Agenda – Assiniboia Community Committee – September 4, 2026

PUBLIC HEARINGS

Item No. 9 Variance – Northridge Road
(Waverley West Ward)
File DAV 189578/2026D

WINNIPEG PUBLIC SERVICE RECOMMENDATION:

The Urban Planning and Design Division recommends approval of the application to vary the "RMF-S" Development and Design Standards of Winnipeg Zoning By-Law No. 200/2006 for the construction of multi-family dwelling buildings to permit a front yard of 10 feet (3.05 metres) instead of 20 feet (6.10 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 189578/2026D
Applicant:	Qualico Developments (Veronica Eno)
Premises Affected:	Northridge Road
Legal Description:	BLOCK 19 PLAN 76165, hereinafter called "the land"
Property Zoned:	"RMF-S" (Residential Multi-Family – Small)
Nature of Application:	To vary the "RMF-S" Development and Design Standards of Winnipeg Zoning By-Law No. 200/2006 for the construction of multi-family dwelling buildings to permit a front yard of 10 feet (3.05 metres) instead of 20 feet (6.10 metres).
Exhibits Filed:	1. Application dated July 3, 2026 2. Notification of Public Hearing dated August 17, 2026 3. Manitoba Status of Title 3399739/1 4. Letter of authorization dated April 14, 2026 to Southeast Lands Corp. 5. Confirmation from the Zoning and Permits Administrator that the subject property may be posted in substitution for newspaper advertising 6. Caveat 5838661/1 7. Plans, Sheet 1 for File DAV 189578/2026D dated July 3, 2026 8. Report from the Urban Planning Division dated August 20, 2026 9. Inspection Report

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

Moved by Councillor

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

Moved by Councillor

That the receipt of public representations be concluded.

Moved by Councillor

That in accordance with Subsection 247(3) of The City of Winnipeg Charter, the Variance,

(a) ☐ is consistent ☐ is not consistent
with Plan Winnipeg, and any applicable secondary plan;

(b) ☐ does not create ☐ does create
a substantial adverse effect on the amenities, use, safety and convenience of the adjoining property and adjacent area, including an area separated from the property by a street or waterway;

(c) ☐ is ☐ is not
the minimum modification of a zoning by-law required to relieve the injurious effect of the zoning by-law on the applicant's property; and

(d) ☐ is ☐ is not
compatible with the area in which the property to be affected is situated.

Supporting Reasons:

Moved by Councillor

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

Moved by Councillor

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

Exhibit “8” referred to in File DAV 189578/2026D

ADMINISTRATIVE REPORT

Title: DAV 26-189578/D – Northridge Road

Issue: For consideration at the public hearing of a Variance associated with the construction of townhouses

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-S" Development and Design Standards of Winnipeg Zoning By-Law No. 200/2006 for the construction of multi-family dwelling buildings to permit a front yard of 10 feet (3.05 metres) instead of 20 feet (6.10 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 build townhouses 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 26-189578/D**
RELATED FILES:
COMMUNITY: Assiniboia Committee
NEIGHBOURHOOD #: 2.681 (Waverley West B)

SUBJECT:	To vary the "RMF-S" Development and Design Standards of Winnipeg Zoning By-Law No. 200/2006 for the construction of multi-family dwelling buildings to permit a front yard of 10 feet (3.05 metres) instead of 20 feet (6.10 metres).
LOCATION:	Northridge Road
LEGAL DESCRIPTION:	BLOCK 19 PLAN 76165 WLTO IN OTM LOTS 1, 2 AND 3 PARISH OF ST VITAL OTM LOTS 122, 123 AND 124 PARISH OF ST NORBER AND PT GOVT ROAD ALLOWANCE
APPLICANT:	Veronica Eno (Qualico Developments) 1 Dr. David Friesen Dr. Winnipeg, MB R3X 0G8
OWNER:	Southeast Lands Corp. 1 Dr. David Friesen Dr. Winnipeg, MB R3X 0G8

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 west side of a future extension of Northridge Road, at the southwest corner of Northridge Road and Beynon Crescent. It is in the Waverley West ‘B’ Neighbourhood of the Waverley West Ward.
- The subject site is approximately 48,100 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-S" Residential Multi-Family (Small) district under file no. DASZ 35/2024.

