Agenda – Lord Selkirk-West Kildonan Community Committee – September 3, 2026

PUBLIC HEARINGS

Item No. 5 Variance – 780 McPhillips Street
(Point Douglas Ward)
File DAV 110541/2026D [c/r DAZ 200/2026]

WINNIPEG PUBLIC SERVICE RECOMMENDATION:

The Urban Planning and Design Division recommends approval of the application to vary the proposed "C1 Mature Communities PDO-1" Development and Design Standards of Winnipeg Zoning By-law No. 200/2006 as follows:

1. for the maintenance of a commercial building to permit:

    A. a south side yard of 4 feet (1.22 metres) instead of 10 feet (3.05 metres) landscaped yard adjacent to a residential zoning district;

    B. a rear yard of 24.5 feet (7.47 metres) instead of 25 feet (7.62 metres).

    C. 2 parking spaces instead of 4 spaces;

2. for the establishment of an accessory parking area to permit:

    A. commercial parking spaces directly accessed from lane instead of an aisle or driveway.

    B. insufficient landscaping and buffering along the south side that is adjacent to a residential zoning district;

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

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 Variance order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DAZ 200/2026.

File:	DAV 110541/2026D
Applicant:	Suzanne Mariani
Premises Affected:	780 McPhillips Street
Legal Description:	LOT 1 BLOCK 2 PLAN 800 39 ST J, hereinafter called "the land"
Property Zoned:	"R1-M Mature Communities PDO-1" (Residential Single-Family – Medium Mature Communities Planned Development Overlay – 1(District)) Proposed "C1 Mature Communities PDO-1" (Commercial Neighbourhood Mature Communities Planned Development Overlay – 1 (District))
Nature of Application:	To vary the proposed "C1 Mature Communities PDO-1" Development and Design Standards of the Winnipeg Zoning By-law No. 200/2006 as follows:

1. For the maintenance of a commercial building to permit:

    A. a south side yard of 4 feet (1.22 metres) instead of 10 feet (3.05 metres) landscaped yard adjacent to a residential zoning district;

    B. a rear yard of 24.5 feet (7.47 metres) instead of 25 feet (7.62 metres).

    C. 2 parking spaces instead of 4 spaces;

2. For the establishment of an accessory parking area to permit:

    A. commercial parking spaces directly accessed from lane instead of an aisle or driveway.

    B. insufficient landscaping and buffering along the south side that is adjacent to a residential zoning district;

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

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DECISION MAKING HISTORY:

STANDING COMMITTEE RECOMMENDATION:

On June 23, 2026, the Lord Selkirk-West Kildonan Community Committee adjourned the public hearing to its meeting on September 3, 2026, at 10:30 a.m. in the Council Building at 510 Main Street.

Exhibits Filed:

1. Application dated March 30, 2026
2. Notification of Public Hearing dated June 4, 2026
3. Manitoba Status of Title 3304594/1
4. Letter of authorization dated August 25, 2025, from Mahak Mahajan and Parul Pabbi to Suzanne Mariani
5. Surveyor's Building Location Certificate and sketch dated May 21, 2025
6. Confirmation from the Zoning and Permits Administrator that the subject property may be posted in substitution for newspaper advertising
7. Plans, Sheets 1 to 5 inclusive for File DAV 110541/2026D dated March 27, 2026
8. Report from the Urban Planning Division dated May 29, 2026
9. Inspection Report

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

Moved by Councillor

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

Moved by Councillor

That the receipt of public representations be concluded.

Moved by Councillor

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:

Moved by Councillor

That the recommendation of the Winnipeg Public Service be concurred in / not be concurred in and the Variance be approved / rejected.

Moved by Councillor

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

Exhibit “8” referred to in File DAV 110541/2026D

ADMINISTRATIVE REPORT

Title: DAV 26-110541\D – 780 McPhillips Street

Issue: The City of Winnipeg received an application to convert an existing house to a commercial (office) building.

