Agenda – Assiniboia Community Committee – June 22, 2026

REPORTS

Item No. 3 Plan Approval – 4506 Grant Avenue (Charleswood-Tuxedo-Westwood Ward) File DASZ 26/2025

WINNIPEG PUBLIC SERVICE RECOMMENDATION:

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

ADMINISTRATIVE REPORT

Title: Plan Approval 26-152867 – 4506 Grant Avenue

Issue: For consideration at the Public Meeting of the plan approval drawing package for the proposed residential multi-family development

Critical Path: Assiniboia Community Committee as per DASZ 26/2025

AUTHORIZATION

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

RECOMMENDATIONS

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

REASONS FOR REPORT

Per the Zoning Agreement for DASZ 26/2025:

i. The Owner must submit plans showing the location and design of any and all proposed:

   a. buildings;

   b. accessory parking areas;

   c. private approaches;

   d. garbage enclosures;

   e. fencing;

   f. landscaping, and

   g. free-standing signage

   on the Owner's Land ("Works") to the City for approval by the Director of Planning, Property and Development ("Director") and the Assiniboia Community Committee prior to the issuance of any building or development permit, and thereafter must construct the Works in substantial conformance with the approved plans and maintain the Works to the satisfaction of the Director.

IMPLICATIONS OF THE RECOMMENDATIONS

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

HISTORY

DASZ 26/2025

- *On September 5, 2025, the Assiniboia Community Committee concurred in the recommendations of the Public Service and approved the application to rezone the subject site to the "RMF-S" Residential Multi-Family (Small) District, subject to a condition requiring Plan Approval by the Assiniboia Community Committee and the Director of Planning Property and Development.*

FILE/APPLICANT DETAILS

FILE:	**ZR-PA 26-152867**
COMMUNITY:	Charleswood - Tuxedo - Westwood
NEIGHBOURHOOD #:	2.614 (Eric Coy)
SUBJECT:	Plans of Proposed Multi-Family Development
LOCATION:	4506 Grant Avenue
LEGAL DESCRIPTION:	LOT 1 DASZ 26/2025
APPLICANT:	Affinity Architecture (Zach Nimchuk)
OWNER:	6634461 MANITOBA LTD.

DISCUSSION

SITE DESCRIPTION

- The subject site is located on the south side of Grant Avenue, between Coventry Road and Fairmont Road. It is in the Eric Coy Neighbourhood of the Charleswood – Tuxedo – Westwood Ward.
- The subject site encompasses two (2) separate lots which have a combined size of approximately 1.1 acres (49,237 square feet), and presently contains a two-storey single-family dwelling constructed in 1945.
- Access to the subject site is taken from a private approach on Roblin Boulevard. The site does not have public lane access.

- The subject site is located within the Established Neighbourhoods – Recent Communities policy area of the *Complete Communities Direction Strategy 2.0*.
- The subject site is currently zoned “R1-L” Residential Single-Family (Large).

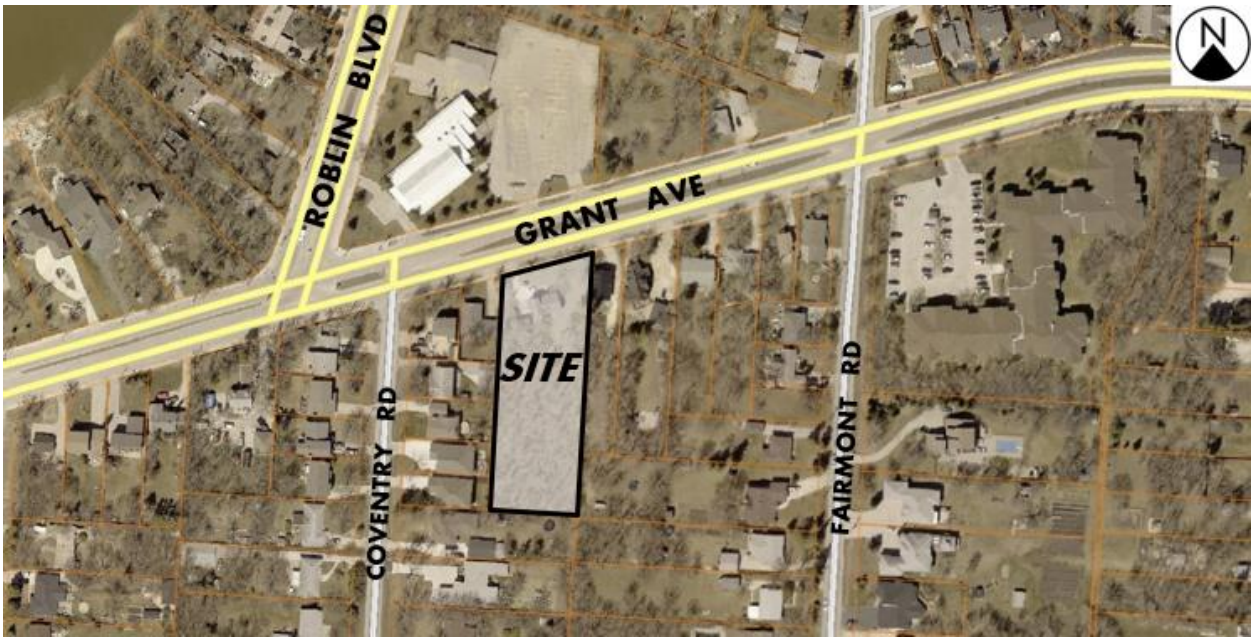

Figure 1: Air photo of subject site and surrounding context (*Flown, 2024*)

