Agenda – Council – June 25, 2026

Report – Standing Policy Committee on Property and Development – June 11, 2026

Item No. 8 Rezoning – 229 Machray Avenue
File DAZ 204/2026 [c/r DAV 25-160142D]

STANDING COMMITTEE RECOMMENDATION:

On June 16, 2026, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and submitted the following to Council:

1. That the Winnipeg Zoning By-law No. 200/2006 be amended under Development Application No. DAZ 204/2026 by rezoning the subject land to an "RMF-L Mature Communities PDO-1" Residential Multi-family (Large) District in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated May 19, 2026, and attached as Schedule "B" to this report, subject to the following conditions:

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

        i. That, upon demolition of the existing building, the Owner must submit plans showing the location and design of any and all proposed:

            a. buildings
            b. accessory parking areas
            c. private approaches
            d. garbage enclosures
            e. fencing
            f. landscaping and
            g. free-standing signage

            On the Owner's Land ("Works") to the City for approval by the Director of Planning, Property and Development ("Director") and the Lord Selkirk-West Kildonan Community Committee 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.

        ii. That, the height of principal buildings shall be limited to a maximum of sixty (60) feet.

Report – Standing Policy Committee on Property and Development – June 11, 2026

STANDING COMMITTEE RECOMMENDATION (continued):

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

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

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

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

4. That, upon instruction from the Director of Planning, Property and Development that the developer has paid all fees, charges or other amounts due in respect of DAZ 204/2026 (collectively, the “Fees”), and subject to s. 236.1 of The City of Winnipeg Charter, the Director of Legal Services/City Solicitor be directed to return the By-law directly to Council by way of communication for consideration for second and third reading.

5. That Development Application No. DAZ 204/2026 will be deemed to be concluded and all approvals in connection with same will expire if the developer has not paid the Fees within 2 years following the date on which Council gives first reading to the By-law, unless the developer applies for an extension of time before the expiration of that 2 year period and Council approves the extension.

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

Report – Standing Policy Committee on Property and Development – June 11, 2026

STANDING COMMITTEE RECOMMENDATION (continued):

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

8. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

9. That the variance order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DAZ 204/2026.

Report – Standing Policy Committee on Property and Development – June 11, 2026

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On June 16, 2026, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On June 11, 2026, the Standing Policy Committee on Property and Development concurred in the recommendation of the Lord Selkirk-West Kildonan Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On June 2, 2026, the Lord Selkirk-West Kildonan Community Committee concurred in the recommendation of the Winnipeg Public Service and forwarded the matter to the Standing Policy Committee on Property and Development.

