Minutes – East Kildonan-Transcona Community Committee – August 13, 2026

REPORTS

Item No. 3 Plan Approval – 1120 Wabasha Street
(Transcona Ward)
File DASZ 8/2022

COMMUNITY COMMITTEE DECISION:

The East Kildonan-Transcona Community Committee concurred in the recommendation of the Winnipeg Public Service and approved plans for 1120 Wabasha Street subject to the following condition:

1. That the Plan Approval File No. 26-187920 shall come into force and effect upon the coming into force and effect of the Variance for the subject land under File No. DAV 26-201721\C.

DECISION MAKING HISTORY:

Moved by Councillor Durand-Wood,

That Rule 11 of the Procedure By-law No. 50/2007 be suspended in order to alter the sequence of the agenda to consider Item 3.

Carried

Moved by Councillor Durand wood,

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

Carried

Councillor Wyatt was absent from the vote on the above motions.

ADMINISTRATIVE REPORT

Title: Plan Approval 26-187920 – 1120 Wabasha Street

Issue: For consideration of a Plan Approval for an 18-unit multi-family dwelling

Critical Path: East Kildonan – Transcona Community Committee as per DASZ 8/2022

AUTHORIZATION

Author	Division Head	Department Head	CFO	CAO
Choi Ho, RPP, MCIP	n/a	n/a	n/a	

RECOMMENDATIONS

The Urban Planning and Design Division recommends ***approval*** of the submitted plans subject to the following condition:

1. That the Plan Approval File No. 26-187920 shall come into force and effect upon the coming into force and effect of the Variance for the subject land under File No. DAV 26-201721\C.

REASONS FOR REPORT

Per the Zoning Agreement for DASZ 8/2022:

> *2. 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. pedestrian pathways / sidewalks*

on the Owner's Land ("Works") to the City's Director of Planning, Property and Development ("Director") and the East Kildonan-Transcona Community Committee for approval prior to the issuance of any building or development permit, and thereafter must construct the Works in substantial conformance with the approved plans and maintain the Works to the satisfaction of the Director.

The applicant has submitted:

- Letter of Intent
- Site Plan with dimensions
- Landscaping Plan
- Colour Elevations with dimensions
- Earth Bin Drawings

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Division are concurred in, the proposal ***can*** proceed.

HISTORY

DASZ 8/2022

A Subdivision and Rezoning application was passed by Council in 2022 to consolidate and rezone the lands from “R1-M” to “RMF-M” for an 18-unit multi-family dwelling.

DAV 22-104105/D

A Variance application was approved by the East Kildonan-Transcona Community Committee in 2022 for the following:

- A front yard of 14 feet
- A west corner side yard of 3.3 feet
- A parking area with a west corner side yard of 10 ft
- A parking area with parking spaces located 4.9 feet from a window to a habitable room, where the sill is located 5 feet or less from grade.

A condition of approval on the Variance required:

- That an earth bin be installed subject to the approval of the Director of Planning, Property and Development.

FILE/APPLICANT DETAILS

FILE:	**ZR-PA 26-187920**
COMMUNITY:	Transcona
NEIGHBOURHOOD #:	4.410 - (KILDARE-REDONDA)
SUBJECT:	Plans for an 18-unit multi-family dwelling
LOCATION:	1120 Wabasha Street
LEGAL DESCRIPTION:	LOT 1 PLAN 75691
APPLICANT:	10043697 Manitoba Ltd. (Anand Sharma)
OWNER:	AP CUSTOM HOMES LTD.

DISCUSSION

SITE DESCRIPTION

- The subject property is located on the northeast corner of Wabasha Street and Harold Avenue East, in the Kildare-Redonda neighbourhood of the Transcona ward.
- The subject site is 20,165 square feet in area.
- The site is currently vacant.
- The subject site is accessed by approaches off Harold Avenue East.
- Wabasha Street is a local road and Harold Avenue East is local road.
- Under the *Complete Communities Direction Strategy 2.0*, the site is within a “Established Neighbourhoods – Recent Communities” policy area.
- The property is zoned “RMF-M” (Residential Multi-Family – Medium) district.

