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

PUBLIC HEARINGS

Item No. 2 Rezoning – 513 Pandora Avenue West
(Transcona Ward)
File DAZ 211/2026 [c/r DCU 133692/2026D and DAV 133682/2026D]

WINNIPEG PUBLIC SERVICE RECOMMENDATION:

1. That the Winnipeg Zoning By-law No. 200/2006 be amended under Development Application No. DAZ 211/2026 by rezoning the subject land to an "R2 Mature Communities PDO-1" Residential Two-Family District in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated September 3, 2026, and attached as Schedule "B" to this report, subject to the following conditions:

    A. That the owner of the subject land (the "Owner") enter into a Zoning Agreement with the City pursuant to subsection 240(1) of The City of Winnipeg Charter in accordance with the following:

        i. That the Owner shall provide a plan or plan of survey prepared by a Manitoba Land Surveyor that will facilitate a street opening by-law and which is satisfactory for registration at the Winnipeg Land Titles Office, and in accordance with the report of the Administrative Coordinating Group dated May 8, 2026, and attached as Appendix "B" to this report, and with such other minor changes as may be required.

        ii. 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; and
            f. landscaping

            on the Owner's Land ("Works") to the City for approval by the Director of Planning, Property and Development (the "Director") and the East Kildonan - Transcona Community Committee 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.

WINNIPEG PUBLIC SERVICE RECOMMENDATION (continued):

B. That the Developer enter into a Servicing Agreement with the City pursuant to subsection 259(1) of The City of Winnipeg Charter in accordance with the report of the Administrative Coordinating Group dated May 8, 2026 and attached as Appendix “B” to this report.

C. That the City enter into, execute and deliver with the Developer

i. A Zoning Agreement in accordance with Recommendation 1.A.; and

ii. A Servicing Agreement in accordance with Recommendation 1.B.,

and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").

D. That authority be delegated to the Director of Planning, Property and Development to negotiate and approve the terms and conditions of the Zoning Agreement, the Servicing Agreement and any Ancillary Agreements in accordance with this report and such other terms and conditions determined necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.

2. That in lieu of the dedication of land, the developer shall provide a cash payment representing ten percent (10%) of the planned area value of the Development Application (the “Dedication Fee”), as determined by the City’s Director of Planning, Property and Development.

3. That the Owner shall meet all terms and conditions as outlined in Appendix “B”, the report of the Administrative Coordinating Group, dated May 8, 2026, to the satisfaction of the Director of Public Works and the Director of Water and Waste.

4. That upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor prepare a by-law in accordance with Recommendation 1 (the “By-law”) and bring same directly to Council by way of communication for first reading.

5. That subject to the approval of Recommendation 1 and upon instructions from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor be instructed to prepare and bring directly to Council for enactment, a by-law to facilitate the street opening in accordance with Recommendation 1.A.i.

WINNIPEG PUBLIC SERVICE RECOMMENDATION (continued):

6. That upon instruction from the Director of Planning, Property and Development that the Developer has paid all fees, charges or other amounts due in respect of DAZ 211/2026 (collectively, the "Fees"), and subject to s. 236.1 of The City of Winnipeg Charter, the Director of Legal Services/City Solicitor be directed to return the By-law directly to Council by way of communication for consideration for second and third reading.

7. That Development Application No. DAZ 211/2026 will be deemed to be concluded and all approvals in connection with same will expire if the developer has not paid the Fees within 2 years following the date on which Council gives first reading to the By-law, unless the Developer applies for an extension of time before the expiration of that 2 year period and Council approves the extension.

8. That the By-law will come into force when the Zoning Agreement is fully executed and registered in the Winnipeg Land Titles Office by way of caveat against the lands described therein.

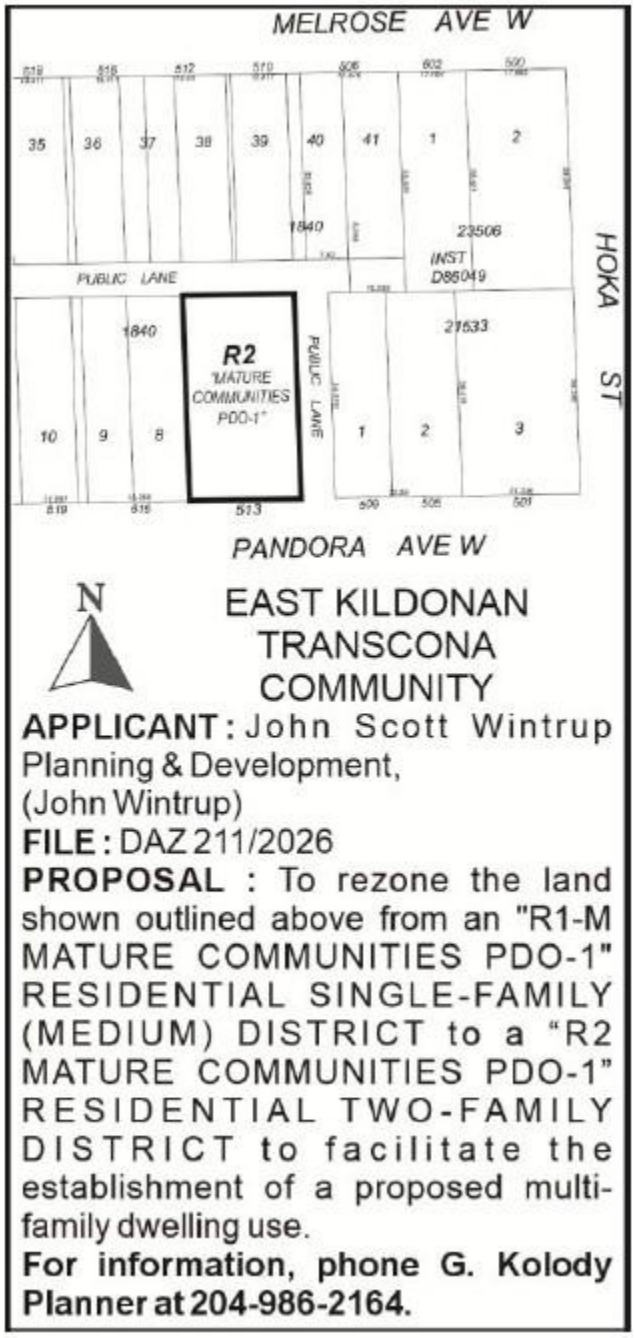
9. That the By-law will be repealed without coming into force 1 year following the date it is enacted if the Zoning Agreement is not registered in accordance with Recommendation 8, unless the Developer applies for an extension of time before the expiration of that 1 year period and Council approves the extension.

10. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

File: DAZ 211/2026

Applicant: John Scott Wintrup Planning & Development (John Wintrup)

Subject:



Premises Affected: 513 Pandora Avenue West

Exhibits Filed:

1. Application dated March 27, 2026
2. Notification of Public Hearing dated April 23, 2026
3. Manitoba Status of Title 3395627/1
4. Letter of authorization dated September 16, 2025, from 10010672 MB Inc. (Joel Scott) to John S. Wintrup
5. Legal Descriptions and Title Plot
6. Current Zoning/Lot Configuration
7. Rezoning/Subdivision
8. Plans (7 pages)
9. Communication dated August 14, 2026, from Sabrina Meneses in opposition to the application
10. Communication dated August 18, 2026, from Karen Jashyn in opposition to the application
11. Report from the Urban Planning Division dated August 26, 2026
12. 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 the recommendation of the Winnipeg Public Service be concurred in / not be concurred in, and forwarded to the Standing Policy Committee on Property and Development / the Executive Policy Committee via the Priority Rezoning Process.

Supporting Reasons:

Moved by Councillor

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

Exhibit “11” referred to in File DAZ 211/2026

ADMINISTRATIVE REPORT

Title: DAZ 211/2026 – 513 Pandora Avenue West

Issue: An application for consideration at the public hearing to rezone the subject property from an “R1-M Mature Communities PDO-1” Residential Single-Family (Medium) District to an “R2 Mature Communities PDO-1” Residential Two-Family District to allow for the construction of an 8-unit multi-family dwelling.

Critical Path: East Kildonan - Transcona Community Committee → Standing Policy Committee on Property and Development → Executive Policy Committee → Council

AUTHORIZATION

Author	Department Head	CFO	CAO
Gillian Kolody, MCP	n/a	n/a	

RECOMMENDATIONS

1. That the Winnipeg Zoning By-law No. 200/2006 be amended under Development Application No. DAZ 211/2026 by rezoning the subject land to an “R2 Mature Communities PDO-1” Residential Two-Family District in accordance with the proposed by-law attached as Appendix “A” to this report and as shown on the map dated September 3, 2026, and attached as Schedule “B” to this report, subject to the following conditions:

    A. That the owner of the subject land (the “Owner”) enter into a Zoning Agreement with the City pursuant to subsection 240(1) of The City of Winnipeg Charter in accordance with the following:

        i. That the Owner shall provide a plan or plan of survey prepared by a Manitoba Land Surveyor that will facilitate a street opening by-law and which is satisfactory for registration at the Winnipeg Land Titles Office, and in accordance with the report of the Administrative Coordinating Group dated May 8, 2026, and attached as Appendix “B” to this report, and with such other minor changes as may be required.

ii. 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; and

f. landscaping

on the Owner's Land ("Works") to the City for approval by the Director of Planning, Property and Development (the "Director") and the East Kildonan - Transcona Community Committee 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.

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C. That the City enter into, execute and deliver with the Developer

(i) a Zoning Agreement in accordance with recommendation 1.A.; and

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and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").

D. That authority be delegated to the Director of Planning, Property and Development to negotiate and approve the terms and conditions of the Zoning Agreement, the Servicing Agreement and any Ancillary Agreements in accordance with this report and such other terms and conditions determined necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.

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9. That the By-law will be repealed without coming into force 1 year following the date it is enacted if the Zoning Agreement is not registered in accordance with recommendation 8, unless the developer applies for an extension of time before the expiration of that 1 year period and Council approves the extension.

10. That the proper officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

REASON FOR THE REPORT

- The applicant is proposing to rezone the property from "R1-M Mature Communities PDO-1" Residential Single-Family (Medium) District to an "R2 Mature Communities PDO-1" Residential Two-Family District to allow for the construction of an 8-unit multi-family dwelling.

- Rezoning applications require a public hearing as per the *Development Procedures By-law* and *The City of Winnipeg Charter.*

- The Report is being submitted for the Committee's consideration of the development application at the public hearing.

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Urban Planning and Design Division are concurred in, the subject property will be rezoned.

OURWINNIPEG 2045 POLICY ALIGNMENT

Goal: City Building

Objectives

1. Facilitate development opportunities that complete established communities, and plan new communities as complete and connected from the outset.

Policies

6.1 Sustainable Urban Growth

The City must accommodate physical development that reflects this Plan's goals, and achieves a continuum of complete and connected communities over the lifecycle of the Plan.

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 4.1: 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 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 Division
Prepared by	Gillian Kolody, MCP
Date:	August 26, 2026
File No.	DAZ 211/2026

List of Schedules and Appendices

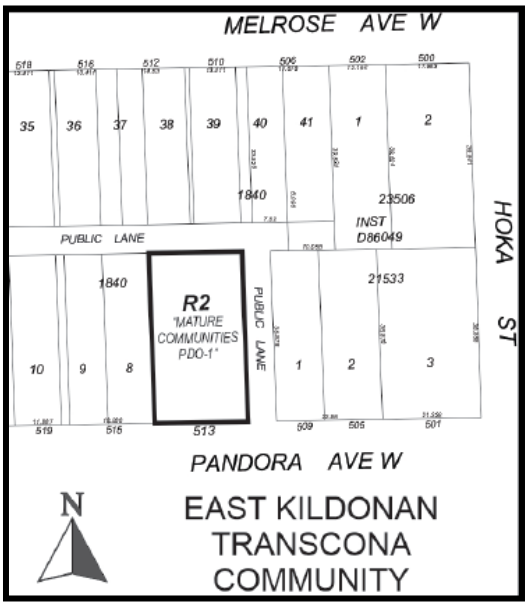
Schedule A	Planning Discussion
Schedule B	File No. DAZ 211/2026 East Kildonan - Transcona Community Committee, dated September 3, 2026
Appendix A	Proposed By-law
Appendix B	Report of the Administrative Coordinating Group (ACG) dated May 8, 2026