Critical Path: Lord Selkirk-West Kildonan Community Committee

AUTHORIZATION

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

RECOMMENDATIONS

The Urban Planning and Design Division recommends **approval** of the application to vary the proposed “C1 Mature Communities PDO-1” Development and Design Standards of Winnipeg Zoning By-law No. 200/2006 as follows:

1. for the maintenance of a commercial building to permit:

A. a south side yard of 4 feet (1.22 metres) instead of 10 feet (3.05 metres) landscaped yard adjacent to a residential zoning district;

B. a rear yard of 24.5 feet (7.47 metres) instead of 25 feet (7.62 metres).

C. 2 parking spaces instead of 4 spaces;

2. for the establishment of an accessory parking area to permit:

A. commercial parking spaces directly accessed from lane instead of an aisle or driveway.

B. insufficient landscaping and buffering along the south side that is adjacent to a residential zoning district;

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

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 Variance order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DAZ 200/2026.

REASON FOR THE REPORT

- The applicant is proposing to convert an existing house to a commercial (office) building and requires Variances to meet 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 26-110541\D**
RELATED FILES: DAZ 200/2026
COMMUNITY: Lord Selkirk - West Kildonan Committee
NEIGHBOURHOOD #: 3.315 - Shaughnessy Park

SUBJECT: To vary the proposed "C1 Mature Communities PDO-1" Development and Design Standards of Winnipeg Zoning By-law No. 200/2006 as follows:

1) for the maintenance of a commercial building to permit:
   a) a south side yard of 4 feet (1.22 metres) instead of 10 feet (3.05 metres) landscaped yard adjacent to a residential zoning district;
   b) a rear yard of 24.5 feet (7.47 metres) instead of 25 feet (7.62 metres).
   c) 2 parking spaces instead of 4 spaces;
2) for the establishment of an accessory parking area to permit:
   a) commercial parking spaces directly accessed from lane instead of an aisle or driveway.
   b) insufficient landscaping and buffering along the south side that is adjacent to a residential zoning district;
   c) insufficient buffering of a parking or loading area located within 20 feet (6.1 metres) of a side or rear lot line adjacent to a residential district.

LOCATION: 780 McPhillips St
LEGAL DESCRIPTION: LOT 1 BLOCK 2 PLAN 800 39 ST J

APPLICANT: Suzanne Mariani
110 Creek Bend Rd 101 (101-110 Creek Bend Rd)
Winnipeg, MB

OWNER: Parul Pabbi
19 Cartesian Gate
Winnipeg, MB R2P 1W9

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 west side of McPhillips Street directly south of Alfred Avenue, in the Shaughnessy Park neighbourhood of the Point Douglas ward.
- The subject site is 2,837 square feet in area and is currently occupied by a 1,834 square foot, two-storey dwelling building built in 2018.
- The subject site is accessed by a concrete public lane.
- Under the *Complete Communities Direction Strategy 2.0*, the site is within the Established Neighbourhood - Mature Community policy area and is zoned “R1-M” Residential Single-family (Medium) under the *Winnipeg Zoning Bylaw*.

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Alfred Avenue, then a 17-unit multi-family residential building zoned “RMF-L” Residential Multi-family Large.

South: Single-family dwellings zoned “R1-M” Residential Single-family (Medium).

East: Single-family dwellings zoned “R1-S” Residential Single-family (Small).

West: A public lane, then single-family dwellings zoned “R1-M” Residential Single-family (Medium).

