Minutes – Appeal Committee – September 2, 2026

PUBLIC HEARINGS

Item No. 6 **Appeal – Variance – 470 Des Meurons Street**
(St. Boniface Ward)
File DAV 116786A/2026D [c/r DAZ 202/2026]

COMMITTEE DECISION:

The Appeal Committee allowed the appeals, concurred in the decision of the Riel Community Committee, as amended, cancelled Variance Order DAV 116786/2026D, and approved a Variance on "the land" to permit as follows:

1. For the construction of a multi-family dwelling to permit:

    A. No front yard

    B. A north side yard of 8 feet (2.43 metres)

    C. A south side yard of 6 feet (1.828 metres)

    D. A rear yard of 20 feet (6.09 metres)

    E. A south side yard balcony projection of 5 feet (1.5 metres)

    F. A lot area per dwelling unit of 344 square feet (31.95 square metres)

    G. Insufficient street edge landscaping

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

    A. 105 parking spaces

    C. Drive aisles ranging from 19 feet (5.79 metres) to 19.5 feet (5.94 metres).

Subject to the following conditions:

1. That if any Variance granted by this order is not established within two (2) years of the date hereof, this order, in respect of that Variance shall terminate.

2. That any Variance granted by this order does not come into force and effect until the associated rezoning under file DAZ 202/2026 comes into force and effect.

COMMITTEE DECISION (continued):

3. That prior to the issuance of any development permits, a signed service agreement with a car share provider shall be submitted to and approved by the Director of Planning, Property and Development. The service agreement shall include one (1) car share vehicle and one (1) dedicated parking stall for the car share vehicle, to the satisfaction of the Director of Planning, Property and Development, to be thereafter maintained to the satisfaction of the Director.

4. That prior to the issuance of any development permit, a signed letter of commitment/comfort with a government funder shall be submitted to the City confirming the provision of a minimum of three (3) affordable dwelling units, to the satisfaction of the Director of Planning, Property and Development, and to be thereafter maintained to the satisfaction of the Director.

   OR

   That prior to the issuance of any development permit, a signed Affordability Monitoring Agreement with the Province of Manitoba shall be submitted to the City confirming that a minimum of three (3) affordable dwelling units be provided, to the satisfaction of the Director of Planning, Property and Development, and to be thereafter maintained to the satisfaction of the director.

5. That the Developer shall provide 3.5 foot high decorative metal fence along the south property line between the parking and the sidewalk, to the satisfaction of the Director of Planning, Property and Development.

Minutes – Appeal Committee – September 2, 2026

DECISION MAKING HISTORY:

Pursuant to section 52(2) of the Procedure By-law No. 50/2007, Councillor Allard advised that he would refrain from hearing the Appeal on File DAV 116786A/2026D inasmuch as they sat in on a previous hearing with respect to this property, and left the meeting.

The Winnipeg Public Service advised that all statutory requirements with respect to these appeals have been complied with.

Moved by Councillor Gilroy,

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

Carried

Moved by Councillor Gilroy,

That the receipt of public representations be concluded.

Carried

Moved by Councillor Gilroy,

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:

1. This is a good use for repurposing industrial land.

2. There is a need for more housing in the community for aging in place, for students and families. This is an arterial corridor, this is where the city would like to see greater density so it does fit in with that.

3. It has the carshare that is added and this development has access to transit lines. There is a lot more bike parking than required. It' close to shops, schools and restaurants so it's really a great location for greater density.

Carried

DECISION MAKING HISTORY (continued):

Moved by Councillor Gilroy,

That the appeals be allowed and the decision of the Riel Community Committee be concurred in, with the following amendments:

- Permit Recommendations 1. A., F. and G. as applied for, namely:

  "A. No front yard instead of 25 feet (7.62 metres)

  F. A lot area per dwelling unit of 344 square feet (31.95 square metres) instead of 400 square feet (37.16 square metres) per dwelling unit.

  G. Insufficient street edge landscaping"

- Permit Recommendation 2. A. as applied for, namely:

  A. 105 parking spaces instead of 120 spaces

- Add the following new Conditions:

  "3. That prior to the issuance of any development permits, a signed service agreement with a car share provider shall be submitted to and approved by the Director of Planning, Property and Development. The service agreement shall include one (1) car share vehicle and one (1) dedicated parking stall for the car share vehicle, to the satisfaction of the Director of Planning, Property and Development, to be thereafter maintained to the satisfaction of the Director.

  4. That prior to the issuance of any development permit, a signed letter of commitment/comfort with a government funder shall be submitted to the City confirming the provision of a minimum of three (3) affordable dwelling units, to the satisfaction of the Director of Planning, Property and Development, and to be thereafter maintained to the satisfaction of the Director.

  OR

  That prior to the issuance of any development permit, a signed Affordability Monitoring Agreement with the Province of Manitoba shall be submitted to the City confirming that a minimum of three (3) affordable dwelling units be provided, to the satisfaction of the Director of Planning, Property and Development, and to be thereafter maintained to the satisfaction of the director.

DECISION MAKING HISTORY (continued):

5. That the Developer shall provide 3.5 foot high decorative metal fence along the south property line between the parking and the sidewalk, to the satisfaction of the Director of Planning, Property and Development."

Carried

Moved by Councillor Gilroy,
That Variance Order DAV 116786/2026D be cancelled.

Carried

Moved by Councillor Gilroy,
That the public hearing with respect to these appeals be concluded.

Carried

COUNCIL DECISION:

On July 16, 2026, Council concurred in the recommendation of the Standing Policy Committee on Property and Development dated July 6, 2026, and approved the rezoning of the subject land under File DAZ 202/2026, to an "RMF-L Mature Communities PDO-1" Residential Multi-Family (Large) District.

THE CITY OF WINNIPEG
VARIANCE APPEAL ORDER
APPEAL COMMITTEE

DAV 116786A/2026D [c/r DAZ 202/2026]

Before:	Appeal Committee Councillor Santos, Chairperson Councillor Durand-Wood Councillor Gilroy
Hearing	September 2, 2026 Council Building, 510 Main Street
Applicant:	Freedhome Developments Ltd. (Jonathon Freed)
Premises Affected:	470 Des Meurons Street
Legal Description:	LOT 1/2 PLAN 20105 80 ST B, hereinafter called "the land"
Property Zoned:	"M1 Mature Communities PDO-1" (Manufacturing Light Planned Development Overlay-1(district))
Nature of the Application:	To vary the proposed "RMF-L Mature Communities PDO-1" Development and Design Standards of the Winnipeg Zoning By-law 200/2006 as follows:

1. For the construction of a multi-family dwelling to permit:

   A. No front yard instead of 25 feet (7.62 metres);

   B. A north side yard of 8 feet (2.43 metres) instead of 18 feet (5.48 metres);

   C. A south side yard of 6 feet (1.828 metres) instead of 20 feet (6.09 metres);

D. A rear yard of 20 feet (6.09 metres) instead of 25 feet (7.62 metres);

E. A south side yard balcony projection of 5 feet (1.5 metres) instead of 2 feet (0.6 metres);

F. A lot area per dwelling unit of 344 square feet (31.95 square metres) instead of 400 square feet (37.16 square metres) per dwelling unit;

G. Insufficient street edge landscaping;

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

A. 105 parking spaces instead of 120 spaces;

B. No unassigned guest parking spaces instead of 11 spaces;

C. Drive aisles ranging from 19 feet (5.79 metres) to 19.5 feet (5.94 metres) instead of 20 feet (6.09 metres);

D. Insufficient parking lot interior landscaping.

ORDER MADE BY THE RIEL COMMUNITY COMMITTEE:

The Riel Community Committee approved a Variance, File DAV 116786/2026D to Freedhome Developments Ltd. (Jonathon Freed), for the premises located at 470 Des Meurons Street, as follows:

1. For the construction of a multi-family dwelling to permit:

A. A front yard of 10 feet.

B. A north side yard of 8 feet (2.43 metres).

C. A south side yard of 6 feet (1.828 metres).

D. A rear yard of 20 feet (6.09 metres).

E. A south side yard balcony projection of 5 feet (1.5 metres).

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

C. Drive aisles ranging from 19 feet (5.79 metres) to 19.5 feet (5.94 metres);

Subject to the following conditions:

1. That if any Variance granted by this order is not established within two (2) years of the date hereof, this order, in respect of that Variance shall terminate.

2. That any Variance granted by this order does not come into force and effect until the associated rezoning under file DAZ 202/2026 comes into force and effect.

Pursuant to the provisions of The City of Winnipeg Charter, Nicholas Blais, Roxanne Bisson, Suzanne Morgan-Gravel, Ronald Mestdagh, Neil Morgan-Gravel, Peter Bridgeman, Meaghan Syganiec, Edward James Hoeppner, Véronique Togneri, Hubert Grenier, Danielle Robidoux, Gilbert Michaud, Daniel St. Vincent, Jocelyne Gagnon, Sarah Legoupil, Brent Bellamy, Jim Clark, Lise Girouard, Roger Girouard, and Joel Sabourin, appealed the Variance Order DAV 116786/2026D, and after Notice, the appeal was heard on September 2, 2026.

Upon consideration of the evidence adduced and submissions made, the Appeal Committee is of the opinion that, subject to the conditions imposed, if any, this Appeal Order meets the statutory criteria as outlined in Subsection 247(3) of The City of Winnipeg Charter, in that it:

(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; and

(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:

1. This is a good use for repurposing industrial land.

2. There is a need for more housing in the community for aging in place, for students and families. This is an arterial corridor, this is where the city would like to see greater density so it does fit in with that.

3. It has the carshare that is added and this development has access to transit lines. There is a lot more bike parking than required. It' close to shops, schools and restaurants so it's really a great location for greater density.

ORDER:

The Appeal Committee orders that the appeal is allowed, Variance Order DAV 116786/2026D is cancelled, and the provisions of the "RMF-L Mature Communities PDO-1" Development and Design Standards of the Winnipeg Zoning By-law No. 200/2006 are varied on "the land" as follows:

1. For the construction of a multi-family dwelling to permit:

    A. No front yard

    B. A north side yard of 8 feet (2.43 metres)

    C. A south side yard of 6 feet (1.828 metres)

    D. A rear yard of 20 feet (6.09 metres)

    E. A south side yard balcony projection of 5 feet (1.5 metres)

    F. A lot area per dwelling unit of 344 square feet (31.95 square metres)

    G. Insufficient street edge landscaping

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

    A. 105 parking spaces

    C. Drive aisles ranging from 19 feet (5.79 metres) to 19.5 feet (5.94 metres).

subject to the following conditions necessary to ensure conformity with the statutory criteria of The City of Winnipeg Charter:

1. That if any Variance granted by this order is not established within two (2) years of the date hereof, this order, in respect of that Variance shall terminate.

2. That any Variance granted by this order does not come into force and effect until the associated rezoning under file DAZ 202/2026 comes into force and effect.

3. That prior to the issuance of any development permits, a signed service agreement with a car share provider shall be submitted to and approved by the Director of Planning, Property and Development. The service agreement shall include one (1) car share vehicle and one (1) dedicated parking stall for the car share vehicle, to the satisfaction of the Director of Planning, Property and Development, to be thereafter maintained to the satisfaction of the Director.

4. That prior to the issuance of any development permit, a signed letter of commitment/comfort with a government funder shall be submitted to the City confirming the provision of a minimum of three (3) affordable dwelling units, to the satisfaction of the Director of Planning, Property and Development, and to be thereafter maintained to the satisfaction of the Director.

   OR

   That prior to the issuance of any development permit, a signed Affordability Monitoring Agreement with the Province of Manitoba shall be submitted to the City confirming that a minimum of three (3) affordable dwelling units be provided, to the satisfaction of the Director of Planning, Property and Development, and to be thereafter maintained to the satisfaction of the director.

5. That the Developer shall provide 3.5 foot high decorative metal fence along the south property line between the parking and the sidewalk, to the satisfaction of the Director of Planning, Property and Development.

THIS ORDER IS SUBJECT TO ALL BUILDING, HEALTH OR OTHER REGULATIONS PERTAINING TO THE LAND HEREIN REFERRED TO.

DATE OF ORDER: September 4, 2026

CERTIFIED BY:



Karly Dolski
Senior Committee Clerk

THE FOLLOWING PERSONS MADE REPRESENTATIONS:

In Support of the Appeals:

Alora Anis
Brent Bellamy
Roxanne Bisson
Serge Bisson
Peter Bridgeman
Jim Clark
Teresa Cwik
Tracy Cwik
Marc Despiegelaere
Jacinta Dkhar
Danielle Dorge-Rempel
Veronica Dunne
Jules Dupuis
Sandra Dupuis
Jordan Farber
Jocelyn Gagnon
Lise Girouard
Hubert Grenier
Edward James Hoeppner
Sarah Hoeppner
Walter Kleinschmit
Cheryl Kruchak
George Labossiere
Roland Lavoie
Sarah Legoupil
David Malolos
Portia Malolos
Francine Marchildon
Ronald Mestdagh
Norma McDonald
Gilbert Michaud
Neil Morgan-Gravel
Suzanne Morgan-Gravel
Janelle Mulaire
Marc Mulaire
Marjolaine Mulaire
Baraka Mulimbwa
Stephane Oystryk
Joanne Pelletier
Pawel Puzio
Danielle Robidoux
Wade Ryplanski
Joel Sabourin
Barbara Signer-Delorme
Josh Smith
Daniel St. Vincent
Meaghan Syganiec
Veronique Togneri
Robyn Vilde

In Opposition to the Appeals:

Braeden King
Erwan Bouchaud

For Information on the Appeals:

Nil

For the City:

M. Robinson, Principal Planner, Planning, Property and Development Department
S. Nuttall, Planner, Planning, Property and Development Department

EXHIBITS FILED FOR DAV 116786A/2026D

1. Order DAV 116786/2026D dated June 30, 2026
2. Notice of Appeal filed by Nicholas Blais, received July 11, 2026
3. Notice of Appeal filed by Roxanne Bisson, received July 11, 2026
4. Notice of Appeal filed by Suzanne Morgan-Gravel, received July 11, 2026
5. Notice of Appeal filed by Ronald Mestdagh, received July 12, 2026
6. Notice of Appeal filed by Neil Morgan-Gravel, received July 15, 2026
7. Notice of Appeal filed by Peter Bridgeman, received July 15, 2026
8. Notice of Appeal filed by Meaghan Sygniec, received July 15, 2026
9. Notice of Appeal filed by Edward James Hoeppner, received July 16, 2026
10. Notice of Appeal filed by Véronique Togneri, received July 16, 2026
11. Notice of Appeal filed by Hubert Grenier, received July 16, 2026
12. Notice of Appeal filed by Danielle Robidoux, received July 17, 2026
13. Notice of Appeal filed by Gilbert Michaud, received July 19, 2026
14. Notice of Appeal filed by Daniel St. Vincent, received July 19, 2026
15. Notice of Appeal filed by Jocelyne Gagnon, received July 19, 2026
16. Notice of Appeal filed by Sarah Legoupil, received July 19, 2026
17. Notice of Appeal filed by Brent Bellamy, received July 20, 2026
18. Notice of Appeal filed by Jim Clark, received July 20, 2026
19. Notice of Appeal filed by Lise Girouard, received July 20, 2026
20. Notice of Appeal filed by Roger Girouard, received July 20, 2026
21. Notice of Appeal filed by Joel Sabourin, received July 20, 2026
22. Notification of Public Hearing dated May 5, 2026
23. Manitoba Status of Title 3394623/1
24. Letter of Authorization dated May 1, 2025, from Overhead Door of Winnipeg Ltd. (Scott Wallace) to Freedhome Developments Ltd.
25. Confirmation from the Zoning and Permits Administrator that the subject property may be posted in substitution for newspaper advertising
26. Plans, Sheets 1 to 9 inclusive, for File DAV 116786/2026D dated May 6, 2026
27. Report from the Urban Planning Division dated May 22, 2026
28. Inspection Report
29. Revised Report from the Urban Planning Division dated June 8, 2026
30. Inspection Report
31. Communication dated July 20, 2026, from Braeden King in opposition to the appeal
32. Communication dated July 23, 2026, from Stéphane Oystryk in support of the appeal
33. Communication dated August 18, 2026, from Pawel Puzio in support of the appeal
34. Communication dated August 22, 2026, from Jacinta Dkhar in support of the appeal
35. Communication dated August 22, 2026, from Francine Marchildon and Roland Lavoie in support of the appeal
36. Communication dated August 24, 2026, from Sarah Hoeppner in support of the appeal
37. Communication dated August 24, 2026, from Joanne Pelletier in support of the appeal
38. Communication dated August 25, 2026, from Danielle Dorge-Rempel in support of the appeal
39. Communication from Edward James Hoeppner in support of the appeal
40. Communication from Veronica Dunne in support of the appeal

EXHIBITS FILED FOR DAV 116786A/2026D (continued)

41. Communication dated August 27, 2026, from Serge Bisson in support of the appeal
42. Communication dated August 27, 2026, from Portia and David Malolos in support of the appeal
43. Communication from Roxanne Bisson in support of the appeal
44. Communication dated August 27, 2026, from Portia and Alora Anis in support of the appeal
45. Communication dated August 27, 2026, from Cheryl Kruchak in support of the appeal
46. Communication dated August 30, 2026, from Marc Mulaire in support of the appeal
47. Communication dated August 30, 2026, from Janelle Mulaire in support of the appeal
48. Communication dated August 30, 2026, from Marjolaine Mulaire in support of the appeal
49. Communication from Erwan Bouchaud, Executive Director, Entreprises Riel, in opposition to the appeal
50. Communication from Sandra & Jules Dupuis in support to the appeal
51. Communication from Teresa & Tracy Cwik in support to the appeal
52. Communication dated August 28, 2026, from Danielle Robidoux in support of the appeal
53. Communication dated August 28, 2026, from Marc De Spiegelaere in support of the appeal
54. Communication from George Labossiere in support of the appeal
55. Communication from Lise Girouard in support of the appeal
56. Communication from Brent Bellamy in support of the appeal
57. Communication from Walter Kleinschmidt in support of the appeal
58. Communication from Jim Clark in support of the appeal
59. Presentation purporting to contain 267 signatures in support of the appeal, submitted by Marc Despiegelaere

Exhibit “29” referred to in File DAV 116786A/2026D

ADMINISTRATIVE REPORT

Title: DAV 26-116786\D – 470 Des Meurons

Issue: For consideration of Variances associated with a multi-family building and accessory parking area.

Critical Path: Director of Planning, Property, and Development

AUTHORIZATION

Author	Department Head	CFO	CAO
S. Nuttall, MCP	n/a	n/a	

DECISION AND CONDITIONS

The Urban Planning and Design Division **recommends approval in part and as modified** of the application to vary the proposed “RMF-L Mature Communities PDO-1” development and design standards of Winnipeg Zoning By-law 200/2006 as follows:

1) For the construction of a multi-family dwelling to permit:

a) ~~No front yard~~ A ***front yard of 10 feet*** instead of 25 feet (7.62 metres);

b) A north side yard of 8 feet (2.43 metres) instead of 18 feet (5.48 metres);

c) A south side yard of 6 feet (1.828 metres) instead of 20 feet (6.09 metres);

d) A rear yard of 20 feet (6.09 metres) instead of 25 feet (7.62 metres);

e) A south side yard balcony projection of 5 feet (1.5 metres) instead of 2 feet (0.6 metres);

f) ~~A lot area per dwelling unit of 344 square feet (31.95 square metres) instead of 400 square feet (37.16 square metres) per dwelling unit;~~

g) ~~Insufficient street edge landscaping;~~

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

a) ~~105 parking spaces instead of 120 spaces;~~

b) ~~No unassigned guest parking spaces instead of 11 spaces;~~

c) Drive aisles ranging from 19 feet (5.79 metres) to 19.5 feet (5.94 metres) instead of 20 feet (6.09 metres);

d) ~~Insufficient parking lot interior landscaping.~~

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.
2. That any Variance granted by this order does not come into force and effect until the associated rezoning under file DAZ 202/2026 comes into force and effect.

REASON FOR THE REPORT

- The applicant is proposing to build a multi-family building and accessory parking area and requires Variances for the dimensional standards 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 26-116786\D**
RELATED FILES:	DAZ 202/2026, AEC26-116813
COMMUNITY:	Riel Committee
NEIGHBOURHOOD #:	5.502 - (CENTRAL ST. BONIFACE)
SUBJECT:	To vary the proposed "RMF-L Mature Communities PDO-1" development and design standards of Winnipeg Zoning By-law 200/2006 as follows: 1) For the construction of a multi-family dwelling to permit: a) No front yard instead of 25 feet (7.62 metres); b) A north side yard of 8 feet (2.43 metres) instead of 18 feet (5.48 metres); c) A south side yard of 6 feet (1.828 metres) instead of 20 feet (6.09 metres); d) A rear yard of 20 feet (6.09 metres) instead of 25 feet (7.62 metres); e) A south side yard balcony projection of 5 feet (1.5 metres) instead of 2 feet (0.6 metres); f) A lot area per dwelling unit of 344 square feet (31.95 square metres) instead of 400 square feet (37.16 square metres) per dwelling unit;

g) Insufficient street edge landscaping;
2) For the establishment of an accessory parking area to permit:
a) 105 parking spaces instead of 120 spaces;
b) No unassigned guest parking spaces instead of 11 spaces;
c) Drive aisles ranging from 19 feet (5.79 metres) to 19.5 feet (5.94 metres) instead of 20 feet (6.09 metres);
d) Insufficient parking lot interior landscaping.

LOCATION: 470 Des Meurons St
LEGAL DESCRIPTION: LOT 1/2 PLAN 20105 80 ST B

APPLICANT: Jonathon Freed (Freedhome Developments Ltd.)
207-230 Main St
Winnipeg, MB R2X 2Y1

OWNER: OVERHEAD DOOR OF WINNIPEG LTD
470 Des Meurons St
Winnipeg, MB R2H 2P4

DISCUSSION

CRITERIA FOR APPROVAL

Pursuant to Section 247(3) of *The City of Winnipeg Charter*, an application for a Variance with respect to a property may be approved if the Variance:

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

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

(c) is the minimum modification of a zoning-by-law required to relieve the injurious effect of the zoning by-law on the applicant's property; and

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

SITE DESCRIPTION

- The subject property is located on Des Meurons St, in the Central St. Boniface neighbourhood of the St Boniface ward.
- The subject site is 41,389 square feet (3,845 square metres) in area. The site is currently occupied by a commercial building.
- The subject site is accessed by approaches on Des Meurons and Gaboury Place.
- Under the *Complete Communities Direction Strategy 2.0*, the site is within the Established Neighbourhoods – Mature Communities policy area. The property is zoned “M1” Manufacturing - Light district.



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

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Manufacturing/industrial uses on land zoned “M1” Manufacturing – Light district.

South: Residential uses on land zoned “R2” Residential Two-Family district.

East: Manufacturing/industrial uses on land zoned “M1” Manufacturing – Light district.

West: Des Meurons, then residential uses on land zoned “R2” Residential Two-Family district.

