Agenda – Executive Policy Committee – September 15, 2026

Report – Standing Policy Committee on Property and Development – September 9, 2026

Moved by Councillor

That Rule 10(3) of The Procedure By-law No. 50/2007 be suspended in order that the following item, which was received less than four business days preceding the committee meeting, be considered by Committee.

Item No. 15 Rezoning – 1080 Court Avenue
(Old Kildonan Ward)
File DAZ 217/2026 [c/r DAV 161954/2026D]

STANDING COMMITTEE RECOMMENDATION:

On September 9, 2026, the Standing Policy Committee on Property and Development concurred in the recommendation of the Lord Selkirk-West Kildonan Community Committee and submitted the following to Council:

1. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to a "RMF-M" Residential – Multi-Family (Medium) District in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated September 3, 2026 and attached as Schedule "B" to this report, with such minor changes as may be required, subject to the following:

    A. That the "Plan" be amended in accordance with Section II of the report of the Administrative Coordinating Group dated August 8th, 2026 and attached as Appendix "B" to this Report;

    B. That the developer be required to enter into a Servicing Agreement with the City pursuant to subsection 259(1) of the City of Winnipeg Charter in accordance with the report of the Administrative Coordinating Group dated August 8th, 2026 and attached as Appendix "B" to this report;

    C. That the developer enter into a Zoning Agreement with the City pursuant to subsection 240(1) of the City of Winnipeg Charter in accordance with the following:

        i. That the height of all buildings on the land be limited to 45 feet; and

        ii. That final plans showing the location and design of any and all proposed:

            a. principal buildings
            b. accessory parking areas
            c. private approaches

STANDING COMMITTEE RECOMMENDATION (continued):

d. garbage enclosures
e. fencing
f. landscaping

on the Owner's Land ("Works") shall be submitted to the Director of Planning, Property and Development (the "Director") and the Lord Selkirk – West Kildonan Community Committee for approval prior to the issuance of any building or development permit, and thereafter must construct the Works in substantial conformance with the approved plans and maintain the Works to the satisfaction of the Director.

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

i. a Servicing Agreement in accordance with Recommendation 1.B; and

ii. a Zoning Agreement in accordance with Recommendation 1.C,

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

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

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

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

Report – Standing Policy Committee on Property and Development – September 9, 2026

STANDING COMMITTEE RECOMMENDATION (continued):

4. That, upon instruction from the Director of Planning, Property and Development that the developer has paid all fees, charges or other amounts due in respect of DAZ 217/2026 (collectively, the "Fees"), and subject to s. 236.1 of The City of Winnipeg Charter, the Director of Legal Services/City Solicitor be directed to return the By-law directly to Council by way of communication for consideration for second and third reading.

5. That Development Application No. DAZ 217/2026 will be deemed to be concluded and all approvals in connection with same will expire if the developer has not paid the Fees within 2 years following the date on which Council gives first reading to the By-law, unless the developer applies for an extension of time before the expiration of that 2 year period and Council approves the extension.

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

7. That the variance order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under file DAZ 217/2026.

Agenda – Executive Policy Committee – September 15, 2026

Report – Standing Policy Committee on Property and Development – September 9, 2026

DECISION MAKING HISTORY:

STANDING COMMITTEE RECOMMENDATION:

On September 9, 2026, the Standing Policy Committee on Property and Development concurred in the recommendation of the Lord Selkirk-West Kildonan Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On September 3, 2026, the Lord Selkirk-West Kildonan Community Committee concurred in the recommendation of the Winnipeg Public Service, with the following amendment, namely:

- In Recommendation 1.C.ii., add the words "and the Lord Selkirk – West Kildonan Community Committee" immediately after "Director of Planning, Property and Development (the "Director")"

and submitted the matter to the Standing Policy Committee on Property and Development.

PUBLIC HEARING SUMMARY

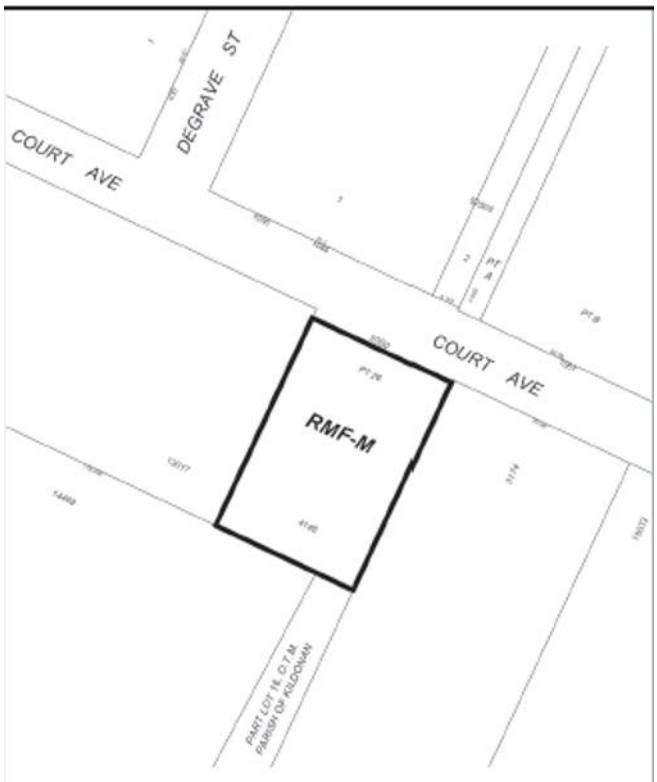
File: DAZ 217/2026

Before: Lord Selkirk-West Kildonan Community Committee
Councillor Santos, Chairperson
Councillor Eadie
Councillor Sharma

