Minutes – Standing Policy Committee on Property and Development – July 30, 2026

PUBLIC HEARINGS

Item No. 1 Appeal – Variance – 30 Granite Way
(Fort Rouge-East Fort Garry Ward)
File DAV 185176A/2026B

STANDING COMMITTEE DECISION:

The Standing Policy Committee on Property and Development denied the appeal, concurred in the decision of the Director of Planning, Property and Development, confirmed Variance Order DAV 185176/2026B, and approved a Variance on "the land" to permit the following:

1. For the construction of a multi-family dwelling to permit a building height of 126 feet (38.4 metres).

2. For the establishment of a Parking, non-accessory off street above grade use to permit:

    A. parking stalls widths ranging from 8 feet (2.44 metres) to 9.7 feet (2.96 metres) when immediately adjacent to a fence, wall or column; and

    B. insufficient landscaping on parking area adjacent to a public street

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 design shall be in accordance with the recommendations of Downtown Urban Design Review.

DECISION MAKING HISTORY:

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

Moved by Councillor Santos,

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

Carried

Moved by Councillor Santos,

That the receipt of public representations be concluded.

Carried

Moved by Councillor Santos,

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. For the height variance, obviously there has been, in my opinion, due diligence by the public administration with respect to Centre Plan 2050, the Downtown Zoning By-laws, specifically 100/2004 on the height. There has been precedent in height variances in similar areas adjacent to the legislature, and so I am satisfied with the slight variance in the height from 100 to 126.

DECISION MAKING HISTORY (continued):

2. It is the minimum modification in this particular area and we always have to look and ensure we're looking at each project separately and I do that particularly with this one.

3. And I'm satisfied with the parking stall widths.

4. Obviously there has, you know, everybody has their opinions on what has been consultation and what has not been consultation but that being said, I've seen that, I heard the number 20 was given, and so I see that was the number that was passed through in the previous delegation so I'm satisfied that was obviously a good partnership there.

5. With respect to insufficient landscaping of the parking area, you know, it's close to the river and it's not going to be impacting people that are on the frontage of Granite, dealing with the sidewalk, and I see that there's good connection there, so I'm happy to kind of move this project forward.

Carried

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

Carried

Moved by Councillor Santos,
That Variance Order DAV 185176/2026B be confirmed.

Carried

Moved by Councillor Santos,
That the public hearing with respect to this appeal be concluded.

Carried

THE CITY OF WINNIPEG
VARIANCE APPEAL ORDER
STANDING POLICY COMMITTEE ON PROPERTY AND DEVELOPMENT

DAV 185176A/2026B

Before:	Standing Policy Committee on Property and Development Councillor Duncan, Chairperson Councillor Browaty Councillor Santos
Hearing	July 30, 2026 Council Building, 510 Main Street
Applicant	Number Ten Architectural Group (Aaron Pollock)
Premises Affected	30 Granite Way
Legal Description	LOT 2 PLAN 76590 hereinafter called "the land".
Property Zoned	“C” (Commercial)
Nature of the Application	To vary the "Character Sector" Bulk Regulations and General Provisions of Downtown Winnipeg Zoning By-Law No. 100/2004 for the construction of a multi family dwelling as follows: 1. For the construction of a multi-family dwelling to permit a building height of 126 feet (38.4 metres) instead of 100 feet (30.5 metres). 2. For the establishment of a Parking, non-accessory off street above grade use to permit:

Nature of Application (continued):

A. parking stalls widths ranging from 8 feet (2.44 metres) to 9.7 feet (2.96 metres) instead of 10 feet (3.05 metres) when immediately adjacent to a fence, wall or column; and

B. insufficient landscaping on parking area adjacent to a public street.

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

The Director of Planning, Property and Development approved a Variance, File DAV 185176A/2026B to Number Ten Architectural Group (Aaron Pollock), for the premises located at 30 Granite Way as follows:

1. For the construction of a multi-family dwelling to permit a building height of 126 feet (38.4 metres).

2. For the establishment of a Parking, non-accessory off street above grade use to permit:

    A. parking stalls widths ranging from 8 feet (2.44 metres) to 9.7 feet (2.96 metres) when immediately adjacent to a fence, wall or column; and

    B. insufficient landscaping on parking area adjacent to a public street

Subject to the following conditions 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 design shall be in accordance with the recommendations of Downtown Urban Design Review.

Pursuant to the provisions of The City of Winnipeg Charter, John Wintrup, appealed the Variance Order DAV 185176A/2026B, and after Notice, the appeal was heard on July 30, 2026.

Upon consideration of the evidence adduced and submissions made, the Standing Policy Committee on Property and Development 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. For the height variance, obviously there has been, in my opinion, due diligence by the public administration with respect to Centre Plan 2050, the Downtown Zoning By-laws, specifically 100/2004 on the height. There has been precedent in height variances in similar areas adjacent to the legislature, and so I am satisfied with the slight variance in the height from 100 to 126.

2. It is the minimum modification in this particular area and we always have to look and ensure we're looking at each project separately and I do that particularly with this one.

3. And I'm satisfied with the parking stall widths.

4. Obviously there has, you know, everybody has their opinions on what has been consultation and what has not been consultation but that being said, I've seen that, I heard the number 20 was given, and so I see that was the number that was passed through in the previous delegation so I'm satisfied that was obviously a good partnership there.

5. With respect to insufficient landscaping of the parking area, you know, it's close to the river and it's not going to be impacting people that are on the frontage of Granite, dealing with the sidewalk, and I see that there's good connection there, so I'm happy to kind of move this project forward.

ORDER:

The Standing Policy Committee on Property and Development orders that the appeal is dismissed and that Variance Order DAV 185176/2026B dated June 26, 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 31, 2026

CERTIFIED BY:



Leah Cowan
Senior Committee Clerk

THE FOLLOWING PERSONS MADE REPRESENTATIONS:

In Support of the Appeal:

John Wintrup
Kyle Doering
Christian Pierce
Cindy Tugwell
Melanie Wire

In Opposition to the Appeal:

Jared Akman
Nathalie Bordeleau-Laroche
Brian Pincott
Aaron Pollock
Jeremy Read
Councillor Sherri Rollins, Fort Rouge-East For Garry Ward
Madeline Schon

For the City:

L. Rappaport, Manager of the Housing Accelerator Fund, Chief Administrative Office
D. Iskierski, District Planner, Planning, Property and Development Department
K. Kowalyk, Land Development Engineer, Planning, Property and Development Department

EXHIBITS FILED FOR DAV 185176A/2026B

1. Order DAV 185176/2026B dated June 26, 2026
2. Notice of Appeal filed by John Wintrup, received July 6, 2026
3. Notification of Public Hearing dated July 13, 2026
4. Confirmation from the Zoning and Permits Administrator that the subject property may be posted in substitution for newspaper advertising
5. Status of Title 3410096/1
6. Letter of Authorization dated June 12, 2026 from The City of Winnipeg (Director of Planning, Property and Development Department) to Number Ten Architectural Group
7. Caveats 5864207/1, 5864208/1, 4179420/1
8. Plans, Sheets 1 to 6 inclusive for File DAV 185176A/2026B dated June 25, 2026
9. Report from the Urban Planning Division dated July 13, 2026
10. Inspection Report
11. Communication dated July 29, 2026 from Aaron Pollock in opposition to the appeal
12. Communication dated July 28, 2026 from Natalie Bordeleau-Laroche submitted on behalf of Noreen Mian in opposition to the appeal
13. Communication dated July 23, 2026 from Natalie Bordeleau-Laroche submitted on behalf of Stefan Hodges in opposition to the appeal
14. Communication dated July 27, 2026 from Natalie Bordeleau-Laroche submitted on behalf of Cheryl Krostewitz in opposition to the appeal
15. Communication dated July 28, 2026 from Natalie Bordeleau-Laroche submitted on behalf of Codi Guenther in opposition to the appeal
16. Communication dated July 23, 2026 from Natalie Bordeleau-Laroche submitted on behalf of Kate Sjoberg in opposition to the appeal
17. Communication dated July 29, 2026 from Melanie Wire in support of the appeal
18. Communication dated July 29, 2026 from John Wintrup in support of the appeal
19. Communication dated July 29, 2026 from Madeline Schon submitted on behalf of Anders Swanson in opposition to the appeal
20. Communication dated July 29, 2026 from Cindy Tugwell in support of the appeal
21. Communication dated July 29, 2026 from Madeline Schon submitted on behalf of Sandra Mielitz in opposition to the appeal
22. Photo in opposition to the appeal submitted by Jeremy Read at the public hearing