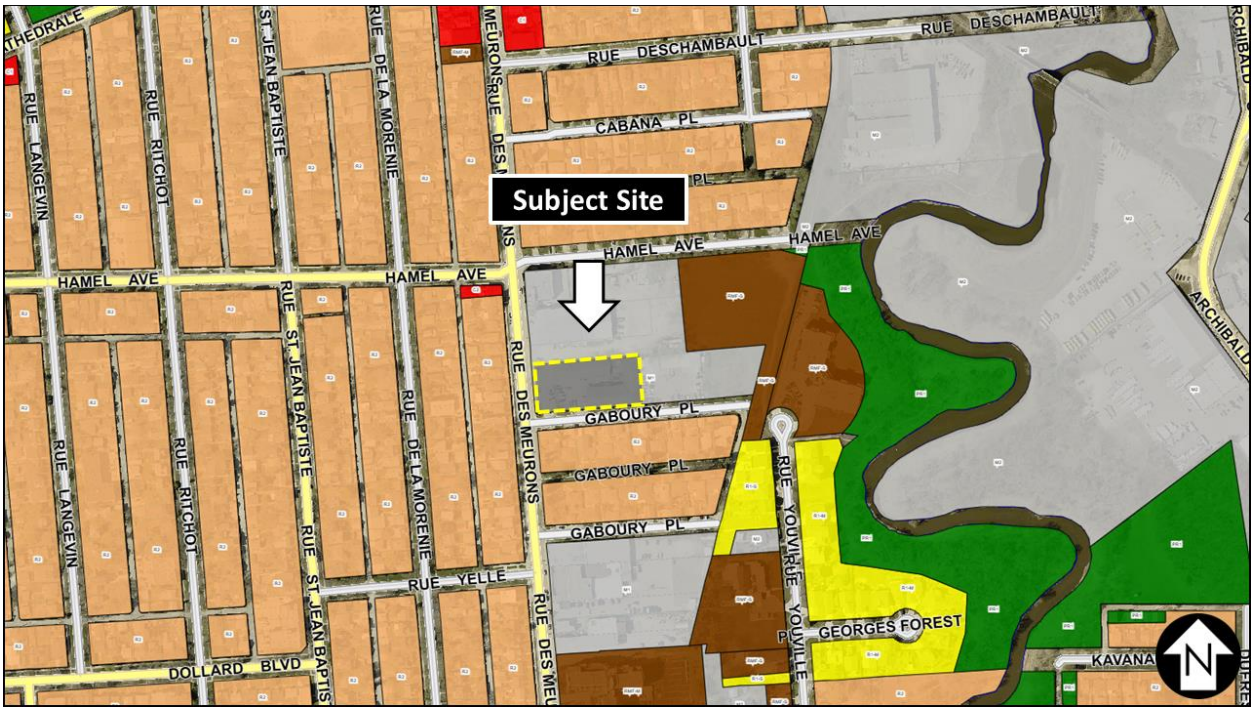

Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant intends to construct a six-storey residential building.
- The existing commercial building(s) on site will be demolished.
- The building features 120 rental units:
    - 65 one-bedroom units
    - 50 two-bedroom units
    - 5 three-bedroom units
    - According to the Letter of Intent, 10% of these units will be affordable as defined by Manitoba Housing's Affordable housing Rental Program.
- The submitted site plan shows that the proposed building will be 122.2 feet (37.2 metres) in width, 278.8 feet (85.0 metres) in length, and 74.2 feet (22.6 metres) in height.
- 105 of the 120 required parking spaces are provided as follows:
    - 53 spaces will be enclosed and heated, including 5 accessible stalls
    - 29 surface parking spaces designated for small cars on the north side of the building
    - 23 surface parking spaces on the south side of the building.
- 36 bicycle parking spaces are required, exceeding the minimum requirement of 12 spaces. This includes 4 outdoor spaces and 32 indoor spaces.
- Access will be provided on the south side of the property from Gaboury Place.
- Landscaping:

- 0 trees and 5 shrubs have been provided along the Gaboury street edge, below the required minimum of 1 tree per 30 feet of frontage and 3 shrubs per 20 feet of frontage.
- None of the required street edge landscaping has been provided on Des Meurons.
- None of the required parking lot interior landscaping has been provided.
- A 6-foot tall brown treated opaque wood fence has been provided.

- An Alternative Equivalence Compliance approval is required for semi-recessed waste bins, which the Public Service supports.

COLLABORATIVE PLANNING AND CONSULTATION

With the Urban Planning and Design Division

The applicant engaged with the Urban Planning and Design Division during the application process.

With the Public

The applicant held a virtual information session for residents and has included signatures of support with this application.

ANALYSIS AND ISSUES

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

- The *Complete Communities Direction Strategy 2.0* supports *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.
- The property is located in an Established Neighbourhood – Mature Community policy area of *CCDS 2.0*. Certain goals and policies of *CCDS 2.0* apply to the proposal.
- 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;

f. Proximity to Downtown, Mixed Use Centres, Major Redevelopment Sites and Mixed Use Corridors;

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.

- 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.*
    - *2.12 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.*

This site is a large commercial site located on a corner. Transitioning this site from a commercial use to a residential use is a net-positive for the surrounding area. The applicant has submitted a complete set of drawings including building elevations, site plans, and landscaping plans. Together with the modifications to this Variance, these documents show the development will be able to achieve a high-quality design.

CITY OF WINNIPEG ZONING BY-LAW 200/2006

Reason for the Variances

Reduced Front, Rear, and Side Yard Setbacks

The applicant has requested the following setbacks:

- A front yard of 10 feet instead of 25 feet
- A rear yard of 20 feet instead of 25 feet
- A north side yard of 8 feet instead of 18 feet
- A south side yard of 6 feet instead of 18 feet

As each of these proposed yards are below the minimum requirement of the Winnipeg Zoning By-law, Variances are required.

Balcony Projection

The maximum projection for a balcony into a side yard is 2 feet. The applicant is requesting a projection of 5 feet. For this reason, a Variance is required.

Increased Density

The minimum density in the RMF-L district is 400 square feet per dwelling unit. This would yield a maximum of 103 units. The applicant is proposing a density of 344 square feet per dwelling unit to achieve an additional 17 units. For this reason, a Variance is required.

Insufficient Street Edge Landscaping

All required or voluntary yards must contain a minimum of one deciduous or coniferous tree for each 30 feet of linear street frontage, plus 3 shrubs for each 20 feet of linear street frontage. The applicant has included no street edge landscaping along Des Meurons and insufficient landscaping along Gaboury Place. For this reason, a Variance is required.

Parking Stall Reduction and No Guest Parking

Parking must be provided at a rate of 1 parking stall per dwelling unit (1:1 ratio). 10% of the required parking must be provided as unassigned guest parking. The applicant is proposing 105 parking spaces for 120 units (0.88:1 ratio) with no guest parking spaces. For this reason, a Variance is required.

Reduced Drive Aisle Width

The applicant is proposing drive aisle widths ranging from 19 feet to 19.5 feet where the minimum width is 20 feet. For this reason, a Variance is required.

Insufficient Parking Lot Interior Landscaping

Parking lot interior must be provided as follows:

- 5% of the gross parking lot area must be landscaped
- One (1) tree must be provided for each 300 square feet of parking lot interior landscape area
- One (1) shrub must be provided for each 100 square feet of parking lot interior landscape area

The applicant is proposing no parking lot interior landscaping. For this reason, a Variance is required.

Analysis of Variances

Reduced Front, Rear, and Side Yard Setbacks

The Urban Planning and Design Division recommends that the requested front yard Variance be modified to allow a minimum setback of 10 feet from Des Meurons to allow for the required street edge landscaping.

The rear yard setback is a minor deviation of 5 feet from the requirement and is supported.

The side yard setbacks, while a significant departure from the standard, are only required for the first 45 feet of the building, which is then recessed significantly for the rest of the building depth.

For these reasons**, the front yard Variance is supported, as modified, to permit 10 feet instead of zero feet and the rear yard and side yard Variances are supported, as applied for.**

Balcony Projection

A balcony that is 5 feet in depth provides a significantly more functional outdoor space compared to a balcony that is only 2 feet in depth. Like with the side yard setback, this only applies to the first 45 feet of building depth. For these reasons, **the Variance is supported.**

Increased Density

Under CCDS 2.0, the urban structure area guides the distribution of residential height and density. The subject site is in a mature community and located on an arterial street. According to this guide, the highest densities should be concentrated downtown, around rapid transit stations, and on designated corridors. The surrounding context of largely single-family dwellings, “R2” Residential Two-Family zoning, and manufacturing uses is not consistent with the previously noted urban structure areas. Existing multi-family uses nearby are limited to 5 units, except the 4-storey residential building at 450 Youville which has 36 units at a density of 2,120 square feet per-dwelling unit. The applicant is requesting an additional 17 units through this Variance.

While intensification at this site is supported, the applicant has declined to participate in the Density Bonus Pilot Program, which is used to support developments exceeding 360 square feet per dwelling unit. Further, at the proposed density, large Variances are required for parking, setbacks on all four yards, and landscaping requirements. For these reasons, **the Variance to modify the maximum “RMF-L” density is not supported.**

Insufficient Street Edge Landscaping

Street edge landscaping is not possible due to the requested front yard setback of zero feet. That Variance has been modified to permit a minimum 10-foot front yard, which allows room for the required street edge landscaping. For this reason, **the Variance is not supported.**

Parking Stall Reduction and No Guest Parking

The requested parking reduction is not being offset by affordable units which meet the City’s definition of affordable housing or by the inclusion of car-share vehicles. In the Urban Infill Areas, parking has already been reduced from the standard ratio of 1.5:1 to a 1:1 ratio to account for urban conditions such as frequent transit and active transportation routes. Street parking in the area is limited, with time-restricted day parking on Des Meurons and limited parking along Gaboury Place due to parking restrictions on the north side of the lane and private approaches on the south side of the lane.

The inability to meet the reduced parking ratio or provide any guest parking is reflective of the requested density Variance, which is not supported by the Urban Planning and Design Division. For these reasons, **the Variances are not supported.**

Reduced Drive Aisle Width

The largest requested reduction to the drive aisle width is 1 foot or 5% from the minimum requirement. This is a minor deviation from the requirement and for this reason, **the Variance is supported.**

Insufficient Parking Lot Interior Landscaping

The applicant has proposed a design that leaves no room for landscaping as the vast majority of the site is occupied by the building and its accessory surface parking. In conjunction with the other modifications to the requested Variances, a reduction in density would scale back the design and allow for the required interior parking lot landscaping to be planted. For this reason, **the Variance is not supported.**

CONDITIONS OF APPROVAL

Two (2) conditions of approval have been included in this application. The first condition is to inform the applicant that if not acted upon, the Variance Order expires in two years as per the regulations within the Winnipeg Zoning By-law. The second condition is to ensure that the entitlements granted by this Variance approval are not in effect until the property is rezoned. A similar condition has been placed on the rezoning application (DAZ 202/2026).

REASONS FOR DECISION

In the context of Section 247(3), the Urban Planning and Design Division **approves, in part and as modified,** the application for the following reasons:

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

***In that**, the proposed Variances, as modified, enable the establishment of a new multi-family residential development consistent with OurWinnipeg 2045 and Complete Communities 2.0 policies.*

(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 design features of the project help mitigate impacts on 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 requested Variances, with the recommended modifications, will provide the minimum modification of the zoning by-law without creating adverse effects on adjoining properties.*

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

***In that,** the proposed development creates high-density housing along an arterial road in a mature community characterized by residential uses.*

CONSULTATION

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

OURWINNIPEG 2045 POLICY ALIGNMENT

OurWinnipeg Goal: City Building

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

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

Objective 2: Integrate resilient land use, transportation and infrastructure planning, and investments.

- Ensure that land use, transportation, and infrastructure planning are aligned to provide the conditions for compact, complete and connected communities, supported by sustainable transportation options and municipal infrastructure capacity.

Objective 3: Facilitate development opportunities that complete established communities, and plan new communities as complete and connected from the outset.

- New and existing communities are complete when they demonstrate: universally designed environments; mixed-income neighbourhoods; a continuum of housing types; multi-modal connections within and to elsewhere in the city; heritage conservation; opportunities for physical activity, social interaction, and access to health food, daily needs, employment, education, recreation, and green infrastructure.

Applicable Policies for Established Neighbourhoods – Mature Communities

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.

6.16 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.

6.44 Compatible Growth

- Plan for and protect green and built infrastructure and resources from incompatible development that would compromise achievement of this Plan's goals.

The proposed development is generally aligned with *OurWinnipeg* because it would facilitate residential infill development in a mature community, utilize existing infrastructure, and help meet intensification targets.

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
Prepared by:	Steve Nuttall, MCP
Date:	Friday, May 22, 2026
File No.	DAV 26-116786\D

Exhibit “27” referred to in File DAV 116786A/2026D

ADMINISTRATIVE REPORT

Title: DAV 26-116786\D – 470 Des Meurons

Issue: For consideration of Variances associated with a multi-family building and accessory parking area.

Critical Path: Director of Planning, Property, and Development

AUTHORIZATION

Author	Department Head	CFO	CAO
S. Nuttall, MCP	n/a	n/a	

DECISION AND CONDITIONS

The Urban Planning and Design Division **recommends approval in part and as modified** of the application to vary the proposed “RMF-L Mature Communities PDO-1” development and design standards of Winnipeg Zoning By-law 200/2006 as follows:

1) For the construction of a multi-family dwelling to permit:

a) ~~No front yard~~ A ***front yard of 10 feet*** instead of 25 feet (7.62 metres);

b) A north side yard of 8 feet (2.43 metres) instead of 18 feet (5.48 metres);

c) A south side yard of 6 feet (1.828 metres) instead of 20 feet (6.09 metres);

d) A rear yard of 20 feet (6.09 metres) instead of 25 feet (7.62 metres);

e) A south side yard balcony projection of 5 feet (1.5 metres) instead of 2 feet (0.6 metres);

f) ~~A lot area per dwelling unit of 344 square feet (31.95 square metres) instead of 400 square feet (37.16 square metres) per dwelling unit;~~

g) ~~Insufficient street edge landscaping;~~

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

a) ~~105 parking spaces instead of 120 spaces;~~

b) ~~No unassigned guest parking spaces instead of 11 spaces;~~

c) Drive aisles ranging from 19 feet (5.79 metres) to 19.5 feet (5.94 metres) instead of 20 feet (6.09 metres);

d) ~~Insufficient parking lot interior landscaping.~~

Subject to the following condition(s):

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.
4. That any Variance granted by this order does not come into force and effect until the associated rezoning under file DAZ 202/2026 comes into force and effect.

REASON FOR THE REPORT

- The applicant is proposing to build a multi-family building and accessory parking area and requires Variances for the dimensional standards 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 26-116786\D**
RELATED FILES:	DAZ 202/2026, AEC26-116813
COMMUNITY:	Riel Committee
NEIGHBOURHOOD #:	5.502 - (CENTRAL ST. BONIFACE)
SUBJECT:	To vary the proposed "RMF-L Mature Communities PDO-1" development and design standards of Winnipeg Zoning By-law 200/2006 as follows: 1) For the construction of a multi-family dwelling to permit: a) No front yard instead of 25 feet (7.62 metres); b) A north side yard of 8 feet (2.43 metres) instead of 18 feet (5.48 metres); c) A south side yard of 6 feet (1.828 metres) instead of 20 feet (6.09 metres); d) A rear yard of 20 feet (6.09 metres) instead of 25 feet (7.62 metres); e) A south side yard balcony projection of 5 feet (1.5 metres) instead of 2 feet (0.6 metres); f) A lot area per dwelling unit of 344 square feet (31.95 square metres) instead of 400 square feet (37.16 square metres) per dwelling unit;

g) Insufficient street edge landscaping;
2) For the establishment of an accessory parking area to permit:
a) 105 parking spaces instead of 120 spaces;
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c) Drive aisles ranging from 19 feet (5.79 metres) to 19.5 feet (5.94 metres) instead of 20 feet (6.09 metres);
d) Insufficient parking lot interior landscaping.

LOCATION: 470 Des Meurons St
LEGAL DESCRIPTION: LOT 1/2 PLAN 20105 80 ST B

APPLICANT: Jonathon Freed (Freedhome Developments Ltd.)
207-230 Main St
Winnipeg, MB R2X 2Y1

OWNER: OVERHEAD DOOR OF WINNIPEG LTD
470 Des Meurons St
Winnipeg, MB R2H 2P4

DISCUSSION

CRITERIA FOR APPROVAL

Pursuant to Section 247(3) of *The City of Winnipeg Charter*, an application for a Variance with respect to a property may be approved if the Variance:

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

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

(c) is the minimum modification of a zoning-by-law required to relieve the injurious effect of the zoning by-law on the applicant's property; and

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

SITE DESCRIPTION

- The subject property is located on Des Meurons St, in the Central St. Boniface neighbourhood of the St Boniface ward.
- The subject site is 41,389 square feet (3,845 square metres) in area. The site is currently occupied by a commercial building.
- The subject site is accessed by approaches on Des Meurons and Gaboury Place.
- Under the *Complete Communities Direction Strategy 2.0*, the site is within the Established Neighbourhoods – Mature Communities policy area. The property is zoned “M1” Manufacturing - Light district.



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

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Manufacturing/industrial uses on land zoned “M1” Manufacturing – Light district.

South: Residential uses on land zoned “R2” Residential Two-Family district.

East: Manufacturing/industrial uses on land zoned “M1” Manufacturing – Light district.

West: Des Meurons, then residential uses on land zoned “R2” Residential Two-Family district.

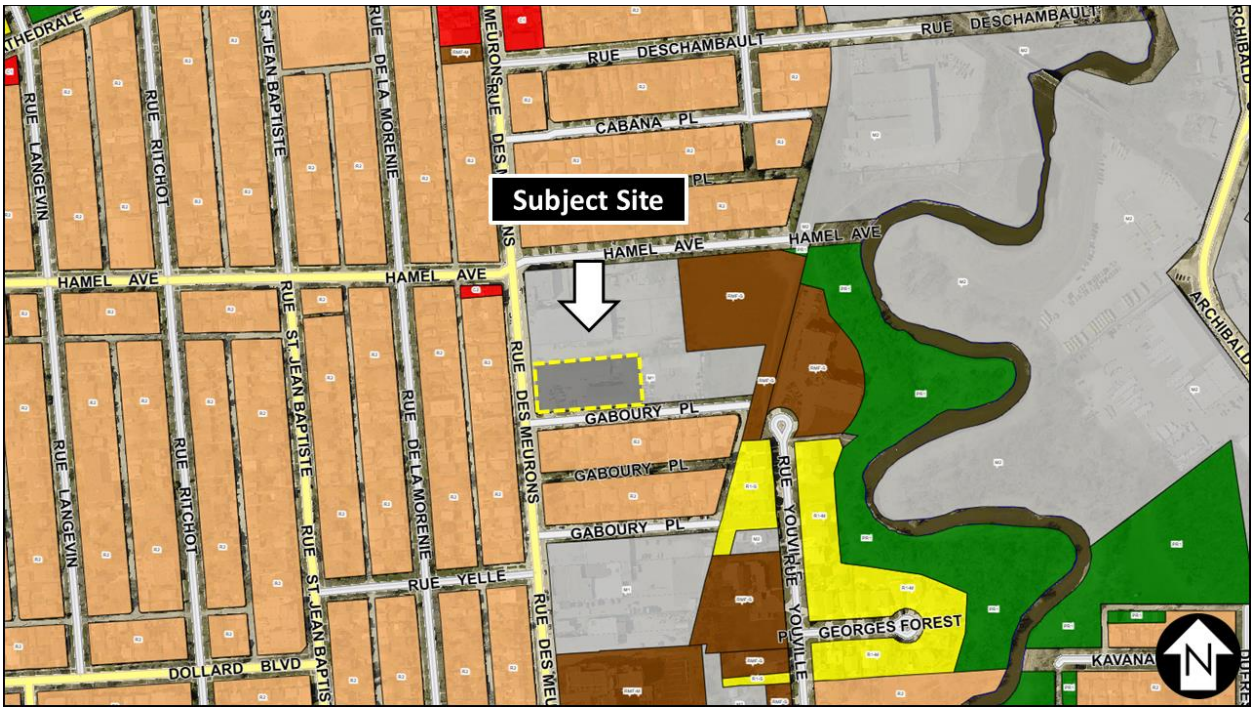

Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant intends to construct a six-storey residential building.
- The existing commercial building(s) on site will be demolished.
- The building features 120 rental units:
    - 65 one-bedroom units
    - 50 two-bedroom units
    - 5 three-bedroom units
    - According to the Letter of Intent, 10% of these units will be affordable as defined by Manitoba Housing's Affordable housing Rental Program.
- The submitted site plan shows that the proposed building will be 122.2 feet (37.2 metres) in width, 278.8 feet (85.0 metres) in length, and 69.3 feet (21.1 metres) in height (74.2 feet [22.6 metres] to the parapet).
- 105 of the 120 required parking spaces are provided as follows:
    - 53 spaces will be enclosed and heated, including 5 accessible stalls
    - 29 surface parking spaces designated for small cars on the north side of the building
    - 23 surface parking spaces on the south side of the building.
- 36 bicycle parking spaces are provided, exceeding the minimum requirement of 12 spaces. This includes 4 outdoor spaces and 32 indoor spaces.
- Access will be provided on the south side of the property from Gaboury Place.
- Landscaping:

- 0 trees and 5 shrubs have been provided along the Gaboury street edge, below the required minimum of 1 tree per 30 feet of frontage and 3 shrubs per 20 feet of frontage.
- None of the required street edge landscaping has been provided on Des Meurons.
- None of the required parking lot interior landscaping has been provided.
- A 6-foot tall brown treated opaque wood fence has been provided.

- An Alternative Equivalence Compliance approval is required for semi-recessed waste bins, which the Public Service supports.

COLLABORATIVE PLANNING AND CONSULTATION

With the Urban Planning and Design Division

The applicant engaged with the Urban Planning and Design Division during the application process.

With the Public

The applicant held a virtual information session for residents and has included signatures of support with this application.

ANALYSIS AND ISSUES

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

- The *Complete Communities Direction Strategy 2.0* supports *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.
- The property is located in an Established Neighbourhood – Mature Community policy area of *CCDS 2.0*. Certain goals and policies of *CCDS 2.0* apply to the proposal.
- 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;

f. Proximity to Downtown, Mixed Use Centres, Major Redevelopment Sites and Mixed Use Corridors;

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.

- 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.*
    - *2.12 New development should respect and complement the existing character of the built form of surrounding properties.*
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CONDITIONS OF APPROVAL

Two (2) conditions of approval have been included in this application. The first condition is to inform the applicant that if not acted upon, the Variance Order expires in two years as per the regulations within the Winnipeg Zoning By-law. The second condition is to ensure that the entitlements granted by this Variance approval are not in effect until the property is rezoned. A similar condition has been placed on the rezoning application (DAZ 202/2026).

REASONS FOR DECISION

In the context of Section 247(3), the Urban Planning and Design Division **approves, in part and as modified,** the application for the following reasons:

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

***In that**, the proposed Variances, as modified, enable the establishment of a new multi-family residential development consistent with OurWinnipeg 2045 and Complete Communities 2.0 policies.*

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CONSULTATION

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

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OurWinnipeg Goal: City Building

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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.

6.16 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.

6.44 Compatible Growth

- Plan for and protect green and built infrastructure and resources from incompatible development that would compromise achievement of this Plan's goals.

The proposed development is generally aligned with *OurWinnipeg* because it would facilitate residential infill development in a mature community, utilize existing infrastructure, and help meet intensification targets.

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.

