Agenda – East Kildonan-Transcona Community Committee – September 3, 2026

PUBLIC HEARINGS

Item No. 1 Variance – Pond Vista (Sage North Phase 2A)
(Transcona Ward)
File DAV 182311/2026D

WINNIPEG PUBLIC SERVICE RECOMMENDATION:

The Urban Planning and Design Division recommends approval of the application to vary the "R1-M" Development and Design Standards of Winnipeg Zoning By-law No. 200/2006 for the establishment of residential lots to permit:

1. On proposed Block 4 Lots 2-5, lot areas of 3,402 square feet (316.06 square metres) instead of 3,500 square feet (325.16 square metres).

2. On proposed Block 8 Lots 5-12, lot areas ranging from 3,174 square feet (294.87 square metres) to 3,450 square feet (320.52 square metres) instead of 3,500 square feet (325.16 square metres).

3. On proposed Block 9 Lots 9,10, 13,14, 17, 18, 19, 20, 23, 24, 28, 35, & 36, lot areas of 3,450 square feet (320.52 square metres) instead of 3,500 square feet (325.16 square metres).

To vary the "R2" Development and Design Standards of Winnipeg Zoning By-law No. 200/2006 for the establishment of residential lots to permit:

1. On proposed Block 5 Lots 12-15, lot areas ranging from 4,241 square feet (394.00 square metres) to 4,848 square feet (450.39 square metres) instead of 5,000 square feet (464.52 square metres).

2. On proposed Block 6 Lots 3-7, lot areas ranging from 2,802 square feet (260.31 square metres) to 3,002 square feet (278.89 square metres) instead of 4,000 square feet (371.61 square metres).

3. On proposed Block 6 Lots 1-9, front yards ranging from 10 feet (3.05 metres) to 15 feet (4.57 metres) instead of 20 feet (6.10 metres).

Subject to the following conditions:

1. That the Variance under File No. DAV 26-182311D shall come into force and effect upon the coming into force and effect of the Short-Form Subdivision under File No. DASSF 535/2026.

WINNIPEG PUBLIC SERVICE RECOMMENDATION (continued):

2. That the maximum number of permitted dwelling units on proposed Block 5 Lots 12-15 shall be restricted to one dwelling unit per lot.

3. 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.

File:	DAV 182311/2026D
Applicant:	Sage North Developments GP Ltd. (Veronica Eno)
Premises Affected:	Sage North Phase 2A – land along Chinock Crossing, Tawny Bay, Moonglade Passage (Lots 151, 152, 173, 174, 187 and 188)
Legal Description:	LOT 3 BLOCK 14 DASZ 12/2024, hereinafter called "the land"
Property Zoned:	"R1-M; R2" (Residential Single-Family – Medium; Residential Two-Family
Nature of Application:	To vary the "R1-M" Development and Design Standards of Winnipeg Zoning By-law No. 200/2006 for the establishment of residential lots to permit: 1. On proposed Block 4 Lots 2-5 lot areas of 3,402 square feet (316.06 square metres) instead of 3,500 square feet (325.16 square metres); 2. On proposed Block 8 Lots 5-12 lot areas ranging from 3,174 square feet (294.87 square metres) to 3,450 square feet (320.52 square metres) instead of 3,500 square feet (325.16 square metres); 3. On proposed Block 9 Lots 9,10, 13,14, 17, 18, 19, 20, 23, 24, 28, 35, & 36 lot areas of 3,450 square feet (320.52 square metres) instead of 3,500 square feet (325.16 square metres); To vary the "R2" Development and Design Standards of Winnipeg Zoning By-law No. 200/2006 for the establishment of residential lots to permit: 1. On proposed Block 5 Lots 12-15 lot areas ranging from 4,241 square feet (394.00 square metres) to 4,848 square feet (450.39 square metres) instead of 5,000 square feet (464.52 square metres); 2. On proposed Block 6 Lots 3-7 lot areas ranging from 2,802 square feet (260.31 square metres) to 3,002 square feet (278.89 square metres) instead of 4,000 square feet (371.61 square metres);

Nature of Application (continued):

3. On proposed Block 6 Lots 1-9 front yards ranging from 10 feet (3.05 metres) to 15 feet (4.57 metres) instead of 20 feet (6.10 metres). - Sep 3, 2026

Exhibits Filed:

1. Application dated August 7, 2026
2. Notification of Public Hearing dated August 12, 2026
3. Manitoba Status of Titles 3408772/1, 3408860/1, 3408898/1, 3408899/1, 3408903/1, 3408905/1, 3408910/1, 3408913/1, 3408917/1, 3408918/1, 3409053/1, 3409054/1, 3409055/1, 3410135/1, 3410136/1, 3408767/1, 3408768/1, 3408769/1, 3408770/1, and 3408771/1
4. Confirmation from the Zoning and Permits Administrator that the subject property may be posted in substitution for newspaper advertising
5. Caveats 5856077/1, 5856075/1, and 5856073/1
6. Title Plot for Proposed Subdivision dated June 18, 2026
7. Zoning Sketch dated July 27, 2026
8. Plans, Sheet 1 for File DAV 182311/2026D dated August 4, 2024
9. Report from the Urban Planning Division dated August 18, 2026
10. Revised Report from the Urban Planning Division dated August 18, 2026
11. 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 "10" referred to in File DAV 182311/2026D

