Agenda – Lord Selkirk-West Kildonan Community Committee – June 23, 2026

PUBLIC HEARINGS

Item No. 2 Rezoning – 780 McPhillips Street
(Point Douglas Ward)
File DAZ 200/2026 [c/r DAV 110541/2026D]

WINNIPEG PUBLIC SERVICE RECOMMENDATION:

1. That the Winnipeg Zoning By-law No. 200/2006 be amended under Development Application No. DAZ 200/2026 by rezoning the subject land to a "C1 Mature Communities PDO-1" Commercial Neighbourhood District in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated May 29, 2026, and attached as Schedule "B" to this report, subject to the following conditions:

    A. That the owner of the subject land (the "Owner") enter into a Zoning Agreement with the City pursuant to subsection 240(1) of The City of Winnipeg Charter in accordance with the following:

        i. That, upon demolition of the existing building, 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") 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.

    B. That the City enter into, execute and deliver with the Owner a Zoning Agreement in accordance with recommendation 1.A., and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").

    C. That authority be delegated to the Director of Planning, Property and Development to negotiate and approve the terms and conditions of the Zoning

WINNIPEG PUBLIC SERVICE RECOMMENDATION (continued):

Agreement, and any Ancillary Agreements, in accordance with this report and such other terms and conditions determined necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.

2. That, in lieu of the dedication of land, the developer shall provide a cash payment representing ten percent (10%) of the planned area value of the Development Application (the "Dedication Fee"), as determined by the City's Director of Planning, Property and Development.

3. That the Developer shall meet all terms and conditions as outlined in Appendix "B", the report of the Administrative Coordinating Group, dated June 11, 2026, to the satisfaction of the Director of Planning, Property and Development.

4. That, upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor prepare a by-law in accordance with recommendation 1 (the "By-law") and bring same directly to Council by way of communication for first reading.

5. That, upon instruction from the Director of Planning, Property and Development that the developer has paid all fees, charges or other amounts due in respect of DAZ 200/2026 (collectively, the "Fees"), and subject to s. 236.1 of The City of Winnipeg Charter, the Director of Legal Services/City Solicitor be directed to return the By-law directly to Council by way of communication for consideration for second and third reading.

6. That Development Application No. DAZ 200/2026 will be deemed to be concluded and all approvals in connection with same will expire if the developer has not paid the Fees within 2 years following the date on which Council gives first reading to the By-law, unless the developer applies for an extension of time before the expiration of that 2 year period and Council approves the extension.

7. That the By-law will come into force when the Zoning Agreement is fully executed and registered in the Winnipeg Land Titles Office by way of caveat against the lands described therein.

8. That the By-law will be repealed without coming into force 1 year following the date it is enacted if the Zoning Agreement is not registered in accordance with recommendation 6, unless the developer applies for an extension of time before the expiration of that 1 year period and Council approves the extension.

9. That the proper officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

WINNIPEG PUBLIC SERVICE RECOMMENDATION (continued):

10. That the Variance order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DAZ 200/2026.

Agenda – Lord Selkirk-West Kildonan Community Committee – June 23, 2026

File: DAZ 200/2026

Applicant: Suzanne Mariani

Subject:



Agenda – Lord Selkirk-West Kildonan Community Committee – June 23, 2026

Premises Affected: 780 McPhillips Street

Exhibits Filed:

1. Application dated March 30, 2026
2. Notification of Public Hearing dated April 27, 2026
3. Manitoba Status of Title 3304594/1
4. Letter of authorization dated August 25, 2025, from Mahak Mahajan and Parul Pabbi to Suzanne Mariani
5. Surveyor's Building Location Certificate and sketch dated May 21, 2025
6. Plans (5 pages)
7. Report from the Urban Planning Division dated May 29, 2026
8. 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 the recommendation of the Winnipeg Public Service be concurred in / not be concurred in, and forwarded to the Standing Policy Committee on Property and Development / the Executive Policy Committee via the Priority Rezoning Process.

Supporting Reasons:

Moved by Councillor

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

Exhibit “7” referred to in File DAZ 200/2026

ADMINISTRATIVE REPORT

Title: DAZ 200/2026 – 780 McPhillips Street

Issue: An application for consideration at the Public Hearing to rezone the subject site from an “R1-M” Residential Single-family (Medium) District to a “C1 Mature Communities PDO-1” Commercial Neighbourhood District.

Critical Path: Lord Selkirk-West Kildonan Community Committee → Standing Policy Committee on Property and Development → Executive Policy Committee → Council

AUTHORIZATION

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

RECOMMENDATIONS

1. That the Winnipeg Zoning By-law No. 200/2006 be amended under Development Application No. DAZ 200/2026 by rezoning the subject land to a “C1 Mature Communities PDO-1” Commercial Neighbourhood District in accordance with the proposed by-law attached as Appendix “A” to this report and as shown on the map dated May 29, 2026, and attached as Schedule “B” to this report, subject to the following conditions:

   A. That the owner of the subject land (the “Owner”) enter into a Zoning Agreement with the City pursuant to subsection 240(1) of The City of Winnipeg Charter in accordance with the following:

   i. That, upon demolition of the existing building, 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") 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.

B. That the City enter into, execute and deliver with the Owner a Zoning Agreement in accordance with recommendation 1.A., and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").

C. That authority be delegated to the Director of Planning, Property and Development to negotiate and approve the terms and conditions of the Zoning Agreement, and any Ancillary Agreements, in accordance with this report and such other terms and conditions determined necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.