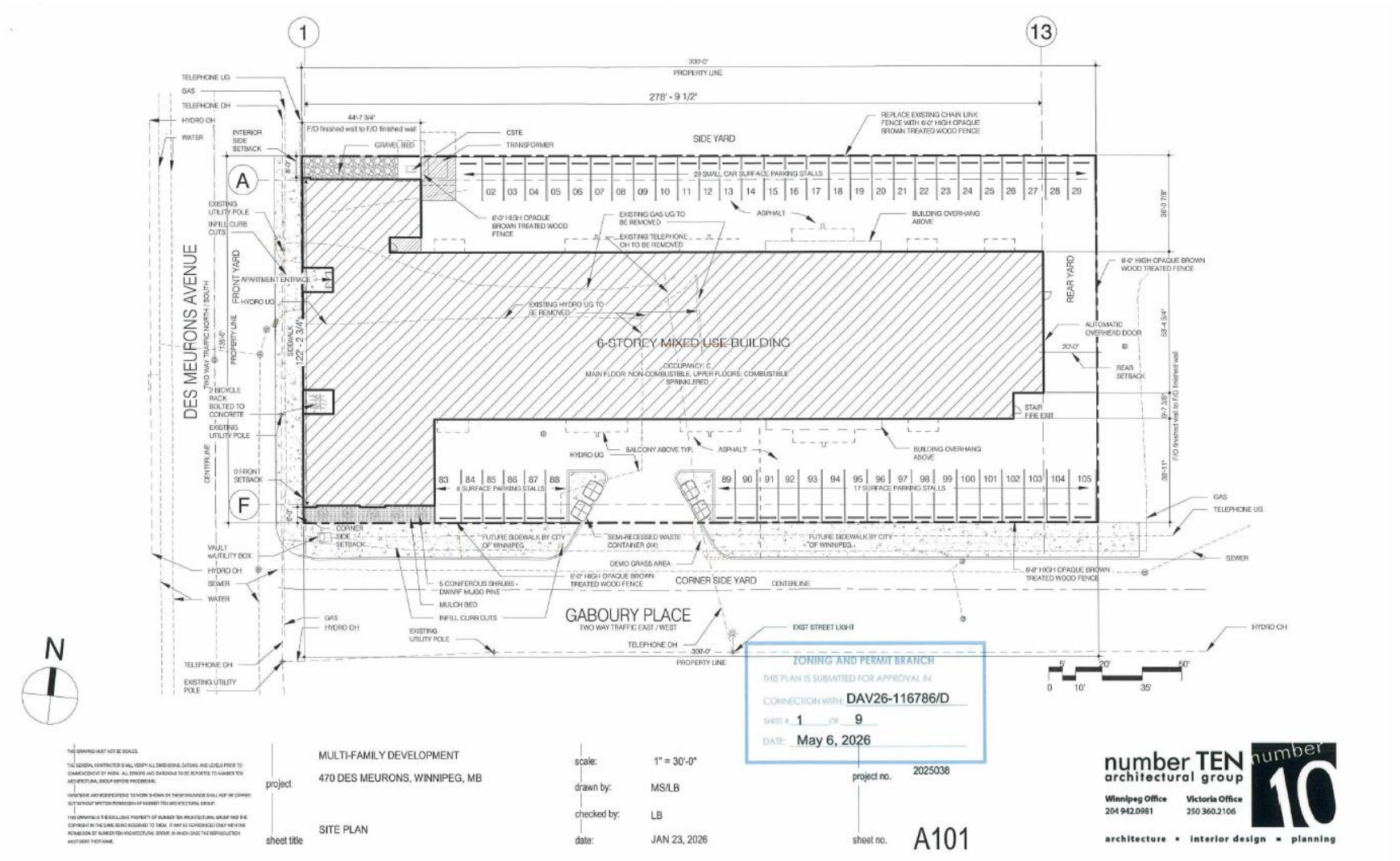
WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

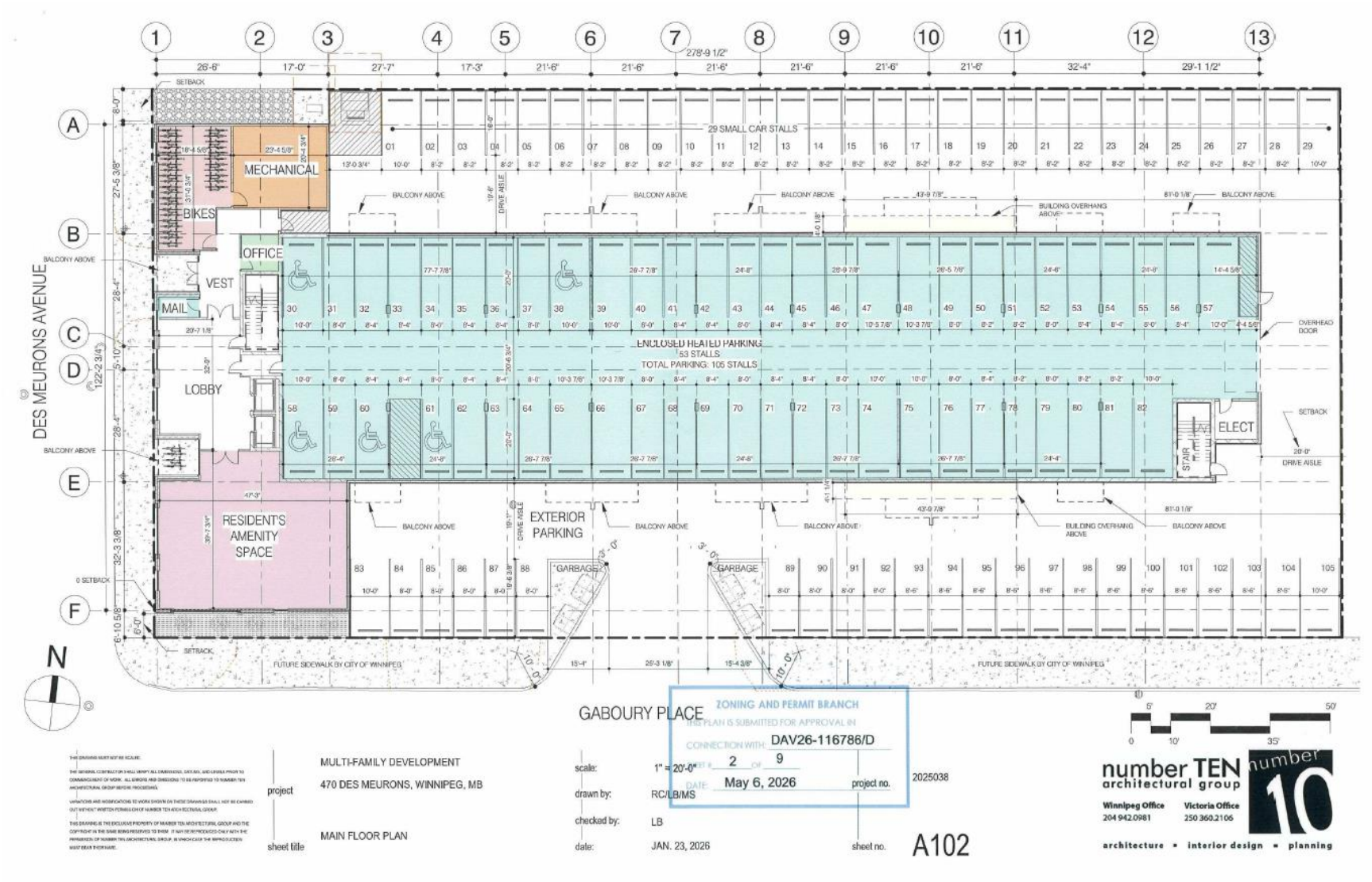
Consideration was given to whether this report connects to any of the specific Goals and Objectives in the *PRS* and it was determined the *PRS* is not applicable to this specific report.

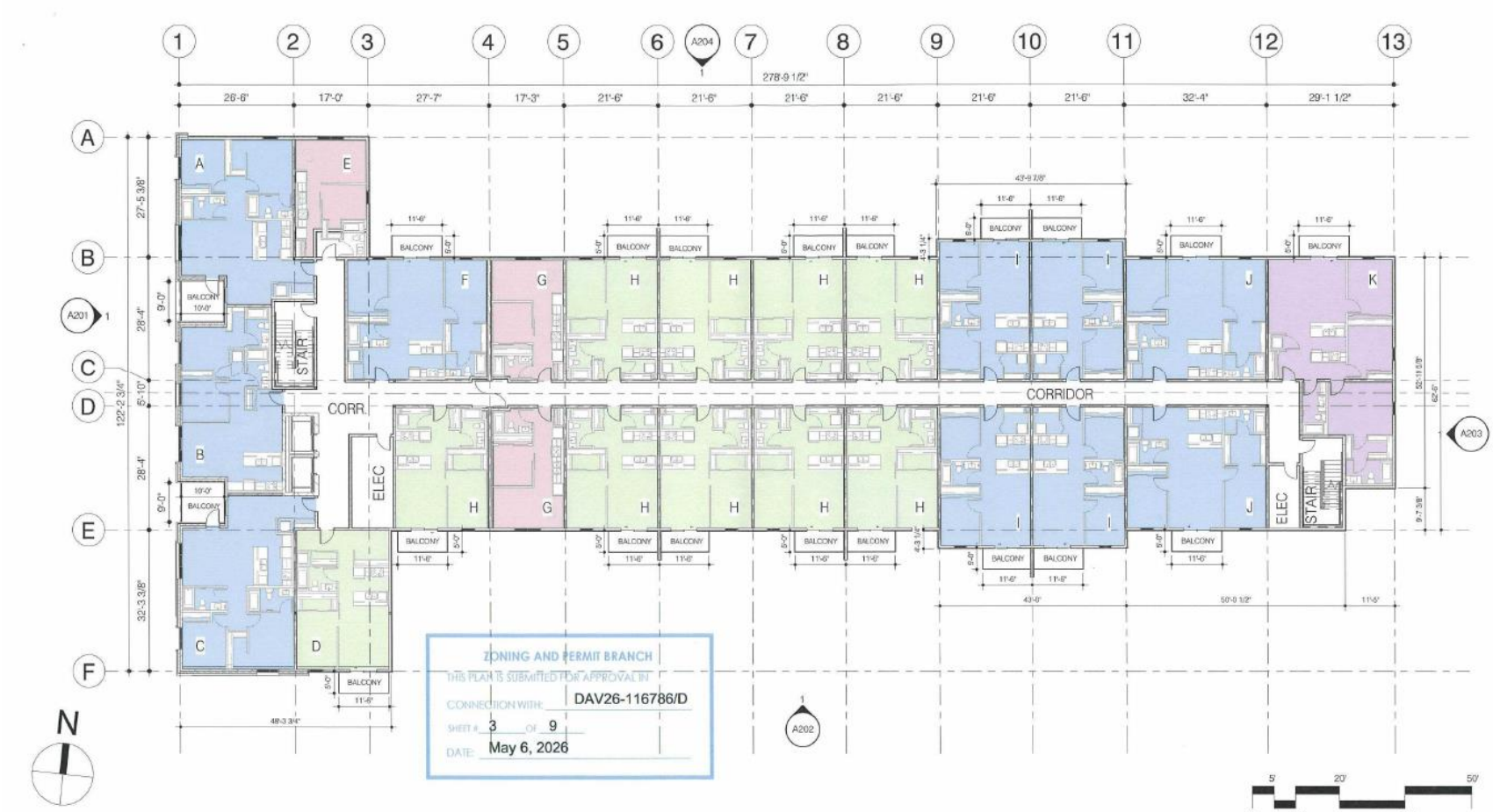
SUBMITTED BY

Department:	Planning, Property and Development
Division:	Urban Planning and Design
Prepared by:	Steve Nuttall, MCP
Date:	June 8, 2026
File No.	DAV 26-116786\D

Exhibit “26” referred to in File DAV 116786A/2026D




DES MEURONS AVENUE
GABOURY PLACE
MECHANICAL
BIKES
OFFICE
VEST
MAIL
LOBBY
RESIDENT'S AMENITY SPACE
29 SMALL CAR STALLS
ENCLOSED HEATED PARKING
53 STALLS
TOTAL PARKING: 105 STALLS
EXTERIOR PARKING
ELECT
STAIR
OVERHEAD DOOR
DRIVE AISLE
BALCONY ABOVE
BUILDING OVERHANG ABOVE
GARBAGE
FUTURE SIDEWALK BY CITY OF WINNIPEG
SETBACK
278'-9 1/2"
N
ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN CONNECTION WITH: DAV26-116786/D
SHEET # 2 OF 9
DATE: May 6, 2026
project: MULTI-FAMILY DEVELOPMENT
470 DES MEURONS, WINNIPEG, MB
sheet title: MAIN FLOOR PLAN
scale: 1" = 20'-0"
drawn by: RC/LB/MS
checked by: LB
date: JAN. 23, 2026
project no. 2025038
sheet no. A102
number TEN architectural group
Winnipeg Office 204 942.0981
Victoria Office 250 360.2106
architecture • interior design • planning



THIS DRAWING MUST NOT BE SCALED.

THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONAL DATUMS, AND LEVELS PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS AND OMISSIONS TO BE REPORTED TO NUMBER TEN ARCHITECTURAL GROUP BEFORE PROCEEDING.

ALTERATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION OF NUMBER TEN ARCHITECTURAL GROUP.

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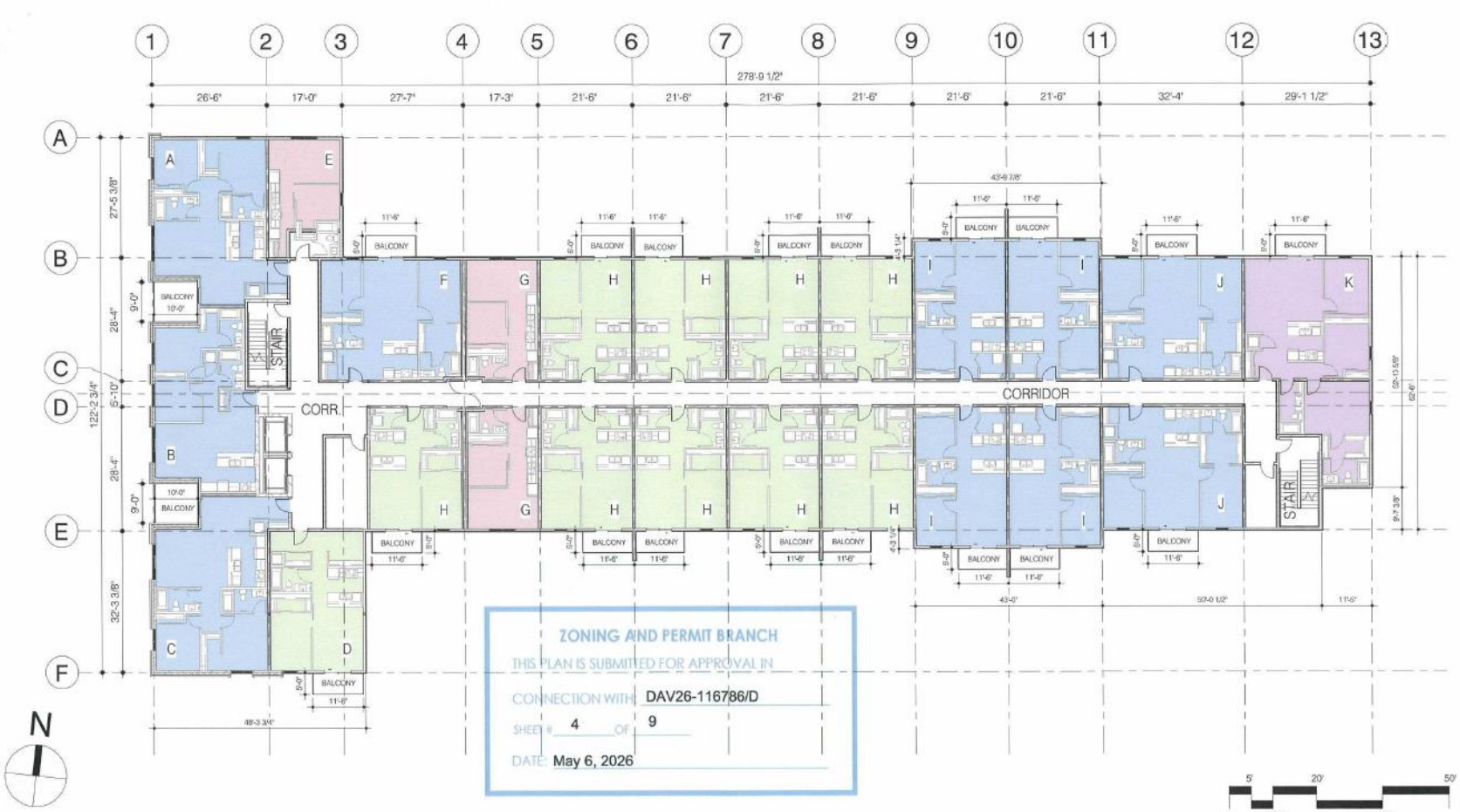
project	MULTI-FAMILY DEVELOPMENT 470 DES MEURONS, WINNIPEG, MB
sheet title	SECOND FLOOR PLAN
scale:	1" = 20'-0"
drawn by:	RC/LB/MS
checked by:	LB
date:	JAN 23, 2026
project no.	2025038
sheet no.	A103

number TEN architectural group
Winnipeg Office 204 942.0981
Victoria Office 250 360.2106
architecture • interior design • planning



ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN
CONNECTION WITH DAV26-116786/D
SHEET # 4 OF 9
DATE: May 6, 2026

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THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUMS, AND LEVELS PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS AND OMISSIONS TO BE REPORTED TO NUMBER TEN ARCHITECTURAL GROUP BEFORE PROCEEDING.
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project: MULTI-FAMILY DEVELOPMENT
470 DES MEURONS, WINNIPEG, MB

sheet title: TYPICAL FLOOR PLAN

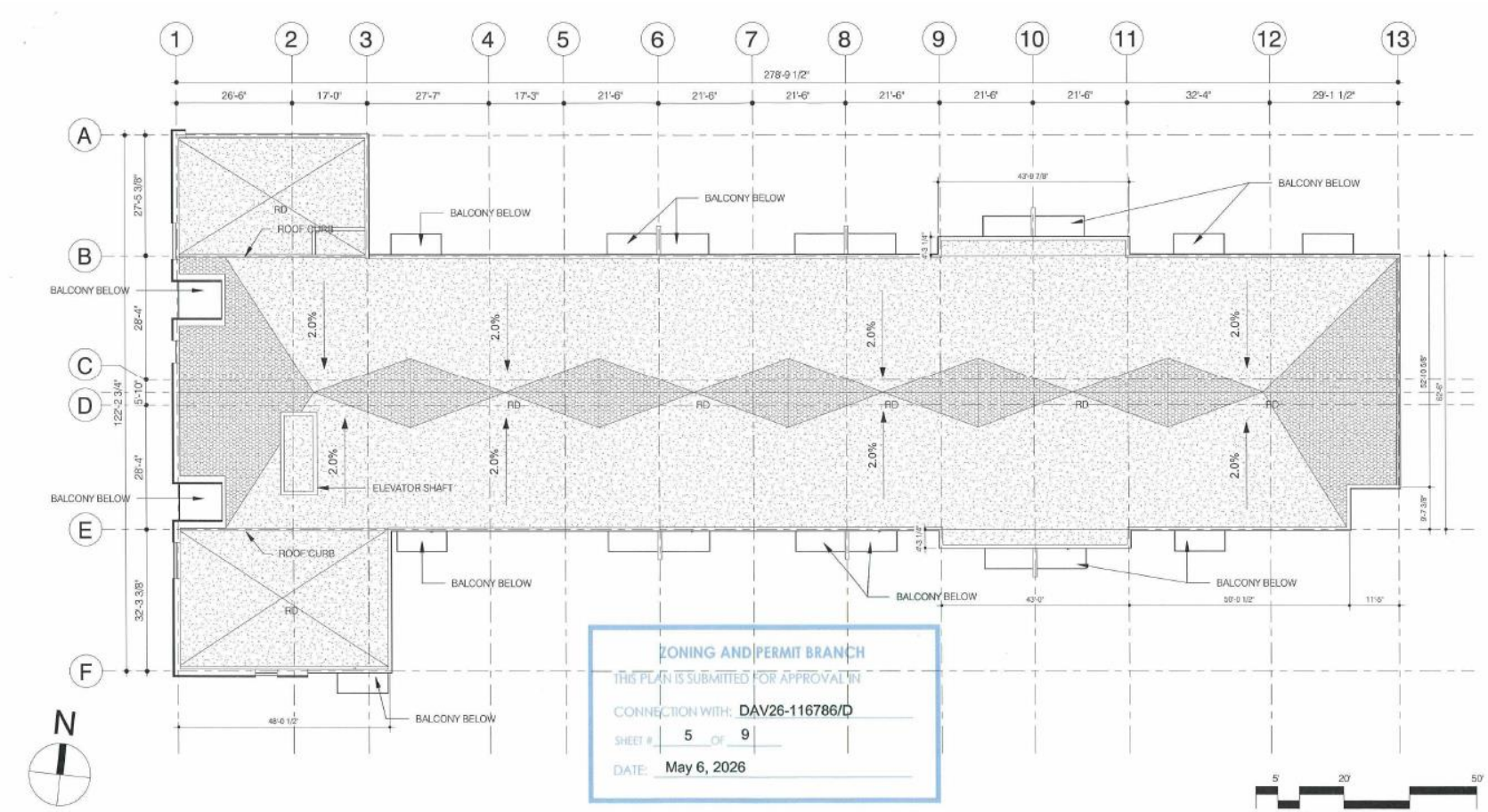
scale: 1" = 20'-0"
drawn by: RC/LB
checked by: LB
date: JAN. 23, 2026

project no. 2025038

sheet no. A104

0 5' 10' 20' 35' 50'

number TEN architectural group
Winnipeg Office 204 942.0981
Victoria Office 250 360.2106
architecture • interior design • planning



ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN
CONNECTION WITH: DAV26-116786/D
SHEET # 5 OF 9
DATE: May 6, 2026

5' 20' 50'
0 10' 35'

THIS DRAWING MUST NOT BE SCALED.

THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, GRADES, AND LEVELS PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS AND OMISSIONS TO BE REPORTED TO NUMBER TEN ARCHITECTURAL GROUP BEFORE PROCEEDING.

