Minutes – Assiniboia Community Committee – June 22, 2026

PUBLIC HEARINGS

Item No. 2 Appeal – Variance – 1121 Lee Boulevard (Waverley West Ward) File DAV 250311A/2025B

COMMUNITY COMMITTEE DECISION:

The Assiniboia Community Committee denied the appeal, concurred in the decision of the Director of Planning, Property and Development, confirmed Variance Order DAV 250311/2025B, and approved a Variance on "the land" to permit the construction of a two-family dwelling on each of Lot 17 and Lot 18 to permit the following:

1. A maximum primary mass dimension of 39 feet (11.89 metres) instead of 30 feet (9.14 metres) in the shorter dimension;

2. No pedestrian entry connecting one ground floor unit to a public sidewalk.

Subject to the following conditions:

1. That the development shall be constructed in substantial conformance with the plans submitted attached hereto and identified as Sheets 1 and 4 for File No. DAV 25-250311/B, dated January 29, 2026 and thereafter maintained to the satisfaction of the Director of Planning, Property and Development;

   OR

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

   i. buildings
   ii. accessory parking areas
   iii. garbage enclosures
   iv. fencing
   v. landscaping

   on the Owner's Land ("Works") to the Director of Planning, Property and Development 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.

COMMUNITY COMMITTEE DECISION:

2. That a pedestrian walkway shall be built from the primary entrance of each dwelling unit and that all walkways shall be constructed to extend to the Lee Boulevard roadway, across the public boulevard, to the satisfaction of the Director of Public Works.

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.

DECISION MAKING HISTORY:

The Winnipeg Public Service advised that all statutory requirements with respect to the appeal have been complied with.

Moved by Councillor Lukes,
That the report of the Winnipeg Public Service be taken as read.

Carried

Moved by Councillor Lukes,
That the receipt of public representations be concluded.

Carried

Moved by Councillor Lukes,
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:

1. I mean if we're looking at just the variances, the 39 foot is compatible with others in the area, the low lot coverage.

DECISION MAKING HISTORY (continued):

2. There is no sidewalk, and I guess I just also want to include in here, even though it's not related to the variance, is that this property site is allowed to have, whether it be through a secondary suite and a single family house, or the duplexes, it is allowed, whatever approach the developer would want to take, it is allowed to have four families residing there.

3. So, I will support it, I will recognize that we do have speeding challenges on Lee Bouelavard, and I will go back and see what we can do.

Carried

Moved by Councillor Lukes,

That the appeal be denied and the decision of the Director of Planning, Property and Development be concurred in.

Carried

Moved by Councillor Lukes,

That Variance Order DAV 250311/2025B be confirmed.

Carried

Moved by Councillor Lukes,

That the public hearing with respect to the appeal be concluded.

Carried

THE CITY OF WINNIPEG
VARIANCE APPEAL ORDER
ASSINIBOIA COMMUNITY COMMITTEE

DAV 250311A/2026B

Before:	Assiniboia Community Committee Councillor Duncan, Chairperson Councillor Dobson Councillor Lukes
Hearing	June 22, 2026 Council Building, 510 Main Street
Applicant	John Scott Wintrup Planning & Development (John Wintrup)
Premises Affected	1121 Lee Boulevard
Legal Description	LOT 17/18 BLOCK 18 PLAN 1991 122/4 ST N *, herein after called "the land"
Property Zoned	"R1-M" (Residential Single-Family – Medium)
Nature of the Application	To vary the R1-M Dimensional Standards in Schedule AC of the Winnipeg Zoning By-law No. 200/2006 for the construction of a two-family dwelling on each of Lot 17 and Lot 18 to permit the following: 1. maximum primary mass dimension of 39 feet (11.89 metres) instead of 30 feet (9.14 metres) in the shorter dimension; 2. no pedestrian entry connecting one ground floor unit to a public sidewalk.

ORDER MADE BY THE DIRECTOR OF PLANNING, PROPERTY AND DEVELOPMENT:

The Director of Planning, Property and Development approved a Variance under Schedule AC of the Winnipeg Zoning By-law No. 200/2006, File DAV 250311/2025B to John Wintrup (John Scott Wintrup Planning & Development), for the premises located at 1121 Lee Boulevard, to permit the construction of a two-family dwelling on each of Lot 17 and Lot 18 to permit the following:

1. A maximum primary mass dimension of 39 feet (11.89 metres) instead of 30 feet (9.14 metres) in the shorter dimension;

2. No pedestrian entry connecting one ground floor unit to a public sidewalk.

subject to the following conditions:

1. That the development shall be constructed in substantial conformance with the plans submitted attached hereto and identified as Sheets 1 and 4 for File No. DAV 25-250311/B, dated January 29, 2026 and thereafter maintained to the satisfaction of the Director of Planning, Property and Development;

   OR

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

   i. buildings
   ii. accessory parking areas
   iii. garbage enclosures
   iv. fencing
   v. landscaping

   on the Owner's Land ("Works") to the Director of Planning, Property and Development 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.

2. That a pedestrian walkway shall be built from the primary entrance of each dwelling unit and that all walkways shall be constructed to extend to the Lee Boulevard roadway, across the public boulevard, to the satisfaction of the Director of Public Works.

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.

Pursuant to the provisions of The City of Winnipeg Charter, My My Duong, John Liu, Edin Mehanovic, Anil Repaka, Albert Sawatzky, Daphne Sawatzky, Mike Yarema, and Lefei Zheng, appealed the Variance Order DAV 250311/2025B, and after Notice, the appeal was heard on June 22, 2026.