SCHEDULE A

FILE: **DAZ 211/2026**
RELATED FILES: DAV 26-133682/D, DCU 26-133692/D
COMMUNITY: East Kildonan - Transcona Committee
NEIGHBOURHOOD #: 4.402 – Melrose

SUBJECT: To rezone the subject property from "R1-M Mature Communities PDO-1" Residential Single-Family (Medium) District to "R2 Mature Communities PDO-1" Residential Two-Family District

LOCATION: 513 Pandora Avenue W



APPLICANT: John Wintrup (John Scott Wintrup Planning and Development)
139 Roslyn Road - Unit 301
Winnipeg, MB R3L 0G7

OWNER: 10010672 Manitoba LTD
380 Foxdale Avenue
Winnipeg, MB R2G 1A4

RECOMMENDATION: Approval with conditions

SITE DESCRIPTION

- The subject property is located on the north side of Pandora Avenue West, between Bismarck Street and Hoka Street, in the Melrose neighbourhood of the Transcona ward.
- The site is 7,917 square feet (735.5 square meters) in area and is currently occupied by a one-storey single-family residence constructed in 1947.

- There is a detached garage located at the rear of the property.
- The subject site has vehicular access via concrete rear and side public lanes and additionally has frontage along Pandora Avenue West.
- Under the *Complete Communities Direction Strategy 2.0*, the site is within the Established Neighbourhood – Mature Communities policy area.
- The property is currently zoned "R1-M Mature Communities PDO-1" Residential Single-Family (Medium) District.



Figure 1: Aerial Photo of Subject Site and Surrounding Uses *(flown 2024).*

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: A concrete rear public lane, then residential single-family uses zoned as "R1-M Mature Communities PDO-1" Residential Single-Family (Medium).

South: The Pandora Pathway active transportation path, then Pandora Avenue West, then 500 Pandora Avenue West, a manufacturing use zoned as "M2" Manufacturing (General).

East: A concrete side public lane, then 505-509 Pandora Avenue West, a commercial use zoned as "C2 Mature Communities PDO-1" Commercial (Community).

West: 515 Pandora Avenue West, a residential single-family use zoned as “R1-M Mature Communities PDO-1” Residential Single-Family (Medium).

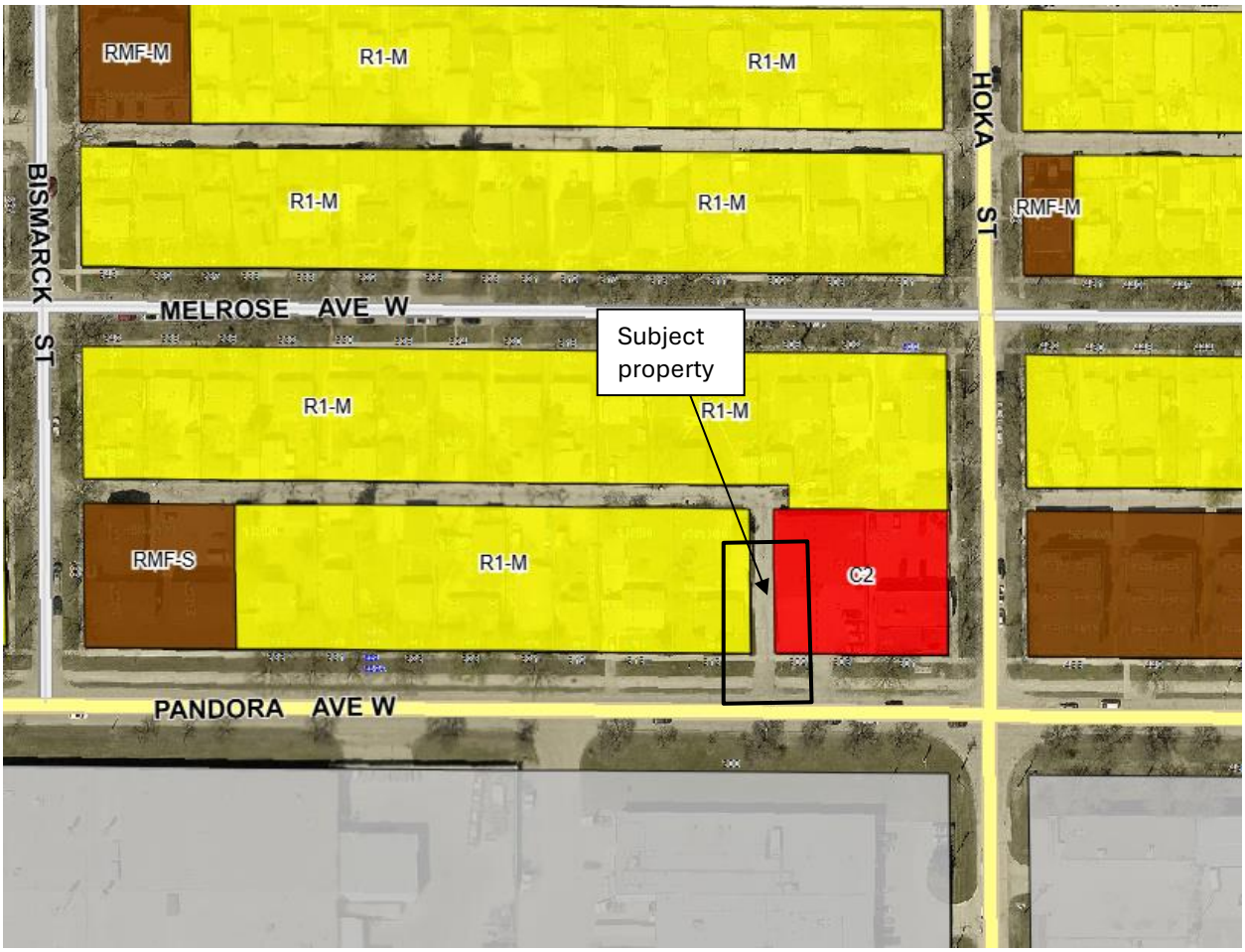


Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing to rezone the subject property from “R1-M Mature Communities PDO-1” Residential Single-Family (Medium) District to “R2 Mature Communities PDO-1” Residential Two-Family District.
- The applicant is proposing to construct an 8-unit multi-family residential dwelling that is two (2) storeys in height.
- The proposed dwelling features four three-bedroom units that occupy the basement and main floors, and four two-bedroom units that occupy the upper floor.
- The building dimensions are approximately 57 feet (17.37 metres) wide by 54 feet (16.46 metres) deep by 29.56 feet (9.01 metres) high.
- Of the nine (9) parking stalls at the rear of the proposed dwelling, one (1) is accessible and one (1) is a dedicated visitor stall. There are six (6) bicycle parking stalls at the front of the proposed dwelling.
- Vehicular access to the property is proposed to remain via the concrete rear public lane.

