Agenda – City Centre Community Committee – June 23, 2026

REPORTS

Item No. 3 Plan Approval – 160 Ash Street
(River Heights-Fort Garry Ward)
File DAZ 228/2025

WINNIPEG PUBLIC SERVICE RECOMMENDATION:

The Urban Planning and Design Division recommends approval of the submitted plans subject to the following amendment:

1. That the applicant revise the front façade facing Ash Street on page 2 of 7 so that the façade treatment and articulation are similar on both street-facing frontages, to the satisfaction of the Director of Planning, Property and Development.

ADMINISTRATIVE REPORT

Title: Plan Approval 26-149690 – 160 Ash Street

Issue: Plans for a proposed five-unit townhouse building

Critical Path: City Centre Community Committee

AUTHORIZATION

Author	Division Head	Department Head	CFO	CAO
Dylan Chyz-Lund, RPP, MCIP		n/a	n/a	

RECOMMENDATIONS

The Urban Planning and Design Division recommends **approval** of the submitted plans subject to the following amendment:

1. That the applicant revise the front façade facing Ash Street on page 2 of 7 so that the façade treatment and articulation are similar on both street-facing frontages, to the satisfaction of the Director of Planning, Property and Development.

REASONS FOR REPORT

This report is required because plans of development on the site require approval by the City Centre Community Committee as per Council's approval of DAZ 228/2025:

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

a. buildings

b. accessory parking areas

c. private approaches

d. garbage enclosures

e. fencing

f. landscaping

g. free-standing signage

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

IMPLICATIONS OF THE RECOMMENDATIONS

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

HISTORY

DAZ 228/2025

- On February 23, 2026, the City Centre Community Committee recommended to the Standing Policy Committee on Property and Development that that the Rezoning of the property to the "RMF-S" Residential Multi-Family (Small) district be approved for the purpose of establishing a five-unit multi-family building on the property.

FILE/APPLICANT DETAILS

FILE:	**ZR PA 26-149690**
COMMUNITY:	City Centre
NEIGHBOURHOOD #:	1.631 - (WELLINGTON CRESCENT)
SUBJECT:	Plans for a proposed five-unit townhouse building
LOCATION:	160 Ash Street
APPLICANT:	Jeff Del Buono (Lola Construction Management)

DISCUSSION

SITE DESCRIPTION

- The subject property is located on the north side of Academy Road, in the Wellington Crescent neighbourhood of the River Heights Fort Garry ward.
- The subject property is located in an "Established Neighbourhood-Mature Community" policy area as identified in *Complete Communities 2.0*.

- The subject property has been approved to be Rezoned “RMF-S” Residential – Multi-Family (Small) district, and is approximately 9,074 square feet in area.
- The subject property is accessed by a paved rear lane.

SURROUNDING LAND USE AND ZONING (See Figure 2)



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

North: A single-family dwelling zoned “R1-L” Residential Single-Family – Large district.

South: Academy Road, then commercial uses zoned “C1” Commercial – Neighbourhood district.

East: A rear lane, then single-family dwellings zoned “R1-L” Residential Single-Family – Large district.

West: Ash Street, then single-family dwellings zoned “R1-L” Residential Single-Family – Large district.