2. That, in lieu of the dedication of land, the developer shall provide a cash payment representing ten percent (10%) of the planned area value of the Development Application (the "Dedication Fee"), as determined by the City's Director of Planning, Property and Development.

3. That the Developer shall meet all terms and conditions as outlined in Appendix "B", the report of the Administrative Coordinating Group, dated June 11, 2026, to the satisfaction of the Director of Planning, Property and Development.

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9. That the proper officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

10. That the Variance order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DAZ 200/2026.

REASON FOR THE REPORT

- The applicant is proposing to rezone the land to a "C1 Mature Communities PDO-1" Commercial Neighbourhood District to convert an existing house to a commercial (office) building.
- Rezoning applications require a Public Hearing as per the *Development Procedures By-law* and *The City of Winnipeg Charter.*
- The Report is being submitted for the Committee's consideration of the development application at the Public Hearing.

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Urban Planning Division are concurred in, the subject property will be rezoned to a "C1 Mature Communities PDO-1" Commercial Neighbourhood District.

OURWINNIPEG 2045 POLICY ALIGNMENT

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

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

City Building Objective 3. Facilitate development opportunities that complete established communities, and plan new communities as complete and connected from the outset:

New and existing communities are complete when they demonstrate: universally designed environments; mixed-income neighbourhoods; a continuum of housing types; multi-modal connections within and to elsewhere in the city; heritage conservation; opportunities for physical activity, social interaction, and access to healthy food, daily needs, employment, education, recreation, and green infrastructure.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

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

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

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

SUBMITTED BY

Department	Planning, Property and Development
Division	Urban Planning Division
Prepared by	Simi Jerez, RPP, MCIP
Date:	May 29, 2026
File No.	DAZ 200/2026
Schedule A	Planning Discussion
Schedule B	File No. DAZ 204/2026 Lord Selkirk West Kildonan Community Committee, dated May 29, 2026
Appendix A	Proposed By-law

List of Schedules and Attachments

Schedule “A” Planning Discussion.

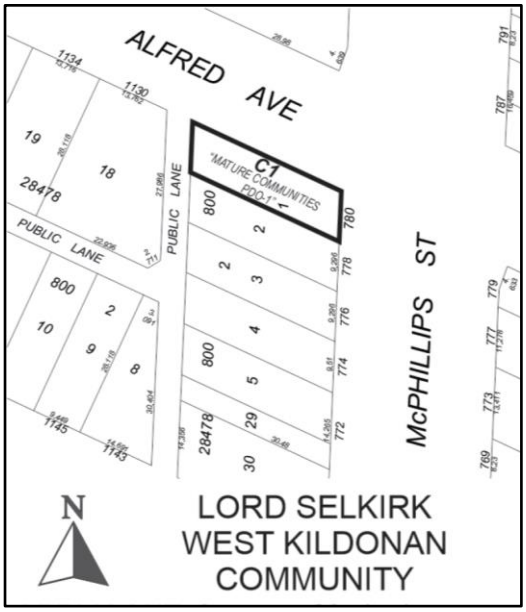
Schedule “B” File 200/2026, Lord Selkirk - West Kildonan Community Committee, dated May 29, 2026.

Appendix “A” Proposed By-law

Appendix “B” Report of the Administrative Coordinating group, RE: Proposed Rezoning of Land Located at 780 McPhillips Street, dated June 11, 2026.

SCHEDULE 'A'

DATE:	May 29, 2026
FILE:	DAZ 200/2026
RELATED FILES:	DAV 26-110541\D
COMMUNITY:	Lord Selkirk – West Kildonan Committee
NEIGHBOURHOOD #:	3.306 - St. John's
SUBJECT:	An application for consideration at the Public Hearing to rezone the subject site from an "R1-M" Residential Single-family (Medium) District to a "C1 Mature Communities PDO-1" Commercial Neighbourhood District.
LOCATION:	780 McPhillips St
LEGAL DESCRIPTION:	LOT 1 BLOCK 2 PLAN 800 39 ST J



APPLICANT:	Suzanne Mariani 110 Creek Bend Rd 101 (101-110 Creek Bend Rd) Winnipeg, MB
OWNER:	Parul Pabbi 19 Cartesian Gate Winnipeg, MB R2P 1W9
RECOMMENDATION:	Approval

SITE DESCRIPTION

- The subject property is located on the west side of McPhillips Street directly south of Alfred Avenue, in the Shaughnessy Park neighbourhood of the Point Douglas ward.
- The subject site is 2,837 square feet in area and is currently occupied by a 1,834 square foot, two-storey dwelling building built in 2018.
- The subject site is accessed by a concrete public lane.
- Under the *Complete Communities Direction Strategy 2.0*, the site is within the Established Neighbourhood - Mature Community policy area and is zoned “R1-M” Residential Single-family (Medium) under the *Winnipeg Zoning Bylaw*.

