Agenda – Assiniboia Community Committee – June 22, 2026

PUBLIC HEARINGS

Item No. 4 Variance – Sharon Carstairs Way
(Waverley West Ward)
File DAV 140855/2026D

WINNIPEG PUBLIC SERVICE RECOMMENDATION:

The Urban Planning and Design Division recommends approval of the application as follows:

1. To vary the "R2" Development and Design Standards of Winnipeg Zoning By-law No. 200/2006 for the establishment of residential lots to permit:

    A. On proposed Block 10 Lot 1 a lot area of 3,243 square feet (301.3 square metres) instead of 5,000 square feet (464.52 square metres);

    B. On proposed Block 10 Lots 2, 3, 5, 6, 7 lot areas of 3,402 square feet (316.1 square metres) instead of 5,000 square feet (464.52 square metres);

    C. On proposed Block 10 Lot 4 lot area of 3,202 square feet (297.5 square metres) instead of 5,000 square feet (464.52 square metres);

    D. On proposed Block 10 Lot 8 a lot area of 3,470 square feet (322.4 square metres) instead of 5,000 square feet (464.52 square metres);

    E. On Proposed Block 10 Lot 9 a lot area of 3,483 square feet (323.6 square metres) instead of 5,000 square feet (464.52 square metres);

    F. On proposed Block 10 Lot 10 a lot area of 3,482 square feet (323.5 square metres instead of 5,000 square feet (464.52 square metres);

    G. On proposed Block 10 Lot 11 a lot area of 3,565 square feet (331.2 square metres) instead of 5,000 square feet (464.52 square metres);

    H. On proposed Block 11 Lots 3, 4, 7 lot areas of 3,910 square feet (363.2 square metres) instead of 5,000 square feet (464.52 square metres);

    I. On proposed Block 11 Lot 8 a lot area of 4,866 square feet (452.1 square metres) instead of 5,000 square feet (464.52 square metres);

    J. On proposed Block 11 Lot 11 a lot area of 3,969 square feet (368.7 square metres) instead of 5,000 square feet (464.52 square metres);

WINNIPEG PUBLIC SERVICE RECOMMENDATION (continued):

K. On proposed Block 11 Lot 12 a lot area of 3,876 square feet (360.1 square metres) instead of 5,000 square feet (464.52 square metres);

L. On proposed Block 11 Lot 13 a lot area of 3,878 square feet (360.3 square metres) instead of 5,000 square feet (464.52 square metres);

M. On proposed Block 11 Lot 26 a lot area of 3,252 square feet (302.3 square metres) instead of 5,000 square feet (464.52 square metres);

N. On proposed Block 11 Lot 27 a lot area of 3,156 square feet (293.2 square metres) instead of 5,000 square feet (464.52 square metres);

O. On proposed Block 10 Lots 1-11 a front yard of 10 feet (3.05 metres) instead of 20 feet (6.10 metres).

2. To vary the "R1-M" Development and Design Standards of Winnipeg Zoning By-law No. 200/2006 for the establishment of residential lots to permit on proposed Block 3 Lots 21-24, 32-35 lot areas of 3,450 square feet (297.48 square metres) instead of 3,500 square feet (464.52 square metres).

Subject to the following condition:

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.

File:	DAV 140855/2026D
Applicant:	Southeast Lands Corp. (Veronica Eno)
Premises Affected:	Bison Run Phase 4B (Between Kenaston Boulevard and the continuation of future Northridge Road)
Legal Description:	LOT 1 BLOCK 13 DASZ 35/2024, hereinafter called "the land"
Property Zoned:	"R1-S" (Residential Single-Family (Small)), "R1-M" (Residential Single-Family (Medium)), "R2" (Residential Two-Family)
Nature of Application:	To vary the "R2" Development and Design Standards of Winnipeg Zoning By-law No. 200/2006 for the establishment of residential lots to permit: 1. On proposed Block 10 Lots 1-11 lot areas ranging from 3,202 square feet (297.48 square metres) to 3,565 square feet (331.20 square metres) instead of 5,000 square feet (464.52 square metres); 2. On proposed Block 11 Lots 3, 4, 7, 8, 11, 12, 13, 26, 27 lot areas ranging from 3,156 square feet (293.20 square metres) to 4,866 square feet (452.07 square metres) instead of 5,000 square feet (464.52 square metres); 3. On proposed Block 10 Lots 1-11 lot a front yard of 10 feet (3.05 metres) instead of 20 feet (6.10 metres); To vary the "R1-M" Development and Design Standards of Winnipeg Zoning By-law No. 200/2006 for the establishment of residential lots to permit on proposed Block 3 Lots 21-24, 32-35 lot areas of 3,450 square feet (297.48 square metres) instead of 3,500 square feet (464.52 square metres).
Exhibits Filed:	1. Application dated April 30, 2026 2. Notification of Public Hearing dated June 5, 2026 3. Manitoba Status of Titles 3399717/1, 3399718/1, 3399720/1, 3399721/1, 3399722/1, 3399723/1, 3399724/1, 3399725/1, 3399726/1, 3399727/1, 3399729/1, 3399730/1, 3399731/1, 3399732/1, 3399734/1, 3399735/1, 3399736/1, 3399737/1