Exhibit “9” referred to in File DAV 185176A/2026B

PLANNING ADMINISTRATIVE REPORT

Title: DAV 26-185176\B – 30 Granite Way

Issue: For consideration of a Variance associated with a twelve storey mixed-use building with ground floor commercial space and 110 residential units above.

Critical Path: Standing Policy Committee on Property and Development

AUTHORIZATION

Author	Department Head	CFO	CAO
D. Iskierski, RPP, MCIP	n/a	n/a	

RECOMMENDATION

The Urban Planning and Design Division **approved** the application to vary the "Character Sector" Bulk Regulations and General Provisions of Downtown Winnipeg Zoning By-Law No. 100/2004 for the construction of a multi family dwelling as follows:

1. For the construction of a multi-family dwelling to permit a building height of 126 feet (38.4 metres) instead of 100 feet (30.5 metres).
2. For the establishment of a Parking, non-accessory off street above grade use to permit:
    a. parking stalls widths ranging from 8 feet (2.44 metres) to 9.7 feet (2.96 metres) instead of 10 feet (3.05 metres) when immediately adjacent to a fence, wall or column; and
    b. insufficient landscaping on parking area adjacent to a public street.

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 design shall be in accordance with the recommendations of Downtown Urban Design Review.

Per the *Development Procedures Bylaw 104/2020,* the approving authority for variance applications Downtown (DAV-Bs) is the Director of Planning, Property and Development, however that decision is appealable. An appeal was received in relation to the subject application; therefore the matter has been referred to the Appeal Committee, which for DAV-B files Downtown, is the Standing Policy Committee on Property and Development.

The Winnipeg Public Service recommends that the appeal be denied and the decision of the Director of Planning, Property and Development Department, dated July 9, 2026, be upheld.

REASON FOR THE REPORT

- The applicant is proposing to build a twelve-storey mixed-use building with ground floor commercial space and 110 residential units and requires Variances for the building height and parking requirements of the *Winnipeg Zoning By-Law*.
- The application was approved by the Director of Planning, Property and Development but was appealed by a nearby resident.
- This report provides information regarding the subject application's compliance with The City of Winnipeg Charter, section 249.

IMPLICATIONS OF THE RECOMMENDATION

If the recommendation of the Public Service is concurred in, then the development can proceed as proposed.

FILE/APPLICANT DETAILS

FILE:	**DAV 26-185176\B**
RELATED FILES:	DCU 185201/26B
COMMUNITY:	City Centre Committee
NEIGHBOURHOOD #:	1.166 - (LEGISLATURE)
SUBJECT:	To vary the "Character Sector" Bulk Regulations and General Provisions of Downtown Winnipeg Zoning By-Law No. 100/2004 for the construction of a multi family dwelling as follows: 1. For the construction of a multi-family dwelling to permit a building height of 126 feet (38.4 metres) instead of 100 feet (30.5 metres). 2. For the establishment of a Parking, non-accessory off street above grade use to permit: a) parking stalls widths ranging from 8 feet (2.44 metres) to 9.7 feet (2.96 metres) instead of 10 feet (3.05 metres) when immediately adjacent to a fence, wall or column; and b) insufficient landscaping on parking area adjacent to a public street.
LOCATION:	30 Granite Way
LEGAL DESCRIPTION:	LOT 2 PLAN 76590
APPLICANT:	Aaron Pollock (Number Ten Architectural Group) 115 Bannatyne Ave Unit 310 Winnipeg, MB R3B 0R3
OWNER:	THE CITY OF WINNIPEG 65 Garry St Floor 3rd Flr (C/O PLANNING PROPERTY DEVELOPMENT SERV)

Winnipeg, MB R3C 4K4

HISTORY

On November 23, 2023 Council adopted a motion to support the Housing Accelerator Fund (HAF) application to the Federal Government, which included provisions to create a Land Enhancement Office under the direction of the HAF Manager. This office would identify surplus city owned land that could be leased or sold to affordable housing developers/providers and, if required, prepare the land in terms of ensuring it is properly subdivided and/or zoned to facilitate future development.

On December 5, 2023, the Government of Canada, through the Canada Mortgage and Housing Corporation ("CMHC"), entered into an agreement with The City of Winnipeg (the "City") for $122.4 million in federal funding from the HAF. This funding is based on the City achieving 3,166 net new building permitted housing units and 14,101 in total (including 10,935 units projected to be permitted without HAF) over the next three years.

On September 26, 2024, Council approved CentrePlan 2050 as a secondary plan by-law. CentrePlan 2050 contains direction related to overall Downtown development, and includes an action item related to development of the surface parking lot to the west of the Granite Curling Club.

On October 1, 2024 Council declared the subject site (Proposed Lot 2) surplus with the express interest in having the Land Enhancement Office subdivide and rezone it for lease or sale to an affordable housing developer to build affordable housing.

The public hearing for DASZ 46/2024 was held by the Standing Policy Committee on Property and Development on February 6, 2025, with no recommendation being agreed upon.

The recommendation of the Public Service was then presented to the Executive Policy Committee (EPC) on February 18, 2025, who concurred with the addition of the following recommendation ("Recommendation 4"):

4. That prior to the issuance of a development permit, the Public Service be directed to work with the proponent and the Granite Curling Club, to develop an adequate parking plan in order to support the operational sustainability of the Club, to the satisfaction of the Director of Public Works and the Director of Planning, Property and Development.

Council adopted the recommendations and approved DASZ 46/2024 on February 27, 2025, with first reading of the bylaw on March 27, 2025.

Pursuant to the provisions of Section 236.1 of the City of Winnipeg Charter, sufficient objections were received by the City and the proposed by-law was referred to the Municipal Board (the "Board") after first reading.

The Board held a public hearing on August 26, 27 and 28 as well as September 8, 9 and 10 of 2025 and provided their report and recommendation to Council on November 13, 2025.

The Board recommended that Council proceed with second and third reading of the proposed zoning by-law. The Board also recommended an amendment to EPC's Recommendation 4 as follows:

4. That prior to the issuance of a development permit, the Public Service be directed to work with the proponent and the Granite Curling Club, to develop an adequate parking plan in order to support the operational sustainability of the Club, to the satisfaction of the Granite Curling Club, the Director of Public Works, and the Director of Planning, Property and Development.

In accordance with section 236.1(9) of the Charter, Council must not pass a proposed zoning by-law that has been referred to the Board unless it conforms to the recommendations that the Board has made in respect of the proposed by-law. After reviewing the Board's Report and Recommendations in consultation with Legal Services, the Public Service recommended to Council not to amend Recommendation 4 because it was not in respect of the proposed by-law, and Council is therefore not required to adopt that recommendation. As a result, it was recommended Council proceed with second and third reading of the by-law with the original conditions set by Council on February 27, 2025.