Upon consideration of the evidence adduced and submissions made, the Assiniboia Community Committee is of the opinion that, subject to the conditions imposed, if any, this Appeal Order meets the statutory criteria as outlined in Subsection 247(3) of The City of Winnipeg Charter, in that it:

(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:

1. I mean if we're looking at just the variances, the 39 foot is compatible with others in the area, the low lot coverage.

2. There is no sidewalk, and I guess I just also want to include in here, even though it's not related to the variance, is that this property site is allowed to have, whether it be through a secondary suite and a single family house, or the duplexes, it is allowed, whatever approach the developer would want to take, it is allowed to have four families residing there.

3. So, I will support it, I will recognize that we do have speeding challenges on Lee Boulevard, and I will go back and see what we can do.

ORDER:

The Assiniboia Community Committee orders that the appeal is dismissed and that Variance Order DAV 250311/2025B dated April 10, 2026, is confirmed.

THIS ORDER IS SUBJECT TO ALL BUILDING, HEALTH OR OTHER REGULATIONS PERTAINING TO THE LAND HEREIN REFERRED TO.

DATE OF ORDER: June 24, 2026

CERTIFIED BY:



Leah Cowan
Senior Committee Clerk

THE FOLLOWING PERSONS MADE REPRESENTATIONS:

In Support of the Appeal:

My My Duong
John Liu
Edin Mehanovic
Senada Mehanovic
Anil Repaka
Neelina Repaka
Albert Sawatzky
Daphne Sawatzky
Mike Yarema
Lefei Zheng

In Opposition to the Appeal:

John Wintrup
Richa Jain
Gurmeet Kaur
Jasbir Kaur
Deepak Mehra
Harnoor Pawar
Ravikaran Pawar
Sukhjit Pawar
Tejinder Pawar
Paramjit Singh
Preeti Singh

For Information on the Appeal:

Nil

For the City:

R. Galston, Urban Planner, Planning, Property and Development Department
S. Klassen, Urban Planner, Planning, Property and Development Department

EXHIBITS FILED FOR DAV 250311A/2025B

1. Order DAV 250311/2025B dated April 10, 2026
2. Notice of Appeal filed by Mike Yarema, received February 11, 2026
3. Notice of Appeal filed by John Liu, received February 14, 2026
4. Notice of Appeal filed by My My Duong, received February 16, 2026
5. Notice of Appeal filed by Albert and Daphne Sawatzky, received February 18, 2026
6. Notice of Appeal filed by Lefei Zheng, received February 18, 2026
7. Notice of Appeal filed by Anil Repaka, received February 18, 2026
8. Notice of Appeal filed by Senada and Edin Mehanovic, received February 18, 2026
9. Notification of Public Hearing dated June 2, 2026
10. Manitoba Status of Titles 3195697/1 and 3195698/1
11. Letter of authorization dated July 30, 2025 from 10060862 Manitoba Inc. (Deepak Mehra) to John S. Wintrup
12. Confirmation from the Zoning and Permits Administrator that the subject property may be posted in substitution for newspaper advertising
13. Plans, Sheet 1 dated January 29, 2025, Sheets 2, 3, 5 and 6 dated December 19, 2025, and Sheet 4 dated January 29, 2026, for File DAV 250311/2025B
14. Communication dated February 18, 2026, from Senada and Edin Mehanovic in support of the appeal
15. Communication dated March 6, 2026, from Tejinder Pawar in opposition to the appeal
16. Communication dated March 6, 2026, from Ravikaran Pawar in opposition to the appeal
17. Communication dated March 6, 2026, from Harnoor Pawar in opposition to the appeal
18. Communication dated March 6, 2026, from Sukhjit Pawar in opposition to the appeal
19. Communication dated March 9, 2026, from John Wintrup in opposition to the appeal
20. Communication dated March 10, 2026, from Deepak Mehra in opposition to the appeal
21. Communication dated March 10, 2026, from Richa Jain in opposition to the appeal
22. Communication dated March 10, 2026, from Jasbir Kaur in opposition to the appeal
23. Communication dated March 10, 2026, from Paramjit Singh in opposition to the appeal
24. Communication dated March 10, 2026, from Gurmeet Kaur in opposition to the appeal
25. Communication dated March 10, 2026, from Preeti Singh in opposition to the appeal
26. Report from the Urban Planning Division dated June 12, 2026
27. Inspection Report
28. Communication dated June 16, 2026, from John Wintrup in opposition to the appeal

Exhibit “26” referred to in File DAV 250311A/2025B

PLANNING ADMINISTRATIVE REPORT

Title: DAV 25-250311/B – 1121 Lee Boulevard

Issue: For Variances associated with the construction of two duplex buildings

Critical Path: Director of Planning, Property, and Development

AUTHORIZATION

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

DECISION AND CONDITIONS

The Urban Planning and Design Division **approves** the application to vary the "R1-M" development and design standards of Winnipeg Zoning By-Law No. 200/2006 for the construction of a two-family dwelling on each of Lot 17 and Lot 18 to permit the following:

1. A maximum primary mass dimension of 39 feet (11.89 metres) instead of 30 feet (9.14 metres) in the shorter dimension;
2. No pedestrian entry connecting one ground floor unit to a public sidewalk.

Subject to the following condition(s):

1. That the development shall be constructed in substantial conformance with the plans submitted attached hereto and identified as Sheets 1 and 4 for File No. DAV 25-250311/B, dated January 29, 2026 and thereafter maintained to the satisfaction of the Director of Planning, Property and Development;

   OR

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

   i. buildings;

   ii. accessory parking areas;

   iii. garbage enclosures;

   iv. fencing; and

   v. landscaping

on the Owner's Land ("Works") to the Director of Planning, Property and Development 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.