REVISED ADMINISTRATIVE REPORT

Title: DAV 26-182311\D – Pond Vista

Issue: For consideration of Variances associated with the establishment of 285 residential lots

Critical Path: East Kildonan-Transcona Community Committee

AUTHORIZATION

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

RECOMMENDATIONS

The Urban Planning and Design Division recommends **approval** of the application to vary the "R1-M" Development and Design Standards of Winnipeg Zoning By-law No. 200/2006 for the establishment of residential lots to permit:

1. On proposed Block 4 Lots 2-5, lot areas of 3,402 square feet (316.06 square metres) instead of 3,500 square feet (325.16 square metres);

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1. That the Variance under File No. DAV 26-182311D shall come into force and effect upon the coming into force and effect of the Short-Form Subdivision under File No. DASSF 535/2026.

2. That the maximum number of permitted dwelling units on proposed Block 5 Lots 12-15 shall be restricted to one dwelling unit per lot.

3. 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.

REASON FOR THE REPORT

- The applicant is proposing to create 285 residential lots for single-family and two-family dwellings and requires Variances for lot area and front yard building setback 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 26-182311\D**
RELATED FILES:	DASSF 535/2026
COMMUNITY:	East Kildonan - Transcona Committee
NEIGHBOURHOOD #:	4.542 - (SOUTHLAND PARK)
SUBJECT:	To vary the "R1-M" Development and Design Standards of Winnipeg Zoning By-law No. 200/2006 for the establishment of residential lots to permit: 1) On proposed Block 4 Lots 2-5, lot areas of 3,402 square feet (316.06 square metres) instead of 3,500 square feet (325.16 square metres); 2) On proposed Block 8 Lots 5-12, lot areas ranging from 3,174 square feet (294.87 square metres) to 3,450 square feet (320.52 square metres) instead of 3,500 square feet (325.16 square metres); 3) On proposed Block 9 Lots 9,10, 13,14, 17, 18, 19, 20, 23, 24, 28, 35, & 36, lot areas of 3,450 square feet (320.52 square metres) instead of 3,500 square feet (325.16 square metres);

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LOCATION:	Pond Vista
LEGAL DESCRIPTION:	LOT 3 BLOCK 14 PLAN 76505
APPLICANT:	Veronica Eno (Sage North Developments GP Ltd.) 1 Dr. David Friesen Dr Winnipeg, MB R3X 0G8
OWNER:	SAGE NORTH DEVELOPMENTS G.P. LTD. 1 Dr. David Friesen Dr Winnipeg, MB R3X 0G8

HISTORY

DASZ 12/2024

A Subdivision and Rezoning application was passed by Council in 2024 to subdivide and rezone the lands from "RR5" to "R1-S", "R1-M", "R2", "RMF-S", "RMF-M", and "PR1" zoning districts for the purpose of constructing single-family, two-family, and multi-family residential dwellings, opening new rights-of-ways, establishing new stormwater retention basins, and establishing new parks.

DAV 24-124835D

A Variance application was approved by the East Kildonan-Transcona Community Committee in 2024. Applicable Variances that were approved in 2024 and relevant to this new Variance application include the following:

- (Block 17 is Block 5 and 6 on current Site Plan) *On proposed Block 17 Lot 4 a front yard of 15 feet (4.57 metres)*

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 properties are in an area south of Dawson Road South between Boulevard Des Hivernants North and Plessis Road, in the Southland Park neighbourhood of the Transcona ward.
- The subject sites for the Variances are across 5 separate Blocks (**see Figure 1**).
- The sites are currently vacant lands.
- Under the *Complete Communities Direction Strategy 2.0*, the sites are within an "Established Neighbourhoods – Recent Communities" policy area.
- The sites are also in the "Lower Density Residential" policy area of the *Precinct J – Dawson Trail Secondary Plan*.
- Blocks 4, 8 and 9 are zoned "R1-M", Block 5 has lots zoned "R1-M" and "R2", and Block 6 is zoned "R2". The remaining residential lots as part of the application are zoned "R1-M".