On December 9, 2025 EPC concurred with the recommendation of the Public Service and recommended to Council to proceed with third reading of DASZ 46/2024 without the amendment recommended by the Board.

On December 18, 2025 Council adopted the recommendation of EPC and gave DASZ 46/2024 third reading bring the bylaw into effect.

The Public Service has continued working with the Granite Curling Club to develop an adequate parking plan prior to the development permit stage. This will include improvements with their lease terms, assessing the potential for a capital fund to support the continued operation of this heritage facility, and identifying on-site and off-site parking options that can meet operational needs while maintaining project viability.

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 to the east of the most southern portion of Colony Street on the south side of Granite Way with a total frontage of 366.83 feet (111.81 metres) and area of 59,214 square feet (5501.16 square meters). The property is within the “C” Character Sector of the *Downtown Winnipeg Zoning By-law 100/2004*.



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

SURROUNDING LAND USE AND ZONING

North: Granite Way then commercial uses zoned “C” Character Sector.

South: Parkland zoned “R” Riverbank Sector.

East: Parkland zoned “R” Riverbank Sector then Osborne Street

West: Colony Street then parkland zoned “R” Riverbank Sector and multi-family housing outside the Downtown plan area zoned “RMF-M” Residential Multi-Family Medium District.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

The applicant is proposing a twelve storey mixed-use and mixed-income building that includes ground floor commercial and amenity space, including bicycle parking. The stories above include 110 residential units and common space on select floors. Of the 110 residential units, 56 will be affordable units. The development includes a parking area at the side of the building and to the rear with space for loading and garbage facilities.

COLLABORATIVE PLANNING AND CONSULTATION

With the Urban Planning and Design Division

The applicant and design team engaged the Public Service for discussions regarding the proposed variances and their application in general.

APPELLENT CONCERNS

The appellant did not list any specific concerns in the their letter of appeal but rather noted that it did not meet the Criteria of Approval listed under Section 247(3) of *The City of Winnipeg Charter* and that details on the matter will be presented at the Public Hearing with materials being provided by the Granite Curling Club.

ANALYSIS AND ISSUES

Complete Communities Direction Strategy 2.0

Section B1. General Growth

Goal 2 - Encourage strategic intensification.

Setting an intensification target

2.1 Aim for a minimum of 50% of all new dwelling units to be located in the intensification target area.

2.2 Aim to establish a minimum of 350 new dwelling units per year in the Downtown each year until 2030, and 500 dwelling units per year after 2030.

Section C1. Downtown

Goal 2 - Reinforce downtown as the primary focus for economic activity through residential, commercial, and office intensification.

Vacant and underutilized properties

2.2 Facilitate the redevelopment of vacant or underutilized properties, such as surface parking lots, to support increased residential and mixed-use development, when servicing allows, to achieve a sustainable, inclusive and vibrant Downtown.

Goal 4 - Ensure land use decisions reduce the impact of automobile use to enhance the pedestrian experience Downtown.

Strategic surface parking

4.1 Reduce the number of surface parking lots Downtown, and discourage the creation and expansion of standalone surface parking lots, particularly in areas with high pedestrian activity, in accordance with the Downtown Parking Strategy.

Goal 5 - Facilitate an amenity-rich, enjoyable, and beautiful urban environment that contributes to a high quality of life, to reflect Downtown's importance as the city's preeminent complete community.

Supporting residential growth

5.1 Encourage development with uses and amenities that support the Downtown residential population.

CentrePlan 2050

1.1 Goal: Embrace and elevate Downtown's unique neighbourhoods and districts.

Legislature and University of Winnipeg

1.1.20 Explore the feasibility of redeveloping the surface parking lot next to the Granite Curling Club to include both market and non-market housing that supports club operations and/or building maintenance.

1.2 Goal: Play a leadership role in Downtown housing

1.2.11 Help non-market and Indigenous housing providers overcome hurdles to developing adaptable no-barrier, transitional, supportive, and social housing. This could include assistance with Downtown land or building assembly, streamlining development and permitting processes, and/or development incentives.

The subject proposal aligns with the above applicable policies for Downtown for the following reasons:

- Enabling housing on this site will help achieve residential intensification targets;
- The variances relates to *CentrePlan 2050*'s intent to redevelop the surface parking lot to the west of the Granite Curling Club;
- Ensuring affordable housing options are integrated into the development will positively contribute to the surrounding neighbourhood by providing additional housing options;
- Any development will better utilize existing infrastructure including the street network, public transit, water and wastewater service capacity and city services such as library and recreation; and
- Zoning that permits higher density housing is compatible with the surrounding context, which includes a mixture of housing types with higher residential densities.

Downtown Winnipeg Zoning Bylaw 100/2004

Variances

Height

Bulk regulations cite a maximum of 100 feet and the proposal is requesting 126 feet. The intent of the regulation is to ensure buildings fit into the general character of the surrounding context. Specifically, in this area the Provincial Legislature building. There are provisions within the Downtown Winnipeg Zoning Bylaw under the Building Height Control Area that regulate heights in relation to sightlines to the Provincial Legislature. It is worth mentioning that although this application is for a height variance, it is not in relation to the height restrictions set by the Province of which, the proposed building is well below that allowable height.

In terms of similar size buildings in the surrounding area, the subject site abuts a curling facility owned by the City and leased to the Granite Curling Club to the east which is about 72 feet at its highest point. To the south is parkland abutting the Assiniboine River and across the river are three apartment buildings ranging in height of approximately 230 and 265 feet. Across Granite Way sites the Canada Life Headquarters building which is approximately 130 feet at its highest point. To the west of the proposed building is Mostyn Park then low-rise multi-family buildings that are closer to 50 feet. Please note that the only building mentioned above that is also within the downtown bylaw is the Canada Life Building.

In terms of distance to nearby buildings, the closest will be the Granite Curling Club, which is 55 feet away from the proposed building. The portion of the Granite Curling Club building that is near to the proposed building is however the curling rink portion and there are no windows that would be impacted by shadow effects from an increase in height. All other buildings are between approximately 200 and 400 feet away from the proposed building and will not be impacted by a marginal increase in height from 100 feet to 126 feet.

Please note that the above buildings have relevance in terms of evaluating the surrounding context but were constructed prior to the current zoning bylaw and in some cases are regulated by a separate zoning bylaw for the parts of Winnipeg outside of Downtown. For a more recent

precedent, the proposed design is a near replica of a previous building constructed by UWCRC 2.0 at 175 Colony Street which is within sightlines of the subject site. This precedent received a similar height variance under DAV 18-154620 and is within the same sector as the subject site and in close proximity.

In conclusion, the proposed variance will not have an adverse effect on the amenity of adjoining properties and will allow the development to approach heights similar to some nearby buildings such as the Canada Life Centre and the apartment buildings across the river in Osborne Village for a similar project with a near identical height variance approved in recent years.

Parking stall width

The intent of the regulation is to ensure that vehicles can maneuver in and out without incident, and that sufficient space is provided when people enter and exit their vehicles. Substandard parking stalls leave a negative impression on visitors to the downtown and can result in slower entry and egress and backups during peak periods.

The width variances are considered relatively minor and are supportable, as this is a private parking area that will not have an impact on the public realm; if drivers choose to use the parking area, they will be doing so at their own risk and in agreement with the building manager.