PUBLIC HEARING SUMMARY

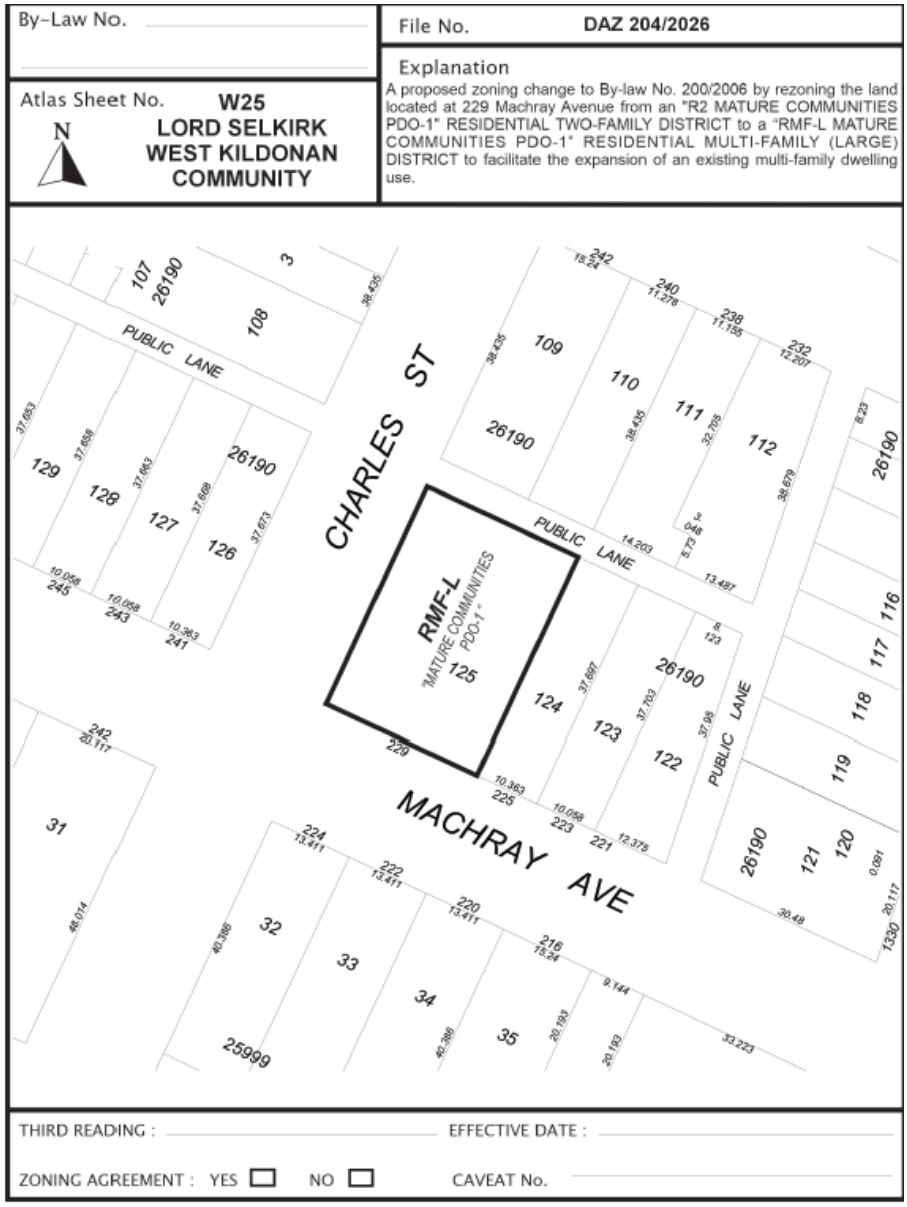
File: DAZ 204/2026

Before: Lord Selkirk-West Kildonan Community Committee
Councillor Santos, Chairperson
Councillor Eadie
Councillor Sharma

Public Hearing: June 2, 2026 (most recent date)
Council Building, 510 Main Street

Applicant: Thorwin Properties (Daria Powell)

Subject:



Premises Affected: 229 Machray Avenue

For submission to: The Standing Policy Committee on Property and Development

Prepared by: Pieter Prinsloo, Senior Committee Clerk
Lord Selkirk-West Kildonan Community Committee

Report date: May 19, 2026

Community Committee Recommendation:

On June 2, 2026, the Lord Selkirk-West Kildonan Community Committee concurred in the recommendation of the Winnipeg Public Service and recommended to the Standing Policy Committee on Property and Development:

1. That the Winnipeg Zoning By-law No. 200/2006 be amended under Development Application No. DAZ 204/2026 by rezoning the subject land to an "RMF-L Mature Communities PDO-1" Residential Multi-family (Large) District in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated May 19, 2026, and attached as Schedule "B" to this report, subject to the following conditions:

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

        i. That, upon demolition of the existing building, the Owner must submit plans showing the location and design of any and all proposed:

            a. buildings
            b. accessory parking areas
            c. private approaches
            d. garbage enclosures
            e. fencing
            f. landscaping and
            g. free-standing signage

            On the Owner's Land ("Works") to the City for approval by the Director of Planning, Property and Development ("Director") and the Lord Selkirk-West Kildonan Community Committee 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.

        ii. That, the height of principal buildings shall be limited to a maximum of sixty (60) feet.

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

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

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

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

4. That, upon instruction from the Director of Planning, Property and Development that the developer has paid all fees, charges or other amounts due in respect of DAZ 204/2026 (collectively, the “Fees”), and subject to s. 236.1 of The City of Winnipeg Charter, the Director of Legal Services/City Solicitor be directed to return the By-law directly to Council by way of communication for consideration for second and third reading.

5. That Development Application No. DAZ 204/2026 will be deemed to be concluded and all approvals in connection with same will expire if the developer has not paid the Fees within 2 years following the date on which Council gives first reading to the By-law, unless the developer applies for an extension of time before the expiration of that 2 year period and Council approves the extension.

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

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

8. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

9. That the variance order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DAZ 204/2026.

The Lord Selkirk – West Kildonan Community Committee provided the following supporting reasons for its recommendation:

1. The apartment building has been located there a very long time and actually, I can tell you about 3 decades ago was not in the greatest condition.

