

While intensification at this site is supported, the applicant has declined to participate in the Density Bonus Pilot Program, which is used to support developments exceeding 360 square feet per dwelling unit. Further, at the proposed density, large Variances are required for parking, setbacks on all four yards, and landscaping requirements. For these reasons, **the Variance to modify the maximum “RMF-L” density is not supported.**

Insufficient Street Edge Landscaping

Street edge landscaping is not possible due to the requested front yard setback of zero feet. That Variance has been modified to permit a minimum 10-foot front yard, which allows room for the required street edge landscaping. For this reason, **the Variance is not supported.**

Parking Stall Reduction and No Guest Parking

The requested parking reduction is not being offset by affordable units which meet the City’s definition of affordable housing or by the inclusion of car-share vehicles. In the Urban Infill Areas, parking has already been reduced from the standard ratio of 1.5:1 to a 1:1 ratio to account for urban conditions such as frequent transit and active transportation routes. Street parking in the area is limited, with time-restricted day parking on Des Meurons and limited parking along Gaboury Place due to parking restrictions on the north side of the lane and private approaches on the south side of the lane.

The inability to meet the reduced parking ratio or provide any guest parking is reflective of the requested density Variance, which is not supported by the Urban Planning and Design Division. For these reasons, **the Variances are not supported.**

Reduced Drive Aisle Width

The largest requested reduction to the drive aisle width is 1 foot or 5% from the minimum requirement. This is a minor deviation from the requirement and for this reason, **the Variance is supported.**

Insufficient Parking Lot Interior Landscaping

The applicant has proposed a design that leaves no room for landscaping as the vast majority of the site is occupied by the building and its accessory surface parking. In conjunction with the other modifications to the requested Variances, a reduction in density would scale back the design and allow for the required interior parking lot landscaping to be planted. For this reason, **the Variance is not supported.**

CONDITIONS OF APPROVAL

Two (2) conditions of approval have been included in this application. The first condition is to inform the applicant that if not acted upon, the Variance Order expires in two years as per the regulations within the Winnipeg Zoning By-law. The second condition is to ensure that the entitlements granted by this Variance approval are not in effect until the property is rezoned. A similar condition has been placed on the rezoning application (DAZ 202/2026).

REASONS FOR DECISION

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

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

***In that**, the proposed Variances, as modified, enable the establishment of a new multi-family residential development consistent with OurWinnipeg 2045 and Complete Communities 2.0 policies.*

(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 design features of the project help mitigate impacts on adjoining properties.*

(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 requested Variances, with the recommended modifications, will provide the minimum modification of the zoning by-law without creating adverse effects on adjoining properties.*

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

***In that,** the proposed development creates high-density housing along an arterial road in a mature community characterized by residential uses.*

CONSULTATION

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

OURWINNIPEG 2045 POLICY ALIGNMENT

OurWinnipeg Goal: City Building

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

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

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

- Ensure that land use, transportation, and infrastructure planning are aligned to provide the conditions for compact, complete and connected communities, supported by sustainable transportation options and municipal infrastructure capacity.

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 health food, daily needs, employment, education, recreation, and green infrastructure.

Applicable Policies for Established Neighbourhoods – Mature Communities

6.1 Sustainable Urban Growth

- The City must accommodate physical development that reflects this Plan's goals, and achieves a continuum of complete and connected communities over the lifecycle of the Plan.

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.

6.44 Compatible Growth

- Plan for and protect green and built infrastructure and resources from incompatible development that would compromise achievement of this Plan's goals.

The proposed development is generally aligned with *OurWinnipeg* because it would facilitate residential infill development in a mature community, utilize existing infrastructure, and help meet intensification targets.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

Strategic Opportunity #4: Facilitate Compact, Complete Development and Increase Density

- **Key Direction 4.1:** Increase strategic infill development that provides access to and capitalizes on existing and planned corridors with frequent transit service
- **Key Direction 4.2:** Ensure new areas of growth are designed according to the principles of Complete Communities.

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

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

SUBMITTED BY

Department:	Planning, Property and Development
Division:	Urban Planning and Design
Prepared by:	Steve Nuttall, MCP
Date:	June 8, 2026
File No.	DAV 26-116786\D

Exhibit “8” referred to in File DAV 116786/2026D

ADMINISTRATIVE REPORT

Title: DAV 26-116786\D – 470 Des Meurons

Issue: For consideration of Variances associated with a multi-family building and accessory parking area.

Critical Path: Director of Planning, Property, and Development

AUTHORIZATION

Author	Department Head	CFO	CAO
S. Nuttall, MCP	n/a	n/a	

DECISION AND CONDITIONS

The Urban Planning and Design Division **recommends approval in part and as modified** of the application to vary the proposed “RMF-L Mature Communities PDO-1” development and design standards of Winnipeg Zoning By-law 200/2006 as follows:

1) For the construction of a multi-family dwelling to permit:

a) ~~No front yard~~ A ***front yard of 10 feet*** instead of 25 feet (7.62 metres);

b) A north side yard of 8 feet (2.43 metres) instead of 18 feet (5.48 metres);

c) A south side yard of 6 feet (1.828 metres) instead of 20 feet (6.09 metres);

d) A rear yard of 20 feet (6.09 metres) instead of 25 feet (7.62 metres);

e) A south side yard balcony projection of 5 feet (1.5 metres) instead of 2 feet (0.6 metres);

f) ~~A lot area per dwelling unit of 344 square feet (31.95 square metres) instead of 400 square feet (37.16 square metres) per dwelling unit;~~

g) ~~Insufficient street edge landscaping;~~

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

a) ~~105 parking spaces instead of 120 spaces;~~

b) ~~No unassigned guest parking spaces instead of 11 spaces;~~

c) Drive aisles ranging from 19 feet (5.79 metres) to 19.5 feet (5.94 metres) instead of 20 feet (6.09 metres);

d) ~~Insufficient parking lot interior landscaping.~~

Subject to the following condition(s):

3. 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.
4. That any Variance granted by this order does not come into force and effect until the associated rezoning under file DAZ 202/2026 comes into force and effect.