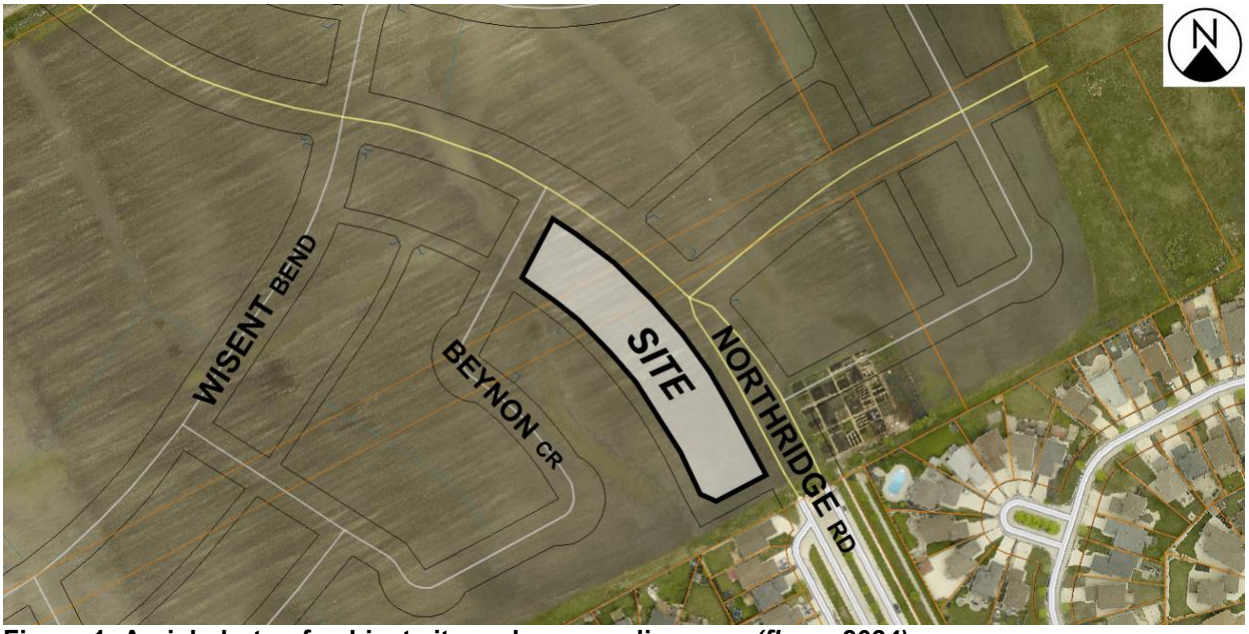

Figure 1: Aerial photo of subject site and surrounding area *(flown 2024)*

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Future Beynon Crescent, then vacant land zoned "R2" Residential Two-Family.

South: Future public lane, then vacant land zoned "R1-M" Residential Single-Family (Medium).

East: Future Northridge Road extension, then vacant land zoned a mix of "RMF-S" Residential Multi-Family (Small) and "R2" Residential Two-Family.

West: Future public lane, then vacant land zoned "R1-S" Residential Single-Family (Small).



Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant proposes to construct a townhouse development on the subject block.
- Vehicular access to the proposed townhouses units will be taken from the rear public lane.
- No plans of development have been submitted with this application, and it is not yet known how many dwelling units will be developed on the subject site.

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 under a neighbourhood secondary plan, 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 Lower Density Residential policy area.