- The site plan shows street edge plantings totaling three (3) trees and ten (10) shrubs. No building foundation landscaping is provided.
- The façade of the building features Hardie siding, wood looking metal plank, acrylic stucco and traditional stucco as the primary cladding materials.
- The proposed development requires Conditional Use approval for the establishment of a Multi-Family Dwelling (8 units) use (see planner's report for DCU 26-133692/D).
- The proposed development requires Variances for insufficient building foundation landscaping and insufficient buffering of a parking area located within 20 feet of a side or rear lot line adjacent to a residential district. The Urban Planning and Design Division recommends approval in part of the Variance application (see planner's report for DAV 26-133682/D).

COLLABORATIVE PLANNING and CONSULTATION

With the Urban Planning and Design Division

- The applicant engaged with the Division to discuss the application prior to making a formal submission.

With the Public

- The applicant did not submit any letters or signatures of support in their formal submission.

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 2045*, the city's long-range development plan, and has statutory authority as a secondary plan. The strategy guides land use and development in Winnipeg. *CCDS 2.0* provides policy guidance when assessing proposals that are seeking entitlements or changes to the *Winnipeg Zoning By-Law*.
- The subject property is located in the "Established Neighbourhood – Mature Communities" policy area as identified in *CCDS 2.0*.
- The key goals and policies guiding the development of Established Neighbourhoods 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.*

  1.6 *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;*

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.*

1.8 *Low-rise residential uses will generally be encouraged to locate on arterial roads and collector roads where compatible with adjacent land uses and where they can be conveniently served with transit and local commercial amenities, and in consideration of the factors listed in Policy section 1.6.*

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.*

2.3. *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 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.*

2.16 *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.*

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.*

SMALL-SCALE AND LOW-RISE RESIDENTIAL DEVELOPMENT GUIDELINES FOR MATURE COMMUNITIES

The subject site is located in the “Established Neighbourhoods – Mature Communities” policy area of *CCDS 2.0* and is subject to the *Small-Scale and Low-Rise Residential Development Guidelines for Mature Communities* (*Infill Guidelines*), which guide infill development in mature communities. The *Infill Guidelines* were adopted by Council on June 24, 2021.

The *Infill Guidelines* include two major components. The first is a “Preferred Location Criteria” that establishes the lot characteristics enabling specific building typologies. At times, “Secondary Considerations” may be used to enable a building typology beyond what the Preferred Location Criteria would allow if it can be demonstrated that there are unique characteristics to a lot that should enable a different building typology. The second includes building and site design policies that regulate the physical characteristics of any proposed building. Both components work together to create opportunities for residential intensification in mature communities that mitigate adverse effects on existing residents.

Preferred Location Criteria

The subject site **does not meet the Preferred Location Criteria** for this building typology in Area 1 because under Scenario 1, the property does not abut an arterial street and under

Scenario 2, either the side or rear yard does not abut a commercial, multi-unit residential or non-residential use.

However, Secondary Considerations were used to enable support for a low-rise multi-family residential building as:

- Although not directly abutting a commercial use, the subject property is adjacent to a commercial use, separated by a side public lane.

- The site is generally walkable, bikeable and has high-frequency Public Transit with 400 metres.

- There are local and regional amenities and services along Regent Avenue West, which is just north of the subject property.

Site Design and Building Design

- The proposed development ***does not*** meet all the applicable "Site Design" and "Building Design" guidelines, including:

Landscaping

- As per the Landscaping provisions in the *Infill Guidelines*, a minimum of 20% of the lot area should be reserved for soft landscaping. The proposed development has 18% of the lot area dedicated to soft landscaping, therefore not complying with the *Infill Guidelines*.

Utilities, Servicing and Mechanical (AC, utility meters and furnace output)

- As per the Utilities provisions in the *Infill Guidelines*, HVAC units and other ventilation equipment should be located in the building, on the roof, or at the rear of the property. The proposed development has AC units on the side of the building, therefore not complying with the *Infill Guidelines*.

In order to ensure the proposed development complies with the *Infill Guidelines*, Plan Approval will be recommended as a condition of approval.

CITY OF WINNIPEG ZONING BY-LAW 200/2006

Reason for the Rezoning

The applicant is proposing to rezone from "R1-M" to "R2" for the purposes of constructing an 8-unit multi-family dwelling. Multi-family residential dwellings larger than four units are not permitted in the "R1-M" zoning district.

Current Zone

Currently, the lands are zoned Residential Single-Family ("R1"). The "R1" zone is intended to accommodate single family detached dwellings, as well as two-family dwellings, 3-unit dwellings and 4-unit dwellings that meet the requirements of this By-law.

Proposed Zone

The applicant is proposing to rezone the property to Residential Two-Family ("R2"). The "R2" zone is intended to accommodate single-family detached and two-family dwellings, as well as multi-family dwellings that meet the requirements of this By-law.

CONSISTENCY WITH *CCDS 2.0*, *INFILL GUIDELINES*, AND THE SURROUNDING NEIGHBOURHOOD

- The subject proposal aligns with the above applicable *CCDS 2.0* policies for Mature Communities for the following reasons:
    - The development will help achieve residential intensification targets;
    - The development will positively contribute to the surrounding neighbourhood by providing additional housing options;
    - The proposed development will better utilize existing infrastructure including the street network, public transportation routes, water and wastewater service capacity and City services such as library, recreation and education;
    - The proposed density is compatible with the surrounding context where the area around Pandora Avenue West is characterized by a mixture of residential, commercial and industrial uses;
    - The proposed development follows the minimum front and side yard setbacks, has vehicular access from the rear public lane and provides a main entrance facing the public street, creating a pedestrian orientation; and
    - The proposed development provides a variety of unit sizes, which can accommodate vary family sizes.
- The proposed rezoning to "R2" allows the applicant to construct the proposed 8-unit multi-family dwelling with Conditional Use approval.
- Plan Approval is recommended as a condition of approval.

