Minutes – Appeal Committee – July 8, 2026

PUBLIC HEARINGS

Item No. 2 Appeal – Variance – 635 Melrose Avenue West (Transcona Ward) File DAV 139826A/2026B

COMMITTEE DECISION:

The Appeal Committee denied the appeals, concurred in the decision of the Director of Planning, Property and Development, confirmed Variance Order DAV 139826/2026B and approved a Variance on "the land" to permit as follows:

1. lot widths of 24.5 feet (7.46 metres)

2. lot areas of 2449 square feet (227.5 square metres)

Subject to the following conditions:

1. 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.

2. That, the development shall be established in substantial conformance with plans submitted and identified as Sheet 1 to 14 of DAV 26-139826/B.

Minutes – Appeal Committee – July 8, 2026

DECISION MAKING HISTORY:

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

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

Carried

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

Carried

Moved by Councillor Allard,
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. This seems to be good quality infill, with support from some of the neighbours and public service support. It seems the applicant has done their job here.

Carried

DECISION MAKING HISTORY (continued):

Moved by Councillor Allard,
That the appeals be denied and the decision of the Director of Planning, Property and Development be concurred in.

Carried

Moved by Councillor Allard,
That Variance Order DAV 139826/2026B be confirmed.

Carried

Moved by Councillor Allard,
That the public hearing with respect to these appeals be concluded.

Carried

THE CITY OF WINNIPEG
VARIANCE APPEAL ORDER
APPEAL COMMITTEE

DAV 139826A/2026B

Before:	Appeal Committee Councillor Santos, Chairperson Councillor Allard Councillor Durand-Wood Councillor Gilroy
Hearing	July 8, 2026 Council Building, 510 Main Street
Applicant	Sachar Homes Inc.
Premises Affected	635 Melrose Avenue West
Legal Description	EXC E 23F LOT 17; LOT 18 BLOCK 128 PLAN 1840 NW 5 11 4E, herein after called “the land”
Property Zoned	“R1-M Mature Communities PDO-1 Mature Communities PDO-1” (Residential Single-Family – Medium Mature Communities Planned Development Overlay 1 (District))
Nature of the Application	To vary the "R1-M Mature Communities PDO-1" development and design standards of Winnipeg Zoning by-law 200/2006 to permit: 1. Lot widths of 24.5 feet (7.46 metres) instead of 25 feet (7.62 metres); 2. Lot areas of 2449 square feet (227.5 square metres) instead of 2500 square feet (232.25 square metres).

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

The Director of Planning, Property and Development approved a Variance, File DAV 139826/2026B to Sachar Homes Inc., for the premises located at 635 Melrose Avenue W, for lot widths of 24.5 feet (7.46 metres) and lot areas of 2449 square feet (227.5 square metres), subject to the following conditions:

1. 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.

2. That, the development shall be established in substantial conformance with plans submitted and identified as Sheet 1 to 14 of DAV 26-139826/B.

Pursuant to the provisions of The City of Winnipeg Charter, Breanne Gibson, Matthew Lamoureux, and Taisa Markiw Lamoureux, appealed the Variance Order DAV 139826/2026B, and after Notice, the appeal was heard on July 8, 2026.

Upon consideration of the evidence adduced and submissions made, the Appeal 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. This seems to be good quality infill, with support from some of the neighbours and public service support. It seems the applicant has done their job here.

ORDER:

The Appeal Committee orders that the appeal is dismissed and that Variance Order DAV 139826/2026B dated May 25, 2026, is confirmed.

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

DATE OF ORDER: July 9, 2026

CERTIFIED BY:



Karly Dolski
Senior Committee Clerk

THE FOLLOWING PERSONS MADE REPRESENTATIONS:

In Support of the Appeal:

Taisa Lamoureux

In Opposition to the Appeal:

Aman Sachar

For Information on the Appeal:

Nil

For the City:

D. Kane, Development Planning Officer, Planning, Property and Development Department
C. Ho, Planner, Planning, Property and Development Department

EXHIBITS FILED FOR DAV 139826A/2026B

1. Order DAV 139826/2026B dated May 25, 2026
2. Notice of Appeal filed by Breanne Gibson, received May 26, 2026
3. Notice of Appeal filed by Matthew Lamoureux and Taisa Markiw Lamoureux, received May 26, 2026
4. Notification of Public Hearing dated June 18, 2026
5. Manitoba Status of Title 2283409/1
6. Letter of authorization dated March 31, 2026, from Catherine Lys (Power of Attorney for Ronald Capp) to Sachar Homes Inc.
7. Confirmation from the Zoning and Permits Administrator that the subject property may be posted in substitution for newspaper advertising
8. Plans, Sheets 1 to 14 inclusive, for File DAV 139826/2026B dated May 6, 2026
9. Report from the Urban Planning Division dated May 20, 2026
10. Inspection Report
11. Communication dated July 7, 2026, from Aman Sachar, in opposition to the appeal
12. Communication dated July 7, 2026, from Taisa Lamoureux, in support of the appeal

Exhibit “9” referred to in File DAV 139826A/2026B

PLANNING ADMINISTRATIVE REPORT

Title: DAV 26-139826\B – 635 Melrose Ave W

Issue: For consideration of Variances associated with a subdivision to create two (2) new zoning lots.

Critical Path: Director of Planning, Property, and Development

AUTHORIZATION

Author	Department Head	CFO	CAO
Donna Kane	n/a	n/a	

DECISION AND CONDITIONS

The Urban Planning and Design Division **approves** the application to vary the "R1-M Mature Communities PDO-1" development and design standards of Winnipeg Zoning By-law 200/2006 to permit:

1) Lot widths of 24.5 feet (7.46 metres) instead of 25 feet (7.62 metres);

2) Lot areas of 2449 square feet (227.5 square metres) instead of 2500 square feet (232.25 square metres).

Subject to the following condition(s):

1) 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.
2) That, the development shall be established in substantial conformance with plans submitted and identified as Sheet 1 to 14 of DAV 26-139826/B.

REASON FOR THE REPORT

- The applicant is proposing to subdivide and create two (2) residential lots and requires Variances for lot area and lot width requirements of the *Winnipeg Zoning By-Law*.
- This report provides information regarding the subject application’s compliance with *The City of Winnipeg Charter*, section 249.

FILE/APPLICANT DETAILS

FILE:	**DAV 26-139826\B**
RELATED FILES:	DASSF 523/2026
COMMUNITY:	East Kildonan - Transcona Committee
NEIGHBOURHOOD #:	4.402 - (MELROSE)
SUBJECT:	To vary the "R1-M Mature Communities PDO-1" development and design standards of Winnipeg Zoning by-law 200/2006 to permit: 1) Lot widths of 24.5 feet (7.46 metres) instead of 25 feet (7.62 metres); 2) Lot areas of 2449 square feet (227.5 square metres) instead of 2500 square feet (232.25 square metres).
LOCATION:	635 Melrose Ave W
LEGAL DESCRIPTION:	EXC E 23F LOT 17; LOT 18 BLOCK 128 PLAN 1840 NW 5 11 4E
APPLICANT:	Sachar Homes Inc. 47 Lake Bend Rd Winnipeg, MB
OWNER:	Ronald M Capp 2318 Mahony Cres (C/O CATHERINE LYS) REGINA, SK S4V 1B6

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 on the north side of Melrose Ave W, south of Regent Ave W in the Melrose neighbourhood of the Transcona ward.
- The subject site is 4,899 square feet (455.1 square metres) in area. The site is currently occupied by a one (1) storey 736 square foot single-family dwelling built in 1958 used as a private residence.
- The subject site is accessed by a paved back lane.



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

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Single-family residential uses zoned “R1-M” Single-family Medium

South: Single-family residential uses zoned “R1-M” Single-family Medium

East: Single-family residential uses zoned “R1-M” Single-family Medium

West: Single-family residential uses zoned “R1-M” Single-family Medium



Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant intends to subdivide one (1) residential lot into two (2) residential lots.
- The existing single-family dwelling on site will be demolished.
- The applicant is proposing to construct two (2) single-family dwellings, one on each newly established lot.

Reason for the variance

In the “R1-M” District, the required lot area is 2500 square feet and the required lot width is 25 feet.

The applicant is proposing to create two new lots with lot widths of 24.5 feet and lot areas of 2,449 square feet each. For this reason, a Variance is required.

ANALYSIS AND ISSUES

ANALYSIS OF VARIANCE

The creation of two (2) residential lots with lot widths of 24.5 feet and lot areas of 2,449 square feet each is a minimum modification of the Zoning By-law for a lot in a residential district.

The reduced lot area remains compatible with other existing lots in the vicinity.

The applicant is not able to meet compliance with lot area requirements, as the depth of the lot is slightly less than 100 feet.

