Minutes – City Centre Community Committee – June 23, 2026

PUBLIC HEARINGS

Item No. 3 Variance – 626 and 628 Garwood Avenue
(Fort Rouge-East Fort Garry Ward)
File DAV 270917/2025D [c/r DAZ 210/2026 and DCU 131893/2026D]

COMMUNITY COMMITTEE DECISION:

The City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service and approved a Variance on "the land" for the construction of a multi-family dwelling to permit as follows:

1. A front yard of 8 feet (2.43 metres).

2. 5 parking spaces.

3. Insufficient buffering of parking and loading areas located within 20 feet (6.1 metres) of a side or rear lot line adjacent to a residential district.

Subject to the following condition:

1. That the 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 210/2026.

DECISION MAKING HISTORY:

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

Moved by Councillor Rollins,

That the report of the Winnipeg Public Service be taken as read.

Carried

Moved by Councillor Rollins,

That the receipt of public representations be concluded.

Carried

Moved by Councillor Rollins,

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. We've had a really good discussion on the variances.

2. There is always a tension between the front yard setback as it relates to the neighbourhood and the liveable outdoor space.

DECISION MAKING HISTORY (continued)

Supporting Reasons (continued)

3. I like balconies. I like windows. I don't like to see a mass of space that could contribute to windows be disrupted because it doesn't create a nice space to live in.

4. I like a balcony. Especially if we're trying to address the missing middle. It's an opportunity to grow plants. Drapes and nice plants on the balcony.

5. We have some excellent examples of this model. Of a six storey in the neighbourhood, in particular on Grosvenor, I'll point-out, which is a shared zone between Councillor Orlikow and I.

6. I see here the Winnipeg Public Service being really sensitive to the design of Earl Grey. This has the pitched roof that the neighbours like. I really hope we'll see the materials; like the shingle style. This does reflect the three-storey homes in the neighbourhood.

7. While I appreciate that the infill guidelines and the subsequent rezoning hearings that we've done really address four units as-a-right, I'll point out that before the hearing and after, the six units were actually the typical model we'd see. A more frequent model. The four units, as the Public Service pointed out, weren't the economic tone of the day.

8. We've seen a lot of different types of things come through since we did the zoning process.

9. A lot of the attention that the Public Service paid to the collaborative process with the applicant produced really great decision-making.

Carried

Moved by Councillor Rollins,

That the recommendation of the Winnipeg Public Service be concurred in and the Variance be approved.

Carried

Moved by Councillor Rollins,

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

Carried

THE CITY OF WINNIPEG
VARIANCE ORDER
CITY CENTRE COMMUNITY COMMITTEE

DAV 270917/2025D [c/r DAZ 210/2026 and DCU 131893/2026D]

Before:	City Centre Community Committee Councillor Orlikow, Chairperson Councillor Gilroy Councillor Rollins
Hearing:	June 23, 2026 Council Building, 510 Main Street
Applicant:	KNH Sawatzky & Associates Ltd. (Landon Friesen)
Premises Affected:	626 and 628 Garwood Avenue
Legal Description:	LOT ½ BLOCK `7 PLAN 319 29/31 ST B, hereinafter called "the land"
Property Zoned:	"R1-S Mature Communities PDO-1" (Residential Single Family) Proposed "R2 Mature Communities PDO-1" (Residential Two-Family)
Nature of Application:	To vary the proposed "R2 Mature Communities PDO-1" development and design standards of Winnipeg Zoning By-law 200/2006 for the construction of a multi-family dwelling to permit as follows: 1. a front yard of 8 feet (2.43 meters) instead of 17 feet (5.18 metres); 2. 5 parking spaces instead of 6 spaces;

3. insufficient buffering of parking and loading areas located within 20 feet (6.1 metres) of a side or rear lot line adjacent to a residential district.

It is the opinion of the City Centre Community Committee that subject to the conditions listed below, if any, this Variance 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. We've had a really good discussion on the variances.

2. There is always a tension between the front yard setback as it relates to the neighbourhood and the liveable outdoor space.

3. I like balconies. I like windows. I don't like to see a mass of space that could contribute to windows be disrupted because it doesn't create a nice space to live in.

4. I like a balcony. Especially if we're trying to address the missing middle. It's an opportunity to grow plants. Drapes and nice plants on the balcony.

5. We have some excellent examples of this model. Of a six storey in the neighbourhood, in particular on Grosvenor, I'll point-out, which is a shared zone between Councillor Orlikow and I.

6. I see here the Winnipeg Public Service being really sensitive to the design of Earl Grey. This has the pitched roof that the neighbours like. I really hope we'll see the materials; like the shingle style. This does reflect the three-storey homes in the neighbourhood.

7. While I appreciate that the infill guidelines and the subsequent rezoning hearings that we've done really address four units as-a-right, I'll point out that before the hearing and after, the six units were actually the typical model we'd see. A more frequent model. The four units, as the Public Service pointed out, weren't the economic tone of the day.

8. We've seen a lot of different types of things come through since we did the zoning process.

9. A lot of the attention that the Public Service paid to the collaborative process with the applicant produced really great decision-making.

ORDER:

The City Centre Community Committee orders that the provisions of the Proposed "R2 Mature Communities PDO-1" development and design standards of Winnipeg Zoning By-law 200/2006 are varied on "the land" for the construction of a multi-family dwelling to permit as follows:

1. A front yard of 8 feet (2.43 metres).

2. 5 parking spaces.

3. Insufficient buffering of parking and loading areas located within 20 feet (6.1 metres) of a side or rear lot line adjacent to a residential district.

Subject to the following condition, which the City Centre Community Committee considers necessary to ensure compliance with criteria (a) to (d) in Subsection 247(3) of the City of Winnipeg Charter, namely:

1. That the 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 210/2026.

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:



Rebecca Ford
Committee Clerk

HOW TO APPEAL

If you object to this Order, you are entitled to file a notice of appeal. Your notice of appeal must:

(a) be in writing;

(b) contain your name, mailing address, and phone number;

(c) be addressed as set out below;

(d) be received at that office not later than 4:30 p.m. on July 13, 2026;

[IF RECEIVED LATE YOUR APPEAL CANNOT BE HEARD]

(e) refer to Variance Use Order No. DAV 270917/2025D; and

(f) provide the reason(s) for the appeal

The City Clerk may not schedule an appeal hearing until your notice of appeal meets the above requirements.