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project: MULTI-FAMILY DEVELOPMENT
470 DES MEURONS, WINNIPEG, MB

sheet title: ROOF PLAN

scale: 1" = 20'-0"
drawn by: RC
checked by: LB
date: JAN. 23, 2026

project no. 2025038

sheet no. A105

number TEN architectural group
Winnipeg Office 204.942.0981
Victoria Office 250.360.2106
architecture • interior design • planning





GABOURY PLACE

ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN
CONNECTION WITH: DAV26-116786/D
SHEET # 6 OF 9
DATE: May 6, 2026

EXTERIOR MATERIAL LEGEND

- BRICK CLADDING
- FIBER CEMENT/ STUCCO SIDING
- METAL CLADDING

NOTES:

1. FINAL COLOUR SELECTION TO BE CONFIRMED.
2. TYPICAL WINDOWS & PATIO DOORS DIMENSIONS ARE SHOWN ONCE PER ELEVATION.

THIS DRAWING MUST NOT BE SCALED.
THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUMS, AND LEVELS PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS AND OMISSIONS TO BE REPORTED TO NUMBER TEN ARCHITECTURAL GROUP BEFORE PROCEEDING.
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project: MULTI-FAMILY DEVELOPMENT
470 DES MEURONS, WINNIPEG, MB

sheet title: SOUTH BUILDING ELEVATION

scale: As indicated
drawn by: RC/LB/MS
checked by: LB
date: JAN.23, 2026

project no. 2025038

sheet no. A202

number TEN architectural group
Winnipeg Office 204 942.0981
Victoria Office 250 360.2106
architecture • interior design • planning



DES MEURONS STREET

ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN
CONNECTION WITH: DAV26-116786/D
SHEET # 7 OF 9
DATE: May 6, 2026

EXTERIOR MATERIAL LEGEND

- BRICK CLADDING
- FIBER CEMENT/ STUCCO SIDING
- METAL CLADDING

NOTES:

1. FINAL COLOUR SELECTION TO BE CONFIRMED.
2. TYPICAL WINDOWS & PATIO DOORS DIMENSIONS ARE SHOWN ONCE PER ELEVATION.

THIS DRAWING MUST NOT BE SCALED.
THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUMS, AND LEVELS PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS AND OMISSIONS TO BE REPORTED TO NUMBER TEN ARCHITECTURAL GROUP BEFORE PROCEEDING.
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project: MULTI-FAMILY DEVELOPMENT
470 DES MEURONS, WINNIPEG, MB

sheet title: WEST BUILDING ELEVATION

scale: As indicated
drawn by: RC/LB/MS
checked by: LB
date: JAN. 23, 2026

project no. 2025038

sheet no. A201

number TEN architectural group
Winnipeg Office 204 942.0981
Victoria Office 250 360.2106
architecture • interior design • planning



ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN
CONNECTION WITH: DAV26-116786/D
SHEET # 8 OF 9
DATE: May 6, 2026

EXTERIOR MATERIAL LEGEND

- BRICK CLADDING
- FIBER CEMENT/ STUCCO SIDING
- METAL CLADDING

NOTES:

1. FINAL COLOUR SELECTION TO BE CONFIRMED.
2. TYPICAL WINDOWS & PATIO DOORS DIMENSIONS ARE SHOWN ONCE PER ELEVATION.

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project: MULTI-FAMILY DEVELOPMENT
470 DES MEURONS, WINNIPEG, MB

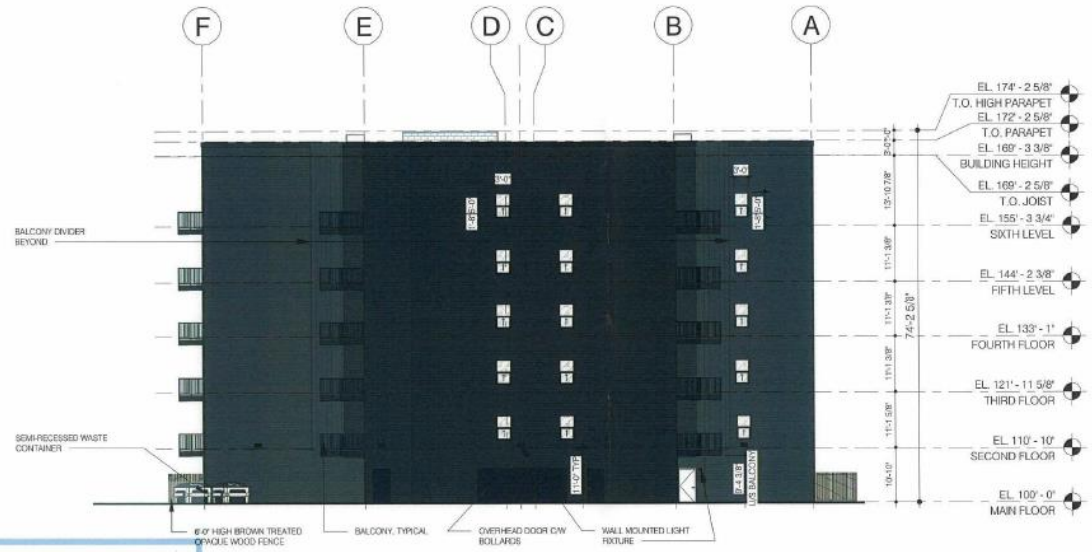
sheet title: NORTH BUILDING ELEVATION

scale: As indicated
drawn by: RC/LB/MS
checked by: LB
date: JAN. 23, 2026

project no. 2025038

sheet no. A204

number TEN architectural group
Winnipeg Office 204 942.0981
Victoria Office 250 360.2106
architecture • interior design • planning



ZONING AND PERMIT BRANCH

THIS PLAN IS SUBMITTED FOR APPROVAL IN

CONNECTION WITH: DAV26-116786/D

SHEET # 9 OF 9

DATE: May 6, 2026

EXTERIOR MATERIAL LEGEND

- BRICK CLADDING
- FIBER CEMENT/ STUCCO SIDING
- METAL CLADDING

NOTES:

1. FINAL COLOUR SELECTION TO BE CONFIRMED.
2. TYPICAL WINDOWS & PATIO DOORS DIMENSIONS ARE SHOWN ONCE PER ELEVATION.

THIS DRAWING IS NOT TO BE SCALED.

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project: MULTI-FAMILY DEVELOPMENT
470 DES MEURONS, WINNIPEG, MB

sheet title: EAST BUILDING ELEVATION

scale: As indicated
drawn by: RLC/LB
checked by: LB
date: JAN. 23, 2026

project no. 2025038

sheet no. A203

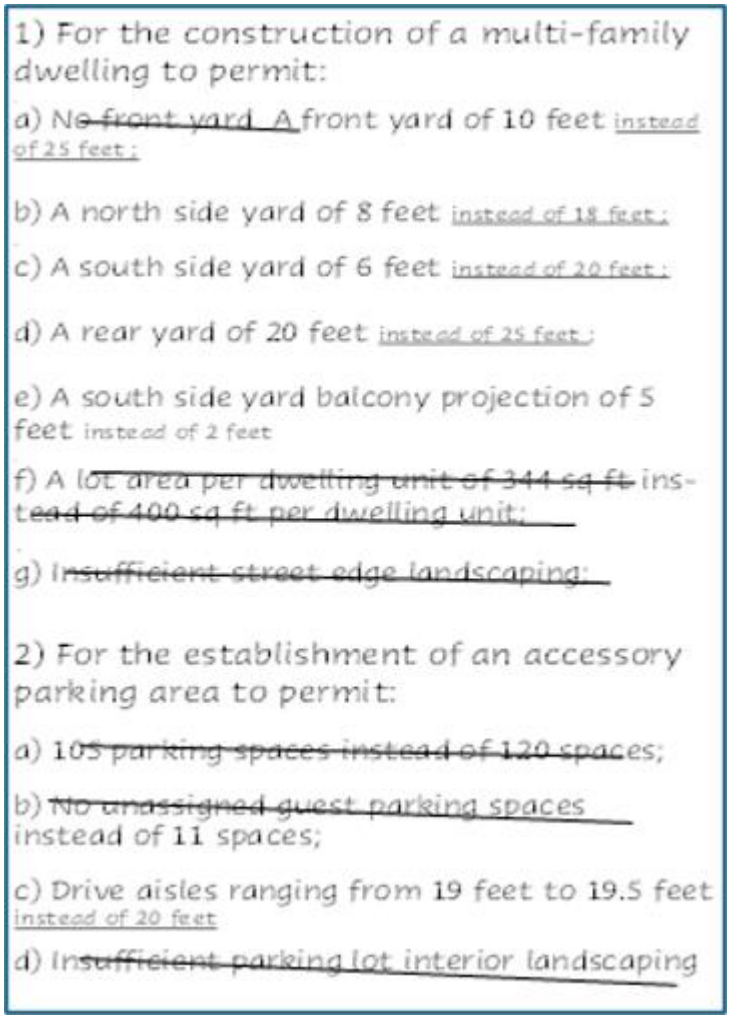
number TEN architectural group
Winnipeg Office 204 942.0981
Victoria Office 250 360.2106
architecture • interior design • planning

Exhibit “21” referred to in File DAV 116786A/2026D

To the City Clerk – Appeal Committee,

I am submitting this Notice of Appeal regarding Decision DAV 116786/2026D.

On June 19, 2026, the Riel Community Committee concurred with the recommendation of the Winnipeg Public Service and forwarded the matter to the Standing Policy Committee on Property and Development. In that recommendation, one variance was modified (1-A), five variances were approved (1-B to 1-E and 2-C), and five variances were refused (1-F, 1-G, 2-A, 2-B and 2-D).



1) For the construction of a multi-family dwelling to permit:

a) ~~No front yard~~ A front yard of 10 feet instead of 25 feet;

b) A north side yard of 8 feet instead of 18 feet;

c) A south side yard of 6 feet instead of 20 feet;

d) A rear yard of 20 feet instead of 25 feet;

e) A south side yard balcony projection of 5 feet instead of 2 feet

f) A ~~lot area per dwelling unit of 344 sq ft~~ instead of ~~400 sq ft per dwelling unit~~;

g) ~~Insufficient street edge landscaping~~;

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

a) ~~105 parking spaces instead of 120 spaces~~;

b) ~~No unassigned guest parking spaces~~ instead of 11 spaces;

c) Drive aisles ranging from 19 feet to 19.5 feet instead of 20 feet

d) ~~Insufficient parking lot interior landscaping~~

I appreciate that the City refused several of the requested variances related to the accessory parking area and required the developer to comply with the Zoning By-law in those respects.

However, I respectfully appeal the approval of the following variances:

- Variance 1-A – Front

- yard setback. I request that the development comply with the required 25-foot front yard setback established by the Zoning By-law.

- Variance 1-B – North
- side yard setback. I request that the development comply with the required 18-foot north side yard setback established by the Zoning By-law.

- Variance 1-C – South
- side yard setback. I request that the development comply with the required 20-foot south side yard setback established by the Zoning By-law.

In my submission, these approved setback variances significantly affect the scale, massing, transition and compatibility of the proposed six-storey development with the surrounding residential neighbourhood. Compliance with the required setbacks would result in a development that is more consistent with the intent of the Winnipeg Zoning By-law and more compatible with the established character of the surrounding Mature Community. *To add to this submission, I would like that the developer leave the access point to 470 Des Meurons where it is presently (in front of Overhead Door off Des Meurons) to alleviate some of the pressures on Gaboury place. I understand that this would have been allowed if the proposed development had a setback from the sidewalk in the plan presented. This would have been allowed if the proposed development followed the by-laws*.

This appeal also reflects the significant public concern expressed throughout the application process. A petition containing 978 signatures and approximately 70 letters of opposition were submitted to the City. Residents consistently raised planning-related concerns regarding the proposed building's scale, massing, setbacks, traffic, parking, neighbourhood compatibility, and overall impact on the surrounding community. These submissions demonstrate that the concerns underlying this appeal are broad-based and relate to legitimate planning considerations rather than individual interests.

Furthermore, Central Saint-Boniface continues to experience significant redevelopment without the benefit of a Secondary Plan to guide growth. In the absence of an area-specific planning, greater reliance must be placed on the protections provided by the Winnipeg Zoning By-law. Approving substantial setback reductions without such guidance risks incremental changes that fundamentally alter the character of established neighbourhoods before a comprehensive planning vision has been developed.

For these reasons, I respectfully request that the Appeal Committee allow this appeal and require the proposed development to comply with the front and side yard setback requirements established by the Winnipeg Zoning By-law.

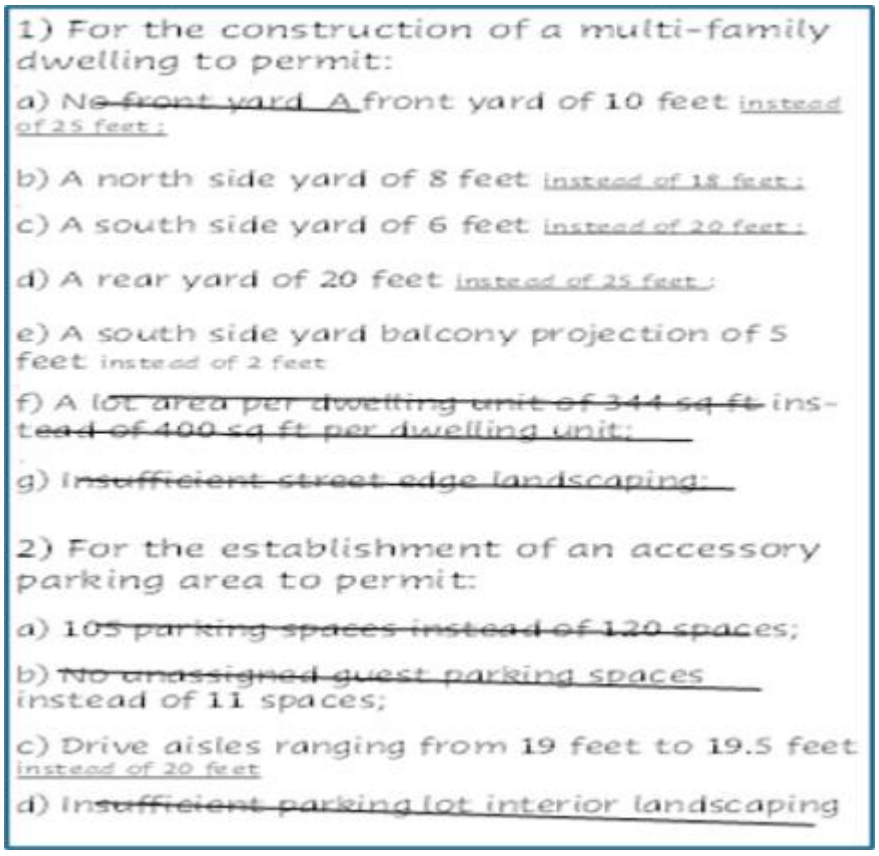
Thank you for your consideration,
Joel Sabourin

Exhibit “20” referred to in File DAV 116786A/2026D

July 20, 2026

Appeal – DAV-116786/2026D
To the City Clerk – Appeal Committee,

On June 19, 2026, the Riel Community Committee concurred with the recommendation of the Winnipeg Public Service and forwarded the matter to the Standing Policy Committee on Property and Development. In that recommendation, one variance was modified (1-A), five variances were approved (1-B to 1-E and 2-C), and five variances were refused (1-F, 1-G, 2-A, 2-B and 2-D).


1) For the construction of a multi-family dwelling to permit:

a) No ~~front yard. A~~ front yard of 10 feet instead of 25 feet;

b) A north side yard of 8 feet instead of 18 feet;

c) A south side yard of 6 feet instead of 20 feet;

d) A rear yard of 20 feet instead of 25 feet;

e) A south side yard balcony projection of 5 feet instead of 2 feet

f) A ~~lot area per dwelling unit of 344 sq ft~~ instead of ~~400 sq ft per dwelling unit;~~

g) ~~Insufficient street edge landscaping;~~

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

a) ~~105 parking spaces instead of 120 spaces~~;

b) ~~No unassigned guest parking spaces~~ instead of 11 spaces;

c) Drive aisles ranging from 19 feet to 19.5 feet instead of 20 feet

d) ~~Insufficient parking lot interior landscaping~~

I appreciate that the City refused several of the requested variances related to the accessory parking area and required the developer to comply with the Zoning By-law in those respects.

However, I respectfully appeal the approval of the following variances:

- Variance 1-A – Front yard setback. I request that the development comply with the required 25-foot front yard setback established by the Zoning By-law.

- Variance 1-B – North side yard setback. I request that the development comply with the required 18-foot north side yard setback established by the Zoning By-law.
- Variance 1-C – South side yard setback. I request that the development comply with the required 20-foot south side yard setback established by the Zoning By-law.

In my submission, these approved setback variances significantly affect the scale, massing, transition and compatibility of the proposed six-story development with the surrounding residential neighbourhood. Compliance with the required setbacks would result in a development that is more consistent with the intent of the Winnipeg Zoning By-law and more compatible with the established character of the surrounding Mature Community. *To add to this submission, we would like that the developer leave the access point to 470 Des Meurons where it is presently (in front of Overhead Door off Des Meurons) to alleviate some of the pressures on Gaboury place. We understand that this would have been allowed if the proposed development had a setback from the sidewalk in the plan presented. This would have been allowed if the proposed development followed the by-laws*.

This appeal also reflects the significant public concern expressed throughout the application process. A petition containing 978 signatures and approximately 70 letters of opposition were submitted to the City. Residents consistently raised planning-related concerns regarding the proposed building's scale, massing, setbacks, traffic, parking, neighbourhood compatibility, and overall impact on the surrounding community. These submissions demonstrate that the concerns underlying this appeal are broad-based and relate to legitimate planning considerations rather than individual interests.

Furthermore, Central Saint-Boniface continues to experience significant redevelopment without the benefit of a Secondary Plan to guide growth. In the absence of an area-specific planning, greater reliance must be placed on the protections provided by the Winnipeg Zoning By-law. Approving substantial setback reductions without such guidance risks incremental changes that fundamentally alter the character of established neighbourhoods before a comprehensive planning vision has been developed.

For these reasons, I respectfully request that the Appeal Committee allow this appeal and require the proposed development to comply with the front and side yard setback requirements established by the Winnipeg Zoning By-law.

Thank you for your consideration,

Roger Girouard

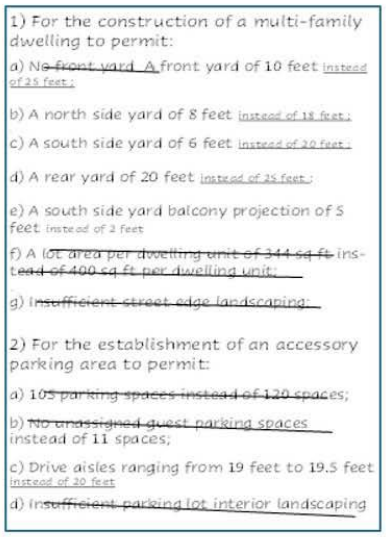
Exhibit "19" referred to in File DAV 116786A/2026D

Appeal – DAV-116786/2026D July 20, 2026

To the City Clerk – Appeal Committee,

I am submitting this Notice of Appeal regarding Decision DAV 116786/2026D.

On June 19, 2026, the Riel Community Committee concurred with the recommendation of the Winnipeg Public Service and forwarded the matter to the Standing Policy Committee on Property and Development. In that recommendation, one variance was modified (1-A), five variances were approved (1-B to 1-E and 2-C), and five variances were refused (1-F, 1-G, 2-A, 2-B and 2-D).


1) For the construction of a multi-family dwelling to permit:

a) No front yard, A front yard of 10 feet instead of 25 feet;

b) A north side yard of 8 feet instead of 18 feet;

c) A south side yard of 6 feet instead of 20 feet;

d) A rear yard of 20 feet instead of 25 feet;

e) A south side yard balcony projection of 5 feet instead of 2 feet

f) A lot area per dwelling unit of 344 sq ft instead of 400 sq ft per dwelling unit;

g) Insufficient street edge landscaping;

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

a) 105 parking spaces instead of 120 spaces;

b) No unassigned guest parking spaces instead of 11 spaces;

c) Drive aisles ranging from 19 feet to 19.5 feet instead of 20 feet

d) Insufficient parking lot interior landscaping

I appreciate that the City refused several of the requested variances related to the accessory parking area and required the developer to comply with the Zoning By-law in those respects.

However, I respectfully appeal the approval of the following variances:

- Variance 1-A – Front yard setback. I request that the development comply with the required 25-foot front yard setback established by the Zoning By-law.

- Variance 1-B – North side yard setback. I request that the development comply with the required 18-foot north side yard setback established by the Zoning By-law.

- Variance 1-C – South side yard setback. I request that the development comply with the required 20-foot south side yard setback established by the Zoning By-law.

In my submission, these approved setback variances significantly affect the scale, massing, transition and compatibility of the proposed six-storey development with the surrounding residential neighbourhood. Compliance with the required setbacks would result in a development that is more consistent with the

intent of the Winnipeg Zoning By-law and more compatible with the established character of the surrounding Mature Community. *To add to this submission, we would like that the developer leave the access point to 470 Des Meurons where it is presently (in front of Overhead Door off Des Meurons) to alleviate some of the pressures on Gaboury place. We understand that this would have been allowed if the proposed development had a setback from the sidewalk in the plan presented. This would have been allowed if the proposed development followed the by-laws.*

This appeal also reflects the significant public concern expressed throughout the application process. A petition containing 978 signatures and approximately 70 letters of opposition were submitted to the City. Residents consistently raised planning-related concerns regarding the proposed building's scale, massing, setbacks, traffic, parking, neighbourhood compatibility, and overall impact on the surrounding community. These submissions demonstrate that the concerns underlying this appeal are broad-based and relate to legitimate planning considerations rather than individual interests.

Furthermore, Central Saint-Boniface continues to experience significant redevelopment without the benefit of a Secondary Plan to guide growth. In the absence of an area-specific planning, greater reliance must be placed on the protections provided by the Winnipeg Zoning By-law. Approving substantial setback reductions without such guidance risks incremental changes that fundamentally alter the character of established neighbourhoods before a comprehensive planning vision has been developed.

For these reasons, I respectfully request that the Appeal Committee allow this appeal and require the proposed development to comply with the front and side yard setback requirements established by the Winnipeg Zoning By-law.

Thank you for your consideration,

Lise Girouard

Exhibit "18" referred to in File DAV 116786A/2026D

Appeal – DAV-116786/2026D **20 July, 2026**

To the City Clerk – Appeal Committee,

I am submitting this Notice of Appeal regarding Decision DAV 116786/2026D.

On June 19, 2026, the Riel Community Committee concurred with the recommendation of the Winnipeg Public Service and forwarded the matter to the Standing Policy Committee on Property and Development. In that recommendation, one variance was modified (1-A), five variances were approved (1-B to 1-E and 2-C), and five variances were refused (1-F, 1-G, 2-A, 2-B and 2-D).

I appreciate that the City refused several of the requested variances related to the accessory parking area and required the developer to comply with the Zoning By-law in those respects.

However, I respectfully appeal the approval of the following variances:

- Variance 1-A – Front yard setback. I request that the development comply with the required 25-foot front yard setback established by the Zoning By-law.

- Variance 1-B – North side yard setback. I request that the development comply with the required 18-foot north side yard setback established by the Zoning By-law.

- Variance 1-C – South side yard setback. I request that the development comply with the required 20-foot south side yard setback established by the Zoning By-law.

In my submission, these approved setback variances significantly affect the scale, massing, transition and compatibility of the proposed six-storey development with the surrounding residential neighbourhood. Compliance with the required setbacks would result in a development that is more consistent with the intent of the Winnipeg Zoning By-law and more compatible with the established character of the surrounding Mature Community. *To add to this submission, we would like that the developer leave the access point to 470 Des Meurons where it is presently (in front of Overhead Door off Des Meurons) to alleviate some of the pressures on Gaboury place. We understand that this would have been allowed if the proposed development had a setback from the sidewalk in the plan presented. This would have been allowed if the proposed development followed the by-laws*.

This appeal also reflects the significant public concern expressed throughout the application process. A petition containing 978 signatures and approximately 70 letters of opposition were submitted to the City. Residents consistently raised planning-related concerns regarding the proposed building's scale, massing, setbacks, traffic, parking, neighbourhood compatibility, and overall impact on the surrounding community. These submissions demonstrate that the concerns underlying this appeal are broad-based and relate to legitimate planning considerations rather than individual interests.

Furthermore, Central Saint-Boniface continues to experience significant redevelopment

without the benefit of a Secondary Plan to guide growth. In the absence of an area-specific planning, greater reliance must be placed on the protections provided by the Winnipeg Zoning By-law. Approving substantial setback reductions without such guidance risks incremental changes that fundamentally alter the character of established neighbourhoods before a comprehensive planning vision has been developed.

For these reasons, I respectfully request that the Appeal Committee allow this appeal and require the proposed development to comply with the front and side yard setback requirements established by the Winnipeg Zoning By-law.

Thank you for your consideration,

Jim Clark

Exhibit “17” referred to in File DAV 116786A/2026D

July 20, 2026
Project No. 2025038

City Clerk, City of Winnipeg
c/o Appeal Committee
Susan A. Thompson Building
510 Main Street, Winnipeg

Re: Appeal of Variance Use Order No. DAV 116786/2026D

To Whom It May Concern,

We are writing to appeal the Variance Order issued for 470 Des Meurons Street.

Specifically, we are appealing the following items explicitly addressed in the Variance Order:

1) **Front yard of ten (10) feet.**

- Reason: The requested zero-foot setback is consistent with many other buildings along Des Meurons Street, including the large heritage building on the same block. Approval of this variance will create a safer pedestrian condition along the sidewalk, allow the inclusion of three-bedroom homes within the development, and increase the number of available parking spaces.

We are also appealing the following items **not** explicitly addressed in the Variance Order but included in our original DAZ & DAV combined submission:

2) **A lot area per dwelling unit of 345 square feet instead of 400 square feet**

- Reason: The requested increase in allowable density is minimal and well below many other similar approved developments on the same street and in the neighbourhood. Approval of this variance will result in the addition of less than one home per floor. The added density will allow the pro-forma to support ten percent of the homes in the building to be affordable as defined by the Manitoba Housing Rental Program. The developer will be applying for the Density Bonus Pilot Program.