CONDITIONS OF APPROVAL

1) 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.
2) That, the development shall be established in substantial conformance with plans submitted and identified as Sheet 1 to 14 of DAV 26-139826/B.

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 subdivision and subsequent new single-family dwellings encourages compatible residential development within Established Neighbourhoods to build a more Complete Community and align with the City's residential densification target.

(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 dwellings are compliant for area, height and setbacks and negate any adverse impact this would pose on the adjacent area.

(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 reduced lot widths and lot areas can be considered a minor modification of the zoning by-law due to the compatible lot length that is consistent with all other lots on this block.

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

In that, there are many similar variance granted for proposed subdivisions when residential lots are being created.

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.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

Consideration was given to whether this report connects to any of the specific Goals and Objectives in the Winnipeg Climate Action Plan and it was determined the PRS is not applicable to this specific report.

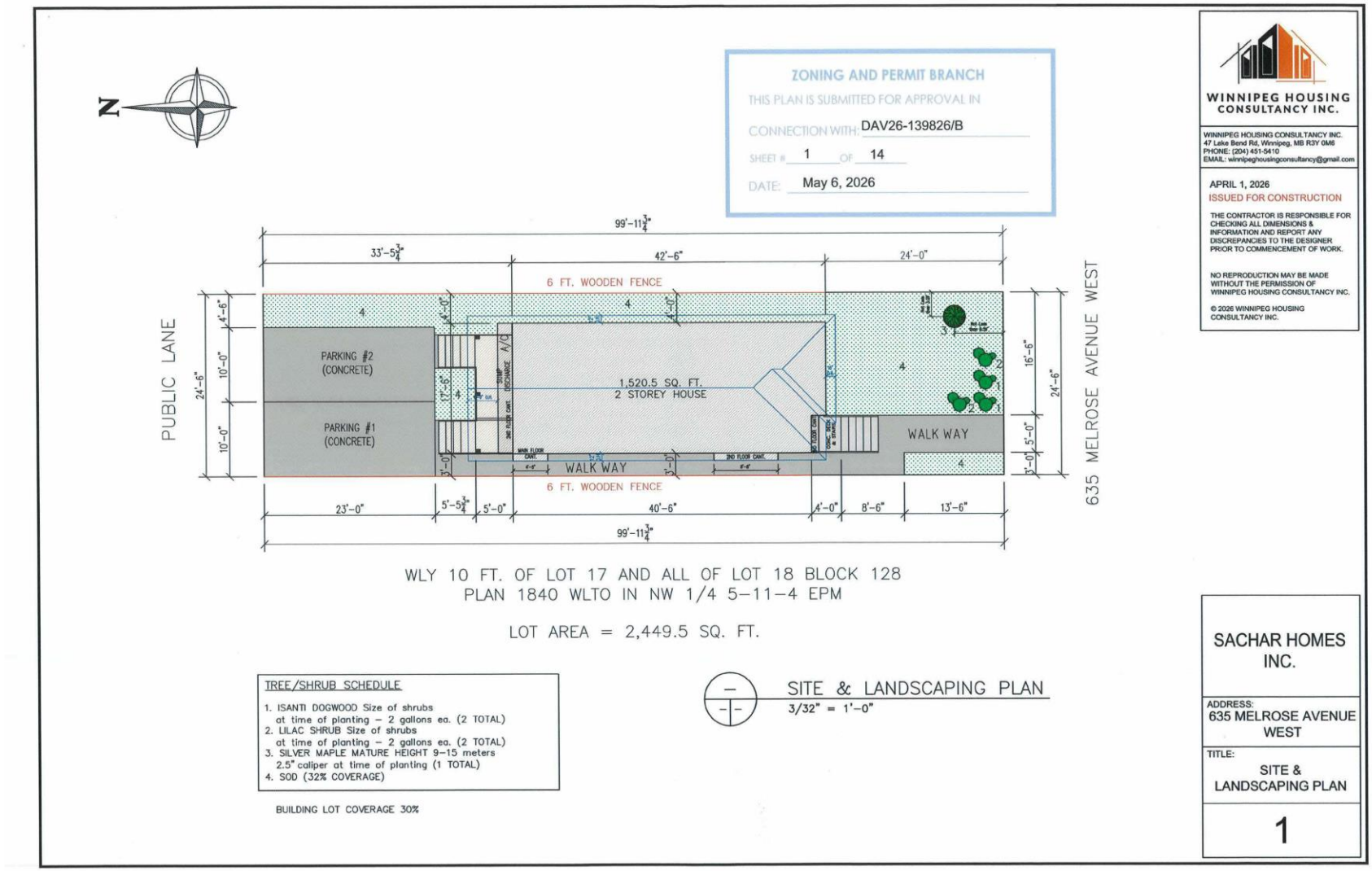
WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

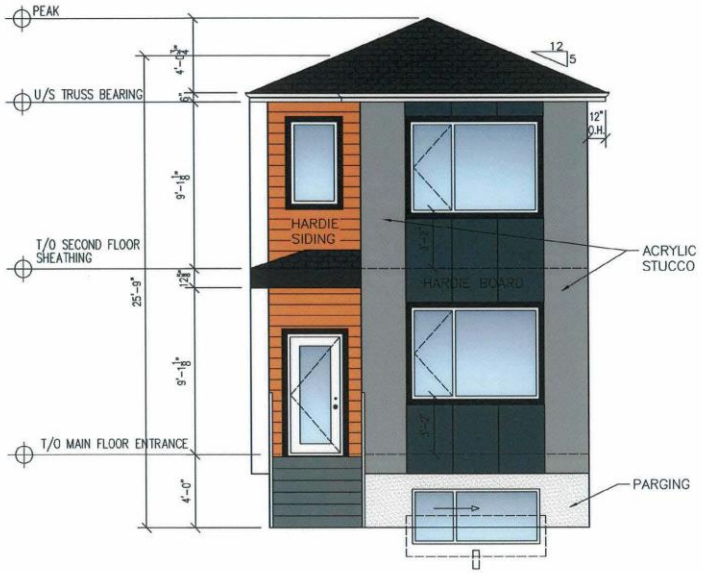
Consideration was given to whether this report connects to any of the specific Goals and Objectives in the *PRS* and it was determined the *PRS* is not applicable to this specific report.

SUBMITTED BY

Department:	Planning, Property and Development
Division:	Urban Planning and Design
Prepared by:	Donna Kane
Date:	Wednesday, May 20, 2026
File No.	DAV 26-139826\B

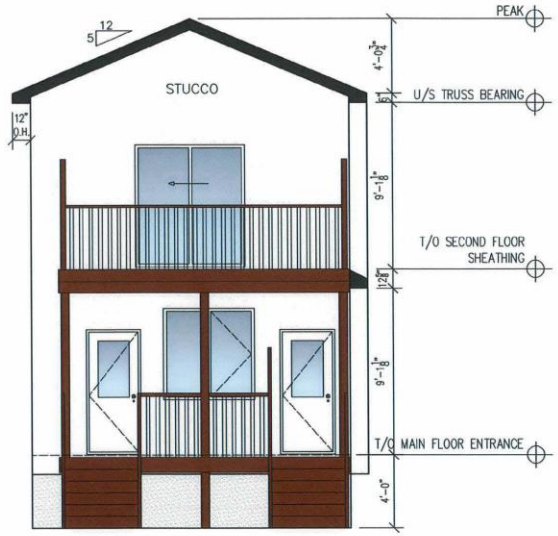
Exhibit “8” referred to in File DAV 139826A/2026B





FRONT ELEVATION (SOUTH)
3/16" = 1'-0"

MATERIAL PERCENT COVERAGE
WINDOWS 26%
HARDIE BOARD 46%
ACRYLIC STUCCO 21%



REAR ELEVATION (NORTH)
3/16" = 1'-0"

ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN
CONNECTION WITH: DAV26-139826/B
SHEET # 2 OF 14
DATE: May 6, 2026

WINNIPEG HOUSING CONSULTANCY INC.
WINNIPEG HOUSING CONSULTANCY INC.
47 Lake Bend Rd, Winnipeg, MB R3Y 0M6
PHONE: (204) 451-5410
EMAIL: winnipeghousingconsultancy@gmail.com

APRIL 1, 2026
ISSUED FOR CONSTRUCTION

THE CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL DIMENSIONS & INFORMATION AND REPORT ANY DISCREPANCIES TO THE DESIGNER PRIOR TO COMMENCEMENT OF WORK.