REASON FOR THE REPORT

- The applicant is proposing to build a multi-family building and accessory parking area and requires Variances for the dimensional standards 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 26-116786\D**
RELATED FILES:	DAZ 202/2026, AEC26-116813
COMMUNITY:	Riel Committee
NEIGHBOURHOOD #:	5.502 - (CENTRAL ST. BONIFACE)
SUBJECT:	To vary the proposed "RMF-L Mature Communities PDO-1" development and design standards of Winnipeg Zoning By-law 200/2006 as follows: 1) For the construction of a multi-family dwelling to permit: a) No front yard instead of 25 feet (7.62 metres); b) A north side yard of 8 feet (2.43 metres) instead of 18 feet (5.48 metres); c) A south side yard of 6 feet (1.828 metres) instead of 20 feet (6.09 metres); d) A rear yard of 20 feet (6.09 metres) instead of 25 feet (7.62 metres); e) A south side yard balcony projection of 5 feet (1.5 metres) instead of 2 feet (0.6 metres); f) A lot area per dwelling unit of 344 square feet (31.95 square metres) instead of 400 square feet (37.16 square metres) per dwelling unit;

g) Insufficient street edge landscaping;
2) For the establishment of an accessory parking area to permit:
a) 105 parking spaces instead of 120 spaces;
b) No unassigned guest parking spaces instead of 11 spaces;
c) Drive aisles ranging from 19 feet (5.79 metres) to 19.5 feet (5.94 metres) instead of 20 feet (6.09 metres);
d) Insufficient parking lot interior landscaping.

LOCATION: 470 Des Meurons St
LEGAL DESCRIPTION: LOT 1/2 PLAN 20105 80 ST B

APPLICANT: Jonathon Freed (Freedhome Developments Ltd.)
207-230 Main St
Winnipeg, MB R2X 2Y1

OWNER: OVERHEAD DOOR OF WINNIPEG LTD
470 Des Meurons St
Winnipeg, MB R2H 2P4

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 Des Meurons St, in the Central St. Boniface neighbourhood of the St Boniface ward.
- The subject site is 41,389 square feet (3,845 square metres) in area. The site is currently occupied by a commercial building.
- The subject site is accessed by approaches on Des Meurons and Gaboury Place.
- Under the *Complete Communities Direction Strategy 2.0*, the site is within the Established Neighbourhoods – Mature Communities policy area. The property is zoned “M1” Manufacturing - Light district.



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

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Manufacturing/industrial uses on land zoned “M1” Manufacturing – Light district.

South: Residential uses on land zoned “R2” Residential Two-Family district.

East: Manufacturing/industrial uses on land zoned “M1” Manufacturing – Light district.

West: Des Meurons, then residential uses on land zoned “R2” Residential Two-Family district.

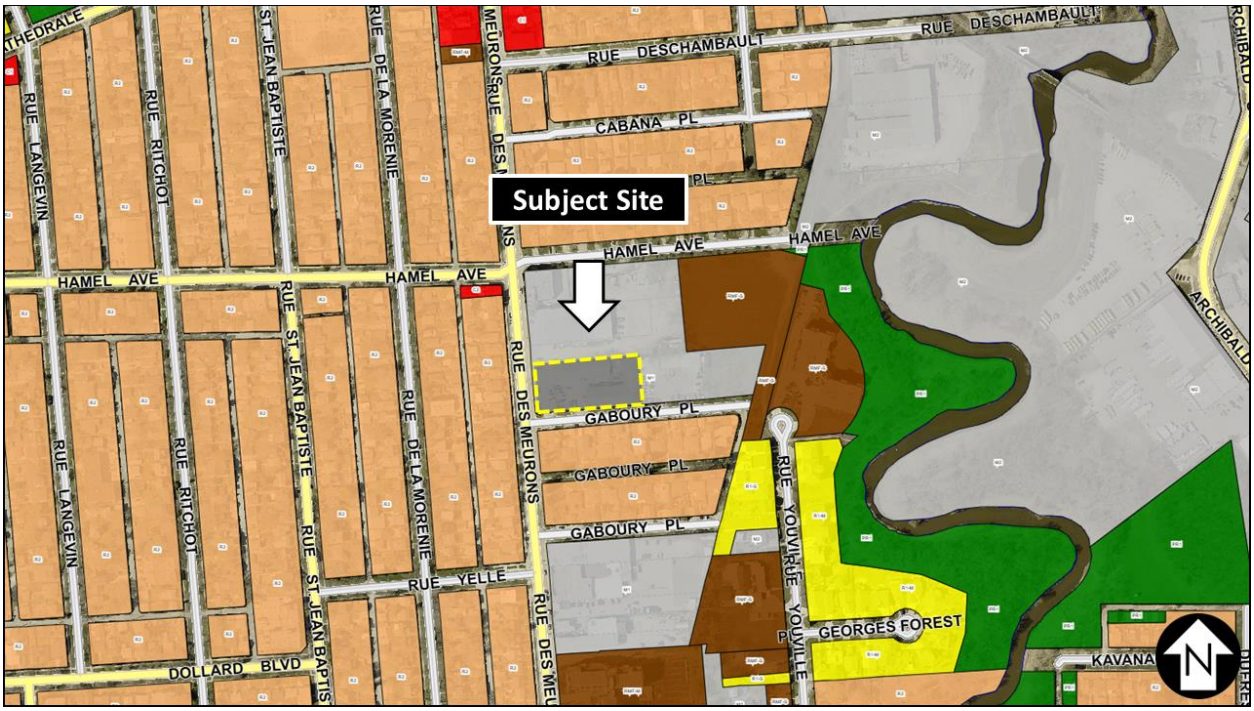


Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant intends to construct a six-storey residential building.
- The existing commercial building(s) on site will be demolished.
- The building features 120 rental units:
    - 65 one-bedroom units
    - 50 two-bedroom units
    - 5 three-bedroom units
    - According to the Letter of Intent, 10% of these units will be affordable as defined by Manitoba Housing's Affordable housing Rental Program.
- The submitted site plan shows that the proposed building will be 122.2 feet (37.2 metres) in width, 278.8 feet (85.0 metres) in length, and 74.2 feet (22.6 metres) in height.
- 105 of the 120 required parking spaces are provided as follows:
    - 53 spaces will be enclosed and heated, including 5 accessible stalls
    - 29 surface parking spaces designated for small cars on the north side of the building
    - 23 surface parking spaces on the south side of the building.
- 36 bicycle parking spaces are required, exceeding the minimum requirement of 12 spaces. This includes 4 outdoor spaces and 32 indoor spaces.
- Access will be provided on the south side of the property from Gaboury Place.
- Landscaping:

- 0 trees and 5 shrubs have been provided along the Gaboury street edge, below the required minimum of 1 tree per 30 feet of frontage and 3 shrubs per 20 feet of frontage.
- None of the required street edge landscaping has been provided on Des Meurons.
- None of the required parking lot interior landscaping has been provided.
- A 6-foot tall brown treated opaque wood fence has been provided.

- An Alternative Equivalence Compliance approval is required for semi-recessed waste bins, which the Public Service supports.

COLLABORATIVE PLANNING AND CONSULTATION

With the Urban Planning and Design Division

The applicant engaged with the Urban Planning and Design Division during the application process.

With the Public

The applicant held a virtual information session for residents and has included signatures of support with this application.

ANALYSIS AND ISSUES

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

- The *Complete Communities Direction Strategy 2.0* supports *OurWinnipeg 2045*, the City's long-range development plan, and has statutory authority as a secondary plan. The strategy guides land use and development in Winnipeg.
- The property is located in an Established Neighbourhood – Mature Community policy area of *CCDS 2.0*. Certain goals and policies of *CCDS 2.0* apply to the proposal.
- Goal 1 - *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.*
    - *1.6 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*

      a. Applicable City-endorsed policies or guidelines;

      b. Existing zoning of the property and adjacent properties;

c. Characteristics of the immediately surrounding built form including building mass, height, lot coverage, setbacks, and layout;

d. Surrounding uses and their characteristics including residential density and the intensity of commercial and other non-residential uses;

e. 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;

f. Proximity to Downtown, Mixed Use Centres, Major Redevelopment Sites and Mixed Use Corridors;

g. The supporting street network (ex. local, collector, or arterial streets) and the street network's ability to support proposed development;

h. The supporting transit, pedestrian and active transportation network; and

i. 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.

- Goal 2 - *Design new development in Established Neighbourhoods to a high standard of urban design and construction to ensure new development adds value to public and private urban spaces to create a sense of place and civic pride.*
    - *2.12 New development should respect and complement the existing character of the built form of surrounding properties.*
    - *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.*

This site is a large commercial site located on a corner. Transitioning this site from a commercial use to a residential use is a net-positive for the surrounding area. The applicant has submitted a complete set of drawings including building elevations, site plans, and landscaping plans. Together with the modifications to this Variance, these documents show the development will be able to achieve a high-quality design.

CITY OF WINNIPEG ZONING BY-LAW 200/2006

Reason for the Variances

Reduced Front, Rear, and Side Yard Setbacks

The applicant has requested the following setbacks:

- A front yard of 10 feet instead of 25 feet
- A rear yard of 20 feet instead of 25 feet
- A north side yard of 8 feet instead of 18 feet
- A south side yard of 6 feet instead of 18 feet

As each of these proposed yards are below the minimum requirement of the Winnipeg Zoning By-law, Variances are required.

Balcony Projection

The maximum projection for a balcony into a side yard is 2 feet. The applicant is requesting a projection of 5 feet. For this reason, a Variance is required.

Increased Density

The minimum density in the RMF-L district is 400 square feet per dwelling unit. This would yield a maximum of 103 units. The applicant is proposing a density of 344 square feet per dwelling unit to achieve an additional 17 units. For this reason, a Variance is required.

Insufficient Street Edge Landscaping

All required or voluntary yards must contain a minimum of one deciduous or coniferous tree for each 30 feet of linear street frontage, plus 3 shrubs for each 20 feet of linear street frontage. The applicant has included no street edge landscaping along Des Meurons and insufficient landscaping along Gaboury Place. For this reason, a Variance is required.

Parking Stall Reduction and No Guest Parking

Parking must be provided at a rate of 1 parking stall per dwelling unit (1:1 ratio). 10% of the required parking must be provided as unassigned guest parking. The applicant is proposing 105 parking spaces for 120 units (0.88:1 ratio) with no guest parking spaces. For this reason, a Variance is required.

Reduced Drive Aisle Width

The applicant is proposing drive aisle widths ranging from 19 feet to 19.5 feet where the minimum width is 20 feet. For this reason, a Variance is required.

Insufficient Parking Lot Interior Landscaping

Parking lot interior must be provided as follows:

- 5% of the gross parking lot area must be landscaped
- One (1) tree must be provided for each 300 square feet of parking lot interior landscape area
- One (1) shrub must be provided for each 100 square feet of parking lot interior landscape area

The applicant is proposing no parking lot interior landscaping. For this reason, a Variance is required.

Analysis of Variances

Reduced Front, Rear, and Side Yard Setbacks

The Urban Planning and Design Division recommends that the requested front yard Variance be modified to allow a minimum setback of 10 feet from Des Meurons to allow for the required street edge landscaping.

The rear yard setback is a minor deviation of 5 feet from the requirement and is supported.

The side yard setbacks, while a significant departure from the standard, are only required for the first 45 feet of the building, which is then recessed significantly for the rest of the building depth.