ADDITIONAL CONSIDERATIONS

Zoning Agreement/Corner Cut

- Public Works has identified the need for a 3.0 metre by 3.0 metre "corner cut" at the rear of this property where the two (2) public lanes intersect. Previously, this requirement was facilitated via an accompanying Subdivision application. However, due to regulatory changes a Subdivision in this circumstance is no longer possible.
- To ensure the corner cut is still enabled, the Public Service is recommending that the Owner be required to enter into a Zoning Agreement that requires the Owner provide a plan or plan of survey prepared by a Manitoba Land Surveyor that will facilitate a street opening by-law and which is satisfactory for registration at the Winnipeg Land Titles Office.

Servicing

- An Administrative Coordinating Group (ACG) Report (**see Appendix "B**") is associated with this Development Application.

- The Water and Waste Department (WWD) has advised there is adequate servicing to support the proposed land use. In the event that the development plans change, WWD will need to review the revised proposal.
- Solid Waste Services noted that collection as shown on the drawing may not work for City collection. Further consultation between the City and applicant will be required.

Plan Approval

- The Urban Planning and Design Division is recommending a Plan Approval to the Director of Planning, Property and Development and the East Kildonan-Transcona Community Committee (EKTCC).
- Plan Approval ensures the final plans are reviewed and approved by the Director and EKTCC to meet a high standard of urban design before any future construction takes place on the site.

RECOMMENDATION

The Urban Planning and Design Division recommends this application be **approved** and the subject property be rezoned to the “R2 Mature Communities PDO-1” Residential Two-Family District.

This Report Submitted by: Gillian Kolody, MCP
Planning, Property and Development Department
Urban Planning and Design Division
Report Prepared by: PPD File # DAZ 211/2026

SCHEDULE B

File DAZ 211/2026, East Kildonan - Transcona Community Committee, September 3, 2026