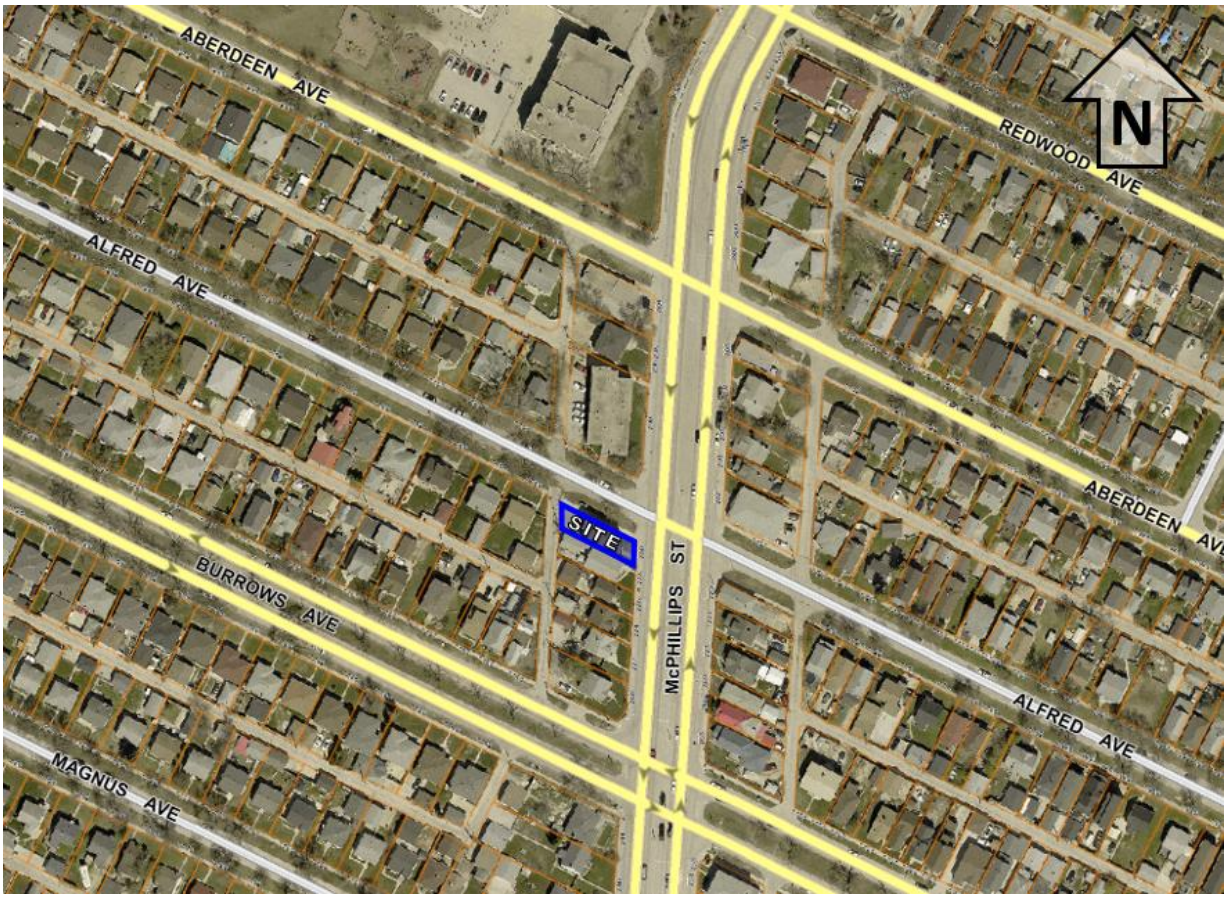


Figure 1: Aerial photo of subject site and surrounding area *(flown 2024)*

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Alfred Avenue, then a 17-unit multi-family residential building zoned “RMF-L” Residential Multi-family Large.

South: Single-family dwellings zoned “R1-M” Residential Single-family (Medium).

East: Single-family dwellings zoned “R1-S” Residential Single-family (Small).

West: A public lane, then single-family dwellings zoned “R1-M” Residential Single-family (Medium).