For these reasons**, the front yard Variance is supported, as modified, to permit 10 feet instead of zero feet and the rear yard and side yard Variances are supported, as applied for.**

Balcony Projection

A balcony that is 5 feet in depth provides a significantly more functional outdoor space compared to a balcony that is only 2 feet in depth. Like with the side yard setback, this only applies to the first 45 feet of building depth. For these reasons, **the Variance is supported.**

Increased Density

Under CCDS 2.0, the urban structure area guides the distribution of residential height and density. The subject site is in a mature community and located on an arterial street. According to this guide, the highest densities should be concentrated downtown, around rapid transit stations, and on designated corridors. The surrounding context of largely single-family dwellings, “R2” Residential Two-Family zoning, and manufacturing uses is not consistent with the previously noted urban structure areas. Existing multi-family uses nearby are limited to 5 units, except the 4-storey residential building at 450 Youville which has 36 units at a density of 2,120 square feet per-dwelling unit. The applicant is requesting an additional 17 units through this Variance.

While intensification at this site is supported, the applicant has declined to participate in the Density Bonus Pilot Program, which is used to support developments exceeding 360 square feet per dwelling unit. Further, at the proposed density, large Variances are required for parking, setbacks on all four yards, and landscaping requirements. For these reasons, **the Variance to modify the maximum “RMF-L” density is not supported.**

Insufficient Street Edge Landscaping

Street edge landscaping is not possible due to the requested front yard setback of zero feet. That Variance has been modified to permit a minimum 10-foot front yard, which allows room for the required street edge landscaping. For this reason, **the Variance is not supported.**

Parking Stall Reduction and No Guest Parking

The requested parking reduction is not being offset by affordable units which meet the City’s definition of affordable housing or by the inclusion of car-share vehicles. In the Urban Infill Areas, parking has already been reduced from the standard ratio of 1.5:1 to a 1:1 ratio to account for urban conditions such as frequent transit and active transportation routes. Street parking in the area is limited, with time-restricted day parking on Des Meurons and limited parking along Gaboury Place due to parking restrictions on the north side of the lane and private approaches on the south side of the lane.

The inability to meet the reduced parking ratio or provide any guest parking is reflective of the requested density Variance, which is not supported by the Urban Planning and Design Division. For these reasons, **the Variances are not supported.**

Reduced Drive Aisle Width

The largest requested reduction to the drive aisle width is 1 foot or 5% from the minimum requirement. This is a minor deviation from the requirement and for this reason, **the Variance is supported.**

Insufficient Parking Lot Interior Landscaping

The applicant has proposed a design that leaves no room for landscaping as the vast majority of the site is occupied by the building and its accessory surface parking. In conjunction with the other modifications to the requested Variances, a reduction in density would scale back the design and allow for the required interior parking lot landscaping to be planted. For this reason, **the Variance is not supported.**

CONDITIONS OF APPROVAL

Two (2) conditions of approval have been included in this application. The first condition is to inform the applicant that if not acted upon, the Variance Order expires in two years as per the regulations within the Winnipeg Zoning By-law. The second condition is to ensure that the entitlements granted by this Variance approval are not in effect until the property is rezoned. A similar condition has been placed on the rezoning application (DAZ 202/2026).

REASONS FOR DECISION

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

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

***In that**, the proposed Variances, as modified, enable the establishment of a new multi-family residential development consistent with OurWinnipeg 2045 and Complete Communities 2.0 policies.*

(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 design features of the project help mitigate impacts on adjoining properties.*

(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 requested Variances, with the recommended modifications, will provide the minimum modification of the zoning by-law without creating adverse effects on adjoining properties.*

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

***In that,** the proposed development creates high-density housing along an arterial road in a mature community characterized by residential uses.*

CONSULTATION

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

OURWINNIPEG 2045 POLICY ALIGNMENT

OurWinnipeg Goal: City Building

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

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

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

- Ensure that land use, transportation, and infrastructure planning are aligned to provide the conditions for compact, complete and connected communities, supported by sustainable transportation options and municipal infrastructure capacity.

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 health food, daily needs, employment, education, recreation, and green infrastructure.

Applicable Policies for Established Neighbourhoods – Mature Communities

6.1 Sustainable Urban Growth

- The City must accommodate physical development that reflects this Plan's goals, and achieves a continuum of complete and connected communities over the lifecycle of the Plan.

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.

6.44 Compatible Growth

- Plan for and protect green and built infrastructure and resources from incompatible development that would compromise achievement of this Plan's goals.

The proposed development is generally aligned with *OurWinnipeg* because it would facilitate residential infill development in a mature community, utilize existing infrastructure, and help meet intensification targets.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

Strategic Opportunity #4: Facilitate Compact, Complete Development and Increase Density

- **Key Direction 4.1:** Increase strategic infill development that provides access to and capitalizes on existing and planned corridors with frequent transit service
- **Key Direction 4.2:** Ensure new areas of growth are designed according to the principles of Complete Communities.