Address:	City Clerk, City of Winnipeg c/o Appeal Committee Susan A. Thompson Building Main Floor, 510 Main Street Winnipeg, Manitoba, R3B 1B9
Fax:	204-947-3452
Email:	CLK-Appeals@winnipeg.ca

THE FOLLOWING PERSONS MADE REPRESENTATIONS AND ARE ENTITLED TO APPEAL:

In Support:

Landon Friesen
Armin Barsomian

In Opposition:

Paula Murray
Daniel Hemond

For Information:

Nil

For the City:

D. Chyz-Lund, Planner, Planning, Property and Development Department

EXHIBITS FILED FOR DAV 270917/2026D

1. Application dated December 10, 2025
2. Notification of Public Hearing dated June 4, 2026
3. Manitoba Status of Title 3343204/1
4. Letter of authorization dated December 9, 2025 from 10219705 Manitoba Ltd. (John Vincent Sy Galauran) to KNH Sawatzky & Associates Ltd. (Landon Friesen)
5. Confirmation from the Zoning and Permits Administrator that the subject property may be posted in substitution for newspaper advertising
6. Plans, Sheets 1 to 7 inclusive for File DAV 270917/2025D dated June 9, 2026
7. Report from the Urban Planning Division dated June 9, 2026
8. Inspection Report
9. Communication dated June 15, 2026, from Paula Murray in opposition to the application
10. Communication dated June 18, 2026, from Daniel Hemond in opposition to the application

Exhibit “7” referred to in File DAV 270917/2025D

ADMINISTRATIVE REPORT

Title: DAV 25-270917\D – 626 and 628 Garwood Ave

Issue: For consideration of a Variance associated with the construction of a six-unit multi-family building.

Critical Path: City Centre Community Committee

AUTHORIZATION

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

RECOMMENDATION

The Urban Planning and Design Division recommends **approval** of the application to vary the proposed “R2 Mature communities PDO-1” development and design standards of Winnipeg Zoning By-law 200/2006 for the construction of a multi-family dwelling to permit as follows:

1) a front yard of 8 feet (2.43 metres) instead of 17 feet (5.18 metres);

2) 5 parking spaces instead of 6 spaces;

3) insufficient buffering of parking and loading areas located within 20 feet (6.1 metres) of a side or rear lot line adjacent to a residential district.

Subject to the following condition(s):

1. That, the 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 210/2026.

REASON FOR THE REPORT

- The applicant is proposing to Rezone the subject property to a “R2” Residential Two-Family district for the purpose of constructing one six-unit multi-family building on the lot. The proposed development includes a smaller front yard, fewer parking spaces, and insufficient buffering of the parking area than what is required by the *Winnipeg Zoning By-Law*, and therefore requires Variances.
- This report provides information regarding the subject application’s compliance with *The City of Winnipeg Charter*, section 249.

FILE/APPLICANT DETAILS

FILE:	**DAV 25-270917\D**
RELATED FILES:	DAZ 210/2026, DCU 26-131893/D
COMMUNITY:	City Centre Committee
NEIGHBOURHOOD #:	1.106 - (EARL GREY)
SUBJECT:	To vary the proposed “R2 Mature communities PDO-1” development and design standards of Winnipeg Zoning By-law 200/2006 for the construction of a multi-family dwelling to permit as follows: 1) a front yard of 8 Feet (2.43 metres) instead of 17 feet (5.18 metres); 2) 5 parking spaces instead of 6 spaces; 2) insufficient buffering of parking and loading areas located within 20 feet (6.1 metres) of a side or rear lot line adjacent to a residential district.
LOCATION:	626 Garwood Ave
LEGAL DESCRIPTION:	LOT 1/2 BLOCK 17 PLAN 319 29/31 ST B
APPLICANT:	Landon Friesen (KNH Sawatzky & Associates Ltd.) 128 James Ave Unit 100 Winnipeg, MB R3B 0N8
OWNER:	10219705 MANITOBA LTD. 26 Wheelwright Way OAK BLUFF, MB R4G 0C3

HISTORY

N/A

DISCUSSION

CRITERIA FOR APPROVAL

Pursuant to Section 247(3) of *The City of Winnipeg Charter*, an application for a Variance with respect to a property may be approved if the Variance:

(a) is consistent with *Plan Winnipeg* and any applicable secondary plan;

(b) does not create a substantial adverse effect on the amenities, use, safety and convenience of the adjoining property and adjacent area, including an area separated from the property by a street or waterway;

(c) is the minimum modification of a zoning-by-law required to relieve the injurious effect of the zoning by-law on the applicant's property; and

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

SITE DESCRIPTION

- The subject property is located at the southeast corner of Garwood Avenue and Hugo Street N, in the Earl Grey neighbourhood of the Fort Rouge - East 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 is currently zoned “R1-S” Residential – Single-Family – Small district, and is approximately 5058 square feet in area.
- The subject property is accessed by a paved rear lane.

SURROUNDING LAND USE AND ZONING

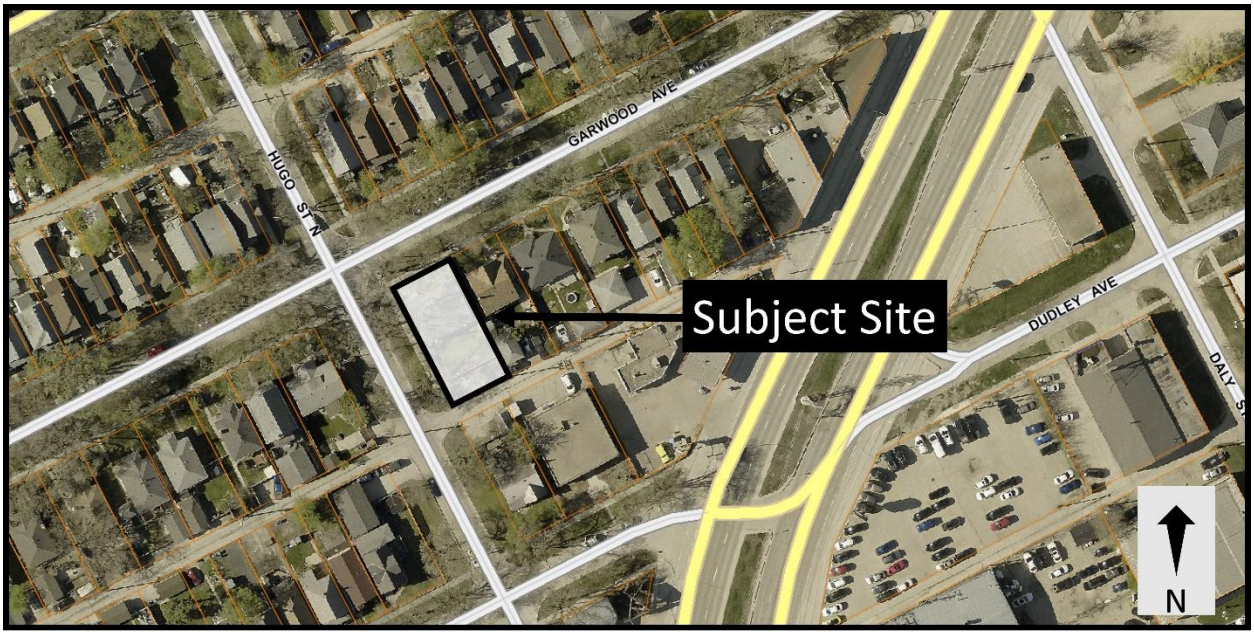


Figure 1: Aerial Photo of Subject Site and Surrounding Uses (flown 2024).

North: Garwood Avenue, then a single-family dwelling zoned “R1-S” Residential – Single-Family – Small district.