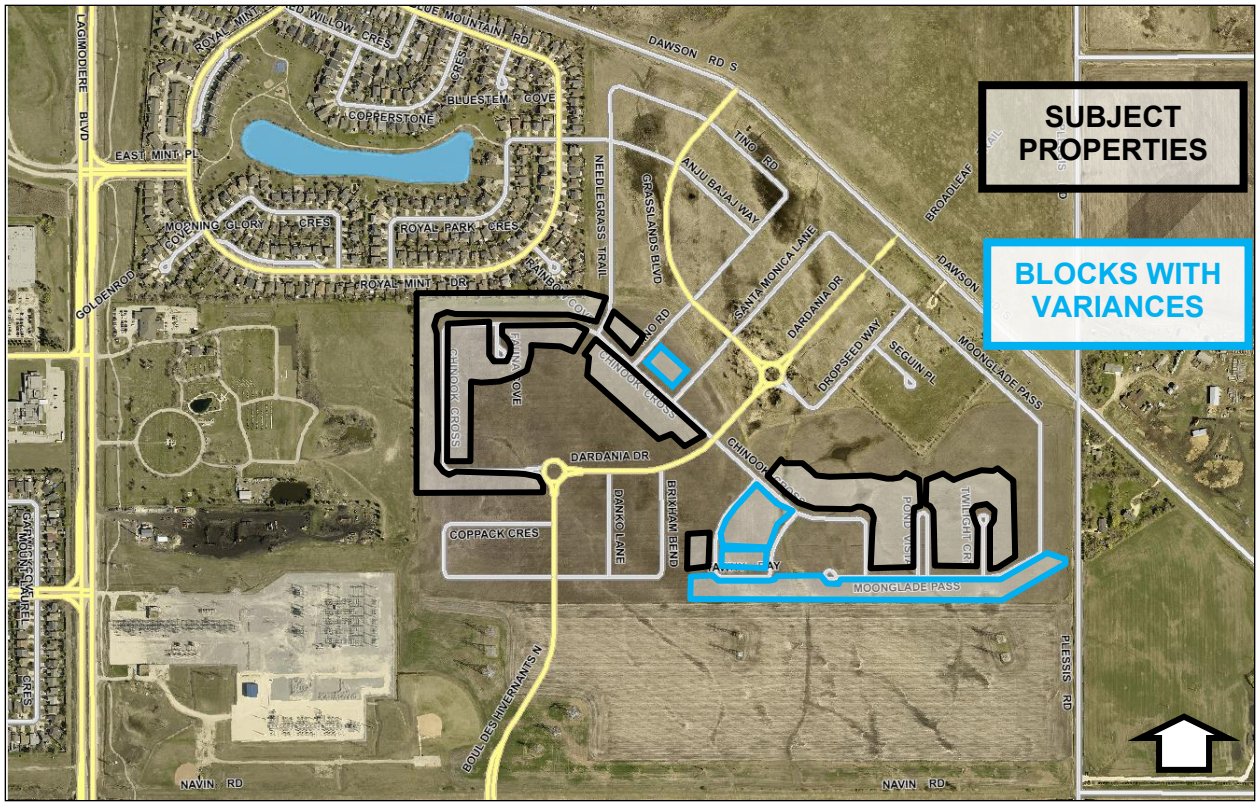


Figure 1: Aerial photo of subject site and surrounding area *(flown 2024)*

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Dawson Road South

South: Vacant lands and agricultural lands zoned “RR5”

East: Dawson Road South and Plessis Road.

West: Boulevard Des Hivernants North

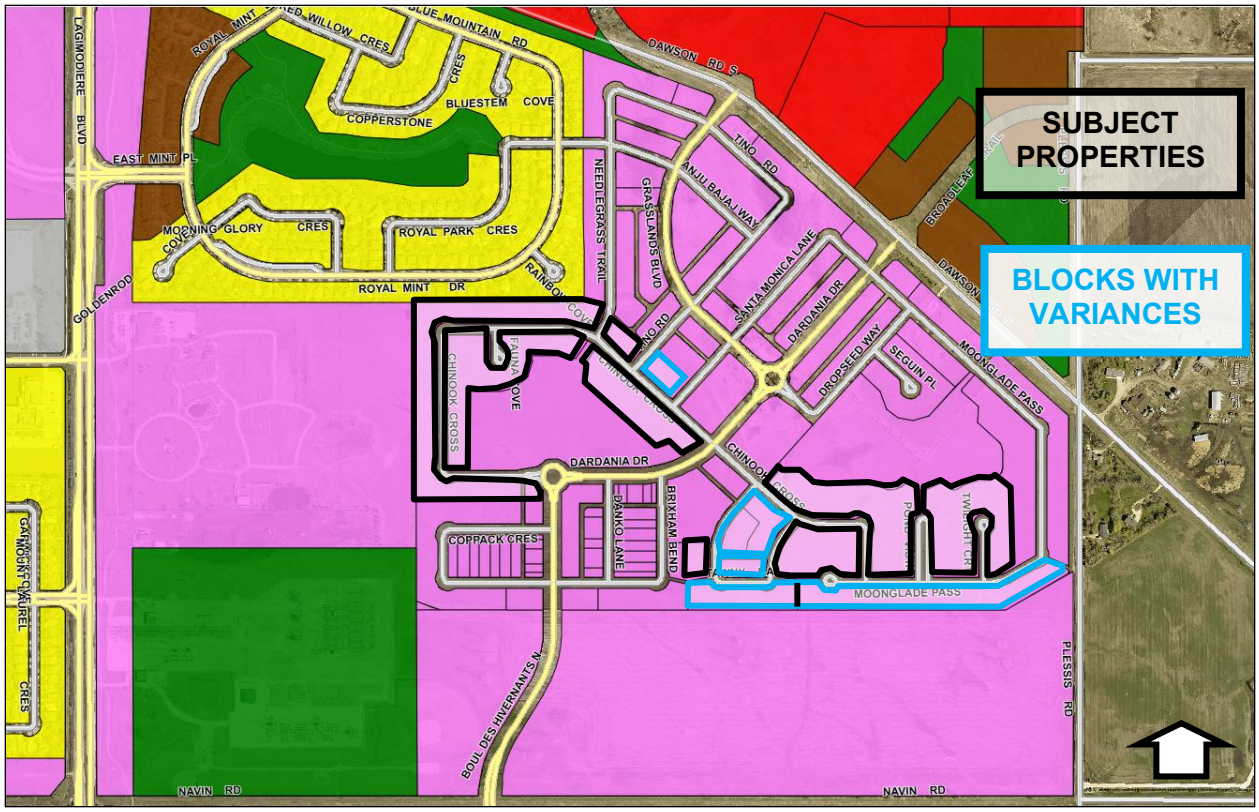


Figure 2: Zoning of the site and surrounding area (NB: Lots are approved to "R1-M" and "R2")

