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

REPORTS

Item No. 8 Plan Approval – 846 Burrows Avenue (Point Douglas) File DAV 260782A/2024B

COMMUNITY COMMITTEE DECISION:

The Lord Selkirk-West Kildonan Community Committee concurred in the recommendation of the Winnipeg Public Service and approved plans for 846 Burrows Avenue.

DECISION MAKING HISTORY:

Moved by Councillor Sharma,

That Rule 10(3) of The Procedure By-law No. 50/2007 be suspended in order that the following item, which was received less than four business days preceding the committee meeting, be considered by Committee.

Carried

Moved by Councillor Eadie,

That the recommendation of the Winnipeg Public Service be concurred in.

Carried

ADMINISTRATIVE REPORT

Title: Plan Approval 26-167396 – 846 Burrows Avenue

Issue: For consideration at the Public Meeting of the plan approval drawing package for a fence.

Critical Path: Lord Selkirk-West Kildonan Community Committee as per DAV 260782A/ 2024B

AUTHORIZATION

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

RECOMMENDATIONS

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

REASONS FOR REPORT

Per the order of approval for DAV 260782A/2024B,

> *That the owner must submit plans showing the location and design of the fence, including the following:*
>
> *A. materials*
>
> *B. locations*
>
> *C. heights*
>
> *to the Lord Selkirk-West Kildonan Community Committee and 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.*

The applicant has submitted a site plan and fence elevation showing the location and type of fence.

IMPLICATIONS OF THE RECOMMENDATIONS

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

FILE/APPLICANT DETAILS

FILE:	**ZR-PA 26-167396**
COMMUNITY:	Point Douglas
NEIGHBOURHOOD #:	3.303 - Burrows Central
SUBJECT:	Plans of a Proposed Fence
LOCATION:	846 Burrows Avenue
LEGAL DESCRIPTION:	LOT 258/268,589/598 PLAN 28 39 ST J
APPLICANT:	St. John Cantius Church (Rev Fr. Yolando Gamallo)
OWNER:	TRUSTEES OF THE ROMAN CATHOLIC

DISCUSSION

SITE DESCRIPTION

The subject property is located on Burrows Street, in the BURROWS CENTRAL Neighbourhood of the Point Douglas Ward.

The subject site is a through lot on the south side of Burrows Avenue and the north side of Magnus Avenue west of Sinclair Street in the mature neighbourhood of Burrows Central within the Lord Selkirk-West Kildonan Community.

The subject site is an irregularly shaped interior lot that is approximately 340 feet wide by 160 feet deep and is approximately 57,273 square feet in area.

The site is occupied by a one (1) storey 16,041 square foot church built in 1971 on the subject site.

Vehicular access is from Burrows Avenue and Magnus Avenue leading to an existing parking area.

The site is located within the “Area of Stability - Mature Community” policy area under the *Complete Communities Direction Strategy*. The property is zoned "R1-S Mature Communities PDO-1" Residential Two-Family District.



Figure 1: Air photo of subject site and surrounding context (*Flown, 2018*)

DESCRIPTION OF THE PROPOSED DEVELOPMENT

The applicant is proposing to erect black coated chain link fencing around the site. The proposed height along Burrows Avenue (the front yard) is 4 feet in height. The rear of the site (Magnus Avenue) and sides of the site will be fence with 9 foot high chain link fencing.

The applicant worked cooperatively with the Public Service to compromise on a black vinyl coated chain link fence rather than an ornamental fence, to ensure durability and aesthetic value while maintaining visual permeability for CPTED (Crime Prevention through Environmental Design) reasons to ensure safety inside the fenced area.

ANALYSIS AND ISSUES

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

- The subject property is located in an Established Neighbourhood designated as a "Mature Community" as outlined in *Complete Communities Direction Strategy 2.0.* Applicable goals and policies that apply to the proposal are noted below.
    - Goal 2 states "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."
    - *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.*
    - *5.0 Ensure Established Neighbourhoods accommodate a variety of public and institutional uses to meet a broad range of community needs.*
    - *5.1 Support public and institutional uses where residential neighbourhoods are not well served by these amenities or are areas of higher need. These uses may include day cares, places of worship, elementary schools, libraries, community centres, public parks, and recreation facilities.*
- In addition, *CCDS 2.0* provides the following Urban Design policies aimed at promoting safety and accessibility in the design of the built environment, applicable to the subject applications:
    - 3.12 Promote Crime Prevention Through Environmental Design (CPTED) principles in new development to increase safety and reduce incidence and fear of crime.
    - 3.13 Ensure CPTED interventions incorporate lived experiences and socio-economic, cultural, and historical knowledge to promote widespread access, usability, safety, and quality of life for all users and that they do not produce hostile design that excludes marginalized or vulnerable people or reduction in the quality and/or usability of the built environment.

REASONS FOR THE RECOMMENDATIONS

The Urban Planning and Design Division recommend approval of the submitted plans because the proposed fence addresses the applicant's security concerns while considering sight lines and CPTED principles.

CONSULTATION

N/A

SUBMITTED BY

Department:	Planning, Property and Development
Division:	Urban Planning and Design
Prepared by:	Simi Jerez, RPP MCIP
Date:	June 22, 2026
File No:	ZR-PA 26-167396