South: A rear lane, then a commercial use zoned “C2” Commercial – Neighbourhood district and a single-family dwelling zoned “R1-S” Residential – Single-Family – Small district.

East: A two-family dwelling zoned “R1-S” Residential – Single-Family – Small district.

West: Hugo Street N, then a single-family dwelling zoned “R1-S” Residential – Single-Family – Small district.

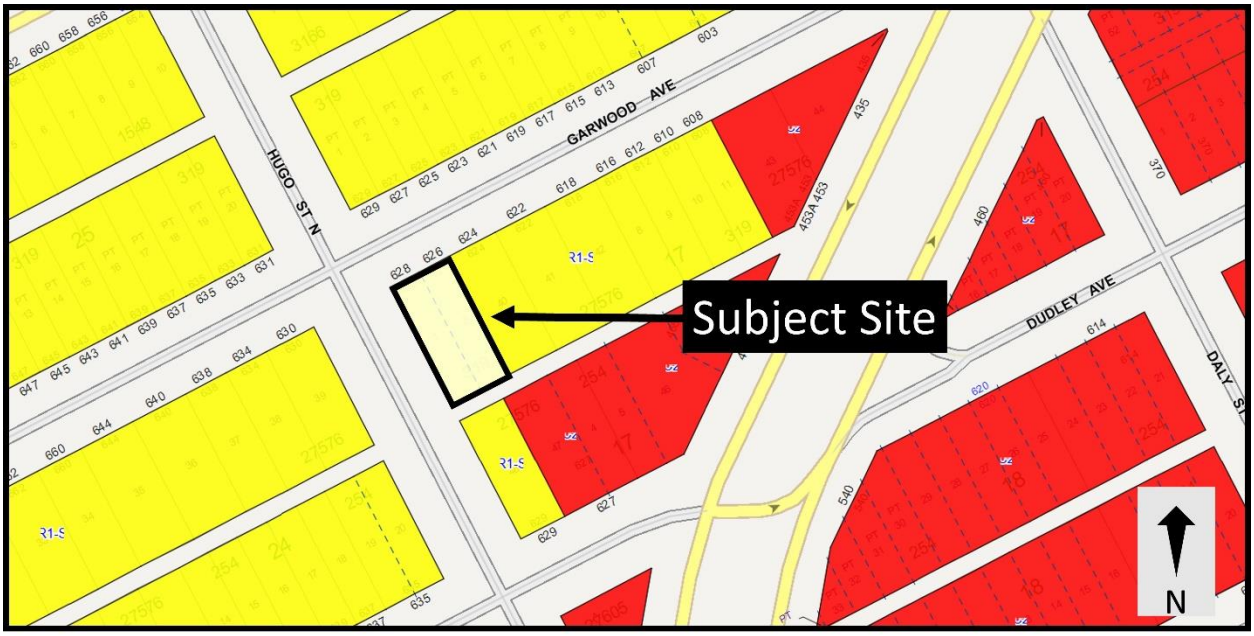


Figure 2: Zoning of the subject site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant intends to construct a six-unit multi-family development, oriented towards Garwood Avenue and Hugo Street N. The building would:
    - Be two stories in height (30'-9 3/8" measured to the peak of the roof).
    - Have a 13’ front yard setback from the building foundation to the Garwood Avenue property line, and an 8’ front yard setback from the front porch and balcony to the Garwood Avenue property line.
    - Have a 6’ west side yard setback to Hugo St. N.
    - Have a 6'-6 ¾” east side yard setback to the abutting property.
    - Have a 33’ 3 1/8” rear yard setback to the lane.
    - Include individual unit entrances on the north (Garwood Avenue), west (Hugo Street N), and south elevations, with direct pedestrian connections to the sidewalks on Hugo Street N and Garwood Avenue.
    - Include balconies and porches on the north and south elevations.
    - Be clad in a mixture of acrylic stucco and cement board.

- The site plan also shows:
    - One new tree and 11 new shrubs.
    - Five parking spaces, including one accessible stall.
    - A bicycle rack with space for three bicycles.

Collaboration with the Public Service:

- 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 1 - *Encourage compatible residential development within Established Neighbourhoods to build more Complete Communities and align with the City's residential intensification target.*

    General policies

    - *1.1 Encourage residential development that positively contributes to neighbourhood character while expanding housing options for residents in a manner that is sensitive and complementary to existing development.*
    - *1.2 Increase the population within Established Neighbourhoods to contribute to the physical renewal and revitalization of older neighbourhoods.*
    - *1.5 Support up to mid-rise residential development in Established Neighbourhoods that is compatible with neighbourhood context.*

At two stories and less than 35' in height, the proposed building is considered a low-rise development under *CCDS 2.0* policies. The building will increase the population in this established neighbourhood and increase housing options for residents while positively contributing to the neighbourhood through design elements detailed under Goal 2.

- 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 13’ front yard setback from the building foundation to the Garwood Avenue property line, and an 8’ front yard setback from the front porch and balcony to the Garwood Avenue property line. The building would also have a 6’ west side yard setback to Hugo St. N. and a 6'-6 ¾” east side yard setback to the abutting property. Together, these setbacks bring the building closer to the front and corner property lines. Simultaneously, the setbacks – when paired with the modest building height of just over 30’ – respects the area context which is predominantly one and two-storey buildings.

The north yard to Garwood Avenue, and the west yard to Hugo Street N, bring the building closer to the street. Typically, the Urban Planning and Design Division requires front yards to be within +/- 5’ of the average of abutting properties. This is intended to ensure new development respects the existing alignments along a developed block, that neighbouring developments are not significantly impacted by changes to the front yards, and that new development has some flexibility when being planned. In this case, the front yard to the primary building mass is within 4’ of the alignment, while the front yard to the balconies and porches is 9’ less than the alignment. While this is a larger setback than is typically supported, it is noteworthy that the setback enables larger outdoor space for residents, and that the balconies / porches are located on the west half of the front façade, away from the existing two-family dwelling to the east. This ensures that the main building wall maintains the required setback, while the projecting balcony and porch respects the existing development by being located away from it.

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 and acrylic stucco, as well as 20% window coverage. In addition, the building includes full balconies and porches, 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 Garwood Avenue and Hugo Street N, balconies and porches that face Garwood Avenue and the rear lane, 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 two stories (approximately 30'-9 3/8" measured to the peak of the roof) is consistent with surrounding development, which includes both one and tow-storey development. It is notable that the proposed development is significantly under the maximum allowed height for either the “R1” or “R2” districts, which enable a building height of 35’ when measured to the midpoint of a roof.

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

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 buffered from Hugo Street N by an opaque wood fence. 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 two stories is similar to surrounding development, and paired with the 6'-6 ¾" east side yard ensures the new development mitigates the impact with the abutting house to the east.