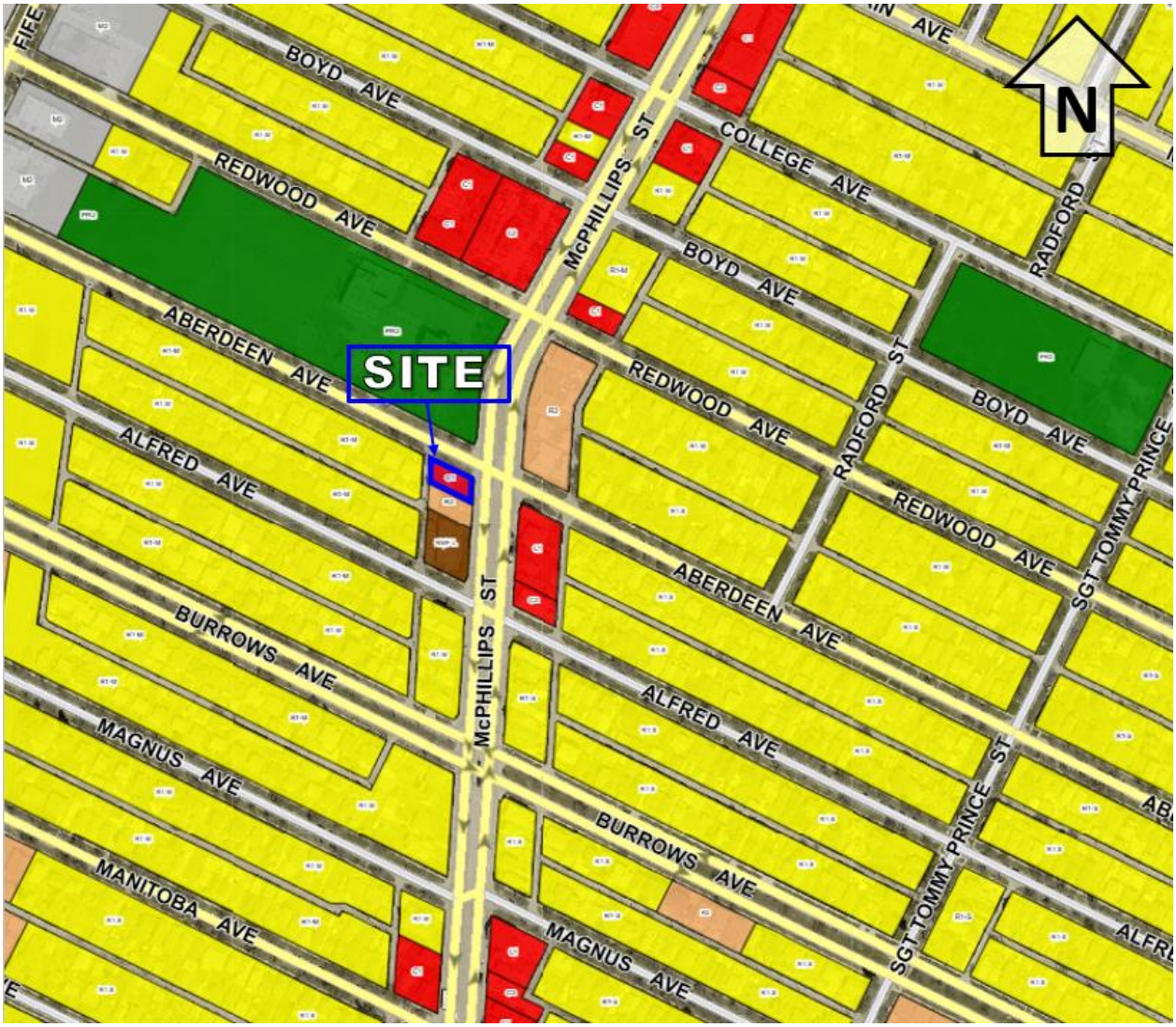


Figure 2: Zoning of the site and surrounding area

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant intends to rezone the subject site to “C1” commercial Community to use the existing single-family residential structure as a commercial office space. Please see the associated Administrative report for File DAZ 200/2026.
- A site plan (including limited landscaping details) and floor plans have been provided.
- The current site condition includes a 20.5 foot front yard setback, a north corner side yard of 2 feet, an interior (south) side yard of 4 feet, and a rear yard of 24.6 feet.
- The front yard is currently hardscaped with gravel and a concrete pathway. The rear yard is entirely paved with three unmarked parking spaces taking access from the public lane.

- The applicant is proposing to provide street edge landscaping with 1 tree and 5 shrubs along McPhillips Street, as well as 3 trees and 18 shrubs along Alfred Avenue.
- Two parking spaces are marked on the site plan, including one accessible space. A garbage enclosure is provided in the southeast corner of the site abutting the public lane.
- The applicant is proposing to provide bicycle parking at the rear of the site between the building and the proposed garbage enclosure.
- Floor plans provided show offices and meetings rooms on the main floor, second floor and in the basement, as well as washrooms, storage rooms and a kitchenette.
- No additional exterior alterations or construction are proposed as part of this application.
- The proposed development requires Variances associated with the reduced setbacks to the existing building, a parking reduction, and for insufficient buffering and landscaping. Please refer to the Planner's report for analysis of the proposed Variances (DAV 26-110541\D).

COLLABORATION

- The applicant consulted with the Urban Planning and Design Division to confirm support and make minor revisions prior to submitting the subject applications.

ANALYSIS AND ISSUES

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

- *The Complete Communities Direction Strategy 2.0* (*CCDS 2.0*) is one of four direction strategies supporting *OurWinnipeg*, the city's long-range development plan, and has statutory authority as a secondary plan. The strategy guides land use and development in Winnipeg.
- The subject site is designated "Established Neighbourhood - Mature Community" under CCDS 2.0 and applicable goals and policies that apply to the proposal are noted below.

  Building design

  2.8 Buildings with commercial uses should be designed to support pedestrian activity by providing building elements that increase visual interest which may include, but are not limited to, the following:

  1) Direct pedestrian access to main building entrances from the street;

  2) Transparent storefront displays;

  3) Human scaled signage; and

  4) Decorative lighting, awnings, benches and other pedestrian oriented amenities.

  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.

2.17 Locate commercial, mixed-use, or multiple family residential parking underground or behind buildings in order to create a more pedestrian-oriented built form. Active uses should be located at grade when these buildings face public streets.

Site 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.

Mature Communities Policies

4.10 Consider the establishment of new neighbourhood-focused, small scale commercial uses where at least one of the following criteria are met:

a. The property is a corner lot fronting a collector or arterial street;

b. The property abuts an existing commercial use on a collector or arterial street;

c. Immediately adjacent uses render the subject property unsuitable for residential development; or

d. The property contains existing non-residential uses or buildings that were not designed to accommodate residential uses.

4.1 Support commercial development where residential neighbourhoods are not well served by local and community commercial amenities.

4.4 New commercial development should be complementary and context sensitive to nearby uses.

CITY OF WINNIPEG ZONING BY-LAW 200/2006

"R1-M" Residential Single-Family Medium District

- Currently, the lands are zoned "R1-M" – Residential Single-family Medium. The intent of the "R1" zoning category is to accommodate primarily single-family residential development in lower-density areas.