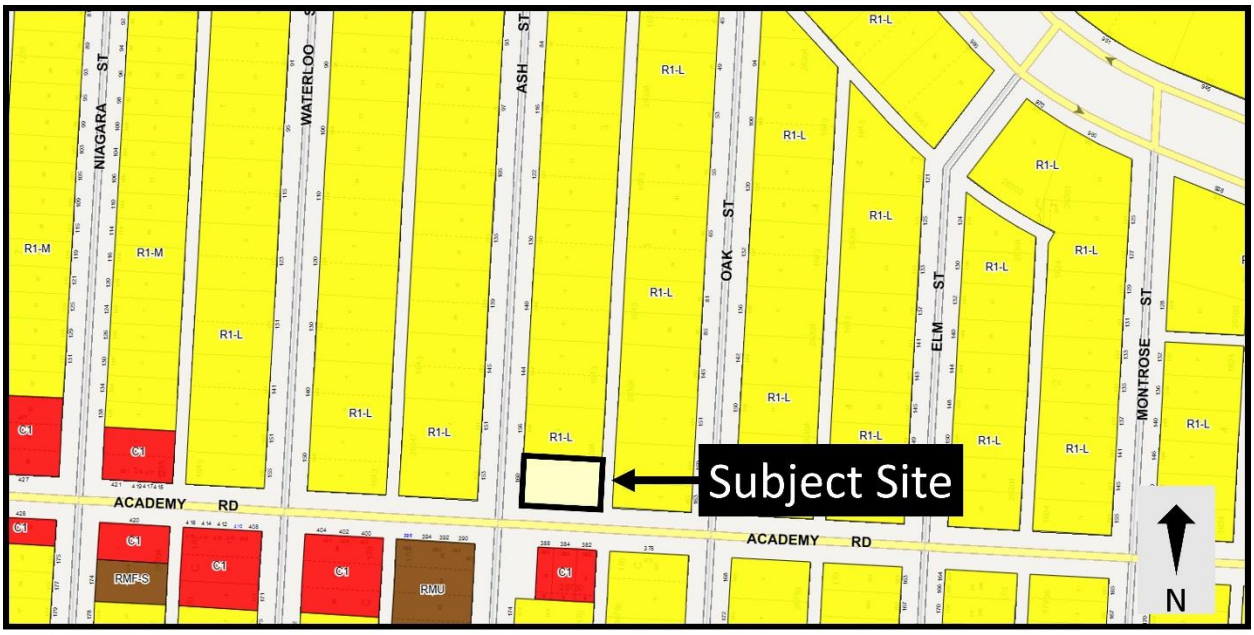


Figure 2: Zoning of the subject site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant intends to construct a five-unit townhouse-style development, oriented towards Academy Road and Ash Street. The building would:
    - Have a 14’ front yard setback to the Ash Street property line.
    - Have a 24’ north side yard setback.
    - Have a 6’ rear yard setback to the rear lane.
    - Have an 8’ setback to Academy Road.
    - Be three stories in height (approximately 30’ 3 5/8”)
    - Include individual unit entrances facing both Academy Road and Ash Street, with direct pedestrian connections to the sidewalk on Academy Road.
    - Include balconies facing Academy Road.
    - Include only clerestory windows facing the rear lane.
    - Be clad in a mixture of black acrylic stucco, corrugated metal, brick veneer, and EIFS.
- The site plan also shows:
    - A total of 16 new trees
    - Access from the rear lane through a 20’ wide driveway / drive aisle, with indoor parking provided at the ground floor of each individual unit

COLLABORATIVE PLANNING AND CONSULTATION

N/A

ANALYSIS AND ISSUES

The *Complete Communities Direction Strategy 2.0* (*CCDS 2.0*) is one of four direction strategies supporting *OurWinnipeg*, the city's long-range development plan, and has statutory authority as a secondary plan. The strategy guides land use and development in Winnipeg. *CCDS 2.0* provides policy guidance when assessing proposals that are seeking entitlements or changes to the *Winnipeg Zoning By-Law*.

The subject site is located in an "Established Neighbourhood – Mature Communities" policy area of *CCDS 2.0*. The following goals and policies of *CCDS 2.0* apply to the proposal:

- 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.*

  Building Setbacks

  - *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.*

The proposed building includes a south corner side yard to Academy Road of 8', a reduced front yard to Ash Street of 14', a reduced rear yard to the lane of 6', and a north corner side yard to the abutting residential property of 24'

The south side yard to Academy Road brings the building closer to the street, creating a pedestrian orientation that somewhat mimics the developments on the south side of Academy Road, and is similar to other developments along the north side of Academy Road. The 8' yard to Academy Road increases the pedestrian orientation of the building by increasing activity and visibility at the street, enhancing the active frontage, and creating a continuous street wall.

The reduced rear yard of 6' – while a significant reduction – is contextually suitable because it is abutting a rear lane, followed by a garage and parking area on the neighbouring properties. The 20' wide lane – paired with the 6' rear yard setback, ensures the proposed building would be separated from the adjacent properties across the lane by a minimum of 26'.

The north side yard of 24' far exceeds what is required here, but enables the new development to reduce the impact on the abutting property to the north while also bringing the building closer to Academy Road.

Building Design

- *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.*

The proposed building includes cement siding, brick veneer, substantial window coverage, and a corrugated metal roof that transitions into part of the upper façade of the building. In addition, the building includes full balconies, along with entrances facing both streets that flank the building. Together, these features create visual interest that positively contributes to the aesthetics of both streets the building is located on.