SMALL SCALE AND LOW-RISE RESIDENTIAL DEVELOPMENT GUIDELINESS FOR MATURE COMMUNITIES

- The *Small Scale and Low-Rise Residential Development Guidelines for Mature Communities (Infill Guidelines)* were adopted by Council on June 24, 2021 and are applicable to this proposal.
- The proposed development meets the preferred location criteria contained in the *Infill Guidelines* to support a low-rise multi-family development. Specifically, the *Infill Guidelines* support low-rise development where:
    - The rear yard abuts a lane;
    - The site is located within 400 metres of the Primary Transit Network;
    - The property is a corner lot and the lane separates the rear yard from a commercial, multi-unit residential or non-residential use.

Reasons for the Variances

Reduced front yard

- Garwood Avenue has an average front yard of 17'. Development is therefore required to provide a 17' front yard to Garwood Avenue. The applicant has proposed a front yard of 13' to the building wall, and 8' to the wall of the balcony and porch that face Garwood Avenue. Therefore, a Variance is required.

Insufficient parking spaces

- Multi-family developments in Mature Communities such as Earl Grey require a parking ratio of one stall per dwelling unit. The applicant has proposed five parking stalls for six dwelling units, and therefore requires a Variance.

Insufficient buffering of a parking area

- Parking within 20’ of a rear lot line is required to be buffered if it is adjacent to residential uses. In this case, the application shows parking perpendicular to the lane with no buffering between the stalls and the lane.

Analysis of Variances

Reduced front yard

- The Public Service will generally support deviations of up to +/- 5’ from the average front yard setback to maintain a consistent streetscape while allowing some flexibility in building placement. In this case, the primary building mass is setback 12’ from the front property line, which is within the acceptable range of the block average (17’). The Variance is prompted only because the balconies/porches project into the front yard and are used to measure the setback.
- The proposed balconies/porches are located on the west half of the front façade and will not affect sight lines or views for the abutting property to the east. To the north, Garwood Avenue provides approximately 65’ of separation between the proposed development and properties on the opposite side of the street, ensuring the reduced setback will have minimal impact on neighbouring properties.
- The balconies/porches provide functional outdoor amenity space for residents, improving the livability of the development by creating opportunities for outdoor recreation, social interaction, and access to fresh air while maintaining compatibility with the surrounding area.
- For these reasons, the Variance is supportable.

Insufficient parking spaces

- Five stalls instead of six – or a deficiency of one stall – is a relatively minor Variance to the required parking. The subject site is located approximately 110 metres from Pembina Highway, a high frequency transit corridor, and less than half a kilometer from Corydon Avenue, an Urban Mixed Use Corridor with frequent transit. These factors ensure there are other means of transportation available to residents in this area.
- For these reasons, the Variance is supportable.

Insufficient buffering of a parking area

- Given the proposed development provides parking off the rear lane, it is not possible to provide a landscaped buffer between the rear of this property and the adjacent residential zoning district. No landscaped buffer between parking areas in at the rear of properties and adjacent residential development is a common feature of this neighbourhood, including this lane.

CONDITIONS OF APPROVAL

N/A.

REASONS FOR DECISION

In the context of Section 247(3), the Urban Planning and Design Division recommends **approval** of the application for the following reasons:

(a) is consistent with *Plan Winnipeg* and any applicable secondary plan;

In that, the proposed Variances will enable the establishment of a new multi-family residential development in alignment with the policies of OurWinnipeg 2045 and Complete Communities 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 proposed development's setbacks and contextual design reduce potential impacts on adjacent uses.

(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 proposed Variances enable the establishment of a contextually-sensitive development on a corner lot where multi-family residential development is encouraged via CCDS 2.0 policies and the Infill Guidelines.

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

In that, the proposed building has been designed to blend into the existing area context by orienting the individual unit entrances to the two flanking streets, by maintaining a similar height to existing development on the block, and by incorporating design elements such as a pitched roof and porches that are comparable to other existing development in the area.

CONSULTATION

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

OURWINNIPEG 2045 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.

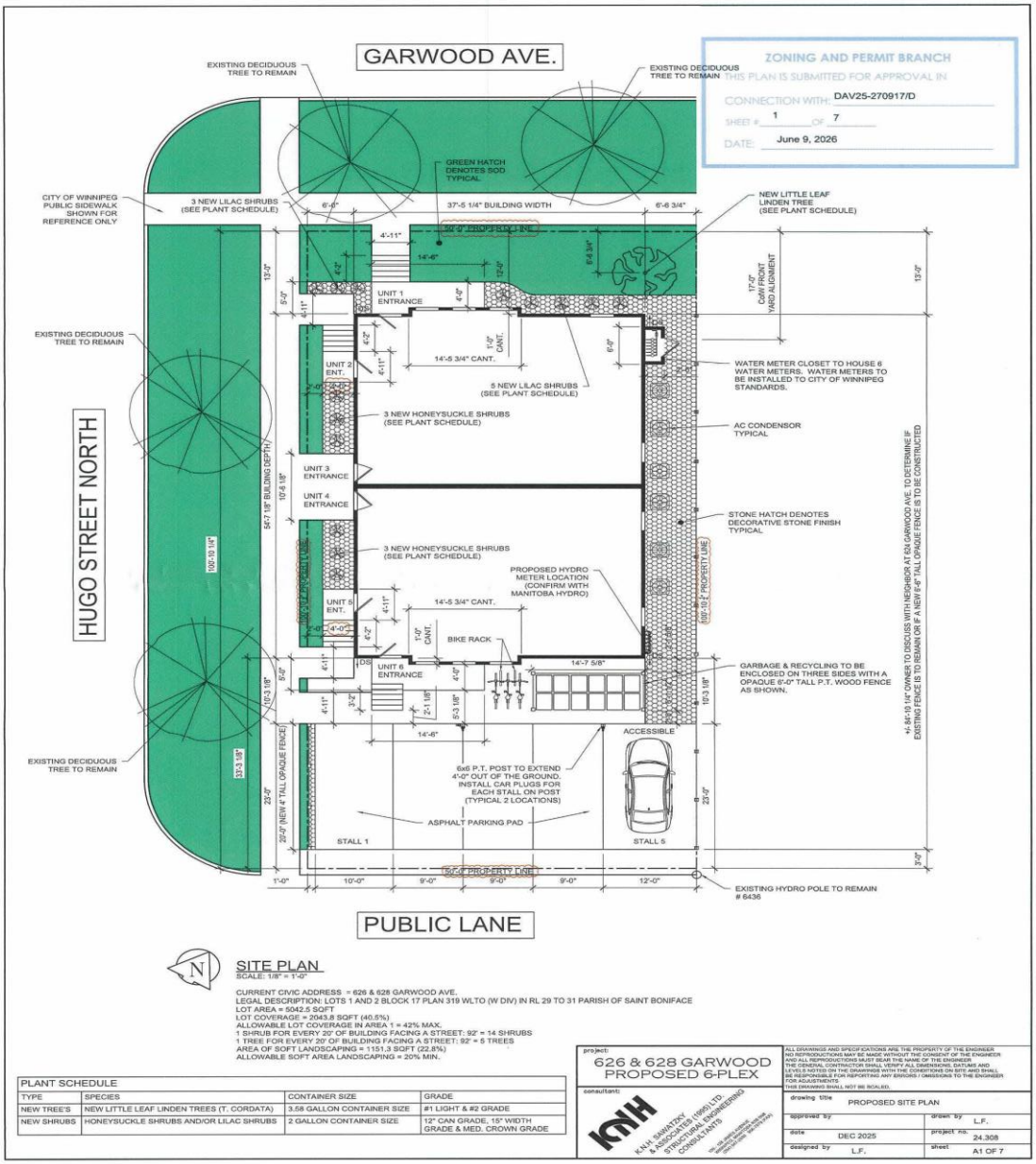
WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