- *Lower Density Residential areas provide primarily for the development of single-family dwellings and opportunities for two-family dwellings and certain styles of multi-family dwellings, where appropriate, as outlined in the policies that follow.*

3.1.2 Policies

1. *Single-family and two-family dwellings shall be the predominant use of land, with ground-entry multi-family dwellings allowed in appropriate locations as determined by the City.*
2. *New public and institutional uses, such as places of worship, daycares and non-regional recreational uses may be allowed within the Lower Density Residential area, where determined by the City to be compatible and appropriate. Such uses shall be located adjacent to collector roads and the design of the site shall mitigate any negative impacts of the use on adjacent lower density residential uses.*
3. *Existing institutional uses within the Lower 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.*
4. *Any residential development application for lands within a Lower Density Residential area should achieve a minimum density of 7.0 dwelling units per Net Developable Acre.*
5. *Higher density development shall be directed along collector roads within sub-areas 1 and 2.*
6. *Single-family dwellings shall not back onto an internal collector road.*
7. *Single-family dwellings on lots with less than 12.19 metres (40 feet) of frontage 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; and d. the provision of utilities.*
8. *A pair of semi-detached dwellings or a two-family dwelling on lots less than 15.24 metres (50 feet) of frontage 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. *the provision of utilities; and e. pedestrian safety.*

9. *Multi-family dwellings may be allowed within the Lower Density Residential along collector roads within subareas 1 and 2 as shown in Appendix B, under the following conditions: a. multi-family dwellings shall take exclusive access from a back lane; and b. the design of multi-family dwellings shall be street oriented and ground-entry.*
10. *Multi-family dwellings may be allowed within the Lower Density Residential along collector roads within subarea 3 as shown in Appendix B and along local roads throughout the Plan Area, under the following conditions: a. multi-family dwellings shall take exclusive access from a back lane; b. the design of multi-family dwelling shall be street oriented and ground-entry; and c. should be limited to approximately six dwelling units per building.*
11. *Live-work style development may be allowed along collector roads in the Lower Density Residential areas within sub-areas 1 and 2 as shown on Appendix B.*
12. *Despite other policies in this section, only single-family dwellings shall be permitted on lots abutting the southerly edge of the Plan Area located within the Lower Density Residential areas.*
13. *Parks, open spaces and an integrated pathway network shall be provided in Lower Density Residential areas to meet the active and passive recreational needs of residents and visitors.*
14. *Properties zoned "A" Agricultural shall be required to rezone prior to the establishment of new principal buildings or uses.*

CITY OF WINNIPEG ZONING BY-LAW 200/2006

- Per the dimensional standards of the Winnipeg Zoning By-law, lots in the "RMF-S" district are required to a have a minimum front yard setback of 20 feet. The applicant is proposing townhouses with front yard setbacks of 10 feet. As such, a Variance is required.

ANALYSIS OF VARIANCE

- The subject site is located on a future collector street, which is an extension of Northridge Road. Per the *Waverley West Neighbourhood 'B' Secondary Plan,* this extension of Northridge Road will meet a southward extension of Ruth Cross.
- Under the neighbourhood secondary plan, multi-family development on sites with a rear lane must take exclusive access from the back lane. As such, the Variance for front yards of 10 feet instead of the required 20 feet will bring active, ground-oriented residential buildings closer to the public realm on a collector street, rather than bringing vehicle-oriented uses (e.g., attached front garages and driveways) closer.
- In this manner, the reduced yards are consistent with policies in the Lower Density Residential policy area, which accommodate street-facing, ground-oriented townhouses on collector streets.

- Elsewhere in the Waverley West ‘B’ neighbourhood, the Urban Planning and Design Division has supported similarly reduced front yard setbacks for townhouse developments accessed by rear lanes on collector streets.
- Although no design drawings have been submitted, the applicant’s letter of intent shows conceptual images showing townhouse development with smaller outdoor garden and patio spaces in front yards similar to what is proposed.
- As a condition of the Zoning Agreement under file no. DASZ 35/2024, final plans must come to the Assiniboia Community Committee and the Director of Planning, Property and Development. Given this, the Urban Planning and Design Division will be given an opportunity to review detailed design drawings for the proposed townhouse development and ensure a combination of street edge landscaping and active front entrances are incorporated into the design.
- For these reasons, the Urban Planning and Design Division recommends approval of the Variance for a reduced front yard setback.

PLAN APPROVAL

- As noted above, final plans of development must come to the Assiniboia Community Committee and the Director of Planning, Property and Development, per the Zoning Agreement under file no. DASZ 35/2024.

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 residential 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 residential 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:	Thursday, August 20, 2026
File No.	DAV 26-145754/D

Exhibit “7” referred to in File DAV 189578/2026D