Exhibits Filed (continued):

4. Confirmation from the Zoning and Permits Administrator that the subject property may be posted in substitution for newspaper advertising
5. Site Plan
6. Schedule of Zoning Site Widths and Areas dated March 2, 2026
7. Plans for File DAV 140855/2026D dated April 15, 2026
8. Report from the Urban Planning Division dated June 11, 2026
9. Inspection Report

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 “8” referred to in File DAV 140855/2026D

ADMINISTRATIVE REPORT

Title: DAV 26-140855/D – Sharon Carstairs Way

Issue: For consideration of a Variance associated with the establishment of residential lots

Critical Path: Assiniboia Community Committee

AUTHORIZATION

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

RECOMMENDATIONS

The Urban Planning and Design Division recommends **approval** of the application as follows:

1. To vary the “R2” Development and Design Standards of Winnipeg Zoning By-law No. 200/2006 for the establishment of residential lots to permit:
    A. On proposed Block 10 Lot 1 a lot area of 3,243 square feet (301.3 square metres) instead of 5,000 square feet (464.52 square metres);
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2. To vary the "R1-M" Development and Design Standards of Winnipeg Zoning By-law No. 200/2006 for the establishment of residential lots to permit on proposed Block 3 Lots 21-24, 32-35 lot areas of 3,450 square feet (297.48 square metres) instead of 3,500 square feet (464.52 square metres).

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.

REASON FOR THE REPORT

- The applicant is proposing to create new residential lots and requires Variances for the 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 26-140855/D**
RELATED FILES:	DASSF 515/2026
COMMUNITY:	Assiniboia Committee
NEIGHBOURHOOD #:	2.681 (Waverley West B)
SUBJECT:	1. To vary the "R2" Development and Design Standards of Winnipeg Zoning By-law No. 200/2006 for the establishment of residential lots to permit: A. On proposed Block 10 Lot 1 3,243 square feet (301.3 square metres) instead of 5,000 square feet (464.52 square metres); B. On proposed Block 10 Lots 2, 3, 5, 6, 7 lot areas of 3,402 square feet (316.1 square metres) instead of 5,000 square feet (464.52 square metres);

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LOCATION: Sharon Carstairs Way
LEGAL DESCRIPTION: LOT 1 BLOCK 13 PLAN 76165

APPLICANT: Veronica Eno (Southeast Lands Corp.)
1 Dr. David Friesen Dr.
Winnipeg, Manitoba R3X 0G8)

OWNER: Southeast Lands Corp.
1 Dr. David Friesen Dr.
Winnipeg, MB R3X 0G8

HISTORY

N/A

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 site encompasses an area of land east of Kenaston Boulevard and south of Joe Keeper Way. It is in the Waverley West 'B' Neighbourhood of the Waverley West Ward.
- The subject sites are made up proposed lots in three (3) separate blocks. These lots have a total land area of approximately 2.0 acres (89,426 square feet).
- The subject sites were rezoned a mix of "R1-M" Residential Single-Family (Medium) and "R2" Residential Two-Family under file no. DASZ 35/2024.
- The subject site is located within the Established Neighbourhoods – Recent Communities policy area of the *Complete Communities Direction Strategy 2.0.* The site also falls within the *Waverley West Neighbourhood 'B' Secondary Plan.*



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

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Joe Keeper Way, then to the north of Joe Keeper Way is an earlier phase of residential land in the Waverley West B Neighbourhood zoned “RMF-M” Residential Multi-Family (Medium), “R2” Residential Two-Family, and “R1-M” Residential Single-Family (Medium), as well as park space zoned “PR1” Parks and Recreation 1 (Neighbourhood).

South: Residential uses zoned “R1-M” Residential Single-Family (Medium) in the South Pointe Neighbourhood

East: A portion of the Waverley West B Neighbourhood which will contain a mix of established rural-residential uses along Lee Boulevard and vacant land zoned “A” Agricultural.

West: Kenaston Boulevard, then the Bridgwater Centre Neighbourhood, which contains a mix of residential and commercial uses.



Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant proposes to subdivide 11 blocks into a total of 225 residential lots.
- These lots are zoned a mix of “R1-M” Residential Single-Family (Medium) and “R2” Residential Two-Family.
- The applicant intends to develop a mix of single-family and two-family dwellings on the proposed lots. No building or site plans for these proposed residential dwellings have been submitted.
- Of these proposed 225 lots, 28 lots are the subject of this Variance application.

DASSF 515/2026

- The proposed development is also the subject of an associated subdivision application under file no. DASSF 515/2026. This subdivision application was circulated to all relevant City of Winnipeg departments with no concerns raised.

COLLABORATIVE PLANNING AND CONSULTATION

With the Urban Planning and Design Division

- The applicant spoke with the Urban Planning and Design Division prior to submitting their application.

With the Public

- Given that no changes to the use or design of the subject site are proposed, no public consultation was undertaken as part of this application.

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.

  General 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.

  Goal 5

  5.0 Ensure Established Neighbourhoods accommodate a variety of public and institutional uses to meet a broad range of community needs.

  General Policies

  4.1 Support public and institutional uses where residential neighbourhoods are not well served by these amenities or are areas of higher need. These uses may include day cares, places of worship, elementary schools, libraries, community centres, public parks, and recreation facilities.

  Goal 6

  6.0 Ensure Neighbourhoods and communities are well served by parks, open spaces, and recreational facilities that contribute to sustainability, wellness and active living.

  General Policies

  6.4 Where significant intensification of housing occurs within a neighbourhood, ensure parks, open spaces, and community facilities respond to community needs through strategic investment.

  6.6 Ensure a variety of public spaces, facilities, parks, and other community amenities are provided in Established Neighbourhoods to support well-being, inclusiveness, and the social fabric of the community.

WAVERLERY WEST NEIGHBOURHOOD 'B' SECONDARY PLAN (By-law No. 1/2019)

Under the *Waverley West Neighbourhood 'B' Secondary Plan*, the subject lands are located in the Lower Density Residential policy area.

- *Lower Density Residential areas provide primarily for the development of single-family dwellings and opportunities for two-family dwellings and certain styles of multi-family dwellings, where appropriate, as outlined in the policies that follow.*

3.1.2 Policies

1. *Single-family and two-family dwellings shall be the predominant use of land, with ground-entry multi-family dwellings allowed in appropriate locations as determined by the City.*

2. *New public and institutional uses, such as places of worship, daycares and non-regional recreational uses may be allowed within the Lower Density Residential area, where determined by the City to be compatible and appropriate. Such uses shall be located adjacent to collector roads and the design of the site shall mitigate any negative impacts of the use on adjacent lower density residential uses.*
3. *Existing institutional uses within the Lower Density Residential areas may only expand if they are: a. located on and have access to a collector or arterial road; and b. serviced by a full range of municipal services.*
4. *Any residential development application for lands within a Lower Density Residential area should achieve a minimum density of 7.0 dwelling units per Net Developable Acre.*
5. *Higher density development shall be directed along collector roads within sub-areas 1 and 2.*
6. *Single-family dwellings shall not back onto an internal collector road.*
7. *Single-family dwellings on lots with less than 12.19 metres (40 feet) of frontage should take exclusive access from a back lane, unless a design solution can be provided, to the satisfaction of the Director of Public Works, that can address the following design considerations: a. the availability of front yard areas for landscaping and tree growth; b. adequate snow storage areas; c. on-street parking capacity; and d. the provision of utilities.*
8. *A pair of semi-detached dwellings or a two-family dwelling on lots less than 15.24 metres (50 feet) of frontage should take exclusive access from a back lane, unless a design solution can be provided, to the satisfaction of the Director of Public Works, that can address the following design considerations:*
    a. *the availability of front yard areas for landscaping and tree growth;*
    b. *adequate snow storage areas;*
    c. *on-street parking capacity;*
    d. *the provision of utilities; and e. pedestrian safety.*
9. *Multi-family dwellings may be allowed within the Lower Density Residential along collector roads within subareas 1 and 2 as shown in Appendix B, under the following conditions: a. multi-family dwellings shall take exclusive access from a back lane; and b. the design of multi-family dwellings shall be street oriented and ground-entry.*
10. *Multi-family dwellings may be allowed within the Lower Density Residential along collector roads within subarea 3 as shown in Appendix B and along local roads throughout the Plan Area, under the following conditions: a. multi-family dwellings shall take exclusive access from a back lane; b. the design of multi-family dwelling shall be street oriented and ground-entry; and c. should be limited to approximately six dwelling units per building.*
11. *Live-work style development may be allowed along collector roads in the Lower Density Residential areas within sub-areas 1 and 2 as shown on Appendix B.*
12. *Despite other policies in this section, only single-family dwellings shall be permitted on lots abutting the southerly edge of the Plan Area located within the Lower Density Residential areas.*

