Agenda – Assiniboia Community Committee – September 4, 2026

PUBLIC HEARINGS

Item No. 8 Variance – Pathfinder Trail
(Waverley West Ward)
File DAV 187931/2026D

WINNIPEG PUBLIC SERVICE RECOMMENDATION:

The Urban Planning and Design Division recommends approval of the application to vary the "RMF-M" Development and Design Standards of Winnipeg Zoning By-law No. 200/2006 for the establishment of residential lots to permit on Proposed Lot 2 a lot area of 545 square feet (50.35 square metres) instead of 9,000 square feet (836.13 square metres).

Subject to the following condition(s):

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.

Agenda – Assiniboia Community Committee – September 4, 2026

File:	DAV 187931/2026D
Applicant:	Southeast Lands Corp. (Veronica Eno)
Premises Affected:	Bison Run – Between Pathfinder Trail and Joe Keeper Way (Lot 2 Block 1 Plan 76165)
Legal Description:	LOT 2 BLOCK 1 PLAN 76165, hereinafter called "the land"
Property Zoned:	"RMF-M" (Residential Multi-Family (Medium))
Nature of Application:	To vary the "RMF-M" Development and Design Standards of Winnipeg Zoning By-law No. 200/2006 for the establishment of residential lots to permit on Proposed Lot 2 a lot area of 545 square feet (50.35 square metres) instead of 9,000 square feet (836.13 square metres).
Exhibits Filed:	1. Application dated July 14, 2026 2. Notification of Public Hearing dated August 14, 2026 3. Manitoba Status of Title 3399513/1 4. Confirmation from the Zoning and Permits Administrator that the subject property may be posted in substitution for newspaper advertising 5. Plans (1 page) 6. Report from the Urban Planning Division dated August 17, 2026 7. 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 “6” referred to in File DAV 187931/2026D

ADMINISTRATIVE REPORT

Title: DAV 26-187931/D – Pathfinder Trail

Issue: For consideration at the public hearing of a Variance associated with the subdivision of a multi-family lot

Critical Path: Assiniboia Community Committee

AUTHORIZATION

Author	Department Head	CFO	CAO
R. Galston, MCP	n/a	n/a	

RECOMMENDATIONS

The Urban Planning and Design Division recommends **approval** of the application to vary the “RMF-M” Development and Design Standards of Winnipeg Zoning By-law No. 200/2006 for the establishment of residential lots to permit on Proposed Lot 2 a lot area of 545 square feet (50.35 square metres) instead of 9,000 square feet (836.13 square metres).

Subject to the following condition(s):

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.

REASON FOR THE REPORT

- The applicant is proposing to subdivide an “RMF-M” lot and requires a Variance for 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 26-187931/D**
RELATED FILES: DASSF 533/2026
COMMUNITY: Assiniboia Committee
NEIGHBOURHOOD #: 2.681 (Waverley West B)

SUBJECT:	To vary the "RMF-M" Development and Design Standards of Winnipeg Zoning By-law No. 200/2006 for the establishment of residential lots to permit on Proposed Lot 2 a lot area of 545 square feet (50.35 square metres) instead of 9,000 square feet (836.13 square metres).
LOCATION:	Pathfinder Trail
LEGAL DESCRIPTION:	LOT 2 BLOCK 1 PLAN 76165
APPLICANT:	Veronica Eno (Southeast Lands Corp.) 1 Dr. David Friesen Dr. Winnipeg, Manitoba R3X 0G8)
OWNER:	The Church (of the Saints) in Winnipeg, Inc. PO BOX 34120 Winnipeg, MB R3T 5T5

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 site is located on the located between Pathfinder Trail and Joe Keeper Way, west of a future extension of Ruth Cross. It is in the Waverley West 'B' Neighbourhood of the Waverley West Ward.
- The subject site is approximately 3.3 acres (141,932 square feet) in area. It is currently vacant.

- The subject site is located within the Established Neighbourhoods – Recent Communities policy area of the *Complete Communities Direction Strategy 2.0.* The site also falls within the *Waverley West Neighbourhood 'B' Secondary Plan.* It was rezoned to the "RMF-M" Residential Multi-Family (Medium) district under file no. DASZ 35/2024.