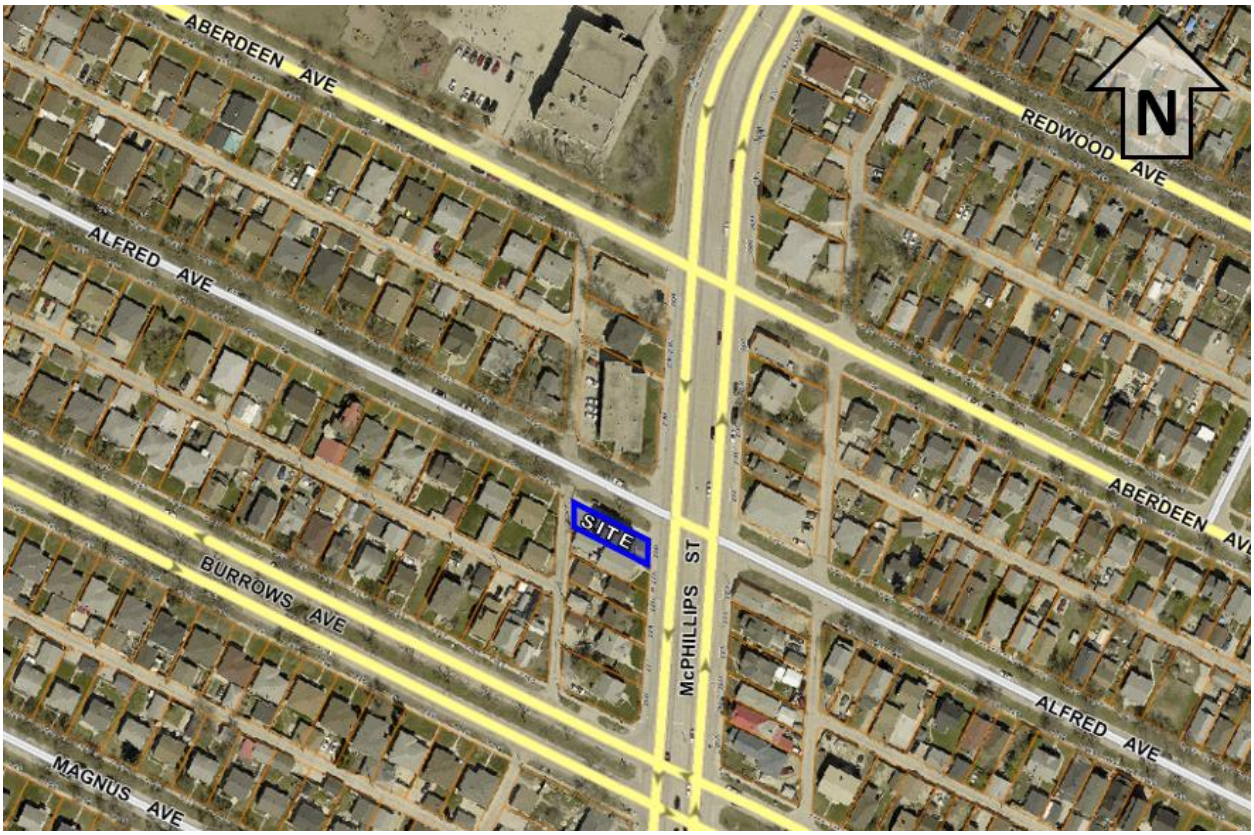


Figure 1: Aerial photo of subject site and surrounding area *(flown 2024)*



Figure 2: Zoning of the site and surrounding area

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant intends to rezone the subject site to "C1" commercial Community to use the existing single-family residential structure as a commercial office space. Please see the associated Administrative report for File DAZ 200/2026.
- A site plan (including limited landscaping details) and floor plans have been provided.
- The current site condition includes a 20.5 foot front yard setback, a north corner side yard of 2 feet, an interior (south) side yard of 4 feet, and a rear yard of 24.6 feet.
- The front yard is currently hardscaped with gravel and a concrete pathway. The rear yard is entirely paved with three unmarked parking spaces taking access from the public lane.
- The applicant is proposing to provide street edge landscaping with 1 tree and 5 shrubs along McPhillips Street, as well as 3 trees and 18 shrubs along Alfred Avenue.
- Two parking spaces are marked on the site plan, including one accessible space. A garbage enclosure is provided in the southeast corner of the site abutting the public lane.
- The applicant is proposing to provide bicycle parking at the rear of the site between the building and the proposed garbage enclosure.
- Floor plans provided show offices and meetings rooms on the main floor, second floor and in the basement, as well as washrooms, storage rooms and a kitchenette.
- No additional exterior alterations or construction are proposed as part of this application.

COLLABORATION

- The applicant consulted with the Urban Planning and Design Division to confirm support and make minor revisions prior to submitting the subject applications.

ANALYSIS AND ISSUES

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

- *The Complete Communities Direction Strategy 2.0* (*CCDS 2.0*) is one of four direction strategies supporting *OurWinnipeg*, the city's long-range development plan, and has statutory authority as a secondary plan. The strategy guides land use and development in Winnipeg.
- The subject site is designated "Established Neighbourhood - Mature Community" under CCDS 2.0 and applicable goals and policies that apply to the proposal are noted below.