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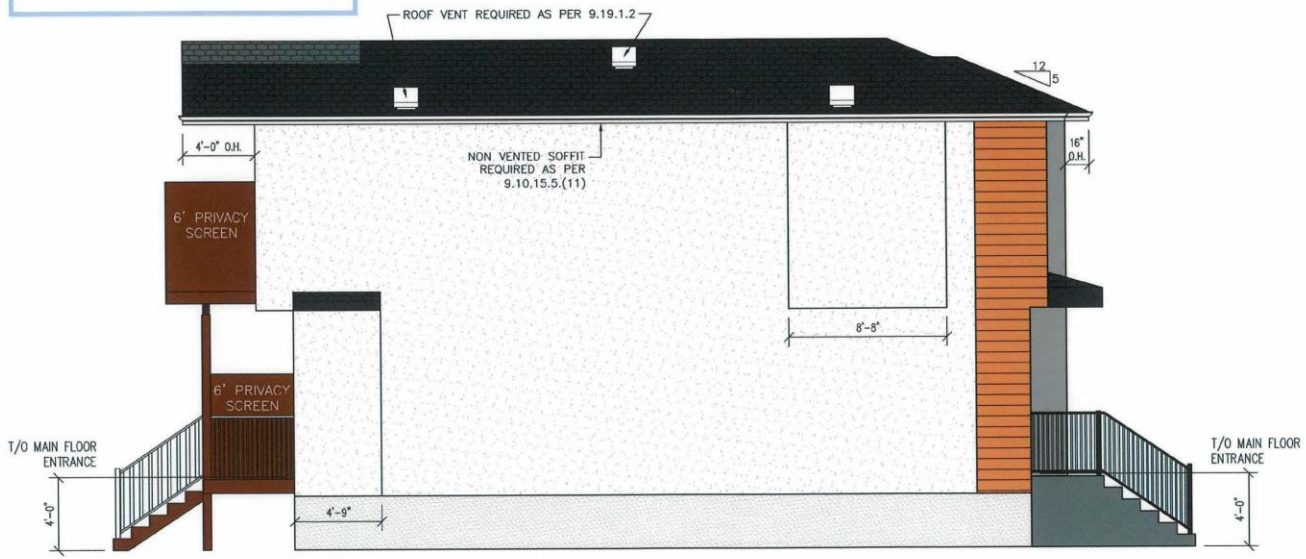
SACHAR HOMES INC.

ADDRESS:
635 MELROSE AVENUE WEST

TITLE:
FRONT & REAR ELEVATIONS

2

ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN
CONNECTION WITH: DAV26-139826/B
SHEET # 3 OF 14
DATE: May 6, 2026



LEFT ELEVATION (WEST)
3/16" = 1'-0"

WINNIPEG HOUSING CONSULTANCY INC.
WINNIPEG HOUSING CONSULTANCY INC.
47 Lake Band Rd, Winnipeg, MB R3Y 0M6
PHONE: (204) 451-5410
EMAIL: winnipeghousingconsultancy@gmail.com

APRIL 1, 2026
ISSUED FOR CONSTRUCTION

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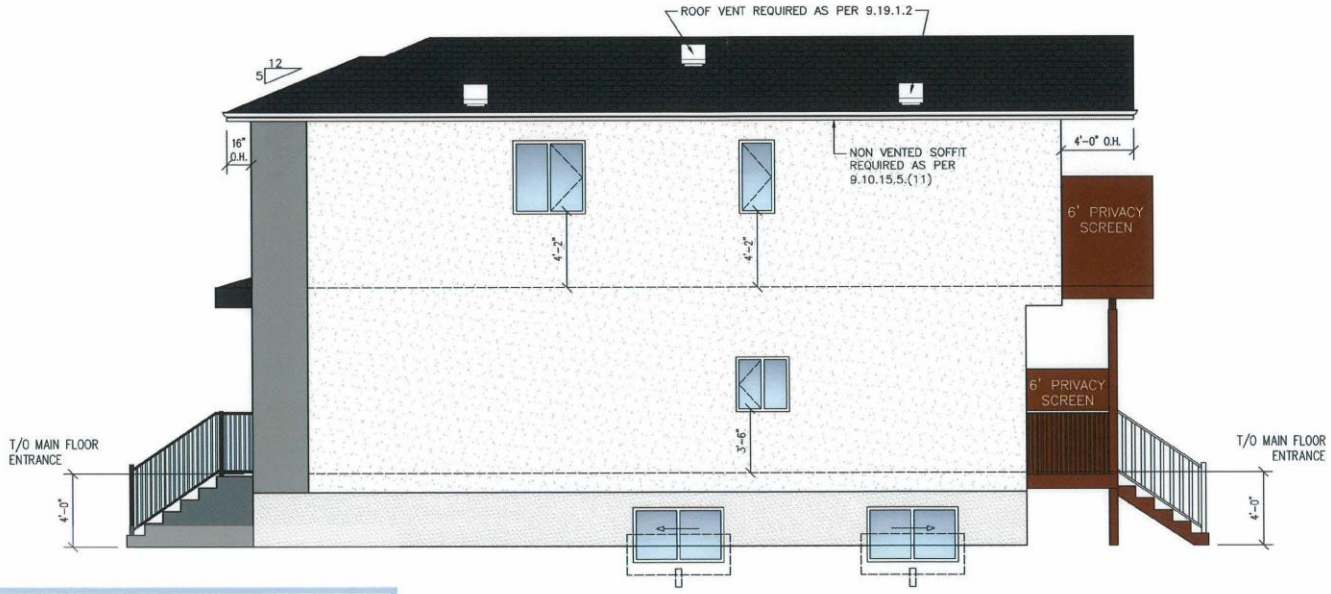
SACHAR HOMES INC.

ADDRESS:
635 MELROSE AVENUE WEST

TITLE:
LEFT ELEVATION

3



RIGHT ELEVATION (EAST)
3/16" = 1'-0"

LIMITING DISTANCE CALCULATION

UNPROTECTED GLAZED OPENINGS (UG) = 54.04 SQ. FT.
EXPOSING BUILDING FACE (EBF) = 1007.79 SQ. FT.

ALLOWED % OF MAX. GLAZED AREA = UG/EBF x 100
= 54.04/1007.79 x 100
= 5.36%

ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN
CONNECTION WITH: DAV26-139826/B
SHEET # 4 OF 14
DATE: May 6, 2026

WINNIPEG HOUSING CONSULTANCY INC.
WINNIPEG HOUSING CONSULTANCY INC.
47 Lake Bend Rd, Winnipeg, MB R3Y 0M6
PHONE: (204) 451-5410
EMAIL: winnipeghousingconsultancy@gmail.com

APRIL 1, 2026
ISSUED FOR CONSTRUCTION

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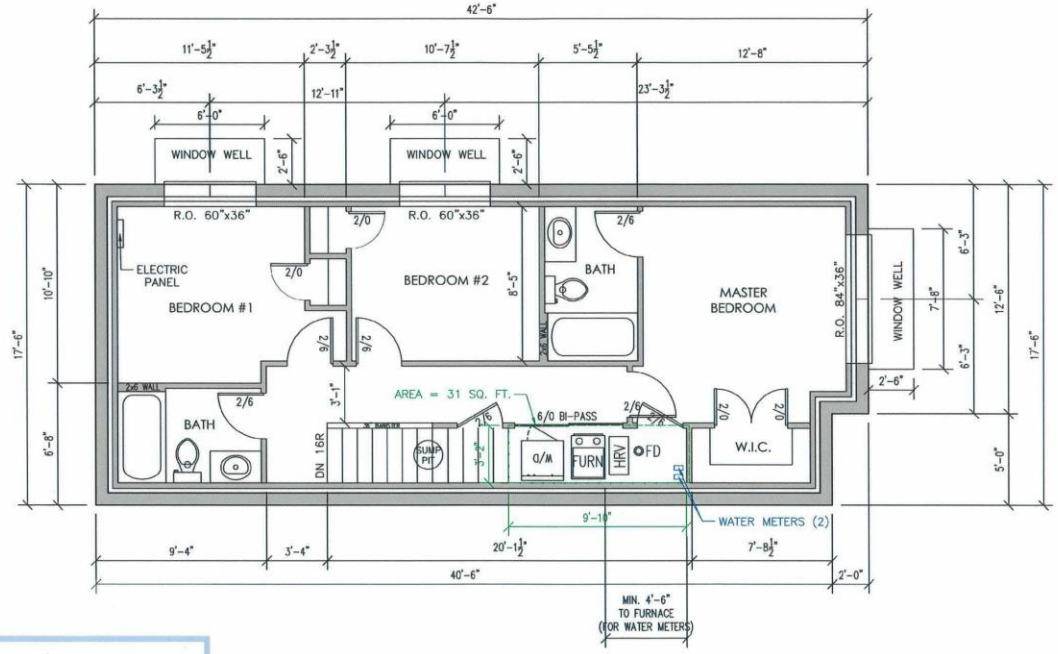
SACHAR HOMES INC.