"C1" Commercial Neighbourhood

- The "C1" Commercial Neighbourhood district is intended to accommodate small, compact commercial uses within or surrounded by residential areas that are attractive and compatible in scale and character with surrounding residential uses, to serve the convenience needs of the surrounding neighbourhood. "C1" districts are generally located in Neighbourhood or Community mixed use centres or along Neighbourhood or Community mixed use corridors.
- In "C1" and "C2" zoning districts, dwelling units must not be located on the first storey of any principal building.
- The first storey of a principal building may only be used for any use in the following use categories:
    - Public and Institutional;
    - Cultural and Entertainment; and

- Commercial Sales and Service, except the Billboard Signs use sub-category

ANALYSIS OF PROPOSED REZONING

- The existing dwelling was previously used for a home based business (office use). The subject proposal aims to repurpose an existing residential building as an office building, which is a low intensity commercial use in terms of staffing, noise and visual impact (for example, signage).
- While the subject block is residential in character, the site is in close proximity to “C1” Commercial Neighbourhood and “C2” Commercial Community sites along the McPhillips Street arterial route.
- The proposed “C1” zoning and commercial use would introduce a low impact commercial use consistent with the objectives in the *Complete Communities Direction Strategy 2.0* as it directs commercial development to a corner lot located on an arterial route.
- For these reasons, the Public Service is supportive of the requested rezoning to “C1” Commercial Neighbourhood” to establish an office use.

CONDITIONS OF APPROVAL

- The Urban Planning & Design Division recommends a zoning agreement requiring that plans be submitted to the Director of Planning, Property and Development for review prior to the issuance of a development permit on the site. The inclusion of this clause will allow the Urban Planning Division to review final plans, including landscaping, before development takes place on the site.
- When a developer rezones and/or subdivides a parcel of land, they are required to put in an application with the City of Winnipeg. As a condition of rezoning or subdivision, a developer is required to contribute a portion of the land to be developed or cash in lieu to the City for parks purposes. The City is requesting cash in lieu for this application.
- In addition, the Public Service requires that the Developer, at no expense to the City, legally open property required for a +/-4.5 foot (1.373m) widening to the public lane along the full length of the site.

RECOMMENDATION

The Urban Planning Division recommends **approval** as the proposed rezoning application would generally comply with the *Complete Communities Direction Strategy 2.0 and* would be compatible with the surrounding area.

This Report Submitted by: Simi Jerez, RPP, MCIP
Planning, Property and Development Department
Urban Planning & Design Division
Report Prepared by: PPD File # DAZ 200/2026

Schedule “B” for File No. DAZ 200/2026
Lord Selkirk-West Kildonan Community Committee, dated May 29, 2026