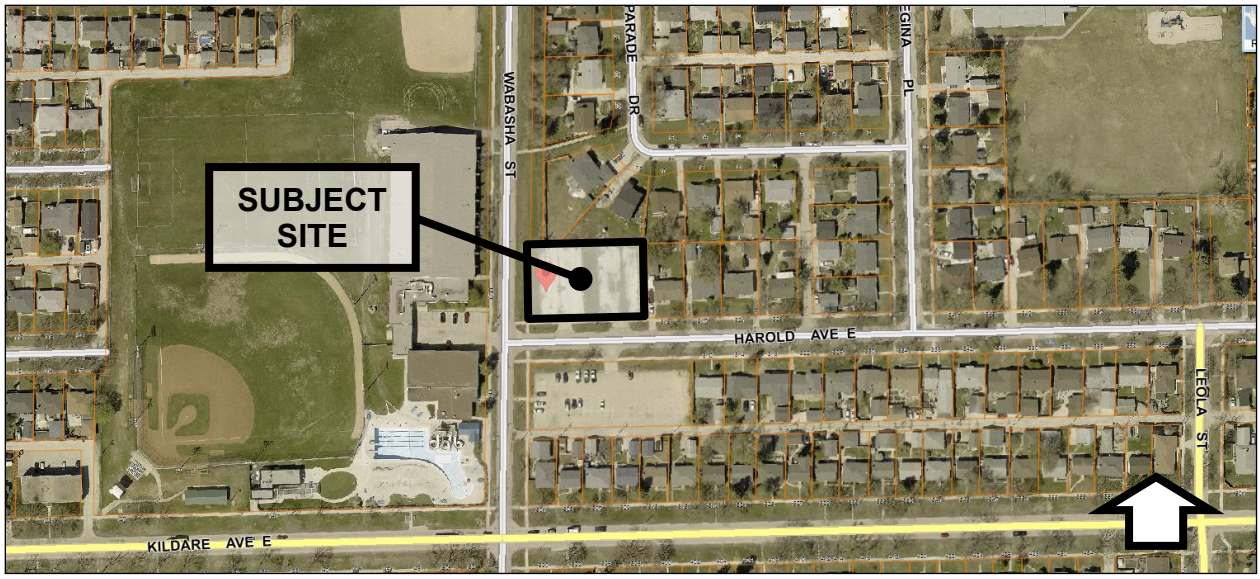


Figure 1: Aerial photo of subject site and surrounding area *(flown 2024)*

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: 21, 19, and 16 Parade Drive – single-family dwelling uses zoned "R1-M"

South: Harold Avenue East, then 306 Harold Avenue East – a parking use zoned "R1-M"

East: 313 Harold Avenue East – single-family dwelling uses zoned "R1-M"

West: Wabasha Street, then 1101 Wabasha Street – parks and recreational uses zoned "PR3"