Public Hearing: September 3, 2026
Council Building, 510 Main Street

Applicant: Landmark Planning & Design Inc. (Brennan Johnson)

Subject:



APPLICANT: Landmark Planning & Design Inc. c/o Brennan Johnson
FILE: DAZ 217/2026
PROPOSAL: To rezone the land shown outlined above from an "R1-E" RESIDENTIAL SINGLE-FAMILY (ESTATE) DISTRICT to a "RMF-M" RESIDENTIAL MULTI-FAMILY (MEDIUM) DISTRICT to facilitate the establishment of a proposed multi-family dwelling use.
For information, phone I. Stonehouse Planner at 204-986-5290.

Premises Affected: 1080 Court Avenue

For submission to: The Standing Policy Committee on Property and Development

Prepared by: P. Prinsloo, Senior Committee Clerk
Lord Selkirk-West Kildonan Community Committee

Report date: September 4, 2026

Community Committee Recommendation:

On September 3, 2026, the Lord Selkirk-West Kildonan Community Committee concurred in the recommendation of the Winnipeg Public Service, as amended, and recommended to the Standing Policy Committee on Property and Development:

1. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to a "RMF-M" Residential – Multi-Family (Medium) District in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated September 3, 2026 and attached as Schedule "B" to this report, with such minor changes as may be required, subject to the following:

    A. That the "Plan" be amended in accordance with Section II of the report of the Administrative Coordinating Group dated August 8th, 2026 and attached as Appendix "B" to this Report;

    B. That the developer be required to enter into a Servicing Agreement with the City pursuant to subsection 259(1) of the City of Winnipeg Charter in accordance with the report of the Administrative Coordinating Group dated August 8th, 2026 and attached as Appendix "B" to this report;

    C. That the developer enter into a Zoning Agreement with the City pursuant to subsection 240(1) of the City of Winnipeg Charter in accordance with the following:

        i. That the height of all buildings on the land be limited to 45 feet; and

        ii. That final plans showing the location and design of any and all proposed:

            a. principal buildings
            b. accessory parking areas
            c. private approaches
            d. garbage enclosures
            e. fencing
            f. landscaping

on the Owner's Land ("Works") shall be submitted to the Director of Planning, Property and Development (the "Director") ***and the Lord Selkirk – West Kildonan Community Committee*** for approval prior to the issuance of any building or development permit, and thereafter must construct the Works in substantial conformance with the approved plans and maintain the Works to the satisfaction of the Director.

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

i. a Servicing Agreement in accordance with recommendation 1.B; and

ii. a Zoning Agreement in accordance with recommendation 1.C,

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

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

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

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

4. That, upon instruction from the Director of Planning, Property and Development that the developer has paid all fees, charges or other amounts due in respect of DAZ 217/2026 (collectively, the "Fees"), and subject to s. 236.1 of The City of Winnipeg Charter, the Director of Legal Services/City Solicitor be directed to return the By-law directly to Council by way of communication for consideration for second and third reading.

5. That Development Application No. DAZ 217/2026 will be deemed to be concluded and all approvals in connection with same will expire if the developer has not paid the Fees within 2 years following the date on which Council gives first reading to the By-law, unless the developer applies for an extension of time before the expiration of that 2 year period and Council approves the extension.

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

7. That the variance order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under file DAZ 217/2026.

Note: The wording in bold and italics denotes amendments made by the Community Committee.

The Lord Selkirk-West Kildonan Community Committee provided the following supporting reasons for its recommendation:

1. It is not a huge parcel here and we need to put some housing in this spot, it's right near the multiuse pathway and future lake that it going in which will allow the site to develop more in line with the land use policies.

2. I think it is scaled well, has a nice treed presence, in terms of the conceptual design which will come back to this Committee for Plan Approval, we are expecting material and it's a unique area here in the Templeton/Court, some greenfield, some infill and a little bit of both coming forward and is a good use.