By-Law No. _____

File No. **DAZ 200/2026**

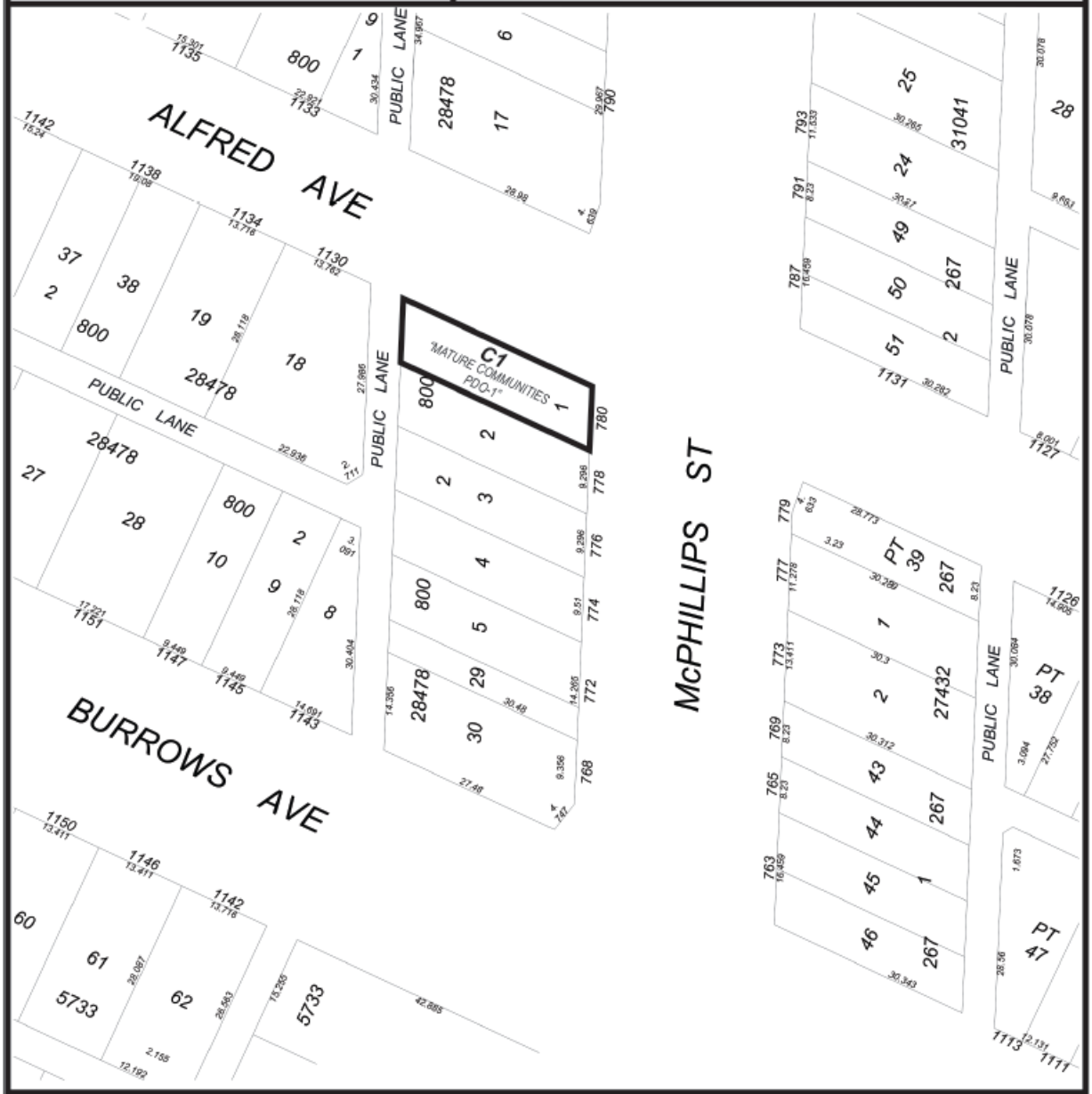
Atlas Sheet No. **V22**

N

LORD SELKIRK WEST KILDONAN COMMUNITY

Explanation

A proposed zoning change to By-law No. 200/2006 by rezoning the land located 780 McPhillips Street from an "R1-M Mature Communities PDO-1" RESIDENTIAL SINGLE-FAMILY (MEDIUM) DISTRICT to a "C1 Mature Communities PDO-1" COMMERCIAL NEIGHBOURHOOD DISTRICT to facilitate the establishment of a proposed office use.

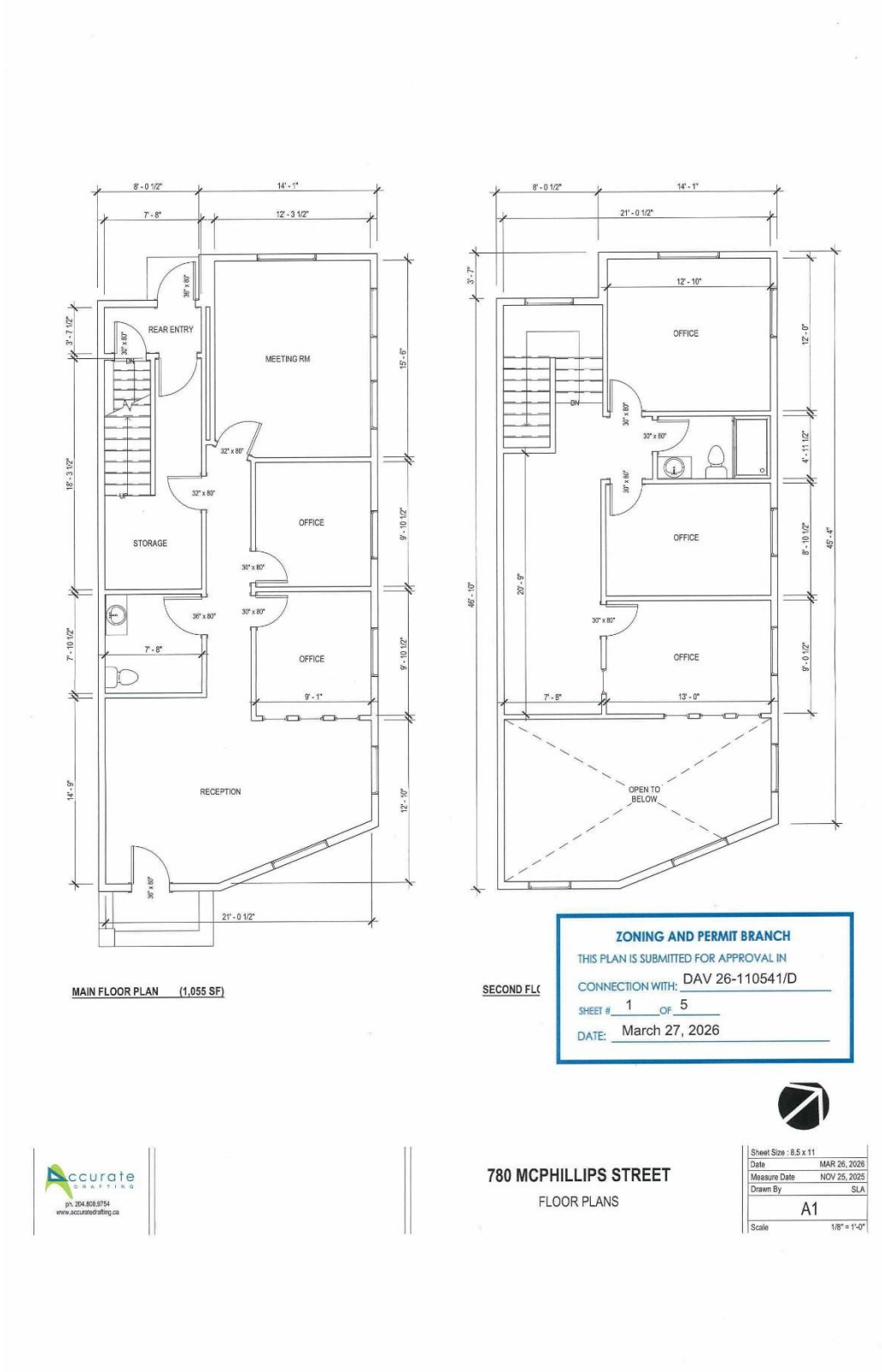


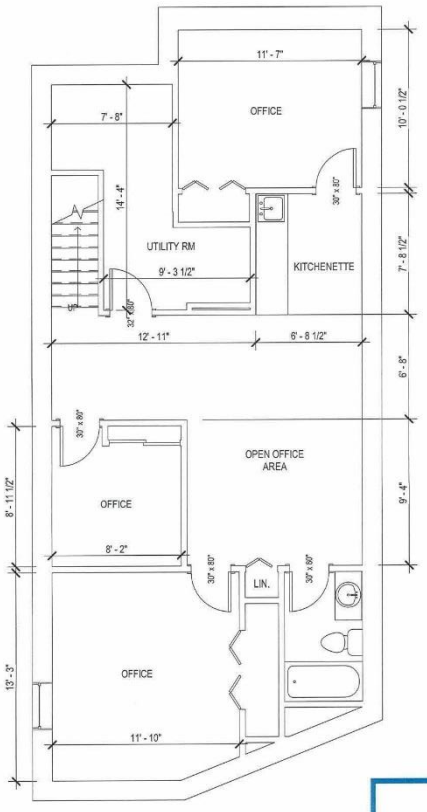
THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