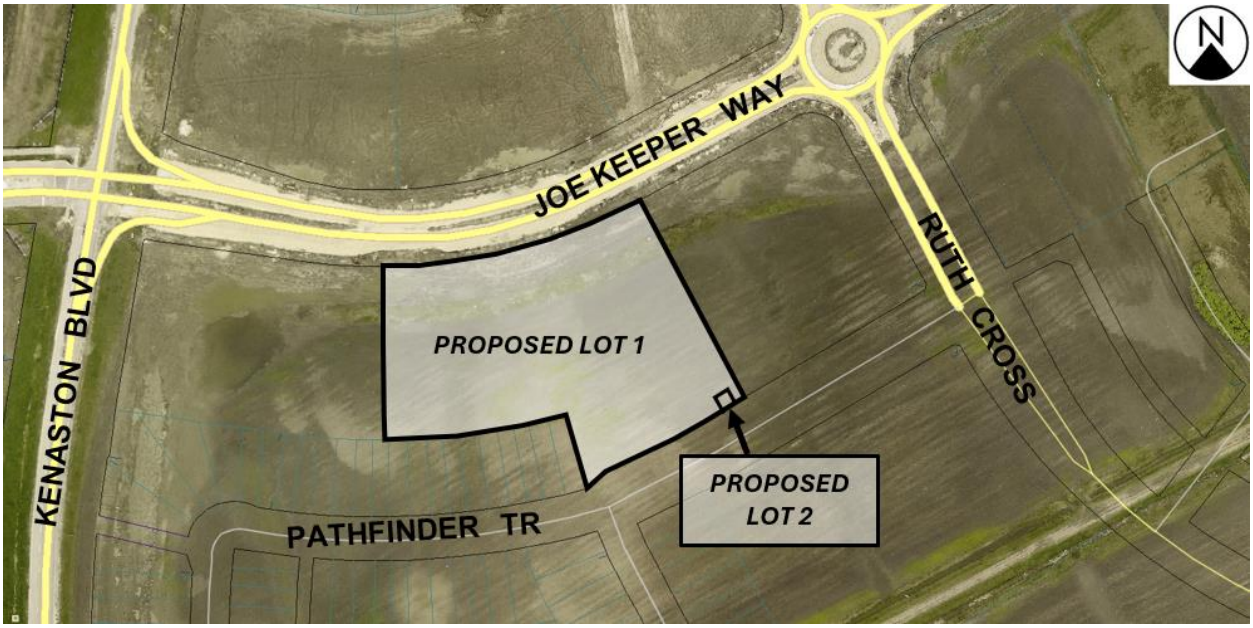

Figure 1: Aerial photo of subject site and surrounding area *(flown 2024)*

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Joe Keeper Way, then vacant land zoned "RMF-M" Residential Multi-Family (Medium).

South: Future Pathfinder Trail, then vacant land zoned a mix of "R1-M" Residential Single-Family (Medium) and "EI" Educational and Institutional.

East: Vacant land zoned "RMF-M" Residential Multi-Family (Medium).

West: Vacant land zoned a mix of "R1-S" Residential Single-Family (Small) and "RMF-M" Residential Multi-Family (Medium).