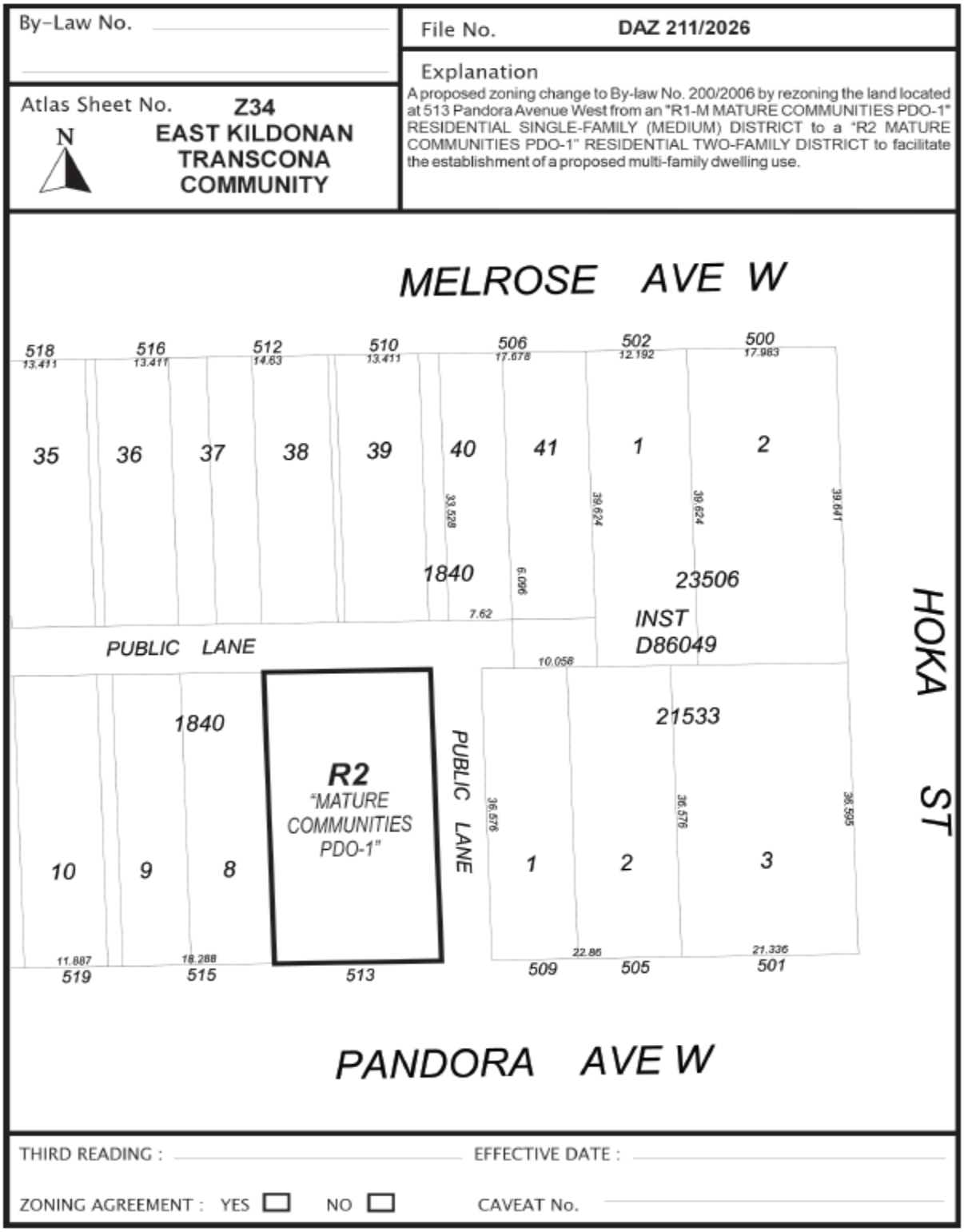
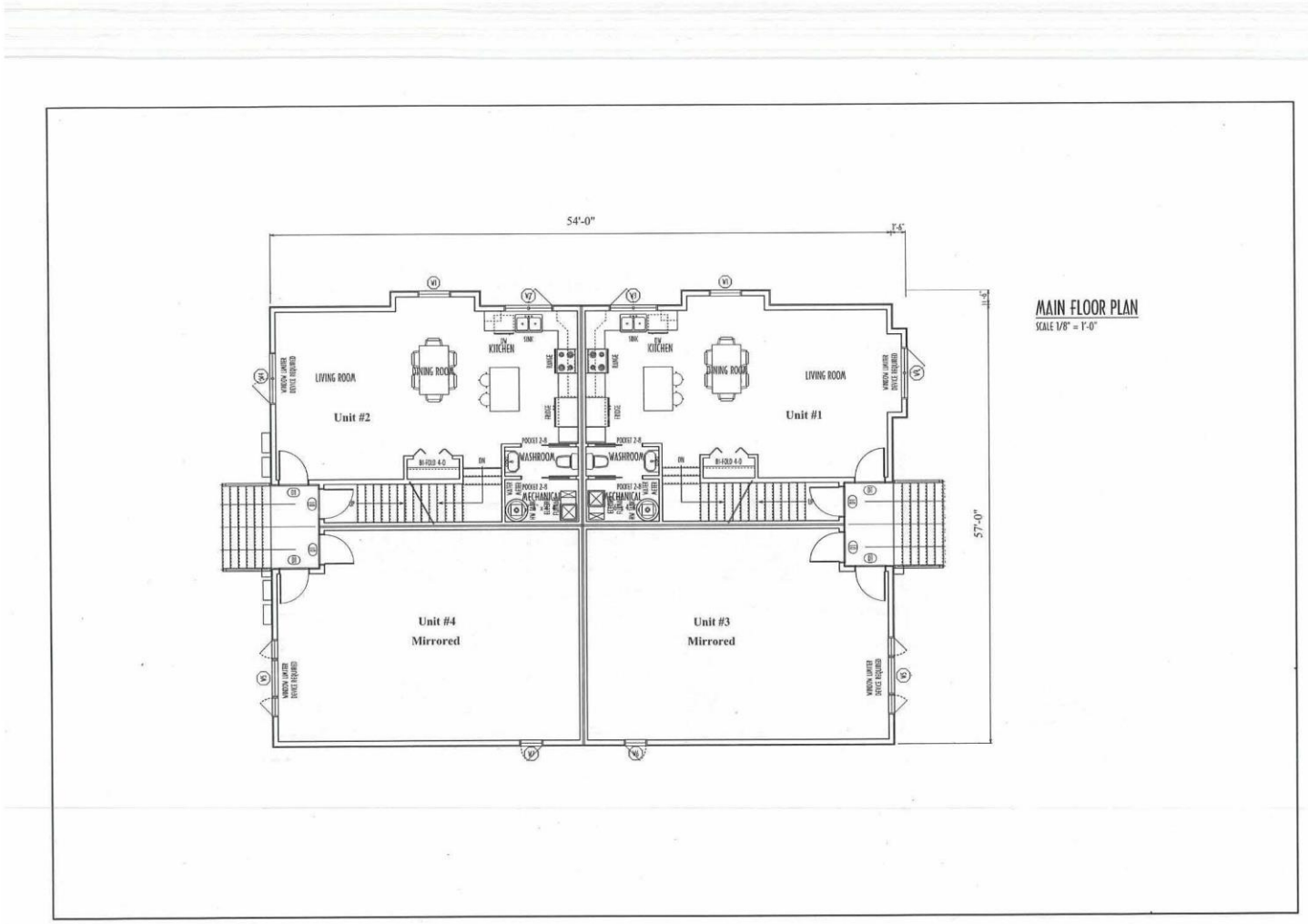
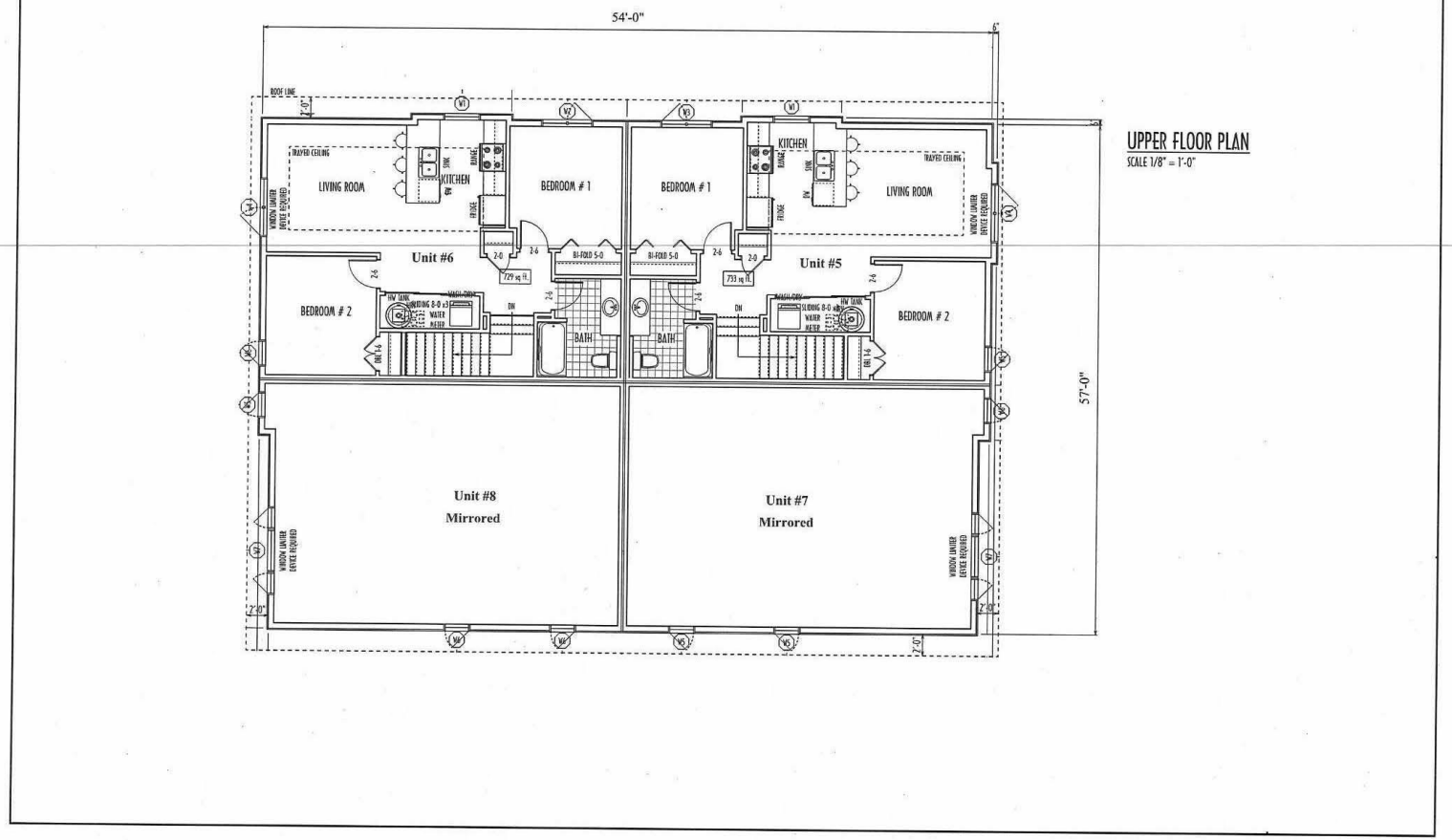