2. That a pedestrian walkway shall be built from the primary entrance of each dwelling unit and that all walkways shall be constructed to extend to the Lee Boulevard roadway, across the public boulevard, to the satisfaction of the Director of Public Works.
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.

REASON FOR THE REPORT

- The applicant is proposing to build two separate duplex dwellings. and requires Variances for the requirements of the *Winnipeg Zoning By-Law*.
- The decision of the Director of Planning, Property and Development to approve the Variance was appealed. At the Appeals Committee, it was discovered that an appeal of the decision of the Director with respect to Schedule “AC” must go to the appropriate community committee, per the *Development Procedures By-law.*
- As such, the Appeals Committee filed the appeal, and the appeal is instead before the Assiniboia Community Committee.
- This report provides information regarding the subject application’s compliance with *The City of Winnipeg Charter*, section 249.

FILE/APPLICANT DETAILS

FILE:	**DAV 25-250311/B**
RELATED FILES:	
COMMUNITY:	Assiniboia Committee
NEIGHBOURHOOD #:	2.637 (Fairfield Park)
SUBJECT:	To vary the "R1-M" development and design standards of Winnipeg Zoning By-Law No. 200/2006 for the construction of a two-family dwelling on each of Lot 17 and Lot 18 to permit the following: 1) maximum primary mass dimension of 39 feet (11.89 metres) instead of 30 feet (9.14 metres) in the shorter dimension; 2) no pedestrian entry connecting one ground floor unit to a public sidewalk.
LOCATION:	1121 Lee Boulevard
LEGAL DESCRIPTION:	LOT 17/18 BLOCK 18 PLAN 1991 122/4 ST NORBERT
APPLICANT:	John Wintrup (John Scott Wintrup Planning & Development) 139 Roslyn Road, Unit 301 Winnipeg, MB R3L 0G7

OWNER: 10060862 Manitoba, Inc.
610 Silverstone Avenue (C/O Deepal Mehra)
Winnipeg, MB R3T 2V7

HISTORY

March 11, 2026

- The original decision by the Director of Planning, Property and Development was appealed by area residents. At the March 11, 2026 Appeals Committee hearing, it was discovered that an appeal of the decision of the Director with respect to Schedule “AC” must go to the appropriate community committee, per the *Development Procedures By-law.*
- The Appeals Committee therefore filed the appeal, and it is instead before the Assiniboia Community Committee.

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 the north side of Lee Boulevard, between Barnes Street and Shore Street. It is in the Fairfield Park Neighbourhood of the Waverley West Ward.
- The subject property has a total land area of 11,894 square feet. It is currently zoned “RR5” Rural Residential 5 district.
- The subject property currently contains a 1,246 square foot single-family dwelling constructed in 1975.
- The subject site is located within the Established Neighbourhoods – Recent Communities policy area of *Complete Communities Direction Strategy 2.0*.



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

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: A supermarket use zoned “C3” Commercial Corridor.

South: Lee Boulevard, then single-family residential uses zoned “R1-M” Residential Single-Family (Medium).

East: Single-family residential uses zoned “R1-M” Residential Single-Family (Medium).

West: Single-family residential uses zoned “R1-M” Residential Single-Family (Medium).



Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing to demolish the existing single-family dwelling on the site and split the two underlying two lots (Lot 17 and 18) into two (2) separate titles.
- On each of the proposed lots, the applicant proposes to construct a side-by-side duplex dwelling.
- Each of the proposed lots will have a lot width of 50 feet, and a lot area of approximately 5,900 square feet.
- Plans submitted show each of the proposed side-by-side duplex dwellings will be two storeys in height.
- Access to the proposed lots will be taken from private approaches from Lee Boulevard.

COLLABORATIVE PLANNING AND CONSULTATION

With the Urban Planning and Design Division

- The applicant made contact with the City prior to making an application for a Variance.

With the Public

- The applicant did not provide any information to the City with respect to consultation with the surrounding neighbourhood.

ANALYSIS AND ISSUES

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

- The subject site is located in an Established Neighbourhoods – Recent Communities policy area under *OurWinnipeg 2045* and *Complete Communities Direction Strategy 2.0.* Relevant policies in *Complete Communities 2.0* include the following*:*

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.

1.6 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.

General Policies (Established Neighbourhoods)

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

3.6 Encourage new development that incorporates housing types that enable "aging in place" in Established Neighbourhoods.

CITY OF WINNIPEG ZONING BY-LAW 200/2006

Primary Mass Depth

- The Variance to section 16(2)(a) of Schedule "AC" – Development Requirements for Low Density Infill in the Winnipeg Zoning By-law.
- This section requires dwellings "R1" zoning districts to have either a narrow or broad primary mass, in relation to the street frontage. The narrow primary mass cannot exceed 30 feet. (Please refer to Figure 3, below.)
- The proposed duplex dwellings are considered to have a broad frontage, and therefore the maximum building depth of the primary building mass cannot exceed 30 feet.
- The applicant is proposing duplex dwellings with the primary building mass having a depth of 39 feet. As such, a Variance is required.