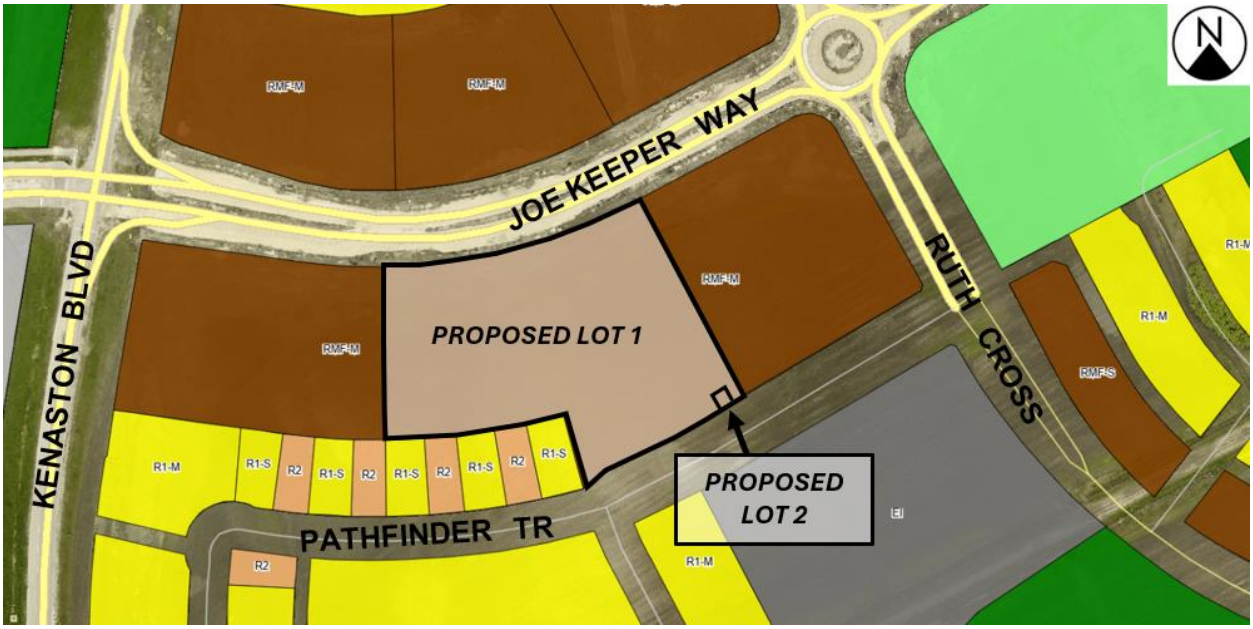

Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant intends to subdivide the subject property into two separate lots, Lot 1 and Lot 2.
- Proposed Lot 1 will have a lot area of approximately 141,385 square feet. The applicant intends for this property to be developed under the "RMF-M" zoning in the future.
- Proposed Lot 2 will have a lot area of approximately 547 square feet. The applicant intends for this lot to accommodate a free-standing cellular tower.
- Design drawings, for either the proposed cellular tower or for the future multi-family residential development, have not been submitted with this application.
- No development plans have been submitted with this application.

Associated DASSF 533/2026

- The proposed development is the subject of an associated short-form subdivision under file no. DASSF 533/2026. This subdivision was circulated to all relevant City of Winnipeg departments with no concerns raised.

COLLABORATIVE PLANNING AND CONSULTATION

With the Urban Planning and Design Division

- The applicant spoke with the Urban Planning and Design Division prior to submitting their application.

With the Public

- Given that the nature of the application and the surrounding context being vacant land yet to be developed with residential uses, no public consultation was undertaken as part of this application.

ANALYSIS AND ISSUES

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

- The *Complete Communities Direction Strategy 2.0* supports *OurWinnipeg 2045*, and has statutory authority as a secondary plan. The strategy guides land use and development in Winnipeg.
- As noted above, the subject property is classified as an Established Neighbourhoods – Recent Communities policy area under *Complete Communities 2.0*. Key policies include:

  Goal 1

  1.0 Encourage compatible residential development within Established Neighbourhoods to build more Complete Communities and align with the City's residential intensification target.

  General Policies

  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.

  Goal 5

  5.0 Ensure Established Neighbourhoods accommodate a variety of public and institutional uses to meet a broad range of community needs.

  General Policies

  4.1 Support public and institutional uses where residential neighbourhoods are not well served by these amenities or are areas of higher need. These uses may include day cares, places of worship, elementary schools, libraries, community centres, public parks, and recreation facilities.

  Goal 6

  6.0 Ensure Neighbourhoods and communities are well served by parks, open spaces, and recreational facilities that contribute to sustainability, wellness and active living.

  General Policies

  6.4 Where significant intensification of housing occurs within a neighbourhood, ensure parks, open spaces, and community facilities respond to community needs through strategic investment.

  6.6 Ensure a variety of public spaces, facilities, parks, and other community amenities are provided in Established Neighbourhoods to support well-being, inclusiveness, and the social fabric of the community.

WAVERLERY WEST NEIGHBOURHOOD 'B' SECONDARY PLAN (By-law No. 1/2019)

Under the *Waverley West Neighbourhood 'B' Secondary Plan*, the subject lands are located in the Medium Density Residential policy area.

Medium Density Residential

- *Medium Density Residential areas provide opportunities for a range of multi-family residential development types that will serve to increase the overall density of the Plan Area and offer a range of housing options in terms of size, form and tenure.*