ADDRESS:
635 MELROSE AVENUE WEST

TITLE:
RIGHT ELEVATION

4



BASEMENT FLOOR PLAN
734 SQ. FT.
SCALE: 3/16" = 1'-0"

ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN
CONNECTION WITH: DAV26-139826/B
SHEET # 5 OF 14
DATE: May 6, 2026

WINNIPEG HOUSING CONSULTANCY INC.
WINNIPEG HOUSING CONSULTANCY INC.
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EMAIL: winnipeghousingconsultancy@gmail.com

APRIL 1, 2026
ISSUED FOR CONSTRUCTION

THE CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL DIMENSIONS & INFORMATION AND REPORT ANY DISCREPANCIES TO THE DESIGNER PRIOR TO COMMENCEMENT OF WORK.

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SACHAR HOMES INC.

ADDRESS:
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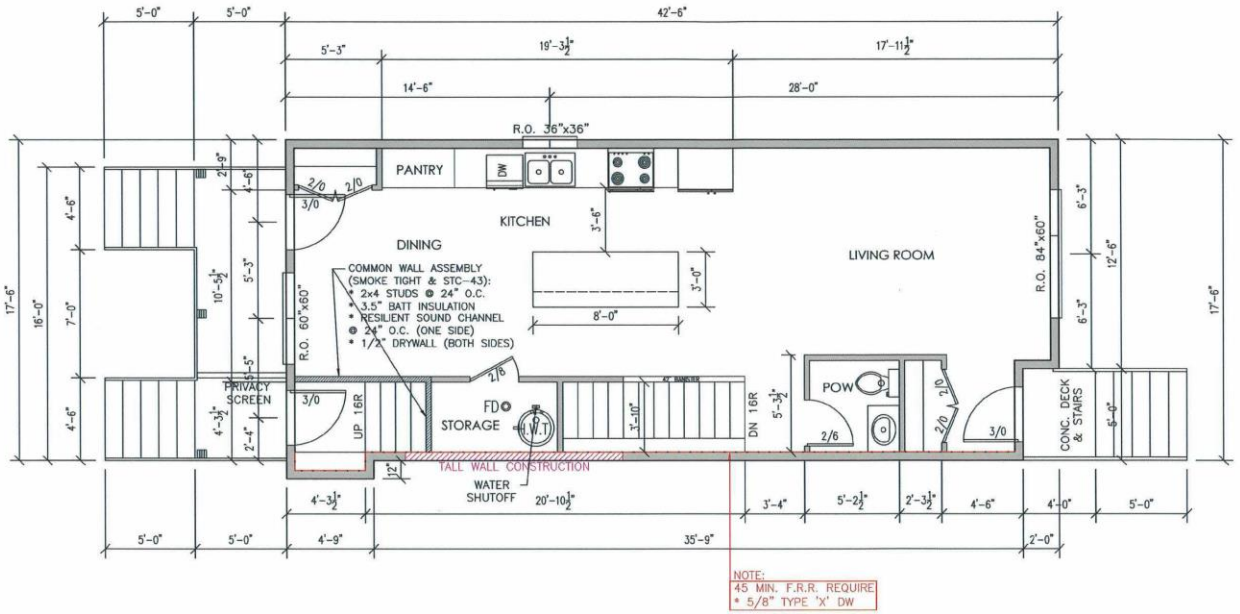
TITLE:
BASEMENT FLOOR PLAN

7



MAIN FLOOR PLAN
738.5 SQ. FT.
3/16" = 1'-0"

LINTEL NOTES:

* ALL LINTELS 6'-0" OR LESS SHALL BE 2-2X10 SPF NO.1/2 C/W 1 CRIPPLE, 1 KING STUDS, UNLESS NOTED.
* ALL LINTELS 6'-0" TO 8'-0" SHALL BE 3-2X10 SPF NO.1/2 C/W 2 CRIPPLE, 1 KING STUDS, UNLESS NOTED.
* ALL LINTELS 8'-0" TO 10'-0" SHALL BE 3-2X12 SPF NO.1/2 C/W 2 CRIPPLE, 1 KING STUDS, UNLESS NOTED.

ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN
CONNECTION WITH: DAV26-139826/B
SHEET # 6 OF 14
DATE: May 6, 2026

WINNIPEG HOUSING CONSULTANCY INC.
WINNIPEG HOUSING CONSULTANCY INC.
47 Lake Bend Rd, Winnipeg, MB R3Y 0M6
PHONE: (204) 451-5410
EMAIL: winnipeghousingconsultancy@gmail.com

APRIL 1, 2026
ISSUED FOR CONSTRUCTION

THE CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL DIMENSIONS & INFORMATION AND REPORT ANY DISCREPANCIES TO THE DESIGNER PRIOR TO COMMENCEMENT OF WORK.

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SACHAR HOMES INC.

ADDRESS:
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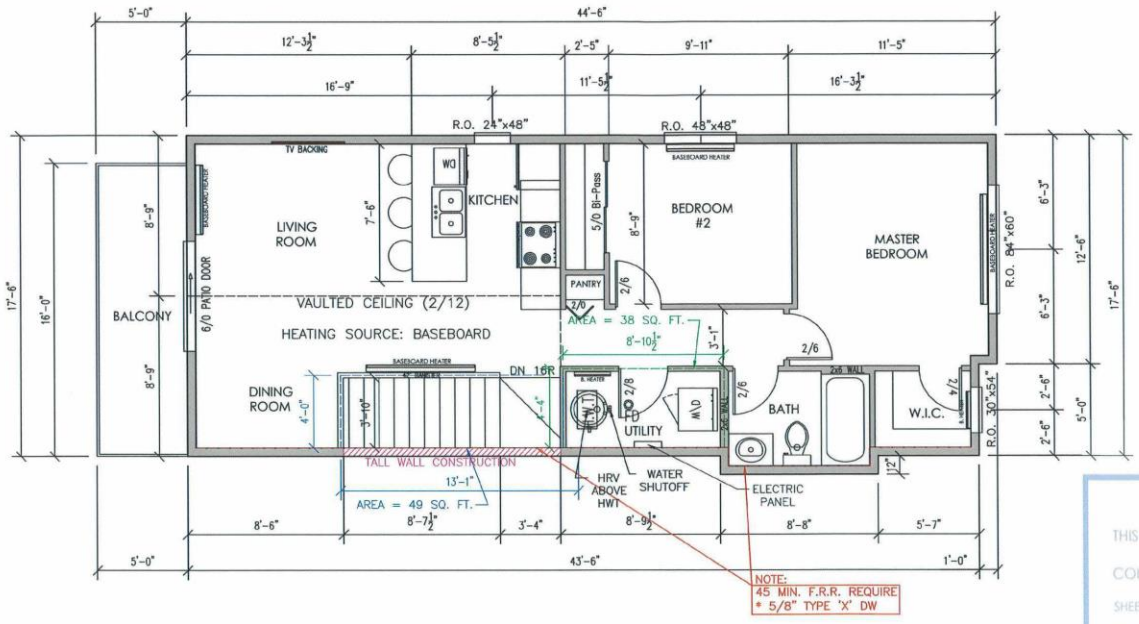
TITLE:
MAIN FLOOR PLAN

9



SECOND FLOOR SECONDARY SUITE
695 SQ. FT.
3/16" = 1'-0"

MAX. ALLOWABLE SECONDARY SUITE TO WINNIPEG ZONING:

BASEMENT AREA (OUTSIDE CONCRETE WALL) = 734 SQ. FT.
MAIN FLOOR AREA = 738.5 SQ. FT.
SECOND FLOOR AREA = 782 SQ. FT.
TOTAL FLOOR AREA = 2,254.5 SQ. FT.
TOTAL UTILITY AREA = (31 + 38) = 69 SQ. FT.
BUILDING AREA = TOTAL FLOOR AREA – UTILITY AREA = 2,185.5 SQ. FT.
ALLOWABLE SECONDARY SUITE @ 33% BUILDING AREA = 721.215 SQ. FT.

SECONDARY SUITE AREA = SECOND FLOOR AREA – SECOND FLOOR
UTILITY AREA – STAIRS PROVISION = 782 – 38 – 49 = 695 SQ. FT.

LINTEL NOTES:

* ALL LINTELS 6'–0" OR LESS SHALL BE 2–2X10 SPF NO.1/2 C/W 1 CRIPPLE, 1 KING STUDS, UNLESS NOTED.
* ALL LINTELS 6'–0" TO 8'–0" SHALL BE 3–2X10 SPF NO.1/2 C/W 2 CRIPPLE, 1 KING STUDS, UNLESS NOTED.
* ALL LINTELS 8'–0" TO 10'–0" SHALL BE 3–2X12 SPF NO.1/2 C/W 2 CRIPPLE, 1 KING STUDS, UNLESS NOTED.