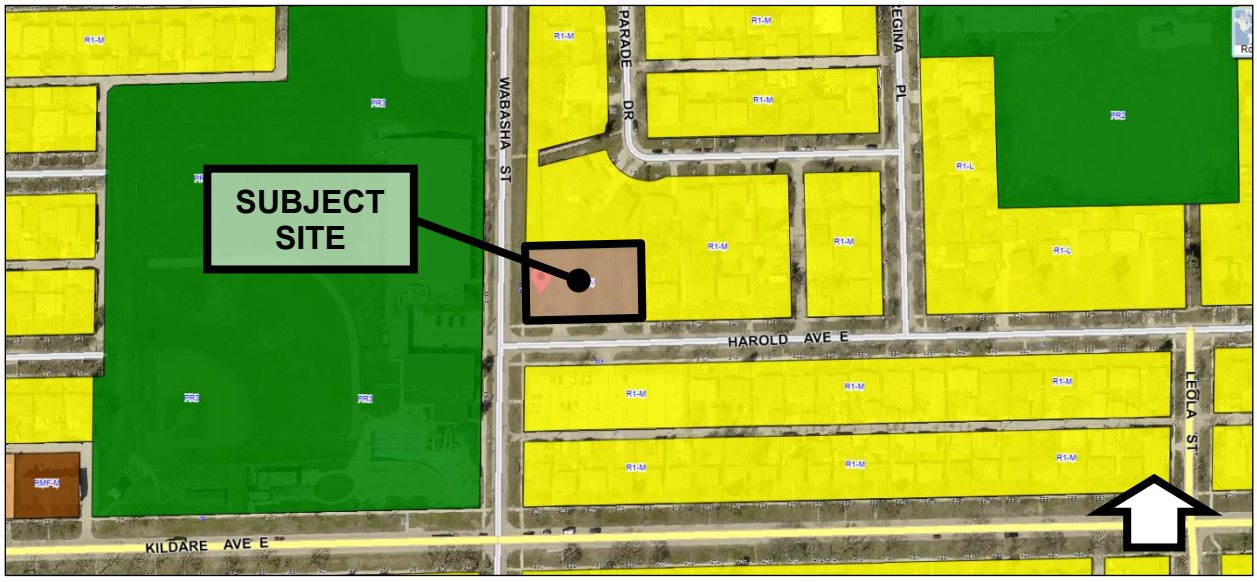


Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- A Subdivision and Rezoning application (**see Report for DASZ 8/2022**) was approved by Council in 2022 to consolidate and rezone the property to an "RMF-M" zoning district.
- The applicant intends to construct an 18-unit multi-family dwelling.
- The site has a lot area of 20,165 square feet.
- The multi-family building is approximately 160 feet wide across Harold Avenue East and 34 feet deep along Wabasha Street (27% lot coverage)
- The building height is 2-storeys (with a raised basement) or 27.5 feet tall.
- There are 18 2-bedroom units.
- The west side yard building setback (along Wabasha Street) is 3.3 feet (as approved under DAV 22-104105/D)
- The north rear yard building setback is over 55 feet for the portion of the building to the east, and over 64 feet for most of the building to the west.
- The east side yard building setback is 15 feet.
- The south front yard building setback is 14 feet (as approved under DAV 22-104105/D)
- Access to the site is via a new approach off Wabasha Street.
- There are 27 vehicle parking spaces (to the rear of the building), of which two (2) are accessible, as well as 2 guest parking spaces.
- There is an outdoor bike rack.
- The elevations show horizontal siding, vertical siding, steel railings, and a mix of concrete/wooden steps.
- The landscaping is located throughout the subject site:
    - There are 9 deciduous trees, 10 coniferous trees, and 110 shrubs.
- There is a wood fence along the east property line.
- The in-ground earth bins (as conditioned under DAV 22-104105/D) are in the northwest corner of the site, closest to Wabasha Street

- On-site outdoor amenities include balconies, front porches, and a small green space.

- The proposal also requires a Variance application (**see Report for DAV 26-201721C**) for front yard setback requirements of the *Zoning By-law*.

ANALYSIS AND ISSUES

COLLABORATIVE PLANNING AND CONSULTATION

With the Urban Planning and Design Division

- The applicant engaged with the Public Service to discuss the application before making a formal submission.

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

- *The Complete Communities Direction Strategy 2.0* (CCDS 2.0) is a citywide secondary plan that guides growth, development, and land use in Winnipeg.
- The subject property is located in an Established Neighbourhood designated as a "Recent Community" as outlined in *Complete Communities Direction Strategy 2.0.* Applicable goals and policies include:
- ***Goal 1*** 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.*
    - *1.6 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:*
        - *a. Applicable City-endorsed policies or guidelines;*
        - *b. Existing zoning of the property and adjacent properties;*
        - *c. Characteristics of the immediately surrounding built form including building mass, height, lot coverage, setbacks, and layout;*
        - *d. Surrounding uses and their characteristics including residential density and the intensity of commercial and other non-residential uses;*
        - *e. 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;*

        - *f. Proximity to Downtown, Mixed Use Centres, Major Redevelopment Sites and Mixed Use Corridors;*
        - *g. The supporting street network (ex. local, collector, or arterial streets) and the street network's ability to support proposed development;*
        - *h. The supporting transit, pedestrian and active transportation network; and*
        - *i. 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.*

    - *1.16 Small-scale residential uses may be accommodated on collector roads and local streets where compatible with adjacent land uses, and in consideration of the factors listed in Policy section 1.6.*