Pedestrian orientation

- *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*

The proposed building includes ground floor entrances that provide access to both Academy Road and Ash Street, balconies that face Academy Road, and significant window coverage that faces both streets. Together, these features promote the pedestrian orientation of the building.

Massing and scale

- *2.12 New development should respect and complement the existing character of the built form of surrounding properties.*
- *2.14 Avoid buildings that create long blank walls facing public streets.*
- *2.15 Encourage the use of architectural features to articulate building walls in order to mitigate the impact of new building mass.*

The proposed building height of three stories (approximately 30’ 3 5/8”) is consistent with surrounding development. A total height of 35’ is permitted on the surrounding residential properties, many which include two and two and a half storey homes. As well, taller buildings are located along Academy Road, including a four storey building at 378 Academy Road and at 390 Academy Road.

The use of individual entrances, alternating building façade materials, significant window coverage, and balconies all break up the horizontal massing of the proposed building facing Academy Rd.

The Division has flagged in our review that the proposed massing facing Ash Street (west elevation) features a large blank wall, which is contrary to 2.14. This was highlighted by the removal of a juliette balcony from the plans that were submitted in February as part of DAZ 228/2025. Policy 3.9 (Townhouses) of the Small-Scale and Low-Rise Residential Development Guidelines also states that "On corner lots, primary façade treatments and articulation should be continued on both street-facing frontages." Considering these policies, the Division has placed a recommended amendment on the Plan Approval that the applicant revise the front façade facing Ash Street on page 2 of 7 to the satisfaction of the Director of Planning, Property and Development. As part of the revisions, the Division requests that the juliette balcony be re-added to the west elevation and additional brick veneer detailing is added so that the Ash Street façade features a similar level of detail to that of the Academy Road façade. Per 2.15, additional architectural features to help articulate the west building wall are encouraged.

Parking and loading

- *2.16 For properties with public lane access, vehicular access should be taken from the public lane in order to:*
  a. Reduce potential conflict between pedestrians using sidewalks and motor vehicles crossing the public right-of-way to access private property;
  b. Preserve green space and protect existing trees that can be impacted by the establishment of front approaches and corresponding private driveways; and
  c. Prevent fragmentation of the public boulevard in order to better accommodate on-street motor vehicle parking and public snow clearing

The parking is accessed from the rear lane, with parking located inside of the building in attached garages. Parking taken from the rear lane, rather than from a front drive aisle, reduces the risk of conflict between pedestrians and vehicles and preserves the existing green space along the public boulevard.

Site design

- *2.21 Site design should take cues from the character of the neighbourhood or street and should mitigate the potential for land use conflict with adjacent properties that have different scales, densities and uses. Parking location (motor vehicle and bicycle), vehicular access, servicing elements, building placement and landscaping treatment will be important design elements to ensure context-sensitive design.*
- *2.22 Create or reinforce compact, pedestrian-oriented urban development patterns by ensuring the siting, form and scale of new development has a strong relationship to the street, public spaces and amenities in a way that is consistent with neighbourhood context.*

As discussed, the proposed building height of three stories is similar to surrounding development, and paired with the significant 24' north side yard ensures the new development mitigates the impact with abutting house to the north. As well, the rear yard of 6', coupled with the existing 20' rear lane, mitigates the impact of the proposed building on the existing houses to the east.

REASONS FOR THE RECOMMENDATIONS

The Urban Planning Division recommends **approval** of the submitted plans because they comply with *OurWinnipeg 2045* and *Complete Communities Direction Strategy 2.0*.

CONSULTATION

- N/A

OURWINNIPEG 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 aligns with *OurWinnipeg2045* in general because it would facilitate the development of a small-scale multi-family building in an area characterized by smaller-scale development including single-family dwellings and low-rise multi-family buildings.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

Consideration was given as to whether this report connects to any of the specific Goals and Objectives in the *Winnipeg Climate Action Plan* (*WCAP*)and it was determined that the *WCAP* is not applicable to this specific report.

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

Consideration was given as to whether this report connects to any of the specific Goals and Objectives in the *Winnipeg Poverty Reduction Strategy* (*PRS*) and it was determined that the *PRS* is not applicable to this specific report.

SUBMITTED BY

Department:	Planning, Property and Development
Division:	Urban Planning and Design
Prepared by:	Dylan Chyz-Lund, RPP, MCIP
Date:	June 12, 2026
File No:	**ZR PA 26-149690**