Insufficient landscaping of parking area

The intent of the regulation is to screen parking areas from the public right-of-way. In the case of the subject site, the parking area that is not screened abuts a sewage lift station operated by the Water and Waste Department of the City of Winnipeg. The area itself is legally identified as an open right-of-way so the regulation applies, however, functions more like private property for the Water and Waste Department and is not overly visible from the public right-of-way. For this reason, the variance is supportable.

CONDITIONS OF APPROVAL

The conditions are a standard set of conditions for this type of application. More specifically, the expiration of the variance is a redundant reminder that within the Zoning Bylaw it states that if a variance is not acted upon within two years, it will expire. All applications downtown must go through Urban Design Review, and this condition is to reinforce that requirement.

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 variances will enable a housing development that will provide housing options and residents downtown.

(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 property does not directly abut any private property and is a considerable distance from buildings across the river or roadway.

(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 height variance will permit a height more consistent with properties across the river and the parking variances are minor and/or relate to a portion of the property that does not abut an active roadway.

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

In that the height is consistent with buildings seen across the river and parking variances will not impact adjacent the area in which the property is situated.

OURWINNIPEG 2045 POLICY ALIGNMENT

OurWinnipeg 2045 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 Downtown

6.6 Intensification Target

- Achieve the intensification target by making development in intensification target areas easier and more desirable and predictable, as directed by *Complete Communities*.

6.15 Transformative Areas

- Designate Downtown, Corridors, Mixed Use Centres, Major Redevelopment Sites and New Communities as Transformative Areas within the Urban Structure in Complete Communities, representing lands that provide the best opportunities to accommodate significant growth and change.

6.17 Downtown Economic Investment

- Support development that reflects the Downtown's designation as a Transformative Area and preeminent complete community, as detailed in Complete Communities.

6.18 Downtown Economic Investment

- Facilitate the intensification of Downtown commercial and office uses, innovation, and local enterprises that promote the Downtown as a primary location for economic activity.

6.19 Downtown Economic Investment

- Facilitate the intensification of Downtown residential development that supports the diversity of housing needs, and builds on the character of existing Downtown districts and destinations.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

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

- **Key Direction 4.1:** *Increase strategic infill development that provides access to and capitalizes on existing and planned corridors with frequent transit service*
- **Key Direction 4.2:** *Ensure new areas of growth are designed according to the principles of Complete Communities.*

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 and the proposed subdivision and rezoning would enable the City to lease or sell the land to an affordable housing developer so as to provide affordable housing as per the criteria set out by CMHC or the Province of Manitoba.

Initiative 2.2. Fast Tack Affordable Housing

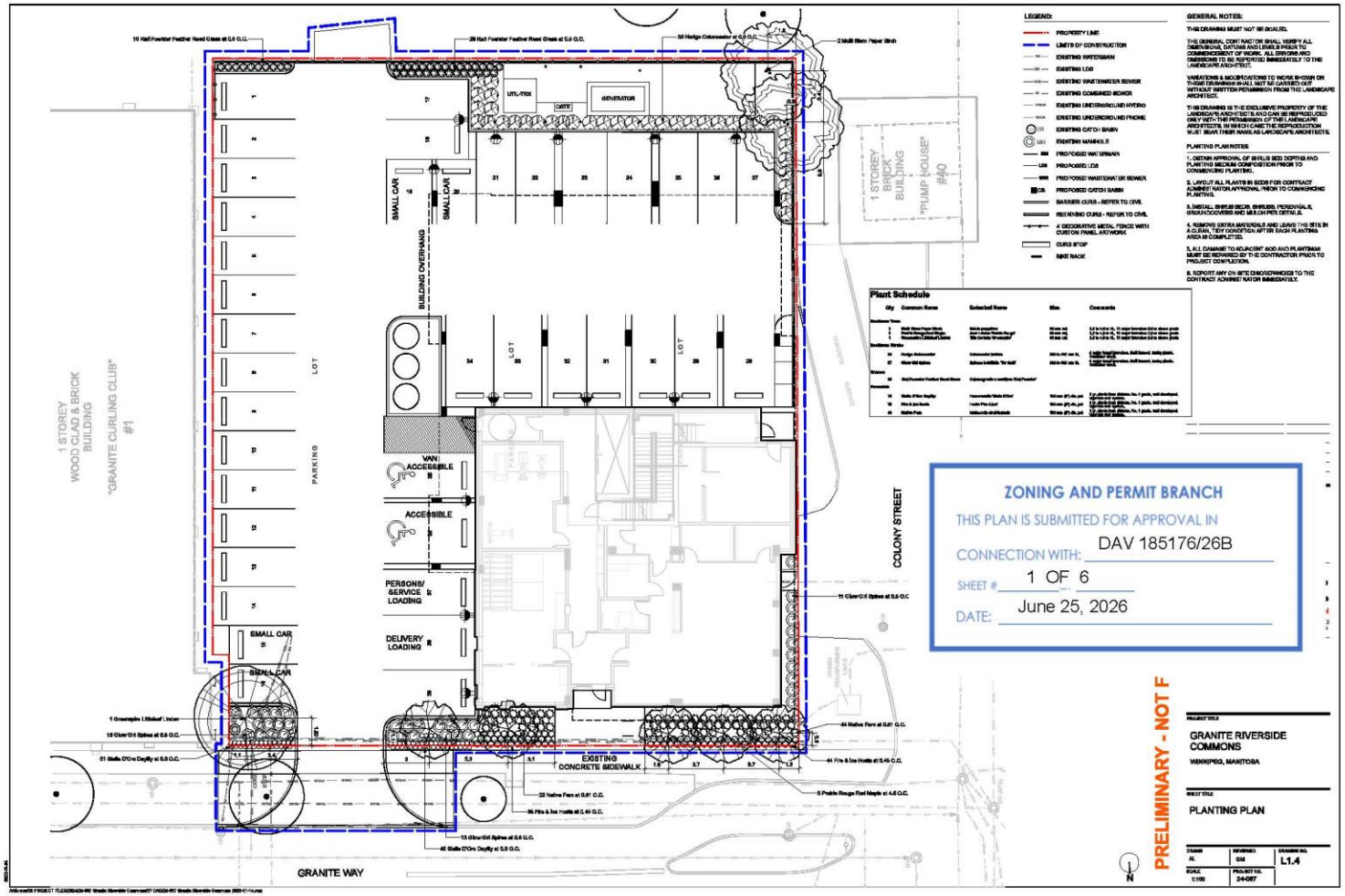
Action 1. *Facilitate the development of vacant land, with a focus on social housing:*