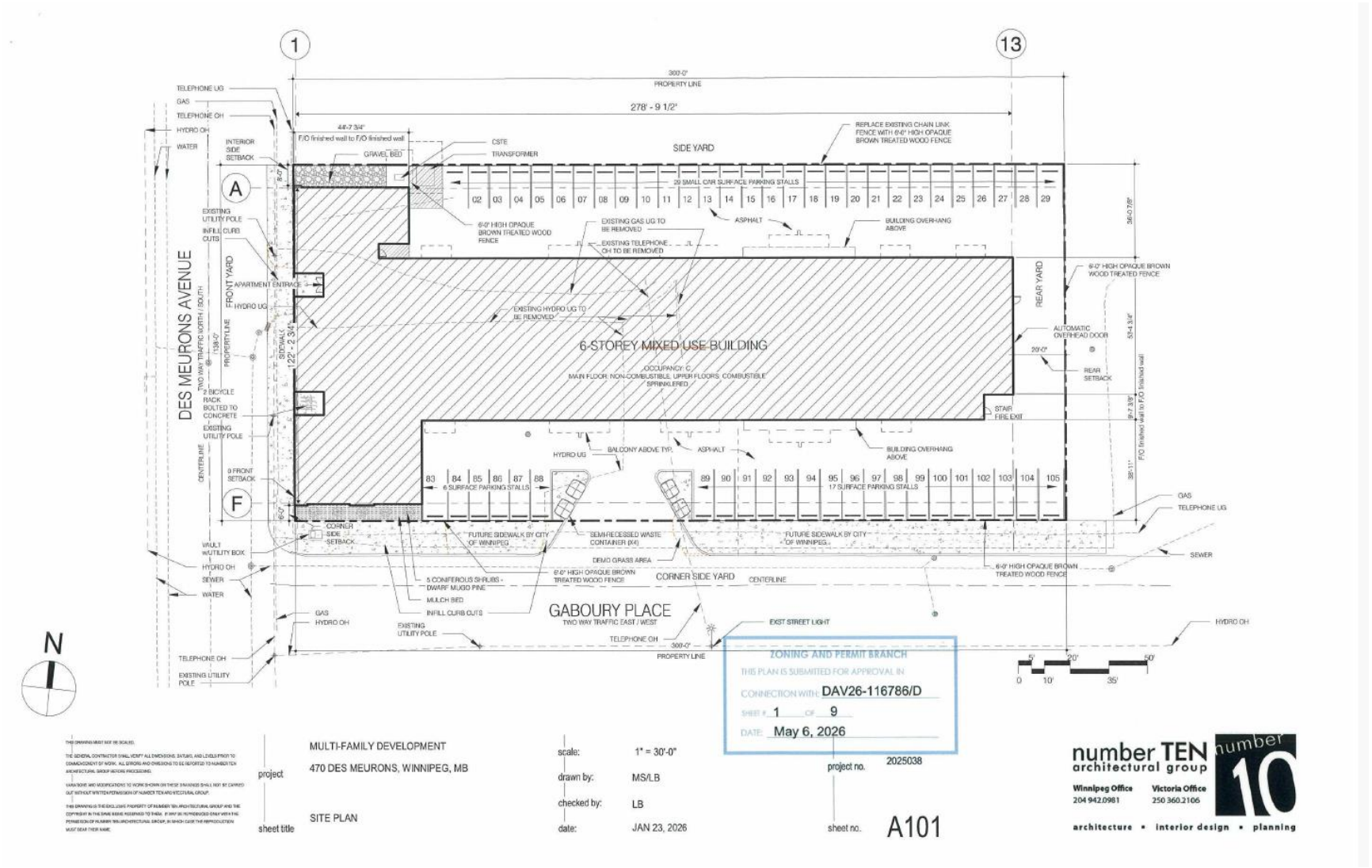
WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

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

SUBMITTED BY

Department:	Planning, Property and Development
Division:	Urban Planning and Design
Prepared by:	Steve Nuttall, MCP
Date:	Friday, May 22, 2026
File No.	DAV 26-116786\D

Exhibit “7” referred to in File DAV 116786/2026D



ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN
CONNECTION WITH: DAV26-116786/D
SHEET # 1 OF 9
DATE: May 6, 2026