Objections under the Charter:	Total number of valid objections as per section 125(2) – 0 In accordance with section 236.1(1), the threshold for sufficient objection has not been met.
Exhibits Filed:	1. Application dated June 19, 2026 2. Notification of Public Hearing dated July 20, 2026 3. Manitoba Status of Title 32065247/1 4. Letter of authorization dated March 26, 2026, from Herman Singh (10140988 Manitoba Ltd.) to Brendan Salakoh and Brennan Johnson (Landmark Planning and Design Inc.) 5. Confirmation from the Zoning and Permits Administrator that the subject property may be posted in substitution for newspaper advertising 6. Plans (13 pages) 7. Report from the Urban Planning Division dated August 13, 2026 8. Inspection Report 9. Communication dated August 27, 2026, from Akashdeep Singh with respect to the application 10. Presentation in support of the application, submitted by the Applicant at the public hearing 11. Recording of Representations

REPRESENTATIONS:

In Support:

Brennan Johnson
Brendan Salakoh
Jose Bernardo Ill Gochoco

In Opposition:

Nil

For Information:

Akashdeep Singh

For the City:

S. Jerez, Senior Planner, Planning, Property and Development Department
I. Stonehouse, Planner, Planning, Property and Development Department
K. Kowalyk, Land Development Engineer, Planning, Property and Development Department

Exhibit "7" referred to in File DAZ 217/2026

ADMINISTRATIVE REPORT

Title: DAZ 217/2026 – 1080 Court Ave

Issue: For consideration at the Public Hearing to rezone the subject property from "R1-E" Residential – Single-Family (Estate) District to "RMF-M" Residential – Multi-Family (Medium) District to allow for the development of a 36-unit stacked townhouse building.

Critical Path: Lord Selkirk - West Kildonan Community Committee → Standing Policy Committee on Property and Development → Executive Policy Committee → Council as per the Development Procedures By-Law and *The City of Winnipeg Charter.*

AUTHORIZATION

Author	Department Head	CFO	CAO
I. Stonehouse, MCP	n/a	n/a	

RECOMMENDATIONS

1. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to a "RMF-M" Residential – Multi-Family (Medium) District in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated September 3, 2026 and attached as Schedule "B" to this report, with such minor changes as may be required, subject to the following:
    A. That the "Plan" be amended in accordance with Section II of the report of the Administrative Coordinating Group dated August 8th, 2026 and attached as Appendix "B" to this Report;
    B. That the developer be required to enter into a Servicing Agreement with the City pursuant to subsection 259(1) of the City of Winnipeg Charter in accordance with the report of the Administrative Coordinating Group dated August 8th, 2026 and attached as Appendix "B" to this report;
    C. That the developer enter into a Zoning Agreement with the City pursuant to subsection 240(1) of the City of Winnipeg Charter in accordance with the following:
        i. That the height of all buildings on the land be limited to 45 feet; and
        ii. That final plans showing the location and design of any and all proposed:
            a) principal buildings;
            b) accessory parking areas;

c) private approaches;

d) garbage enclosures;

e) fencing; and

f) landscaping

on the Owner's Land ("Works") shall be submitted to the Director of Planning, Property and Development (the "Director") for approval prior to the issuance of any building or development permit, and thereafter must construct the Works in substantial conformance with the approved plans and maintain the Works to the satisfaction of the Director.

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

i. a Servicing Agreement in accordance with recommendation 1.B; and

ii. a Zoning Agreement in accordance with recommendation 1.C,

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

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

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

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

4. That, upon instruction from the Director of Planning, Property and Development that the developer has paid all fees, charges or other amounts due in respect of DAZ 217/2026 (collectively, the "Fees"), and subject to s. 236.1 of The City of Winnipeg Charter, the Director of Legal Services/City Solicitor be directed to return the By-law directly to Council by way of communication for consideration for second and third reading.

5. That Development Application No. DAZ 217/2026 will be deemed to be concluded and all approvals in connection with same will expire if the developer has not paid the Fees within 2 years following the date on which Council gives first reading to the By-law, unless the developer applies for an extension of time before the expiration of that 2 year period and Council approves the extension.

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

7. That the variance order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under file DAZ 217/2026.

REASON FOR THE REPORT

- The applicant is proposing to build a 36-unit stacked townhouse building, which requires that the property be rezoned from “R1-E” Residential – Single-Family (Estate) to “RMF-M” Residential – Multi-Family (Medium). An associated Variance application (DAV 26-161954\D) details the Variances required related to front yard and parking supply requirements.

- This report provides information regarding the subject application’s compliance with The City of Winnipeg Charter, section 249.

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

OURWINNIPEG 2045 POLICY ALIGNMENT

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.