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The subject sites are Phase 2A of the Sage North development (**see DASZ 12/2024**).
- The proposal will establish 285 residential lots, with a mix of single-family and two-family dwellings.
- The Variances are for the single-family dwellings on Blocks 4, 8 and 9 and the two-family dwellings on Block 6 and some lots on Block 5 (**see Blocks in blue outline on Figure 2**)
- Access to dwellings on Block 4 and 6 will be via a rear public lane.
- Access to dwellings on Block 5, 8, and 9 will be via front approaches.
- New roads will be constructed.

ANALYSIS AND ISSUES

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 -** 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.*
    - *1.16 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.*
    - *1.17 Single-family residential uses will generally be directed to locate on collector streets and local streets*
- **Goal 2 -** *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.*
    - *2.1 Single-family buildings should have setbacks that respect existing building alignments on a street. Setbacks should provide adequate space for tree growth and open space..*
    - *2.12 New development should respect and complement the existing character of the built form of surrounding properties.*
    - *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 -** *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.*
    - *3.6 Encourage new development that incorporates housing types that enable "aging in place" in Established Neighbourhoods.*

Goal 1, 2, and 3 Established Neighbourhoods – Recent Communities Policy Alignment

- The proposed development meets the policies mentioned above. Namely:
    - The proposal increases the population and expands housing options for residents within Established Neighbourhoods by providing single-family and two-family dwellings that are replacing vacant lands.
    - The proposed small-scale residential uses may be accommodated on the collector and local streets.
    - The new development respects the future planned building alignments and built form on the street and the area.
    - The proposal provides two types of housing to accommodate varying household sizes and housing needs.

PRECINCT J - DAWSON TRAIL SECONDARY PLAN

- The Precinct J - Dawson Trail Secondary Plan is a plan of the future use and development of the area. The subject sites are in a "Lower Density Residential" policy area of the Plan. Applicable policies include:
- **4.3.1 Land Use**
    - *(1) Ground-oriented, low density residential uses shall be the predominant land use, allowing for single-family attached and detached housing, duplexes, triplexes, fourplexes and townhouses and, alongside collector roads only, low-rise apartment style residential buildings.*
- **4.3.2 Design**
    - *(1) The final design of the Lower Density Residential Area shall be determined through the Development Application process.*
    - *(2) The following guidelines will inform the design of the Lower Density Residential Areas:*
        - *a. Emphasize opportunities for distinct neighbourhoods.*
        - *b. Provide for a unique neighbourhood character through the implementation of tools such as architectural and neighbourhood design standards, the inclusion of both laned and non-laned lots and the inclusion of neighbourhood scale roundabouts.*
        - *c. Where appropriate, dwellings should be oriented to the street.*
- **4.5 Residential Density**
    - *The expected density ranges for the policy areas are:*
        - *a. 4 - 8 units per net acre for the Lower Density Residential area.*
        - *9 - 13 units per net acre is the expected overall density for the residential development.*

Precinct J – Dawson Trail Secondary Plan Policy Alignment

- The proposed 285 residential lots are predominantly low-density residential uses (single-family and two-family dwelling uses).
- The lots include laned and non-laned lots adding to the unique neighbourhood character.
- The proposal meets the expected density ranges for the Lower Density Residential area.

CITY OF WINNIPEG ZONING BY-LAW 200/2006

Reason for Variances

Lot Area

- The minimum lot area for single-family dwellings in the "R1-M" zoning district is 3,500 square feet. The applicant is proposing lot areas ranging from 3,174-3,450 square feet.
    - For this reason, Variances are required.
- The minimum lot area for two-family dwellings that have no rear access to a public lane in the "R2" zoning district is 5,000 square feet. The applicant is proposing lot areas ranging from 4,241-4,848 square feet.
    - For this reason, Variances are required.
- The minimum lot area for two-family dwellings that have rear access to a public lane in the "R2" zoning district is 4,000 square feet. The applicant is proposing lot areas ranging from 2,802-3,002 square feet.
    - For this reason, Variances are required.

Front Yard Setback

- The minimum front yard setback in the "R2" zoning district is 20 feet. The applicant is proposing front yard setbacks of 10 feet and 15 feet.
    - For this reason, Variances are required.

Analysis of Variances

Reduced "R1-M" Lot Areas

- The lot areas for Block 4 Lots 2-5 of 3,402 square feet instead of 3,500 square feet is a minor deviation (2.8%).
    - For this reason, the Division supports this Variance.

- The lot areas for Block 8 Lots 5-12 ranging from 3,174 square feet to 3,450 square feet instead of 3,500 square feet is a small deviation (9.3%-1.4%). The 9.3% deviation is only for Lot 5 and Lot 12. The reduced lot areas will not have an adverse effect on the ability to provide sufficient landscaping, on-street parking, and snow storage in the front street environment.
    - For these reasons, the Division supports this Variance.