Consideration was given 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:	Dylan Chyz-Lund, RPP, MCIP
Date:	Tuesday, June 9, 2026
File No.	DAV 25-270917\D

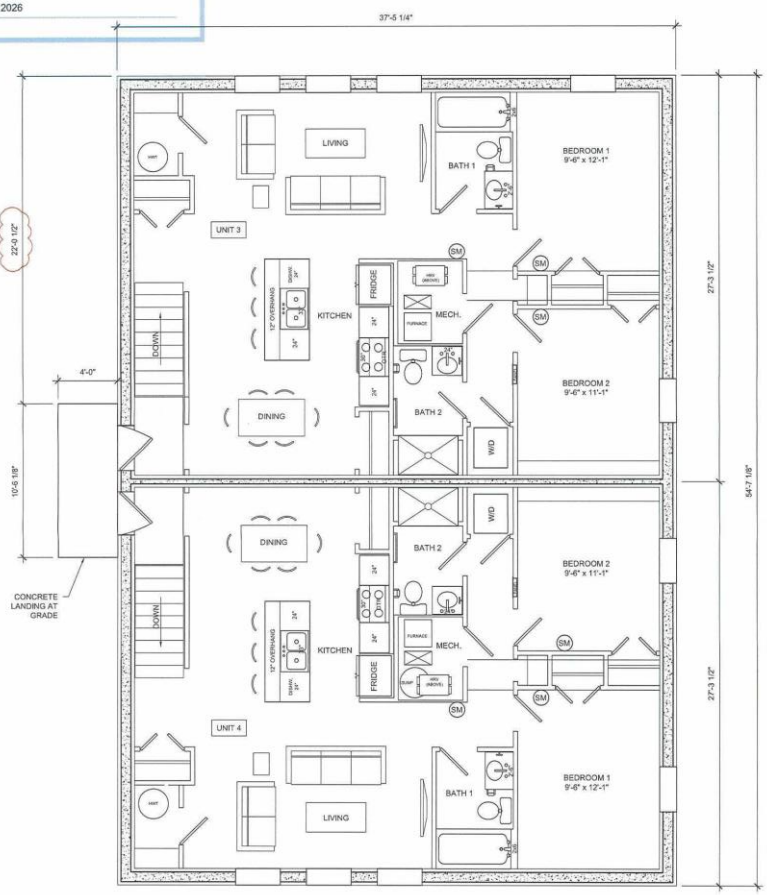
Exhibit “6” referred to in File DAV 270917/2025D



ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN
CONNECTION WITH: DAV25-270917/D
SHEET # 2 OF 7
DATE: June 9, 2026

BUILDING CONSTRUCTION NOTES:

-ALL UNITS TO HAVE THEIR OWN DEDICATED ELECTRICAL PANEL (SEE PLAN, FINAL LOCATION AS PER OWNER)
-ALL UNITS TO HAVE THEIR OWN DEDICATED ELECTRIC FURNACE, HRV, & HWT (SEE PLAN, FINAL LOCATION AS PER MECH. & OWNER)
-ALL UNITS TO HAVE THEIR OWN DEDICATED WATER METER (LOCATED IN EXTERIOR WATER METER DOGHOUSE)



BASEMENT LAYOUT

FIRE, SMOKE & CO DETECTOR SCHEDULE	
MARK	DESCRIPTION
SM	SMOKE DETECTOR TO CURRENT CODE

WINDOW & DOOR NOTES

-WINDOW SIZES AND OPENERS AS PER ELEVATIONS (WINDOW SUPPLIER TO CONFIRM THAT ALL BEDROOM WINDOWS HAVE 1 ACCESS / EGRESS OPENING)

-MIN. SPEC IS DUAL PANE, LOW E, ARGON TO MEET THE CURRENT ENERGY CODE STANDARDS

-COORDINATE DRYWALL RETURNS OR WINDOW JAMBS WITH OWNER

-CONRETE TRADE & FRAMER TO VERIFY ALL ROUGH OPENINGS WITH APPROVED WINDOW SHOP DRAWINGS PRIOR TO START OF CONSTRUCTION

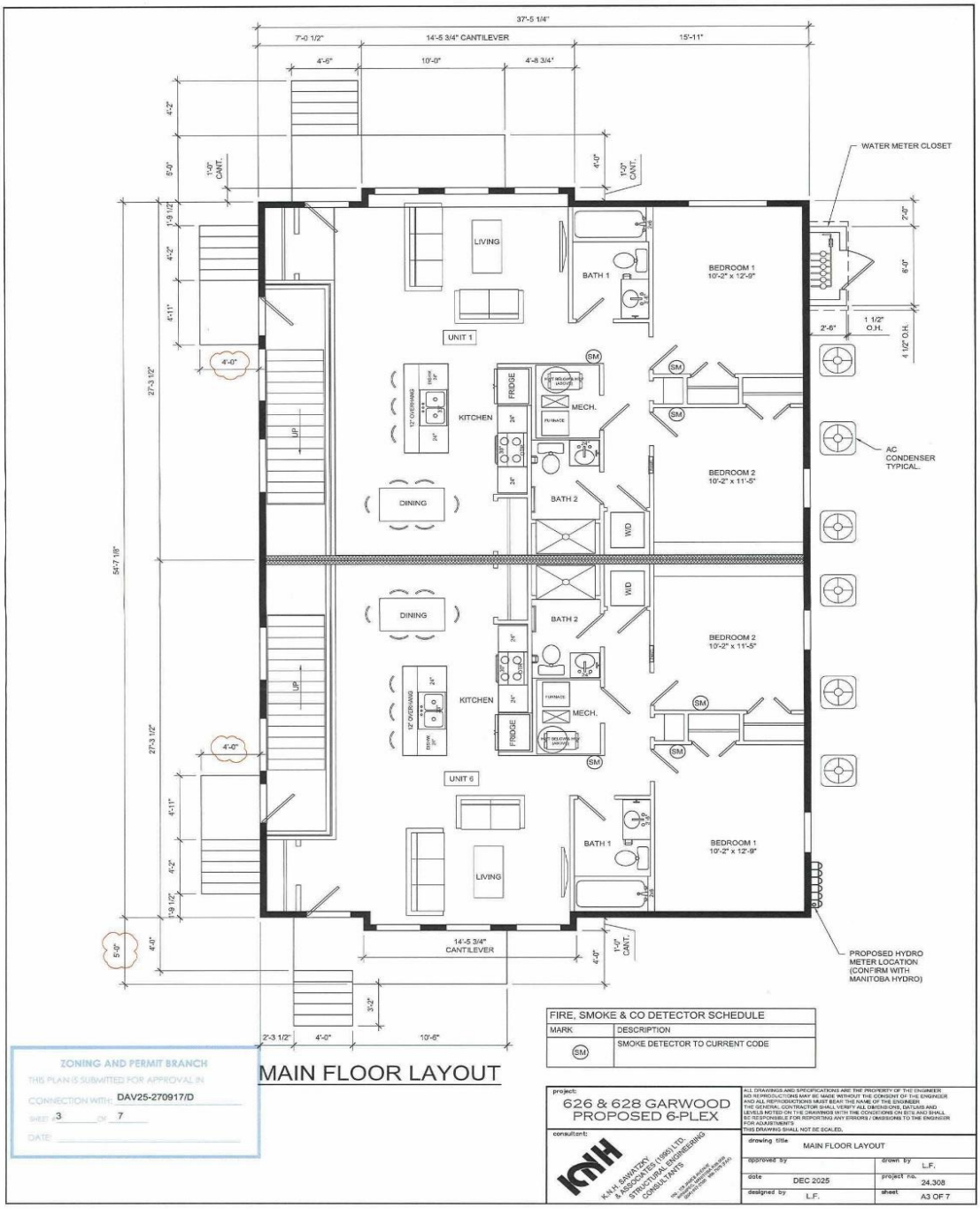
-INSULATORS TO INSTALL LOW EXPANSION SPRAY FOAM AT A 3" DEPTH AROUND ALL WINDOWS & EXTERIOR DOORS SO AS TO NOT WARP THE FRAMES AND THEN FILL IN THE REST OF THE R.O. WITH FIBERGLASS INSULATION AND SEAL WALL V.B. TO WINDOW FRAME WITH BLUE TUCK TAPE