01-1a OurWinnipeg Approach to City Building: Promote compact urban form and manage the extension of municipal services for new growth. Support new developments that are contiguous with existing developments to minimize the spatial use of land and the extension of services.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

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

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

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

SUBMITTED BY

Department	Planning, Property and Development
Division	Urban Planning
Prepared by	Isaiah Stonehouse, MCP
Date:	August 13, 2026
File No.	DAZ 217/2026

List of Schedules and Attachments

Schedule A	Planning Discussion
Schedule B	Plan of Subdivision and Rezoning

Appendix A	Proposed By-Law
Appendix B	Report of the Administrative Coordinating Group

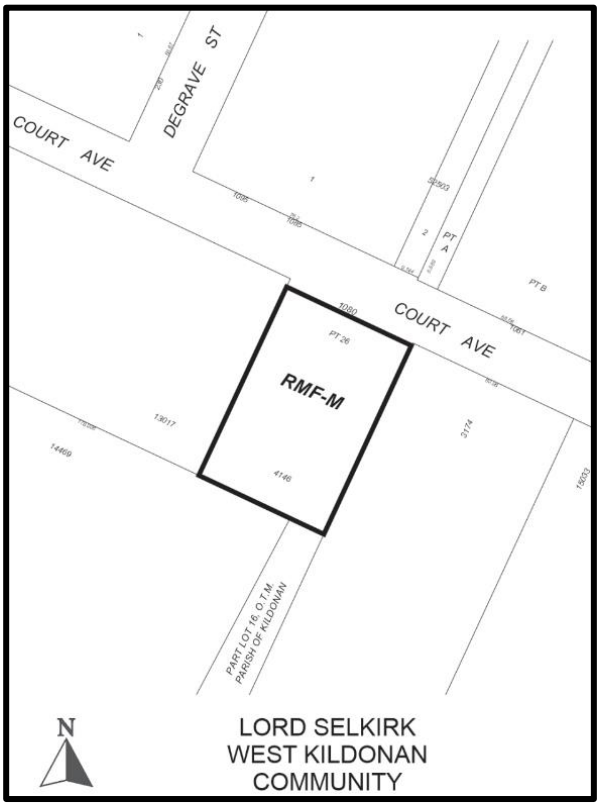
SCHEDULE 'A'

DATE: August 13, 2026
FILE: **DAZ 217/2026**
RELATED FILES: N/A
COMMUNITY: Lord Selkirk-West Kildonan Community
NEIGHBOURHOOD #: 3.326 – Leila North

SUBJECT: For consideration at the Public Hearing to Rezone the subject property from "R1-E" Residential – Single-Family (Estate) to "RMF-M" Residential – Multi-Family (Medium).

LOCATION: 1080 Court Ave

LEGAL DESCRIPTION: EXC ROAD PL 65619 LOT 26 PLAN 4146 17/19 K OTM



APPLICANT: Brennan Johnson (Landmark Planning & Design Inc)
298 Waterfront Dr
Winnipeg, MB R3B 0G5

OWNER: 10140988 MANITOBA LTD.
62 Rozmus Bay
Winnipeg, MB R2P 1E1

RECOMMENDATION: Approval with conditions

DISCUSSION

SITE DESCRIPTION

- The subject property is located on the south side of Court Ave, in the Leila North neighbourhood of the Old Kildonan ward.
- The subject site is 36,091 square feet in area. The site is currently occupied by a single-family home built in 1986.
- The subject site has frontage onto Court Avenue, a collector street.
- Under the *Complete Communities Direction Strategy 2.0*, the site is within an "Established Neighbourhoods – Recent Community" policy area. The property is zoned "R1-E" Residential – Single-Family (Estate) District.
- The subject property is located within the "Lower Density Residential" policy area per the *Precinct E Court Avenue Secondary Plan*.

Figure 1: Aerial photo of subject site and surrounding area.

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Court Avenue, then a 147-unit (2 building) multi-family development zoned "RMF-M" Residential – Multi-Family (Medium) and a Manitoba Hydro substation zoned "R1-E" Residential – Single-Family (Estate).

South: A personal care home zoned "RMF-L" Residential – Multi-Family (Large).

East: Manitoba Hydro corridor zoned "R1-E" Residential – Single-Family (Estate). Further east are commercial lands, including a grocery store, zoned "C4" Commercial – Regional and the Seven Oaks General Hospital, zoned "EI" Educational & Institutional

West: Vacant land zoned “R1-E” Residential – Single-Family (Estate).