- The lot areas for Block 9 Lots 9,10, 13,14, 17, 18, 19, 20, 23, 24, 28, 35, & 36 of 3,450 square feet instead of 3,500 square feet is a minor deviation (1.4%).
    - For this reason, the Division supports this Variance.

Reduced "R2" Lot Area

- The lot areas for Block 5 Lots 12-15 ranging from 4,241 square feet to 4,848 square feet is a deviation of 15.2%-3%). The 15.2% deviation is only for Lot 15. Each lot is for single-family dwellings. The reduced lot areas will not have an adverse effect on the ability to provide sufficient landscaping, on-street parking, and snow storage in the front street environment.
    - For these reasons, the Division supports this Variance.

- The lot areas for Block 6 Lots 3-7 ranging from 2,802 square feet to 3,002 square feet are for side-by-side two-family dwellings, with each dwelling straddling a shared lot line. The reduced lot areas will not have an adverse effect on the ability to provide sufficient landscaping, on-street parking, and snow storage in the front street environment.
    - For these reasons, the Division supports this Variance.

Reduced Front Yard Setback

- The front yard setbacks are 10 feet (Lot 3-7, Block 6) and 15 feet (Lot 1,2,8,9, Block 6) instead of 20 feet. These lots on Block 6 take access from a rear public lane resulting in lot depths that are shallower relative to other Blocks in the area where no rear lane access is provided. To ensure there is space for a rear public lane as well as backyard amenity space, moving the dwellings closer to the front property line is necessary. These lots can accommodate ground-oriented two-family dwelling uses. The reduced setback helps define the public street edge and support pedestrian activity/eyes on the street. 10 feet and 15 feet provides adequate space for landscaping (trees and shrubs).
    - For these reasons, the Division supports these Variances.

REASONS FOR RECOMMENDATIONS

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

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

***In that**, the proposed development is consistent with policies in OurWinnipeg 2045, Complete Communities Direction Strategy 2.0, and the Precinct J – Dawson Trail 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;

In that, the Variances enable residential lots that are comparable in size, front yard setback, and intensity of use relative to the adjoining properties.

(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 Variances are the minimum modification to mitigate negative impacts on the properties.*

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

***In that**, the proposed Variances enable residential lots and a built form that is consistent with the other lots and built form proposed throughout the Plan area and neighbourhood.*

CONSULTATION

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

OURWINNIPEG 2045 POLICY ALIGNMENT

Goal: City Building

Objectives

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

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

6.16 Established Neighbourhoods *Designate Established Neighbourhoods within the Urban Structure, representing lands that will accommodate additional growth in a context-sensitive manner, while promoting the efficient use of land, cost-effective municipal servicing, enhanced housing choice and affordability, and conservation of green infrastructure and heritage resources and districts, as defined in Complete Communities.*

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

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

- ***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 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:	Choi Ho, RPP, MCIP
Date:	August 18, 2026
File No.	DAV 26-182311\D

Exhibit “9” referred to in File DAV 182311/2026D

ADMINISTRATIVE REPORT

Title: DAV 26-182311\D – Pond Vista

Issue: For consideration of Variances associated with the establishment of 285 residential lots

Critical Path: East Kildonan-Transcona Community Committee

AUTHORIZATION

Author	Department Head	CFO	CAO
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SUBJECT:	To vary the "R1-M" Development and Design Standards of Winnipeg Zoning By-law No. 200/2006 for the establishment of residential lots to permit: 1) On proposed Block 4 Lots 2-5, lot areas of 3,402 square feet (316.06 square metres) instead of 3,500 square feet (325.16 square metres); 2) On proposed Block 8 Lots 5-12, lot areas ranging from 3,174 square feet (294.87 square metres) to 3,450 square feet (320.52 square metres) instead of 3,500 square feet (325.16 square metres); 3) On proposed Block 9 Lots 9,10, 13,14, 17, 18, 19, 20, 23, 24, 28, 35, & 36, lot areas of 3,450 square feet (320.52 square metres) instead of 3,500 square feet (325.16 square metres);

To vary the "R2" Development and Design Standards of Winnipeg Zoning By-law No. 200/2006 for the establishment of residential lots to permit:
1) On proposed Block 5 Lots 12-15, lot areas ranging from 4,241 square feet (394.00 square metres) to 4,848 square feet (450.39 square metres) instead of 5,000 square feet (464.52 square metres);
2) On proposed Block 6 Lots 3-7, lot areas ranging from 2,802 square feet (260.31 square metres) to 3,002 square feet (278.89 square metres) instead of 4,000 square feet (371.61 square metres);
3) On proposed Block 6 Lots 1-9, front yards ranging from 10 feet (3.05 metres) to 15 feet (4.57 metres) instead of 20 feet (6.10 metres).

LOCATION: Pond Vista
LEGAL DESCRIPTION: LOT 3 BLOCK 14 PLAN 76505

APPLICANT: Veronica Eno (Sage North Developments GP Ltd.)
1 Dr. David Friesen Dr
Winnipeg, MB R3X 0G8

OWNER: SAGE NORTH DEVELOPMENTS G.P. LTD.
1 Dr. David Friesen Dr
Winnipeg, MB R3X 0G8

HISTORY

DASZ 12/2024

A Subdivision and Rezoning application was passed by Council in 2025 to subdivide and rezone the lands from "RR5" to "R1-S", "R1-M", "R2", "RMF-S", "RMF-M", and "PR1" zoning districts for the purpose of constructing single-family, two-family, and multi-family residential dwellings, opening new rights-of-ways, establishing new stormwater retention basins, and establishing new parks.