project: 626 & 628 GARWOOD PROPOSED 6-PLEX

consultant: K.N.H. SAWATZKY & ASSOCIATES (1995) LTD. STRUCTURAL ENGINEERING CONSULTANTS

ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ENGINEER AND REPRODUCTIONS MAY BE MADE WITHOUT THE CONSENT OF THE ENGINEER. ALL REPRODUCTIONS MUST BEAR THE NAME OF THE ENGINEER. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUMS AND LEVELS NOTED ON THE DRAWINGS WITH THE CONDITIONS ON SITE AND SHALL BE RESPONSIBLE FOR REPORTING ANY ERRORS / OMISSIONS TO THE ENGINEER FOR ADJUSTMENTS. THIS DRAWING SHALL NOT BE SCALED.

drawing title	BASEMENT LAYOUT		
approved by		drawn by	L.F.
date	DEC 2025	project no.	24.308
designed by	L.F.	sheet	A2 OF 7



MAIN FLOOR LAYOUT

FIRE, SMOKE & CO DETECTOR SCHEDULE	
MARK	DESCRIPTION
SM	SMOKE DETECTOR TO CURRENT CODE

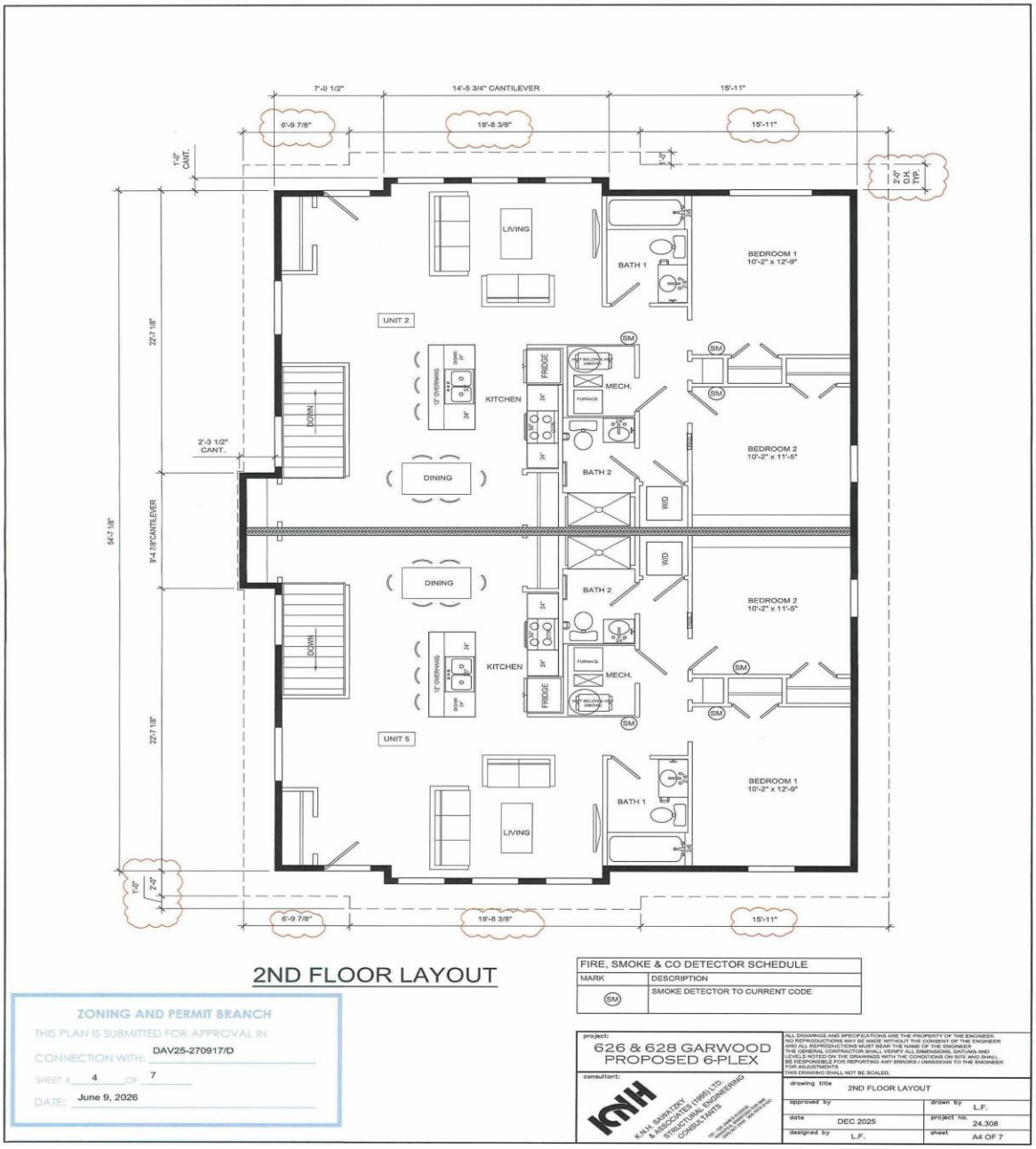
ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN
CONNECTION WITH: DAV25-270917/D
SHEET 3 OF 7
DATE:

project: 626 & 628 GARWOOD PROPOSED 6-PLEX

consultant: K.N.H. SAWATZKY & ASSOCIATES (1995) LTD. STRUCTURAL ENGINEERING CONSULTANTS

ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ENGINEER AND REPRODUCTIONS MAY BE MADE WITHOUT THE CONSENT OF THE ENGINEER AND ALL REPRODUCTIONS MUST BEAR THE NAME OF THE ENGINEER. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUMS AND LEVELS NOTED ON THE DRAWINGS WITH THE CONDITIONS ON SITE AND SHALL BE RESPONSIBLE FOR REPORTING ANY ERRORS / OMISSIONS TO THE ENGINEER FOR ADJUSTMENTS.
THIS DRAWING SHALL NOT BE SCALED.