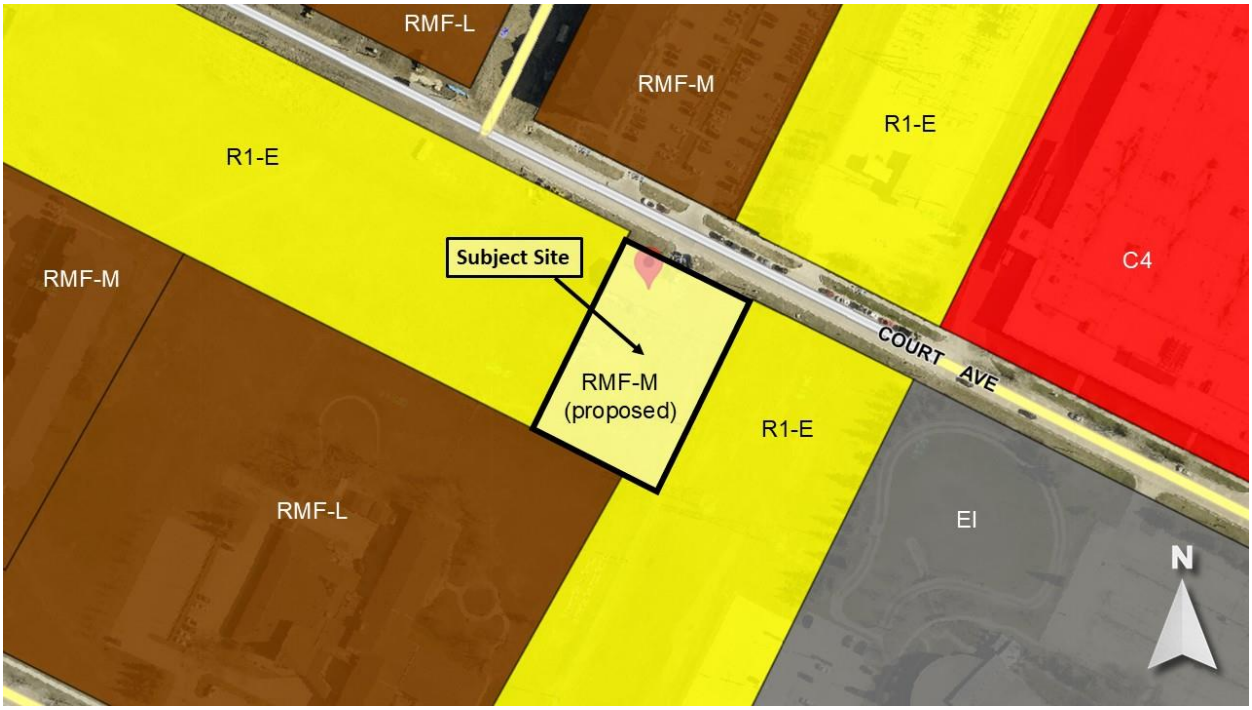


Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing to rezone the subject site from an “R1-E” Residential – Single-Family (Estate) District to an “RMF-M” Residential – Multi-Family (Medium) District to accommodate the construction of a stacked townhouse building. An associated Variance application (DAV 26-161954\D) seeks allowances for front yard and parking supply requirements.
- The existing single-family home on site will be demolished.
- In addition, the subject application would subdivide a strip at the front of the site (1.99 metres in length) to accommodate a road widening (Court Avenue) and a future multi-use pathway.
- A total of 36 residential dwelling units are proposed, ranging in size from 820 square feet to 1,260 square feet. The average lot area density is 1,002 square feet per dwelling unit.
- The building design provides stacked townhouse units with lower units occupying the main floor and raised basement, and upper units occupying the second and third levels.

Building Plans and Elevations

- The drawings show the building has a proposed height of 40 feet and 5 inches.
- Cladding materials consist of composite/metal, faux wood, brick veneer, and acrylic stucco.
- The proposed front yard on Court Avenue would be 10 feet. A set of stairs projects into the front yard, with 5 feet 10 inches to the property line.

Vehicular and Bicycle Parking

- Site access would be taken from a singular approach onto Court Avenue
- A total of 49 surface parking stalls are proposed, located to the east and behind the proposed building, including 3 accessible stalls, 5 guest stalls, and 13 small car stalls.
- The applicant is proposing to provide a total of 7 secure bicycle parking spaces on site. The bicycle parking would be located in an outdoor enclosure measuring 16 by 10 feet.

Landscaping and Amenity Spaces

- The proposed street edge landscaping includes a mix of 4 trees and 23 shrubs. In total across the site, including parking lot interior landscaping and building foundation landscaping, the applicant is proposing 11 trees and 85 shrubs.
- Drawings show a communal pergola at the rear of the site, measuring 20 by 14 feet.
- Accessible pathways are provided throughout the site.
- A 6 foot high opaque fence is proposed on the east, west, and south sides of the site.
- Two garbage enclosures are located at the rear of the surface parking lot. The enclosure holding the garbage measures 10 by 16 feet and is connected to the bicycle storage enclosure. In total, the enlarged garbage and bicycle parking enclosure measures 20 feet and 3 inches by 16 feet.

COLLABORATIVE PLANNING

With the Urban Planning and Design Division

The applicant engaged with the Division prior to the submission of the application. Planning advised support for the proposed rezoning to “RMF-M” Residential – Multi-Family (Medium). Details on the approval, in part, as modified recommendation for the Variances can be found in the associated report (DAV 26-161954\D).

With the Public

The applicant completed public engagement processes as part of the proposal, which included two open houses held in October 2025 and March 2026. The first open house in October acted as a project overview, and feedback was also received. The second open house in March included a preferred design concept, and additional feedback was collected. The applicant indicated that one-on-one meetings were held with various project stakeholders on several occasions. All residents and stakeholders in the immediate vicinity of the project received direct invitations to the first open house via hand delivered notices. For the second open house, this same process was repeated, plus any attendees to the first open house who left contact information received emails. The applicant also advertised the second open house in the *Winnipeg Free Press Review West* newspaper.