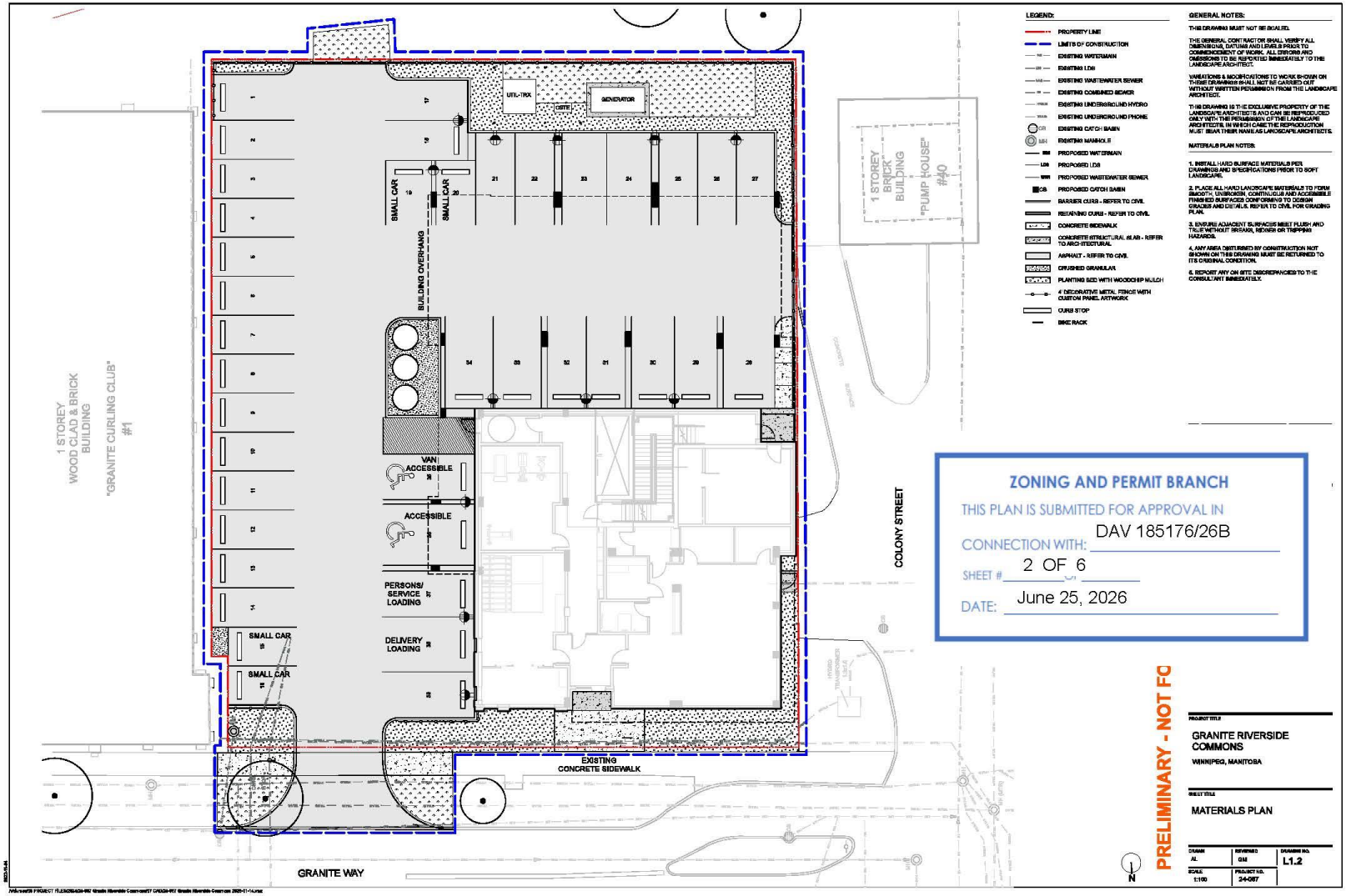
- *Prepare vacant City-owned lands for affordable and mixed income housing through the development of a Land Enhancement Office (through the Housing Accelerator Fund)*