  <u>Building design</u>

  2.8 Buildings with commercial uses should be designed to support pedestrian activity by providing building elements that increase visual interest which may include, but are not limited to, the following:

  a. Direct pedestrian access to main building entrances from the street;

  b. Transparent storefront displays;

  c. Human scaled signage; and

  d. Decorative lighting, awnings, benches and other pedestrian oriented amenities.

Parking and loading

2.16 For properties with public lane access, vehicular access should be taken from the public lane in order to:

a. Reduce potential conflict between pedestrians using sidewalks and motor vehicles crossing the public right-of-way to access private property;

b. Preserve green space and protect existing trees that can be impacted by the establishment of front approaches and corresponding private driveways; and

c. Prevent fragmentation of the public boulevard in order to better accommodate on-street motor vehicle parking and public snow clearing.

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.

Site 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.

Mature Communities policies

4.10 Consider the establishment of new neighbourhood-focused, small scale commercial uses where at least one of the following criteria are met:

a. The property is a corner lot fronting a collector or arterial street;

b. The property abuts an existing commercial use on a collector or arterial street;

c. Immediately adjacent uses render the subject property unsuitable for residential development; or

d. The property contains existing non-residential uses or buildings that were not designed to accommodate residential uses.

CITY OF WINNIPEG ZONING BY-LAW 200/2006

- Where a side or rear lot line in a commercial or institutional zoning district abuts a side or rear lot line of an “R1” or “R2” zoning district, a yard of 10 feet must be provided along the side or rear lot line in the commercial or institutional zoning district. The 10 foot side yard must be landscaped and must not be used for parking or loading areas. The existing building has a south side yard of 4 feet instead of 10 feet a residential zoning district and landscaping is not proposed, therefore a Variance is required.
- The applicant is proposing to provide a rear yard (abutting the public lane) of 24.5 feet instead of 25 feet, therefore a Variance is required.
- The applicant is proposing to provide two (2) parking stalls instead of the required four (4) parking spaces, therefore a Variance is required.
- Commercial properties are required to provide parking spaces taking access from a drive aisle rather than a public lane. The applicant is proposing to provide parking spaces having access directly from the lane, therefore a Variance is required.

- A landscaped buffer is required when a parking or accessory to any use, other than a single- or two-family residential use, is located within 20 feet of a side or rear lot line abutting or adjacent to a residential zoning district. The proposed development does not include the buffering of parking areas from the south side or rear property line, as access is to be taken from the rear lane. For these reasons a Variance is required.

ANALYSIS OF VARIANCES

Reduced Setbacks

- The existing south side and rear yard setbacks are due to the existing site condition, wherein the existing single-family residential structure is being converted for use to a commercial building with no exterior changes.
- The current 4 foot south side setback is adequate considering the scale of the building, and is supported by the Urban Planning & Design Division.
- The Public Service supports the requested Variance for a rear yard setback of 24.5 feet instead of 25 feet, as this is the current site condition and it is a minor (6 inch) deviation from the zoning by-law requirement.

Parking Reduction

- Based on the square footage of the structure, the *Winnipeg Zoning Bylaw* requires four (4) parking spaces, however the applicant is proposing two (2) parking spaces. The proposed office is a light impact commercial use and is expected to generate little parking demand.
- In addition, the subject property is located along a major arterial road (McPhillips Street) with convenient access to transit, and some on street parking available on Alfred Avenue.
- In light of these factors, the Urban Planning and Design Division supports the subject variance.

Parking Area Access and Buffering

- Access to commercial parking areas directly from public lanes is common in urban areas, and the proposed commercial development provides two (2) parking spaces and is expected to generate little traffic. In light of this, the Urban Planning and Design Division supports the subject variance.
- The Public Service supports the Variance for insufficient landscaping and buffering along the south side adjacent to an “R1-M” Residential Single-family Medium zoned property, given the scale of development, and because the property to the south has a garage and shed completely screening parking from view, hence eliminating any impact of the two (2) car parking area.
- The Urban Planning and Design Division is supportive of the Variance to provide no buffering between the rear parking area and the adjacent residential zoning district as it would not be possible to establish an effective buffer because the site context requires that the proposed development access parking stalls directly from the public lane. In addition, it is not anticipated that this scale of development would result in a significant amount of traffic.