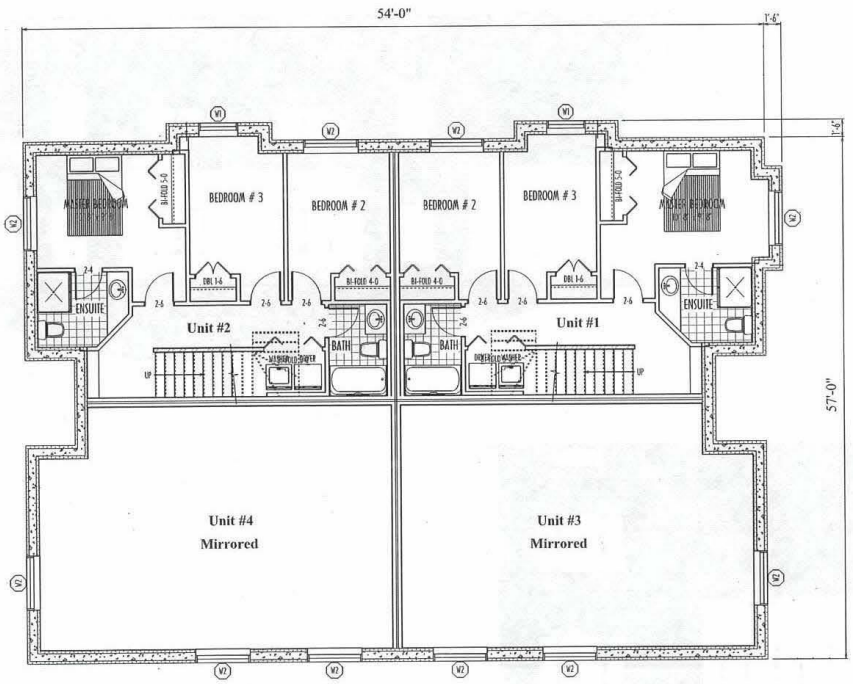
Exhibit “8” referred to in File DAZ 211/2026





UPPER FLOOR PLAN

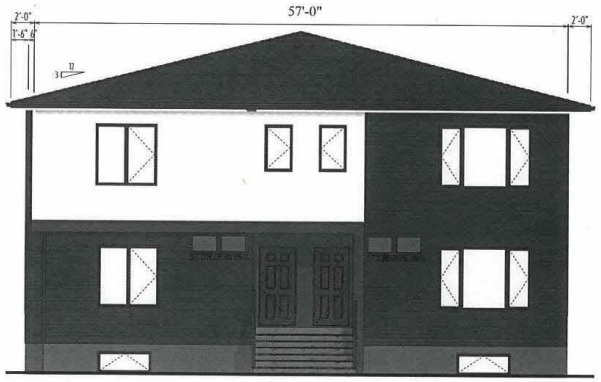
SCALE 1/8" = 1'-0"



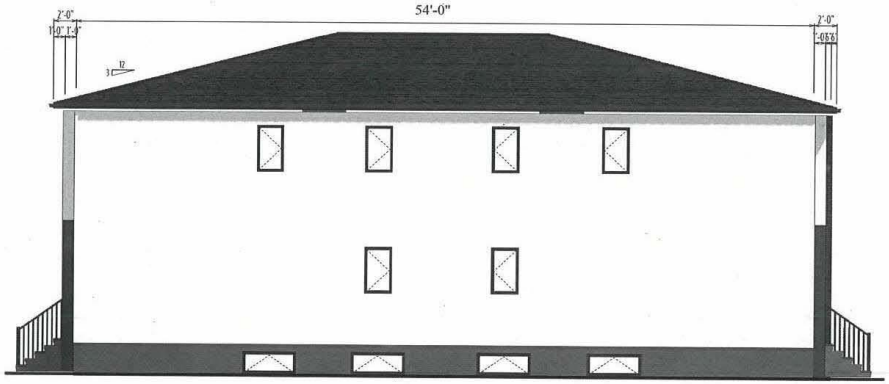
BASEMENT FLOOR PLAN

SCALE 1/8" = 1'-0"