project: MULTI-FAMILY DEVELOPMENT
470 DES MEURONS, WINNIPEG, MB

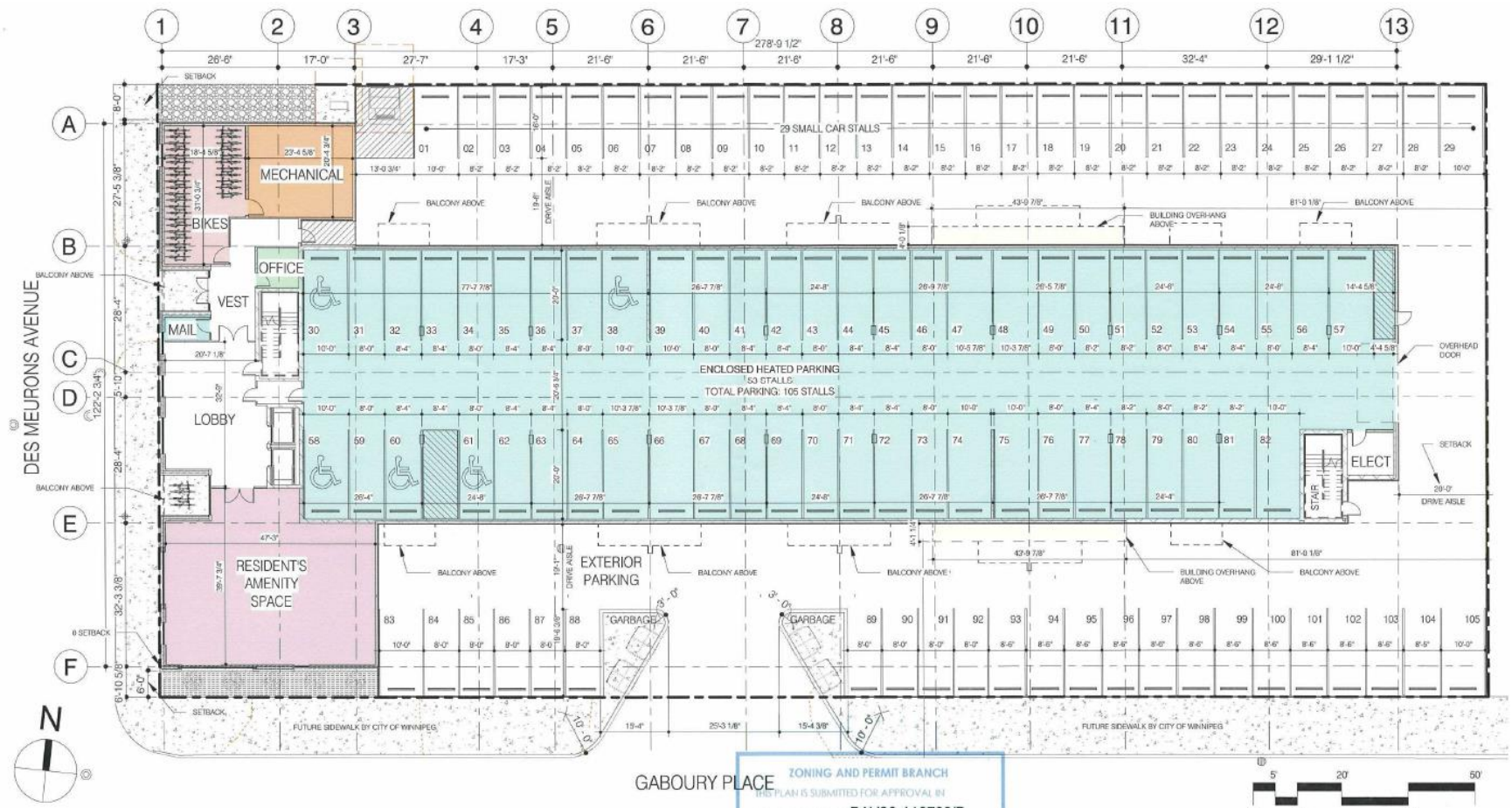
sheet title: SITE PLAN

scale: 1" = 30'-0"
drawn by: MS/LB
checked by: LB
date: JAN 23, 2026

project no. 2025038

sheet no. A101

number TEN architectural group
Winnipeg Office 204 942.0981
Victoria Office 250 360.2106
architecture • interior design • planning



GABOURY PLACE

ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN
CONNECTION WITH: DAV26-116786/D
SHEET # 2 OF 9
DATE: May 6, 2026

THIS DRAWING MUST NOT BE SCALED.

THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUMS, AND LEVELS PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS AND OMISSIONS TO BE REPORTED TO NUMBER TEN ARCHITECTURAL GROUP BEFORE PROCEEDING.

MARATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION OF NUMBER TEN ARCHITECTURAL GROUP.

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project	MULTI-FAMILY DEVELOPMENT 470 DES MEURONS, WINNIPEG, MB	scale:	1" = 20'-0"	project no.	2025038
		drawn by:	RC/LB/MS		
		checked by:	LB		
sheet title	MAIN FLOOR PLAN	date:	JAN. 23, 2026	sheet no.	A102

number TEN architectural group
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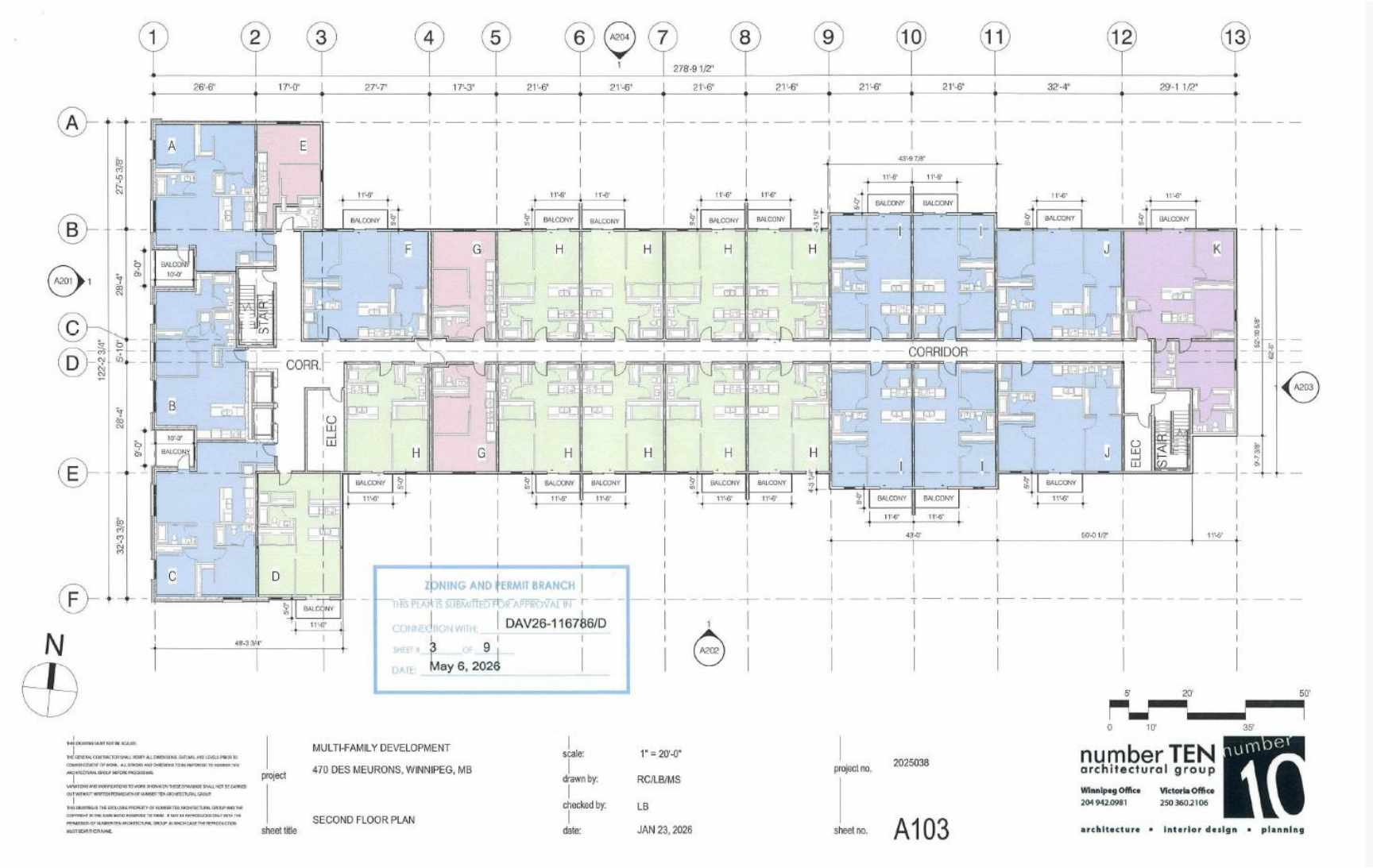