APPENDIX A – BY-LAW

Exhibit “6” referred to in File DAZ 200/2026





BASEMENT FLOOR PLAN (1,055 SF)

ZONING AND PERMIT BRANCH

THIS PLAN IS SUBMITTED FOR APPROVAL IN

CONNECTION WITH: DAV 26-110541/D

SHEET # 2 OF 5

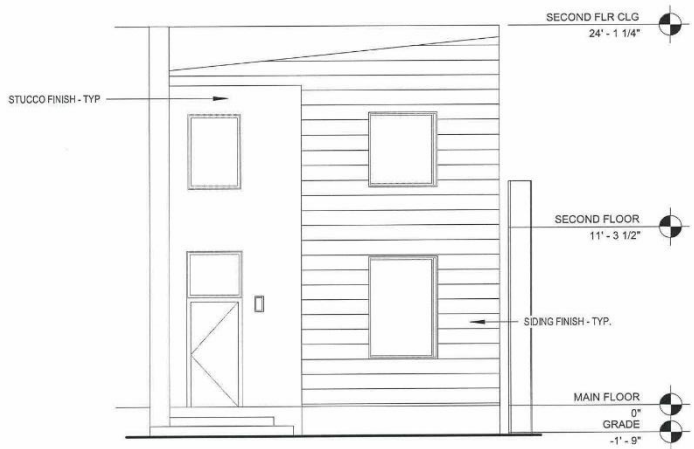
DATE: March 27, 2026

Accurate DRAFTING
ph. 204.808.9754
www.accuratedrafting.ca

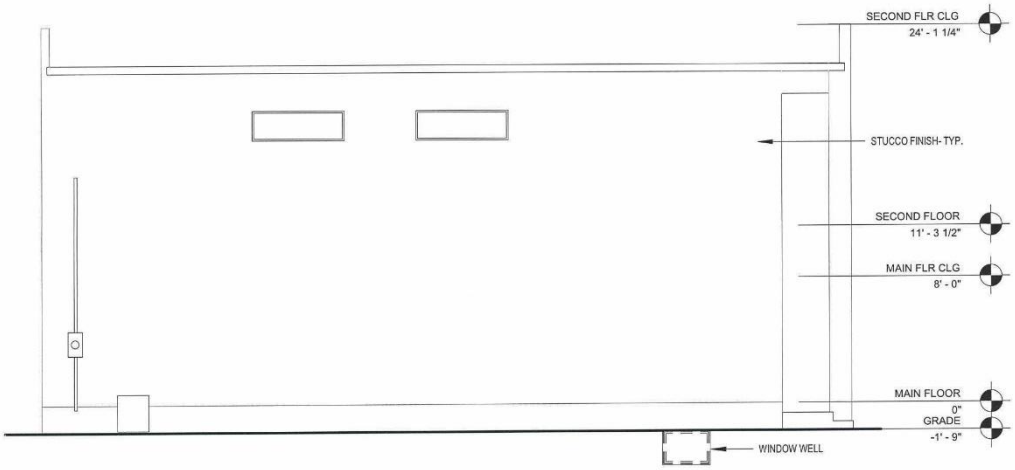
780 MCPHILLIPS STREET

FLOOR PLANS

Sheet Size : 8.5 x 11	
Date	MAR 26, 2026
Measure Date	NOV 25, 2025
Drawn By	SLA
A2	
Scale	1/8" = 1'-0"



1 / A3 FRONT ELEVATION
1/8" = 1'-0"



2 / A3 LEFT ELEVATION
1/8" = 1'-0"

ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN
CONNECTION WITH: DAV 26-110541/D
SHEET # 3 OF 5
DATE: March 27, 2026

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780 MCPHILLIPS STREET
ELEVATIONS

Sheet Size : 8.5 x 11	
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Measure Date	NOV 25, 2025
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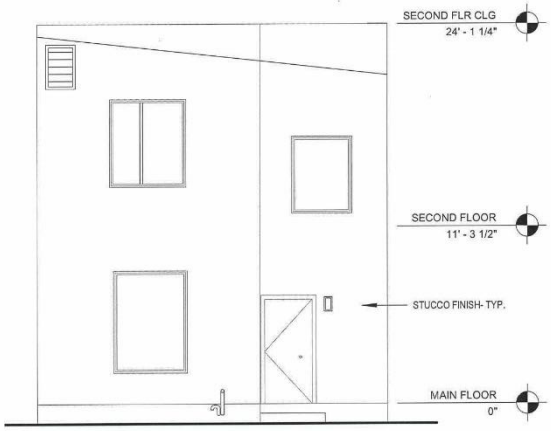

1 / A4 REAR ELEVATION
1/8" = 1'-0"



2 / A4 RIGHT ELEVATI
1/8" = 1'-0"

ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN
CONNECTION WITH: DAV 26-110541/D
SHEET # 4 OF 5
DATE: March 27, 2026

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780 MCPHILLIPS STREET
ELEVATIONS