REASONS FOR DECISION

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

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

***In that**, the proposed Variances would enable an existing building to be repurposed for a low intensity commercial use along an arterial route and does so in a manner that is generally consistent with the exiting scale, character and built form of the area.*

(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 commercial development does not change the existing built form and is unlikely to pose an adverse effect on the surrounding 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**, to the extent the proposal complies with the* Complete Communities Direction Strategy 2.0 *and is compatible with the area suggests the* Winnipeg Zoning Bylaw *poses an injurious effect and Variances are required to relieve this injurious effect on the applicant's property.*

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

***In that,** the overall design of the existing building is consistent in character with existing uses on the block and is considered compatible with the surrounding context*

CONSULTATION

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

OURWINNIPEG 2045 POLICY ALIGNMENT

City Building Objective 1. Responsibly plan, prioritize and accommodate growth in areas that best support Complete Communities principles, to achieve this Plan's sustainable development goals:

Facilitate growth and change strategically within Winnipeg's unique Transformative Areas and Established Neighbourhoods, to enhance the ability of the urban environment to contribute towards this Plan's goals.

City Building 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 healthy food, daily needs, employment, education, recreation, and green infrastructure.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

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

4.1 Increase Strategic Infill Development that Provides Access to and Capitalizes on Existing and Planned Corridors with Frequent Transit Service.

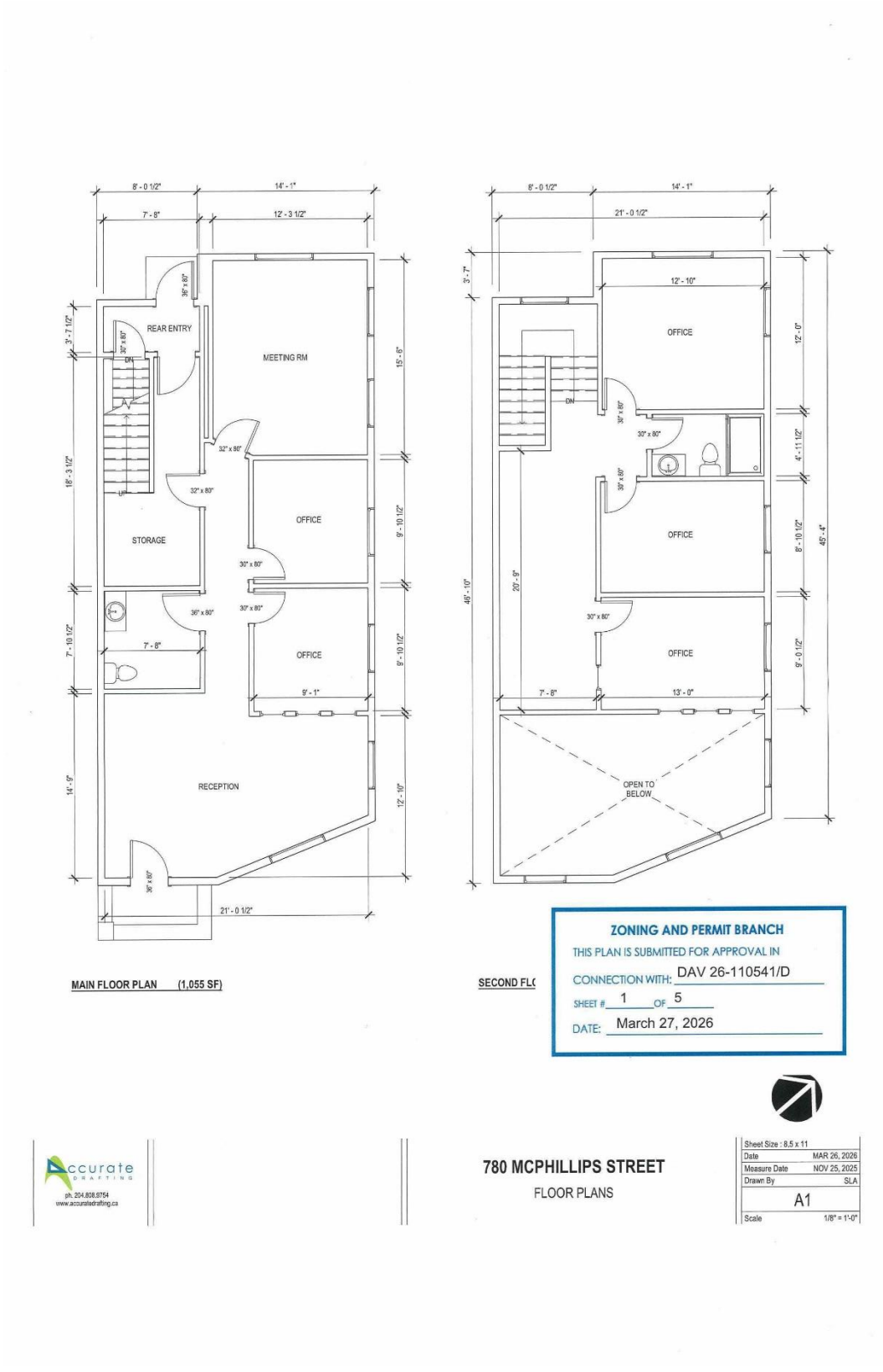
WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