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 properties are in an area south of Dawson Road South between Boulevard Des Hivernants North and Plessis Road, in the Southland Park neighbourhood of the Transcona ward.
- The subject sites for the Variances are across 5 separate Blocks (**see Figure 1**).
- The sites are currently vacant lands.
- Under the *Complete Communities Direction Strategy 2.0*, the sites are within an "Established Neighbourhoods – Recent Communities" policy area.
- The sites are also in the "Lower Density Residential" policy area of the *Precinct J – Dawson Trail Secondary Plan*.
- Blocks 4, 8 and 9 are zoned "R1-M", Block 5 has lots zoned "R1-M" and "R2", and Block 6 is zoned "R2". The remaining residential lots as part of the application are zoned "R1-M".

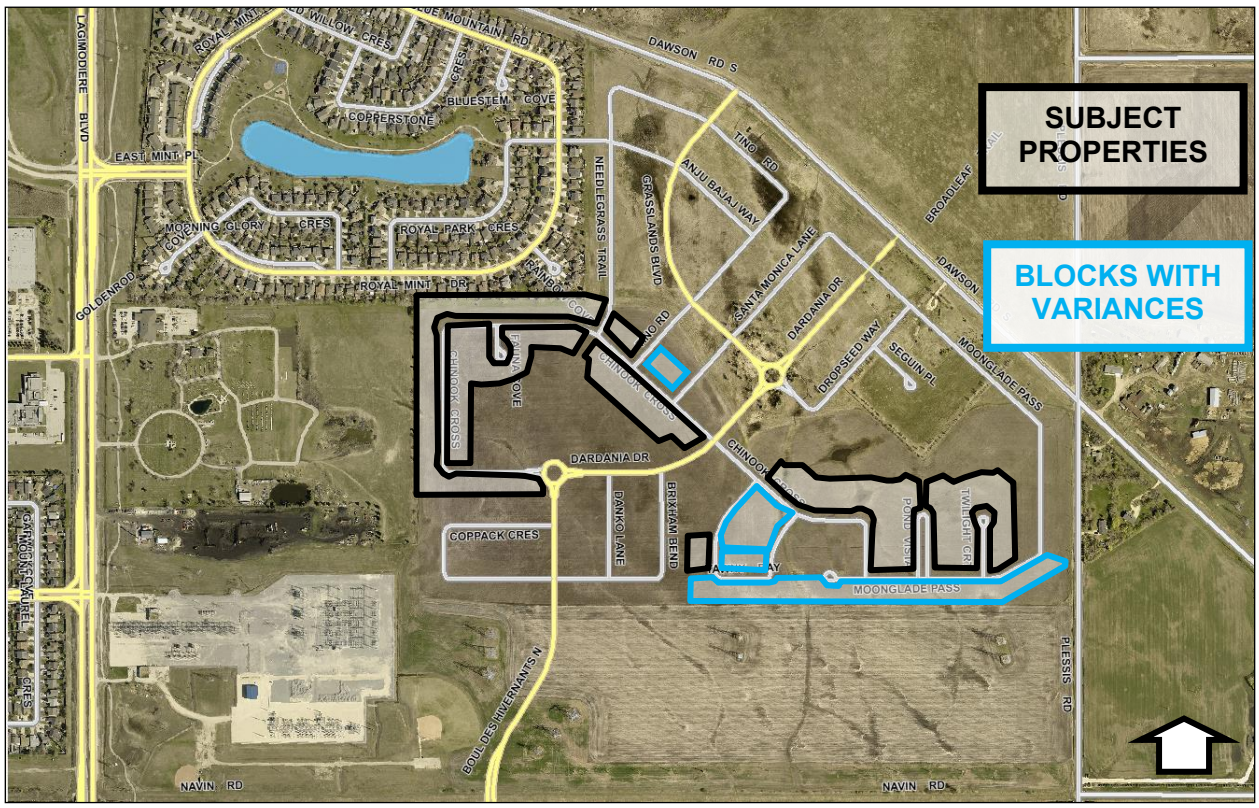


Figure 1: Aerial photo of subject site and surrounding area *(flown 2024)*

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Dawson Road South

South: Vacant lands and agricultural lands zoned “RR5”

East: Dawson Road South and Plessis Road.