ANALYSIS AND ISSUES

Complete Communities Direction Strategy 2.0

- The *Complete Communities Direction Strategy 2.0* (*CCDS 2.0*) is a direction strategy supporting *OurWinnipeg*, 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 subject property is located in an "Established Neighbourhood – Recent Community" policy area as outlined in *CCDS 2.0*. The Vision for Established Neighbourhoods is to continue to evolve as complete communities to increase the diversity of housing choices, improve housing affordability, and more efficiently use land, infrastructure and services.
- With regard to this proposal, the key goal and policies guiding the development of Established Neighbourhoods include:

1.0 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.

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

2.0 Design new development in Established Neighbourhoods to a high standard of urban design and construction to ensure new development adds value to public and private urban spaces to create a sense of place and civic pride.

2.3 Encourage, where contextually suitable, the location of multi-family buildings at or near the front and corner side property lines to create a pedestrian orientation that is respectful of the area context. Use setbacks to provide landscaping, front courtyards for individual units or other amenities that support the pedestrian environment, building design and relationship to the street.

2.4 Encourage the use of high-quality, energy efficient, and durable exterior building facade materials.

2.6 Encourage building design to include a range of architectural features that create visual interest and positively contribute to the visual aesthetics of the street and neighbourhood.

2.9 Buildings with multi unit residential uses should be designed to support pedestrian activity and reinforce the public realm through thoughtful use of architectural features which may include, but are not limited to, the following:

a) Window placement that supports passive surveillance;

b) Unit entrances with direct access to the street;

c) Front porches;

d) Balconies;

e) Awnings;

f) Lighting; and

g) Height of primary entrances

2.12 New development should respect and complement the existing character of the built form of surrounding properties.

2.13 Where appropriate, taller buildings should use step backs and roof design to mitigate negative impacts on adjacent properties and provide a more comfortable pedestrian environment.

2.15 Encourage the use of architectural features to articulate building walls in order to mitigate the impact of new building mass.

2.17 Where motor vehicle parking must be accessed from a front street, it should be effectively screened or incorporated into the building in a manner that positively contributes to the attractiveness of the streetscape.

2.21 Site design should take cues from the character of the neighbourhood or street and should mitigate the potential for land use conflict with adjacent properties that have different scales, densities and uses. Parking location (motor vehicle and bicycle), vehicular access, servicing elements, building placement and landscaping treatment will be important design elements to ensure context-sensitive design.

2.22 Create or reinforce compact, pedestrian-oriented urban development patterns by ensuring the siting, form and scale of new development has a strong relationship to the street, public spaces and amenities in a way that is consistent with neighbourhood context.

- Per Servicing policy 1.1 of CCDS 2.0, the proposed development will require a full range of municipal services and will be required to comply with applicable servicing requirements.

Precinct E Court Avenue Secondary Plan

- The site is located in an area designated as "Lower Density Residential" under the *Precinct E Court Avenue Secondary Plan*. Key relevant policies associated with this policy area include the following:

  5.1 Medium Density Residential Development Policies:

  a. *Single family, duplexes, triplexes and fourplexes shall be the predominant use of land within the low density residential areas.*

  b. *It is expected that these areas will develop to approximately 10 units per gross developable hectare (4.0 units per gross developable acre) or greater.*

  c. *Residential densities may vary throughout the Lower Density Residential area provided that the density range noted above is not compromised.*

  f. Each building design and site plan should address the issue of privacy for immediate neighbours through measures such as building mass, building orientation and landscaping.

- The *Secondary Plan* also identifies this site as a "Special Planning Area" which is a specific area that requires a slightly greater level of planning detail to ensure that "development remains appropriate and sensitive to existing and future surrounding uses," and includes the area along the south side of Court Avenue. Key policies applicable to the subject application include the following:

  4.2 Special Planning Areas

  Development applications for properties south of Court Avenue must demonstrate the following:

  i. frontage onto Court Avenue;

  ii. buildings and entranceways facing toward the public street;

  iii. pedestrian and vehicular access onto Court Avenue; and

iv. appropriate transitions between varying intensities of residential use suitable for mitigating potential land use conflicts are applied. This may be achieved through consistent and compatible zoning districts and/or the provision of building setbacks and heights that are sensitive to existing and future developments.

ANALYSIS OF PROPOSED REZONING

Although the Lower Density Residential designation only allows 4-units per property in this policy area, the "Special Planning Area," specifically policy 4.2(iv) allows the Urban Planning and Design Division to make additional considerations. The property is over 200 feet deep with no access to a paved rear lane. Therefore, subdividing for the creation of fourplexes would not make efficient use of the property and would require additional entrances onto Court Avenue. A low-rise multi-family townhouse building is more appropriate for this site given its size and neighbourhood context.

Given these additional considerations and the property's location within the Special Planning Area, the Division determined that the proposal is appropriate and meets the intention of policies within the *Precinct E Court Avenue Secondary Plan*. Therefore, the Division recommends that the rezoning be approved, with conditions.