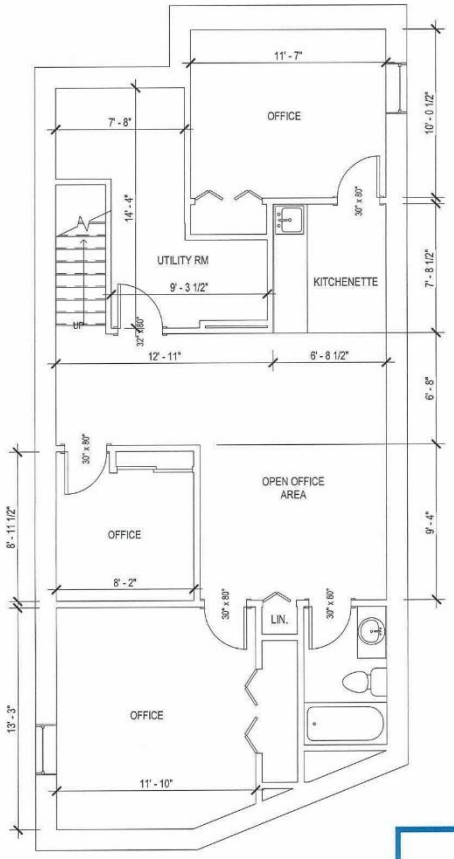
Consideration was given to whether this report connects to any of the specific Goals and Objectives in the *PRS* and it was determined the *PRS* is not applicable to this specific report.

SUBMITTED BY

Department:	Planning, Property and Development
Division:	Urban Planning and Design
Prepared by:	Simi Jerez, RPP MCIP
Date:	Friday, May 29, 2026
File No.	DAV 26-110541\D

Exhibit “7” referred to in File DAV 110541/2026D





BASEMENT FLOOR PLAN (1,055 SF)

ZONING AND PERMIT BRANCH

THIS PLAN IS SUBMITTED FOR APPROVAL IN

CONNECTION WITH: DAV 26-110541/D

SHEET # 2 OF 5

DATE: March 27, 2026

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ph. 204.808.9754
www.accuratedrafting.ca