drawing title	MAIN FLOOR LAYOUT
approved by	drawn by L.F.
date DEC 2025	project no. 24.308
designed by L.F.	sheet A3 OF 7



2ND FLOOR LAYOUT

FIRE, SMOKE & CO DETECTOR SCHEDULE	
MARK	DESCRIPTION
SM	SMOKE DETECTOR TO CURRENT CODE

ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN CONNECTION WITH: DAV25-270917/D
SHEET # 4 OF 7
DATE: June 9, 2026

project:
626 & 628 GARWOOD
PROPOSED 6-PLEX

consultant:
K.N.I. SAHATZKY & ASSOCIATES (1995) LTD. STRUCTURAL ENGINEERING CONSULTANTS

ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ENGINEER AND NO REPRODUCTIONS MAY BE MADE WITHOUT THE CONSENT OF THE ENGINEER AND ALL REPRODUCTIONS MUST BEAR THE NAME OF THE ENGINEER. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUMS AND LEVELS NOTED ON THE DRAWINGS WITH THE CONDITIONS ON SITE AND SHALL BE RESPONSIBLE FOR REPORTING ANY ERRORS / OMISSIONS TO THE ENGINEER FOR ADJUSTMENTS. THIS DRAWING SHALL NOT BE SCALED.

drawing title	2ND FLOOR LAYOUT
approved by	drawn by L.F.
date DEC 2025	project no. 24.308
designed by L.F.	sheet A4 OF 7



NORTH (FRONT) ELEVATION

SCALE: 1/8" = 1'-0"

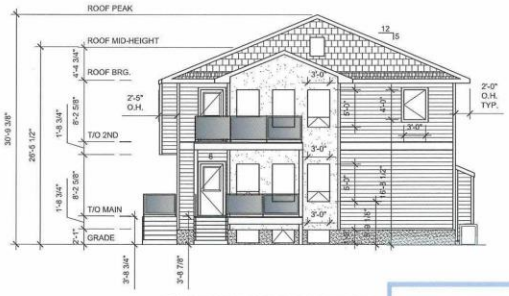
AREA OF BUILDING FACE (GRADE TO US CEILING) = 822.8 SQFT
AREA OF CEMENT BOARD SIDING = 394.4 SQFT (48%)
AREA OF ACRYLIC STUCCO = 221.8 SQFT (27%)
AREA OF WINDOW GLAZING = 153 SQFT
AREA OF DOOR GLAZING = 12 SQFT
PERCENTAGE OF GLAZING = 20% (MIN. 20% REQUIRED)



WEST ELEVATION

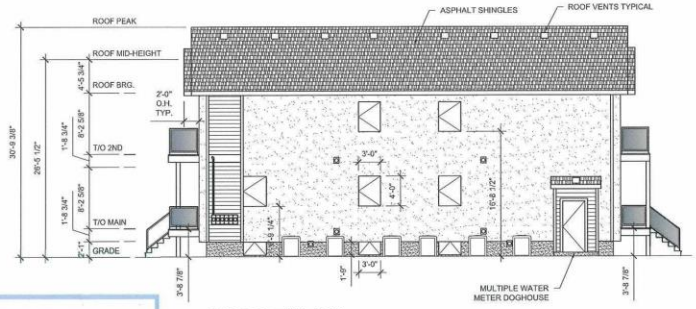
SCALE: 1/8" = 1'-0"

AREA OF BUILDING FACE (GRADE TO US CEILING) = 1199.7 SQFT
AREA OF CEMENT BOARD SIDING = 373.8 SQFT (31%)
AREA OF ACRYLIC STUCCO = 524.4 SQFT (44%)
AREA OF WINDOW GLAZING = 156 SQFT
AREA OF DOOR GLAZING = 24 SQFT
PERCENTAGE OF GLAZING = 15% (MIN. 15% REQUIRED)



SOUTH (BACK) ELEVATION

SCALE: 1/8" = 1'-0"



EAST ELEVATION

SCALE: 1/8" = 1'-0"

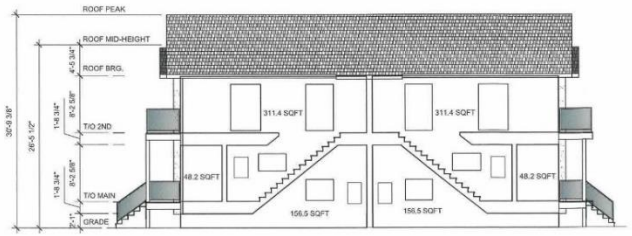
ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN
CONNECTION WITH: DAV25-270917/D
SHEET # 5 OF 7
DATE: June 9, 2026

project:
626 & 628 GARWOOD
PROPOSED 6-PLEX

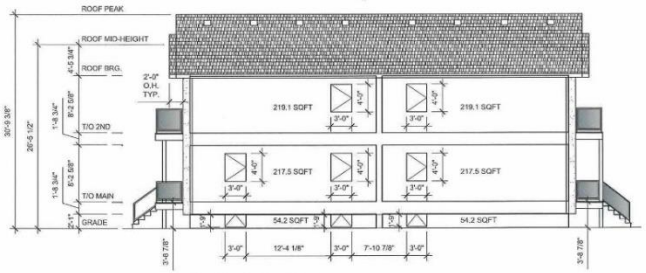
consultant:
K.N.H. SAWADZKY & ASSOCIATES (1995) LTD.
STRUCTURAL ENGINEERING CONSULTANTS

ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ENGINEER
NO REPRODUCTIONS MAY BE MADE WITHOUT THE CONSENT OF THE ENGINEER
AND ALL REPRODUCTIONS MUST BEAR THE NAME OF THE ENGINEER
THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUMS AND
LEVELS NOTED ON THE DRAWINGS WITH THE CONDITIONS ON SITE AND SHALL
BE RESPONSIBLE FOR REPORTING ANY ERRORS / OMISSIONS TO THE ENGINEER
FOR ADJUSTMENTS
DAS DRAWING SHALL NOT BE SCALED.

drawing title: ELEVATIONS	
approved by	drawn by: L.F.
date: DEC 2025	project no.: 24.308
designed by: L.F.	sheet: A5 OF 7



WEST ELEVATION
SCALE: 1/8" = 1'-0"



EAST ELEVATION
SCALE: 1/8" = 1'-0"

ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN
CONNECTION WITH: DAV25-270917/D
SHEET # 6 OF 7
DATE: June 9, 2026