2. I'm glad to see that there's owners of the building that they're actually putting money in to make sure that this building is coded as in good shape and its actually for that reason that I'm supporting the rezoning of the apartment block, that we meet today's requirements.

Objections under the Charter:	Total number of **v**alid objections as per section 125(2) – 1 In accordance with section 236.1(1), the threshold for sufficient objection has not been met.
Exhibits Filed:	1. Application dated February 27, 2026 2. Notification of Public Hearing dated April 7, 2026 3. Manitoba Status of Title 3177791/1 4. Letter of authorization dated November 24, 2025, from 229 Machray Avenue Ltd. to Daria Powell, Thorwin Properties 5. Plans (5 pages) 6. Report from the Urban Planning Division dated May 19, 2026 7. Inspection Report 8. Recording of Representations

REPRESENTATIONS:

In Support:

Kris Thorkelson

In Opposition:

Chelsea Prettie

For Information:

Nil

For the City:

S. Jerez, Senior Planner, Planning, Property and Development Department
I. Stonehouse, Planner, Planning, Property and Development Department
K. Kowalyk, Land Development Engineer, Planning, Property and Development Department

Exhibit "6" referred to in File DAZ 204/2026

ADMINISTRATIVE REPORT

Title: DAZ 204/2026 – 229 Machray AVE

Issue: An application for consideration at the Public Hearing to rezone the subject site from an "R2" Residential Two-family District to an "RMF-L" Residential Multi-family Large District.

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

AUTHORIZATION

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

RECOMMENDATIONS

1. That the Winnipeg Zoning By-law No. 200/2006 be amended under Development Application No. DAZ 204/2026 by rezoning the subject land to an "RMF-L Mature Communities PDO-1" Residential Multi-family (Large) District in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated May 19, 2026, and attached as Schedule "B" to this report, subject to the following conditions:

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         (a) buildings;

         (b) accessory parking areas;

         (c) private approaches;

         (d) garbage enclosures;

         (e) fencing;

         (f) landscaping; and

         (g) free-standing signage

on the Owner's Land ("Works") to the City for approval by the Director of Planning, Property and Development ("Director") and the Lord Selkirk-West Kildonan Community Committee 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.

ii. That, the height of principal buildings shall be limited to a maximum of sixty (60) feet.

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

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

9. That the variance order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DAZ 204/2026.

REASON FOR THE REPORT

- The applicant is proposing to rezone the land to an “RMF-L” Residential Multi-family Large District to bring to existing units into compliance with *Winnipeg Zoning By-law No. 200/2006*.
- Rezoning applications require a Public Hearing as per the *Development Procedures By-law* and *The City of Winnipeg Charter.*
- The Report is being submitted for the Committee’s consideration of the development application at the Public Hearing.

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Urban Planning Division are concurred in, the subject property will be rezoned to an “RMF-L” Residential Multi-family Large District.

OURWINNIPEG 2045 POLICY ALIGNMENT

City Building Objective 1: Responsibly plan, prioritize and accommodate growth in areas that best support Complete Communities principles, to achieve this Plan’s sustainable development goals. Facilitate growth and change strategically within Winnipeg’s unique Transformative Areas and Established Neighbourhoods.

01-1a OurWinnipeg Approach to City Building: Promote compact urban form and manage the extension of municipal services for new growth. Support new developments that are contiguous with existing developments to minimize the spatial use of land and the extension of services.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

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

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

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

SUBMITTED BY

Department	Planning, Property and Development
Division	Urban Planning Division
Prepared by	Simi Jerez, RPP, MCIP
Date:	May 19, 2026
File No.	DAZ 204/2026

Schedule A	Planning Discussion

Schedule B File No. DAZ 204/2026 Lord Selkirk West Kildonan Community Committee, dated May 19, 2026