REASONS FOR RECOMMENDATIONS

- The proposed development application is generally consistent with the *Complete Communities Direction Strategy 2.0* and the *Precinct E Court Avenue Secondary Plan*. Key supporting reasons are as follows:
  - The proposal contributes positively to the emerging neighborhood character by contributing to a mix of housing types in accordance with the *CCDS 2.0* policy 1.1.
  - The proposed development adheres to the vision of the *Precinct E Court Avenue Secondary Plan,* particularly the Special Planning Area identified on Court Avenue and the larger-than-average 200-foot deep lot.
  - Conditions of approval are included in the recommended servicing agreement (as described further below in this report) to ensure the development addresses driveway separation distances, as well as setback and berm requirements related to the adjacent Canadian Pacific Railway line. Additionally, a recommended zoning agreement places a 45-foot height cap on the property and requires Director plan approval for any changes submitted.

In summary, with the recommended conditions of approval, the proposed development is supportable and consistent with the applicable land use policies, as it contributes to a range of housing options, ensures compatibility with the surrounding neighborhood, promotes efficient land use, and adheres to relevant planning policies and guidelines.

OTHER CONSIDERATIONS

Site Servicing

The Administrative Coordinating Group (ACG) outlined in Appendix B of this report advises that there is adequate servicing for the proposed development based on the provided development plans.

The Water and Waste Department (WWD) also advised that the private land drainage sewer service will need to connect either to the fronting land drainage sewer main on Court Avenue or to the land drainage sewer system at the intersection of Court Avenue and Degrave Street, which will require a private easement or shared servicing agreement.

Plan Considerations

The ACG advises that the developer shall, at no expense to the City, legally open property required for a 1.999 m widening of the Court Avenue right-of-way, along the full length of the Planned Area abutting Court Avenue, to the satisfaction of the Director of Public Works.

Servicing Conditions

The ACG includes several servicing conditions to the satisfaction of the Director of Public Works, including requirements to:

- Pay to the City, in cash, on demand, their (the Developer's) share of the land drainage sewers installed by others in Court Ave
- Pay to the City, in cash, on demand, their (the Developer's) share of the cost of the regional land drainage system, as determined by and to the satisfaction of the Director of Water and Waste
- The developer shall, at no expense to the City, sod, and plant trees on all boulevards fronting the planned area, all in accordance with City specifications and guidelines and, where required, with concept plans prepared by the Developer and submitted to, and approved by, the Director of Public Works
- The developer shall pay to the City, in cash, on demand, its share of the costs to construct a 10.0m wide Portland cement concrete pavement in Court Avenue abutting the Planned Area, including but not limited to appropriate transitions, ornamental street lighting, boulevard landscaping, land drainage facilities, all as determined by and to the satisfaction of the Director of Public Works
- The Developer shall, at no expense to the City, construct a 3.5m wide asphalt pathway on the south side of Court Avenue between the west limit of the Planned Area and the multi-use pathway recently constructed within the Manitoba Hydro lands to the east, all as determined by and to the satisfaction of the Director of Public Works. Alternatively, the City may require the Developer to pay the cost of constructing such works, or to construct a portion of the works and pay the cost of constructing the remainder
- The Developer shall pay to the City, in cash, on demand, up to 25% of the costs associated with the installation of traffic control signals and all related works including, but not limited to, pedestrian and vehicular actuation and interconnection to adjacent traffic-control signals, countdown and audible pedestrian signals at the intersection of Pipeline Road and Court Avenue/Ambergate Drive, when and as determined by and to the satisfaction of the Director of Public Works.

- Pipeline Area Charge: Pay to the City its share of the cost for the amount attributable to the Planned Area out of the total Precinct “E” area (for details, see the ACG Report).
- Conditions related to Maintenance and Warranty Clauses, Construction Traffic, Utilities, and Litter and Refuse Control and Clean-Up.

The above is only provided as a summary. The precise wording of conditions can be found on pages 1-4 of the Report of the Administrative Coordinating Group (Appendix B).

CONDITIONS OF APPROVAL (Servicing & Zoning Agreements)

Court Avenue Widening (see ACG Report, Section II - Plan Considerations)

The Urban Planning & Design Division is recommending that the developer shall, at no expense to the City, legally open property required for a 1.999 m widening of the Court Avenue right-of-way, along the full length of the Planned Area abutting Court Avenue, to the satisfaction of the Director of Public Works.

Servicing Conditions (see ACG Report, Section III - Servicing Conditions)

The Urban Planning & Design Division is recommending that the servicing conditions as provided in the ACG Report (Section III, 1-10) be included in the Servicing Agreement in accordance with recommendation 1.B.

Zoning Agreement Conditions

The Urban Planning & Design Division is recommending that a Zoning Agreement in accordance with recommendation 1.C. be applied to the subject property. Namely, the agreement would set a height cap on buildings to a maximum of 45 feet and require Director plan approval for any changes submitted.