West: Boulevard Des Hivernants North

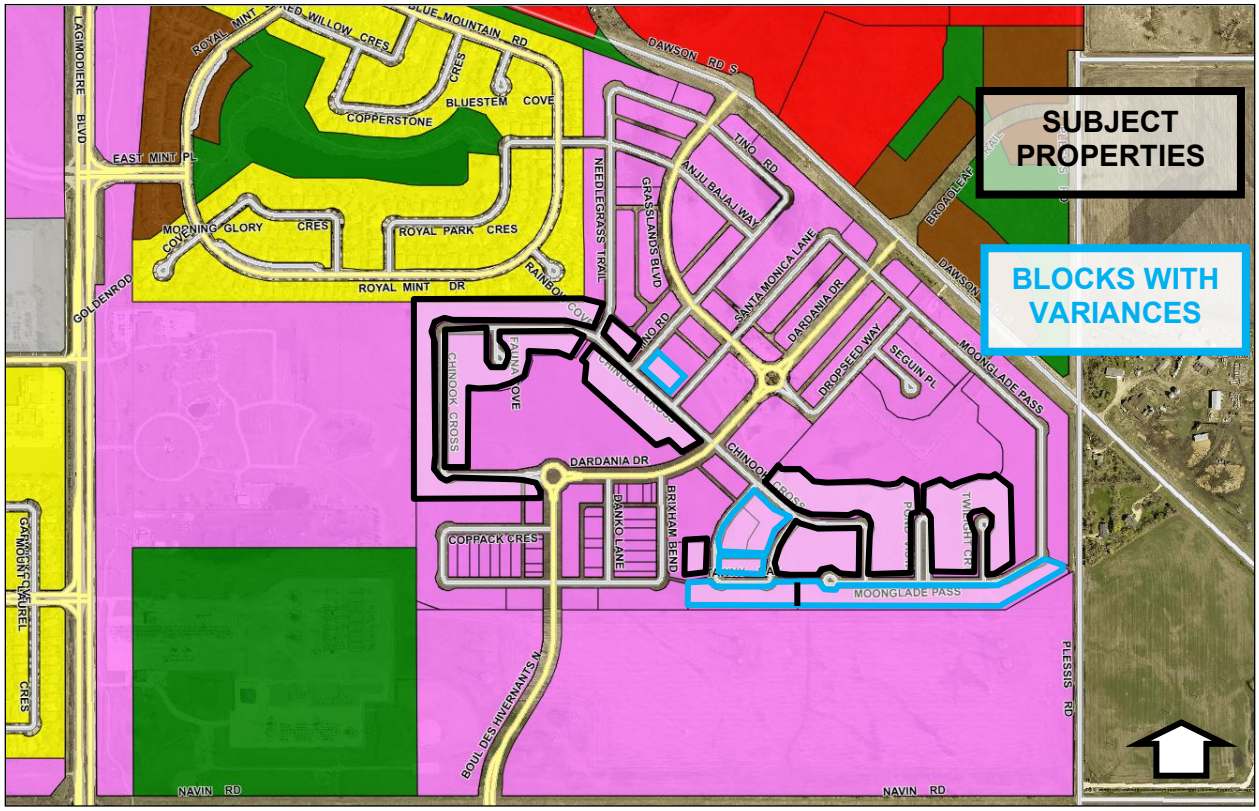


Figure 2: Zoning of the site and surrounding area (NB: Lots are approved to “R1-M” and “R2”)

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The subject sites are Phase 2A of the Sage North development (**see DASZ 12/2024**).
- The proposal will establish 285 residential lots, with a mix of single-family and two-family dwellings.
- The Variances are for the single-family dwellings on Blocks 4, 8 and 9 and the two-family dwellings on Block 6 and some lots on Block 5 (**see Blocks in blue outline on Figure 2**)
- Access to dwellings on Block 4 and 6 will be via a rear public lane.
- Access to dwellings on Block 5, 8, and 9 will be via front approaches.
- New roads will be constructed.

ANALYSIS AND ISSUES

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 -** 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.*
    - *1.16 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.*
    - *1.17 Single-family residential uses will generally be directed to locate on collector streets and local streets*
- **Goal 2 -** *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.*
    - *2.1 Single-family buildings should have setbacks that respect existing building alignments on a street. Setbacks should provide adequate space for tree growth and open space..*
    - *2.12 New development should respect and complement the existing character of the built form of surrounding properties.*
    - *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 -** *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.*
- *3.6 Encourage new development that incorporates housing types that enable "aging in place" in Established Neighbourhoods.*

Goal 1, 2, and 3 Established Neighbourhoods – Recent Communities Policy Alignment

- The proposed development meets the policies mentioned above. Namely:
  - The proposal increases the population and expands housing options for residents within Established Neighbourhoods by providing single-family and two-family dwellings that are replacing vacant lands.
  - The proposed small-scale residential uses may be accommodated on the collector and local streets.
  - The new development respects the future planned building alignments and built form on the street and the area.
  - The proposal provides two types of housing to accommodate varying household sizes and housing needs.

PRECINCT J - DAWSON TRAIL SECONDARY PLAN

- The Precinct J - Dawson Trail Secondary Plan is a plan of the future use and development of the area. The subject sites are in a "Lower Density Residential" policy area of the Plan. Applicable policies include:
- **4.3.1 Land Use**
  - *(1) Ground-oriented, low density residential uses shall be the predominant land use, allowing for single-family attached and detached housing, duplexes, triplexes, fourplexes and townhouses and, alongside collector roads only, low-rise apartment style residential buildings.*
- **4.3.2 Design**
  - *(1) The final design of the Lower Density Residential Area shall be determined through the Development Application process.*
  - *(2) The following guidelines will inform the design of the Lower Density Residential Areas:*
    - *a. Emphasize opportunities for distinct neighbourhoods.*
    - *b. Provide for a unique neighbourhood character through the implementation of tools such as architectural and neighbourhood design standards, the inclusion of both laned and non-laned lots and the inclusion of neighbourhood scale roundabouts.*
    - *c. Where appropriate, dwellings should be oriented to the street.*

- **4.5 Residential Density**
    - *The expected density ranges for the policy areas are:*
        - *a. 4 - 8 units per net acre for the Lower Density Residential area.*
        - *9 - 13 units per net acre is the expected overall density for the residential development.*

Precinct J – Dawson Trail Secondary Plan Policy Alignment

- The proposed 285 residential lots are predominantly low-density residential uses (single-family and two-family dwelling uses).
- The lots include laned and non-laned lots adding to the unique neighbourhood character.
- The proposal meets the expected density ranges for the Lower Density Residential area.