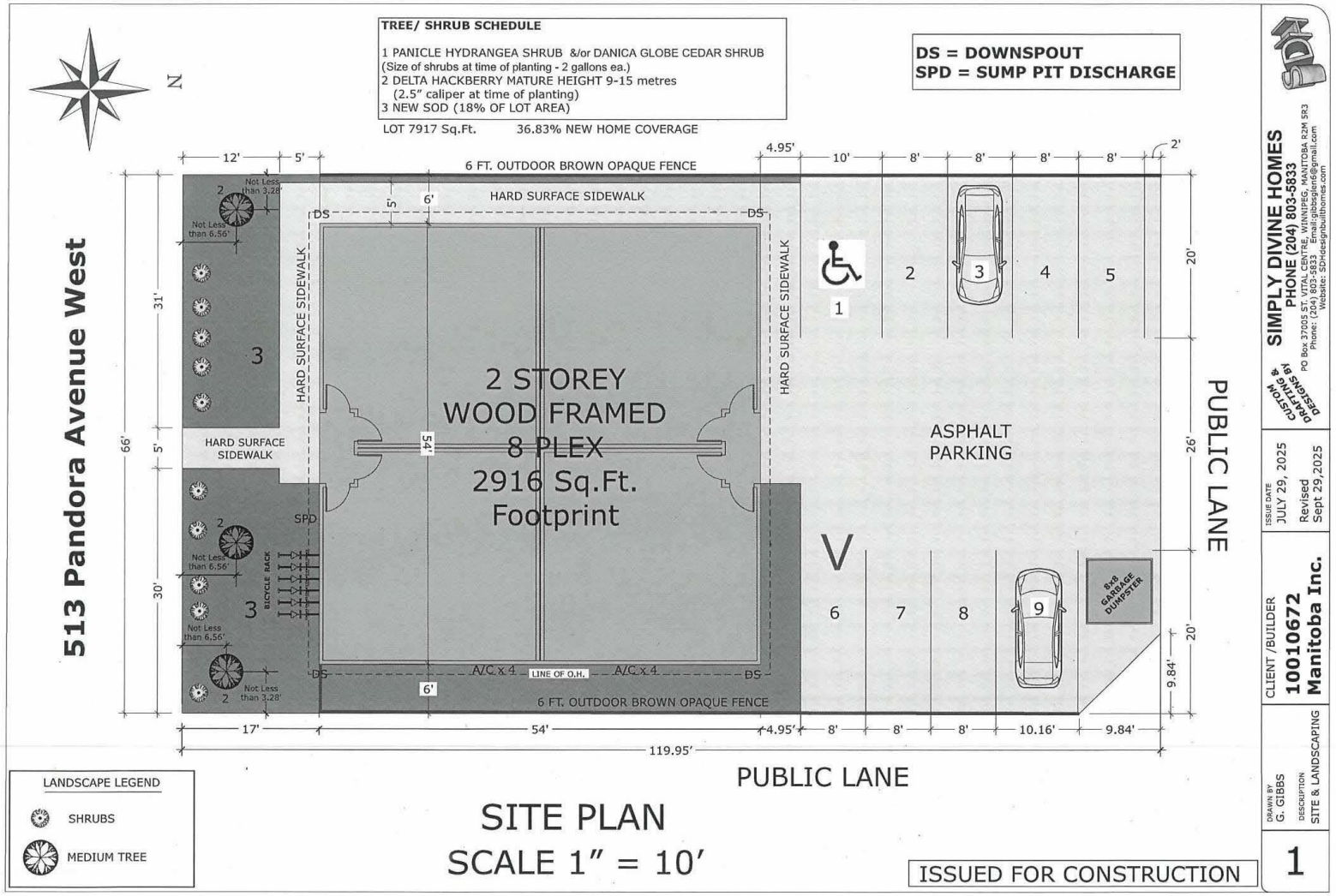

57'-0"
2'-0"
2'-0"
ASPHALT SHINGLES
WOOD LOOK METAL PLANK
HARDIE SIDING
ACRYLIC STUCCO (WHITE)
ACRYLIC STUCCO (DARK GREY)
SOUTH ELEVATION
SCALE 1/8" = 1'-0"
54'-0"
EAST ELEVATION
SCALE 1/8" = 1'-0"



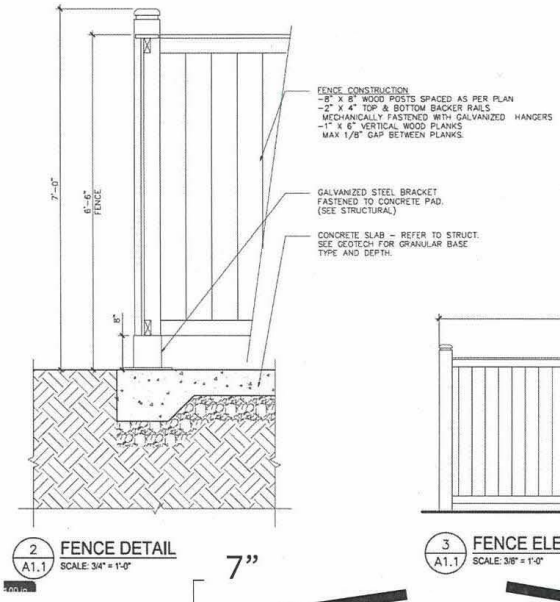
NORTH ELEVATION
SCALE 1/8" = 1'-0"



WEST ELEVATION
SCALE 1/8" = 1'-0"


TREE/ SHRUB SCHEDULE
1 PANICLE HYDRANGEA SHRUB &/or DANICA GLOBE CEDAR SHRUB
(Size of shrubs at time of planting - 2 gallons ea.)
2 DELTA HACKBERRY MATURE HEIGHT 9-15 metres
(2.5" caliper at time of planting)
3 NEW SOD (18% OF LOT AREA)
LOT 7917 Sq.Ft. 36.83% NEW HOME COVERAGE
DS = DOWNSPOUT
SPD = SUMP PIT DISCHARGE
N
513 Pandora Avenue West
6 FT. OUTDOOR BROWN OPAQUE FENCE
HARD SURFACE SIDEWALK
HARD SURFACE SIDEWALK
HARD SURFACE SIDEWALK
2 STOREY
WOOD FRAMED
8 PLEX
2916 Sq.Ft.
Footprint
ASPHALT
PARKING
PUBLIC LANE
SPD
BICYCLE RACK
8'x8' GARBAGE DUMPSTER
A/C x 4
LINE OF O.H.
A/C x 4
6 FT. OUTDOOR BROWN OPAQUE FENCE
PUBLIC LANE
LANDSCAPE LEGEND
SHRUBS
MEDIUM TREE
SITE PLAN
SCALE 1" = 10'
ISSUED FOR CONSTRUCTION
SIMPLY DIVINE HOMES
PHONE (204) 803-5833
PO Box 37005 ST. VITAL CENTRE WINNIPEG MANITOBA R2M 5R3
Phone: (204) 803-5833 Email: gibbsglen6@gmail.com
Website: SDHdesignbuilthomes.com
CUSTOM DRAFTING & DESIGNS BY
ISSUE DATE
JULY 29, 2025
Revised
Sept 29,2025
CLIENT /BUILDER
10010672 Manitoba Inc.
DRAWN BY
G. GIBBS
DESCRIPTION
SITE & LANDSCAPING
1

Garbage Enclosure Details



8' long gate
Swings Open