RECOMMENDATION

The Urban Planning Division recommends **approval with conditions** for the following reasons:

- The rezoning application would comply with the *Complete Communities Direction Strategy 2.0,* and with the *Precinct E Court Avenue Secondary Plan,* subject to conditions of approval, and would be compatible with the surrounding area.

This Report Submitted by:
Planning, Property and Development Department
Urban Planning and Design Division

Report Prepared by: I. Stonehouse, MCP
PPD File #: DAZ 217/2026

Schedule "B" for File No. DAZ 217/2026, Lord Selkirk-West Kildonan Community Committee, September 3, 2026

By-Law No.

File No. **DAZ 217/2026**

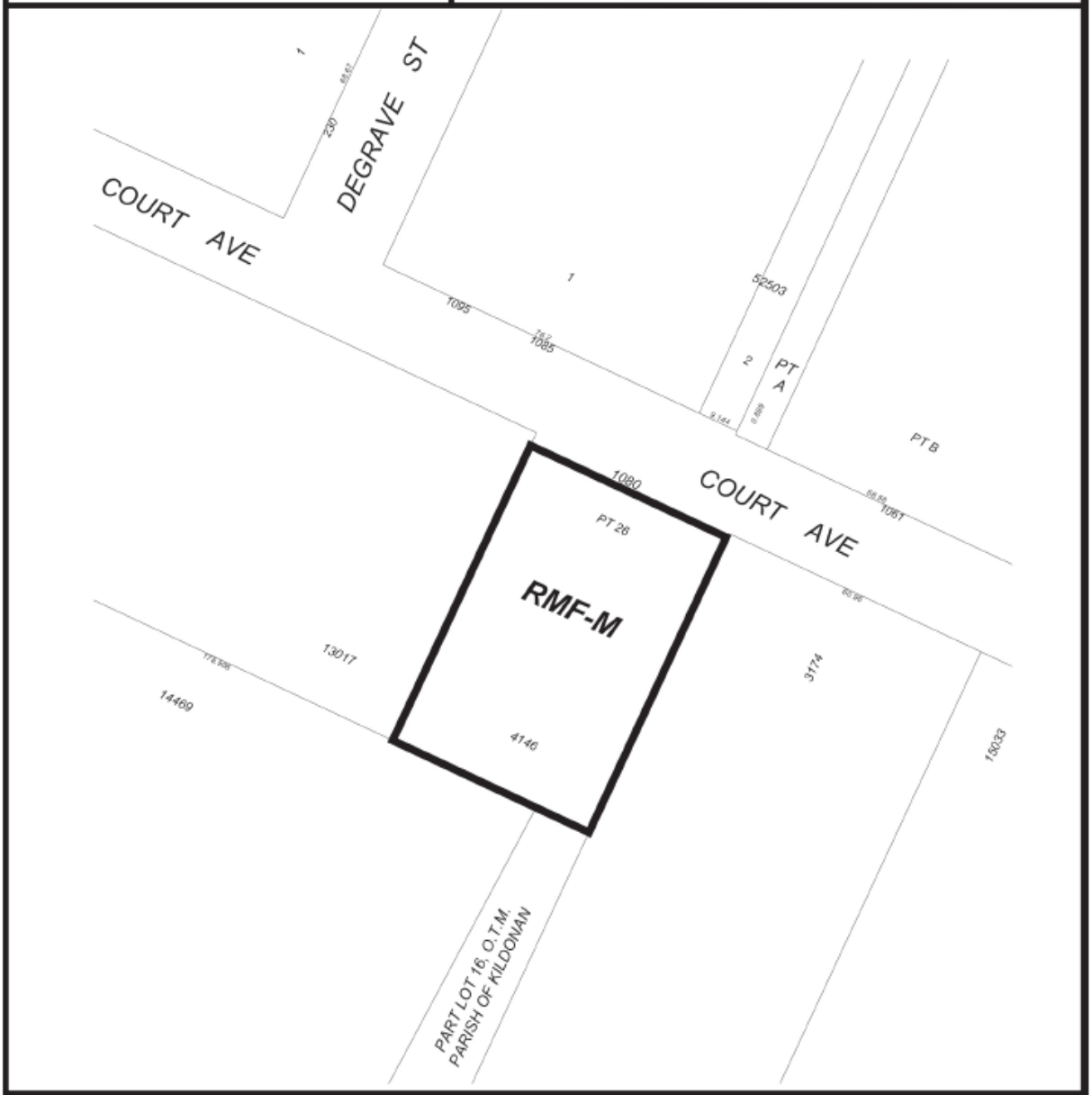
Atlas Sheet No. **S24**

N

LORD SELKIRK WEST KILDONAN COMMUNITY

Explanation

A proposed zoning change to By-law No. 200/2006 by rezoning the land located at 1080 Court Avenue from an "R1-E" RESIDENTIAL SINGLE-FAMILY (ESTATE) DISTRICT to a "RMF-M" RESIDENTIAL MULTI-FAMILY (MEDIUM) DISTRICT to facilitate the establishment of a proposed multi-family dwelling use.



THIRD READING : EFFECTIVE DATE :

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No.