3.2.2 POLICIES

1. *Multi-family dwellings such as row dwellings, townhomes and multi-storey residential buildings, shall be the predominant style of development in the Medium Density Residential areas.*
2. *Single-family dwellings shall not be allowed.*
3. *Residential development within the Medium Density Residential areas should achieve a minimum density of 15.0 dwelling units per Net Developable Acre.*
4. *Higher-density multi-family residential dwellings should abut a collector road.*
5. *New Institutional and public uses, such as places of worship, daycares and recreational uses may be allowed within the Medium Density Residential area, where determined to be compatible and appropriate. Such uses shall be located on and have access to a collector road and shall mitigate any negative impacts of the use on any adjacent residential uses.*
6. *Existing institutional uses within the Medium Density Residential areas may only expand if they are: a. located on and have access to a collector or arterial road; and b. serviced by a full range of municipal services.*
7. *Ground entry and street oriented multi-family dwellings should take exclusive access from a back lane, unless a design solution can be provided, to the satisfaction of the Director of Public Works, that can address the following design considerations:*
    a. *the availability of front yard areas for landscaping and tree growth;*
    b. *adequate snow storage areas;*
    c. *on-street parking capacity;*
    d. *provision of utilities; and*
    e. *pedestrian safety.*
8. *Multi-family residential development is subject to the following design and siting criteria:*
    a. *where a building abuts a street, the building shall provide a clear common entrance oriented to the street, unless street access is provided from all individual ground floor units facing the street;*
    b. *where a building does not abut a street, the site design shall provide clear pedestrian connections to the building entrances and any off-street parking areas;*
    c. *off-street parking areas shall be located either underground, to the side or behind buildings;*
    d. *landscaping, including trees, around the perimeter of the lot and between rows of surface parking stalls, shall be provided;*
    e. *where off-street parking areas are visible from the public road, a landscaped buffer shall be provided to visually screen the off-street parking areas from the public road;*
    f. *large expanses of blank walls shall be discouraged; and*
    g. *balconies, windows, architectural details and façade treatments shall be used to provide visual interest.*

9. *Where a multi-family residential use is located abutting a single-family residential use, the design and siting of the multi-family dwelling shall mitigate any negative impacts on the single-family residential use. Mitigative solutions that may be considered include, but are not limited to, the following:*

    a. *the placement of off-street parking areas or internal roadways to buffer and reduce visual impacts of the multi-family residential use on an adjacent single-family residential use;*

    b. *the placement of landscaping, berming and/or fencing to reduce visual impacts of the multi-family residential building(s), drive aisles and parking areas on an abutting single-family residential dwelling;*

    c. *locating and massing the building(s) on the portion of the site immediately adjacent to the single-family residential uses in a manner that respects the adjacent residential scale and character through lower building height and/or increased set back.*

CITY OF WINNIPEG ZONING BY-LAW 200/2006

- Per the development and design standards of the Winnipeg Zoning By-law, properties zoned “RMF-M” Residential Multi-Family (Medium) must have a minimum lot size of 9,000 square feet.
- The applicant is proposing to create an “RMF-M” lot that has a lot size of 545 square feet.
- As such, a Variance for lot area is required.

ANALYSIS OF VARIANCE

- As noted above, the proposed Lot 2 is intended to accommodate a cellular communication facility. The applicant has communicated that the creation of Lot 2 will allow them to retain ownership of the land containing the future cellular communications facility (Lot 2) and sell the remainder of the subject site (Lot 1) for future multi-family development. By retaining ownership of proposed Lot 2, and the applicant notes they can collect lease revenue, which they intend to give to future Bison Run neighbourhood association.
- Under the Winnipeg Zoning By-law, this is classified as a communication facility, and is a permitted principal use in the “RMF-M” district if it complies with the Communication Facility Protocol adopted by Council in 2010. The Urban Planning and Design Division wrote a letter of concurrence for this proposed cellular communication facility in May, 2025.
- With respect to compatibility, the proposed cellular tower is located approximately 13 feet from the nearest residential property to the east of the subject site. Additionally, it is directly across the street from a property zoned “EI” Educational and Institutional.
- In newer neighbourhoods such as Waverley West ‘B,’ it is generally expected that “RMF” lots meet the minimum lot sizes required by the Zoning By-law. In the case of Lot 2, it is proposed to be approximately 547 square feet in area, with a depth of approximately 27 feet and a width of approximately 20 feet. Given these small dimensions, it would not be possible to design any residential use on Lot 2 without triggering multiple Variances.

- Given the proposed size of Lot 2, a communications facility or some other type of minor utility use would be the only feasible permitted use.
- For these reasons, the Urban Planning and Design Division recommends the Variance be approved.

REASONS FOR THE 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 Variance will enable development that is consistent with policies in the* Waverley West Neighbourhood B 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 surrounding area is characterized by vacant land that will transition toward future urban development consistent with the* Waverley West Neighbourhood 'B' Secondary Plan.

(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 Variance will enable development which is consistent with policies in the* Waverley West Neighbourhood 'B' Secondary Plan.

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

In that, *the Variance is for properties that are part of a planned neighbourhood not yet developed.*

CONSULTATION

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

OURWINNIPEG 2045 POLICY ALIGNMENT

OurWinnipeg 2045 Goal – City Building

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

The proposed development aligns with the following Key Direction in the Winnipeg Climate Action Plan: *"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:	Robert Galston, MCP
Date:	Monday, August 17, 2026
File No.	DAV 26-187931/D

Exhibit “5” referred to in File DAV 187931/2026D