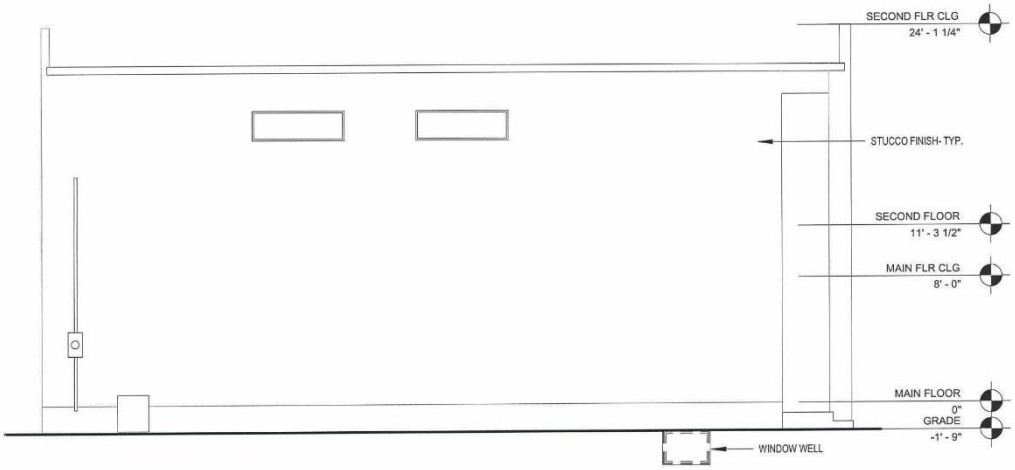
780 MCPHILLIPS STREET

FLOOR PLANS

Sheet Size : 8.5 x 11	
Date	MAR 26, 2026
Measure Date	NOV 25, 2025
Drawn By	SLA
A2	
Scale	1/8" = 1'-0"



1 / A3 FRONT ELEVATION
1/8" = 1'-0"



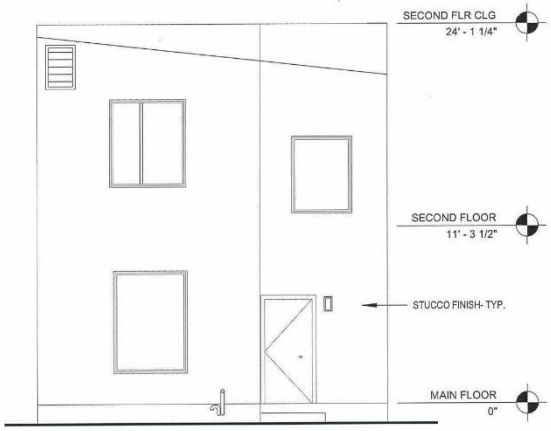
2 / A3 LEFT ELEVATION
1/8" = 1'-0"

ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN
CONNECTION WITH: DAV 26-110541/D
SHEET # 3 OF 5
DATE: March 27, 2026

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780 MCPHILLIPS STREET
ELEVATIONS

Sheet Size : 8.5 x 11	
Date	MAR 26, 2026
Measure Date	NOV 25, 2025
Drawn By	SLA
A3	
Scale	1/8" = 1'-0"



1 / A4 REAR ELEVATION
1/8" = 1'-0"