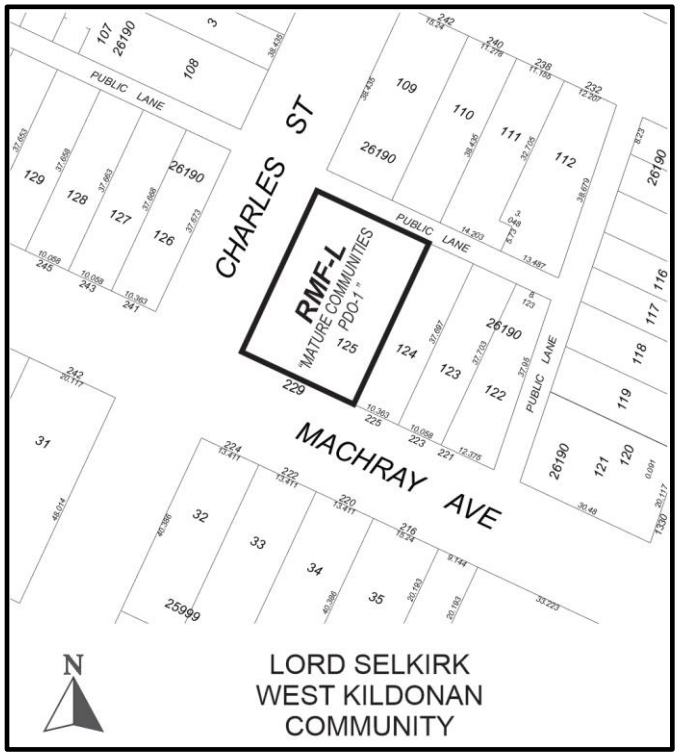
Appendix A Proposed By-law

SCHEDULE 'A'

DATE: May 19, 2026
FILE: DAZ 204/2026
RELATED FILES: DAV 25-160142\D
COMMUNITY: Lord Selkirk – West Kildonan Committee
NEIGHBOURHOOD #: 3.306 - St. John's

SUBJECT: An application for consideration at the Public Hearing to rezone the subject lot from an "R2" Residential Two-family District to an "RMF-L" Residential Multi-family Large District.

LOCATION: 229 Machray Ave
LEGAL DESCRIPTION: LOT 125 PLAN 26190 44/45 ST J & 1 K



APPLICANT: Daria Powell (Thorwin Properties)
1282 Archibald St
Winnipeg, MB R2J 0Z3

OWNER: 229 MACHRAY AVENUE LTD.
3600 Kempt Rd 212
HALIFAX, NS B3K 4X8

RECOMMENDATION: Approval

SITE DESCRIPTION

- The subject property is located on Machray Avenue at the Norwest corner of the Charles Street intersection, in the St. John's neighbourhood of the Mynarski ward.
- The subject site is 10,626 square feet in area and is currently occupied by a 3.5-storey, 29-unit residential building built in 1914. The subject site is accessed by a concrete back lane.
- The property is in the Established Neighbourhood - Mature Community policy area under the *Complete Communities Direction Strategy 2.0*, and zoned “R2” Residential Two-family.

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

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Public lane, then single-family and two-family residential uses zoned “R2” Residential Two-family, then Cathedral Avenue.

South: Machray Avenue; then single family dwellings and a fourplex (216 Machray) zoned “R2” Residential Two-family.

East: Single-family residential uses zoned “R2” Residential Two-family, then a concrete public lane, then commercial uses with frontage on Main Street zoned “C2” Commercial Community.

West: Charles Street, then single-family residential uses zoned “R2” Residential Two-family.

Figure 2: Zoning of the site and surrounding area

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant intends to rezone the subject site to “RMF-L” Residential Multi-family (Large) to bring the current density in the existing building at 229 Machray Avenue into compliance.
- The applicant’s letter of intent states that at the time of purchase, the 29-unit building included two additional dwelling units that were already constructed.
- The intent of this application is to legally establish these two existing units, bringing the total number of units on the property to 31 dwelling units.
- The existing site condition includes three parking spaces parallel to the public lane, without marking to delineate spaces. A front-end garbage bin at the northeast corner of the site.
- Plans submitted include a garbage enclosure and three marked parking spaces including one accessible space abutting the sidewalk, and one guest parking space.
- No additional exterior alterations or construction are proposed as part of this application.
- The proposed development requires Variances associated with the proposed density, lot area, front yard, west corner side yard and rear yard setbacks, a parking reduction, parking with 10 feet of a habitable window, and for insufficient buffering and landscaping. Please refer to the Planner’s report for analysis of the proposed Variances (DAV 25-160142\D).

ANALYSIS AND ISSUES

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

- The *Complete Communities Direction Strategy 2.0* (*CCDS 2.0*) is one of four direction strategies supporting *OurWinnipeg*, the city’s long-range development plan, and has statutory authority as a secondary plan. The strategy guides land use and development in Winnipeg.