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing to consolidate the two lots on the subject site and rezone the land from the “R1-L” Residential Single-Family (Large) district to the “RMF-S” Residential Multi-Family (Small) district. This is to allow the applicant to construct a multi-family development with 14 dwelling units.
- Plans submitted show the development will include:
    - Two (2) separate side-by-side triplex buildings
    - Four (4) separate side-by-side duplex buildings

  All buildings will be one (1) storey tall, with a height of 18.2 feet to the top of the peaked rooflines.
- Exterior cladding materials include a mix of stone veneer, fibre cement boards, and stucco.
- A total of seven 27 accessory parking stalls are provided, which is a ratio of 1.93 parking stalls per dwelling unit.
- The proposed parking includes:
    - 11 units will have two-car garages
    - Three (3) units will have one-car garages

- Two (2) visitor parking stalls. This includes: including one (1) accessible parking stall. These parking stalls will be accessed from the adjacent public lanes.

- Bicycle parking is not required for the proposed development, but it is anticipated that bicycle parking can be accommodated within the proposed dwelling units or attached garages.
- A total of nine (9) trees and 125 shrubs are proposed to be planted on the subject site.
- Plans show a solid wood fence measuring 6.0 feet in height, to be built along the rear and side property lines.

ANALYSIS AND ISSUES

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

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

  Goal 1

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

  Policies

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

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

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

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

- *Applicable City-endorsed policies or guidelines;*
- *Existing zoning of the property and adjacent properties;*
- *Characteristics of the immediately surrounding built form including building mass, height, lot coverage, setbacks, and layout;*
- *Surrounding uses and their characteristics including residential density and the intensity of commercial and other non-residential uses;*

- *Characteristics of the lot, including whether it is a corner lot, a larger lot than is typical for the neighbourhood, or the shape of the lot;*
- *The supporting street network (ex. local, collector, or arterial streets) and the street network's ability to support proposed development;*
- *The supporting transit, pedestrian and active transportation network; and*
- *The supporting water, wastewater, and land drainage infrastructure and capacity to accommodate a proposed development or ability to make the required upgrades necessary to accommodate a proposed development.*

1.15 Low-rise residential uses will generally be encouraged to locate on arterial roads and collector roads, where compatible with adjacent land uses and where they can be conveniently served with transit and local commercial amenities, and in consideration of the factors listed in Policy section 1.6.

1.16 Small-scale residential uses, not including single-family, may be accommodated on collector roads and local streets with a public lane, where compatible with adjacent land uses, and in consideration of the factors listed in Policy section 1.6.

Goal 2

2.0 Design new development in Established Neighbourhoods to a high standard of urban design and construction to ensure new development adds value to public and private urban spaces to create a sense of place and civic pride.

Policies

2.3 Encourage, where contextually suitable, the location of multi-family buildings at or near the front and corner side property lines to create a pedestrian orientation that is respectful of the area context. Use setbacks to provide landscaping, front courtyards for individual units or other amenities that support the pedestrian environment, building design and relationship to the street.

2.4 Encourage the use of high-quality, energy efficient, and durable exterior building façade materials.

2.5 Encourage a variety of architectural styles.

2.6 Encourage building design to include a range of architectural features that create visual interest and positively contribute to the visual aesthetics of the street and neighbourhood.

2.9 Buildings with multi-unit residential uses should be designed to support pedestrian activity and reinforce the public realm through thoughtful use of architectural features which may include, but are not limited to, the following:

a. *Window placement that supports passive surveillance;*
b. *Unit entrances with direct access to the street;*
c. *Front porches;*
d. *Balconies;*

e. *Awnings;*

f. *Lighting; and*

g. *Height of primary entrances*

2.10Discourage building designs that orient the back of the building to the street.

2.11Multi-family residential or mixed-use buildings that front public streets and contain internal parking areas should provide a main entrance facing the public street.

2.12New development should respect and complement the existing character of the built form of surrounding properties.

2.14Avoid buildings that create long blank walls facing public streets.

2.15Encourage the use of architectural features to articulate building walls in order to mitigate the impact of new building mass.

2.21Site design should take cues from the character of the neighbourhood or street and should mitigate the potential for land use conflict with adjacent properties that have different scales, densities and uses. Parking location (motor vehicle and bicycle), vehicular access, servicing elements, building placement and landscaping treatment will be important design elements to ensure context-sensitive design.

2.22Create or reinforce compact, pedestrian-oriented urban development patterns by ensuring the siting, form and scale of new development has a strong relationship to the street, public spaces and amenities in a way that is consistent with neighbourhood context.

Goal 3

3.0 Ensure all communities provide a diversity of housing options and meet resident life-cycle housing needs. More specifically, policies that relate to the subject proposal are as follows:

Policies

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

REASONS FOR THE RECOMMENDATIONS

The Urban Planning and Design Division recommend approval of the submitted plans because they are consistent with *Complete Communities Direction Strategy 2.0.*

CONSULTATION

NA

SUBMITTED BY

Department: Planning, Property and Development
Division: Urban Planning and Design
Prepared by: Robert Galston, MCP
Date: June 11, 2026
File No: ZR-PA 26-152867