CITY OF WINNIPEG ZONING BY-LAW 200/2006

Reason for Variances

Lot Area

- The minimum lot area for single-family dwellings in the "R1-M" zoning district is 3,500 square feet. The applicant is proposing lot areas ranging from 3,174-3,450 square feet.
    - For this reason, Variances are required.
- The minimum lot area for two-family dwellings that have no rear access to a public lane in the "R2" zoning district is 5,000 square feet. The applicant is proposing lot areas ranging from 4,241-4,848 square feet.
    - For this reason, Variances are required.
- The minimum lot area for two-family dwellings that have rear access to a public lane in the "R2" zoning district is 4,000 square feet. The applicant is proposing lot areas ranging from 2,802-3,002 square feet.
    - For this reason, Variances are required.

Front Yard Setback

- The minimum front yard setback in the "R2" zoning district is 20 feet. The applicant is proposing front yard setbacks of 10 feet and 15 feet.
    - For this reason, Variances are required.

Analysis of Variances

Reduced "R1-M" Lot Areas

- The lot areas for Block 4 Lots 2-5 of 3,402 square feet instead of 3,500 square feet is a minor deviation (2.8%).
    - For this reason, the Division supports this Variance.

- The lot areas for Block 8 Lots 5-12 ranging from 3,174 square feet to 3,450 square feet instead of 3,500 square feet is a small deviation (9.3%-1.4%). The 9.3% deviation is only for Lot 5 and Lot 12. The reduced lot areas will not have an adverse effect on the ability to provide sufficient landscaping, on-street parking, and snow storage in the front street environment.

- For these reasons, the Division supports this Variance.

- The lot areas for Block 9 Lots 9,10, 13,14, 17, 18, 19, 20, 23, 24, 28, 35, & 36 of 3,450 square feet instead of 3,500 square feet is a minor deviation (1.4%).
    - For this reason, the Division supports this Variance.

Reduced "R2" Lot Area

- The lot areas for Block 5 Lots 12-15 ranging from 4,241 square feet to 4,848 square feet is a deviation of 15.2%-3%). The 15.2% deviation is only for Lot 15. Each lot is for single-family dwellings. The reduced lot areas will not have an adverse effect on the ability to provide sufficient landscaping, on-street parking, and snow storage in the front street environment.
    - For these reasons, the Division supports this Variance.

- The lot areas for Block 6 Lots 3-7 ranging from 2,802 square feet to 3,002 square feet are for side-by-side two-family dwellings, with each dwelling straddling a shared lot line. The reduced lot areas will not have an adverse effect on the ability to provide sufficient landscaping, on-street parking, and snow storage in the front street environment.
    - For these reasons, the Division supports this Variance.

Reduced Front Yard Setback

- The front yard setbacks are 10 feet (Lot 3-7, Block 6) and 15 feet (Lot 1,2,8,9, Block 6) instead of 20 feet. These lots on Block 6 take access from a rear public lane resulting in lot depths that are shallower relative to other Blocks in the area where no rear lane access is provided. To ensure there is space for a rear public lane as well as backyard amenity space, moving the dwellings closer to the front property line is necessary. These lots can accommodate ground-oriented two-family dwelling uses. The reduced setback helps define the public street edge and support pedestrian activity/eyes on the street. 10 feet and 15 feet provides adequate space for landscaping (trees and shrubs).
    - For these reasons, the Division supports these Variances.

REASONS FOR RECOMMENDATIONS

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

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

***In that**, the proposed development is consistent with policies in OurWinnipeg 2045, Complete Communities Direction Strategy 2.0, and the Precinct J – Dawson Trail 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;

In that, the Variances enable residential lots that are comparable in size, front yard setback, and intensity of use relative to the adjoining properties.

(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 Variances are the minimum modification to mitigate negative impacts on the properties.*

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

***In that**, the proposed Variances enable residential lots and a built form that is consistent with the other lots and built form proposed throughout the Plan area and neighbourhood.*

CONSULTATION

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

OURWINNIPEG 2045 POLICY ALIGNMENT

Goal: City Building

Objectives

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

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

***6.16 Established Neighbourhoods** Designate Established Neighbourhoods within the Urban Structure, representing lands that will accommodate additional growth in a context-sensitive manner, while promoting the efficient use of land, cost-effective municipal servicing, enhanced housing choice and affordability, and conservation of green infrastructure and heritage resources and districts, as defined in Complete Communities.*

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

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

- ***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 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:	Choi Ho, RPP, MCIP
Date:	August 18, 2026
File No.	DAV 26-182311\D

Exhibit “8” referred to in File DAV 182311/2026D