3) **Insufficient street edge landscaping**

- Reason: The proposal relocates the required street edge landscaping from the large arterial street (Des Meurons), where it is difficult to maintain, to the Gaboury side, a street that currently has a ‘back-lane’ feel. The new foundation landscaping, boulevard trees, and sidewalk will introduce a proper residential street condition on Gaboury. The proposed landscaping will also further increase privacy for adjacent residents.

For the establishment of an accessory parking area to permit:

A) **105 parking spaces instead of 120 spaces**

- Reason: The parking variance request is in line with several other recently approved proposals in the St. Boniface neighbourhood. The development is

PARTNERS

Gregory E. Hasiuk
Architect Inc.

Dave Lalama
Architect Inc.

Christina K. Legris
Architect Inc.

Gabe J. Derksen
Architect Inc.

Kerry L. Feeney
Architect Inc.

Robert Walter Halliday
Architect Inc.

Myers Pacific Design
Architects Inc.

Winnipeg Office:
310 115 Bannatyne Avenue
Winnipeg, MB Canada R3B 0R3
204.942.0981 f 204.947.9626
winnipeg@numberten.com

Victoria Office:
200 1619 Store Street
Victoria, BC Canada V8W 3K3
250.360.2106 f 250.360.2166
victoria@numberten.com

numberten.com

a mature neighbourhood infill, located within a five-minute walk of frequent and primary transit lines in all directions. The development will include 48 bike parking stalls (4x more than required) to further promote multi-modal transportation and reduce vehicle dependency. Parking provided will be very close to the required 1:1 ratio, with the affordable housing component further reducing parking demand. The developer has also entered into a Memorandum of Understanding with Peg City Car Co-op.

B) No unassigned guest parking spaces instead of 11 spaces

- Reason: The development site is on an arterial street that provides significant amounts of easily accessible street parking for visitors. The developer will submit a parking analysis before the hearing.

C) Insufficient parking lot interior landscaping

- Reason: The proposal is to relocate the small number of trees that are required to be within the single-row parking lot, to the boulevard along a new sidewalk on Gaboury. This will prevent the loss of parking stalls and establish a better residential street condition by introducing a new street tree canopy that will improve the pedestrian experience and increase privacy for adjacent residents.

Sincerely,
Number TEN Architectural Group

Brent Bellamy, M. Arch, MAA, FRAIC.
Creative Director

Exhibit “16” referred to in File DAV 116786A/2026D

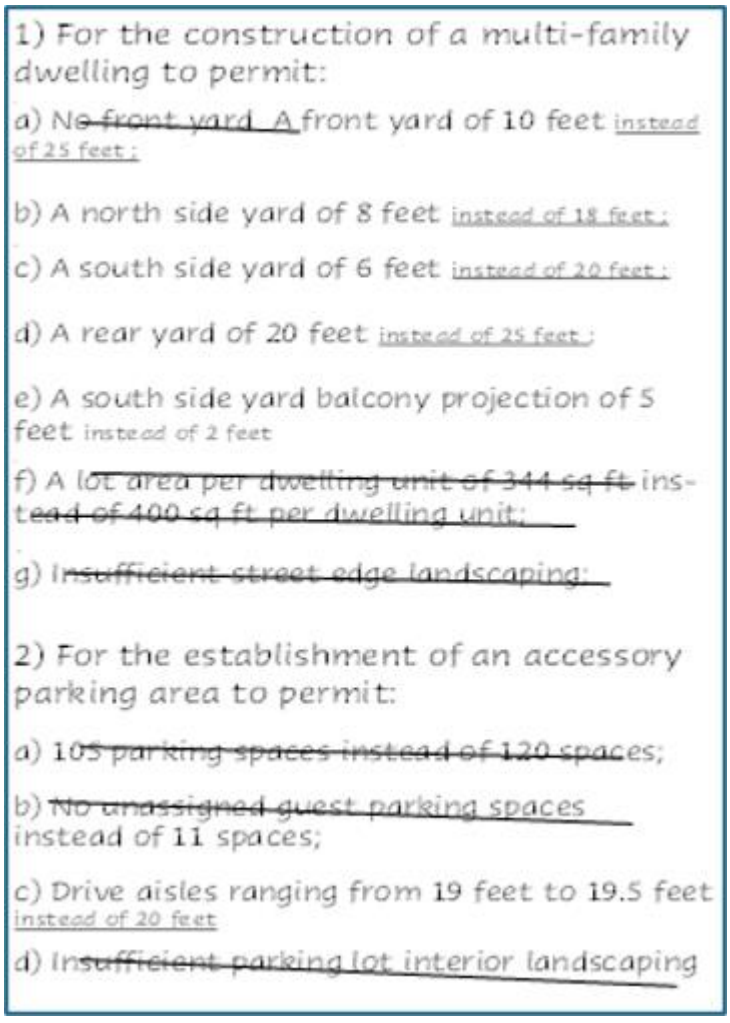
Appeal – DAV-116786/2026D

July 19, 2026

To the City Clerk – Appeal Committee,

I am submitting this Notice of Appeal regarding Decision DAV 116786/2026D.

On June 19, 2026, the Riel Community Committee concurred with the recommendation of the Winnipeg Public Service and forwarded the matter to the Standing Policy Committee on Property and Development. In that recommendation, one variance was modified (1-A), five variances were approved (1-B to 1-E and 2-C), and five variances were refused (1-F, 1-G, 2-A, 2-B and 2-D).



1) For the construction of a multi-family dwelling to permit:

a) No ~~front yard~~ A front yard of 10 feet instead of 25 feet;

b) A north side yard of 8 feet instead of 18 feet;

c) A south side yard of 6 feet instead of 20 feet;

d) A rear yard of 20 feet instead of 25 feet;

e) A south side yard balcony projection of 5 feet instead of 2 feet

f) A ~~lot area per dwelling unit of 344 sq ft~~ instead of 400 sq ft per dwelling unit;

g) ~~Insufficient street edge landscaping;~~

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

a) ~~105 parking spaces instead of 120 spaces;~~

b) ~~No unassigned guest parking spaces~~ instead of 11 spaces;

c) Drive aisles ranging from 19 feet to 19.5 feet instead of 20 feet

d) ~~Insufficient parking lot interior landscaping~~

I appreciate that the City refused several of the requested variances related to the accessory parking area and required the developer to comply with the Zoning By-law in those respects.

However, I respectfully appeal the approval of the following variances:

- Variance 1-A – Front yard setback. I request that the development comply with the required 25-foot front yard setback established by the Zoning By-law.

- Variance 1-B – North side yard setback. I request that the development comply with the required 18-foot north side yard setback established by the Zoning By-law.

- Variance 1-C – South side yard setback. I request that the development comply with the required 20-foot south side yard setback established by the Zoning By-law.

In my submission, these approved setback variances significantly affect the scale, massing, transition and compatibility of the proposed six-storey development with the surrounding residential neighbourhood. Compliance with the required setbacks would result in a development that is more consistent with the intent of the Winnipeg Zoning By-law and more compatible with the established character of the surrounding Mature Community. *To add to this submission, we would like that the developer leave the access point to 470 Des Meurons where it is presently (in front of Overhead Door off Des Meurons) to alleviate some of the pressures on Gaboury place. We understand that this would have been allowed if the proposed development had a setback from the sidewalk in the plan presented. This would*

have been allowed if the proposed development followed the by-laws.

This appeal also reflects the significant public concern expressed throughout the application process. A petition containing 978 signatures and approximately 70 letters of opposition were submitted to the City. Residents consistently raised planning-related concerns regarding the proposed building's scale, massing, setbacks, traffic, parking, neighbourhood compatibility, and overall impact on the surrounding community. These submissions demonstrate that the concerns underlying this appeal are broad-based and relate to legitimate planning considerations rather than individual interests.

Furthermore, Central Saint-Boniface continues to experience significant redevelopment without the benefit of a Secondary Plan to guide growth. In the absence of an area-specific planning, greater reliance must be placed on the protections provided by the Winnipeg Zoning By-law. Approving substantial setback reductions without such guidance risks incremental changes that fundamentally alter the character of established neighbourhoods before a comprehensive planning vision has been developed.

For these reasons, I respectfully request that the Appeal Committee allow this appeal and require the proposed development to comply with the front and side yard setback requirements established by the Winnipeg Zoning By-law.

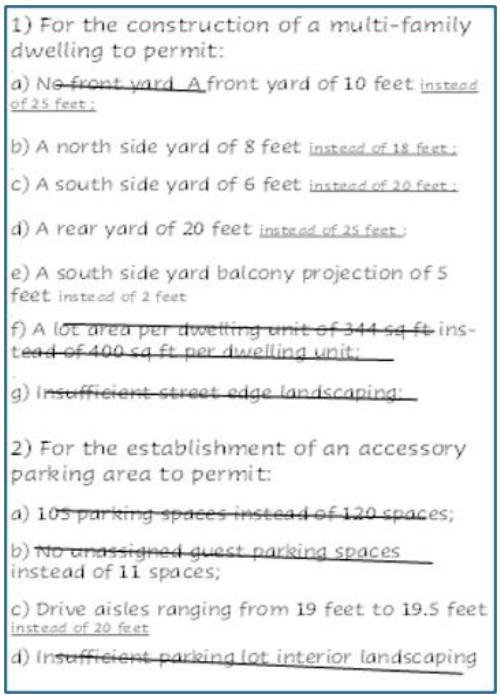
Thank you for your consideration,

Sarah Legoupil

Exhibit “15” referred to in File DAV 116786A/2026D

July 19, 2026
To the City Clerk – Appeal Committee,
Appeal – DAV-116786/2026D
I am submitting this Notice of Appeal regarding Decision DAV 116786/2026D.

On June 19, 2026, the Riel Community Committee concurred with the recommendation of the Winnipeg Public Service and forwarded the matter to the Standing Policy Committee on Property and Development. In that recommendation, one variance was modified (1-A), five variances were approved (1-B to 1-E and 2-C), and five variances were refused (1-F, 1-G, 2-A, 2-B and 2-D).



1) For the construction of a multi-family dwelling to permit:

a) ~~No front yard. A~~ front yard of 10 feet instead of 25 feet;

b) A north side yard of 8 feet instead of 18 feet;

c) A south side yard of 6 feet instead of 20 feet;

d) A rear yard of 20 feet instead of 25 feet;

e) A south side yard balcony projection of 5 feet instead of 2 feet

f) A ~~lot area per dwelling unit of 344 sq ft~~ instead of 400 sq ft per dwelling unit;

g) ~~Insufficient street edge landscaping;~~

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

a) ~~105 parking spaces instead of 120 spaces;~~

b) ~~No unassigned guest parking spaces~~ instead of 11 spaces;

c) Drive aisles ranging from 19 feet to 19.5 feet instead of 20 feet

d) ~~Insufficient parking lot interior landscaping~~

I appreciate that the City refused several of the requested variances related to the accessory parking area and required the developer to comply with the Zoning By-law in those respects.

However, I respectfully appeal the approval of the following variances:

- Variance 1-A – Front yard setback. I request that the development comply with the required 25-foot front yard setback established by the Zoning By-law.
- Variance 1-B – North side yard setback. I request that the development comply with the required 18-foot north side yard setback established by the Zoning By-law.
- Variance 1-C – South side yard setback. I request that the development comply with the required 20-foot south side yard setback established by the Zoning By-law.

In my submission, these approved setback variances significantly affect the scale, massing, transition and compatibility of the proposed six-storey development with the surrounding residential neighbourhood. Compliance with the required setbacks would result in a development that is more consistent with the intent of the Winnipeg Zoning By-law and more compatible with the established character of the surrounding Mature Community. *To add to this submission, I would like that the developer leave the access point to 470 Des Meurons where it is presently (in front of Overhead Door off Des Meurons) to alleviate some of the pressures on Gaboury place. I understand that this would have been allowed if the proposed development had a setback from the sidewalk in the plan presented. This would have been allowed if the proposed development followed the by-laws*.

This appeal also reflects the significant public concern expressed throughout the application process. A petition containing approximately 975 signatures and approximately 70 letters of opposition were submitted to the City. Residents consistently raised planning-related concerns regarding the proposed building's scale, massing, setbacks, traffic, parking, neighbourhood compatibility, and overall impact on the surrounding community. These submissions demonstrate that the concerns underlying this appeal are broad-based and relate to legitimate planning considerations rather than individual interests.

Furthermore, Central Saint-Boniface continues to experience significant redevelopment without the benefit of a Secondary Plan to guide growth. In the absence of an area-specific planning, greater reliance must be placed on the protections provided by the Winnipeg Zoning By-law. Approving substantial setback reductions without such guidance risks incremental changes that fundamentally alter the character of established neighbourhoods before a comprehensive planning vision has been developed.

For these reasons, I respectfully request that the Appeal Committee allow this appeal and require the proposed development to comply with the front and side yard setback requirements established by the Winnipeg Zoning By-law.

Thank you for your consideration,

Jocelyne Gagnon

Exhibit “14” referred to in File DAV 116786A/2026D

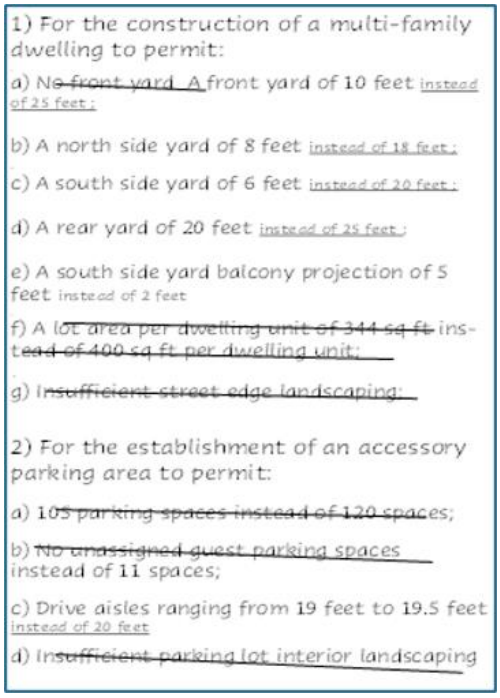
Appeal – DAV-116786/2026D

July 19, 2026

To the City Clerk – Appeal Committee,

I am submitting this Notice of Appeal regarding Decision DAV 116786/2026D.

On June 19, 2026, the Riel Community Committee concurred with the recommendation of the Winnipeg Public Service and forwarded the matter to the Standing Policy Committee on Property and Development. In that recommendation, one variance was modified (1-A), five variances were approved (1-B to 1-E and 2-C), and five variances were refused (1-F, 1-G, 2-A, 2-B and 2-D).



1) For the construction of a multi-family dwelling to permit:

a) ~~No front yard~~ A front yard of 10 feet instead of 25 feet;

b) A north side yard of 8 feet instead of 18 feet;

c) A south side yard of 6 feet instead of 20 feet;

d) A rear yard of 20 feet instead of 25 feet;

e) A south side yard balcony projection of 5 feet instead of 2 feet

f) ~~A lot area per dwelling unit of 344 sq ft~~ instead of 400 sq ft per dwelling unit;

g) ~~Insufficient street edge landscaping;~~

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

a) ~~105 parking spaces instead of 120 spaces;~~

b) ~~No unassigned guest parking spaces~~ instead of 11 spaces;

c) Drive aisles ranging from 19 feet to 19.5 feet instead of 20 feet

d) ~~Insufficient parking lot interior landscaping~~

I appreciate that the City refused several of the requested variances related to the accessory parking area and required the developer to comply with the Zoning By-law in those respects.

However, I respectfully appeal the approval of the following variances:

- Variance 1-A – Front yard setback. I request that the development comply with the required 25-foot front yard setback established by the Zoning By-law.

- Variance 1-B – North side yard setback. I request that the development comply with the required 18-foot north side yard setback established by the Zoning By-law.

- Variance 1-C – South side yard setback. I request that the development comply with the required 20-foot south side yard setback established by the Zoning By-law.

In my submission, these approved setback variances significantly affect the scale, massing, transition and compatibility of the proposed six-storey development with the surrounding residential neighbourhood. Compliance with the required setbacks would result in a development that is more consistent with the intent of the Winnipeg Zoning By-law and more compatible with the established character of the surrounding Mature Community. *To add to this submission, I would like that the developer leave the access point to 470 Des Meurons where it is presently (in front of Overhead Door off Des Meurons) to alleviate some of the pressures on Gaboury place. I understand that this would have been allowed if the proposed development had a setback from the sidewalk in the plan presented. This would have been allowed if the proposed development followed the by-laws*.

This appeal also reflects the significant public concern expressed throughout the application process. A petition containing approximately 975 signatures and approximately 70 letters of opposition were submitted to the City. Residents consistently raised planning-related concerns regarding the proposed building's scale, massing, setbacks, traffic, parking, neighbourhood compatibility, and overall impact on the surrounding community. These submissions demonstrate that the concerns underlying this appeal are broad-based and relate to legitimate planning considerations rather than individual interests.

Furthermore, Central Saint-Boniface continues to experience significant redevelopment without the benefit of a Secondary Plan to guide growth. In the absence of an area-specific planning, greater reliance must be placed on the protections provided by the Winnipeg Zoning By-law. Approving substantial setback reductions without such guidance risks incremental changes that fundamentally alter the character of established neighbourhoods before a comprehensive planning vision has been developed.

For these reasons, I respectfully request that the Appeal Committee allow this appeal and require the proposed development to comply with the front and side yard setback requirements established by the Winnipeg Zoning By-law.

Thank you for your consideration,

Daniel St. Vincent

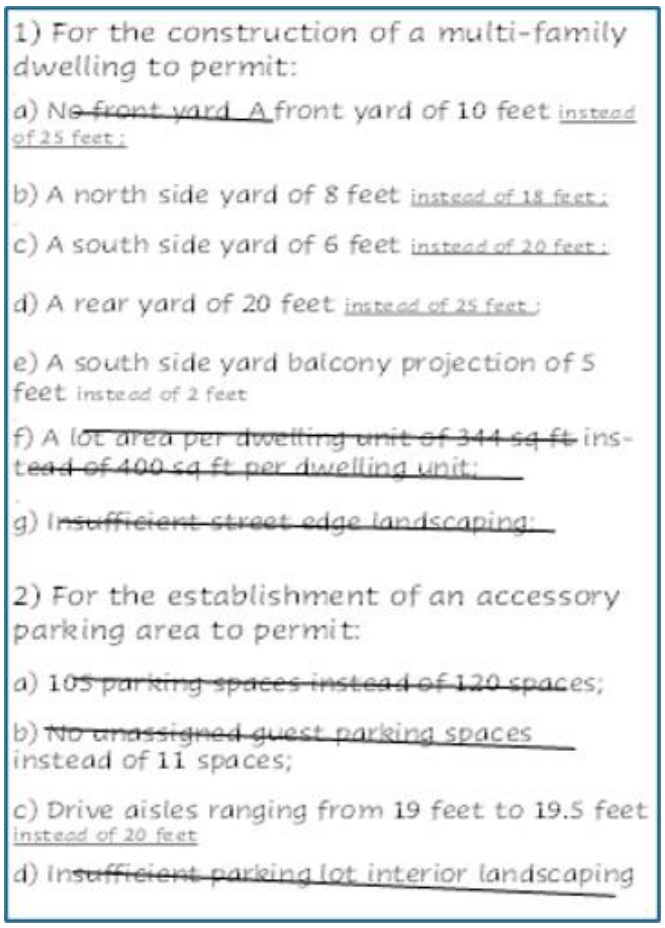
Exhibit "13" referred to in File DAV 116786A/2026D

Appeal – DAV-116786/2026D July 19, 2026

To the City Clerk – Appeal Committee,

I am submitting this Notice of Appeal regarding Decision DAV 116786/2026D.

On June 19, 2026, the Riel Community Committee concurred with the recommendation of the Winnipeg Public Service and forwarded the matter to the Standing Policy Committee on Property and Development. In that recommendation, one variance was modified (1-A), five variances were approved (1-B to 1-E and 2-C), and five variances were refused (1-F, 1-G, 2-A, 2-B and 2-D).



1) For the construction of a multi-family dwelling to permit:

a) ~~No front yard~~ A front yard of 10 feet instead of 25 feet;

b) A north side yard of 8 feet instead of 18 feet;

c) A south side yard of 6 feet instead of 20 feet;

d) A rear yard of 20 feet instead of 25 feet;

e) A south side yard balcony projection of 5 feet instead of 2 feet

f) A ~~lot area per dwelling unit of 344 sq ft~~ instead of ~~400 sq ft per dwelling unit~~;

g) ~~Insufficient street edge landscaping~~;

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

a) ~~105 parking spaces instead of 120 spaces~~;

b) ~~No unassigned guest parking spaces~~ instead of 11 spaces;

c) Drive aisles ranging from 19 feet to 19.5 feet instead of 20 feet

d) ~~Insufficient parking lot interior landscaping~~

I appreciate that the City refused several of the requested variances related to the accessory parking area and required the developer to comply with the Zoning By-law in those respects.

However, I respectfully appeal the approval of the following variances:

- Variance 1-A – Front yard setback. I request that the development comply with the required 25-foot front yard setback established by the

- Zoning By-law.

- Variance 1-B – North side yard setback. I request that the development comply with the required 18-foot north side yard setback established
- by the Zoning By-law.

- Variance 1-C – South side yard setback. I request that the development comply with the required 20-foot south side yard setback established
- by the Zoning By-law.

These approved setback variances significantly affect the scale, massing, transition and compatibility of the proposed six-storey development with the surrounding residential neighbourhood. Compliance with the required setbacks would result in a development that is more consistent with the intent of the Winnipeg Zoning By-law and more compatible with the established character of the surrounding Mature Community composed mainly of residential family homes.

To add to this submission, I request that the developer leave the access point to 470 Des Meurons where it is presently located (access / egress via Des Meurons Street) to alleviate some of the traffic / parking pressure on Gaboury Place. In a meeting with Public Works, I understand that this would have been allowed if the proposed development plan had a sufficient setback from the sidewalk.

This appeal also reflects the significant public concern expressed throughout the application process. A petition containing approximately 975 signatures and approximately 70 letters of opposition were submitted to the City. Residents consistently raised planning-related concerns regarding the proposed building's scale, massing, setbacks, traffic, parking, neighbourhood compatibility, and overall impact on the surrounding community. These submissions demonstrate that the concerns underlying this appeal are broad-based and relate to legitimate planning considerations rather than individual interests.

Furthermore, Central Saint-Boniface continues to experience significant redevelopment without the benefit of a Secondary Plan to guide growth. In the absence of an area-specific plan (secondary plan), greater reliance must be placed on the protections provided by the Winnipeg Zoning By-law. Approving substantial setback reductions without such guidance risks incremental changes that fundamentally alter the character of established neighbourhoods before a comprehensive planning vision has been developed.

For these reasons, I respectfully request that the Appeal Committee allow this appeal and require the proposed development to comply with the front and side yard setback requirements established by the Winnipeg Zoning By-law.