- The subject property is located in an Established Neighbourhoods – Mature Community policy area as outlined in *CCDS 2.0*. The Vision for Established Neighbourhoods is to continue to evolve as complete communities to increase the diversity of housing choices, improve housing affordability, and more efficiently use land, infrastructure and services.
- With regard to this proposal, the key goal and policies guiding the development of Established Neighbourhoods are as follows:

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

  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.

  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:

  - *Applicable City-endorsed policies or guidelines;*
  - *Existing zoning of the property and adjacent properties;*
  - *Characteristics of the immediately surrounding built form including building mass, height, lot coverage, setbacks, and layout;*
  - *Surrounding uses and their characteristics including residential density and the intensity of commercial and other non-residential uses;*
  - *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;*
  - *The supporting street network (ex. local, collector, or arterial streets) and the street network's ability to support proposed development;*
  - *The supporting transit, pedestrian and active transportation network; and*
  - *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.*

  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.

  3.0 Ensure all communities provide a diversity of housing options and meet resident life-cycle housing needs.

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

  3.2 Encourage a mix of types, tenures and unit sizes within residential developments. Make provisions for unit sizes that can accommodate varying family sizes and multi-generational households.

CITY OF WINNIPEG ZONING BY-LAW 200/2006

"RMF-L" Residential Multi-family (Large) District

- The applicant is proposing to rezone the property to "RMF-L" Residential Multi-family (Large) to legally establish two existing units in an existing multi-family residential building, and to bring the current density into compliance with the Zoning By-law.
- The intent of the "RMF-L" district is to accommodate the development of multi-family units in areas with medium to high residential densities.
- The dimensional standards for multi-family structures in the "RMF-L" zone are:
  - A minimum lot area of 20,000 square feet;
  - A minimum lot area per dwelling unit is 400 square feet;
  - A minimum front yard of 25 feet;
  - A minimum rear yard of 25 feet;
  - a minimum interior side yard of 8 feet (where the building is more than one storey in height the required interior side yard increases by 2 feet for each storey above the ground floor to a maximum of 20 feet);
  - a minimum corner side yard of 20 feet; and,
  - a maximum building height of 150 feet.

ANALYSIS OF PROPOSED REZONING

- The proposed rezoning to an "RMF-L" Residential Multi-family (Large) District applies is intended to bring an existing multi-family building constructed in 1914 into compliance with current standards. The existing 29-unit building has two additional basement units that were not legally established. The current owner seeks to formalize these units, however this nullifies the existing non-conforming rights of the existing building. The proposed changes trigger the subject Rezoning and Variance applications.
- Per *CCDS 2.0* policies, higher intensity residential development is encouraged along Mixed Use Corridors which are characterized by moderate to high volume retail and commercial roadways, located on the Primary Transit Network, containing multi-block sections where development patterns are conducive to supporting higher density mixed-use pedestrian environments, and are accessible, safe, and attractive for pedestrians and cyclists.
- Although the subject site is not on a designated Corridor, the established residential context, corner location, high degree of neighbourhood walkability, proximity to the Main Street Urban Mixed Use Corridor and to a broad range of commercial services are supporting factors in the support of the "RMF-L" Residential Multi-Family (Large) Zoning District.

CONDITIONS OF APPROVAL

- The Urban Planning & Design Division recommends a zoning agreement requiring that if the existing building is demolished tthat plans be submitted to the Director of Planning, Property and Development and Lord Selkirk – West Kildonan Community Committee for review prior to the issuance of a development permit on the site. The inclusion of this clause will allow the Urban Planning Division and the Lord Selkirk – West Kildonan Community Committee to review final plans before development takes place for any future developments on the site.

- To limit the potential shadowing of the neighbouring properties by future development and recognizing the maximum building height permitted in the ‘RMF-L’ zone is 150 feet, the Public Service is recommending that the maximum height of any building on the subject site be restricted to 60 feet in line with “RMF-M” Residential Multi-family Medium zoning.