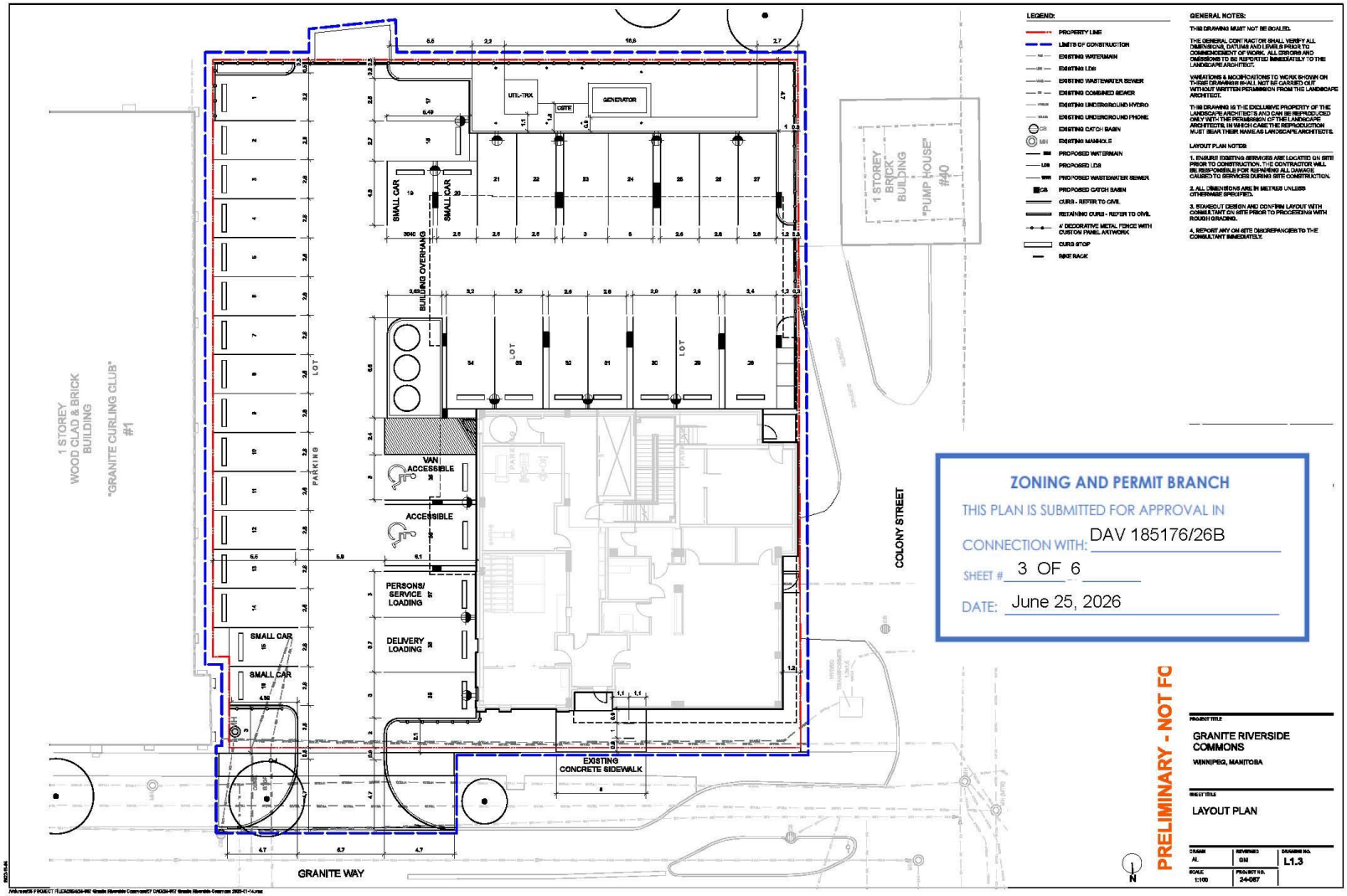
SUBMITTED BY

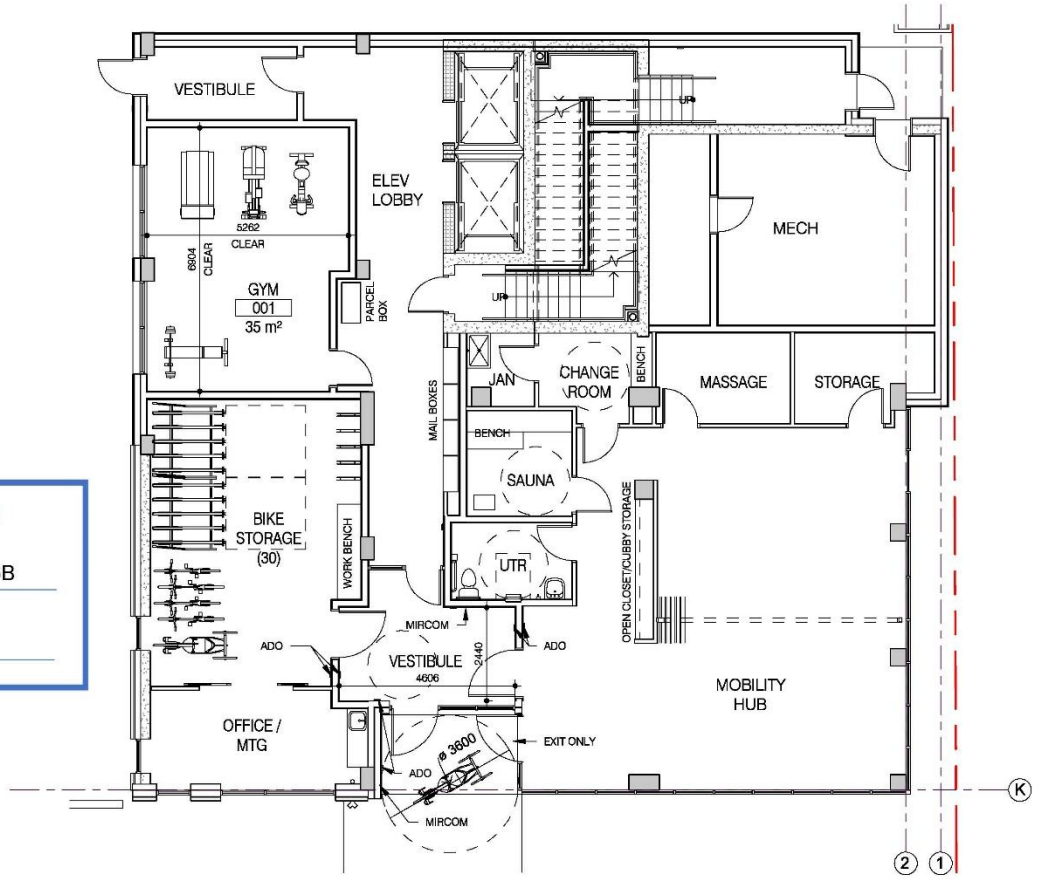
Department:	Planning, Property and Development
Division:	Urban Planning and Design
Prepared by:	Daniel Iskierski, RPP, MCIP
Date:	July 13, 2026
File No.	DAV 26-185176\B

Exhibit “8” referred to in File DAV 185176A/2026




LEGEND:
PROPERTY LINE
LIMITS OF CONSTRUCTION
EXISTING WATERMAIN
EXISTING LDS
EXISTING WASTEWATER SEWER
EXISTING COMBINED SEWER
EXISTING UNDERGROUND HYDRO
EXISTING UNDERGROUND PHONE
EXISTING CATCH BASIN
EXISTING MANHOLE
PROPOSED WATERMAIN
PROPOSED LDS
PROPOSED WASTEWATER SEWER
PROPOSED CATCH BASIN
BARRIER CURB - REFER TO CIVIL
RETAINING CURB - REFER TO CIVIL
CONCRETE SIDEWALK
CONCRETE STRUCTURAL SLAB - REFER TO ARCHITECTURAL
ASPHALT - REFER TO CIVIL
CRUSHED GRANULAR
PLANTING SOD WITH WOODCHIP MULCH
4' DECORATIVE METAL FENCE WITH CUSTOM PANEL ARTWORK
CURB STOP
BIKE RACK
GENERAL NOTES:
THIS DRAWING MUST NOT BE SCALED.
THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUMS AND LEVELS PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS AND OMISSIONS TO BE REPORTED IMMEDIATELY TO THE LANDSCAPE ARCHITECT.
VARIATIONS & MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE LANDSCAPE ARCHITECT.
THIS DRAWING IS THE EXCLUSIVE PROPERTY OF THE LANDSCAPE ARCHITECTS AND CAN BE REPRODUCED ONLY WITH THE PERMISSION OF THE LANDSCAPE ARCHITECTS, IN WHICH CASE THE REPRODUCTION MUST BEAR THEIR NAME AS LANDSCAPE ARCHITECTS.
MATERIALS PLAN NOTES:
1. INSTALL HARD SURFACE MATERIALS PER DRAWINGS AND SPECIFICATIONS PRIOR TO SOFT LANDSCAPE.
2. PLACE ALL HARD LANDSCAPE MATERIALS TO FORM SMOOTH, UNBROKEN, CONTINUOUS AND ACCESSIBLE FINISHED SURFACES CONFORMING TO DESIGN GRADES AND DETAILS. REFER TO CIVIL FOR GRADING PLAN.
3. ENSURE ADJACENT SURFACES MEET FLUSH AND TRUE WITHOUT BREAKS, RIDGES OR TRIPPING HAZARDS.
4. ANY AREA DISTURBED BY CONSTRUCTION NOT SHOWN ON THIS DRAWING MUST BE RETURNED TO ITS ORIGINAL CONDITION.
5. REPORT ANY ON SITE DISCREPANCIES TO THE CONSULTANT IMMEDIATELY.
1 STOREY WOOD CLAD & BRICK BUILDING
"GRANITE CURLING CLUB" #1
1 STOREY BRICK BUILDING
"PUMP HOUSE" #40
UTIL-TRX
GENERATOR
SMALL CAR
SMALL CAR
BUILDING OVERHANG
VAN ACCESSIBLE
ACCESSIBLE
PERSONS/ SERVICE LOADING
DELIVERY LOADING
SMALL CAR
SMALL CAR
COLONY STREET
EXISTING CONCRETE SIDEWALK
GRANITE WAY
ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN CONNECTION WITH: DAV 185176/26B
SHEET # 2 OF 6
DATE: June 25, 2026
PRELIMINARY - NOT FO
PROJECT TITLE
GRANITE RIVERSIDE COMMONS
WINNIPEG, MANITOBA
SHEET TITLE
MATERIALS PLAN
DRAWN AL
REVIEWED GM
DRAWING NO. L1.2
SCALE 1:100
PROJECT NO. 24-087
N