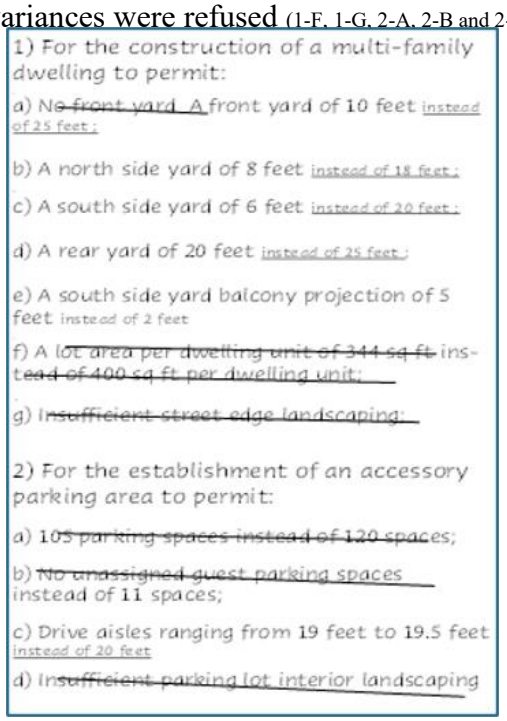
Thank you for your consideration,
Gilbert Michaud

Exhibit “12” referred to in File DAV 116786A/2026D

Appeal – DAV-116786/2026D **July 17, 2026**
To the City Clerk – Appeal Committee,

I am submitting this Notice of Appeal regarding Decision DAV 116786/2026D.

On June 19, 2026, the Riel Community Committee concurred with the recommendation of the Winnipeg Public Service and forwarded the matter to the Standing Policy Committee on Property and Development. In that recommendation, one variance was modified (1-A), five variances were approved (1-B to 1-E and 2-C), and five variances were refused (1-F, 1-G, 2-A, 2-B and 2-D).


1) For the construction of a multi-family dwelling to permit:

a) ~~No front yard~~ A front yard of 10 feet instead of 25 feet;

b) A north side yard of 8 feet instead of 18 feet;

c) A south side yard of 6 feet instead of 20 feet;

d) A rear yard of 20 feet instead of 25 feet;

e) A south side yard balcony projection of 5 feet instead of 2 feet

f) A ~~lot area per dwelling unit of 344 sq ft~~ instead of 400 sq ft per dwelling unit;

g) ~~Insufficient street edge landscaping;~~

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

a) ~~105 parking spaces instead of 120 spaces;~~

b) ~~No unassigned guest parking spaces~~ instead of 11 spaces;

c) Drive aisles ranging from 19 feet to 19.5 feet instead of 20 feet

d) ~~Insufficient parking lot interior landscaping~~

I appreciate that the City refused several of the requested variances related to the accessory parking area and required the developer to comply with the Zoning By-law in those respects.

However, I respectfully appeal the approval of the following variances:

- Variance 1-A – Front yard setback. I request that the development comply with the required 25-foot front yard setback established by the Zoning By-law.

- Variance 1-B – North side yard setback. I request that the development comply with the required 18-foot north side yard setback established by the Zoning By-law.

- Variance 1-C – South side yard setback. I request that the development comply with the required 20-foot south side yard setback established by the Zoning By-law.

In my submission, these approved setback variances significantly affect the scale, massing, transition and compatibility of the proposed six-storey development with the surrounding residential neighbourhood. Compliance with the required setbacks would result in a development that is more consistent with the intent of the Winnipeg Zoning By-law and more compatible with the established character of the surrounding Mature Community. *To add to this submission, we would like that the developer leave the access point to 470 Des Meurons where it is presently (in front of Overhead Door off Des Meurons) to alleviate some of the pressures on Gaboury place. We understand that this would have been allowed if the proposed development had a setback from the sidewalk in the plan presented. This would have been allowed if the proposed development followed the by-laws*.

This appeal also reflects the significant public concern expressed throughout the application process. A petition containing 978 signatures and approximately 70 letters of opposition were submitted to the City. Residents consistently raised planning-related concerns regarding the proposed building's scale, massing, setbacks, traffic, parking, neighbourhood compatibility, and overall impact on the surrounding community. These submissions demonstrate that the concerns underlying this appeal are broad-based and relate to legitimate planning considerations rather than individual interests.

Furthermore, Central Saint-Boniface continues to experience significant redevelopment without the benefit of a Secondary Plan to guide growth. In the absence of an area-specific planning, greater reliance must be placed on the protections provided by the Winnipeg Zoning By-law. Approving substantial setback reductions without such guidance risks incremental changes that fundamentally alter the character of established neighbourhoods before a comprehensive planning vision has been developed.

For these reasons, I respectfully request that the Appeal Committee allow this appeal and require the proposed development to comply with the front and side yard setback requirements established by the Winnipeg Zoning By-law.

Thank you for your consideration,

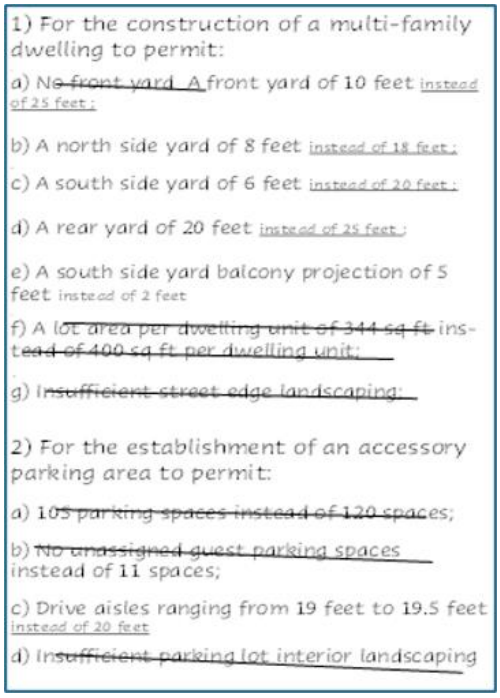
Danielle Robidoux

Exhibit "11" referred to in File DAV 116786A/2026D

Appeal – DAV-116786/2026D **July 16th, 2026**
To the City Clerk – Appeal Committee,

I am submitting this Notice of Appeal regarding Decision DAV 116786/2026D.

On June 19, 2026, the Riel Community Committee concurred with the recommendation of the Winnipeg Public Service and forwarded the matter to the Standing Policy Committee on Property and Development. In that recommendation, one variance was modified (1-A), five variances were approved (1-B to 1-E and 2-C), and five variances were refused (1-F, 1-G, 2-A, 2-B and 2-D).



1) For the construction of a multi-family dwelling to permit:

a) ~~No front yard. A~~ front yard of 10 feet instead of 25 feet;

b) A north side yard of 8 feet instead of 18 feet;

c) A south side yard of 6 feet instead of 20 feet;

d) A rear yard of 20 feet instead of 25 feet;

e) A south side yard balcony projection of 5 feet instead of 2 feet

f) A ~~lot area per dwelling unit of 344 sq ft~~ instead of ~~400 sq ft per dwelling unit~~;

g) ~~Insufficient street edge landscaping~~;

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

a) ~~105 parking spaces instead of 120 spaces~~;

b) ~~No unassigned guest parking spaces~~ instead of 11 spaces;

c) Drive aisles ranging from 19 feet to 19.5 feet instead of 20 feet

d) ~~Insufficient parking lot interior landscaping~~

I appreciate that the City refused several of the requested variances related to the accessory parking area and required the developer to comply with the Zoning By-law in those respects.

However, I respectfully appeal the approval of the following variances:

- Variance 1-A – Front yard setback. I request that the development comply with the required 25-foot front yard setback established by the Zoning By-law.

- Variance 1-B – North side yard setback. I request that the development comply with the required 18-foot north side yard setback established by the Zoning By-law.

- Variance 1-C – South side yard setback. I request that the development comply with the required 20-foot south side yard setback established by the Zoning By-law.

In my submission, these approved setback variances significantly affect the scale, massing, transition and compatibility of the proposed six-storey development with the surrounding residential neighbourhood. Compliance with the required setbacks would result in a development that is more consistent with the intent of the Winnipeg Zoning By-law and more compatible with the established character of the surrounding Mature Community. *To add to this submission, I would like that the developer leave the access point to 470 Des Meurons where it is presently (in front of Overhead Door off Des Meurons) to alleviate some of the pressures on Gaboury place. I understand that this would have been allowed if the proposed development had a setback from the sidewalk in the plan presented. This would have been allowed if the proposed development followed the by-laws*.

This appeal also reflects the significant public concern expressed throughout the application process. A petition containing approximately 975 signatures and approximately 70 letters of opposition were submitted to the City. Residents consistently raised planning-related concerns regarding the proposed building's scale, massing, setbacks, traffic, parking, neighbourhood compatibility, and overall impact on the surrounding community. These submissions demonstrate that the concerns underlying this appeal are broad-based and relate to legitimate planning considerations rather than individual interests.

Furthermore, Central Saint-Boniface continues to experience significant redevelopment without the benefit of a Secondary Plan to guide growth. In the absence of an area-specific planning, greater reliance must be placed on the protections provided by the Winnipeg Zoning By-law. Approving substantial setback reductions without such guidance risks incremental changes that fundamentally alter the character of established neighbourhoods before a comprehensive planning vision has been developed.

For these reasons, I respectfully request that the Appeal Committee allow this appeal and require the proposed development to comply with the front and side yard setback requirements established by the Winnipeg Zoning By-law.

Thank you for your consideration.

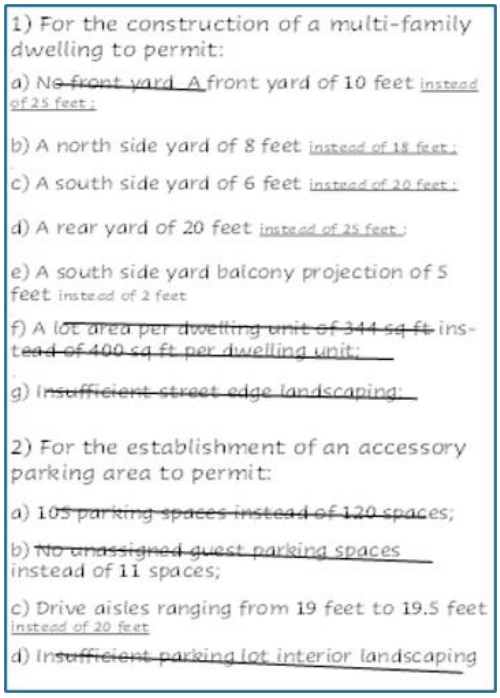
Hubert Grenier

Exhibit “10” referred to in File DAV 116786A/2026D

Appeal – DAV-116786/2026D **July 16th, 2026**
To the City Clerk – Appeal Committee,

I am submitting this Notice of Appeal regarding Decision DAV 116786/2026D.

On June 19, 2026, the Riel Community Committee concurred with the recommendation of the Winnipeg Public Service and forwarded the matter to the Standing Policy Committee on Property and Development. In that recommendation, one variance was modified (1-A), five variances were approved (1-B to 1-E and 2-C), and five variances were refused (1-F, 1-G, 2-A, 2-B and 2-D).



1) For the construction of a multi-family dwelling to permit:

a) ~~No front yard. A~~ front yard of 10 feet instead of 25 feet;

b) A north side yard of 8 feet instead of 18 feet;

c) A south side yard of 6 feet instead of 20 feet;

d) A rear yard of 20 feet instead of 25 feet;

e) A south side yard balcony projection of 5 feet instead of 2 feet

f) A ~~lot area per dwelling unit of 344 sq ft~~ instead of 400 sq ft per dwelling unit;

g) ~~Insufficient street edge landscaping;~~

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

a) ~~105 parking spaces instead of 120 spaces~~;

b) ~~No unassigned guest parking spaces~~ instead of 11 spaces;

c) Drive aisles ranging from 19 feet to 19.5 feet instead of 20 feet

d) ~~Insufficient parking lot interior landscaping~~

I appreciate that the City refused several of the requested variances related to the accessory parking area and required the developer to comply with the Zoning By-law in those respects.

However, I respectfully appeal the approval of the following variances:

- Variance 1-A – Front yard setback. I request that the development comply with the required 25-foot front yard setback established by the Zoning By-law.

- Variance 1-B – North side yard setback. I request that the development comply with the required 18-foot north side yard setback established by the Zoning By-law.

- Variance 1-C – South side yard setback. I request that the development comply with the required 20-foot south side yard setback established by the Zoning By-law.

In my submission, these approved setback variances significantly affect the scale, massing, transition and compatibility of the proposed six-storey development with the surrounding residential neighbourhood. Compliance with the required setbacks would result in a development that is more consistent with the intent of the Winnipeg Zoning By-law and more compatible with the established character of the surrounding Mature Community. *To add to this submission, I would like that the developer leave the access point to 470 Des Meurons where it is presently (in front of Overhead Door off Des Meurons) to alleviate some of the pressures on Gaboury place. I understand that this would have been allowed if the proposed development had a setback from the sidewalk in the plan presented. This would have been allowed if the proposed development followed the by-laws*.

This appeal also reflects the significant public concern expressed throughout the application process. A petition containing approximately 975 signatures and approximately 70 letters of opposition were submitted to the City. Residents consistently raised planning-related concerns regarding the proposed building's scale, massing, setbacks, traffic, parking, neighbourhood compatibility, and overall impact on the surrounding community. These submissions demonstrate that the concerns underlying this appeal are broad-based and relate to legitimate planning considerations rather than individual interests.

Furthermore, Central Saint-Boniface continues to experience significant redevelopment without the benefit of a Secondary Plan to guide growth. In the absence of an area-specific planning, greater reliance must be placed on the protections provided by the Winnipeg Zoning By-law. Approving substantial setback reductions without such guidance risks incremental changes that fundamentally alter the character of established neighbourhoods before a comprehensive planning vision has been developed.

For these reasons, I respectfully request that the Appeal Committee allow this appeal and require the proposed development to comply with the front and side yard setback requirements established by the Winnipeg Zoning By-law.

Thank you for your consideration,

Véronique Togneri

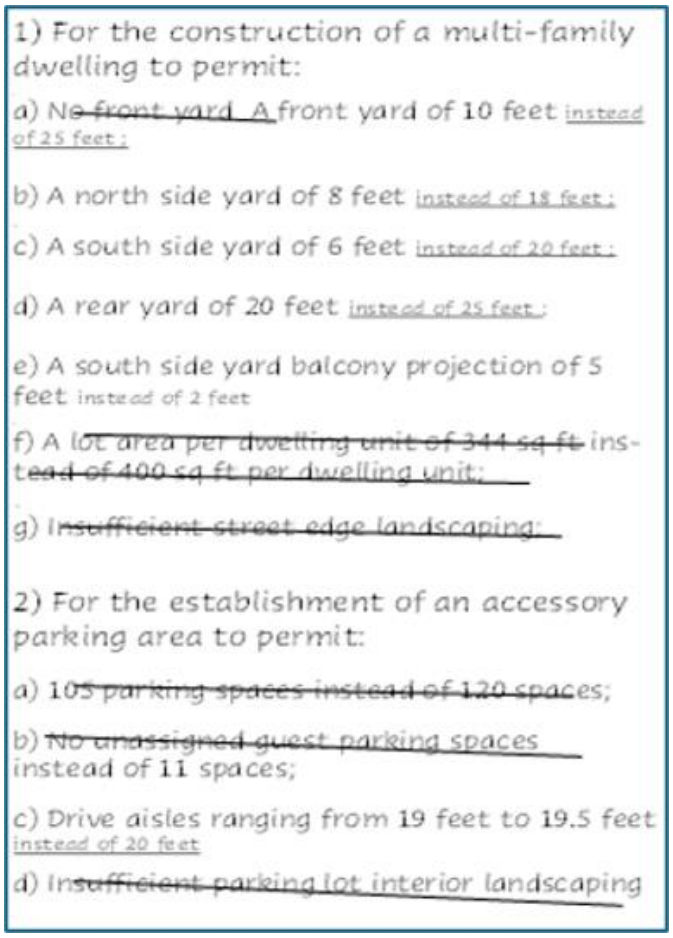
Exhibit “9” referred to in File DAV 116786A/2026D

From: ehoeppne
Sent: Thursday, July 16, 2026 8:35 AM
Subject: Notice of Appeal for DAV116786/2026D

Date: July 16/2026
Appeal – DAV-116786/2026D
To the City Clerk – Appeal Committee,

I am submitting this Notice of Appeal regarding Decision DAV 116786/2026D.

On June 19, 2026, the Riel Community Committee concurred with the recommendation of the Winnipeg Public Service and forwarded the matter to the Standing Policy Committee on Property and Development. In that recommendation, one variance was modified (1-A), five variances were approved (1-B to 1-E and 2-C), and five variances were refused (1-F, 1-G, 2-A, 2-B and 2-D).



1) For the construction of a multi-family dwelling to permit:

a) No front yard A front yard of 10 feet instead of 25 feet;

b) A north side yard of 8 feet instead of 18 feet;

c) A south side yard of 6 feet instead of 20 feet;

d) A rear yard of 20 feet instead of 25 feet;

e) A south side yard balcony projection of 5 feet instead of 2 feet

f) A lot area per dwelling unit of 344 sq ft instead of 400 sq ft per dwelling unit;

g) Insufficient street edge landscaping;

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

a) 105 parking spaces instead of 120 spaces;

b) No unassigned guest parking spaces instead of 11 spaces;

c) Drive aisles ranging from 19 feet to 19.5 feet instead of 20 feet

d) Insufficient parking lot interior landscaping

I appreciate that the City refused several of the requested variances related to the accessory parking area and required the developer to comply with the Zoning By-law in those respects.

However, I respectfully appeal the approval of the following variances:

- Variance 1-A – Front yard setback. I request that the development comply with the required 25-foot front yard setback established by the Zoning By-law.

- Variance 1-B – North side yard setback. I request that the development comply with the required 18-foot north side yard setback established by the Zoning By-law.

- Variance 1-C – South side yard setback. I request that the development comply with the required 20-foot south side yard setback established by the Zoning By-law.

In my submission, these approved setback variances significantly affect the scale, massing, transition and compatibility of the proposed six-storey development with the surrounding residential neighbourhood. Compliance with the required setbacks would result in a development that is more consistent with the intent of the Winnipeg Zoning By-law and more compatible with the established character of the surrounding Mature Community. *To add to this submission, we would like that the developer leave the access point to 470 Des Meurons where it is presently (in front of Overhead Door off Des Meurons) to alleviate some of the pressures on Gaboury place. We understand that this would have been allowed if the proposed development had a setback from the sidewalk in the plan presented. This would have been allowed if the proposed development followed the by-laws*.

This appeal also reflects the significant public concern expressed throughout the application process. A petition containing 978 signatures and approximately 70 letters of opposition were submitted to the City. Residents consistently raised planning-related concerns regarding the proposed building's scale, massing, setbacks, traffic, parking, neighbourhood compatibility, and overall impact on the surrounding community. These submissions demonstrate that the concerns underlying this appeal are broad-based and relate to legitimate planning considerations rather than individual interests.

Furthermore, Central Saint-Boniface continues to experience significant redevelopment without the benefit of a Secondary Plan to guide growth. In the absence of an area-specific planning, greater reliance must be placed on the protections provided by the Winnipeg Zoning By-law. Approving substantial setback reductions without such guidance risks incremental changes that fundamentally alter the character of established neighbourhoods before a comprehensive planning vision has been developed.

For these reasons, I respectfully request that the Appeal Committee allow this appeal and require the proposed development to comply with the front and side yard setback requirements established by the Winnipeg Zoning By-law.

Thank you for your consideration,

Edward James Hoeppner

Exhibit “8” referred to in File DAV 116786A/2026D

From: Meaghan Syganiec
Sent: Wednesday, July 15, 2026 11:09 PM
Subject: Request for appeal - DAV 116786/2026D

Meaghan Syganiec

July 15, 2026

To the City Clerk – Appeal Committee,

I am writing to you today to formally submit my appeal regarding the recent decision on DAV 116786/2026D. To share a quick bit of background on where things stand, back on June 19, 2026, the Riel Community Committee agreed with the Winnipeg Public Service's recommendations and passed the matter along to the Standing Policy Committee on Property and Development. While I was incredibly relieved to see them turn down several of the developer's requests, they unfortunately approved some major variances that I, along with so many of my neighbors, simply cannot sit by and accept.

First of all, I want to say a sincere thank you for refusing the variances related to the parking reductions and the lack of landscaping. It means a lot to see the City hold the line and protect our neighborhood's livability by requiring the developer to follow the standard Zoning By-laws in those areas. However, as a resident who deeply cares about the future of our community, I am formally appealing the approval of these specific setback variances:

- **Variance 1-A (Front Yard Setback):** Approved at 10 feet instead of the required 25 feet.
- **Variance 1-B (North Side Yard Setback):** Approved at 8 feet instead of the required 18 feet.
- **Variance 1-C (South Side Yard Setback):** Approved at 6 feet instead of the required 20 feet.

Allowing a massive six-storey building to crowd so close to the property lines completely overwhelms the look, feel, and daily comfort of our established residential neighborhood. If we hold the developer to the standard setbacks, we can ensure a project that is more respectful to the scale and character of our Mature Community. Sticking to these standard setbacks also offers a wonderful, practical solution to a major safety and traffic issue on our streets. If the building is properly set back from the sidewalk as the by-laws intend, the developer can keep the current access point to 470 Des Meurons right where it is today—in front of Overhead Door off Des Meurons. This simple fix would save our quiet local street, Gaboury Place, from being completely overrun with daily traffic, keeping it much safer for everyone who lives here.

My concerns aren't just personal; they are shared by a massive, passionate network of neighbors who have poured their hearts into protecting this community throughout the

entire application process. Together, we have gathered a petition with 978 signatures opposing these plans, alongside approximately 70 letters of opposition. Our worries are deeply rooted in the practical, everyday realities of community planning—like safe traffic flow, adequate parking, and ensuring a massive new building doesn't completely dwarf the surrounding homes.

Right now, Central Saint-Boniface is going through a massive wave of redevelopment, and we are trying to navigate all of this change without the guidance of a Secondary Plan. Without a broader, protective vision for our area, the Winnipeg Zoning By-law is the only real shield we have to protect our neighbourhood's character. Allowing such drastic, piecemeal setback reductions risks chipping away at the historic charm and livability of our community before we even have a comprehensive plan to guide us.

For all of these reasons, I respectfully ask the Appeal Committee to allow this appeal and require the developer to build within the standard front and side yard setbacks established by the Winnipeg Zoning By-law. Thank you so much for your time, your dedication to our city, and for listening to the voices of the people who call this neighbourhood home.

Sincerely,

--

Meaghan Syganiec

Exhibit “7” referred to in File DAV 116786A/2026D

Peter Bridgeman

July 15, 2026

To the City Clerk – Appeal Committee,

I am writing to formally submit my appeal regarding the recent decision on DAV 116786/2026D. To give you a quick recap of where things stand, on June 19, 2026, the Riel Community Committee agreed with the Winnipeg Public Service's recommendations and passed the matter along to the Standing Policy Committee on Property and Development. While they turned down several of the developer's requests, they also approved some major changes that I, along with many of my neighbors, simply cannot support.

First of all, thank you for refusing the variances related to parking space reductions and landscaping. We truly appreciate the city holding the line and requiring the developer to follow the standard Zoning By-laws in those areas. However, I am formally appealing the approval of the following setback variances:

- **Variance 1-A (Front Yard Setback):** Approved at 10 feet instead of the required 25 feet.
- **Variance 1-C (South Side Yard Setback):** Approved at 6 feet instead of the required 20 feet.

Allowing a massive six-storey building to squeeze so close to the property lines completely disrupts the look, feel, and transition of our established residential neighborhood. If the developer is held to the standard setbacks, we get a project that more closely fits the character of our Mature Community. Additionally, sticking to the standard setbacks solves a major traffic issue. If the building is set back properly from the sidewalk as the by-laws intend, the developer can keep the current access point to 470 Des Meurons exactly where it is today in front of Overhead Door off Des Meurons. This simple adjustment would keep a massive amount of daily traffic and pressure off of our quiet local street, Gaboury Place.

This appeal isn't just about my personal preference. Our neighborhood has spoken up loud and clear throughout this entire process. To date, residents have submitted a petition with 978 signatures opposing the current plans, along with approximately 70 letters of opposition. Our concerns are deeply rooted in good community planning, specifically around the building's massive scale, traffic congestion, parking, and how it fits into the neighborhood.