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project: MULTI-FAMILY DEVELOPMENT
470 DES MEURONS, WINNIPEG, MB

sheet title: SECOND FLOOR PLAN

scale: 1" = 20'-0"
drawn by: RC/LB/MS
checked by: LB
date: JAN 23, 2026

project no. 2025038

sheet no. A103

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project: MULTI-FAMILY DEVELOPMENT
470 DES MEURONS, WINNIPEG, MB

sheet title: TYPICAL FLOOR PLAN

scale: 1" = 20'-0"
drawn by: RC/LB
checked by: LB
date: JAN. 23, 2026

project no. 2025038

sheet no. A104

number TEN architectural group
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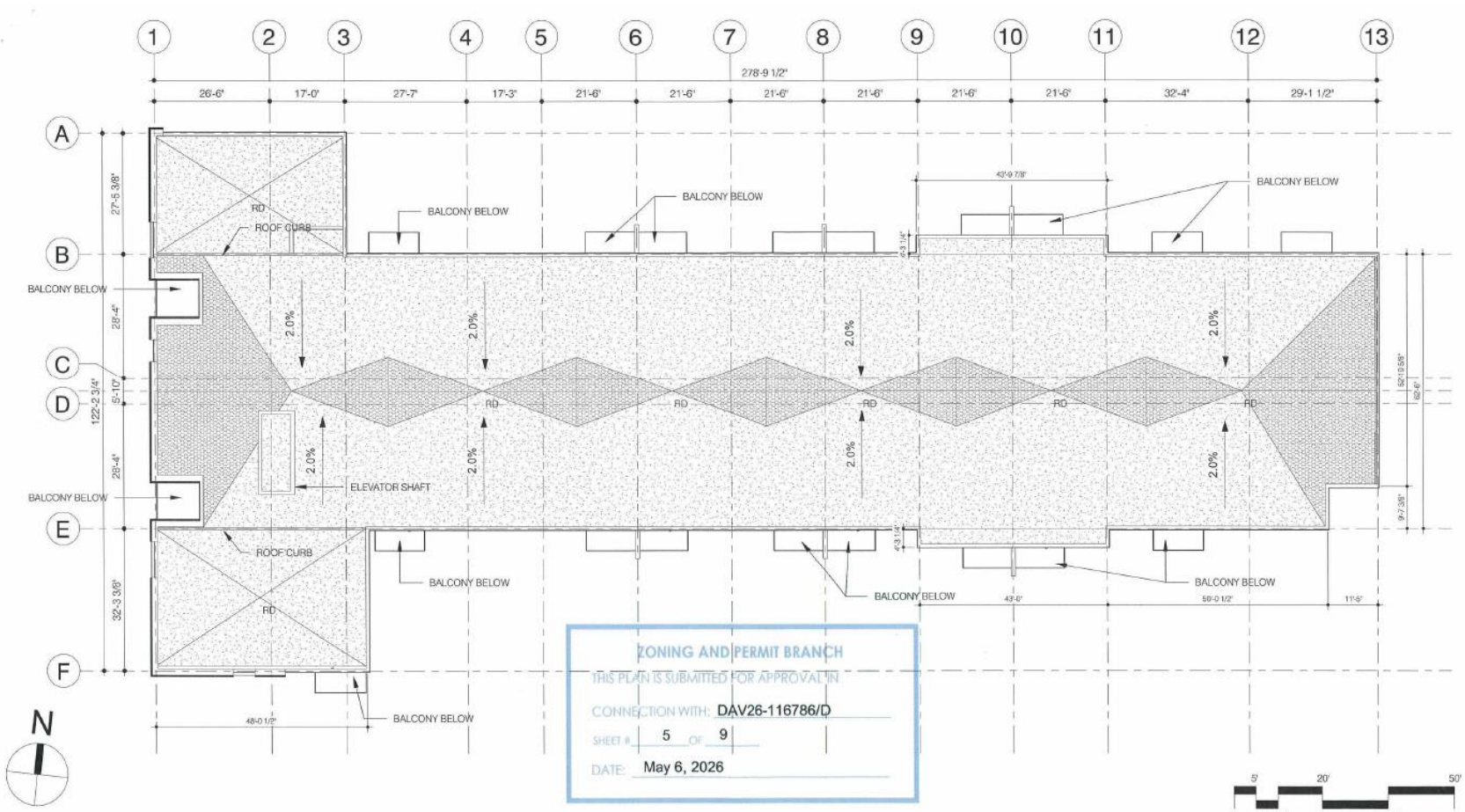

ZONING AND PERMIT BRANCH
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CONNECTION WITH: DAV26-116786/D
SHEET # 5 OF 9
DATE: May 6, 2026

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project: MULTI-FAMILY DEVELOPMENT
470 DES MEURONS, WINNIPEG, MB

sheet title: ROOF PLAN

scale: 1" = 20'-0"
drawn by: RC
checked by: LB
date: JAN. 23, 2026

project no. 2025038

sheet no. A105

5' 20' 50'
0 10' 35'

number TEN architectural group
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5' 20' 50'
0 10' 35'

GABOURY PLACE

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CONNECTION WITH: DAV26-116786/D
SHEET # 6 OF 9
DATE: May 6, 2026

EXTERIOR MATERIAL LEGEND

- BRICK CLADDING
- FIBER CEMENT/ STUCCO SIDING
- METAL CLADDING

NOTES:

1. FINAL COLOUR SELECTION TO BE CONFIRMED.
2. TYPICAL WINDOWS & PATIO DOORS DIMENSIONS ARE SHOWN ONCE PER ELEVATION.

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project: MULTI-FAMILY DEVELOPMENT
470 DES MEURONS, WINNIPEG, MB

sheet title: SOUTH BUILDING ELEVATION

scale: As indicated
drawn by: RC/LB/MS
checked by: LB
date: JAN.23, 2026

project no. 2025038

sheet no. A202

number TEN architectural group
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DES MEURONS STREET

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CONNECTION WITH: DAV26-116786/D
SHEET # 7 OF 9
DATE: May 6, 2026

EXTERIOR MATERIAL LEGEND

- BRICK CLADDING
- FIBER CEMENT/ STUCCO SIDING
- METAL CLADDING

NOTES:

1. FINAL COLOUR SELECTION TO BE CONFIRMED.
2. TYPICAL WINDOWS & PATIO DOORS DIMENSIONS ARE SHOWN ONCE PER ELEVATION.

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project: MULTI-FAMILY DEVELOPMENT
470 DES MEURONS, WINNIPEG, MB

sheet title: WEST BUILDING ELEVATION

scale: As indicated
drawn by: RC/LB/MS
checked by: LB
date: JAN. 23, 2026

project no. 2025038

sheet no. A201

number TEN architectural group
Winnipeg Office 204 942.0981
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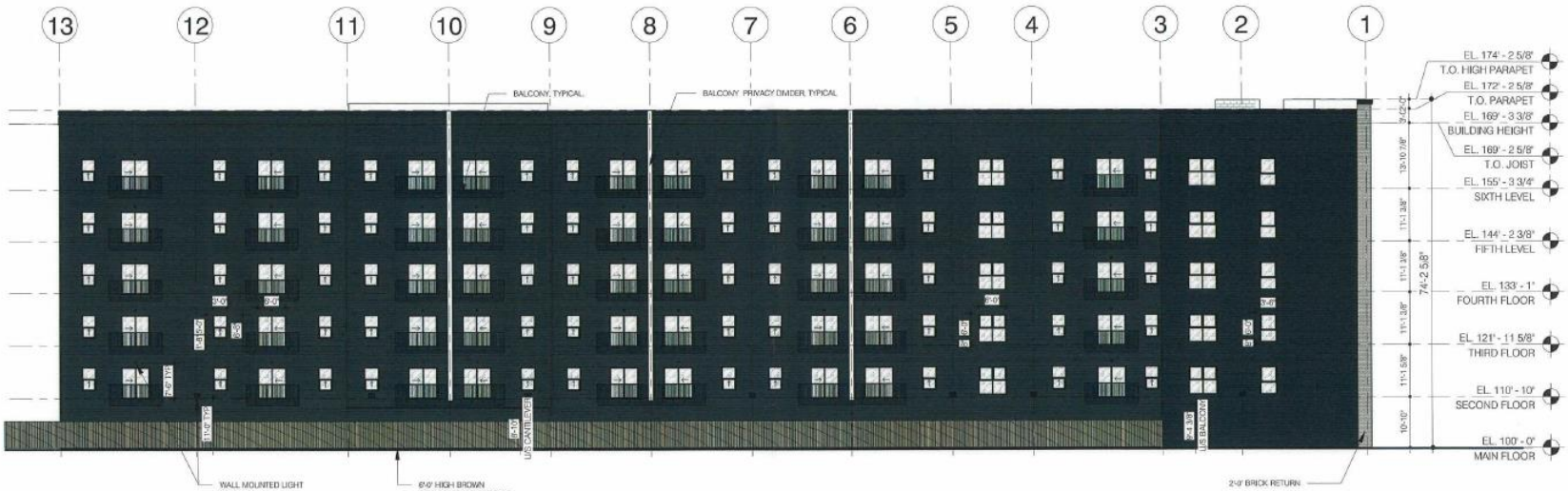

ZONING AND PERMIT BRANCH
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CONNECTION WITH: DAV26-116786/D
SHEET # 8 OF 9
DATE: May 6, 2026

EXTERIOR MATERIAL LEGEND

- BRICK CLADDING
- FIBER CEMENT/ STUCCO SIDING
- METAL CLADDING

NOTES:

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project: MULTI-FAMILY DEVELOPMENT
470 DES MEURONS, WINNIPEG, MB

sheet title: NORTH BUILDING ELEVATION

scale: As indicated
drawn by: RC/LB/MS
checked by: LB
date: JAN. 23, 2026

project no. 2025038

sheet no. A204

number TEN architectural group
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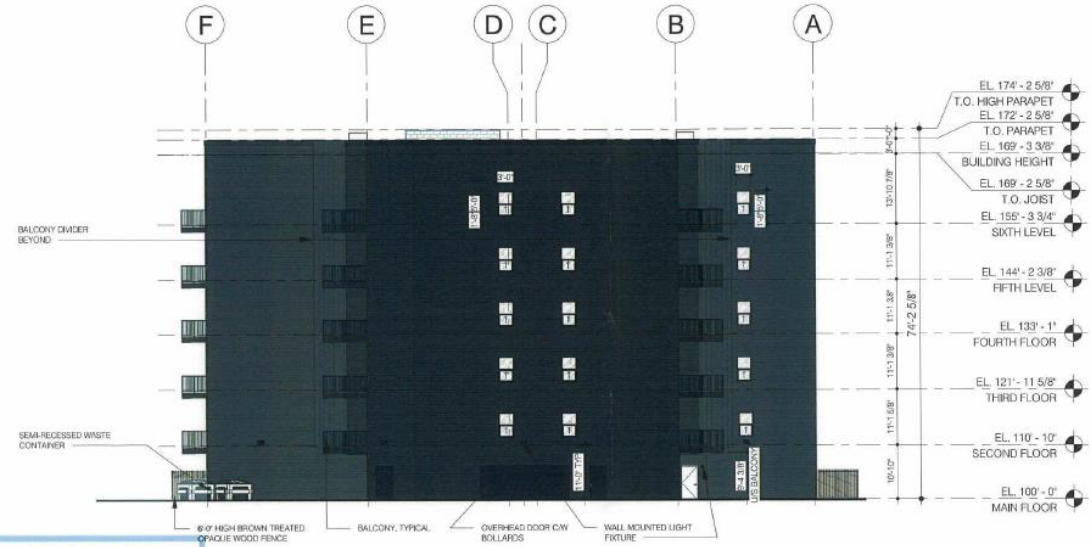

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CONNECTION WITH: DAV26-116786/D

SHEET # 9 OF 9

DATE: May 6, 2026

EXTERIOR MATERIAL LEGEND

- BRICK CLADDING
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- METAL CLADDING

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project: MULTI-FAMILY DEVELOPMENT
470 DES MEURONS, WINNIPEG, MB

sheet title: EAST BUILDING ELEVATION

scale: As indicated
drawn by: RLC/LB
checked by: LB
date: JAN. 23, 2026

project no. 2025038

sheet no. A203

number TEN architectural group
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