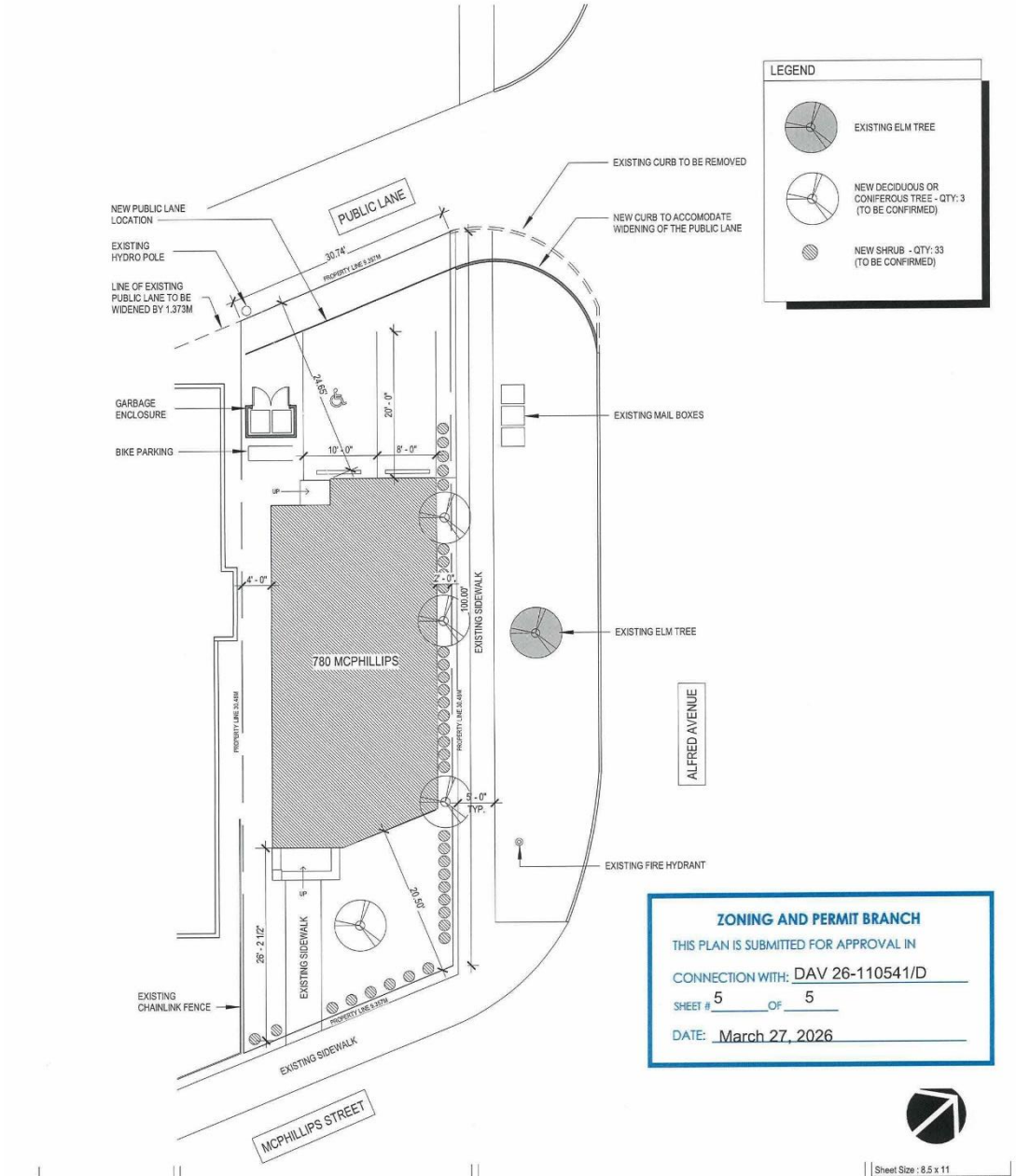
2 / A4 RIGHT ELEVATI
1/8" = 1'-0"

ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN
CONNECTION WITH: DAV 26-110541/D
SHEET # 4 OF 5
DATE: March 27, 2026

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780 MCPHILLIPS STREET
ELEVATIONS

Sheet Size : 8.5 x 11	
Date	MAR 26, 2026
Measure Date	NOV 25, 2025
Drawn By	SLA
A4	
Scale	1/8" = 1'-0"


LEGEND
EXISTING ELM TREE
NEW DECIDUOUS OR CONIFEROUS TREE - QTY: 3 (TO BE CONFIRMED)
NEW SHRUB - QTY: 33 (TO BE CONFIRMED)
EXISTING CURB TO BE REMOVED
NEW CURB TO ACCOMODATE WIDENING OF THE PUBLIC LANE
NEW PUBLIC LANE LOCATION
PUBLIC LANE
EXISTING HYDRO POLE
LINE OF EXISTING PUBLIC LANE TO BE WIDENED BY 1.373M
30.74'
PROPERTY LINE 1.357M
GARBAGE ENCLOSURE
BIKE PARKING
24.65'
20' - 0"
10' - 0"
8' - 0"
EXISTING MAIL BOXES
4' - 0"
2' - 0"
100.00'
EXISTING SIDEWALK
780 MCPHILLIPS
EXISTING ELM TREE
ALFRED AVENUE
PROPERTY LINE 30.48M
PROPERTY LINE 82.44M
5' - 0" TYP.
EXISTING FIRE HYDRANT
20.45'
26' - 2 1/2"
EXISTING SIDEWALK
EXISTING CHAINLINK FENCE
PROPERTY LINE 5.357M
EXISTING SIDEWALK
MCPHILLIPS STREET
ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN
CONNECTION WITH: DAV 26-110541/D
SHEET # 5 OF 5
DATE: March 27, 2026
Accurate DRAFTING
ph. 204.808.9754
www.accuratedrafting.ca
780 MCPHILLIPS STREET
SITE PLAN
Sheet Size : 8.5 x 11
Date MAR 26, 2026
Measure Date
Drawn By SLA
SP1
Scale 1/16" = 1'-0"