Furthermore, Central Saint-Boniface is currently experiencing a massive wave of redevelopment without a Secondary Plan in place to guide this growth safely. Without a master plan for our area, the Winnipeg Zoning By-law is our only line of defense. Allowing massive, piecemeal setback reductions risks permanently damaging the character of our historic neighborhood before we even have a comprehensive vision for its future.

For these reasons, I respectfully ask the Appeal Committee to allow this appeal and require the developer to build within the standard front and side yard setback rules already established by the Winnipeg Zoning By-law. Thank you so much for your time, your dedication to our city, and your consideration of our community's future.

Sincerely,

Peter Bridgeman

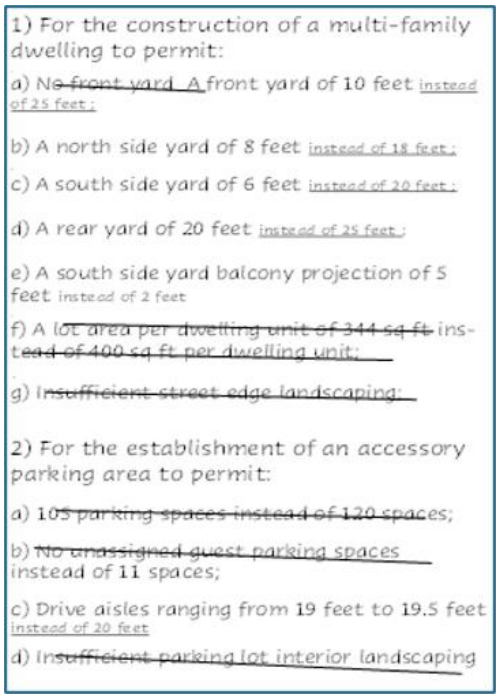
Exhibit “6” referred to in File DAV 116786A/2026D

July 15, 2026

Appeal – DAV-116786/2026D
To the City Clerk – Appeal Committee,

I am submitting this Notice of Appeal regarding Decision DAV 116786/2026D.

On June 19, 2026, the Riel Community Committee concurred with the recommendation of the Winnipeg Public Service and forwarded the matter to the Standing Policy Committee on Property and Development. In that recommendation, one variance was modified (1-A), five variances were approved (1-B to 1-E and 2-C), and five variances were refused (1-F, 1-G, 2-A, 2-B and 2-D).



1) For the construction of a multi-family dwelling to permit:

a) ~~No front yard~~ A front yard of 10 feet instead of 25 feet;

b) A north side yard of 8 feet instead of 18 feet;

c) A south side yard of 6 feet instead of 20 feet;

d) A rear yard of 20 feet instead of 25 feet;

e) A south side yard balcony projection of 5 feet instead of 2 feet

f) ~~A lot area per dwelling unit of 344 sq ft~~ instead of 400 sq ft per dwelling unit;

g) ~~Insufficient street edge landscaping;~~

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

a) ~~105 parking spaces instead of 120 spaces~~;

b) ~~No unassigned guest parking spaces~~ instead of 11 spaces;

c) Drive aisles ranging from 19 feet to 19.5 feet instead of 20 feet

d) ~~Insufficient parking lot interior landscaping~~

I appreciate that the City of Winnipeg refused several of the requested variances related to the accessory parking area and required the developer to comply with the Zoning By-law in those respects.

However, I respectfully appeal the approval of the following variances:

- Variance 1-A – Front yard setback. I request that the development comply with the required 25-foot front yard setback established by the Zoning By-law.

- Variance 1-B – North side yard setback. I request that the development comply with the required 18-foot north side yard setback established by the Zoning By-law.

- Variance 1-C – South side yard setback. I request that the development comply with the required 20-foot south side yard setback established by the Zoning By-law.

In my submission, these approved setback variances significantly affect the scale, massing, transition and compatibility of the proposed six-storey development with the surrounding residential neighbourhood. Compliance with the required setbacks would result in a development that is more consistent with the intent of the Winnipeg Zoning By-law and more compatible with the established character of the surrounding Mature Community. *To add to this submission, we would like that the developer leave the access point to 470 Des Meurons where it is presently (in front of Overhead Door off Des Meurons) to alleviate some of the pressures on Gaboury place. We understand that this would have been allowed if the proposed development had a setback from the sidewalk in the plan presented. This would have been allowed if the proposed development followed the by-laws*.

This appeal also reflects the significant public concern expressed throughout the application process. A petition containing 978 signatures and approximately 70 letters of opposition were submitted to the City of Winnipeg. Residents consistently raised planning-related concerns regarding the proposed building's scale, massing, setbacks, traffic, parking, neighbourhood compatibility, and overall impact on the surrounding community. These submissions demonstrate that the concerns underlying this appeal are broad-based and relate to legitimate planning considerations rather than individual interests.

Furthermore, Central Saint-Boniface continues to experience significant redevelopment without the benefit of a Secondary Plan to guide growth. In the absence of an area-specific planning, greater reliance must be placed on the protections provided by the Winnipeg Zoning By-law. Approving substantial setback reductions without such guidance risks incremental changes that fundamentally alter the character of established neighbourhoods before a comprehensive planning vision has been developed.

For these reasons, I respectfully request that the Appeal Committee allow this appeal and require the proposed development to comply with the front and side yard setback requirements established by the Winnipeg Zoning By-law.

Thank you for your consideration,

Sincerely,

Neil Morgan-Gravel

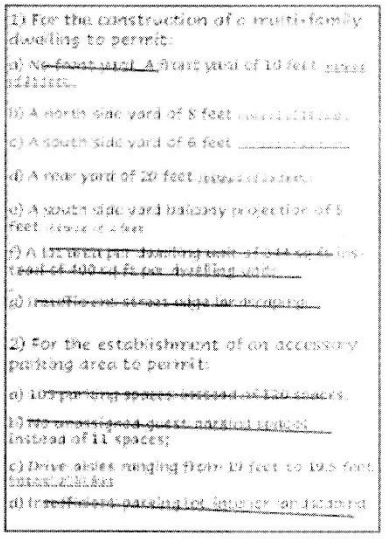
Exhibit "5" referred to in File DAV 116786A/2026D

Appeal – DAV-116786/2026D **[Date]** July 12/2026

To the City Clerk – Appeal Committee,

I am submitting this Notice of Appeal regarding Decision DAV 116786/2026D.

On June 19, 2026, the Riel Community Committee concurred with the recommendation of the Winnipeg Public Service and forwarded the matter to the Standing Policy Committee on Property and Development. In that recommendation, one variance was modified (1-A), five variances were approved (1-B to 1-E and 2-C), and five variances were refused (1-F, 1-G, 2-A, 2-B and 2-D).



1) For the construction of a multi-family dwelling to permit:

a) ~~No front yard. A~~ front yard of 10 feet [illegible]

b) A north side yard of 8 feet [illegible]

c) A south side yard of 6 feet [illegible]

d) A rear yard of 20 feet [illegible]

e) A south side yard balcony projection of 5 feet [illegible]

f) A [illegible] ~~[illegible] per dwelling unit [illegible] sq ft~~ ins~~tead of 400 sq ft per dwelling unit~~

g) ~~[illegible] street edge [illegible]~~

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

a) ~~105 parking spaces instead of 120 spaces~~

b) ~~No unassigned guest parking spaces~~ instead of 11 spaces;

c) Drive aisles ranging from 19 feet to 19.5 feet [illegible]

d) ~~[illegible] parking lot interior landscaping~~

I appreciate that the City refused several of the requested variances related to the accessory parking area and required the developer to comply with the Zoning By-law in those respects.

However, I respectfully appeal the approval of the following variances:

- Variance 1-A – Front yard setback. I request that the development comply with the required 25-foot front yard setback established by the Zoning By-law.
- Variance 1-B – North side yard setback. I request that the development comply with the required 18-foot north side yard setback established by the Zoning By-law.
- Variance 1-C – South side yard setback. I request that the development comply with the required 20-foot south side yard setback established by the Zoning By-law.

In my submission, these approved setback variances significantly affect the scale, massing, transition and compatibility of the proposed six-storey development with the surrounding residential neighbourhood. Compliance with the required setbacks would result in a development that is more consistent with the

intent of the Winnipeg Zoning By-law and more compatible with the established character of the surrounding Mature Community. *To add to this submission, we would like that the developer leave the access point to 470 Des Meurons where it is presently (in front of Overhead Door off Des Meurons) to alleviate some of the pressures on Gaboury place. We understand that this would have been allowed if the proposed development had a setback from the sidewalk in the plan presented. This would have been allowed if the proposed development followed the by-laws.*

This appeal also reflects the significant public concern expressed throughout the application process. A petition containing 978 signatures and approximately 70 letters of opposition were submitted to the City. Residents consistently raised planning-related concerns regarding the proposed building's scale, massing, setbacks, traffic, parking, neighbourhood compatibility, and overall impact on the surrounding community. These submissions demonstrate that the concerns underlying this appeal are broad-based and relate to legitimate planning considerations rather than individual interests.

Furthermore, Central Saint-Boniface continues to experience significant redevelopment without the benefit of a Secondary Plan to guide growth. In the absence of an area-specific planning, greater reliance must be placed on the protections provided by the Winnipeg Zoning By-law. Approving substantial setback reductions without such guidance risks incremental changes that fundamentally alter the character of established neighbourhoods before a comprehensive planning vision has been developed.

For these reasons, I respectfully request that the Appeal Committee allow this appeal and require the proposed development to comply with the front and side yard setback requirements established by the Winnipeg Zoning By-law.

Thank you for your consideration,

[FULL NAME] RONALD MESTDAGH

[Mailing Address] 374 GABOURY PL.

[Phone number] 204-414-0482

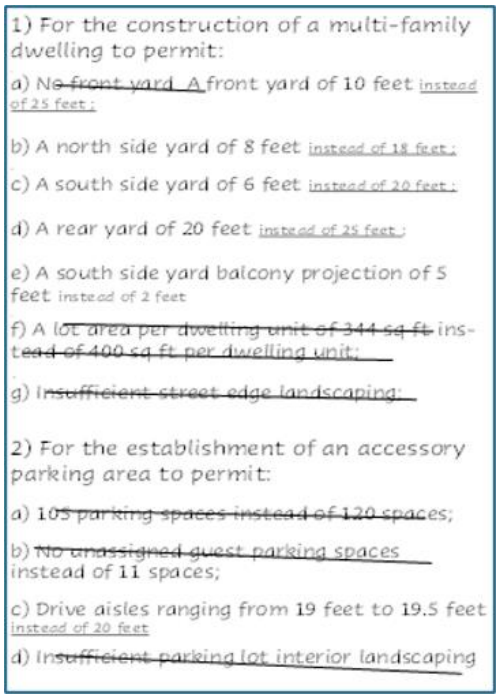
Exhibit “4” referred to in File DAV 116786A/2026D

July 11, 2026

Appeal – DAV-116786/2026D
To the City Clerk – Appeal Committee,

I am submitting this Notice of Appeal regarding Decision DAV 116786/2026D.

On June 19, 2026, the Riel Community Committee concurred with the recommendation of the Winnipeg Public Service and forwarded the matter to the Standing Policy Committee on Property and Development. In that recommendation, one variance was modified (1-A), five variances were approved (1-B to 1-E and 2-C), and five variances were refused (1-F, 1-G, 2-A, 2-B and 2-D).



1) For the construction of a multi-family dwelling to permit:

a) ~~No front yard~~ A front yard of 10 feet instead of 25 feet;

b) A north side yard of 8 feet instead of 18 feet;

c) A south side yard of 6 feet instead of 20 feet;

d) A rear yard of 20 feet instead of 25 feet;

e) A south side yard balcony projection of 5 feet instead of 2 feet

f) ~~A lot area per dwelling unit of 344 sq ft~~ instead of 400 sq ft per dwelling unit;

g) ~~Insufficient street edge landscaping;~~

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

a) ~~105 parking spaces instead of 120 spaces;~~

b) ~~No unassigned guest parking spaces~~ instead of 11 spaces;

c) Drive aisles ranging from 19 feet to 19.5 feet instead of 20 feet

d) ~~Insufficient parking lot interior landscaping~~

I appreciate that the City of Winnipeg refused several of the requested variances related to the accessory parking area and required the developer to comply with the Zoning By-law in those respects.

However, I respectfully appeal the approval of the following variances:

- Variance 1-A – Front yard setback. I request that the development comply with the required 25-foot front yard setback established by the Zoning By-law.

- Variance 1-B – North side yard setback. I request that the development comply with the required 18-foot north side yard setback established by the Zoning By-law.

- Variance 1-C – South side yard setback. I request that the development comply with the required 20-foot south side yard setback established by the Zoning By-law.

In my submission, these approved setback variances significantly affect the scale, massing, transition and compatibility of the proposed six-storey development with the surrounding residential neighbourhood. Compliance with the required setbacks would result in a development that is more consistent with the intent of the Winnipeg Zoning By-law and more compatible with the established character of the surrounding Mature Community. *To add to this submission, we would like that the developer leave the access point to 470 Des Meurons where it is presently (in front of Overhead Door off Des Meurons) to alleviate some of the pressures on Gaboury place. We understand that this would have been allowed if the proposed development had a setback from the sidewalk in the plan presented. This would have been allowed if the proposed development followed the by-laws*.

This appeal also reflects the significant public concern expressed throughout the application process. A petition containing 978 signatures and approximately 70 letters of opposition were submitted to the City of Winnipeg. Residents consistently raised planning-related concerns regarding the proposed building's scale, massing, setbacks, traffic, parking, neighbourhood compatibility, and overall impact on the surrounding community. These submissions demonstrate that the concerns underlying this appeal are broad-based and relate to legitimate planning considerations rather than individual interests.

Furthermore, Central Saint-Boniface continues to experience significant redevelopment without the benefit of a Secondary Plan to guide growth. In the absence of an area-specific planning, greater reliance must be placed on the protections provided by the Winnipeg Zoning By-law. Approving substantial setback reductions without such guidance risks incremental changes that fundamentally alter the character of established neighbourhoods before a comprehensive planning vision has been developed.

For these reasons, I respectfully request that the Appeal Committee allow this appeal and require the proposed development to comply with the front and side yard setback requirements established by the Winnipeg Zoning By-law.

Thank you for your consideration,

Sincerely,

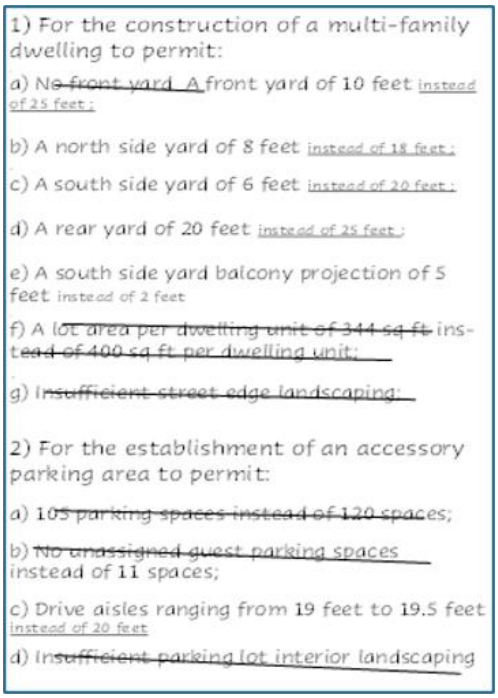
Suzanne Morgan-Gravel

Exhibit “3” referred to in File DAV 116786A/2026D

Appeal – DAV-116786/2026D **July 11th, 2026**
To the City Clerk – Appeal Committee,

I am submitting this Notice of Appeal regarding Decision DAV 116786/2026D.

On June 19, 2026, the Riel Community Committee concurred with the recommendation of the Winnipeg Public Service and forwarded the matter to the Standing Policy Committee on Property and Development. In that recommendation, one variance was modified (1-A), five variances were approved (1-B to 1-E and 2-C), and five variances were refused (1-F, 1-G, 2-A, 2-B and 2-D).


1) For the construction of a multi-family dwelling to permit:

a) No front yard. A front yard of 10 feet instead of 25 feet;

b) A north side yard of 8 feet instead of 18 feet;

c) A south side yard of 6 feet instead of 20 feet;

d) A rear yard of 20 feet instead of 25 feet;

e) A south side yard balcony projection of 5 feet instead of 2 feet

f) A lot area per dwelling unit of 344 sq ft instead of 400 sq ft per dwelling unit;

g) Insufficient street edge landscaping;

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

a) 105 parking spaces instead of 120 spaces;

b) No unassigned guest parking spaces instead of 11 spaces;

c) Drive aisles ranging from 19 feet to 19.5 feet instead of 20 feet

d) Insufficient parking lot interior landscaping

I appreciate that the City refused several of the requested variances related to the accessory parking area and required the developer to comply with the Zoning By-law in those respects.

However, I respectfully appeal the approval of the following variances:

- Variance 1-A – Front yard setback. I request that the development comply with the required 25-foot front yard setback established by the Zoning By-law.
- Variance 1-B – North side yard setback. I request that the development comply with the required 18-foot north side yard setback established by the Zoning By-law.

- Variance 1-C – South side yard setback. I request that the development comply with the required 20-foot south side yard setback established by the Zoning By-law.

In my submission, these approved setback variances significantly affect the scale, massing, transition and compatibility of the proposed six-storey development with the surrounding residential neighbourhood. Compliance with the required setbacks would result in a development that is more consistent with the intent of the Winnipeg Zoning By-law and more compatible with the established character of the surrounding Mature Community. *To add to this submission, we would like that the developer leave the access point to 470 Des Meurons where it is presently (in front of Overhead Door off Des Meurons) to alleviate some of the pressures on Gaboury place. We understand that this would have been allowed if the proposed development had a setback from the sidewalk in the plan presented. This would have been allowed if the proposed development followed the by-laws*.

This appeal also reflects the significant public concern expressed throughout the application process. A petition containing 978 signatures and approximately 70 letters of opposition were submitted to the City. Residents consistently raised planning-related concerns regarding the proposed building's scale, massing, setbacks, traffic, parking, neighbourhood compatibility, and overall impact on the surrounding community. These submissions demonstrate that the concerns underlying this appeal are broad-based and relate to legitimate planning considerations rather than individual interests.

Furthermore, Central Saint-Boniface continues to experience significant redevelopment without the benefit of a Secondary Plan to guide growth. In the absence of an area-specific planning, greater reliance must be placed on the protections provided by the Winnipeg Zoning By-law. Approving substantial setback reductions without such guidance risks incremental changes that fundamentally alter the character of established neighbourhoods before a comprehensive planning vision has been developed.

For these reasons, I respectfully request that the Appeal Committee allow this appeal and require the proposed development to comply with the front and side yard setback requirements established by the Winnipeg Zoning By-law.

Thank you for your consideration,
Roxanne Bisson

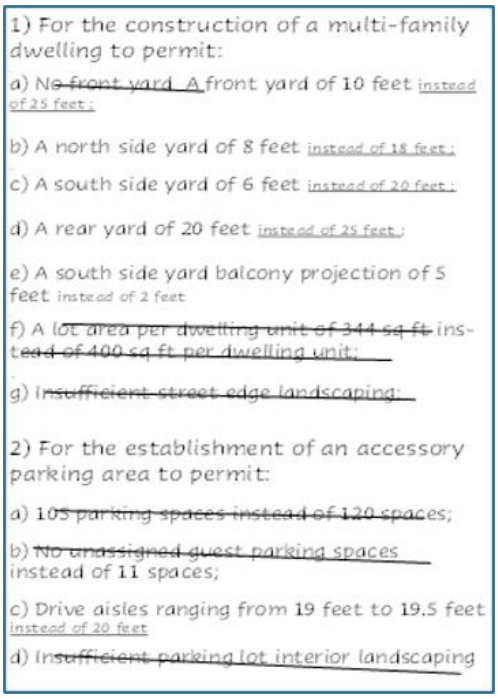
Exhibit “2” referred to in File DAV 116786A/2026D

Appeal – DAV-116786/2026D **July 11th, 2026**

To the City Clerk – Appeal Committee,

I am submitting this Notice of Appeal regarding Decision DAV 116786/2026D.

On June 19, 2026, the Riel Community Committee concurred with the recommendation of the Winnipeg Public Service and forwarded the matter to the Standing Policy Committee on Property and Development. In that recommendation, one variance was modified (1-A), five variances were approved (1-B to 1-E and 2-C), and five variances were refused (1-F, 1-G, 2-A, 2-B and 2-D).



1) For the construction of a multi-family dwelling to permit:

a) No ~~front yard~~ A front yard of 10 feet instead of 25 feet;

b) A north side yard of 8 feet instead of 18 feet;

c) A south side yard of 6 feet instead of 20 feet;

d) A rear yard of 20 feet instead of 25 feet;

e) A south side yard balcony projection of 5 feet instead of 2 feet

f) A ~~lot area per dwelling unit of 344 sq ft~~ instead of 400 sq ft per dwelling unit;

g) ~~Insufficient street edge landscaping;~~

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

a) ~~105 parking spaces instead of 120 spaces~~;

b) ~~No unassigned guest parking spaces~~ instead of 11 spaces;

c) Drive aisles ranging from 19 feet to 19.5 feet instead of 20 feet

d) ~~Insufficient parking lot interior landscaping~~

I appreciate that the City refused several of the requested variances related to the accessory parking area and required the developer to comply with the Zoning By-law in those respects. However, I respectfully appeal the approval of the following variances:

Variance 1-A – Front yard

- setback. I request that the development comply with the required 25-foot front yard setback established by the Zoning By-law.

- Variance 1-B – North side
- yard setback. I request that the development comply with the required 18-foot north side yard setback established by the Zoning By-law.

- Variance 1-C – South side

- yard setback. I request that the development comply with the required 20-foot south side yard setback established by the Zoning By-law.

In my submission, these approved setback variances significantly affect the scale, massing, transition and compatibility of the proposed six-storey development with the surrounding residential neighbourhood. Compliance with the required setbacks would result in a development that is more consistent with the intent of the Winnipeg Zoning By-law and more compatible with the established character of the surrounding Mature Community. *To add to this submission, we would like that the developer leave the access point to 470 Des Meurons where it is presently (in front of Overhead Door off Des Meurons) to alleviate some of the pressures on Gaboury place. We understand that this would have been allowed if the proposed development had a setback from the sidewalk in the plan presented. This would have been allowed if the proposed development followed the by-laws*.

This appeal also reflects the significant public concern expressed throughout the application process. A petition containing 978 signatures and approximately 70 letters of opposition were submitted to the City. Residents consistently raised planning-related concerns regarding the proposed building's scale, massing, setbacks, traffic, parking, neighbourhood compatibility, and overall impact on the surrounding community. These submissions demonstrate that the concerns underlying this appeal are broad-based and relate to legitimate planning considerations rather than individual interests.

Furthermore, Central Saint-Boniface continues to experience significant redevelopment without the benefit of a Secondary Plan to guide growth. In the absence of an area-specific planning, greater reliance must be placed on the protections provided by the Winnipeg Zoning By-law. Approving substantial setback reductions without such guidance risks incremental changes that fundamentally alter the character of established neighbourhoods before a comprehensive planning vision has been developed.

For these reasons, I respectfully request that the Appeal Committee allow this appeal and require the proposed development to comply with the front and side yard setback requirements established by the Winnipeg Zoning By-law.