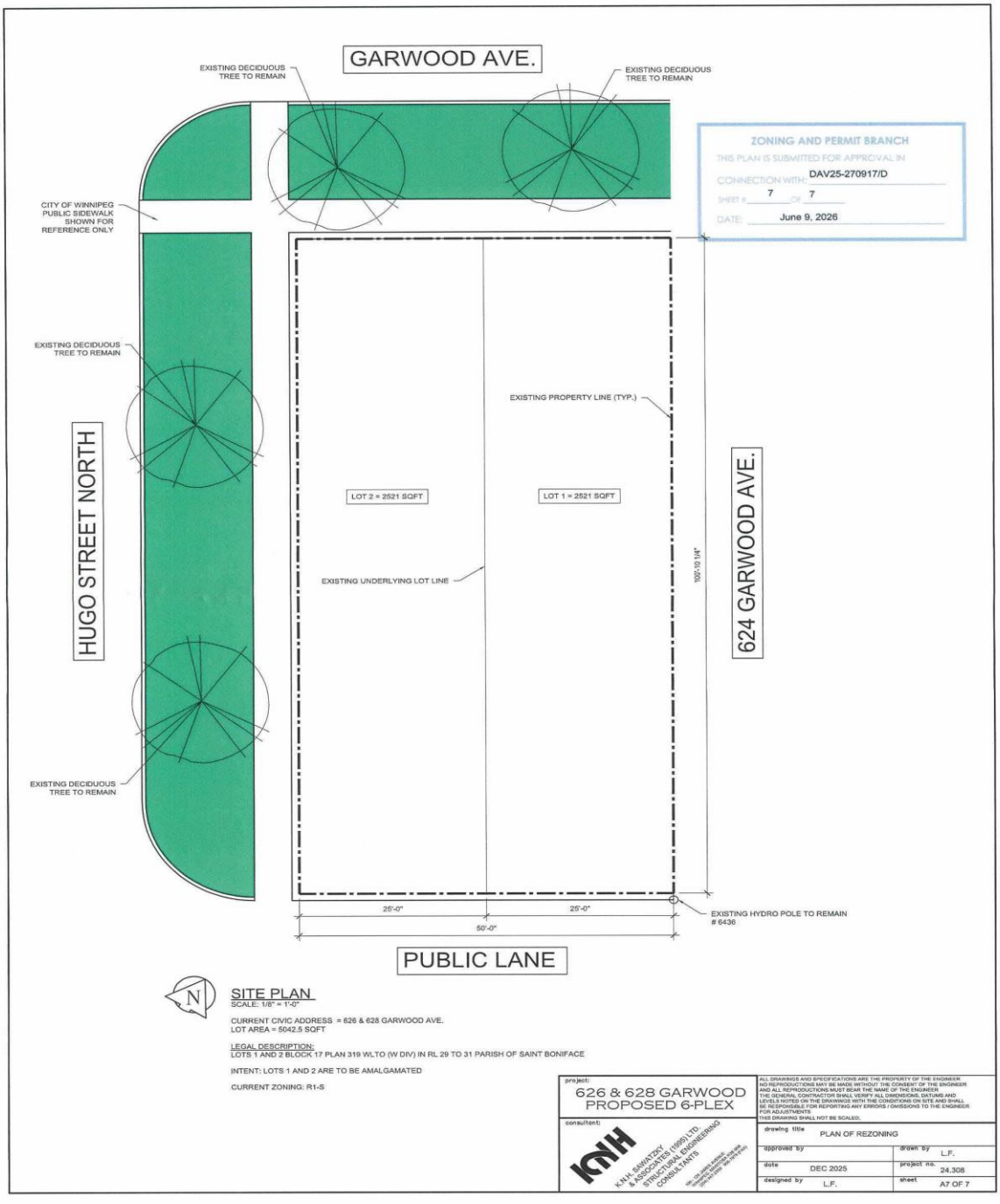
project:
626 & 628 GARWOOD
PROPOSED 6-PLEX

consultant:
KNH GAWRZKY & ASSOCIATES (1985) LTD. STRUCTURAL ENGINEERING CONSULTANTS

ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ENGINEER. NO REPRODUCTIONS MAY BE MADE WITHOUT THE CONSENT OF THE ENGINEER AND ALL REPRODUCTIONS MUST BEAR THE NAME OF THE ENGINEER. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUMS AND LEVELS NOTED ON THE DRAWINGS WITH THE CONDITIONS ON SITE AND SHALL BE RESPONSIBLE FOR REPORTING ANY ERRORS / OMISSIONS TO THE ENGINEER BEFORE PROCEEDING. THIS DRAWING SHALL NOT BE SCALED.

drawing title: SPATIAL SEPARATION AREAS

approved by	drawn by: L.F.
date: DEC 2025	project no.: 24.308
designed by: L.F.	sheet: A6 OF 7


GARWOOD AVE.
EXISTING DECIDUOUS TREE TO REMAIN
EXISTING DECIDUOUS TREE TO REMAIN
ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN CONNECTION WITH: DAV25-270917/D
SHEET # 7 OF 7
DATE: June 9, 2026
CITY OF WINNIPEG PUBLIC SIDEWALK SHOWN FOR REFERENCE ONLY
EXISTING DECIDUOUS TREE TO REMAIN
HUGO STREET NORTH
EXISTING PROPERTY LINE (TYP.)
LOT 2 = 2521 SQFT
LOT 1 = 2521 SQFT
EXISTING UNDERLYING LOT LINE
100'-10 1/4"
624 GARWOOD AVE.
EXISTING DECIDUOUS TREE TO REMAIN
25'-0"
25'-0"
50'-0"
EXISTING HYDRO POLE TO REMAIN # 6436
PUBLIC LANE
N
SITE PLAN
SCALE: 1/8" = 1'-0"
CURRENT CIVIC ADDRESS = 626 & 628 GARWOOD AVE.
LOT AREA = 5042.5 SQFT
LEGAL DESCRIPTION:
LOTS 1 AND 2 BLOCK 17 PLAN 319 WLTO (W DIV) IN RL 29 TO 31 PARISH OF SAINT BONIFACE
INTENT: LOTS 1 AND 2 ARE TO BE AMALGAMATED
CURRENT ZONING: R1-S
project:
626 & 628 GARWOOD
PROPOSED 6-PLEX
consultant:
K.N.H. SANITARY & ASSOCIATES (1995) LTD. STRUCTURAL ENGINEERING CONSULTANTS
ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ENGINEER AND NO REPRODUCTIONS MAY BE MADE WITHOUT THE CONSENT OF THE ENGINEER AND ALL REPRODUCTIONS MUST BEAR THE NAME OF THE ENGINEER. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUMS AND LEVELS NOTED ON THE DRAWINGS WITH THE CONDITIONS ON SITE AND SHALL BE RESPONSIBLE FOR REPORTING ANY ERRORS / OMISSIONS TO THE ENGINEER FOR ADJUSTMENTS.
THIS DRAWING SHALL NOT BE SCALED.
drawing title: PLAN OF REZONING
approved by
drawn by: L.F.
date: DEC 2025
project no.: 24.308
designed by: L.F.
sheet: A7 OF 7