LEGEND:
PROPERTY LINE
LIMITS OF CONSTRUCTION
EXISTING WATERMAIN
EXISTING LDS
EXISTING WASTEWATER SEWER
EXISTING COMBINED SEWER
EXISTING UNDERGROUND HYDRO
EXISTING UNDERGROUND PHONE
EXISTING CATCH BASIN
EXISTING MANHOLE
PROPOSED WATERMAIN
PROPOSED LDS
PROPOSED WASTEWATER SEWER
PROPOSED CATCH BASIN
CURB - REFER TO CIVIL
RETAINING CURB - REFER TO CIVIL
4' DECORATIVE METAL FENCE WITH CUSTOM PANEL ARTWORK
CURB STOP
BIKE RACK
GENERAL NOTES:
THIS DRAWING MUST NOT BE SCALED.
THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUMS AND LEVELS PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS AND OMISSIONS TO BE REPORTED IMMEDIATELY TO THE LANDSCAPE ARCHITECT.
VARIATIONS & MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE LANDSCAPE ARCHITECT.
THIS DRAWING IS THE EXCLUSIVE PROPERTY OF THE LANDSCAPE ARCHITECTS AND CAN BE REPRODUCED ONLY WITH THE PERMISSION OF THE LANDSCAPE ARCHITECTS, IN WHICH CASE THE REPRODUCTION MUST BEAR THEIR NAME AS LANDSCAPE ARCHITECTS.
LAYOUT PLAN NOTES:
1. ENSURE EXISTING SERVICES ARE LOCATED ON SITE PRIOR TO CONSTRUCTION. THE CONTRACTOR WILL BE RESPONSIBLE FOR REPAIRING ALL DAMAGE CAUSED TO SERVICES DURING SITE CONSTRUCTION.
2. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE SPECIFIED.
3. STAKEOUT DESIGN AND CONFIRM LAYOUT WITH CONSULTANT ON SITE PRIOR TO PROCEEDING WITH ROUGH GRADING.
4. REPORT ANY ON SITE DISCREPANCIES TO THE CONSULTANT IMMEDIATELY.
1 STOREY WOOD CLAD & BRICK BUILDING
"GRANITE CURLING CLUB" #1
1 STOREY BRICK BUILDING
"PUMP HOUSE" #40
UTIL-TRX
GENERATOR
SMALL CAR
BUILDING OVERHANG
LOT
PARKING
VAN ACCESSIBLE
ACCESSIBLE
PERSONS/ SERVICE LOADING
DELIVERY LOADING
EXISTING CONCRETE SIDEWALK
COLONY STREET
GRANITE WAY
ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN
CONNECTION WITH: DAV 185176/26B
SHEET # 3 OF 6
DATE: June 25, 2026
PRELIMINARY - NOT FO
PROJECT TITLE
GRANITE RIVERSIDE COMMONS
WINNIPEG, MANITOBA
SHEET TITLE
LAYOUT PLAN
DRAWN: AE
REVIEWED: GM
DRAWING NO. L1.3
SCALE: 1:100
PROJECT NO. 24-087
N



ZONING AND PERMIT BRANCH

THIS PLAN IS SUBMITTED FOR APPROVAL IN

CONNECTION WITH: DAV 185176/26B

SHEET # 4 of 6

DATE: June 25, 2026

N

MAIN FLOOR PLAN

1:100

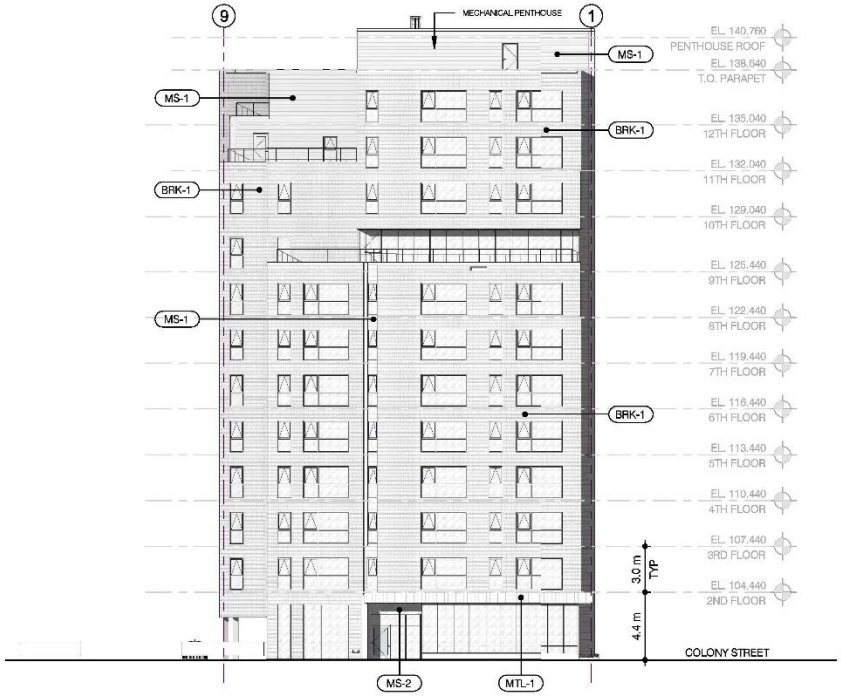
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GRANITE RIVERSIDE COMMONS

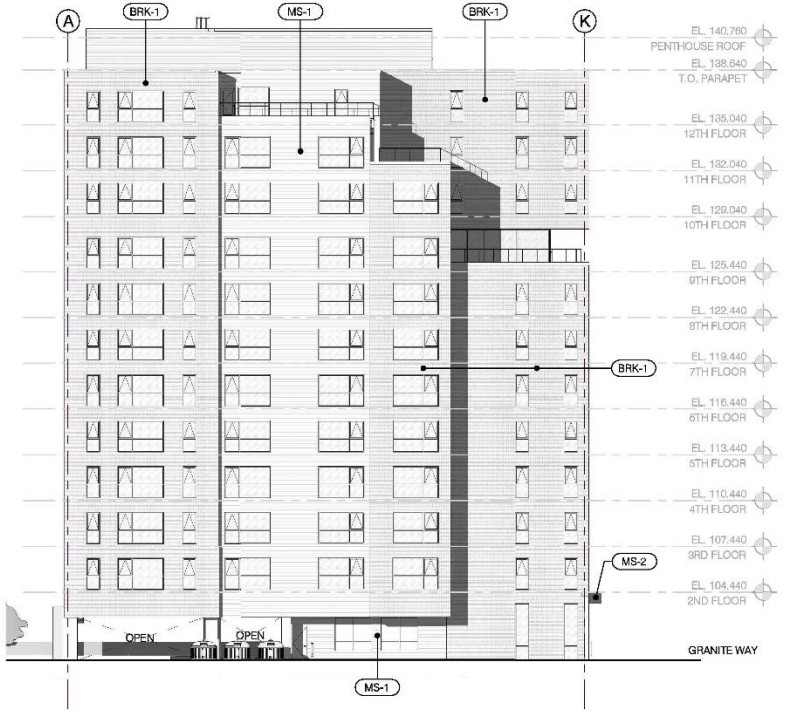
JAN, 2026

UWCRC 2.0

number TEN architectural group



1/10 NORTH ELEVATION - UDAC
SCALE 1 : 250



EAST ELEVATION - UDAC
SCALE 1 : 250

ZONING AND PERMIT BRANCH

THIS PLAN IS SUBMITTED FOR APPROVAL IN CONNECTION WITH: DAV 185176/26B

SHEET # 5 OF 6

DATE: June 25, 2026

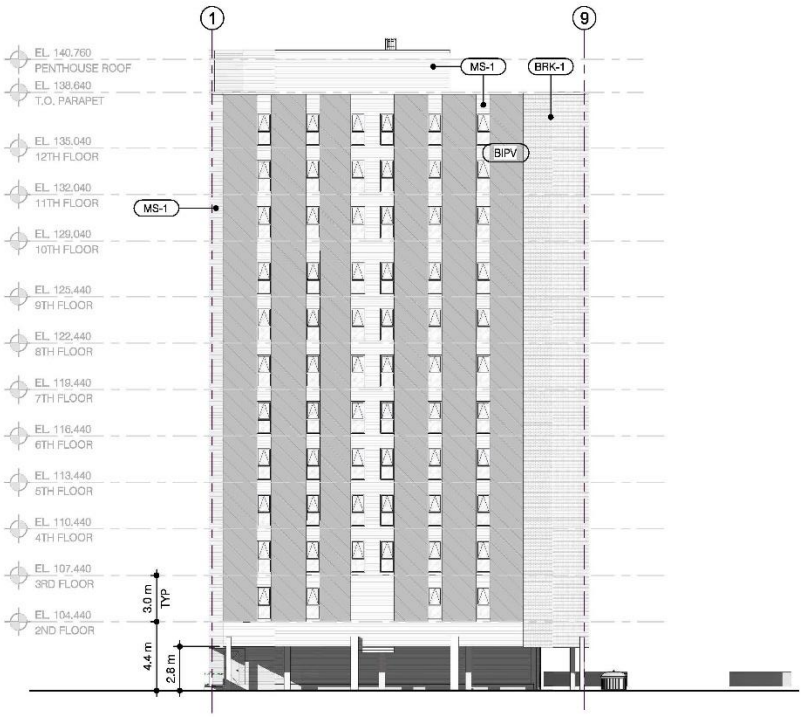
EXTERIOR MATERIAL LEGEND

MS-1	CORRUGATED METAL SIDING (charcoal)
BIPV	BUILDING-INTEGRATED PHOTOVOLTAICS
MS-2	WOOD METAL SIDING
MTL-1	METAL CLADDING
MTL-2	PREFINISHED METAL FLASHING
BRK-1	BRICK