Thank you for your consideration,

Nicholas Blais

Exhibit “1” referred to in File DAV 116786A/2026D

Winnipeg

THE CITY OF WINNIPEG
VARIANCE ORDER
RIEL COMMUNITY COMMITTEE

DAV 116786/2026D [c/r DAZ 202/2026]

Before:	Riel Community Committee Councillor Mayes, Chairperson Councillor Allard Councillor Chambers
Hearing:	June 19, 2026 June 2, 2026 Council Building, 510 Main Street
Applicant:	Freedhome Developments Ltd. (Jonathon Freed)
Premises Affected:	470 Des Meurons Street
Legal Description:	LOT 1/2 PLAN 20105 80 ST B, hereinafter called “the land”
Property Zoned:	“M1 Mature Communities PDO-1” (Manufacturing Light Planned Development Overlay-1(district))
Nature of Application:	To vary the proposed “RMF-L Mature Communities PDO-1” Development and Design Standards of the Winnipeg Zoning By-law 200/2006 as follows:

1. For the construction of a multi-family dwelling to permit:

   A. No front yard instead of 25 feet (7.62 metres);

   B. A north side yard of 8 feet (2.43 metres) instead of 18 feet (5.48 metres);

C. A south side yard of 6 feet (1.828 metres) instead of 20 feet (6.09 metres);

D. A rear yard of 20 feet (6.09 metres) instead of 25 feet (7.62 metres);

E. A south side yard balcony projection of 5 feet (1.5 metres) instead of 2 feet (0.6 metres);

F. A lot area per dwelling unit of 344 square feet (31.95 square metres) instead of 400 square feet (37.16 square metres) per dwelling unit;

G. Insufficient street edge landscaping;

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

A. 105 parking spaces instead of 120 spaces;

B. No unassigned guest parking spaces instead of 11 spaces;

C. Drive aisles ranging from 19 feet (5.79 metres) to 19.5 feet (5.94 metres) instead of 20 feet (6.09 metres);

D. Insufficient parking lot interior landscaping.

It is the opinion of the Riel Community Committee that subject to the conditions listed below, if any, this Variance meets the statutory criteria as outlined in Subsection 247(3) of the City of Winnipeg Charter in that it:

(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:

1. Trying to get to a place where we have the Public Service, the public, the representations and the proponent on the same page, I don't think that page exists.

2. What we have before us is a Public Service recommendation, which we've heard is not something that will allow the project to go forward as has been presented, and at the same time, I think it addresses what we've heard from many delegations today

3. Though it is framed as an approval, given that what we're voting on is not what's been discussed most of the day, hopefully that's clear to people in terms of what this vote is.

4. I would have liked to have seen a place where there's some alignment somewhere, but I didn't see much of that today.

5. In terms of some of the discussion that occurred throughout the day, one of them was the setback from the street, which I was not in support of. As well as the "no visitor parking". For those reasons, I am not in support of the application but supporting the Public Service Recommendation.

6. I would like to see some guest parking. I think you can't privatize the benefit and socialize the risk, the negative part on to the neighbourhood entirely. I'm not comfortable with that. We'll see if there is an appeal and how that plays out.

7. I happen to think the Public Service has this balanced about right in terms of the parking requirements and the setbacks. The density issue is a bit of a brain-buster. If some of that is granted and some of the other requirements aren't as much for the parking. For today, we'll go with the Public Service recommendation.

ORDER:

The Riel Community Committee orders that the provisions of the Proposed "RMF-L Mature Communities PDO-1" Development and Design Standards of the Winnipeg Zoning By-law No. 200/2006 are varied on "the land" as follows:

1. For the construction of a multi-family dwelling to permit:

   A. A front yard of 10 feet.

   B. A north side yard of 8 feet (2.43 metres).

   C. A south side yard of 6 feet (1.828 metres).

D. A rear yard of 20 feet (6.09 metres).

E. A south side yard balcony projection of 5 feet (1.5 metres).

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

C. Drive aisles ranging from 19 feet (5.79 metres) to 19.5 feet (5.94 metres);

subject to the following conditions, which the Riel Community Committee considers necessary to ensure compliance with criteria (a) to (d) in Subsection 247(3) of the City of Winnipeg Charter, namely:

1. That if any Variance granted by this order is not established within two (2) years of the date hereof, this order, in respect of that Variance shall terminate.

2. That any Variance granted by this order does not come into force and effect until the associated rezoning under file DAZ 202/2026 comes into force and effect.

THIS ORDER IS SUBJECT TO ALL BUILDING, HEALTH OR OTHER REGULATIONS PERTAINING TO THE LAND HEREIN REFERRED TO.

NOTE: VARIANCE REQUESTED HAS BEEN MODIFIED

DATE OF ORDER: June 30, 2026

CERTIFIED BY:



Rebecca Ford
Committee Clerk

HOW TO APPEAL

If you object to this Order, you are entitled to file a notice of appeal. Your notice of appeal must:

(a) be in writing;

(b) contain your name, mailing address, and phone number;

(c) be addressed as set out below;

(d) be received at that office not later than 4:30 p.m. on July 20, 2026;

[IF RECEIVED LATE YOUR APPEAL CANNOT BE HEARD]

(e) refer to Variance Use Order No. DAV 116786/2026D; and

(f) provide the reason(s) for the appeal

The City Clerk may not schedule an appeal hearing until your notice of appeal meets the above requirements.

Address:	City Clerk, City of Winnipeg c/o Appeal Committee Susan A. Thompson Building Main Floor, 510 Main Street Winnipeg, Manitoba, R3B 1B9
Fax:	204-947-3452
Email:	CLK-Appeals@winnipeg.ca

THE FOLLOWING PERSONS MADE REPRESENTATIONS AND ARE ENTITLED TO APPEAL:

In Support:

Anna Adeyemi
Sophia Agbado
Jared Akman
Jean-Louis Allard
Gail Allen
Justin Arbez
June Rose Babaan
Alliance Bahati
Dillon Barker
Augustina Bassey
Alberto Bathan
Brent Bellamy
David Bergman
Eileen Bergman
Genevieve Bergman
Marc Bergen
Megan Berntt
Emily Birch
Chief Gordon BlueSky
Dan Bockstael
Nick Bockstael
Solomon Bond
Caroline Bosc
Mame Bousso
Kyle Boyce
Varinder Brar
Ivy Bricker-Ford
Michael Brink
Tali Bru
Mary Caldis Stern
Brett Carels
Kris Carriere
Kevin Coates
Chidiebere Chinedum
Ryan Da Silva
Heather Daniels
Travis Defoort
Shannon Derie
Siata Drame
Jeff Dveris
Sylvester Ebisike
Chelsea Edgar
Rebecca O Effiong
Danielle Enns
Karen Fair
Kirstin Fair
Derek Faraci
Jordan Farber
Constance Forest
Paul Forest
Tessa Forest
Malibirugu Fortune
Dora Franz
Candice Freed
Johnathon Freed
Stephen Freed
Cole Friesen
Jarrett Frykas
Thomas Fulcher
Sara Fustey
Roger Galante
Gordon Gentes
Anthony Gindin
Andrew Girdner
Anthony Grenier
Jason Grundmann

Jessica Grundmann
Justin Harras
Philip Harris
Raymond Hebert
Seth Henoch
El horti Hiba
Adrianne Hill
Debbie Hirsch
Janice Hirschfield
John Hladiuls
Conrad Hoeppner
Zachary Hoger
Carson Horsburgh
Chris Hourihan
Zeb Hudon
Brett Intrater
Morgan Johnson
Naomi Jubinville
Gaylene Kapustiak
Chris Kirouac
Fernand Kirouac
Nicholas Bradley Kjernisted
Walter Kleinschmit
Danial Kolba
Jamie Kozak
Kryra Krassnigg
Amelia Laidlaw
Melissa Lamb
Teresa Larsen
Ryan Lavich
Michael Leger
John Loewen
Linda Louttit
Angie Lozano
Chris Macsymic
Darius Martens
Jeremy Mathison
Jonah McCavour
Lydawn McGarry
Darian McKinney
Shannon McNicol
Nancy Meadows
John Alexander Medina
Matthew Meunier
Morgan Mikoliew
Nathan Millard
Erik Miller
Kelli Miller
Warren Mills
Jing Mo
Matthew Moltschanow
Stephen Moore
Mindy Moss
Baraka Mulimbwa
Bahati Mulimbwa
Nyirarukunolo Murekatete
Clementine Mutoni
Benjamin Nasberg
Amy Niane Niang
Coumba Niang
Abdulkadir Omar
Adam Osika
Henry Pangilinan
Melanie Parent
Aaron Pauls
Ariel Pelich
Matthew Penner
Jonathan Pinx
Genevieve Mary Plett
Nolan Ploegman
Devan Pohl
Matt Poitras
Marcela Pomieranic
Jo Pososki
Benjamin Postma
Cal Samuel Reich
Keitesha Reid
Simon Reimer
Jeremy Remillard
Kennady L. Remillard
Djoanna Rivera
Ursula Rosati
Mickey Rosenberg
Bryan Rychliski
Esperance Safari
Evelyn Safari
Devina Sampson-Kelly
L. Sawyer
Brian Scharfstein
Robert Schmidt
Harald Schulz
Johanne B Schwartz
Jessica Scott-Reid
Marvin Sharp
Barry Shenkarow
David Siepman
Michael Sigurdson
Bob Silver
Kim Silver
Jordan Skowronek
Justin Smerchanski
Alexa Smith
Joshua Smith
Laneil Smith
Sean Smith
Sharilyn Stein
Morris Stern
Alex Streltsov
Pavel Streltsov
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Nik Thorington
Alan Edward Turner
Carole Verrier
Hubert Verrier
Justin Vincent
Lena Vincent
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Brent Wagner
Christopher Welham
Steven Werier
Tessa Whitecloud
Brett Williams
Kent Williams
Chelsea Wilson
Scott Wlasichuk
Daniel Wolson
Diabate Youssouf
Ali Zamanikharaghani
Yasmine Jessika Zare
James Zhong

In Opposition:

Jan Abrunzo
Dewey Achegan
John Achtemichuk
Aalis Acli
Sean Aitkenhead
Abimbola Akin
Folasade Akin-Akinbulum
Yve Alberola
Isagani Alejandro
Amanda Alfaro-Juarez
Katarina Allard
Christopher Allard
Marian Allen
Kaniq Allerton
Mohammad Alvifa
Marge Aminot
Nolan Aminot
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Karl Anderson
Laura Anderson
Anamaria Anderson
Peter Andromidas
Alora Anis
Dean Arago
Ifetayo Aremu
Sheila Argue
Kathlyn Armamento
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Jordan Asher
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Randy Barcega
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Bill Bees
Claude Bellefeulle
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Joseph Benoit
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Candace Berard
Sergio Bergantim
Geoff Bergen
Cynthia Bermio
Joyce Bernard
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Miguel Berube
Yvonne Berube
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Julia Berube
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Sebastian Beyak
Darren Bishop
Babita Bisht
Gabrielle Bisson
Marianne Bisson
Serge Bisson
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Roxanne Bisson
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M Desrosiers
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Jodi Dueck-Read
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Dominique Durand
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Rory Dyck
Theodore Dyck
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Autumn Edez
Faron Edez
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Sherry Elias
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Isabelle Elliott-Boothe
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Audrey Enns
Maureen Ewasko

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Micheline Fay
Monica Federkevic
Slavomir Federksevic
Devon Fehr
Lea Felbermair
Connie Fenton-Smedts
Denis Ferland
Michelle Ferland
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Dean Ferris
Mitch Feuillatre
Jamie Fillion
Ron Fillion
Robert Fillion
Melissa Finch
Heather Finlay
Russell Fisette
Derrick Fisher
Candace Fontaine
Paul Fontaine
Janelle Fontaine
R Fontaine
D Fontaine
Dana Ford
Lyle Ford
Brent Forslund
Sylvie Fortier
Huguette Fortier
Santy Foster
Sarah Fougere
Edgar Fouillard
Jocelyn Fournier-Gawryluk
Melissa Francisco
Zoe Francois
Theressa Francois
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Denys Fraser
Mariette Frechette
Jason Fredette
Anne Freeth
Jacques Frenette
Yolande Freynei
Michelle Freynet
Kaitlin Friesen
Mona Friesen
Vanessa Friesen
David Frobisher
Ian Fronda
Jason Frost
Tim Frymire
Pat Gagne
Jocelyne Gagnon
Aditga Gandhi
Jocelyne Gaquou
Shawn Garton
Samantha Gates
Beatrice Gaudet
Denise Gauthier
Lana Gauthier
Phillipe Gauthier
Simone Gauthier
Serge Gautron
Lorie Gavelin
Allie Genisiorek
Brina Gervais
Cathy Gervais
Garth Gerwing
Scott Gibson
Brenda Giesbrecht
Vivian Giesbrecht
Carley Giese
Hailey Gigian
Veronica Gillis
Brant Ginter
Maurice Girard
Mike Girard
Nicole Girard
Patrick Girard
Suzanne Girard
Brigitte Girouard
DonaldGirouard
Gisele Girouard
Lise Girouard
Maurice Girouard
Nadine Girouard
Richard Girouard
Roger Girouard
Sarah Girouard
Yacine Gitbahddi
Alyssa Gledhill
Amber Gledhill
Eli Glenn
Dobrochna Globerman
Christie Goaler
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R Goodman
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Stephanie Gosselin
Myriam Gouthiere
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Keith Greenley
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Leanne Gregorchuk
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Antoine Grenier-Togneri
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Dian Guinette
Serge Guinette
Rene Guyot
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Mathieu Hacault
Jay Hallam
Firdaous Hamali
Racheal Hamel
Hamid Hamzeh
Robert Hancock
Oliver Hanlon
Rabia Harb
Brenda Harder
Erin Hardy
Dale Harms
Stephan Harris
Camille Harrop
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Louise Hebert-Saindon
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Matthew Hince

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Edward James Hoeppner
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Lizanne Hombach
Barbara Hooper
Don Hooper
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Nikki Horton
Aubrey House
Melissa Hovorka
L Hovorka
Amra Hrustic
Mariyka Hrynyshyn
Laura Huebert
Jazmin Hybert
Rolande Hype
Isabelle Ichiba
Maxwell James
Lyndon Jameson
Josh Janzen
Lindsay Jaques
Steven Jaques
Alialali Jassem
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Carlos Javares
Melarie Jeanson
Jaclyn Jeanson
Mamie Johannesson
Andi Johnson
Debbie Johnson
Robert Jolicoeur
Kyle Jorundson
Katie Josephson
Brigitte Jounot
Genevieve Joyal
Alan Joyal
Jeff Joyal
Hailey Kalupar
Kevin Kapitoler
Dale Karasiuk
Kathy Karasiuk
Sarah Karasiuk
Amanda Karpinsky
Braden Kauenhofen
Simanjeet Kaur
Upmandeep Kaur
Yannick Kaym
Mehdi Kerbel
Liz Kerman
Steve Kerman
Shanne Kernested
Gordon Kiellich
Kevin Kielich
Mekelos Kindie
Braedan King
Georges Kirouac
Jennifer Kitchen
Dale Kittleson
Lynn Kizlik
Curtis Kleinsasser
Jean Klimack
Gary Klippenstein
Sandra Klippenstein
Sean Kluczkowski
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C Koleza
Glenn Kolt
Marie Kozura
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Amrith Kumar
Virginia Kuypers
Zenon Kuzemczak
Ludmila Kuzemczak
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Zane Lance Lavallee
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Miguel Lazo
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Aline Lecuyer
Roger Lecuyer
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Sarah Legoupil
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Marc Levesque
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Derek Lloyd
Michel Loiselle
Don Lonec
Balwinder Loomba
Sofia Lopes-Venzon
Annie Lovering
Dave Loxton
Christine Lysek
Anthony MacDonald
Linda Macey
Briana MacNeil
Liz Madden
A Magnifico
Vicki Magnifico
Adriano Magnifico
Denise Mahe

Carter Malegus
Jameson Malek
Dan Malicowich
David Malolos
Johan Malolos
M Malolos
Portia Malolos
Angeleigh Manaois
Demi Manaois
Kennet Mann
Francine Marchildon
Jerome Marchildon
Micheline Marchildon
Darlene Marcoux
Yvette Martin
JM Martin
Claude Martin
Irene Martin
Kenny Maslow
Madeleine Matte
Chris Maxwell
Kristen Mazepa
Suzanne McCarthy
A McCaughey
Darcy McConnell
Linda McCusker
George McDonald
Lindsay McDonald
Norma McDonald
Karen McElrea
Travis McElroy
Kyle McFadyen
Jamie McGhee
Valerie McIntosh
Sebastien McLaren
Chad McLaughlin
Cameron McLennan
Ben McLeod
Kelsey McMahon
Kristian McMillan
Maggie McMillan
Doug McPhee
Karin McSherry
Gisele Meilleur
Ashley Melnyk
Ryan Melnyk
Savannah Menard
Anne Mendoza
Katrina Anne Mendoza
Kim Mendoza
Paul Mendres
Alice Mensah
Cameron Menzies
Loretta Merriam
Ed Merriam
Jessica Mestdagh
Vennessa Mestdagh
Ron Mestdagh
Brian Meyer
Dana Michaels
Claude Michaud
Gilbert Michaud
Norma Michaud
Rita Michaud
Nicole Michaud Oystryk
Larry Mieyette
Valentina Mijovic
Kyle Mikulik
Tim Miller
Stephanie Minor
Marie-France Mitchell
Bonnie Moar
David Moar
Hayley Moge
Sandra Monkman
Colin Montgomery
Jenna Moore
Marcus Moore
Ian Moran
Colin Morden
Kayla Morgan-Gravel
Amanda Morgan-Gravel
Neil Morgan-Gravel
Suzanne Morgan-Gravel
Mason Morrison
Nancy Morsy
Natalie Mota
J Mrena
Carla Mueller
Anna Mulaire
Danielle Mulaire
Janelle Mulaire
Marc Mulaire
Marjolaine Mulaire
Dana Mule
Wendy Murray
Nigel K. Musara
Kaylee Mushumanski
Ryan Mushumanski
Andre Nandjui
Cathrynn Nandjui
Carolina Nario
Marc Nault
Serge Ndjiomeni
Heidi Nelson
Gerard Nepinak
Craig Neufeld
Jordan Neufeld
Mai Nguyen
Thanh Nguyen
Trinh Nguyen
Elaine Nicholl
Guy Noel
Jean-Pierre Noel
Johanne Noel
Mireille Noel
Austin Noga
Shea Nordheim
James Nunn
Marshall Nykoluk
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Marouene Ouannes
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Marie Palano
Christine Pantel
Guy Pantel
Magaly Paquet
Katrina Paquin
Nicola Parent
Danielle Parent
Christopher Parker
Max Pascoe
Jacqueline Patrak
Rina Patsiatzis

Dave Peacock
Jenn Pederson
Carole Pelchat
Leo Pelchat
Monique Pelland
Erik Pelletier
Joanne Pelletier
Liam Pelletier
Ron Pelletier
Robert Pelletier
Guylaine Pelletier-Carriere
Joseph Peloquin-Hopfner
Angela Perez
Rachelle Perras
Jeff Perras
Carole Perrault
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Michelle Perrin
Alain Perron
C Perron
Jonathan Peters
Monica Peters
Shaelynne Peters
Jean Petit
Giang Pham
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Keeley Phillips
Kim Picton
Rita Picton
Jennifer Picton
Kim Pierce
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Dru Plantje
Daniel Plantz
Ted Pochinco
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Colin Popham
J. Sean Post
Jade Pothier-Krindle
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Dan Powell
Janine Prevost
Nicole Prokoppa
Elise Prud'homme
Jennie Pynn
Anh Quan Bui
Wayne Quinn
Fabio Ragnelli
Rebecca Railo
Cherissa Rajardu
Anthony Rames
Baltazar Ramos
Maribeth Ramos
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Emma Rannie
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Yoanne Rautert
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Brendan Reichardt
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Agnes Remillard
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Aiden Ritchot
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Pamela Ritchot
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Rosa Robert
Autumn Robertson
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Athiber Rohman Faraz
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Maritess Rosello
Francis Rosello
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Rick Ryplanski
Lisa Ryplanski
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Raschelle Sabourin
Maurice Sabourin
Janet Sabourin
Payton Sabourin
Gilles Sabourin
Lucille Sabourin
Leopold Sabourin
Diane Sabourin
Joel Sabourin
Carmel Saint Brave
R Salcon
Marie Saltel
Marcel Saltel
Parker Sample
Danielle San Diego
Manny San Diego
Scott Sander
Ed Saurette
Fernand Saurette
Roland Sauvette
Kristen Sawchuk
Patricia Schmidt
Rene Schmidt
Christine Schwab
Ryan Schwab
Micheline Scott
Debi Scott
Cameron Seier
Michael Shadlock
Teresa Shawara
Faria Sheikh
Alif Shennewaz
Terry Shestko

Tim Shynkaruk
Elaine Siddall-Spark
Paul Sidley
Justin Signer-Delorme
Steve Silcox
Gail Simpson
Barbara Singer-Delorme
Shawn Singh
Gurseevanjot Singh
Havpreet Singh
Chris Skowrin
Paul Slogett
Glen Smallwood
Alannna Smart
Smily Smily
Alison Smith
Brandon Smith
Melissa Smith
Michael Smith
Alex Smith-Windsor
Krista Snider
Levi Sobering
Kiana Sorin
D Soto
Jaret Sourisseau
Jaques Speliers
Candace Spence
Linda Spencer
Deb Springett Frymire
Guy St. Godard
Norman St. Hilaire
Gabriel St. Vincent
Katia St. Vincent
Miguel St. Vincent
Daniel St. Vincent
Erica Stechesen
Gretton Stefanation
Teri Stefanation
Rob Stefanyshyn
Lorraine Stefanyshyn
Ron Stenning
Keeley Stewart
Kevin Stewart
Karen Stokes
Nicole St-Onge
Colette St-Onge
Connor Strachan
Kimberly Strickland
Shanda Stulzer
Alex Stulzer
Ariel Summers
M Sutherland
Hayley Swidnicki
Meaghan Syganiec
Marcelline Symchyshyn
Gary Syrenne
Sanae Tassi
Natalie Tataryn
Jessie Taylor
Jacob Tecson
Egan Teichroew
Szandra Temesvari
Jesus Teseda
Dan Tessier
Gary Tessier
Charles Tetrault
Rob Tetrault
Joel Tetrault
Rachelle Tetrault
Steven Therrien
Katherin Therrien
Robert Therrien
Edward Thibert
Lisa Thienpondt
Eric Thienpondt
Lois Thies
Darren Thomas
Mark Tisdale
Veronique Togneri
Denis Tomasson
Jamie Tomcko
Arlene Topacio
Roland Topacio
Reynaldo Torres
Marc Touchette
Brian Tourond
Lisa Trager
Victoria Traskovski
Patrick Tremblay-Sabourin
Christine Trickey
Carly Trotter
Josee Trudeau
Trisha Trudeau
Kathy Twerdochlib-Hocking
K.R. Twomey
Braden Unrau
Ruvimbo Uswa
Josee Vaillancourt
Eric Valois
Kevin Van Lieshout
Kimberly Vandal
Nicolas Vandal
Valerie Vandal
Josh Vandal
Jared Vanderveen
Tyler Vandervis
Madison Vassant
Jordan Veale
Cara Veines
Shasta Veldkamp
Ruth Ventura
Jerry Ventura
Lionel Verrando
Denise Vielfaure
Maurice Vielfaure
Marie-Michele Vienneau
Alan Vince
Madeleine Vrignon
Russ Vulliez
Audrey Walachenko
Aruba Walia
Robert Wanner
Bryan Warner
Bobby Warren
Gagnon Wassan
Ian Waters
Hannah Watt
Anthony Wdowiak
Sandra Weiten
Thomas West
Elizabeth Whitaker-Jacques
Nicole Wiebe
Robin Wiens
Aavory Wilkie
Valerie Williams
Nancy Wilson

Samantha Wilson
Alyssa Wilson
Lawrie Windling
Gail Winright
Ken Wolfe
Tanya Woloshen
Hudson Wong
Elise Wood
Ryan Wood
Jaya Wozney
Fern Yamron
James Young
McKenna Young

For Information:

Chidiebere Chinedum
Real Rioux
Robyn Vilde

For the City:

S. Nuttall, District Planner, Planning, Property and Development Department
M. Robinson, Principal Planner, Planning, Property and Development Department