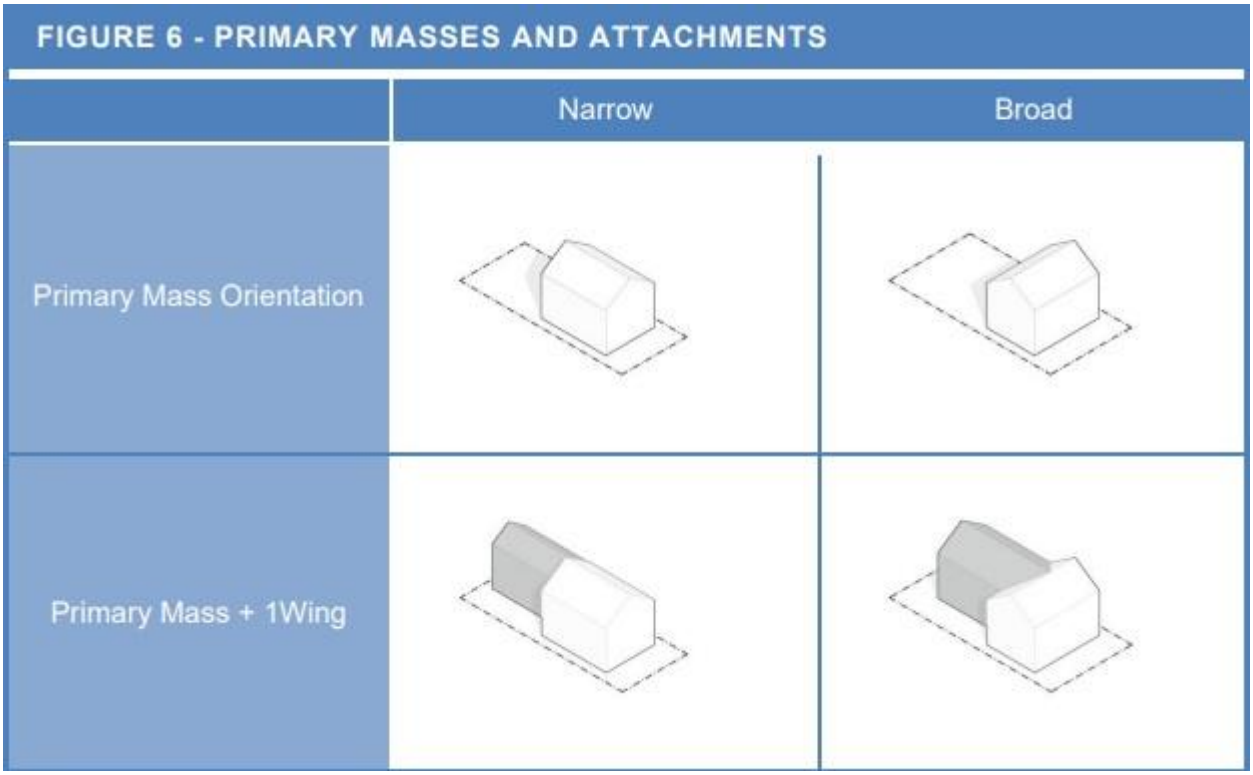


Figure 3: Primary mass orientation and wings, as shown in Schedule "AC" of the Winnipeg Zoning By-law.

Pedestrian Pathways

- This Variance is regarding section 24(1) of Schedule “AC” – Development Requirements for Low Density Infill in the Winnipeg Zoning By-law.
- This section requires that pedestrian entries to the building be connected to the public sidewalk by a walkway. The subject property does not have access to a public sidewalk, and therefore connections between the building entrances and the public sidewalk are not possible. As such, a Variance is required.

ANALYSIS OF VARIANCE

Compatibility and Adverse Effect

- The proposed development has a lot coverage of approximately 39 percent. This is well under the maximum lot coverage of 57.5 percent permitted on “R1-M” Residential Single-Family (Medium) lots under Schedule AC of the Winnipeg Zoning By-law.
- The depth of the primary massing on the adjacent dwellings are approximately 49 feet (1125 Lee) and 47 feet (1117 Lee).
- Elsewhere on the block, which is characterized by a mix of ages of houses, the depth of the primary massing of dwellings built after 1950 are greater than 30 feet.
- As such, the proposed building depths of 39 feet are compatible with the adjacent properties to the east and west, and generally with the surrounding block of Lee Boulevard.

Minimum Modification

- The Urban Planning and Design Division conducted a review of new construction elsewhere in the Waverley West Ward. Based on this review, it was determined that, for new two-storey side-by-side duplexes and single-family detached dwellings, it is current design practice to have depths of more than 30 feet.
- Reconfiguring the building so the primary mass has a narrow orientation for a side-by-side duplex would create undesirable floor plans, i.e., the individual duplex dwellings would each have a width of 15 feet.
- Section 16(2)(a) of Schedule “AC” of the Winnipeg Zoning By-law is determined to have an adverse effect on the proposed side-by-side duplex, because it measures the primary mass of the entire duplex building, rather than measuring the primary mass of the individual dwelling unit. This therefore allows each unit of the proposed development to have a primary mass of only 30 feet by 21 feet.
- Section 24(1) of Schedule “AC” is also determined to have an adverse effect on the property, because this block of Lee Boulevard does not have public sidewalks. A condition of approval is added to this Variance to ensure the applicant will construct a pedestrian pathway from each primary entrance to the Lee Boulevard roadway. The portions of this walkway built within the public boulevard shall be constructed and maintained to the satisfaction of the Director of Public Works.
- By adding a direct pedestrian walkway to the roadway, the proposal will meet the intent of section 24(1) by providing pedestrian walkways from the primary building entrances.

CONDITIONS OF APPROVAL

- A condition of approval will ensure that final building plans are in substantial conformance with the plans submitted for this Variance application. If development design changes, then a Plan Approval application (with approval via the Director of Planning, Property and Development) will be required.
- As noted above, a condition of approval requires the applicant to construct a pedestrian pathway from each primary entrance to the Lee Boulevard roadway. This work done within the public boulevard shall be constructed and maintained to the satisfaction of the Director of Public Works.