WINNIPEG HOUSING CONSULTANCY INC.
WINNIPEG HOUSING CONSULTANCY INC.
47 Lake Bend Rd, Winnipeg, MB R3Y 0M8
PHONE: (204) 451-5410
EMAIL: winnipeghousingconsultancy@gmail.com

APRIL 1, 2026
ISSUED FOR CONSTRUCTION

THE CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL DIMENSIONS & INFORMATION AND REPORT ANY DISCREPANCIES TO THE DESIGNER PRIOR TO COMMENCEMENT OF WORK.

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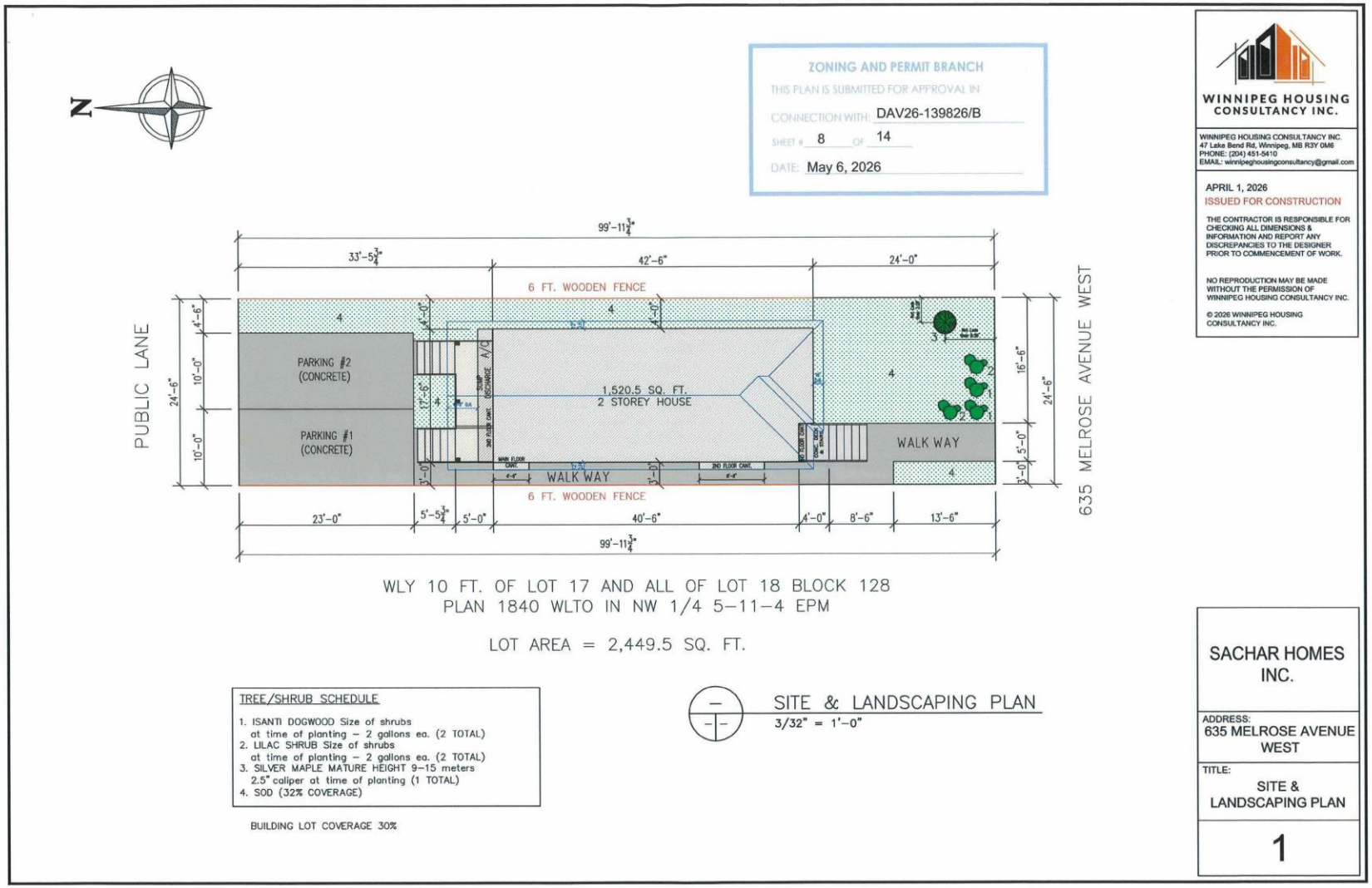
ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN
CONNECTION WITH: DAV26-139826/B
SHEET # 7 OF 14
DATE: May 6, 2026

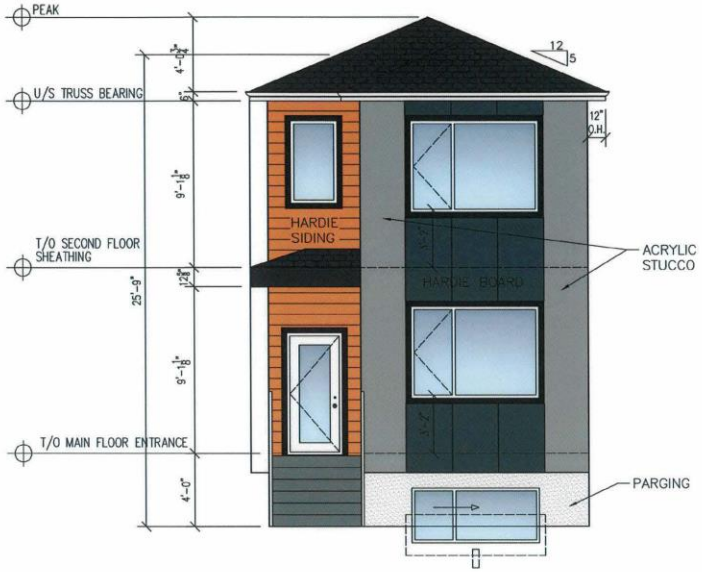
SACHAR HOMES INC.

ADDRESS:
635 MELROSE AVENUE WEST

TITLE:
SECOND FLOOR PLAN

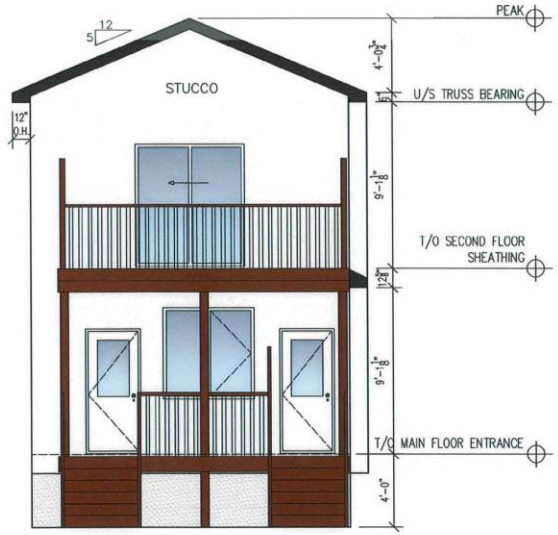
11


N
ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN
CONNECTION WITH: DAV26-139826/B
SHEET # 8 OF 14
DATE: May 6, 2026
WINNIPEG HOUSING CONSULTANCY INC.
WINNIPEG HOUSING CONSULTANCY INC.
47 Lake Bend Rd, Winnipeg, MB R3Y 0M6
PHONE: (204) 451-5410
EMAIL: winnipeghousingconsultancy@gmail.com
APRIL 1, 2026
ISSUED FOR CONSTRUCTION
THE CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL DIMENSIONS & INFORMATION AND REPORT ANY DISCREPANCIES TO THE DESIGNER PRIOR TO COMMENCEMENT OF WORK.
NO REPRODUCTION MAY BE MADE WITHOUT THE PERMISSION OF WINNIPEG HOUSING CONSULTANCY INC.
© 2026 WINNIPEG HOUSING CONSULTANCY INC.
99'-11¾"
33'-5¾"
42'-6"
24'-0"
6 FT. WOODEN FENCE
PUBLIC LANE
635 MELROSE AVENUE WEST
PARKING #2 (CONCRETE)
PARKING #1 (CONCRETE)
1,520.5 SQ. FT.
2 STOREY HOUSE
WALK WAY
WALK WAY
6 FT. WOODEN FENCE
24'-6"
4'-6"
10'-0"
10'-0"
16'-6"
5'-0"
3'-0"
23'-0"
5'-5¾"
5'-0"
40'-6"
4'-0"
8'-6"
13'-6"
99'-11¾"
WLY 10 FT. OF LOT 17 AND ALL OF LOT 18 BLOCK 128
PLAN 1840 WLTO IN NW 1/4 5-11-4 EPM
LOT AREA = 2,449.5 SQ. FT.
TREE/SHRUB SCHEDULE
1. ISANTI DOGWOOD Size of shrubs at time of planting – 2 gallons ea. (2 TOTAL)
2. LILAC SHRUB Size of shrubs at time of planting – 2 gallons ea. (2 TOTAL)
3. SILVER MAPLE MATURE HEIGHT 9–15 meters 2.5" caliper at time of planting (1 TOTAL)
4. SOD (32% COVERAGE)
BUILDING LOT COVERAGE 30%
SITE & LANDSCAPING PLAN
3/32" = 1'-0"
SACHAR HOMES INC.
ADDRESS:
635 MELROSE AVENUE WEST
TITLE:
SITE & LANDSCAPING PLAN
1



FRONT ELEVATION (SOUTH)
3/16" = 1'-0"

MATERIAL PERCENT COVERAGE
WINDOWS 26%
HARDIE BOARD 46%
ACRYLIC STUCCO 21%



REAR ELEVATION (NORTH)
3/16" = 1'-0"

ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN
CONNECTION WITH: DAV26-139826/B
SHEET # 9 OF 14
DATE: May 6, 2026

WINNIPEG HOUSING CONSULTANCY INC.