RECOMMENDATION

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

This Report Submitted by: Simi Jerez, RPP, MCIP
Planning, Property and Development Department
Urban Planning Division
Report Prepared by: PPD File # DAZ 204/2026

Schedule "B" for File No. DAZ 204/2026
Lord Selkirk-West Kildonan Community Committee, dated May 19, 2026

By-Law No. _____

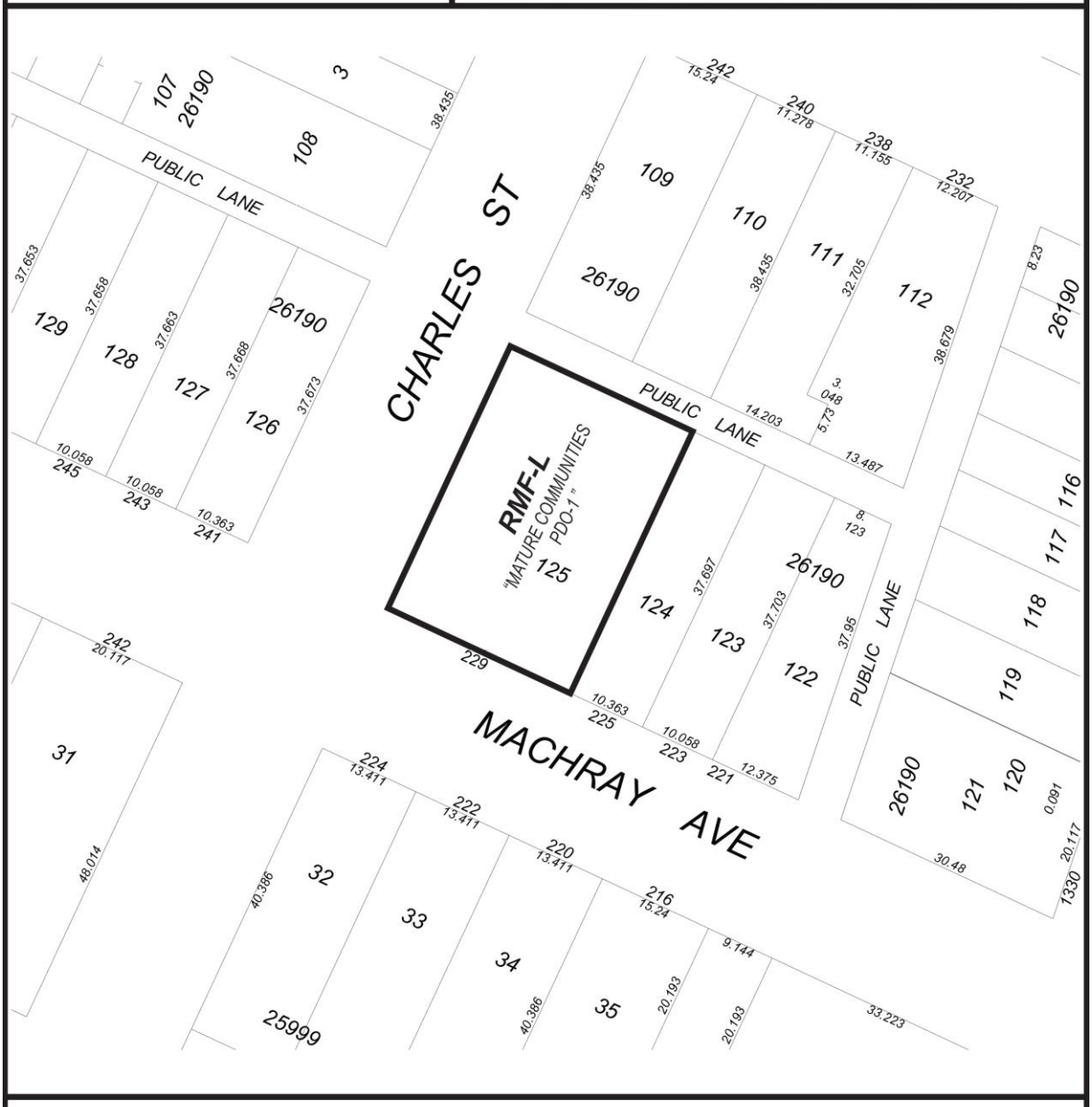
File No. **DAZ 204/2026**

Atlas Sheet No. **W25**
LORD SELKIRK WEST KILDONAN COMMUNITY

N

Explanation

A proposed zoning change to By-law No. 200/2006 by rezoning the land located at 229 Machray Avenue from an "R2 MATURE COMMUNITIES PDO-1" RESIDENTIAL TWO-FAMILY DISTRICT to a "RMF-L MATURE COMMUNITIES PDO-1" RESIDENTIAL MULTI-FAMILY (LARGE) DISTRICT to facilitate the expansion of an existing multi-family dwelling use.



THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____