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 proposed development represents a low density change that is consistent with policies for Established Neighbourhoods as per the* Complete Communities Direction Strategy 2.0.

(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 Variances will allow the applicant to construct a side-by-side duplex in a manner compatible with the surrounding area, while meeting all other design requirements of Schedule "AC."*

(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 allow the applicant to construct side-by-side duplexes in a manner consistent with typical dimensions and compatible with existing dwellings on this block of Lee Boulevard.*

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

In that, *existing dwellings on this block of Lee Boulevard are characterized by building depths greater than 30 feet.*

CONSULTATION

In preparing this report there was internal consultation with: Public Works

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

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

- *Increase strategic infill development that provides access to and capitalizes on existing and planned corridors with frequent transit service.*

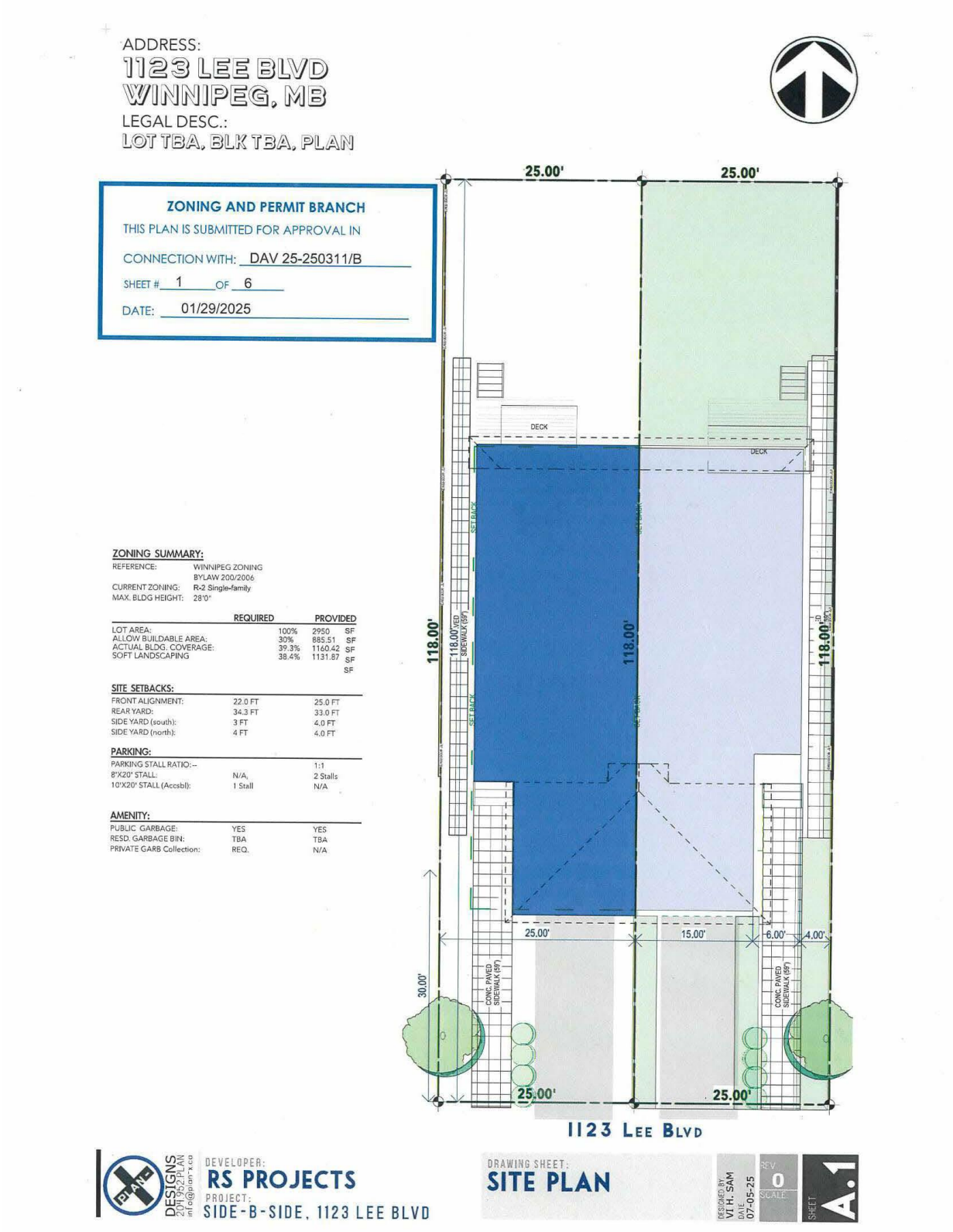
WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

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:	June 12, 2026
File No.	DAV 25-250311/B