WINNIPEG HOUSING CONSULTANCY INC.
47 Lake Bend Rd, Winnipeg, MB R3Y 0M6
PHONE: (204) 451-5410
EMAIL: winnipeghousingconsultancy@gmail.com

APRIL 1, 2026
ISSUED FOR CONSTRUCTION

THE CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL DIMENSIONS & INFORMATION AND REPORT ANY DISCREPANCIES TO THE DESIGNER PRIOR TO COMMENCEMENT OF WORK.

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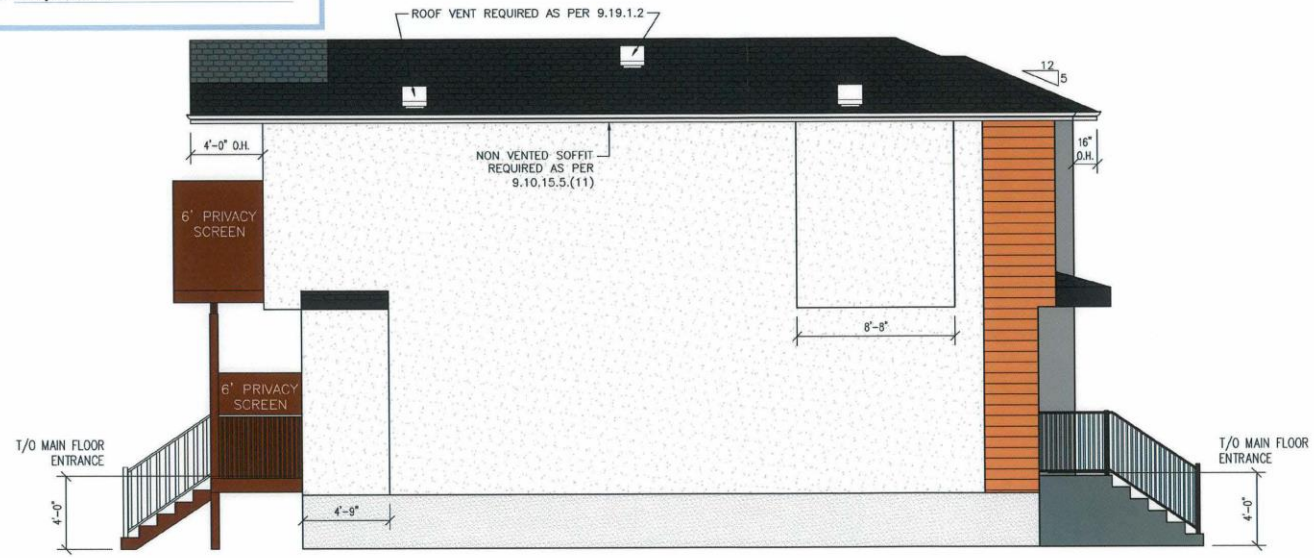
SACHAR HOMES INC.

ADDRESS:
635 MELROSE AVENUE WEST

TITLE:
FRONT & REAR ELEVATIONS

2

ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN
CONNECTION WITH: DAV26-139826/B
SHEET # 10 OF 14
DATE: May 6, 2026



LEFT ELEVATION (WEST)
3/16" = 1'-0"

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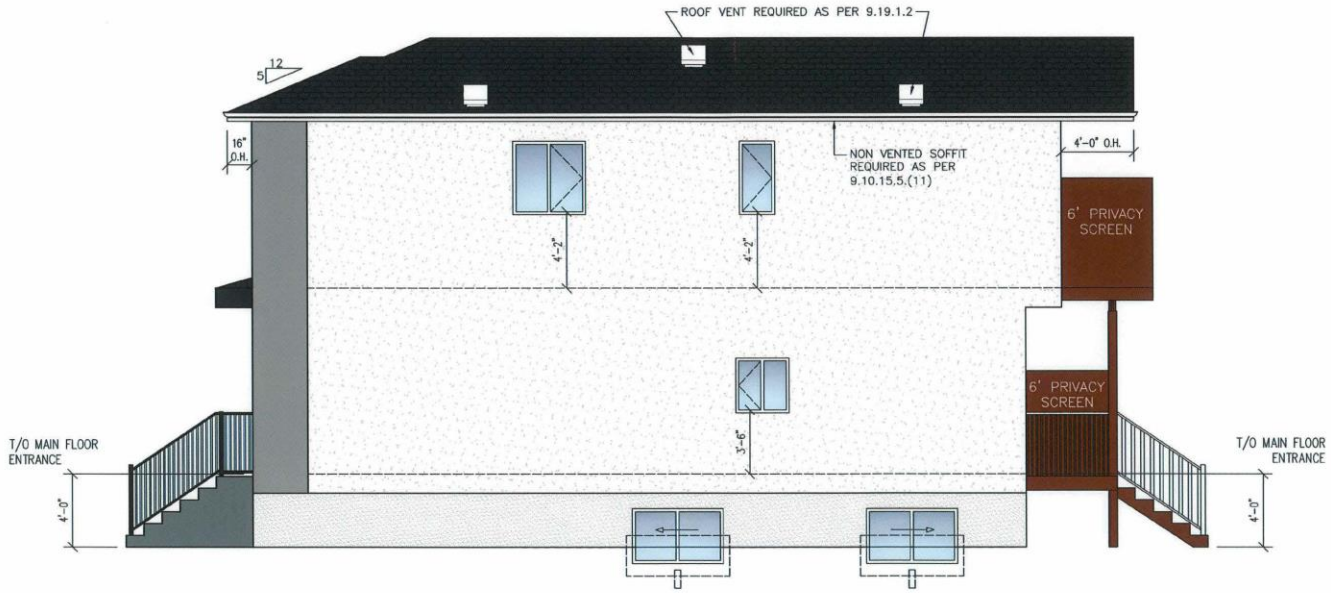
SACHAR HOMES INC.

ADDRESS:
635 MELROSE AVENUE WEST

TITLE:
LEFT ELEVATION

3



RIGHT ELEVATION (EAST)
3/16" = 1'-0"

LIMITING DISTANCE CALCULATION

UNPROTECTED GLAZED OPENINGS (UG) = 54.04 SQ. FT.
EXPOSING BUILDING FACE (EBF) = 1007.79 SQ. FT.