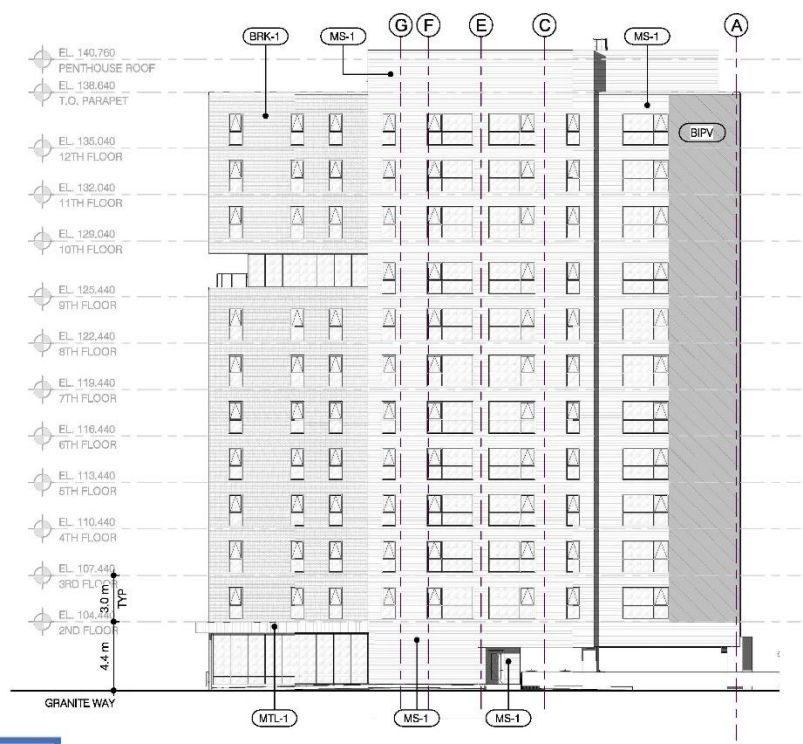
GRANITE RIVERSIDE C(
JAN, 2026

UWCRC 2.0

number TEN architectural group



2/11 SOUTH ELEVATION - UDAC
SCALE 1 : 250



WEST ELEVATION - UDAC
SCALE 1 : 250

ZONING AND PERMIT BRANCH

THIS PLAN IS SUBMITTED FOR APPROVAL IN CONNECTION WITH: DAV 185176/26B

SHEET # 6 OF 6

DATE: June 25, 2026

EXTERIOR MATERIAL LEGEND

MS-1	CORRUGATED METAL SIDING (charcoal)
BIPV	BUILDING-INTEGRATED PHOTOVOLTAICS
MS-2	WOOD METAL SIDING
MTL-1	METAL CLADDING
MTL-2	PREFINISHED METAL FLASHING
BRK-1	BRICK

GRANITE RIVERSIDE CC
JAN, 2026

UWCRC 2.0
number TEN architectural group

Exhibit "2" referred to in File DAV 185176A/2026B

July 6, 2026

City Clerks, City of Winnipeg
c/o **Appeals Committee**
Susan A. Thompson Building Main Floor,
510 Main Street Winnipeg, Manitoba, R3B 1B9

Sent by E-mail to CLKAppeals@winnipeg.ca

RE: Appeal of Variance Order 26-185176/B – 30 Granite Way

I am appealing the **Director of Planning, Property and Development's** decision to approve the application **FILE 26-185176/B**

I am the owner listed on the land title, and the resident, of Unit 301 at 139 Roslyn RD.

File **26-185176/B** **as submitted, does NOT meet** the statutory criteria set out in section 247(3) of The City of Winnipeg Charter, and more particularly:

(a) **IS NOT consistent with Plan Winnipeg** and any applicable secondary plan;

(b) **DOES create** a substantial adverse effect on the amenities, use, safety and convenience of the adjoining property and adjacent area;

(c) **IS NOT the minimum modification** of the zoning by-law required to relieve any injurious effect of the zoning by-law on the applicant's property;

(d) **IS NOT compatible** with the area in which the property to be affected is situated.

Additional details on these matters will be provided at the Public Hearing where I will be relying on materials from the Granite Curling Club.

Regards,



John Scott Wintrup

1

Exhibit “1” referred to in File DAV 185176A/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 26-185176/B

APPLICANT: Aaron Pollock Number Ten Architectural Group
115 Bannatyne Avenue
Winnipeg, MB, R3B 0R3
CAN

PREMISES AFFECTED: 30 Granite Way

LEGAL DESCRIPTION: LOT 2 PLAN 76590 hereinafter called "the land".

PROPERTY ZONED: C

SCHEDULE AC: No

ZONING ATLAS SHEET: AB24

NATURE OF APPLICATION:

To vary the "Character Sector" Bulk Regulations and General Provisions of Downtown Winnipeg Zoning By-Law No. 100/2004 for the construction of a multi family dwelling as follows:

1. For the construction of a multi-family dwelling to permit a building height of 126 feet (38.4 metres) instead of 100 feet (30.5 metres).
2. For the establishment of a Parking, non-accessory off street above grade use to permit:
    a. parking stalls widths ranging from 8 feet (2.44 metres) to 9.7 feet (2.96 metres) instead of 10 feet (3.05 metres) when immediately adjacent to a fence, wall or column; and
    b. insufficient landscaping on parking area adjacent to a public street.

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: 30 Granite Way

The Director of Planning, Property and Development Department hereby orders that the provisions of the "C" Character Sector dimensional standards of Zoning By-Law No. 100/2004 and amendments thereto are **VARIED TO PERMIT** on "the land"

1. For the construction of a multi-family dwelling to permit a building height of 126 feet (38.4 metres).
2. For the establishment of a Parking, non-accessory off street above grade use to permit:
    a. parking stalls widths ranging from 8 feet (2.44 metres) to 9.7 feet (2.96 metres) when immediately adjacent to a fence, wall or column; and
    b. insufficient landscaping on parking area adjacent to a public street

subject to the following conditions 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 design shall be in accordance with the recommendations of Downtown Urban Design Review.

DATE OF ORDER: June 26, 2026

CERTIFIED BY:



for Director Planning, Property and Development Department

HOW TO APPEAL

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

(a) be addressed as set out below,

(b) be received at that office not later than 4:30 p.m. on July 9, 2026.
[IF RECEIVED LATE YOUR APPEAL CANNOT BE HEARD.]

(c) refer to Variance Order No. DAV 26-185176/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 Standing Policy Committee on Property and Development, Heritage and Downtown Development
Susan A. Thompson Bldg.
510 Main Street
Winnipeg, MB, R3B 1B9
Fax 204-947-3452
Email: clk-appeals@winnipeg.ca