Exhibit “13” referred to in File DAV 250311A/2025B





FRONT ELEVATION

ZONING AND PERMIT BRANCH

THIS PLAN IS SUBMITTED FOR APPROVAL IN

CONNECTION WITH: DAV 25-250311/B

SHEET # 2 OF 6

DATE: 12/19/2025



REAR ELEVATION

DESIGNS 204 952 PLAN info@plan-x.ca

DEVELOPER: **RS PROJECTS**

PROJECT: **SIDE-B-SIDE, 1123 LEE BLVD**

DRAWING SHEET: **ELEVATIONS**

DESIGNED BY VI H. SAM

DATE: 07-05-25

REV. 0

SCALE

SHEET A.2



LEFT ELEVATION

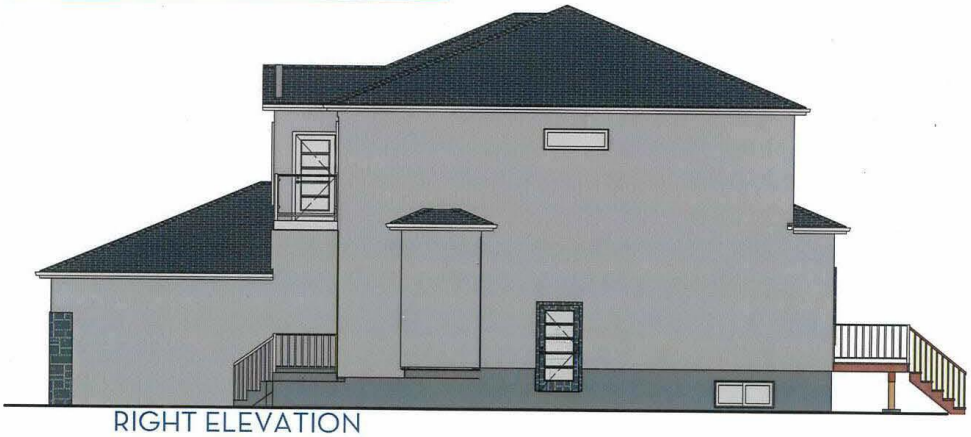
ZONING AND PERMIT BRANCH

THIS PLAN IS SUBMITTED FOR APPROVAL IN

CONNECTION WITH: DAV 25-250311/B

SHEET # 3 OF 6

DATE: 12/19/2025



RIGHT ELEVATION

DESIGNS 204 952 PLAN info@plan-x.ca

DEVELOPER: **RS PROJECTS**

PROJECT: **SIDE-B-SIDE, 1123 LEE BLVD**

DRAWING SHEET: **ELEVATIONS**

DESIGNED BY: VI H. SAM | DATE: 07-05-25 | REV. 0 | SCALE | SHEET: A.3

Exhibit “8” referred to in File DAV 250311A/2025B

From:
Sent: Wednesday, February 18, 2026 11:20 PM
To: CLK-Appeals <clk-appeals@winnipeg.ca>
Subject: 1121 Lee Blvd Variance disapproval

To whom it may concern:

I am writing you in lieu of news coming forth about potential duplexes being approved for 1121 Lee BLVD.

I am strongly asking for a reconsideration of this variance being approved. I am a long standing home owner of 20 years on LEE BLVD. It would be of best interest if duplexes do not happen on this street as it will depreciate my properties I own LEE BLVD. If a duplex does come through it will be a disservice to LEE BLVD.

LEE BLVD has already suffered enough traffic flow through the last decade with town houses and apartment congesting this once lovely family orientated neighbourhood. Adding a duplex for up to 4 families is not going to look pretty, the renters that are already in 1121 do not take care of the property as it is, multiple complaints to 311 have been made. This duplex will more then likely be put forth to be rented which means multiple people… multiple cars to park where??? The street is already full as is never mind on bomber game days…. The garbage cans will stay at the end of the driveway looking tacky all year round looking tacky as no one ever will take them up the driveway.

I have paid a lot of taxes and have done my dues in the last two decades to protect and keep this neighbourhood just that… a neighbourhood not a racetrack for 20 year olds racing downing the street. We have kids with down syndrome on our street, we have elderly people and small children who already fear for their life at the best of times adding this duplex will only worsen things.

Please consider the dis approval of this potential duplex at 1121 LEE BLVD.

A concerned neighbour,

Respectfully submitted by residents Senada and Edin Mehanovic of for 20 years.

Thank you!

Exhibit “7” referred to in File DAV 250311A/2025B

From: Anil Repaka
Sent: Wednesday, February 18, 2026 6:12 PM
To: CLK-Appeals <clk-appeals@winnipeg.ca>
Subject: Variance: 25-250311/B

Hi there,

This is Anil Repaka, I am the owner of , Winnipeg, and I am the neighbor of the proposed duplex property.

As mentioned this is the single family dwelling and they are wanting to put 4 families on the lot which is going to be tough as a neighbor.
This house (1121 Lee blvd) is always on rent and no one takes care of basic responsibilities like cutting grass at the back of the property. There are bushes and huge trees which are touching my roof, and when we approached the tenant and informed them, they have always ignored our request to maintain the grass and trees. As it’s difficult with one tenant now and if there are 4 families it will be difficult situation as a neighbor which will include more traffic, sound , maintenance of the property. We will be the most affected ones.

I completely agree on the other points mentioned in the attached letter.

Thank you
Anil Repaka

1121 Lee Boulevard

VARIANCE: 25-250311/B

Plain language: The City of Winnipeg approved a Variance to allow two duplex buildings.

- **Community**: Assiniboia
- **Neighbourhood**: Fairfield Park
- **Ward**: Waverley West
- **Approval type**: Internal
- **In date**: November 3, 2025
- **Order date**: February 5, 2026
- **Appeal deadline**: February 19, 2026
- **Decision**: Approved

Description: To vary the "R1-M" development and design standards of Winnipeg Zoning By-Law No. 200/2006 for the construction of a two-family dwelling on each of Lot 17 and Lot 18 to permit a maximum primary mass dimension of 39 feet (11.89 metres) instead of 30 feet (9.14 metres) in the shorter dimension.

The city has a variance notice up on 1121 Lee to convert the lot for 2 duplexes to house 4 families.

We have until Feb 19 to file the appeal to such a development in our neighborhood.

Reasons being.

The neighborhood is primarily single family dwellings and they are wanting to put 4 families on the lot.

This will create a lot of additional traffic on the street as well as more parking issues.

As duplexes are generally rentals, there could be the matters of who will cut the grass on each lot (the current renters do not and a complaint has to be filed with the city each time to get the grass cut.