ALLOWED % OF MAX. GLAZED AREA = UG/EBF x 100
= 54.04/1007.79 x 100
= 5.36%

ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN
CONNECTION WITH DAV26-139826/B
SHEET # 11 OF 14
DATE: May 6, 2026

WINNIPEG HOUSING CONSULTANCY INC.
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PHONE: (204) 451-5410
EMAIL: winnipeghousingconsultancy@gmail.com

APRIL 1, 2026
ISSUED FOR CONSTRUCTION

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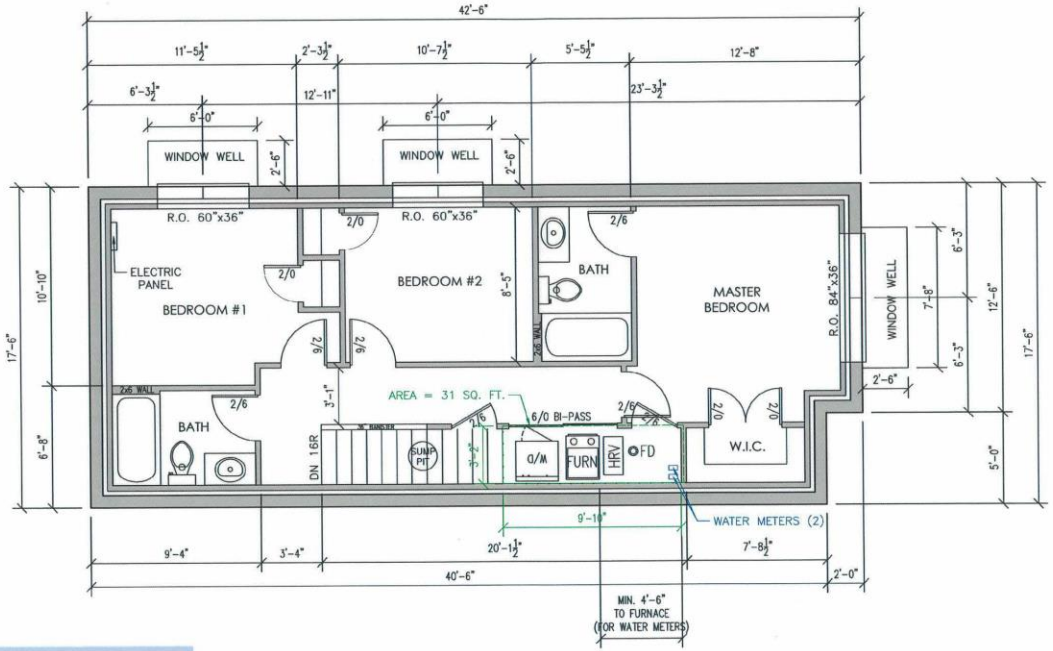
SACHAR HOMES INC.

ADDRESS:
635 MELROSE AVENUE WEST

TITLE:
RIGHT ELEVATION

4



BASEMENT FLOOR PLAN
734 SQ. FT.
SCALE: 3/16" = 1'-0"

ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN
CONNECTION WITH: DAV26-139826/B
SHEET # 12 OF 14
DATE: May 6, 2026

WINNIPEG HOUSING CONSULTANCY INC.
WINNIPEG HOUSING CONSULTANCY INC.
47 Lake Bend Rd, Winnipeg, MB R3Y 0M6
PHONE: (204) 451-5410
EMAIL: winnipeghousingconsultancy@gmail.com

APRIL 1, 2026
ISSUED FOR CONSTRUCTION

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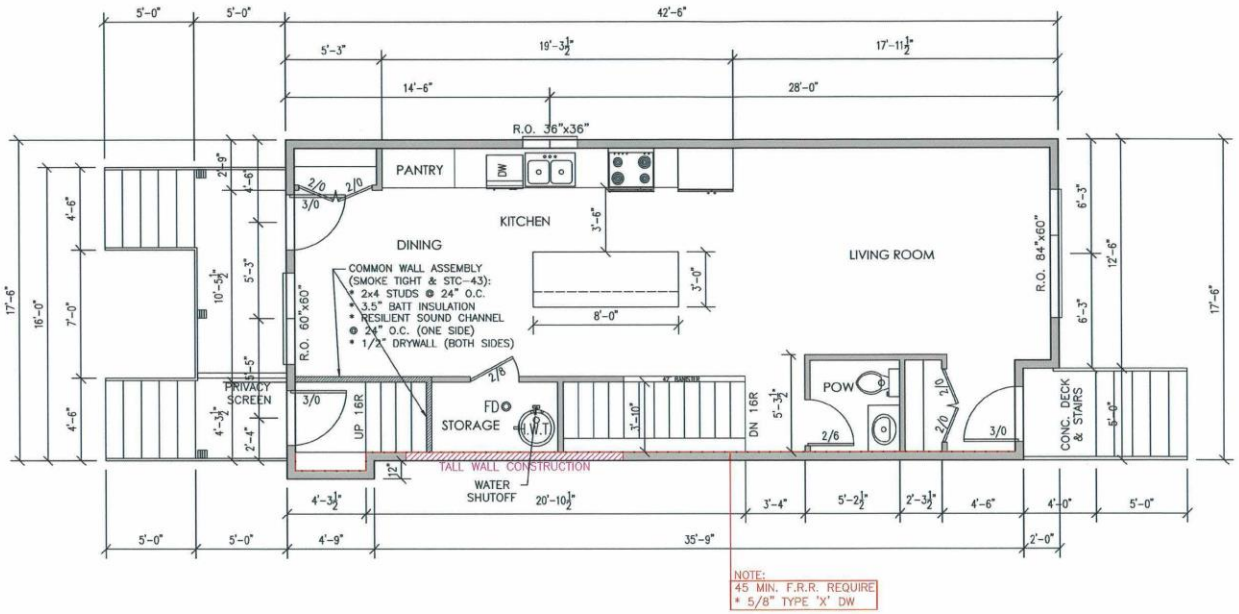
SACHAR HOMES INC.

ADDRESS:
635 MELROSE AVENUE WEST

TITLE:
BASEMENT FLOOR PLAN

7



MAIN FLOOR PLAN
738.5 SQ. FT.
3/16" = 1'-0"

LINTEL NOTES:

* ALL LINTELS 6'-0" OR LESS SHALL BE 2-2X10 SPF NO.1/2 C/W 1 CRIPPLE, 1 KING STUDS, UNLESS NOTED.
* ALL LINTELS 6'-0" TO 8'-0" SHALL BE 3-2X10 SPF NO.1/2 C/W 2 CRIPPLE, 1 KING STUDS, UNLESS NOTED.
* ALL LINTELS 8'-0" TO 10'-0" SHALL BE 3-2X12 SPF NO.1/2 C/W 2 CRIPPLE, 1 KING STUDS, UNLESS NOTED.

ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN
CONNECTION WITH: DAV26-139826/B
SHEET # 13 OF 14
DATE: May 6, 2026

WINNIPEG HOUSING CONSULTANCY INC.
WINNIPEG HOUSING CONSULTANCY INC.
47 Lake Bend Rd, Winnipeg, MB R3Y 0M6
PHONE: (204) 451-5410
EMAIL: winnipeghousingconsultancy@gmail.com

APRIL 1, 2026
ISSUED FOR CONSTRUCTION

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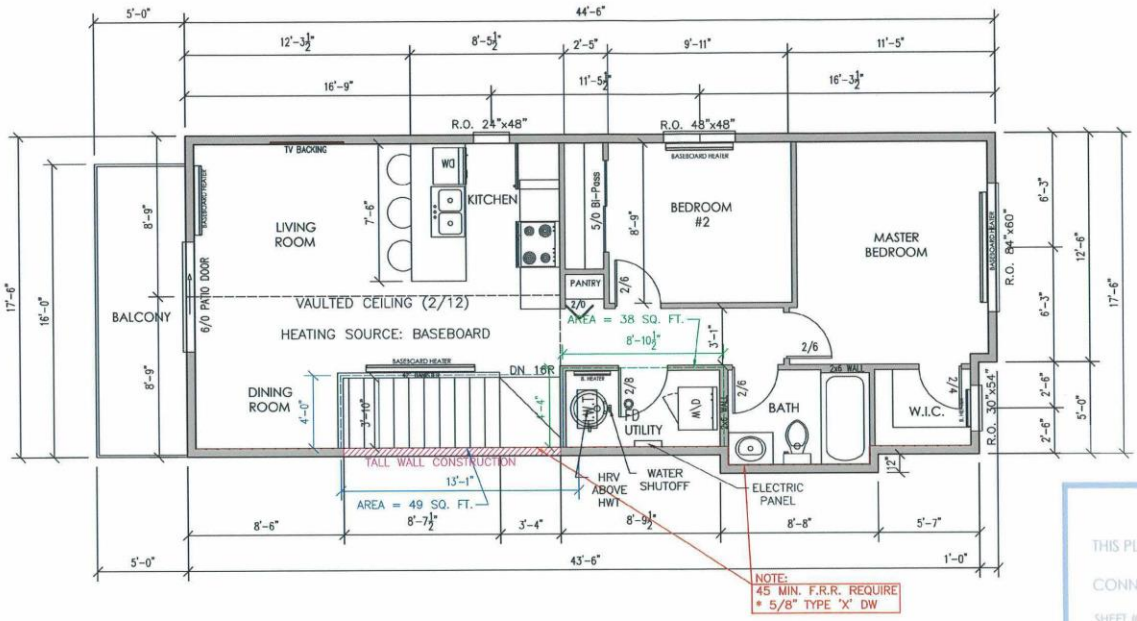
SACHAR HOMES INC.