- ***Goal 2*** 2.0 Design new development in Established Neighbourhoods to a high standard of urban design and construction to ensure new development adds value to public and private urban spaces to create a sense of place and civic pride.
    - *2.3 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.*
    - *2.4 Encourage the use of high-quality, energy efficient, and durable exterior building façade materials.*
    - *2.5 Encourage a variety of architectural styles.*
    - *2.6 Encourage building design to include a range of architectural features that create visual interest and positively contribute to the visual aesthetics of the street and neighbourhood.*
    - *2.9 Buildings with multi unit residential uses should be designed to support pedestrian activity and reinforce the public realm through thoughtful use of architectural features which may include, but are not limited to, the following:*
        - *a. Window placement that supports passive surveillance;*
        - *b. Unit entrances with direct access to the street;*
        - *c. Front porches;*
        - *d. Balconies;*
        - *e. Awnings;*
        - *f. Lighting; and*

- *g. Height of primary entrances.*

- *2.11 Multi-family residential or mixed-use buildings that front public streets and contain internal parking areas should provide a main entrance facing the public street.*
- *2.12 New development should respect and complement the existing character of the built form of surrounding properties.*
- *2.15 Encourage the use of architectural features to articulate building walls in order to mitigate the impact of new building mass.*
- *2.17 Locate commercial, mixed-use, or multiple family residential parking underground or behind buildings in order to create a more pedestrian-oriented built form. Active uses should be located at grade when these buildings face public streets.*
- *2.19 Where motor vehicle parking must be accessed from a front street, it should be effectively screened or incorporated into the building in a manner that positively contributes to the attractiveness of the streetscape.*
- *2.21 Site design should take cues from the character of the neighbourhood or street and should mitigate the potential for land use conflict with adjacent properties that have different scales, densities and uses. Parking location (motor vehicle and bicycle), vehicular access, servicing elements, building placement and landscaping treatment will be important design elements to ensure context-sensitive design.*
- *2.22 Create or reinforce compact, pedestrian-oriented urban development patterns by ensuring the siting, form and scale of new development has a strong relationship to the street, public spaces and amenities in a way that is consistent with neighbourhood context.*

- **Goal 3** 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.*

<u>Goal 1, 2, and 3 Established Neighbourhoods – Recent Communities Policy Alignment:</u>

- The proposed development meets the policies mentioned above. Namely:
  - The proposal increases the population within Established Neighbourhoods by providing an 18-unit multi-family dwelling and replacing a surface parking area.
  - The multi-family dwelling use is compatible with adjacent land uses (small scale and residential uses) and is characteristic of the surrounding built form in terms of building

height (27.5 feet), lot coverage (27%), and rear yard building setbacks (55 feet and 64 feet).

- The location of the multi-family dwelling near the front and corner side property lines creates a pedestrian orientation along Harold Avenue East while providing respectful setbacks from nearby single-family dwelling uses to the north (55 feet and 64 feet) and east (15 feet).

- The building setbacks provides for landscaping, front yards, and an internal green space amenity that supports the pedestrian environment, building design, and relationship to the street.

- The multi-family dwelling is designed to support pedestrian activity and reinforce the public realm by providing front porches, balconies, unit entrances with direct access to Harold Avenue East, and window placement that supports passive surveillance.

- The parking is behind the multi-family building to create a more pedestrian-oriented form and is effectively screened for the portion of the parking area that is accessed from a front street (Wabasha Street).

- The site design mitigates potential land use conflicts for abutting properties that have different densities with careful and considered parking location (behind the building), vehicular access (internal to the site), building placement and orientation (setback as far away from abutting residential uses to the rear yard as well as to the east side yard), and with landscaping (trees and shrubs) throughout the site and in key places.

- The proposal creates compact, pedestrian-oriented urban development patterns by ensuring the siting (building up against Harold Avenue East and Wabasha Street, context-sensitive building setbacks, parking in the back, landscaping treatment throughout the site) and form (2-storey articulated Townhouses) has a strong relationship to the street, public spaces and amenities that is consistent with the neighbourhood context.

REASONS FOR THE RECOMMENDATIONS

The Urban Planning and Design Division recommends ***approval*** of the submitted plans for the following reasons:

- The plans are consistent with policies in *Complete Communities Direction Strategy 2.0.*

CONSULTATION

- N/A

SUBMITTED BY

Department: Planning, Property and Development
Division: Urban Planning and Design
Prepared by: Choi Ho, RPP, MCUP
Date: July 29, 2026
File No: ZR-PA 26-187920