There will be 8 additional bins (garbage and recycling) that will probably be sitting on the street year round.

Likelihood off additional vehicles being parked on the street constantly.

It will likely impact property values.

If any of these are a concern to you, please email the variance office at clk-appeals@winnipeg.ca

with your concerns, address and name to validate your concerns.

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Exhibit “6” referred to in File DAV 250311A/2025B

From: Lefei Zheng

Sent: Wednesday, February 18, 2026 4:48 PM

To: CLK-Appeals <clk-appeals@winnipeg.ca>

Subject: Subject: Formal Objection to Variance 25-250311/B – 1121 Lee Boulevard

To Whom It May Concern,

I am writing to formally register my objection to Variance Application 25-250311/B concerning the property located at 1121 Lee Boulevard, which permits the construction of two duplex buildings on a lot situated within a predominantly single-family residential neighborhood.

This approval represents a significant and material departure from the established character, density, and planning intent of the surrounding area. Lee Boulevard is comprised primarily of single-family dwellings, forming a stable and cohesive residential community. Allowing two duplex buildings—effectively accommodating four separate households—constitutes an intensification of land use that is incompatible with the prevailing development pattern.

My objections are as follows:

1. Incompatibility with Neighborhood Character and Planning Intent

The introduction of four dwelling units on a lot historically intended for a single-family residence fundamentally alters the density and character of the neighborhood. Such intensification undermines the integrity of the existing residential fabric and sets an undesirable precedent for further similar applications.

2. Traffic and Parking Impacts

The addition of four households will foreseeably generate a substantial increase in vehicular traffic and on-street parking demand. Lee Boulevard is not designed to accommodate this increased density. The resulting congestion will impair traffic flow, reduce visibility, and create access challenges for residents, emergency vehicles, and service providers.

3. Public Safety Concerns

Increased vehicle volume and on-street parking congestion will reduce sightlines and create safety hazards, particularly for children who live and play in the area. The cumulative impact of higher density and vehicle presence poses a tangible risk to pedestrian safety.

4. Property Maintenance and Enforcement Burden

Duplex developments are frequently operated as rental properties. Experience within the area demonstrates that rental properties can result in recurring issues related to lawn maintenance and property standards compliance, requiring repeated enforcement action by the City. This creates ongoing administrative burden and negatively impacts neighborhood appearance and cohesion.

5. Waste Management and Streetscape Degradation

Four households will generate a minimum of eight additional waste and recycling bins. These bins are likely to occupy public frontage areas for extended periods, contributing to visual clutter and diminishing the aesthetic quality of the streetscape.

6. Negative Impact on Property Values

The shift from low-density single-family dwellings to multi-unit rental occupancy may adversely affect surrounding property values and undermine long-term homeowner investment in the community.

In light of these concerns, it is respectfully submitted that the variance fails to meet the test of compatibility and appropriateness within the established residential context. Approval of this application compromises neighborhood character, safety, and stability.

I therefore formally request that the City reconsider and revoke the approval of Variance 25-250311/B, or alternatively, impose strict conditions to mitigate the significant adverse impacts identified above.

Thank you for your attention to this matter. I request that this letter be entered into the official record of proceedings related to this application.

Respectfully submitted,

Lefei Zheng

Exhibit “5” referred to in File DAV 250311A/2025B

From: Albert and Daphne
Sent: Wednesday, February 18, 2026 9:35 AM
To: CLK-Appeals <clk-appeals@winnipeg.ca>
Subject: VARIANCE 25-250311/B (1121 Lee Blvd)

Our home is and we are writing to oppose the plan to put two duplexes on what is currently 1121 Lee Boulevard.

We are very concerned that adding two duplexes to that one lot will decrease the value of our property and we also have safety concerns.

There are no other duplexes in our neighborhood or street, potentially bringing the value of our property down with the inherent transient nature of rentals or multi-occupant living. We also feel that our sight lines from our front window will be blocked with high buildings. We are also concerned with an increase in garbage can accumulation, unkept yards, and property maintenance.

Four additional families (or multiple renters in one unit) will create street parking congestion, which in turn creates hazards for pedestrians. There are no sidewalks on this stretch of Lee Blvd. We often see pedestrians, including many children walking to and from school, having to walk in the middle of the street in order to walk around the few cars that are parked on the street. Adding potentially four more homes worth of parking on the street makes this stretch of street even more dangerous for pedestrians. We had asked for speed bumps to at least slow the traffic down but after a traffic study, we were told by councillor Lukes that there was not enough traffic to warrant speed bumps. Last year there was a high speed crash in front of 1121 Lee that damaged multiple parked vehicles and left debris over multiple lots on both sides of the street.

How will student rentals be monitored? This area is notorious for having multiple students living in homes that are not maintained. Garbage accumulation, grass not cut and again, multiple vehicles parked on the street.

We ask you consider our concerns and our objection before you move forward with this variance.

Albert and Daphne Sawatzky

Exhibit “4” referred to in File DAV 250311A/2025B

From: My Duong
Sent: Monday, February 16, 2026 11:07 AM
To: CLK-Appeals <clk-appeals@winnipeg.ca>
Subject: 1121 Lee Boulevard Variance: 25-250311/B

Hello,

I am My Duong, the owner and resident of . With regard to 1121 Lee Boulevard, is to my right side neighbour, I am deeply against them turning out to two duplex buildings, which will impact my property values and my living space. Since the neighbourhood is a single family residence, it is odd for a duplex to be built, not one, but two. This will create a lot of difficulties for my family members regarding to parking issues, since we are a family of 8 members and a toddler.