13. *Parks, open spaces and an integrated pathway network shall be provided in Lower Density Residential areas to meet the active and passive recreational needs of residents and visitors.*
14. *Properties zoned "A" Agricultural shall be required to rezone prior to the establishment of new principal buildings or uses.*

CITY OF WINNIPEG ZONING BY-LAW 200/2006

- Per the dimensional standards of the Winnipeg Zoning By-law,
    - Lots in the "R2" Residential Two-Family district are required to have a minimum lot size of 5,000 square feet. The applicant is proposing lots with sizes ranging between 3,156 square feet and 4,866 square feet.
    - Lots in the "R2" district are required to a have a minimum front yard setback of 20 feet. The applicant is proposing lots with front yard setbacks of 10 feet.
    - Lots in the "R1-M" Residential Single-Family (Medium) district are required to have a minimum lot size of 3,500 square feet. The applicant is proposing lot sizes of 3,450 square feet.

  As such, Variances are required.

ANALYSIS OF VARIANCES

R2 Lot Sizes

- The lot sizes are consistent with policies in the *Waverley West Neighbourhood 'B' Secondary Plan,* which supports single and two-family development with smaller lots where a public lane is present, or where there is otherwise adequate space in the front street environment for landscaping, on-street parking, and snow storage.
- With respect to the Variance for lot sizes between 3,202 square feet and 3,565 square feet, these apply to 11 lots on Block 10. The applicant proposes single-family dwellings on these lots. Given that these lots will take exclusive vehicular access from the rear public lane, and will have detached single-family dwellings on each, the reduced lot sizes are supported.
- With respect to the Variance for lot sizes between 3,156 square feet and 4,866 square feet are for nine (9) of the 27 lots in Block 11. These will be side-by-side duplex lots, with each duplex dwelling straddling a shared lot line. As shown in plans submitted by the applicant, these proposed duplex lots with reduced lot areas are scattered within a block of 18 other lots that comply with the Zoning By-law. As such, the reduced lot sizes will not have an adverse effect on the ability to provide sufficient landscaping, on-street parking, and snow storage in the front street environment.

R2 Front Yard Setbacks

- The Variance for front yard setbacks of 10 feet instead of 20 feet are for 11 lots in Block 10. This is supported because these lots will take exclusive vehicular access from the rear public lane.
- Given this, the Variances for front yards of 10 feet instead of the required 20 feet will bring active, ground-oriented residential buildings closer to the public street edge, rather than bringing vehicle-oriented uses (e.g., attached front garages and driveways) closer.

- In this manner, the reduced yards are consistent with policies in Lower Density Residential areas, per the *Waverley West Neighbourhood 'B' Secondary Plan,* which support ground floor entry and street-oriented residential development where vehicular access is taken from a rear public lane.

R1-M Lot Size

- The Variance for lot sizes of 3,450 square feet apply to eight (8) of the 99 lots on in Block 3.
- This is a decrease of 1.4 percent, and is therefore considered a minor Variance, and does not create an adverse effect on the use of adjacent properties or the front street environment.

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 Variances will enable residential development that is consistent with policies in the* Waverley West Neighbourhood B 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;

In that, *the surrounding area is characterized by vacant Agricultural land that will transition toward future urban development consistent with the* Waverley West Neighbourhood 'B' Secondary Plan.

(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 Variances will enable residential development which is consistent with policies in the* Waverley West Neighbourhood 'B' Secondary Plan*, and with the original proposal made by the landowner.*

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

In that, *the Variances are for properties that are part of a planned neighbourhood that is not yet developed.*

CONSULTATION

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

OURWINNIPEG 2045 POLICY ALIGNMENT

OurWinnipeg 2045 Goal – City Building

6.16 Established Neighbourhoods

Designate Established Neighbourhoods within the Urban Structure, representing lands that will accommodate additional growth in a context-sensitive manner, while promoting

the efficient use of land, cost-effective municipal servicing, enhanced housing choice and affordability, and conservation of green infrastructure and heritage resources and districts, as defined in Complete Communities.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

The proposed development aligns with the following Key Direction in the Winnipeg Climate Action Plan: *"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:	Robert Galston, MCP
Date:	Thursday, June 11, 2026
File No.	DAV 26-140855/D

Exhibit “7” referred to in File DAV 140855/2026D