ADDRESS:
635 MELROSE AVENUE WEST

TITLE:
MAIN FLOOR PLAN

9



SECOND FLOOR SECONDARY SUITE
695 SQ. FT.
3/16" = 1'-0"

LINTEL NOTES:

- ALL LINTELS 6'-0" OR LESS SHALL BE 2-2X10 SPF NO.1/2 C/W 1 CRIPPLE, 1 KING STUDS, UNLESS NOTED.
- ALL LINTELS 6'-0" TO 8'-0" SHALL BE 3-2X10 SPF NO.1/2 C/W 2 CRIPPLE, 1 KING STUDS, UNLESS NOTED.
- ALL LINTELS 8'-0" TO 10'-0" SHALL BE 3-2X12 SPF NO.1/2 C/W 2 CRIPPLE, 1 KING STUDS, UNLESS NOTED.

MAX. ALLOWABLE SECONDARY SUITE TO WINNIPEG ZONING:

BASEMENT AREA (OUTSIDE CONCRETE WALL) = 734 SQ. FT.
MAIN FLOOR AREA = 738.5 SQ. FT.
SECOND FLOOR AREA = 782 SQ. FT.
TOTAL FLOOR AREA = 2,254.5 SQ. FT.
TOTAL UTILITY AREA = (31 + 38) = 69 SQ. FT.
BUILDING AREA = TOTAL FLOOR AREA - UTILITY AREA = 2,185.5 SQ. FT.
ALLOWABLE SECONDARY SUITE @ 33% BUILDING AREA = 721.215 SQ. FT.

SECONDARY SUITE AREA = SECOND FLOOR AREA - SECOND FLOOR UTILITY AREA - STAIRS PROVISION = 782 - 38 - 49 = 695 SQ. FT.

WINNIPEG HOUSING CONSULTANCY INC.
WINNIPEG HOUSING CONSULTANCY INC.
47 Lake Bend Rd, Winnipeg, MB R3Y 0M6
PHONE: (204) 451-5410
EMAIL: winnipeghousingconsultancy@gmail.com

APRIL 1, 2026
ISSUED FOR CONSTRUCTION

THE CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL DIMENSIONS & INFORMATION AND REPORT ANY DISCREPANCIES TO THE DESIGNER PRIOR TO COMMENCEMENT OF WORK.

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ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN
CONNECTION WITH: DAV26-139826/B
SHEET # 14 OF 14
DATE: May 6, 2026

SACHAR HOMES INC.

ADDRESS:
635 MELROSE AVENUE WEST

TITLE:
SECOND FLOOR PLAN

11

Exhibit “3” referred to in File DAV 139826A/2026B

From: Taisa Lamoureux
Sent: Tuesday, May 26, 2026 5:07 PM
Subject: Appeal against DAV 26-139826B

May 26, 2026

City of Winnipeg
Planning, Property and Development Department
510 Main Street
Winnipeg, MB R3B 1B9

Re: Objection and Appeal Regarding Proposed Variance and Infill Development at Adjacent Corner Property

To Whom It May Concern,

We are writing to formally object to and appeal the approved variance application for the corner property adjacent to our home. The proposal to demolish the existing house and construct two homes on the lot raises serious concerns regarding encroachment, neighbourhood character, safety, and the impact on surrounding properties.

According to the public notice posted by the City of Winnipeg, the application seeks approval for residential building lots with widths and lot areas smaller than permitted under the applicable zoning bylaw. We believe these requested variances are excessive and not in keeping with the intent of Winnipeg zoning bylaws or the established nature of our neighbourhood.

Our concerns include the following:

• Encroachment and Reduced Setbacks
The proposed development appears to place the new homes too close to neighbouring properties, creating concerns regarding encroachment, reduced privacy, shadowing, drainage issues, and overall enjoyment of our property.

• Overdevelopment of the Lot
Attempting to place two homes on a lot previously occupied by one home represents overdevelopment of the property. The lot does not appear adequately sized to support two separate dwellings while maintaining appropriate spacing and neighbourhood compatibility.

• Disruption and Construction Impacts

Demolition and construction activity will create significant disruption including excessive noise, dust, vibration, heavy equipment traffic, and potential damage to neighbouring properties due to the proximity of the construction site.

• Parking and Traffic Concerns
Two homes will increase vehicle traffic, parking congestion, and activity on what is currently a quieter residential area.

• Impact on Neighbourhood Character
The proposed subdivision and variances do not align with the character and spacing of existing homes in the area and may negatively affect surrounding property values and community appearance.

We respectfully request that the City reconsider and deny the requested variances, or alternatively require substantial modifications to ensure compliance with zoning bylaws, proper setbacks, and protection for neighbouring homeowners.

We also request that careful consideration be given to the long-term impact this development may have on nearby residents and the overall character of the neighbourhood.

Thank you for your time and consideration of our concerns.

Sincerely,

Taisa and Matthew Lamoureux

Exhibit “2” referred to in File DAV 139826A/2026B

May 26, 2026

Winnipeg City Council
c/o Office of the City Clerk
510 Main Street
Winnipeg, MB R3B 1B9

Re: Appeal of Variance Approval – DAV 26-139826B (635 Melrose Avenue West)

To Whom It May Concern,

I am writing as a nearby resident to appeal the approval of the variance application for 635 Melrose Avenue West, which would permit the subdivision of one existing lot into two narrower residential lots for the construction of two infill homes.

My concerns are not based on opposition to development or increased density in principle. I understand the need for growth and infill development within established communities. However, I am concerned that the cumulative impacts of this proposal have not been fully considered in relation to existing neighbourhood conditions.

Specific concerns include:

Parking and Existing Infrastructure Constraints
The surrounding area already experiences parking limitations, including existing two-hour parking restrictions and competition for available on-street parking. Increasing the number of dwelling units may place additional pressure on an already constrained parking environment for residents and visitors.

Loss of Mature Vegetation and Neighbourhood Green Space
The existing property contributes to the streetscape through established landscaping and mature vegetation. I am concerned redevelopment may result in the loss of trees and reduction in green space, which affects both neighbourhood character and environmental value.

Privacy and Compatibility with Existing Development
The proposed replacement of one established home with two taller infill homes raises concerns regarding privacy, overlooking into neighbouring properties, and compatibility with the existing homes on the block. I am concerned about introducing homes that are significantly different in size from surrounding properties within an established neighbourhood.

Potential Shadowing and Reduced Enjoyment of Adjacent Properties
I actively use and maintain outdoor space for gardening and recreation. The overall size of the proposed homes may affect sunlight exposure to neighbouring yards and reduce residents’ ability to enjoy and use their outdoor spaces as intended. I request consideration of any potential shadow impacts associated with the proposed development.

I recognize that neighbourhoods evolve over time and that redevelopment is sometimes necessary. My concern is not with change itself, but with whether this proposal appropriately balances growth with the preservation of existing neighbourhood conditions that residents have invested in and relied upon for years. Mature trees, available sunlight, parking availability, privacy, and the ability to enjoy and use outdoor spaces all contribute to quality of life within established communities. Once these impacts occur, they are often difficult or impossible to reverse.

I respectfully ask that the Appeals Committee reconsider the approval or undertake further review regarding parking impacts, privacy concerns, mature tree preservation, and the potential effects that the overall size of the proposed homes may have on adjacent properties.

Thank you for your time and consideration of these concerns.

Sincerely,

Breanne Gibson

Exhibit “1” referred to in File DAV 139826A/2026B

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 26-139826/B

APPLICANT: Sachar Homes Inc.
47 LAKE BEND RD
WINNIPEG MB
CAN

PREMISES AFFECTED: 635 Melrose Avenue W

LEGAL DESCRIPTION: EXC E 23F LOT 17; LOT 18 BLOCK 128 PLAN 1840 NW 5 11 4E

hereinafter called "the land".

PROPERTY ZONED: R1-M Mature Communities PDO-1 Mature Communities PDO-1

ZONING ATLAS SHEET: Z33

NATURE OF APPLICATION:

To vary the "R1-M Mature Communities PDO-1" development and design standards of Winnipeg Zoning by-law 200/2006 to permit:

1) Lot widths of 24.5 feet (7.46 metres) instead of 25 feet (7.62 metres);
2) Lot areas of 2449 square feet (227.5 square metres) instead of 2500 square feet (232.25 square metres).

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: 635 Melrose Avenue W

The Director of Planning, Property and Development Department hereby orders that the provisions of the "R1-M Mature Communities PDO-1" dimensional standards of Zoning By-Law No. 200/2006 and amendments thereto are **VARIED TO PERMIT** on "the land" to permit lot widths of 24.5 feet (7.46 metres) and lot areas of 2449 square feet (227.5 square metres), 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, 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.
2) That, the development shall be established in substantial conformance with plans submitted and identified as Sheet 1 to 14 of DAV 26-139826/B.

DATE OF ORDER: May 25, 2026

CERTIFIED BY:



for the 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 June 08, 2026
[IF RECEIVED LATE YOUR APPEAL CANNOT BE HEARD.]

(c) refer to Variance Order No. DAV 26-139826/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