Sheet Size : 8.5 x 11	
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Measure Date	NOV 25, 2025
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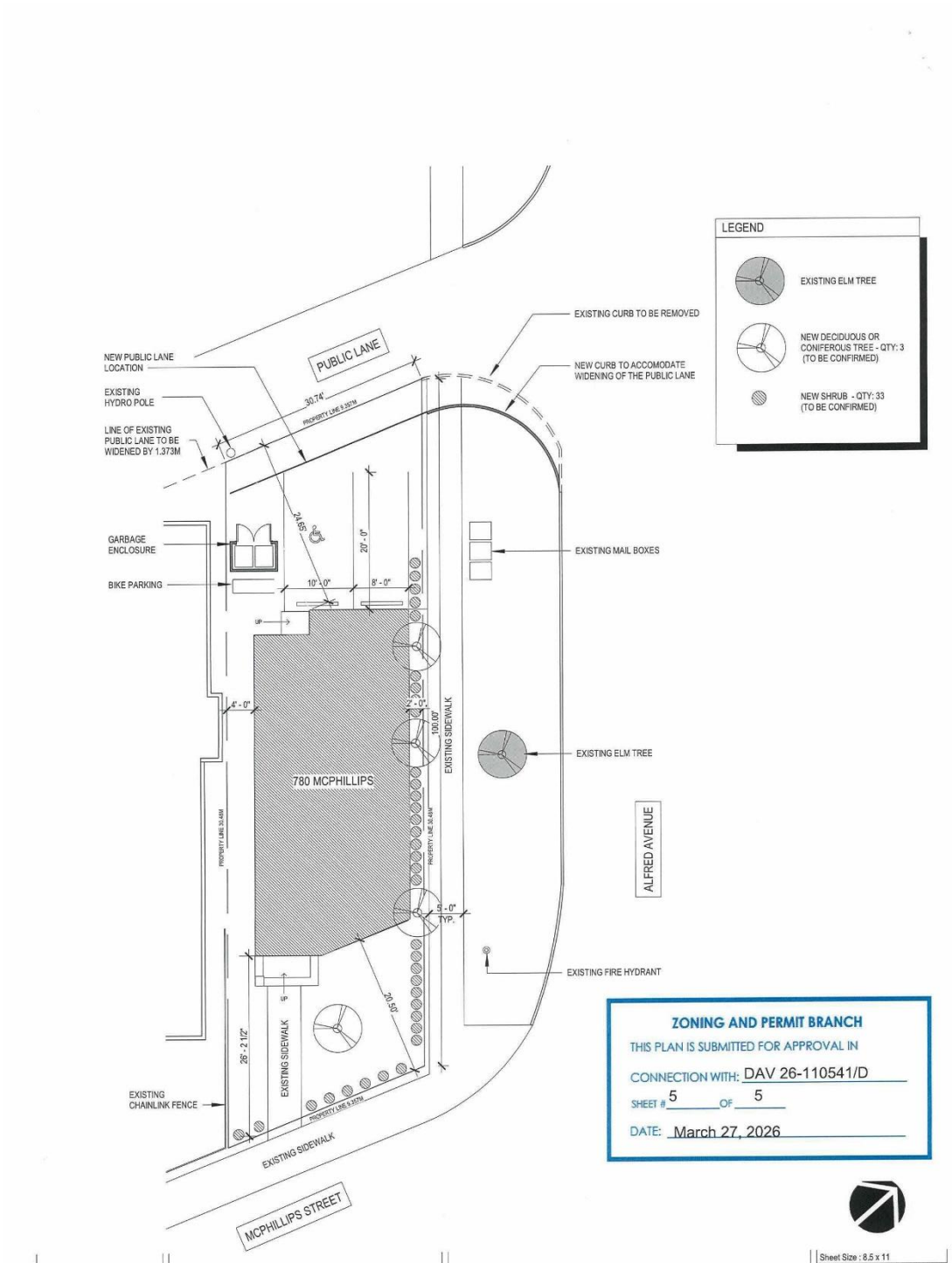
LEGEND
EXISTING ELM TREE
NEW DECIDUOUS OR CONIFEROUS TREE - QTY: 3 (TO BE CONFIRMED)
NEW SHRUB - QTY: 33 (TO BE CONFIRMED)
EXISTING CURB TO BE REMOVED
NEW CURB TO ACCOMODATE WIDENING OF THE PUBLIC LANE
NEW PUBLIC LANE LOCATION
PUBLIC LANE
EXISTING HYDRO POLE
LINE OF EXISTING PUBLIC LANE TO BE WIDENED BY 1.373M
30.74'
PROPERTY LINE 1.357M
24.65'
20' - 0"
GARBAGE ENCLOSURE
BIKE PARKING
10' - 0"
8' - 0"
EXISTING MAIL BOXES
UP
4' - 0"
2' - 0"
100.00'
EXISTING SIDEWALK
780 MCPHILLIPS
EXISTING ELM TREE
ALFRED AVENUE
PROPERTY LINE 30.48M
PROPERTY LINE 82.44M
5' - 0" TYP.
EXISTING FIRE HYDRANT
20.45'
26' - 2 1/2"
EXISTING SIDEWALK
EXISTING CHAINLINK FENCE
PROPERTY LINE 5.357M
EXISTING SIDEWALK
MCPHILLIPS STREET
ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN
CONNECTION WITH: DAV 26-110541/D
SHEET # 5 OF 5
DATE: March 27, 2026
Accurate DRAFTING
ph. 204.808.9754
www.accuratedrafting.ca
780 MCPHILLIPS STREET
SITE PLAN
Sheet Size : 8.5 x 11
Date MAR 26, 2026
Measure Date
Drawn By SLA
SP1
Scale 1/16" = 1'-0"