Please reconsider,

My My Duong

Exhibit “3” referred to in File DAV 250311A/2025B

From: John Liu
Sent: February 14, 2026 12:51 PM
To: CLK-Appeals <clk-appeals@winnipeg.ca>
Subject: 1121 Lee Blvd variance 25-250311/B

Morning this is owners of . Me Xiukai Liu and my wife Shuying Xiong.

I am writing with regards to the variance 25-250311/B

We bought the property based on the neighborhood and environment back in 2010. This new modification to allow duplex building completely changes the existing neighborhood and is unfair to the current owners as alterations should be approved by all of us. The additional family dwelling means more parked cars and more traffic to the already busy neighborhood. In addition, the surrounding property's will likely occur loss in property value as it is not a single dwelling neighborhood anymore.

This change impacts daily life and financial property of existing owners negatively and it should have done with our acknowledgement.

As a result, we oppose variance 25-2530311/B and ask city to revoke such approval.

Let me know if you have any questions.

Sincerely,
John Liu

Exhibit “2” referred to in File DAV 250311A/2025B

From: Mike Yarema

Sent: Wednesday, February 11, 2026 10:54 AM

To: CLK-Appeals <clk-appeals@winnipeg.ca>

Subject: VARIANCE: 25-250311/B

Hello, as the property owner directly across the street from this property, I strongly oppose the building of a total of 4 housing units on this land. Not only will it impact traffic in a negative manner, it will also present a garbage nightmare with upto 8 bins sitting on the street at all times, it will add to parking issues already apparent on the street, along with headlights of vehicles leaving the property always shining into my windows. This should be quickly stopped and never be considered again. This is a single family street and should remain as such.

Thanks

Mike Yarema

Exhibit “1” referred to in File DAV 250311A/2025B

Planning, Property and Development Department
Service de l'urbanisme, des biens et de l'aménagement
Unit 31 – 30 Fort Street • 30, rue Fort, unité 31 • Winnipeg • Manitoba R3C 4X7

VARIANCE ORDER

DAV 25-250311/B

APPLICANT: John Wintrup John Scott Wintrup Planning & Development
139 ROSLYN RD UNIT 301
WINNIPEG MB R3L 0G7

PREMISES AFFECTED: 1121 Lee Boulevard
LEGAL DESCRIPTION: LOT 17/18 BLOCK 18 PLAN 1991 122/4 ST N *
hereinafter called ""the land"".
PROPERTY ZONED: R1-M
ZONING ATLAS SHEET: AL23
NATURE OF APPLICATION:

To vary the ""R1-M"" development and design standards of Winnipeg Zoning By-Law No. 200/2006 for the construction of a two-family dwelling on each of Lot 17 and Lot 18 to permit the following:
1) maximum primary mass dimension of 39 feet (11.89 metres) instead of 30 feet (9.14 metres) in the shorter dimension;
2) no pedestrian entry connecting one ground floor unit to a public sidewalk.

It is the opinion of the Director of Planning, Property and Development Department that subject to conditions listed below, if any, this order meets the statutory criteria of the City of Winnipeg Charter in that it:

(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.

C.W. Charter Subsection 247(3)

ORDER:

RE: 1121 Lee Boulevard

The Director of Planning, Property and Development Department hereby orders that the provisions of the ""R1-M"" dimensional standards of Zoning By-Law No. 200/2006 and amendments thereto are **VARIED TO PERMIT** on ""the land"" To vary the ""R1-M"" development and design standards of Winnipeg Zoning By-Law No. 200/2006 for the construction of a two-family dwelling on each of Lot 17 and Lot 18 to permit the following:
1) maximum primary mass dimension of 39 feet (11.89 metres) instead of 30 feet (9.14 metres) in the shorter dimension;
2) no pedestrian entry connecting one ground floor unit to a public sidewalk.

Subject to the following condition(s) which the Director of Planning, Property and Development Department considers necessary to ensure compliance with criteria (a) to (d) above, namely:

1. That the development shall be constructed in substantial conformance with the plans submitted attached hereto and identified as Sheets 1 and 4 for File No. DAV 25-250311/B, dated January 29, 2026 and thereafter maintained to the satisfaction of the Director of Planning, Property and Development;
OR
That the Owner must submit plans showing the location and design of any and all proposed:
i. buildings;

ii. accessory parking areas;
iii. garbage enclosures;
iv. fencing; and
v. landscaping
on the Owner's Land (""Works"") to the Director of Planning, Property and Development 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.
2. That a pedestrian walkway shall be built from the primary entrance of each dwelling unit and that all walkways shall be constructed to extend to the Lee Boulevard roadway, across the public boulevard, to the satisfaction of the Director of Public Works.
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.

DATE OF ORDER: April 10, 2026

CERTIFIED BY:



for Director Planning, Property and Development Department

HOW TO APPEAL

You can appeal this order by filing a letter of appeal with the City Clerk. Note that, in filing the appeal, the entirety of the order is subject to review by the designated committee at the appeal hearing. The appeal letter must:

(a) be addressed as set out below,

(b) be received at that office not later than 4:30 p.m. on April 24, 2026
[IF RECEIVED LATE YOUR APPEAL CANNOT BE HEARD.]

(c) refer to Variance Order No. DAV 25-250311/B, give brief reasons and describe whether you appeal the whole order or only part(s) of it.

You can attend the appeal hearing and speak on issues raised in someone else's appeal; but the designated committee can only rule on issues raised in appeals filed. If you are not sure what others have appealed you should file your own appeal.

Address: City Clerk, City of Winnipeg
c/o Appeals Committee
Susan A. Thompson Bldg.
510 Main Street
Winnipeg, MB, R3B 1B9
Fax 947-3452
Email: clk-appeals@winnipeg.ca